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December 16, 2015

Kate Flemming, Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2015-112 Proposed Funding Selections

Dear Ms. Flemming:

Pursuant to section 120.57(3), Florida Statutes, and rules 28-110.003 and 67-60.009, Florida Administrative Code, Applicant 2016-177BS, Douglas Gardens V, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on December 11, 2015, concerning Request for Applications 2015-112. A copy of the Board's proposed selections, as posted on the FHFC website, is attached to this notice. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

A handwritten signature in black ink that reads 'Donna E. Blanton'. The signature is fluid and cursive, with a long horizontal line extending to the right.

Donna E. Blanton

2015-112 - Review Committee Recommendations

SAIL Funding Balance Available	5,467,271.60
Family Demographic Funding Balance Available	5,252,175.60
Elderly Demographic Funding Balance Available	215,096.00

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	5,467,271.60

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	Eligible SAIL Request Amount per Set-Aside (ELI excluded)	If Miami-Dade County, Local Gov't loans and grants amount used for funding selection	Lottery Number	
Elderly Large County New Construction Goal																		
2016-1295	La Joya Estates	Miami-Dade	L	Lewis V Swazy	Lewis V. Swazy, RS Development Corp	NC	E	106	5,000,000.00	778,100.00	\$5,778,100.00	Y	16.5	Y	\$47,169.81	\$3,926,000.00	6	
Small County Application(s) Recommended																		
There were no eligible Small County Applications																		
Medium County Application(s) Recommended																		
2016-18285	Part at Wellington II	Pasco	M	Matthew Rieger	HTG Wellington II Developer, LLC	NC	F	110	4,899,214.00	\$49,600.00	\$5,449,314.00	Y	23	Y	\$44,442.85	\$0.00	15	
2016-18485	West Lake Apartments	Polk	M	Matthew Rieger	HTG West Lake Developer, LLC Polk County Housing Developers, Inc.	NC	E	100	5,000,000.00	298,200.00	\$5,298,200.00	Y	23	Y	\$50,000.00	\$0.00	22	
2016-18185*	Pelican Pointe Apartments	Bay	M	Kimberly K. Murphy	Royal American Development, Inc.	NC	F	78	4,047,210.40	468,200.00	\$4,455,410.40	Y	23	Y	\$51,887.31	\$0.00	13	
2016-17985	Seminole Gardens	Seminole	M	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	108	2,800,000.00	596,500.00	\$3,396,500.00	Y	23	Y	\$35,925.93	\$0.00	8	
2016-18885	Timmy Towns East	Brevard	M	Hedger L. Brown	Preservation of Affordable Housing LLC	A/R	E	141	4,018,404.00	889,600.00	\$4,908,004.00	Y	23	Y	\$38,499.32	\$0.00	5	
Large County Application(s) Recommended																		
2016-18085	Grand Lake	Palm Beach	L	Matthew Rieger	Grand Lake Developer, LLC	A/R	F	384	5,000,000.00	3,000,900.00	\$8,000,900.00	Y	23	Y	\$13,020.83	\$0.00	10	
2016-18785	Columbus Court	Hillsborough	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	180	3,175,000.00	789,900.00	\$3,964,900.00	Y	23	Y	\$19,843.75	\$0.00	16	
2016-18685	Hampton Villa Apartments	Duval	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	60	2,000,000.00	340,800.00	\$2,340,800.00	Y	23	Y	\$33,339.33	\$0.00	11	

On December 11, 2015, 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 67.50(6)(9), 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.