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MMD LAW

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**Via Hand Delivery and Email
February 6, 2019**

Ms. Ana McGlamory CP, FCP, FRP (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

RECEIVED
19 FEB -6 AM 8:09
FLORIDA HOUSING
FINANCE CORPORATION

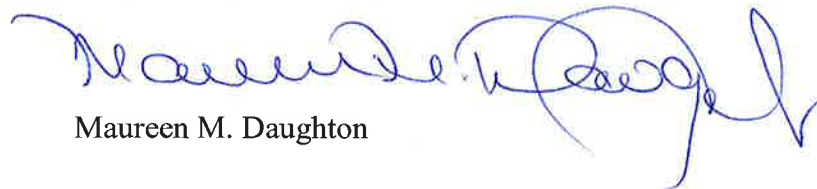
**RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-113 Proposed
Funding Selections and Scoring and Rankings**

Dear Corporation Clerk:

On behalf of Applicant, Amelia Village, L.P., Application No. 2019-130C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-113 posted by Florida Housing Finance Corporation on February 1, 2019 at 9:30 am concerning Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,



Maureen M. Daughton

cc: Hugh Brown, General Counsel

RFA 2018-113 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	Total Units	HC Request Amount	Eligible For Funding?	NP Goal?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	ESS Construction Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Applications																					
2019-124C	Prairie Oaks Apartments	Levy	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	54	570,000.00	Y	N	N	10	Y	Y	Y	Y	Y	B	1	Y	9
2019-125C	Hilltop Apartments	Madison	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	72	780,000.00	Y	N	N	10	Y	Y	Y	Y	Y	B	1	Y	4
2019-126C	Centennial Towers	Duval	L	Fred McKinnis	TVC Development, Inc. Jax Urban Initiatives Development, LLC	E, Non-ALF	208	1,868,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	10
2019-127C	College Arms Apartments	Putnam	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	108	850,000.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	1
2019-128C	Campus Towers	Duval	L	Darren Smith	SHAG Development, LLC	E, Non-ALF	192	1,800,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	2
2019-129C	Harold House	Duval	L	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	80	780,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	3
2019-132C	Mission Hills Apartments	Leon	M	Joseph F. Chapman, IV	Royal American Properties, LLC	F	112	1,035,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	5
2019-133C	Heritage Apartments	Walton	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	50	420,000.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	8
Ineligible Applications																					
2019-130C	Amelia Village	Indian River	M	Robert K. Trent	Amelia Village Developer, LLC	E, Non-ALF	50	456,917.00	N	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	7
2019-131C	Golden Acres	Broward	L	Joseph Chambers	Golden Acres HAPB Developer, LLC DB Development Florida, LLC	F	174	1,868,000.00	N	N	N	10	Y	Y	Y	Y	Y	A	1	Y	6

On February 1, 2019, 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.

RFA 2018-113 - Board Approved Preliminary Awards

Total HC Available for RFA	7,776,000.00
Total HC Allocated	5,718,000.00
Total HC Remaining	2,058,000.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Total Units	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	ESS Construction Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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Non-Profit Goal
NONE

RD 515 Development in Medium or Small County Goal

2019-127C	College Arms Apartments	Putnam	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	108	850,000.00	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	1
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Non-RD 515 Development Family Demographic Goal

2019-129C	Harold House	Duval	L	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	80	780,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	3
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2019-128C	Campus Towers	Duval	L	Darren Smith	SHAG Development, LLC	E, Non ALF	192	1,800,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	2
2019-126C	Centennial Towers	Duval	L	Fred McKinnies	TVC Development, Inc. Jax Urban Initiatives Development, LLC	E, Non ALF	208	1,868,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	10

RD 515 Elderly or RD 515 Family Application

2019-133C	Heritage Apartments	Walton	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	50	420,000.00	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	8
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On February 1, 2019, 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.