

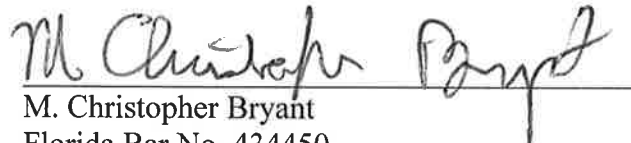
**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

RE: RFA 2015-113, Housing Credit and SAIL Financing of Affordable Multifamily Rental Housing That is Part of Local Revitalization Initiatives
Notice of Protest by Amelia Court at Creative Village Partners, Ltd., Application No. 2016-305CS

NOTICE OF PROTEST

Pursuant to Section 120.57(3), Fla. Stat.; Rule 67-60.009(2), Fla. Admin. Code; and RFA 2015-113 at Section Six, AMELIA COURT AT CREATIVE VILLAGE PARTNERS, LTD., Application No. 2016-305CS, hereby gives notice of its intent to protest the proposed eligibility determinations contained on the RFA 2015-113 Review Committee Recommendations, copy attached as Exhibit A. Exhibit A was approved by the Florida Housing Finance Corporation Board of Directors on Friday, March 18, 2016, and was posted on the Corporation's website at 10:00 a.m. on that date. As the preliminarily funded applicant, Amelia Court does not challenge the proposed award of funding contained on the Review Committee Funding Recommendation, copy attached as Exhibit B, that was also approved by the Board of Directors on March 18, 2016.

FILED this 23rd day of March, 2016.


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Amelia Court at Creative Village Partners, Ltd.

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 23rd day of March, 2016.


Attorney

RFA 2015-113 All Applications

3/9/16

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo	Total Set Aside Units	HC Funding Amount	SAIL Funding Amount	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																	
2016-300CS	Emerald Villas Phase Two	Orange	Alberto Milo, Jr.	Emerald Villas Phase Two Developer, LLC	E	87	1,580,000.00	2,000,000.00	Y	80	Y	Y	114,797.97	A	781.25	Y	13
2016-301CS	Village of the Arts	Broward	Milton L. Jones	Marvallette Hunter; Milton Jones Development Corporation	F	84	2,185,789.00	2,000,000.00	Y	74	Y	Y	123,601.16	A	0.00	Y	11
2016-302CS	Ocean Breeze East	Palm Beach	Alberto Milo, Jr.	Ocean Breeze East Developer, LLC	F	82	1,647,399.00	2,000,000.00	Y	78	Y	Y	126,993.45	A	0.00	Y	8
2016-303CS	The Village Lofts	Manatee	Donald W Paxton	WOB Beneficial Development 16 LLC	F	72	1,291,050.00	2,000,000.00	Y	79	Y	Y	113,346.19	A	468.75	Y	12
2016-305CS	Amelia Court at Creative Village	Orange	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Banc of America Community Development Corporation	F	93	2,185,789.00	2,000,000.00	Y	91	Y	Y	134,826.48	B	1,546.13	Y	7
2016-306CS	Heritage Oaks	Pinellas	Brian Evjen	Norstar Development USA, LP; PCHA Development, LLC	E	57	1,140,755.00	1,250,000.00	Y	69	Y	Y	126,506.80	A	7,183.10	Y	2
2016-307CS	The Boulevard at West River	Hillsborough	Eileen M. Pope	WRDG Boulevard, LLC	F	175	2,185,789.00	2,000,000.00	Y	71	Y	Y	78,952.62	A	31,123.53	Y	3
2016-308CS	The Villages at West Lakes Senior Residences	Orange	Clara I Trejos	New Affordable Housing Partners, LLC; LIFT Orlando Community Development, LLC	E	108	1,667,000.00	2,000,000.00	Y	81	Y	Y	112,795.58	A	0.00	Y	1
2016-309CS	Pinnacle at Peacefield	Broward	David O. Deutch	Pinnacle Housing Group, LLC	E	90	1,990,000.00	2,000,000.00	Y	77	Y	Y	139,767.74	B	0.00	Y	9
2016-310CS	Saratoga Crossings	Broward	Elizabeth Wong	APC Saratoga Crossings I Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	109	2,185,789.00	2,000,000.00	Y	89	Y	Y	126,758.79	A	0.00	Y	4
2016-311CS	Lofts on Lemon	Sarasota	David O. Deutch	Pinnacle Housing Group, LLC; SHA Affordable Development, LLC	F	72	1,510,000.00	2,000,000.00	Y	80	Y	Y	120,307.96	A	12,500.00	Y	5
Ineligible Applications																	
2016-312C	Orange Avenue Redevelopment Phase 1	Leon	Milton R Pratt, Jr	The Michaels Development Company 2, LLC; Tallahassee Housing Professionals, LLC	E	90	1,510,000.00		N	59	Y	Y	106,054.91		6,666.67	Y	6
2016-304CS	King's Cove	Palm Beach	Matthew Rieger	HTG King's Cove Developer, LLC	F	74	1,550,000.00	2,000,000.00	N	57	Y	Y	132,402.55		5,000.00	Y	10

**RFA 2015-113
Recommendations**

3/18/16

Total HC Available for RFA	2,185,789
Total HC Allocated	2,185,789
Total HC Remaining	-

Total SAIL Available for RFA	2,000,000
Total SAIL Allocated	2,000,000
Total SAIL Remaining	-

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	SAIL Funding Amount	Eligible For Funding?	County Award Tally	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2016-305CS	Amelia Court at Creative Village	Orange	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Banc of America Community Development Corporation	2,185,789.00	2,000,000.00	Y	1	91	Y	Y	B	1,546.13	Y	7

On March 18, 2016, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Application 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.