

Michael Donaldson
850 513-3613 Direct Dial
mdonaldson@carltonfields.com

May 11, 2016

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

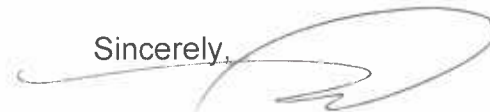
NOTICE OF INTENT TO PROTEST

Re: RFA 2016-101

Dear Ms. Flemming:

On behalf of Workforce Housing Ventures, Inc. (2016-316H), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2016-101 issued by Florida Housing on May 6, 2016, concerning HOME Financing to be used for Rental Developments Located in Rural Areas(see attachment A).

Sincerely,



Michael P. Donaldson

Enclosure
cc: Brian M. Smith

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 Funding 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	MFK REVA Development, LLC; Judd Roth Real Estate Development, Inc.; Bayan 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	4,466,448.00	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 Size	HOME Funding Experience Preference	Previous Affordable Housing Experience Funding 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
--------------------	---------------------	-------------------	--------------------	--------	---------------------	--------------------	-----------------------	--------------------------------	-------------	------------------------------------	---	--	---------------------------------------	-----------------------------------	---------------------------------	---------

Eligible Applications

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	MFK REVA Development, LLC; Judd 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	7,026,940.00	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	4,466,448.00	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

Ineligible Applications

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	Brevard Community Partnership, Inc.	Oaks At Bushnell, LLC	Sumter	5,000,000.00	0.00	N	N	M	Y	Y	7,026,940.00	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.