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May 10, 2017

***Via Hand Delivery***

Kate Flemming, Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301

RECEIVED  
17 MAY 10 AM 8:36  
FLORIDA HOUSING FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2016-116 Proposed Funding Selections

Dear Ms. Flemming:

Pursuant to section 120.57(3), Florida Statutes, and rules 28-110.003 and 67-60.009, Florida Administrative Code, Applicant 2017-178C, St. Andrew Towers I, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on May 5, 2017, concerning Request for Applications 2016-116. A copy of the Board's proposed awards of funding (Exhibit A) and proposed scoring, eligibility, and ineligibility determinations (Exhibit B), as posted on the FHFC website, are attached to this notice. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Donna E. Blanton

DEB/ldm  
Attachments

**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	Shuil Manor Apartments	Brevard	M	Lisa J. Lacock	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	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian 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	Brianne E Heffner	Southport Development, Inc.	E	476,000	N	23	Y	Y	Y	Y	A	1	Y	10
2017-179C	Jacksonville Townhouse Apartments	Duval	L	Brianne E Heffner	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., 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 2016-116 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	Eligible For Funding?	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	Total Corp Funding Per Set-Aside	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																			
2017-176C	Highlands Village	Highlands	M	Marrin M Wohl	Heartland Development Group, LLC, The Faces Foundation, Inc.	E	1,003,585	Y	Y	23	Y	Y	Y	Y	77,198.85	A	2	Y	1
2017-178C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Tower I Development, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	61,222.34	A	1	Y	9
2017-179C	Jacksonville Townhouse Apartments	Duval	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,660,000	Y	N	23	Y	Y	Y	Y	53,630.77	A	1	Y	11
2017-180C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	60,944.06	A	1	Y	2
2017-181C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,124,111	Y	N	23	Y	Y	Y	Y	78,166.66	A	1	Y	4
2017-182C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy: RS Development Corp	E	731,735	Y	N	23	Y	Y	Y	Y	77,765.36	A	1	Y	7
2017-183C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,600,000	Y	N	23	Y	Y	Y	Y	76,018.10	A	1	Y	19
2017-184C	Colonial Pines Apartments	Lake	M	Thomas F. Flynn	Flynn Development Corporation	F	214,841	Y	Y	23	Y	Y	Y	Y	75,194.35	A	1	Y	12
2017-185C	Pembroke Towers	Broward	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,240,000	Y	N	23	Y	Y	Y	Y	79,487.18	A	1	Y	18
2017-186C	St. John's River Apartments	Pulaski	S	Thomas F Flynn	Flynn Development Corporation	E	368,938	Y	Y	23	Y	Y	Y	Y	62,080.91	A	1	Y	15
2017-187C	Orangewood Apartments	Bradford	S	Kimberly K. Murphy	Royal American Developments, Inc.	F	580,760	Y	Y	23	Y	Y	Y	Y	101,976.42	B	1	Y	3
2017-188C	Haley Solfe Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Haley Solfe Phase One Developer, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	55,865.38	A	1	Y	20
2017-189C	Hilltop Apartments	Madison	S	Kimberly K. Murphy	Royal American Development, Inc.	F	904,323	Y	N	23	Y	Y	Y	Y	101,446.49	B	1	Y	13
2017-190C	Chipola Apartments	Jackson	S	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	476,000	Y	N	23	Y	Y	Y	Y	80,096.15	A	1	Y	10
2017-191C	Shull Manor Apartments	Broward	M	Lisa J. Lacock	DDER Development, LLC	F	645,000	Y	N	23	Y	Y	Y	Y	80,147.93	A	1	Y	6
2017-192C	Cocoa Sunrise Terrace	Broward	M	Herbert Hernandez	CHA Developer, LLC, CHA Real Estate, Inc.	F	1,510,000	Y	N	23	Y	Y	Y	Y	66,645.65	A	1	Y	8
2017-193C	Isles of Pahokee Phase I	Palm Beach	L	Matthew Rieger	HTC Isles of Pahokee Developer, LLC; Pahokee Development Corporation, a Florida not-for-profit corporation	F	1,124,828	Y	N	23	Y	Y	Y	Y	75,709.58	A	1	Y	16
2017-194C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	296,071	Y	Y	23	Y	Y	Y	Y	70,333.61	A	1	Y	5
2017-195C	Tampa Heights	Hillsborough	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	385,000	Y	N	23	Y	Y	Y	Y	86,378.21	B	1	Y	17
<b>Ineligible Applications</b>																			
2017-177C	Hogan Creek	Duval	L	Joseph Chambers	Jacksonville Redevelopment Partners, LLC; JAX Urban Initiatives Development, LLC	E	1,660,000	N	N	23	Y	Y	Y	Y	73,266.08			Y	14

On May 5, 2017, 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., and Rule 67-60.009, F.A.C., and Rule 28-110, F.A.C., under Chapter 120, Fla. Stat.

