

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

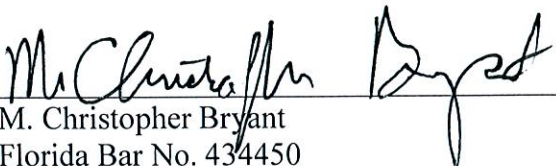
RE: RFA 2015-104
Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing
Developments
Trinity Towers East Preservation Associates, LLLP, Application No. 2015-247C

NOTICE OF PROTEST

Pursuant to Section 120.57(3), Fla. Stat.; Rule 67-60.009(2), Fla. Admin. Code; and RFA 2015-104 at Section Six, Trinity Towers East Preservation Associates, LLLP, Application No. 2015-247C, hereby gives notice of its intent to protest the proposed awards of funding and proposed eligibility determinations contained on the RFA 2015-104 Review Committee Funding Recommendations, copy attached as Exhibit A, and the RFA 2015-104 Review Committee Eligibility and Ineligibility Determinations, copy attached as Exhibit B. Exhibits A and B were approved by the Florida Housing Finance Corporation Board of Directors on Friday, August 7, 2015, and were posted on the Corporation's website at 10:03 a.m. on that date.

FILED this 12th day of August, 2015.

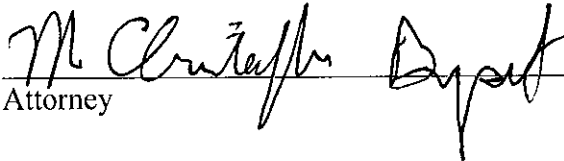
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FLORIDA HOUSING
FINANCE CORPORATION



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original and one copy of the foregoing has been filed via Hand Delivery with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, this 12th day of August, 2015.



Attorney

Total HC Available for RFA	\$	6,220,000
Total HC Allocated	\$	6,035,079
Total HC Remaining	\$	184,921

Application Number	Name of Development	County	County Site	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Request Amount	SOIL Funding Request	Total Points	If non-ETP, Age of Development?	If non-ETP, BA 1, 2, or 3?	Concrete Construction Preference?	If non-ETP, "Per Unit Construction Funding Preference?"	Overweight Classification	Franchise? (Not Used)	Florida Job Creation Preference?	Utility Number
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ETP Goal

2015-245C5	Landings of St. Andrew	Pasco	M	Stark, E Branch	National Church Residences	ETP	187	\$ 1,310,000	\$ 2,000,000	65	N/A	N/A	Y	N/A	A	N/A	Y	14	
RD Development in Baldwin or Small County Goal																			
2015-261C	Orange City Flats	Volusia	M	Robert K Trent	Two Nickel Development, LLC	E	96	\$ 657,124	N/A	23	Y	Y	Y	Y	A	1	Y	7	

Non-RD Family Demographic Development Goal

2015-2131C	Majestic Oaks	Alachua	M	Bryanne E Herfter	Southport Development, Inc. a real estate corporation doing business in Florida as Southport Development Services, Inc.	F	172	\$ 1,150,000	N/A	23	Y	Y	Y	Y	A	1	Y	6
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Non-RD Development(s) with Demographic of Elderly or Person with a Disability

2015-241C	St. Andrew Tower II	Broward	L	Elizabeth Wong	St. Andrew Towers II Development, LLC	E	219	\$ 1,460,000	N/A	23	Y	Y	Y	Y	A	1	Y	1
2015-254C	Wedgewood Apartments	Palm Beach	L	Brianne E Herfter	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	E	80	\$ 784,000	N/A	23	Y	Y	Y	Y	A	1	Y	20

Other RD Development

2015-258C	North Grove Apartments	Hillsborough	L	Thomas F Flynn	Flynn Development Corporation	F	31	\$ 273,955	N/A	23	Y	Y	Y	Y	A	1	Y	15
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On August 7, 2015, 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 284.110, 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.

Application Number	Name of Development	County	County/State	Demo. Commitment	HC Request Amount	SAIL Funding Request	Eligible for Funding?	Eligible for ETP Goal?	RD 515 Development?	Total Points	If non-ETP, Age of Development	If non-ETP, RA 1, 2, or 3?	Concrete Construction?	If non-ETP, Per Unit Construction Funding Preference?	Leveraging Classification	If non-ETP, RA Level	Florida Job Creation Preference	Lottery Number
2015-238C	Cathedral Townhouse	Duval	L	E	\$ 1,500,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	19
2015-240CS	St. Andrew Tower 1	Broward	L	ETP	\$ 2,110,000	\$ 2,000,000	Y	Y	N	60	N/A	N/A	Y	N/A	A	N/A	Y	26
2015-241C	St. Andrew Tower II	Broward	L	E	\$ 1,660,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	1
2015-242C	Isles of Paradise Phase I	Palm Beach	L	F	\$ 1,293,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	8
2015-244C	Bates Drive Preservation	Leon	M	F	\$ 775,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	11
2015-246CS	Landings of St. Andrew	Pasco	M	ETP	\$ 1,510,000	\$ 2,000,000	Y	Y	N	65	N/A	N/A	Y	N/A	A	N/A	Y	14
2015-247C	Trinity Towers East	Brevard	M	E	\$ 948,246	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	21
2015-249C	Marian Towers	Miami-Dade	L	E	\$ 1,660,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	28
2015-250C	St. Elizabeth Gardens	Broward	L	E	\$ 1,660,000	N/A	Y	N	N	23	Y	Y	Y	Y	B	2	Y	3
2015-251C	Majestic Oaks	Alachua	M	F	\$ 1,130,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	6
2015-252C	Cathedral Towers	Duval	L	E	\$ 1,660,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	10
2015-253C	Hilltop Apartments	Madison	S	F	\$ 764,114	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	13
2015-254C	Wedgewood Apartments	Palm Beach	L	E	\$ 764,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	20
2015-255C	Jacksonville Townhouse Apartments	Duval	L	E	\$ 1,660,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	2
2015-256C	Colonial Pines Apartments	Lake	M	F	\$ 244,579	N/A	Y	N	Y	23	Y	Y	N	Y	A	1	Y	5
2015-257C	16th Street Villas	Indian River	M	E	\$ 316,766	N/A	Y	N	Y	23	Y	Y	Y	Y	A	1	Y	12
2015-258C	North Grove Apartments	Hillsborough	L	F	\$ 273,955	N/A	Y	N	Y	23	Y	Y	Y	Y	A	1	Y	15
2015-259C	Woodcliff Apartments	Lake	M	E	\$ 266,560	N/A	Y	N	Y	23	Y	Y	N	Y	A	1	Y	22
2015-260C	Shull Manor Apartments	Brevard	M	F	\$ 651,500	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	25
2015-261C	Orange City Flats	Volusia	M	E	\$ 657,124	N/A	Y	N	Y	23	Y	Y	Y	Y	A	1	Y	7
2015-262C	Seminole Gardens	Seminole	M	F	\$ 1,060,000	N/A	Y	N	N	23	Y	Y	Y	Y	A	1	Y	17
2015-263C	St Johns River Apartments	Pitman	S	E	\$ 340,520	N/A	Y	N	Y	23	Y	Y	Y	Y	A	1	Y	27
2015-264C	Moore Landing	Brevard	M	F	\$ 1,200,000	N/A	Y	N	N	23	Y	Y	Y	Y	B	1	Y	9

Application Number	Name of Development	County	County Size	Demo-Commitment	HC Request Amount	SAIL Funding Request	Eligible for Funding?	Eligible for ETP Goal?	RD S15 Development?	Total Points	If non-ETP, Rec of Development	If non-ETP, RA 1, 2, or 3?	Concrete Construction?	If non-ETP, Per Unit Construction Funding Preference?	Leveraging Classification	If non-ETP, RA Level	Florida Job Creation Preference	Lottery Number
2015-237C	Pinewood Apartments Phase One	City	M	E	274,424		N	N	Y	23	Y	N	Y	Y		6	Y	15
2015-239C	Srader's Preservation Phase One	Miami-Dade	L	E	1,103,000		N	N	N	23	Y	Y	Y	Y		1	Y	23
2015-242C	Pine Forest II Apartments	Broward	S	F	187,422		N	N	Y	23	Y	N	Y	Y		6	Y	4
2015-246C	Trinity Towers South	Broward	M	E	1,231,801		N	N	N	23	Y	Y	Y	Y		1	Y	18
2015-248C	Halcyon Sotheby's Preservation Phase One	Miami-Dade	L	E	1,550,000		N	N	N	23	Y	Y	Y	Y		1	Y	24

On August 7, 2015, 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(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.