

Las Brisas Estates LLC
7735 NW 146 Street, Suite 306, Miami Lakes, Fl 33016
305-821-0330

May 8, 2018

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 2017-112

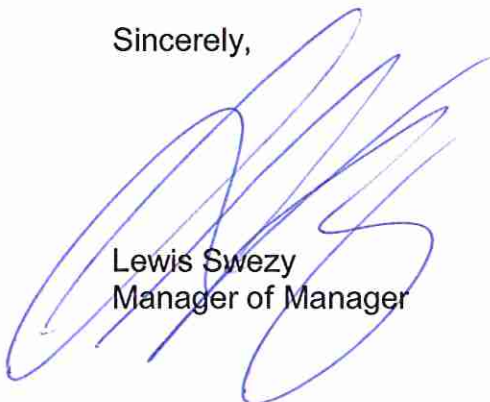
Dear Ms. McGlamory:

Las Brisas Estates LLC, Application Number 2018-098C (Las Brisas Estates), hereby gives notice of our intent to protest the scoring and ranking of RFA 2017-112 per Board Approved Preliminary Award/Notice of Intended Decision issued by Florida Housing Finance Corporation on May 4, 2018 at 10:30 AM, concerning 9% Housing Credits for Affordable Multifamily Housing Developments located in Miami-Dade County.

Attached for reference are:

- RFA 2017-112 Board Approved Preliminary Awards
- RFA 2017-112 Board Approved Scoring Results

Sincerely,



Lewis Swezy
Manager of Manager

**RFA 2017-112
Board Approved Preliminary Awards**

Total HC Available for RFA	5,803,694.00
Total HC Allocated	6,514,704.00
HC Binding Amount	[713,010.00]

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	HC Funding Amount	Eligible for Funding?	Qualifies for the Geographic Area of Opportunity/ HUD-designated SADDA Funding Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
One Non-Profit Application														
2018-088C	Residences at Dr. King Boulevard	Kenneth Naylor	Residences at Dr. King Boulevard Development, LLC	2,436,070	Y	N	Y	15	Y	Y	Y	A	Y	2

Two Family Applications that qualify for the Geographic Area of Opportunity/ HUD-designated SADDA Goal														
2018-099C	Cardova Estates	Lewis V Swazy	Lewis Swazy, RS Development Corp	2,561,000	Y	Y	N	15	Y	Y	Y	A	Y	11
2018-102C	Paradise Lakes Apartments	Matthew A Rieger	HTG Paradise Developer, LLC	1,517,634	Y	Y	N	15	Y	Y	Y	A	Y	18

If less than three applications selected above, additional Application(s) selected for funding none

On May 4, 2018, 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 Applicants 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 2017-112 - Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	HC-Funding Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity/ HUD a Non-Profit Applicant?	Qualifies as a Non-Profit Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Sq-Foot	Leveraging Qualification	Florida Job Creation Preference	Lottery Number
2016-077C	Fair Oaks	Francisco A Rijo	Landmark Development Corp.:	F	2,400,000	Y	Y	N	15	Y	Y	Y	121,800.00	A	Y	24
2016-078C	Erilington Flats	Steve Protulis	B-DCC Development Services, LLC Erilington Flats Developer, LLC	E Non-AUF	2,561,000	Y	N	Y	15	Y	Y	Y	114,491.76	A	Y	17
2016-079C	City Terrace	Stephanie Williams Baldwin	Ophelia Community Development Corporation, Inc.:	F	1,700,000	Y	N	Y	15	Y	Y	Y	126,611.11	A	Y	5
2016-080C	Darick Flats	Steve Protulis	B-DCC Development Services, LLC Darick Flats Developer, LLC	E Non-AUF	2,450,000	Y	N	Y	15	Y	Y	Y	130,340.00	B	Y	8
2016-081C	Visas at Westview	Donald W Paxton	BD Beneficial Development 17 LLC	F	2,100,000	Y	N	N	15	Y	Y	Y	130,442.31	B	Y	28
2016-082C	Sierra Bay	Mara S. Madas	Cornerstone Group Partners, LLC	E Non-AUF	2,561,000	Y	N	N	15	Y	Y	Y	118,171.96	A	Y	22
2016-083C	Elindia Place Senior Apartments	Donald W Paxton	BD Beneficial Development 17 LLC	E Non-AUF	2,561,000	Y	N	N	15	Y	Y	Y	128,757.33	A	Y	21
2016-085C	Gardens Parc	Kenneth Naylor	WVCA Residences At The Square Developer, LLC	E Non-AUF	2,225,000	Y	N	Y	15	Y	Y	Y	114,988.00	A	Y	12
2016-086C	Allegatiah Flats I	Steve Protulis	B-DCC Development Services, LLC Allegatiah Flats I Developer, LLC	E Non-AUF	2,210,000	Y	N	Y	15	Y	Y	Y	122,470.83	A	Y	14
2016-087C	Northside Transit Village V	Kenneth Naylor	Northside Property V Development, LLC	E Non-AUF	2,561,000	Y	N	Y	15	Y	Y	Y	113,537.67	A	Y	9
2016-088C	Residences at Dr. King Boulevard	Kenneth Naylor	Residences at Dr. King Boulevard Development, LLC	F	2,436,070	Y	N	Y	15	Y	Y	Y	119,989.00	A	Y	2
2016-089C	Amber Village at Key's Point	Berna W. Adams	Amber3, LLC Florida Community Development Corporation	F	2,160,000	Y	N	Y	15	Y	Y	Y	126,860.91	A	Y	15
2016-091C	Northside Transit Village III	Kenneth Naylor	Northside Property III Development, LLC	F	2,561,000	Y	N	Y	15	Y	Y	Y	113,537.67	A	Y	27
2016-092C	The Villages Apartments, Phase II	Tammy W. Fair	New Urban Development, LLC Cornerstone Group Partners, LLC	E Non-AUF	2,561,000	Y	N	Y	15	Y	Y	Y	113,537.67	A	Y	26
2016-093C	Allegatiah Flats II	Steve Protulis	B-DCC Development Services, LLC Allegatiah Flats II Developer, LLC	F	2,050,000	Y	N	Y	15	Y	Y	Y	133,000.00	B	Y	1
2016-094C	Caribbean Sunset	David O. Dautch	Pinnacol Housing Group, LLC South Miami Heights Community Development Corporation	F	2,561,000	Y	N	Y	15	Y	Y	Y	151,363.56	B	Y	3

RFA 2017-112 - Board Approved Scoring Results

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2018-095C	Town Center Phase Two	Alberto Millo, Jr.	Town Center Phase Two Developer, LLC	E, Non-ALF	1,600,000	Y	N	Y	15	Y	Y	Y	133,000.00	B	Y	10
2018-095C	Bellas del Este Apartments	Alberto Millo, Jr.	Bellas del Este Apartments Developer, LLC	F	2,561,000	Y	N	Y	15	Y	Y	Y	108,887.27	A	Y	4
2018-098C	Las Brisas Estates	Lewis V Swezey	Lewis Swezey, RS Development Corp	F	2,561,000	Y	Y	N	15	Y	Y	Y	123,859.27	A	Y	20
2018-099C	Cordova Estates	Lewis V Swezey	Lewis Swezey, RS Development Corp	F	2,561,000	Y	Y	N	15	Y	Y	Y	103,400.38	A	Y	11
2018-100C	Castaluna	Matthew A Rieger	HTG Castaluna Developer, LLC	F	1,915,585	Y	N	Y	15	Y	Y	Y	128,998.89	A	Y	16
2018-101C	Courtside Apartments, Phase III	Matthew A. Rieger	AMC HTG 3 Developer, LLC	F	1,880,000	Y	N	Y	15	Y	Y	Y	125,020.00	A	Y	6
2018-102C	Panhandle Lakes Apartments	Matthew A Rieger	HTG Paradise Developer, LLC	F	1,517,634	Y	Y	N	15	Y	Y	Y	128,998.89	A	Y	18
2018-103C	Courtside Apartments, Phase II	Matthew A. Rieger	AMC HTG 2 Developer, LLC	E, Non-ALF	2,561,000	Y	N	Y	15	Y	Y	Y	113,537.67	A	Y	7
2018-104C	Healthcare Senior Housing	Steven C. Kirk	Rural Neighborhoods, Incorporated, South Florida Developers, LLC	E, Non-ALF	1,600,000	Y	N	Y	15	Y	Y	Y	128,000.00	A	Y	13

Eligible Applicants

2018-076C	The Palms at Bella Vista	Kenneth Naylor	ABC Palms at Bella Vista Development, LLC	F	2,561,000	N	Y	N	15	Y	Y	Y	118,171.86		Y	19
2018-084C	Water's Edge Apartments	Mara S. Mades	New Urban Development, LLC; Cornerstone Group Partners, LLC	F	2,285,000	N	N	Y	15	Y	Y	Y	115,321.09		Y	23
2018-090C	Platform 3750	Mara S. Mades	Cornerstone Group Partners, LLC	F	1,762,000	N	Y	N	15	Y	Y	Y	123,340.00		Y	29
2018-097C	Redland Oaks	Lewis V Swezey	RS Development Corp; NB Redland Developer LLC	F	2,047,000	N	Y	Y	15	Y	Y	Y	120,214.73		Y	25

On May 4, 2018, the Board of Directors of Fort Lauderdale Finance Corporation approved the Resolution regarding the above.

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