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FLORIDA HOUSING
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March 29, 2017

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 2016-110

Dear Ms. Flemming:

On behalf of JPM Outlook One Limited Partnership (2017-078C), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2016-110, issued by Florida Housing on March 24, 2017 at 9:29 a.m., concerning Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties. (See Attached)

Sincerely,

Michael P. Donaldson

MPD/rb

Enclosure

RFA 2016-110 - Recommendations

Total HC Available for RFA	12,789,723.00
Total HC Allocated	12,548,740.00
Total HC Remaining	240,983.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Competitive HC Request Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity Funding Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Small County Applications

2017-100C	Suwannee Pointe	Suwannee	S	Kimberly K Murphy	Royal American Development, Inc.	477,091	Y	N	28	Y	Y	A	Y	37
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Medium County Geographic Areas of Opportunity Funding Goal

2017-035C	Los Altos Apartments	Osceola	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate	1,510,000	Y	Y	28	Y	Y	A	Y	12
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Other Medium County Applications selected

2017-034C	Banyan Cove	Volusia	M	Alexander B Kiss	Banyan Development Group, LLC; Judd Roth Real Estate	1,510,000	Y	N	28	Y	Y	A	Y	3
2017-096C	Amaryllis Park Place	Sarasota	M	Joseph Chambers	Gardner Capital Development Florida, LLC; SHA Affordable	1,510,000	Y	N	28	Y	Y	A	Y	4
2017-016C	Luna Trails	Brevard	M	Matthew Riege	HTG Luna Developer, LLC	1,510,000	Y	N	28	Y	Y	A	Y	7
2017-018C	Hammock Ridge II	Hernando	M	Matthew Riege	HTG Hammock Ridge II Developer, LLC	1,435,550	Y	N	28	Y	Y	A	Y	8
2017-102C	Cassie Gardens	Clay	M	James R. Hoover	TVC Development, Inc.	1,479,857	Y	N	28	Y	Y	A	Y	9
2017-002C	Silver Pointe	Marion	M	Joseph Chambers	Gardner Capital Development Florida, LLC	1,400,000	Y	N	28	Y	Y	A	Y	13
2017-104C	Bronwyn Landing	Santa Rosa	M	James R. Hoover	TVC Development, Inc.	1,386,742	Y	N	28	Y	Y	A	Y	15
2017-081C	Ridgewood Apartments	Polk	M	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	330,000	Y	N	28	N	Y	A	Y	73

On March 24, 2017, 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 122, Fla. Stat.