

**BEFORE THE  
FLORIDA HOUSING FINANCE CORPORATION**


RE: RFA 2016-101, HOME Financing for Rental Developments in Rural Areas  
Notice of Protest by Towns of Okeechobee, LLC, Application No. 2016-317H

**NOTICE OF PROTEST**

Pursuant to Section 120.57(3), Fla. Stat.; Rule 67-60.009(2), Fla. Admin. Code; and RFA 2016-101 at Section Six, TOWNS OF OKEECHOBEE, LLC, Application No. 2016-317H, hereby gives notice of its intent to protest the proposed awards of funding and eligibility determinations contained on the RFA 2016-101 Review Committee Recommendations, copy attached as Exhibits A and B, respectively. Exhibits A and B were approved by the Florida Housing Finance Corporation Board of Directors on Friday, May 6, 2016, and were posted on the Corporation's website at 11:20 a.m. on that date.

Towns of Okeechobee has been preliminary deemed eligible and selected for funding. Towns of Okeechobee files this Notice of Protest preemptively and in an abundance of caution, to insure its ability to raise all potential eligibility, scoring, ranking, and funding issues concerning any other applications in this RFA.

**FILED** this 11<sup>th</sup> day of May, 2016.

  
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Attorneys for Towns of Okeechobee, LLC

**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 11th day of May, 2016.

  
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Attorney

RFA 2016-101 – Recommendations

Application Number	Name of Development	Name of Applicant	Name of Developers	County	HOME Request Amount	Total Match Amount	Eligible for Funding?	Qualified for CHDO Preference?	County Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Total Maximum HOME Rental FHFC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2016-315H	Turner Senior Apartments at Five Ash	Turner Five Ash Phase I, LLC	N Vision Communities, Inc.	DeSoto	4,000,000.00	0.00	Y	Y	S	Y	Y	6,978,825.00	57.32%	0.00%	Y	6
2016-317H	Towns of Okeechobee	Towns of Okeechobee, LLC	MEK REVA Development, LLC, Judd Roth Real Estate Development, Inc.; Savan Development	Okeechobee	5,000,000.00	244,000.00	Y	Y	S	Y	Y	5,152,316.00	97.04%	4.88%	N	8
2016-318H	Highland Grove	Highland Grove Development Partners, LLC	Gardner Capital Development Florida, LLC	Highlands	4,750,000.00	0.00	Y	N	S	Y	Y	7,026,940.00	67.60%	0.00%	Y	2
2016-319H	St. John Paul II Villas*	St. John Paul II Housing, Inc.	National Development of America, Inc.	DeSoto	3,520,000.00	0.00	Y	N	S	Y	Y	4,466,443.00	78.81%	0.00%	Y	7
2016-321H	Willie Downs Villas	Highlands County Housing Authority, Inc.	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.	Highlands	4,531,000.00	0.00	Y	N	S	Y	Y	7,730,154.00	58.61%	0.00%	Y	4

\*During scoring, it was determined that the Match amount provided in the Application was not eligible.

On May 6, 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.

RFA 2016-101 – All Applications

Application Number	Name of Development	Name of Applicant	Name of Developers	County	HOME Request Amount	Total Match Amount	Eligible for Funding?	Qualified for CHDO Preference?	County Site	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Total Maximum HOME Rental FHC Subsidy Limit	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
<b>Eligible Applications</b>																
2016-315H	Turner Senior Apartments at Five Ash	Turner Five Ash Phase I, LLC	N Vision Communities, Inc.	DeSoto	4,000,000.00	0.00	Y	Y	S	Y	Y	6,978,825.00	57.32%	0.00%	Y	6
2016-317H	Towns of Okeechobee	Towns of Okeechobee, LLC	MPK REVA Development, LLC; Judith Roth Real Estate Development, Inc.; Banyan Development Group, LLC	Okeechobee	5,000,000.00	244,000.00	Y	Y	S	Y	Y	5,152,316.00	97.04%	4.88%	N	8
2016-318H	Highland Grove	Highland Grove Development Partners, LLC	Gardner Capital Development Florida, LLC	Highlands	4,750,000.00	0.00	Y	N	S	Y	Y	7,036,940.00	67.60%	0.00%	Y	2
2016-319H	St. John Paul II Villas*	St. John Paul II Housing, Inc.	National Development of America, Inc.	DeSoto	3,520,000.00	0.00	Y	N	S	Y	Y	4,466,448.00	78.31%	0.00%	Y	7
2016-321H	Willie Downs Villas	Highlands County Housing Authority, Inc.	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.	Highlands	4,531,000.00	0.00	Y	N	S	Y	Y	7,730,154.00	58.61%	0.00%	Y	4
<b>Ineligible Applications</b>																
2016-316H	Pine Breeze Apartments	Workforce Housing Ventures, Inc.	Workforce Housing Ventures, Inc.; GHD Construction Services, Inc.	Flagler	4,371,350.00	0.00	N	N	S	Y	Y	7,512,482.00	58.19%	0.00%	Y	5
2016-320H	American Way Townhomes	National Development Foundation, Inc.	National Development Foundation, Inc.	Baker	4,975,000.00	15,500.00	N	Y	S	Y	Y	6,293,460.00	79.05%	0.31%	N	3
2016-322H	Sparta Cove	Sparta Cove LLC	Sparta Cove Developer LLC	Highlands	5,000,000.00	60,000.00	N	N	S	Y	Y	5,361,335.00	93.26%	1.20%	N	9
2016-323H	Oaks at Bushnell	Breward Community Partnership, Inc.	Oaks At Bushnell, LLC	Sumter	5,000,000.00	0.00	N	N	M	Y	Y	7,036,940.00	71.15%	0.00%	Y	1

\*During scoring, it was determined that the Match amount provided in the Application was not eligible.

On May 6, 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.