



J. Timothy Schulte, Esquire  
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January 27, 2021

*Sent via Email*  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RECEIVED

JAN 27 2021 11:36 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2020-201 Housing Credit Financing for Affordable Housing  
Developments in Medium and Small Counties ("the RFA")  
Notice of Protest

Dear Corporation Clerk:

On behalf of Applicants Madison Oaks East, LLC, Application No. 2021-072C ("Madison Oaks East") and Developers ARC 2020, LLC, and New South Residential, LLC (collectively "ARC") this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3); Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code; and the RFA. Madison Oaks East and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 22, 2021 at 2:50 p.m. Madison Oaks East and ARC reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Madison Oaks East and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

J. Timothy Schulte

JTS/jle  
Encl.

cc: Madison Oaks East, LLC (via email)  
ARC 2020, LLC (via email)  
New South Residential, LLC (via email)  
Ava M. Sigman, Esq. (via email)

RFA 2020-201 - Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Funded with CAA of 2021 Disaster Funding	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-054C	Tranquility at Ferry Pass	Escambia	M	Y	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	36	630,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	47
2021-056C	Villages of New Augustine	Saint Johns	M	N	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,575,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	2	N	N	Y	26
2021-059C	Molly Crossing	Clay	M	N	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,450,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	2
2021-077C	Cypress Garden Apartments	DeSoto	S	N	Darren J. Smith	AHA Development, LLC; Cypress Fortis Development, LLC	F	58	1,375,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	6
2021-081C	Tanager Square	Pasco	M	N	Domingo Sanchez	DDER Development, LLC	F	88	1,600,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	13
2021-083C	Monroe Place	Seminole	M	N	Brett Green	Monroe Place Developer, LLC; Judd Roth Real Estate Development, Inc.; GSL Monroe Place, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	Y	N	N	Y	20	Y	Y	A	1	Y	Y	Y	49
2021-090C	Blue Sky Landing II	Saint Lucie	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	82	1,675,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	16
2021-098C	Pinnacle at the Wesleyan	Osceola	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	3
2021-108C	Swan Landing	Polk	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	1	N	N	Y	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	10
2021-111C	RIVERVIEW6	Manatee	M	N	Matthew A. Rieger	HTG RIVERVIEW6 DEVELOPER, LLC	F	80	1,699,990	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	14
2021-113C	Pinnacle at Hammock Springs	Bay	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,700,000	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	9
2021-130C	Arbours at Crestview	Okaloosa	M	Y	Sam T Johnston	Arbour Valley Development, LLC	F	96	1,656,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	7
2021-136C	Rosemary Place	Walton	S	Y	Stewart W. Rutledge	RM FL Development, LLC	F	72	1,175,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	58

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

