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December 15, 2015

Kate A. Flemming
Legal Analyst/Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

VIA ELECTRONIC TRANSMISSION
Kate.flemming@floridahousing.org

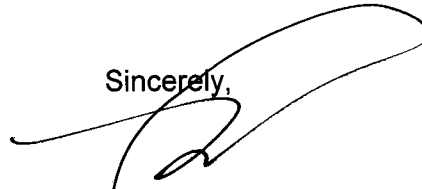
NOTICE OF INTENT TO PROTEST

Re: RFA 2015-112

Dear Ms. Flemming:

On behalf of Perrytown Apartments, LLC, (2016-174S), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2015-112 issued by Florida Housing on December 11, 2015, concerning SAIL Financing of Affordable Multifamily Housing Developments to be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. (See Attached)

Sincerely,



Michael P. Donaldson

MPD/rb

Enclosure
cc: James J. Kerr, Jr.

2015-112 – Review Committee Recommendations

SAIL Funding Balance Available	5,467,871.60	Small County Funding Balance Available	-
Family Demographic Funding Balance Available	5,252,175.60	Medium County Funding Balance Available	-
Elderly Demographic Funding Balance Available	215,696.00	Large County Funding Balance Available	5,467,871.60

All Applications

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
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Elderly Large County New Construction Goal

2016-1785	La Joya Estates	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy; 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
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Small County Application(s) Recommended

There were no eligible Small County Applications

Medium County Application(s) Recommended

2016-18285	Park at Wellington II	Pasco	M	Matthew Rieger	HTG Wellington II Developer, LLC	NC	F	110	4,899,714.00	549,600.00	\$5,449,314.00	Y	23	Y	\$44,542.85	\$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	408,200.00	\$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	536,500.00	\$3,336,500.00	Y	23	Y	\$25,925.93	\$0.00	8
2016-16885	Trinity Towers East	Brevard	M	Rodger 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	\$28,499.32	\$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	160	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	\$33,333.33	\$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 67-60.009, 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.