

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

REDDING DEVELOPMENT
PARTNERS, LLC

Petitioner,

vs.

FHFC Case No. 2016-009BP
RFA 2015-106
Petitioner's App. No. 2016-042C

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

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FLORIDA HOUSING FINANCE CORPORATION
STATE OF FLORIDA

NOTICE OF APPEARANCE
OF A SPECIFICALLY-NAMED PARTY

Pursuant to rules 28-106.205(3) and 67-60.009, Florida Administrative Code, Intervenor JIC Grand Palms, LLC ("Grand Palms") files this Notice of Appearance of a Specifically-Named Party and states:

1. Grand Palms filed an application in connection with Respondent Florida Housing Finance Corporation's Request for Applications ("RFA") 2015-106 for Housing Credit Financing for Affordable Housing Developments located in Medium and Small Counties. Grand Palms (2016-067C) sought an award of Housing Credits to help construct a new 72-unit apartment complex in Manatee County called Grand Palms. The development is proposed to serve elderly residents.

2. On January 29, 2016, Grand Palms and other applicants were advised that the Florida Housing Finance Corporation ("FHFC") Board of Directors proposed to select nine applicants for funding. Grand Palms was among the eight applicants selected for funding in the Medium County category. A copy of FHFC's proposed funding awards is attached as **Exhibit A**.

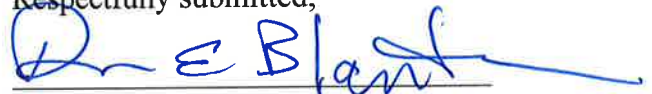
3. On February 15, 2015, Applicant Redding Development Partners, LLC (“Redding”) filed a Formal Written Protest and Petition for Formal Administrative Proceedings challenging the proposed funding and eligibility decisions of FHFC in connection with RFA 2015-106. Redding specifically challenges the proposed decision to provide Housing Credit funding to Grand Palms. Redding argues that Grand Palms was not entitled to the “proximity points” it was awarded for its location near a Pharmacy.

4. As a specifically-named party whose substantial interests will be determined in the resolution of Redding’s case, Grand Palms 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 Grand Palms’ substantial interests will be determined by resolution of Redding’s protest proceeding, Grand Palms hereby appears and intervenes as a specifically-named party. Grand Palms specifically requests to participate in the conference that FHFC is required to schedule with Redding pursuant to section 120.57(3)(d), Florida Statutes.

For the reasons expressed, Grand Palms 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 19th day of February, 2016.



Donna E. Blanton

2015-106 Review Committee Recommendations

Total HC Available for RFA	12,201,457.00
Total HC Allocated	11,791,028.00
Total HC Remaining	410,429.00
Total SAIL Allocated	10,560,000.00

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	SAIL Funding Amount	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Application selected to meet the Florida Keys Area Goal

2016-098CS	Vaca Bay Senior Apartments	Monroe	Donald W Paxton	WOB Beneficial Development 16 LLC	1,000,000.00	3,500,000	28	Y	Y	A	Y	91
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Application selected to meet goal to fund a second small county Application in a county other than Monroe
There were no eligible Small County Applications in a county other than Monroe

Medium County Non-DDA/Non-QCT Family Demographic Funding Goal, PHA Application

2016-008CS	Woodland Park Phase I	Alachua	David O. Deutch	Pinnacle Housing Group, LLC; GHM Development, LLC	1,155,000.00	3,840,000	28	Y	Y	A	Y	5
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Medium County Non-DDA/Non-QCT Family Demographic Funding Goal, Non-PHA Application

2016-006CS	Pinnacle at Hammock Crossings	Bay	David O. Deutch	Pinnacle Housing Group, LLC	1,114,000.00	3,220,000	28	Y	Y	A	Y	21
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Other Medium County Applications selected

2016-020C	Madison Vale	Osceola	Patrick E. Law	American Residential Development, LLC	1,510,000.00		28	Y	Y	A	Y	3
2016-076C	Grove Manor	Polk	Lori Harris	Norstar Development USA, LP; LWHM Development, LLC	1,503,740.00		28	Y	Y	A	Y	4
2016-097C	Grand Palms	Manatee	Timothy M. Morgan	JIC Florida Development, LLC	1,323,535.00		28	Y	Y	A	Y	6
2016-055C	Madison Palms	Brevard	James R. Hoover	TVC Development, Inc.	1,255,481.00		28	Y	Y	A	Y	7
2016-043C	Abigail Court	Pasco	James R. Hoover	TVC Development, Inc.	1,419,272.00		28	Y	Y	A	Y	9
2016-019C	The Pines	Volusia	Clifton E. Phillips	Roundstone Development, LLC	1,510,000.00		28	Y	Y	A	Y	12

On January 29, 2016, 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.