



OERTEL,  
FERNANDEZ,  
BRYANT &  
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ATTORNEYS:  
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TIMOTHY J. PERRY

November 4, 2014

*Via Hand Delivery and Email*

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

Re: RFA 2014-111, Board Approval of Review Committee Recommendations  
Notice of Protest on behalf of Trinity Towers East, 2014-431S

Dear Ms. Black:

I represent Trinity Towers East Preservation Associates, LLLP, the Applicant for the Trinity Towers East, Application No. 2014-431S in Florida Housing Finance Corporation's RFA 2014-111. Trinity Towers East was deemed ineligible to be considered for funding according to the Notice of Intended Decision posted on Florida Housing's website at 9:58 a.m. on Thursday, October 30, 2014. The Notice of Intended Decision consisted of two documents: one designated on the webpage as "Applications Selected for Funding" (and labelled "Review Committee Recommendations"), copy attached hereto as Exhibit A; and one designated on the webpage as "Received Applications" (and labelled "2014-111 SAIL RFA - All Applications"), copy attached hereto as Exhibit B, which included total points, preferences, and eligibility determinations for all applications.

Trinity Towers East Preservation Associates, LLLP, hereby gives notice of its intent to protest the decisions contained on Exhibits A and B.

Sincerely,

M. Christopher Bryant  
Attorney for Trinity Towers East Preservation  
Associates, LLLP

MCB/am  
Enclosure

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**2014-111 SAIL RFA – Review Committee Recommendations**

SAIL Funding Balance	583,473.00
Family Demographic Funding Balance	453,750.00
Elderly Demographic Funding Balance	129,723.00
<b>Total ELL Funding</b>	<b>7,327,300.00</b>

Small County Funding Balance	-
Medium County Funding Balance	-
Large County Funding Balance	583,473.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total See Aside Units	SAIL Request	ELL Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	County Award Tally	Applies?
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**Elderly Transformative Preservation Goal**

2014-4235	Mount Carmel Gardens	Duval	L	Steven C. Hydlinger	BRCC Development, LLC	A/ETP	207	\$4,010,087.00	\$1,968,900.00		Y	Y	Y	1	51.0	Y	\$19,372.40	\$0.00	Y	20	Y
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**Elderly Large County New Construction Goal**

2014-4185	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC; South Miami Heights Community Development Corporation	NC	82	\$5,000,000.00	\$362,400.00		Y	Y	Y	0	25.0	NA	\$60,975.61	\$5,000,000.00	Y	12	N
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**Small County Application(s) Recommended**

none

**Medium County Application(s) Recommended**

2014-4215	Oasis at Renaissance Preserve	Lee	M	Dorethia L. Garland	Integral Development LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	Redev.	100	\$7,489,000.00	\$207,500.00		Y	Y	Y	1	23.0	Y	\$24,890.00	\$0.00	Y	17	Y
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HCHA Omaha Developer, LLC; HTG Omaha Developer, LLC	NC	92	\$2,750,000.00	\$219,700.00		Y	Y	Y	1	23.0	Y	\$29,891.30	\$0.00	Y	14	Y
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	144	\$5,000,000.00	\$383,600.00		Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	21	Y
2014-4125	Spring Manor	Marion	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	160	\$4,358,240.00	\$233,600.00		Y	Y	Y	1	23.0	Y	\$27,489.00	\$0.00	Y	2	Y
2014-4115	Orangewood Village Apartments	St. Lucie	M	Brianne E. Heffner	Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	60	\$1,739,000.00	\$143,400.00		Y	Y	Y	1	23.0	Y	\$28,983.33	\$0.00	Y	30	Y
2014-4105	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	A/R	144	\$5,000,000.00	\$385,600.00		Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	28	Y
2014-4195	Brookside Village	Lee	M	Brianne E. Heffner	Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	50	\$1,989,000.00	\$145,300.00		Y	Y	Y	2	23.0	Y	\$39,780.00	\$0.00	Y	13	Y

**2014-111 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	ELL Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Geographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number	County Award Tally Applies?
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**2 Miami-Dade New Construction Applications Recommended Elderly met above**

2014-4225	The Villages Apartments, Phase I	Miami-Dade	L	Elon J. Metoyer	New Urban Development LLC, CSG Development Services II, LLC	NC	F	150	\$5,000,000.00	\$686,500.00	Y	Y	Y	0	23.0	NA	\$33,333.33	\$5,427,258.76	Y	18	N
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**Large County Application(s) Recommended**

2014-4255	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23	N
2014-4365	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	6	Y
2014-4175	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$30,985.92	\$0.00	Y	10	Y
2014-4295	Royal Palm Place	Palm Beach	L	Francisco A. Rojo	Landmark Development Corp.; Baobab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	1	23.0	Y	\$36,000.00	\$0.00	Y	19	Y
2014-4265	Cathedral Terrace	Duval	L	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$9,200,000.00	\$734,400.00	Y	Y	Y	2	23.0	Y	\$13,333.33	\$0.00	Y	25	Y
2014-4095	Garden Trail	Pinellas	L	Brianne E. Heifner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	2	23.0	Y	\$53,947.37	\$0.00	Y	27	Y

On October 30, 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., 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.

2014-111 SAIL RFA – All Applications

SAIL Funding Balance	64,408,800.00
Family Demographic Funding Balance	46,830,000.00
Elderly Demographic Funding Balance	17,578,800.00
Total ELL Funding	

Small County Funding Balance	6,440,880.00
Medium County Funding Balance	23,831,256.00
Large County Funding Balance	34,136,664.00

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	ELL Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2014-4095	Garden Trail	Pinellas	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	0	23.0	Y	\$63,947.37	\$0.00	Y	27
2014-4105	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTS Oakridge Developer, LLC	A/R	F	144	\$5,000,000.00	\$385,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	28
2014-4115	Orangewood Village Apartments	St. Lucie	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$1,739,000.00	\$143,400.00	Y	Y	Y	0	23.0	Y	\$28,983.33	\$0.00	Y	30
2014-4125	Spring Manor	Marion	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	160	\$4,398,240.00	\$233,600.00	Y	Y	Y	0	23.0	Y	\$27,489.00	\$0.00	Y	2
2014-4155	Superior Manor Apartments	Miami-Dade	L	Elon J. Metoyer	New Urban Development, LLC; Brookstone Partners, LLC	NC	E	139	\$5,000,000.00	\$462,000.00	Y	Y	Y	0	23.0	NA	\$35,974.22	\$4,170,000.00	Y	7
2014-4165	Lake Worth Commons	Palm Beach	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	120	\$4,666,660.00	\$453,000.00	Y	Y	Y	0	23.0	Y	\$38,889.00	\$0.00	Y	8
2014-4175	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$30,985.92	\$0.00	Y	10
2014-4185	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnaacle Housing Group, LLC; South Miami Heights Community Development Corporation	NC	E	82	\$5,000,000.00	\$362,400.00	Y	Y	Y	0	23.0	NA	\$60,975.61	\$5,000,000.00	Y	12
2014-4195	Brookside Village	Lee	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	50	\$1,989,000.00	\$145,300.00	Y	Y	Y	0	23.0	Y	\$39,760.00	\$0.00	Y	13

2014-111 SAIL RFA – All Applications

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	EU Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution Amount	Florida Job Creation Preference	Lottery Number
2014-4205	Stevens Duval	Duval	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	52	\$1,800,000.00	\$183,600.00	Y	Y	Y	0	23.0	Y	\$34,615.38	\$0.00	Y	15
2014-4215	Oasis at Renaissance Preserve	Lee	M	Dorethia L. Garland	Integral Development LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	Redev.	E	100	\$2,489,000.00	\$207,500.00	Y	Y	Y	0	23.0	Y	\$24,890.00	\$0.00	Y	17
2014-4225	The Villages Apartments, Phase I	Miami-Dade	L	Elon J. Metoyer	New Urban Development, LLC; CSG Development Services II, LLC	NC	F	150	\$5,000,000.00	\$636,500.00	Y	Y	Y	0	23.0	NA	\$33,333.33	\$5,427,256.76	Y	18
2014-4235	Mount Carmel Gardens	Duval	L	Steven C. Hydlinger	BREC Development, LLC	A/ETP	ETP	207	\$4,010,087.00	\$1,968,900.00	Y	Y	Y	0	51.0	Y	\$19,372.40	\$0.00	Y	20
2014-4245	Laurel Hills	Orange	L	Thomas F. Flynn	Flynn Development Corporation	A/R	E	102	\$2,000,000.00	\$253,000.00	Y	Y	Y	0	23.0	Y	\$19,607.84	\$0.00	Y	22
2014-4255	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	NuRock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23
2014-4265	Cathedral Terrace	Duval	L	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$3,200,000.00	\$734,400.00	Y	Y	Y	0	23.0	Y	\$13,333.33	\$0.00	Y	25
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HCHA Omaha Developer, LLC; HTG Omaha Developer, LLC	NC	E	92	\$2,750,000.00	\$219,700.00	Y	Y	Y	0	23.0	Y	\$29,891.30	\$0.00	Y	14
2014-4295	Royal Palm Place	Palm Beach	L	Francisco A. Rojo	Landmark Development, Inc.; Bababab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	0	23.0	Y	\$38,000.00	\$0.00	Y	19
2014-4325*	Prospect Towers	Pinellas	L	Megan S. Carr	Prospect Towers of Clearwater, Inc.; Sunshine Development Group, LLC	A/R	E	205	\$4,225,358.60	\$452,100.00	Y	Y	Y	0	23.0	N	\$20,611.51	\$0.00	Y	4
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	21
2014-4365	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	6
2014-4375***	Orchid Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp.	NC	F	74	\$4,250,000.00	\$296,400.00	Y	Y	Y	0	23.0	NA	\$57,432.43	\$0.00	Y	11
2014-4385***	La Joya Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp.	NC	F	100	\$5,000,000.00	\$385,000.00	Y	Y	Y	0	23.0	NA	\$50,000.00	\$0.00	Y	16

**2014-111 SAIL RFA – All Applications**

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	EUI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Govt Contribution amount	Florida Job Creation Preference	Lottery Number
2014-4135	Keys Crossing	Miami-Dade	L	Francisco A. Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	104	\$5,000,000.00	\$483,400.00	N	Y	Y	0	16.5	NA	\$48,076.92	\$0.00	Y	3
2014-4145	Landings Port Richey Senior Housing	Pasco	M	Joe Hall	National Church Residences Corporation	A/ETP	ETP	187	\$7,000,000.00	\$1,431,800.00	N	Y	Y	0	57.0	Y	\$37,433.16	\$0.00	Y	5
2014-4275	Hacienda de Ybor	Hillsborough	L	Brianne E. Heifner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	99	\$3,102,836.00	\$205,500.00	N	Y	Y	0	23.0	Y	\$31,341.78	\$0.00	Y	9
2014-4305	Crane Creek Apartments	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	152	\$4,040,280.00	\$490,500.00	N	Y	Y	0	23.0	Y	\$24,940.00	\$0.00	Y	24
2014-4315	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	141	\$3,975,000.00	\$486,000.00	N	Y	Y	0	23.0	Y	\$27,482.27	\$0.00	Y	29
2014-4345	Martin Fine Villas	Miami-Dade	L	Alberto Milla, Jr.	Martin Fine Villas Developer, LLC	Redev.	E	100	\$5,000,000.00	\$330,000.00	N	Y	Y	0	23.0	NA	\$50,000.00	\$6,125,500.00	Y	26
2014-4355	Courtside Family Apartments	Miami-Dade	L	Matthew Rieger	AMC-HTG 1 Developer, LLC	NC	F	84	\$3,000,000.00	\$385,000.00	N	Y	Y	0	23.0	NA	\$35,714.29	\$7,500,000.00	Y	1

\*SAIL Request Amount was adjusted during scoring. This also affected the SAIL Request Per Set-Aside Unit tie-breaker calculation

\*\*EUI Request Amount was adjusted during scoring

On October 30, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(9), 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(9), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.