

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

RECEIVED
16 DEC 13 PM 3:11
FLORIDA HOUSING
FINANCE CORPORATION

Atlanta
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

December 13, 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

Re: RFA 2016-109

Dear Ms. Flemming:

On behalf of Oasis at Renaissance Preserve I LP (2016-372S), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2016-109 issued by Florida Housing on December 9, 2016 at 9:09 a.m., concerning Housing 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

RFA 2016-109 – Review Committee Recommendations

12/9/16

SAIL Funding Balance Available	3,984,800.00
Family Demographic Funding Balance Available	978,300.00
Elderly Demographic Funding Balance Available	3,006,500.00

Small County Funding Balance Available	
Medium County Funding Balance Available	
Large County Funding Balance Available	3,984,800.00

All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	--------------------	------------------	--------------	-------------	---------------------------------	-----------------------	--------------------	--------------	--	------------------	---------------------------------	----------------

Two Elderly Large County New Construction Applications

2016-3765**	Bethune Residences at West River	Hillsborough	L	Eileen M. Pope	WRDG Bethune I, LLC	E	\$ 7,000,000.00	\$ 600,000.00	\$ 7,600,000	Y	1	23.0	Y	1	Y	7
2016-3678S	Emerald Villas Phase Two	Orange	L	Alberto Mllo, Jr.	Emerald Villas Phase Two Developer, LLC	E	\$ 4,950,000.00	\$ 426,200.00	\$ 5,376,200	Y	1	23.0	Y	1	Y	27

Three Family Large County New Construction Applications

2016-3948S	Coral Bay Cove	Miami-Dade	L	Francisco A Rojo	Landmark Development Corp.	F	\$ 6,500,000.00	\$ 600,000.00	\$ 7,100,000	Y	1	23.0	Y	1	Y	15
2016-3788S	Suncrest Court	Broward	L	David O. Deutch	Prinnacle Housing Group, LLC; HEF-Dixie Court Development, LLC	F	\$ 6,500,000.00	\$ 600,000.00	\$ 7,100,000	Y	1	23.0	Y	5	Y	13
2016-3798S	Banyan Court	Palm Beach	L	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.	F	\$ 5,400,000.00	\$ 600,000.00	\$ 6,000,000	Y	1	23.0	Y	2	Y	37

One Elderly Medium County New Construction Applications

2016-3808S**	Palos Verdes Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate Development, Inc.; DSRG Development, LLC	E	\$ 5,200,000.00	\$ 552,300.00	\$ 5,752,300	Y	1	23.0	Y	4	Y	10
--------------	-------------------------	---------	---	------------------	---	---	-----------------	---------------	--------------	---	---	------	---	---	---	----

Two Family Medium County New Construction Applications

2016-3598S	Lake Beulah View	Polk	M	Matthew Rieger	HTG Lake Beulah Developer, LLC; Polk County Housing Developers, Inc.	F	\$ 6,000,000.00	\$ 600,000.00	\$ 6,600,000	Y	1	23.0	Y	2	Y	3
2016-3688S	Liberty Gardens	Hernando	M	Matthew Rieger	HTG Liberty Developer, LLC	F	\$ 5,500,000.00	\$ 493,400.00	\$ 5,993,400	Y	1	23.0	Y	3	Y	25

RFA 2016-109 – Review Committee Recommendations

12/9/16

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	--------------------	------------------	--------------	-------------	---------------------------------	-----------------------	--------------------	--------------	--	------------------	---------------------------------	----------------

Small County Applications

2016-3865**	Perrytown Apartments (currently known as Tidewater Apartments)	Taylor	S	James J Kerr, Jr	AMCS Development, LLC; SCG Development Partners, LLC	F	\$ 2,670,400.00	\$ 194,600.00	\$2,865,000	Y	1	23.0	Y	4	Y	4
2016-3888S	Cedar Park Apartments	Columbia	S	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	\$ 3,200,000.00	\$ 272,300.00	\$3,472,300	Y	1	23.0	Y	5	Y	26

Medium County Applications

2016-3565S	Delphin Downs	Escambia	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	\$ 4,180,000.00	\$ 400,000.00	\$4,580,000	Y	1	18.0	Y	3	Y	30
------------	---------------	----------	---	-------------------	--	---	-----------------	---------------	-------------	---	---	------	---	---	---	----

Large County Applications

2016-373S**	The Boulevard at West River	Hillsborough	L	Eileen M. Pope	WRDG Boulevard, LLC	F	\$ 7,000,000.00	\$ 600,000.00	\$7,600,000	Y	2	23.0	Y	1	Y	21
2016-563S	Sweetwater Villas	Hillsborough	L	Shawn Wilson	Blue Sky Communities III, LLC	F	\$ 500,000.00	\$ 311,000.00	\$811,000	Y	3	16.5	Y	1	Y	31

**The Total Development Costs were adjusted during scoring. This affected Leveraging Percentage

On December 9, 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.