

# Michael G. Maida, P.A.

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March 18, 2014

Ms. Ashley Black  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

**VIA HAND DELIVERY**

RE: RFA 2014-103 for Financing of Affordable Multifamily Housing  
Developments with SAIL Funding to be used in conjunction with Tax-Exempt  
Bond Financing on Non-Competitive HC  
Notice of Protest

Dear Ms. Black:

Please accept this letter as a Notice of Protest filed pursuant to sections 120.569 and 120.57(3), Florida Statutes on behalf of applicant NVC Haley Park, Ltd. ("Haley Park") and developer Haley Park Developer, Inc ("Haley Park Developer"), Application No. 2014-316S. Haley Park and Haley Park Developer protest Florida Housing Finance Corporation's decision to select the applications for funding as identified in the Corporation's Notice of applications selected for funding, attached as Attachment "A," including, but not limited to, the proposed award to Northwest Properties V, Ltd., Application No. 2014-322S and the proposed decision not to fund SP Caravel Apartments, LLC, Application No 2014-313S.

Haley Park and Haley Park Developer reserve the right to file a formal written protest within ten (10) days of the filing of this Notice of Protest pursuant to section 120.57(3), Florida Statutes.

Sincerely,



Michael G. Maida  
FLORIDA HOUSING  
FINANCE CORPORATION

cc: Jonathan Wolf  
Douglas P. Manson, Esq.

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2014-103 SAIL RFA – Review Committee Recommendations

SAIL Funding Balance	454,236.50
Family Demographic Funding Balance	3,600,000.00
Elderly Demographic Funding Balance	(3,145,763.50)
Total ELL Funding	11,925,000.00

Small County Funding Balance	-
Medium County Funding Balance	-
Large County Funding Balance	454,236.50

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
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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. Hefner	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. Hefner	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 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 Preference	SAIL Request per Set-Aside	SAIL Request as % of TDC preference?	Florida Job Creation Preference	Lottery Number
2014-3065	Smathers Phase Two	Miami-Dade	L	Alberto Mlo, 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	\$3,839,840.00	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. Mades	Brookstone Partners, LLC	NC	F	96	\$2,592,000.00	Y	23.0	Y	\$27,000.00	Y	Y	31

**Large County Application(s) Recommended**

\*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.