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June 29, 2016

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Kate A. Flemming
Legal Analyst/Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

VIA HAND DELIVERY AND EMAIL
Kate.flemming@floridahousing.org

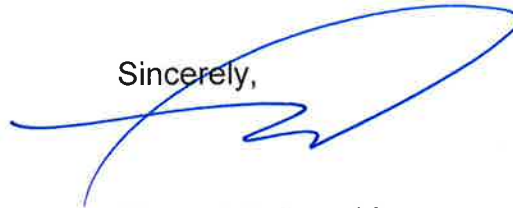
NOTICE OF INTENT TO PROTEST

Re: RFA 2015-111

Dear Ms. Flemming:

On behalf of Orangewood Redevelopment, Ltd. (2016-276C), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2015-111 issued by Florida Housing on June 24, 2016, concerning Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments. (see Attachment A).

Sincerely,



Michael P. Donaldson

Enclosure
cc: Kimberly Murphy

RFA 2015-111 - Recommendations

Total HC Available for RFA	5,901,631.00
Total HC Allocated	5,874,751.00
Total HC Remaining	26,880.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development or 3 Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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RD 515 Development in Medium or Small County Goal
None

Non-RD 515 Development Family Demographic Goal																	
2016-293C	Pineda Village	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8

Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic																	
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Millo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-281C	Isles of Pahokee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	1	Y	18
2016-290C	Lummus Park Manor	Miami-Dade	L	Brianne E. Heffner	Southport Development, Inc.; a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12

On June 24, 2016, 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 Applicant 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.

RFPA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
2016-280C	Isles of Pahokee Phase I	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee Developer, LLC, Pahokee Development Corporation	F	1,124,828.00	N	23	Y	Y	Y	Y	A	1	Y	11
2016-281C	Isles of Pahokee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC, Pahokee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	1	Y	18
2016-287C	Shull Manor Apartments	Brevard	M	Parti P Adams	Herman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Y	Y	B	1	Y	4
2016-288C	Moore Landing	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC, CHA Developer, LLC	F	1,043,000.00	N	23	Y	Y	Y	Y	A	1	Y	15
2016-289C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	B	1	Y	17
2016-290C	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12
2016-291C	Hickory Knoll	Marion	M	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	F	940,000.00	N	23	Y	Y	Y	Y	A	1	Y	13
2016-293C	Pineda Village	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC, CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-295C	Halley Softe Preservation Phase One	Miami-Dade	L	Alberto Mllo, Jr.	Halley Softe Phase One Developer, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	2
2016-296C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V. Swezy, RS Development Corp	E	760,605.00	N	23	Y	Y	Y	Y	A	1	Y	3
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Mllo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-298C	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing LLC	E	1,050,661.00	N	23	Y	Y	Y	Y	A	1	Y	16
2016-299C	Smathers Preservation Phase One	Miami-Dade	L	Alberto Mllo, Jr.	Smathers Phase One Developer, LLC	E	902,782.00	N	23	Y	Y	Y	Y	A	1	Y	20

RFA 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number	
Ineligible Applications:																		
2016-282C	St. Johns River Apartments	Putnam	S	Thomas F Flynn	Flynn Development Corporation	E	340,520.00	N	23	Y	Y	Y	Y		1	Y	21	
2016-284C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	5	
2016-285C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	23	
2016-278C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	266,560.00	N	23	Y	Y	Y	Y		1	Y	19	
2016-279C	Colonial Pines	Lake	M	Thomas F Flynn	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Y		1	Y	22	
2016-283C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,402,702.00	N	23	Y	Y	Y	Y		2	Y	6	
2016-286C	Century Woods Apartments	Escambia	M	Kimberly Murphy	Royal American Development, Inc.	F	355,999.00	Y	23	Y	N	Y	Y		6	Y	10	
2016-277C	Hilltop Apartments	Madison	S	Kimberly Murphy	Royal American Development, Inc.	F	719,073.00	N	5	Y	Y	Y	Y		1	Y	24	
2016-276C	Orangewood Apartments	Bradford	S	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Y	23	Y	N	Y	Y		6	Y	7	
2016-292C	Chipola Apartments	Jackson	S	David Schultz	Community Housing Partners Corporation	E	774,136.00	N	23	Y	Y	Y	Y		1	Y	14	

On June 24, 2016, 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.

**Exhibit A to RFA 2015-111 – Housing Credit Financing for the Preservation of Existing
Affordable Multifamily Housing Developments**

1. Submission Requirements:

a. Application Withdrawal Disincentive:

The Applicant must indicate which of the following it elects to provide in the Application labeled “Original Hard Copy:”

- (1) \$25,000 Application Withdrawal Cash Deposit, as outlined in Section Three A.3. of the RFA.

Should the Applicant be eligible to receive a refund of the cash deposit, to whom should the refund check be made payable?

[Click here to enter text.](#)

If this information is not provided in the Application, the Corporation shall make the refund check payable to the Applicant.

or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. of the RFA.

b. Applicant Certification and Acknowledgement:

The Applicant must include a signed Applicant Certification and Acknowledgement form as **Attachment 1** to Exhibit A, as outlined in Section Four A.1.b. of the RFA.

2. Demographic Commitment:

The Applicant must select one (1) Demographic Commitment. The Applicant should refer to Section Four A.2. of the RFA before making a selection.

- a. Family
- b. Elderly – The Applicant must indicate the type of Elderly Development:
- (1) Elderly ALF
- (2) Elderly Non-ALF
- c. Person with a Disability

3. Applicant Information:

- a. The Applicant must state the name of the Applicant:

Orangewood Redevelopment, Ltd.