

CARLTON FIELDS JORDEN BURT

Michael Donaldson
850 513-3613 Direct Dial
mdonaldson@carltonfields.com

ATTORNEYS AT LAW

215 S. Monroe Street | Suite 500
Tallahassee, Florida 32301-1866
P.O. Drawer 190 | Tallahassee, Florida 32302-0190
850.224.1585 | fax 850.222.0398
www.CFJLaw.com

Atlanta
Hartford
Miami
New York
Orlando
St. Petersburg
Tallahassee
Tampa
Washington, DC
West Palm Beach

March 19, 2014

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

VIA HAND DELIVERY AND EMAIL

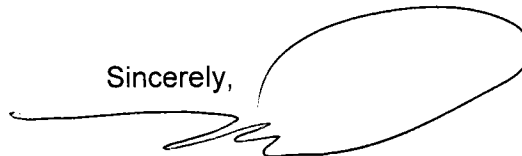
NOTICE OF INTENT

Re: RFA 2014-103

Dear Ms. Black:

On behalf of Cathedral Terrace 2, Ltd., we hereby give notice of our intent to protest the Award Notice and the scoring and ranking of RFA 2014-103 issued by Florida Housing on March 14, 2014, concerning Financing of Affordable Housing Developments With SAIL Funding To Be Used In Conjunction With Tax Exempt Bond Financing And Non-Competitive Housing Credits. (See Attached)

Sincerely,



Michael P. Donaldson

MPD/rb
cc: Shawn Wilson

2014-103 SAIL RFA – Review Committee and Staff Recommendations

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	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	SAIL Request as % of TDC preference?	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	--------------------	--------------	------------------	-----------------------	--------------	-----------------------	--------------	--	----------------------------	--------------------------------------	---------------------------------	----------------

Small County Application(s) Recommended

2014-3265*	Azalea Gardens Apts.	Putnam	S	Michael S. Jordan	E & N Development, Inc.; Toledo Development Group, LLC	NC	E	84	\$2,408,774.50	Y	23.0	y	\$28,675.89	y	y	18
2014-3275	Marianna Gardens	Jackson	S	Kimberly Murphy	HVPG Developers, LLC; Royal American Development, Inc.	A/R	F	100	\$350,000.00	Y	23.0	y	\$3,500.00	y	y	21

Medium County Application(s) Recommended

2014-3015	Grove Park Apartments	St. Lucie	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	168	\$4,200,000.00	Y	23.0	y	\$25,000.00	y	y	5
2014-3105	Brookestone I	Leon	M	Stewart W. Rutledge	Rosedale Holdings, LLC; H&H Residential Development, LLC	NC	E	108	\$3,050,000.00	Y	23.0	y	\$28,240.74	y	y	19
2014-3125	400 Apartments	Alachua	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc.	A/R	E	101	\$1,650,000.00	Y	23.0	y	\$16,336.63	y	y	22
2014-3115	Georgia Arms	Seminole	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	90	\$1,850,000.00	Y	23.0	y	\$20,555.56	y	y	20

2014-103 SAIL RFA – Review Committee and Staff Recommendations

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	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	SAIL Request as % of TDC preference?	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	--------------------	--------------	------------------	-----------------------	--------------	-----------------------	--------------	--	----------------------------	--------------------------------------	---------------------------------	----------------

Large County Application(s) Recommended

2014-3065	Smathers Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Smathers Phase Two Developer, LLC	Redev.	E	130	\$1,138,150.00	Y	23.0	Y	\$8,755.00	Y	Y	13
2014-3055	Caroline Oaks	Duval	L	Stephen A. Frick	TVC Development, Inc.	NC	E	80	\$1,200,000.00	Y	23.0	Y	\$15,000.00	Y	Y	11
2014-3225	Northwest Gardens V	Broward	L	Liz Wong	APC Northwest Properties V Development, LLC; HEF-Dixie Court Development, LLC	NC	E	200	\$4,960,000.00	Y	23.0	Y	\$24,800.00	Y	Y	12
2014-3005	Paul Laurence Dunbar Senior Complex	Palm Beach	L	Francisco A. Rojo	Landmark Development Corp.; Baobab Development, Inc.	Redev.	E	99	\$2,474,000.00	Y	23.0	Y	\$24,989.90	Y	Y	4
2014-3215	Peterborough	Pinellas	L	Shawn Wilson	Peterborough Redevelopment Associates LLC	A/R	E	150	\$3,939,840.00	Y	23.0	Y	\$26,265.60	Y	Y	27
2014-3165	Haley Park	Hillsborough	L	Jonathan L. Wolf	Haley Park Developer, Inc.	NC	E	80	\$2,300,000.00	Y	23.0	Y	\$28,750.00	Y	Y	28
2014-3255	Tuscany Cove I	Miami-Dade	L	Douglas R. Mayer	Tacocly Economic Development Corporation, Inc.; Stone Soup Development, Inc.	NC	E	160	\$2,524,999.00	Y	23.0	Y	\$15,781.24	Y	Y	2
2014-3185	Coquina Place	Miami-Dade	L	Mara S. Madas	Brookstone Partners, LLC	NC	F	96	\$2,592,000.00	Y	23.0	Y	\$27,000.00	Y	Y	31

*The SAIL Request Amount was adjusted during scoring.

On March 14, 2014, 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.