

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

CHAMPIONS LANDING
DEVELOPMENT PARTNERS, LLC,

Petitioner,

vs.

FHFC Case No. 2015-044BP
RFA 2015-112
Petitioner's App. No. 2015-166BS

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

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FLORIDA HOUSING FINANCE CORPORATION

NOTICE OF APPEARANCE
OF A SPECIFICALLY-NAMED PARTY

Pursuant to rules 28-106.205(3) and 67-60.009, Florida Administrative Code, Intervenor West Lake I, Ltd. ("West Lake") files this Notice of Appearance of a Specifically-Named Party and states:

1. West Lake filed an application in connection with Respondent Florida Housing Finance Corporation's Request for Applications ("RFA") 2015-112, which proposed to award funding to qualified applicants seeking to develop low-income rental housing. West Lake (2016-184BS) sought State Apartment Incentive Loan ("SAIL") funding through the RFA to construct a new 100-unit apartment complex in Polk County called West Lake Apartments.¹ The complex is proposed to serve elderly residents.

2. On December 11, 2015, West Lake and other applicants were advised that the Florida Housing Finance Corporation ("FHFC") Board of Directors proposed to select nine

¹ The RFA required that the SAIL funding offered be used in conjunction with tax-exempt bonds and non-competitive housing credits.

applicants for funding. West Lake was among five applicants selected to serve low income residents in the medium county geographic category. Of those five applicants, West Lake was one of two in the medium county category that proposed to serve elderly residents. A copy of FHFC's proposed funding awards is attached as **Exhibit A**.

3. On December 28, 2015, Applicant Champions Landing Development Partners, LLC ("Champions Landing") (2015-166BS) filed a Formal Written Protest and Petition for Formal Administrative Proceedings challenging the proposed funding and eligibility decisions of FHFC in connection with RFA 2015-112. Champions Landing, which also proposed to build an apartment complex in the medium county geographic category to serve elderly residents, specifically challenges the proposed decision to fund West Lake Apartments and argues that Champions Landing should be funded instead of West Lake. Champions Landing argues that West Lake was not entitled to local government contribution points and therefore did not achieve the application score of 23 points necessary to be competitive in the medium county funding category. West Lake strongly disputes Champions Landing's allegations.

4. As a specifically-named person whose substantial interests will be determined in the resolution of Champion Landing's case, Westlake is entitled to participate in this proceeding. *See* R. 28-106.205(3), Fla. Admin. Code ("Specifically-named persons, whose substantial interests are being determined in this proceeding, may become a party by entering an appearance and need not request leave to intervene.").

5. Because West Lake's substantial interests will be determined by resolution of Champions Landing's protest proceeding, West Lake hereby appears and intervenes as a specifically-named party. West Lake specifically requests to participate in the conference that

FHFC is required to schedule with Champions Landing pursuant to section 120.57(3)(d), Florida Statutes.

For the reasons expressed, West Lake respectfully requests to be granted party status in this proceeding. The undersigned should be served with all pleadings filed in this proceeding.

Respectfully submitted,



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CERTIFICATE OF SERVICE

I CERTIFY that the original of this Notice was filed by hand-delivery with the Agency Clerk and that a copy was provided by hand-delivery to Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. I also certify that a copy was provided to M. Christopher Bryant, Oertel, Fernandez, Bryant and Atkinson, P.A., 2060 Delta Way, Tallahassee, FL 32303, by email to cbryant@ohfc.com on this 30th day of December, 2015.



Donna E. Blanton

2015-112 - Review Committee Recommendations

SAIL Funding Balance Available	5,467,871.60
Family Demographic Funding Balance Available	3,352,275.60
Eligible Demographic Funding Balance Available	315,964.00
SAIL County Funding Balance Available	
Medium County Funding Balance Available	
Large County Funding Balance Available	5,467,871.60

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
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2015-112A	Large County/ New Construction Goal	Large County	Large County	Matthew Regier	HTG Washington II Developer, LLC	NC		106	5,000,000.00	775,000.00	5,775,000.00	Y	165	Y	\$47,458.81	\$3,826,000.00	6
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Small County Application(s) Recommended
There were no eligible Small County Applications

Medium County Application(s) Recommended	2015-112B	2015-112C	2015-112D	2015-112E	2015-112F	2015-112G	2015-112H	2015-112I	2015-112J	2015-112K	2015-112L	2015-112M	2015-112N	2015-112O	2015-112P	2015-112Q	2015-112R	2015-112S	2015-112T	2015-112U	2015-112V	2015-112W	2015-112X	2015-112Y	2015-112Z
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2015-112B	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County	Medium County
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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 enter the Applicants to enter credit underwriting. Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 220.57(8), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.023, F.A.C. Failure to file a protest within the time prescribed in Section 220.57(9), Fla. Stat., shall constitute a waiver of proceedings under Chapter 220, Fla. Stat.