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March 18, 2014

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

VIA HAND DELIVERY AND EMAIL

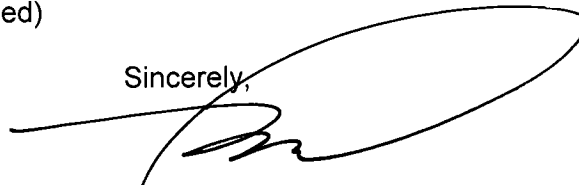
NOTICE OF INTENT

Re: RFA 2014-103

Dear Ms. Black:

On behalf of Robert King High Preservation Phase One, LLC, 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: Albert Milo

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
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Small County Application(s) Recommended

2014-326S*	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
2014-327S	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

2014-301S	Grove Park Apartments	St. Lucie	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	F	168	\$4,200,000.00	Y	23.0	y	\$25,000.00	y	y	5
2014-310S	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
2014-312S	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
2014-311S	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																
2014-306S	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
2014-305S	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
2014-322S	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
2014-300S	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
2014-321S	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
2014-316S	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
2014-325S	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
2014-318S	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

*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.