

Woodland Grove Apartments LLC
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
305-821-0330

December 13, 2017

Via email to corporationclerk@floridahousing.org


Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: RFA 2017-108

Dear Ms. McGlamory:

Woodland Grove Apartments LLC, Application Number 2018-044BS, hereby gives notice of our intent to protest the scoring and ranking of RFA 2017-108 per Board Approved Preliminary Award/Notice of Intended Decision issued by Florida Housing Finance Corporation on December 8, 2017 at 3:40 pm, concerning SAIL Financing of Affordable Multifamily Housing Developments to be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (see attachments).

Sincerely,



Lewis Swezy
Manager of Manager

RFA 2017-108 – Recommendations

SAIL Funding Balance Available 3,888,836.00
 NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Two Elderly Large County New Construction Applications

2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Madres	Cornerstone Group Partners, LLC	NC	E Non-ALF	4,400,000.00	500,000.00	5,000,000.00	1	15	Y	1	Y	37
2018-03085	Briss del Rio Apartments	Miami-Dade	L	Alberto Millo, Jr.	Briss del Rio Apartments Developer, LLC	NC	E Non-ALF	4,346,770.00	500,000.00	4,946,770.00	3	15	Y	2	Y	1

Three Family Large County New Construction Applications

2018-04885	Harbour Springs	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney, RS Development Corp.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	1	Y	7
2018-0395	The Waves	Duval	L	Fred McKinley	Jack Urban Initiatives Development, LLC; TYC Development, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	1	15	Y	2	Y	16
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	1	10	Y	4	Y	29

One Elderly Medium County New Construction Applications

2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E Non-ALF	6,000,000.00	429,800.00	6,429,800.00	1	15	Y	2	Y	27
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Two Family Medium County New Construction Applications

2018-04185	Parish Oaks	Manatee	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	600,000.00	6,600,000.00	1	15	Y	2	Y	11
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E Non-ALF	5,800,000.00	465,000.00	6,265,000.00	1	15	Y	3	Y	13

RFA 2017-108 – Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	County Award Tally	Total Points	Proximity Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Small County Application(s)																
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AM/CS Development, LLC; SCG Development Partners, LLC	A/R	F	3,054,400.00	251,500.00	3,315,000.00	1	15	Y	5	Y	14
Medium County Application(s)																
2018-03585	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDS Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	1	15	Y	4	Y	17
2018-02985	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	1	15	Y	4	Y	23
2018-01985	Choctaw Village	Okaloosa	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,896,300.00	1	15	Y	5	Y	22
2018-0175	Venetian Walk II	Sarasota	M	Richard Higgins	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	2	15	Y	4	Y	33
Large County Application(s)																
2018-04485	Woodland Grove	Miami-Dade	L	Lewis Swezy	Lewis Swezy; ES Development Corp.	NC	F	7,000,000.00	600,000.00	7,600,000.00	4	15	Y	1	Y	31
2018-02585	Waters Edge Apartments	Miami-Dade	L	Mara S Madus	Cornerstone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	5	15	Y	1	Y	35
2018-03385*	Citadelle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	6	15	Y	4	Y	3

*TDC was reduced during scoring which affected the Leveraging Percentage.

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-01685	Liberty Square Phase Two	Miami-Dade	L	Alberto Millo, Jr.	Liberty Square Phase Two Developer, LLC	Redev	F	7,600,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	23.87%	1	Y	38
2018-01725	Venetian Walk II	Sarasota	M	Richard Higgins	Norcor Development USA, LP, Venetian Walk Developers, LLC	NC	F	2,990,000.00	464,200.00	2,754,200.00	Y	15	Y	Y	87.16%	4	Y	33
2018-01985	Choctaw Village	Ocala	M	John D Page	Southport Development, Inc a WA incorporation doing business in FL as Southport Development Services, Inc.	A/R	F	2,500,000.00	396,300.00	2,895,300.00	Y	15	Y	Y	169.16%	5	Y	22
2018-0215	Alvory Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III, LLC, TB Affordable Housing, Inc	NC	E, Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5
2018-02285	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-AIF	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37
2018-0245	Palmetto Pointe	Pinellas	L	John D Page	Southport Development, Inc a WA incorporation doing business in FL as Southport Development Services, Inc.	NC	F	5,400,000.00	463,900.00	5,863,900.00	Y	10	Y	Y	84.97%	4	Y	29
2018-02585	Water's Edge Apartments	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000.00	600,000.00	3,600,000.00	Y	15	Y	Y	28.03%	1	Y	36
2018-0265	Springhill Apartments (currently known as Madison Heights Apartments)	Madison	S	James J. Kerr, Jr	AMCS Development, LLC, SCG Development Partners, LLC	A/R	F	3,064,400.00	251,600.00	3,315,000.00	Y	15	Y	Y	114.88%	5	Y	14
2018-0275	Grove Manor Phase I	Polk	M	Darren Smith	Partheon Development Group, LLC, LWHA Development, LLC	NC	F	6,000,000.00	314,600.00	6,314,600.00	Y	15	Y	Y	71.50%	3	Y	8
2018-02885	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC, Jax Urban Initiatives Development, LLC	A/R	E, Non-AIF	4,778,736.00	600,000.00	5,378,736.00	Y	15	Y	Y	26.58%	1	Y	34
2018-02985	Lofts on Lennon	Sarasota	M	Joseph J Chambers	Garner Capital Development Florida, LLC, SH4 Affordable Development, LLC, DB Development Florida, LLC	NC	F	2,700,000.00	423,400.00	3,123,400.00	Y	15	Y	Y	83.70%	4	Y	23
2018-03085	Brissas del Rio Apartments	Miami-Dade	L	Alberto Millo, Jr.	Brissas del Rio Apartments Developer, LLC	NC	E, Non-AIF	4,346,770.00	600,000.00	4,946,770.00	Y	15	Y	Y	34.50%	2	Y	1
2018-03285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Providence Reserve Seniors Developer, LLC	NC	E, Non-AIF	6,000,000.00	429,800.00	6,429,800.00	Y	15	Y	Y	52.46%	2	Y	27
2018-03385**	Cladelle Village	Miami-Dade	L	Samuel F. Diller	Little Haiti Housing Association, Inc.; Stone Soup Development, Inc.	NC	F	3,600,000.00	600,000.00	4,200,000.00	Y	15	Y	Y	78.77%	4	Y	3
2018-03585	Hibiscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Hibiscus Apartments Developer, LLC	NC	F	5,125,000.00	510,800.00	5,635,800.00	Y	15	Y	Y	75.83%	4	Y	17
2018-03685	Lake Gibson Commons	Polk	M	Shawn Wilson	Blue Sky Communities III, LLC, TB Affordable Housing, Inc	NC	E, Non-AIF	3,400,000.00	245,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12

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2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc. Jax Urban Initiatives Development, LLC, TVC Development, Inc.	A/R	F	4,600,000.00	433,200.00	5,033,200.00	Y	15	Y	Y	96.46%	5	Y	25
2018-03985	The Waves	Duval	L	Fred McKinlites	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	38.67%	2	Y	16
2018-04085	Pembroke Tower Apartments	Broward	L	Scott C Seelinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	E-Non-AIF	3,200,000.00	500,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32
2018-04185	Parrish Oaks	Manatee	M	John D Page	Southport Development Services, Inc. a WA corporation doing business in FL as Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	6,000,000.00	500,000.00	6,500,000.00	Y	15	Y	Y	48.83%	2	Y	11
2018-04285	Luna Lake	Pasco	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E-Non-AIF	5,800,000.00	465,000.00	6,265,000.00	Y	15	Y	Y	58.73%	3	Y	13
2018-04385	The Villages Apartments, Phase II	Miami-Dade	L	Talmadge W Fair	New Urban Development, LLC	NC	E-Non-AIF	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	59.30%	3	Y	18
2018-04485	Woodland Grove	William Dade	L	Lewis Swozy	Lewis Swozy; NS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	31
2018-04685*	Manatee Commons	Manatee	M	Shawn Wilson	Blues Sky Communities III, LLC, TB Affordable Housing, Inc	NC	E-Non-AIF	4,200,000.00	541,000.00	4,741,000.00	Y	15	Y	Y	95.71%	5	Y	15
2018-04785	Northside Transit Village II	Miami-Dade	L	Kenneth Naylor	APC Northside Property II Development, LLC	NC	E-Non-AIF	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.62%	2	Y	19
2018-04885	Harbour Springs	William Dade	L	Lewis Swozy	Lewis Swozy; NS Development Corp	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	22.79%	1	Y	7
2018-05085	Osprey Pointe	Pasco	M	Matthew A Rieger	HTG Osprey Pointe Developer, LLC	NC	F	6,000,000.00	556,900.00	6,556,900.00	Y	15	Y	Y	57.88%	3	Y	24
2018-05185	Northside Transit Village III	Miami-Dade	L	Kenneth Naylor	APC Northside Property III Development, LLC	NC	F	7,000,000.00	600,000.00	7,600,000.00	Y	15	Y	Y	46.32%	2	Y	30

Ineligible Applications																			
2018-01385	WRDG T4	Hillborough	L	Jerome Nyans	WRDG T4 Developer, LLC	NC	F	6,197,332.00	600,000.00	6,797,332.00	N	15	Y	Y	34.50%		Y	20	
2018-01885	Castle at Remonsonne Preserve	Lee	M	Egbert L.J. Perry	Integral Development, LLC; Housing for Urban Communities, LLC	NC	AIF	6,000,000.00	546,700.00	6,546,700.00	N	15	Y	Y	41.28%		Y	35	
2018-02085	Wildon Street MF	Bradford	S	Louie A Lange III	Commonwealth Development Corporation	NC	F	3,933,333.00	479,500.00	4,412,833.00	N	15	Y	Y	76.34%		Y	4	
2018-02285	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	A/R	E-Non-AIF	5,000,000.00	600,000.00	5,600,000.00	N	15	Y	Y	36.11%		Y	21	
2018-03185	Brick del Este Apartments	Miami-Dade	L	Alberto Wilo, Jr.	Brick del Este Apartments Developer, LLC	NC	F	4,639,425.00	600,000.00	5,239,425.00	N	15	Y	Y	34.50%		Y	9	
2018-03485	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 Developer, LLC	NC	E-Non-AIF	3,700,000.00	600,000.00	4,300,000.00	N	15	Y	Y	43.67%		Y	2	
2018-03785	Mary Bethune Heights	Hillborough	L	Jerome Nyans	WRDG Mary Bethune Developer, LLC	A/R	E-Non-AIF	750,000.00	600,000.00	1,350,000.00	N	15	Y	Y	5.83%		Y	6	

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Percentage	Leveraging Level	Florida Job Creation Preference	Lottery Number
2018-04588	Anderson Terrace Apartments	Orange	L	Matthew A Rieger	HTG Anderson Terrace Developer, LLC	NC	F	6,800,000.00	600,000.00	7,400,000.00	N	15	Y	Y	39.87%		Y	10
2018-04985	Rozzmaryn Cove Apartments	Miami-Dade	L	Aaron M. Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	3,500,000.00	600,000.00	4,100,000.00	N	15	Y	Y	73.13%		Y	28
2018-0525	Pine Grove Apartments	Duval	L	Kristin M Miller	The Richman Group of Florida, Inc.	NC	F	7,000,000.00	600,000.00	7,600,000.00	N	15	Y	Y	35.05%		Y	26

*ELI Amount was reduced during scoring.
 **TDC was reduced during scoring which affected the Leveraging Percentage.