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ATTORNEYS:

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May 10, 2017

Via Hand Delivery and e-mail: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329

Re: RFA 2016-113 Housing Credit Financing in Six Large Counties  
Notice of Protest by Parramore Oaks, LLC  
Applicant for Application No. 2017-200C

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Parramore Oaks, LLC, Applicant for Application No. 2017-200C in RFA 2016-113, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2016-113, as approved by the Corporation's Board of Directors on Friday, May 5, 2017. These spreadsheets were posted on the Corporation's website on Friday, May 5, 2017, at 9:58 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

The Parramore Oaks, LLC application was deemed eligible and has been selected for funding, and Parramore Oaks, LLC does not contest those determinations.

Parramore Oaks, LLC will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant  
Counsel for Parramore Oaks, LLC  
Applicant for Application No. 2017-200C

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FLORIDA HOUSING FINANCE CORPORATION

## RFA 2016-113 Recommendations

<b>Total HC Available for RFA</b>	<b>14,669,052.00</b>
<b>Total HC Allocated</b>	<b>14,312,000.00</b>
<b>Total HC Remaining</b>	<b>357,052.00</b>

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	75 Units or more Total Unit Preference	Florida Job Creation Preference	Lottery Number
<b>Broward County Application</b>												
2017-211C	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC*	2,561,000.00	33	Y	Y	A	Y	Y	2
<b>Duval County Application</b>												
2017-235C	Lofts at LaVilla on Monroe	Duval	James R. Hoover	TVC Development, inc.	1,660,000.00	33	Y	Y	A	Y	Y	21
<b>Hillsborough County Application</b>												
2017-230C	The Boulevard at West River	Hillsborough	Eileen M Pope	WRDG Boulevard, LLC	2,110,000.00	33	Y	Y	A	Y	Y	10
<b>Orange County Application</b>												
2017-200C	Parramore Oaks	Orange	Paula M Rhodes	InVictus Development, LLC;	2,110,000.00	33	Y	Y	B	Y	Y	11
<b>Palm Beach County Application</b>												
2017-229C	Georgian Gardens Apartments	Palm Beach	Alberto Milo, Jr.	Georgian Gardens Apartments	1,650,000.00	33	Y	Y	A	Y	Y	9
<b>Pinellas County Application</b>												
2017-201C	Heritage Oaks	Pinellas	Brian D Evjen	Norstar Development USA, LP; PCHA	1,660,000.00	33	Y	Y	A	Y	Y	15
<b>2nd Broward County Application</b>												
2017-241C	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I	2,561,000.00	33	Y	Y	A	Y	Y	38

\*Currently suspended pursuant to Fla. Admin. Code R. 67-48.002

On May 5, 2017, 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 Applicant 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.

RFA 2016-113 All Applications

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	75 Units or more Total Unit Preference	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																	
2017-200C	Parramore Oaks	Orange	Paula M Rhodes	InVictus Development, LLC; ADC Communities, LLC; Royal American	F	96	2,110,000.00	Y	33	Y	Y	NC	153,558.29	B	Y	Y	11
2017-201C	Heritage Oaks	Pinellas	Brian D Evjen	Norstar Development USA, LP; PCHA Development, LLC	E	85	1,660,000.00	Y	33	Y	Y	NC	136,442.99	A	Y	Y	15
2017-202C	Tuscany at Aloma	Orange	Joseph Chambers	Gardner Capital Development Florida, LLC; Winter Park Urban Development,	F	96	1,800,000.00	Y	28	Y	Y	NC	130,997.60	A	Y	Y	43
2017-203C	Anders Park	Duval	Joseph Chambers	Jacksonville Redevelopment Partners, LLC; JAX Urban Initiatives Development,	F	84	1,125,000.00	Y	28	N	Y	R	108,173.08	A	Y	Y	5
2017-204C	Pinnacle at the Wesleyan	Broward	David O. Deutch	Pinnacle Housing Group, LLC**	F	90	1,892,000.00	Y	28	Y	Y	NC	124,841.68	A	Y	Y	27
2017-205C	Tuscany at Aloma II	Orange	Joseph Chambers	Gardner Capital Development Florida, LLC; Winter Park Urban Development,	E	89	1,700,000.00	Y	28	Y	Y	NC	133,450.73	A	Y	Y	42
2017-207C	Springfield Plaza	Hillsborough	Clifton E. Phillips	Roundstone Development, LLC	E	96	1,528,577.00	Y	28	Y	Y	NC	128,606.24	A	Y	Y	8
2017-209C	Banyan Court	Palm Beach	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	F	85	1,540,000.00	Y	28	Y	Y	NC	126,579.64	A	Y	Y	19
2017-210C	Ashleigh Park	Pinellas	Timothy M. Morgan	JIC Florida Development, LLC	E	80	1,660,000.00	Y	28	Y	Y	NC	144,970.67	B	Y	Y	7
2017-211C	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC**	E	120	2,561,000.00	Y	33	Y	Y	NC	126,738.72	A	Y	Y	2
2017-212C	Preserve at Sabal Park	Hillsborough	Shawn Wilson	Blue Sky Communities III, LLC	F	144	2,110,000.00	Y	33	Y	Y	NC	102,372.20	A	Y	Y	18
2017-213C	Madison Hollow South	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	Y	NC	138,468.75	B	Y	Y	28
2017-214C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing Developer, LLC	E	116	2,110,000.00	Y	28	Y	Y	NC	127,082.73	A	Y	Y	23
2017-215C	Southwick Commons	Orange	Jonathan L. Wolf	Southwick Commons Property Developer, LLC	E	116	2,110,000.00	Y	28	Y	Y	NC	127,082.73	A	Y	Y	12
2017-216C	Stafford Point	Orange	Jonathan L. Wolf	Stafford Point Developer, LLC	E	110	2,110,000.00	Y	28	Y	Y	NC	134,014.51	A	Y	Y	6
2017-217C	Channelside Senior Apartments	Hillsborough	Donald W Paxton	WOB Beneficial Development 16 LLC	E	80	2,090,000.00	Y	23	Y	Y	NC	137,156.25	A	Y	Y	34
2017-219C	Heritage at City View	Palm Beach	Robert G. Hoskins	NuRock Development Partners, Inc.	E	100	2,018,500.00	Y	33	Y	Y	NC	127,980.66	A	Y	Y	22
2017-220C	Westbury Village II at Riviera Beach	Palm Beach	Mara S Mades	Cornerstone Group Partners, LLC	E	80	1,445,000.00	Y	28	Y	Y	NC	126,194.35	A	Y	Y	20
2017-222C	Westbury Village I at Riviera Beach	Palm Beach	Mara S Mades	Cornerstone Group Partners, LLC	F	108	1,945,000.00	Y	28	Y	Y	NC	125,822.38	A	Y	Y	25
2017-223C	Village View	Broward	Matthew Rieger	HTG View Developer, LLC	E	96	2,561,000.00	Y	28	Y	Y	NC	119,046.48	A	Y	Y	33
2017-224C	The Hudson	Pinellas	Matthew Rieger	HTG Hudson Developer, LLC	E	87	1,660,000.00	Y	28	Y	Y	NC	133,306.37	A	Y	Y	17
2017-225C	Barnett Villas	Orange	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	E	130	2,110,000.00	Y	28	Y	Y	NC	131,094.67	A	Y	Y	41
2017-226C	Leah Gardens	Duval	James R. Hoover	TVC Development, Inc.	E	100	1,570,718.00	Y	28	Y	Y	NC	126,865.68	A	Y	Y	24
2017-228C	Waterview Pointe	Orange	Matthew Rieger	HTG Waterview Pointe Developer, LLC	F	120	2,110,000.00	Y	28	Y	Y	NC	122,846.63	A	Y	Y	36
2017-229C	Georgian Gardens Apartments	Palm Beach	Alberto Milo, Jr.	Georgian Gardens Apartments Developer, LLC	E	87	1,650,000.00	Y	33	Y	Y	NC	132,503.32	A	Y	Y	9
2017-230C	The Boulevard at West River	Hillsborough	Eileen M Pope	WRDG Boulevard, LLC	F	200	2,110,000.00	Y	33	Y	Y	NC	73,707.98	A	Y	Y	10

RFA 2016-113 All Applications

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible For Funding?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	75 Units or more Total Unit Preference	Florida Job Creation Preference	Lottery Number
2017-231C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	E	116	2,110,000.00	Y	28	Y	Y	NC	127,082.73	A	Y	Y	30
2017-232C	Madison Point	Pinellas	Patrick E. Law	American Residential Development, LLC	E	80	1,660,000.00	Y	28	Y	Y	NC	108,937.50	A	Y	Y	31
2017-233C	Madison Plaza	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	Y	NC	138,468.75	B	Y	Y	40
2017-234C*	Birch Hollow	Orange	Matthew Rieger	HTG Birch Developer, LLC	E	120	1,625,000.00	Y	28	Y	Y	NC	142,187.50	B	Y	Y	37
2017-235C	Lofts at LaVilla on Monroe	Duval	James R. Hoover	TVC Development, Inc.	F	108	1,660,000.00	Y	33	Y	Y	NC	97,454.06	A	Y	Y	21
2017-236C	Compass Pointe	Orange	Brianne E. Heffner	Southport Development, Inc. a WA corporation doing business in FL as	E	80	1,400,000.00	Y	28	Y	Y	NC	122,264.42	A	Y	Y	3
2017-238C	Madison Landing	Orange	Patrick E. Law	American Residential Development, LLC	E	80	2,110,000.00	Y	28	Y	Y	NC	138,468.75	B	Y	Y	32
2017-239C	Bryce Landing	Orange	Matthew Rieger	HTG Bryce Developer, LLC	E	136	2,110,000.00	Y	28	Y	Y	NC	125,311.09	A	Y	Y	1
2017-240C	Anderson Terrace Apartments	Orange	Matthew Rieger	HTG Anderson Terrace Developer, LLC	F	120	1,625,000.00	Y	28	Y	Y	NC	142,187.50	B	Y	Y	29
2017-241C	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I Development, LLC; Dania Beach Quality Housing	F	128	2,561,000.00	Y	33	Y	Y	NC	118,817.55	A	Y	Y	38
2017-242C	Heron Estates Family	Palm Beach	Matthew Rieger	HTG Heron Estates Family Developer, LLC	F	79	1,449,527.00	Y	33	Y	Y	NC	128,192.10	A	Y	Y	39

Ineligible Applications

2017-206C	The Promenade at West Lake	Broward	Clifton E. Phillips	Roundstone Development, LLC	E	75	1,789,658.00	N	20	Y	Y	NC	128,600.69		Y	Y	13
2017-208C	Venetian Isles	Pinellas	Kimberly K. Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	E	96	1,660,000.00	N	28	Y	Y	NC	109,635.82		Y	Y	26
2017-218C	Madison Highlands	Hillsborough	Patrick E. Law	American Residential Development, LLC	E	90	2,110,000.00	N	23	Y	Y	NC	148,646.79		Y	Y	14
2017-221C	Wingate Apartments	Palm Beach	Mara S. Mades	Cornerstone Group Partners, LLC	F	82	1,485,000.00	N	28	Y	Y	NC	126,524.51		Y	Y	35
2017-227C	CHANDLERS CROSSING APARTMENTS	Orange	DEION R. LOWERY	DRL CC DEVELOPMENT LLC	F	88	1,576,344.00	N	10	Y	Y	NC	125,149.86		Y	Y	16
2017-237C	ETHANS WALK APARTMENTS	Orange	DEION R. LOWERY	DRL EW DEVELOPMENT LLC	E	88	1,576,344.00	N	10	Y	Y	NC	125,149.86		Y	Y	4

\*HC Request Amount was adjusted during scoring. This also affected the Corporation Funding Per Set-Aside Amount

\*\* Currently suspended pursuant to Fla. Admin. Code R. 67-48.002

On May 5, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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.