

# **CARLTON FIELDS JORDEN BURT**

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December 15, 2015

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

VIA ELECTRONIC TRANSMISSION  
[Kate.flemming@floridahousing.org](mailto:Kate.flemming@floridahousing.org)

**NOTICE OF INTENT TO PROTEST**

Re: RFA 2015-112

Dear Ms. Flemming:

On behalf of Springhill Apartments, LLC, 2016-173S, we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2015-112 issued by Florida Housing on December 11, 2015, concerning SAIL Financing of Affordable Multifamily Housing Developments to be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. (See Attached)

Sincerely,



Michael P. Donaldson

MPD/rb

Enclosure  
cc: James Kerr, Jr.

2015-112 – Review Committee Recommendations

SAIL Funding Balance Available	5,467,871.60
Family Demographic Funding Balance Available	5,252,175.60
Elderly Demographic Funding Balance Available	215,696.00

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	5,467,871.60

All Applications

Application Number	Name of Development	County	County Site	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	Eligible SAIL Request Amount per Set-Aside (ELI excluded)	If Miami-Dade County, Local Gov't loans and grants amount used for funding selection	Lottery Number
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Elderly Large County New Construction Goal

2016-1785	La Joya Estates	Miami-Dade	L	Lewis V Swazy	Lewis V. Swazy, RS Development Corp	NC	E	106	5,000,000.00	778,100.00	\$5,778,100.00	Y	16.5	Y	\$47,169.81	\$3,926,000.00	6
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Small County Application(s) Recommended

There were no eligible Small County Applications

Medium County Application(s) Recommended

2016-182BS	Park at Wellington II	Pasco	M	Matthew Rieger	HTG Wellington II Developer, LLC	NC	F	110	4,899,714.00	\$49,600.00	\$5,449,314.00	Y	23	Y	\$44,542.85	\$0.00	15
2016-184BS	West Lake Apartments	Polk	M	Matthew Rieger	HTG West Lake Developer, LLC, Polk County Housing Developers, Inc.	NC	E	100	5,000,000.00	298,200.00	\$5,298,200.00	Y	23	Y	\$50,000.00	\$0.00	22
2016-181BS*	Pelican Pointe Apartments	Bay	M	Kimberly K. Murphy	Royal American Development, Inc.	NC	F	78	4,047,210.40	408,200.00	\$4,455,410.40	Y	23	Y	\$51,887.31	\$0.00	13
2016-179BS	Seminole Gardens	Seminole	M	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	108	2,800,000.00	536,500.00	\$3,336,500.00	Y	23	Y	\$25,925.93	\$0.00	8
2016-168BS	Trinity Towers East	Brevard	M	Rodger L. Brown	Preservation of Affordable Housing LLC	A/R	E	141	4,018,404.00	889,600.00	\$4,908,004.00	Y	23	Y	\$28,499.32	\$0.00	5

Large County Application(s) Recommended

2016-180BS	Grand Lake	Palm Beach	L	Matthew Rieger	Grand Lake Developer, LLC	A/R	F	384	5,000,000.00	3,000,900.00	\$8,000,900.00	Y	23	Y	\$19,020.83	\$0.00	10
2016-187BS	Columbus Court	Hillsborough	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	160	3,175,000.00	789,900.00	\$3,964,900.00	Y	23	Y	\$19,843.75	\$0.00	16
2016-186BS	Hampton Villa Apartments	Duval	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	60	2,000,000.00	340,800.00	\$2,340,800.00	Y	23	Y	\$33,333.33	\$0.00	11

On December 11, 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 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.