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FLORIDA HOUSING
FINANCE CORPORATION

May 10, 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 2016-116

Dear Ms. Flemming:

On behalf of Highlands Village, LLC (2017-176C), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2016-116, issued by Florida Housing on May 5, 2017, at 9:30 a.m., concerning Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments. (See Attached)

Sincerely,



Michael P. Donaldson

MPD/rb

Enclosure

RFA 2016--116 - Recommendations

Total HC Available for RFA	6,628,500.00
Total HC Allocated	6,592,917.00
Total HC Remaining	35,583.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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RD 515 Development in Medium or Small County Goal

2017-194C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	296,071	Y	23	Y	Y	Y	Y	A	1	Y	5
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Non-RD 515 Development Family Demographic Goal

2017-191C	Shull Manor Apartments	Brevard	M	Lisa J. Lacoek	DDER Development, LLC	F	645,000	N	23	Y	Y	Y	Y	A	1	Y	6
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2017-180C	Maran Towers	Miami-Dade	L	Elizabeth Wong	Maran Towers Development, LLC	E	1,660,000	N	23	Y	Y	Y	Y	A	1	Y	2
2017-181C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,124,111	N	23	Y	Y	Y	Y	A	1	Y	4
2017-190C	Chipola Apartments	Jackson	S	Brienne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	476,000	N	23	Y	Y	Y	Y	A	1	Y	10
2017-179C	Jacksonville Townhouse Apartments	Duval	L	Brienne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,660,000	N	23	Y	Y	Y	Y	A	1	Y	11
2017-182C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy, RS Development Corp	E	731,735	N	23	Y	Y	Y	Y	A	1	Y	7

On May 5, 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., 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.