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May 9, 2017

Via Hand Delivery
Via Electronic Mail: CorporationClerk@floridahousing.org

Ms. Kate Flemming
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RE: RFA 2017-102 Housing Credit Financing to Provide
Affordable Multifamily Rental Housing that is a Part
of Local Revitalization Initiatives ("the RFA") - Notice of Protest

Dear Ms. Flemming:

On behalf of Applicant Renaissance Pointe Apartments, LLC, Application No. 2017-246C ("Renaissance Pointe Apartments") and developer Renaissance Pointe Developer, LLC, ("Renaissance Pointe Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Renaissance Pointe Apartments and Renaissance Pointe Developer protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of all applications submitted in response to the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision attached as Exhibit "A."

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday May 5, 2017 at 9:30 a.m. Renaissance Pointe Apartments and Renaissance Pointe Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve its ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Sincerely,



Michael G. Maida
Michael G. Maida, P.A.

MGM/sem
Attachment

RECEIVED
17 MAY -9 PM 2:34
CHANGE SUPPLEMENTATION

**RFA 2017-102
Recommendations**

Total SAIL Available for RFA	2,000,000
Total SAIL Allocated	2,000,000
Total SAIL Remaining	-

Total HC Available for RFA	2,455,000
Total HC Allocated	2,445,000
Total HC Remaining	10,000

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo	HC Funding Amount	SAIL Funding Amount	Eligible For Funding?	County Award Tally	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2017-243C	Saratoga Crossings II	Broward	Elizabeth Wong	APC Saratoga Crossings II Development, LLC; Dania Beach Quality Housing Solutions, Inc.	E	935,000	0	Y	1	89	Y	Y	A	21,750.00	Y	5
2017-251CS	The Addition	Manatee	Matthew Rieger	HTG Addition Developer, LLC	F	1,510,000	2,000,000	Y	1	84	Y	Y	A	-	Y	2

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.

Exhibit "A"