

Michael Donaldson
850 513-3613 Direct Dial
mdonaldson@carltonfields.com

Atlanta
Hartford
Los Angeles
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June 20, 2018

Florida Housing Finance Corporation
Ana McGlamory, CP, FCP, FRP
Corporation Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

VIA HAND DELIVERY AND
ELECTRONIC TRANSMISSION

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FLORIDA HOUSING
FINANCE CORPORATION

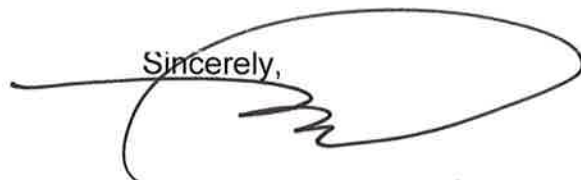
Re: RFA 2018-102 – Housing Credit Financing to Provide Affordable
Multifamily Rental Housing that is a Part of Local Revitalization Initiatives

Dear Ms. McGlamory:

On behalf of Renaissance Pointe Apartments, LLC (2018-312C), this letter constitutes a Notice of Intent to Protest (“Notice”) filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing’s website on June 15, 2018, at 9:45 a.m. Renaissance Pointe Apartments, LLC reserves 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.

Sincerely,



Michael P. Donaldson

MPD/rb

cc: Nikul A. Inamdar

RFA 2018-102 Board Approved Scoring Results

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Total Units	Demo	HC Funding Amount	Eligible For Funding?	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2018-312C	Renaissance Pointe	Miami-Dade	Nikol A. Inamdar		Renaissance Pointe Developer, LLC	60	F	1,632,887	Y	99	Y	Y	Y	B	0.00	Y	2
2018-313C	Wisdom Village in Sun Garden Isles	Broward	William Schneider	Michael A Harman	Turnstone Development Corporation	66	F	1,474,625	Y	87	Y	Y	Y	A	0.00	Y	9
2018-314C	Caribbeke Terrace	Seminole	Jonathan L. Wolf	Fennie D. Lagmay	Caribbeke Terrace Developer, LLC; SHA Development, LLC	80	F	1,464,800	Y	88	Y	Y	Y	A	0.00	Y	13
2018-315C	Liberty Square Phase Three	Miami-Dade	Alberto Milio, Jr.		Liberty Square Phase Three Developer, LLC	132	F	2,465,000	Y	76	Y	Y	Y	A	0.00	Y	14
2018-316C	WRDG T38	Hillsborough	Jerome D Ryans	Alberto Milio, Jr.	WRDG T38 Developer LLC	118	F	2,110,000	Y	93	Y	Y	Y	A	0.00	Y	6
2018-317C	Courtside Apartments, Phase II	Miami-Dade	Matthew A. Rieger	Scott A. Osman	AMC HTG 2 Developer, LLC	160	F	2,465,000	Y	96	Y	Y	Y	A	0.00	Y	15
2018-318C	Midtown Lofts	Polk	Oscar A Sol	Diana M Vansur	Midtown Lofts Dev, LLC	80	F	1,510,000	Y	100	Y	Y	Y	A	0.00	Y	12
2018-319C	Grand Oaks	Pinellas	Richard Higgins	Brian Elyen	Norstar Development USA, LP; PCHA Development, LLC	86	F	1,660,000	Y	91	N	Y	Y	A	0.00	Y	4
2018-320C	Father Marqueses Barry Apartments	Miami-Dade	Matthew A Rieger	Scott A Osman	HTG Rainbow Developer, LLC	50	E, Non-AUF	955,000	Y	88	Y	Y	Y	A	0.00	Y	7
2018-321C	Farrington Park	Volusia	Timothy M. Morgan		JIC Florida Development LLC	72	F	1,377,330	Y	77	Y	Y	Y	A	0.00	Y	5
2018-322C	Amenyus Park Place II	Sarasota	Joseph Chambers		Gardner Capital Development Florida, LLC; DB Development Florida, LLC; SHA Affordable Development, LLC	70	F	1,510,000	Y	83	Y	Y	Y	A	0.00	Y	8
2018-323C	Paramore Oaks Phase Two	Orange	Paula McDonald Rhodes		InVicus Development, LLC; Royal American Properties, LLC; ADC Communities, LLC and Kiss & Company, Inc.	91	F	2,000,262	Y	85	Y	Y	Y	B	6,825.00	Y	3
2018-324C	Quail Roost Transit Village I	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost I Development, LLC	100	F	2,465,000	Y	94	Y	Y	Y	A	0.00	Y	11
2018-325C	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost II Development, LLC	70	E, Non-AUF	955,000	Y	88	Y	Y	Y	A	0.00	Y	10
2018-326C	Lincoln Village	Manatee	Richard Higgins	Brian Elyen	Norstar Development USA LP	50	F	1,146,946	Y	94	Y	Y	Y	B	0.00	Y	16
Ineligible Application																	
2018-327C	Platform 3750 at Frankie Shannon Role Center	Miami-Dade	Leon J. Wolfe	Mara S. Mades	Cornerstone Group Partners, LLC	96	F	1,900,000	N	56	Y	Y	Y		0.00	Y	1

On June 15, 2018, 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., 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 2018-102
Board Approved Preliminary Awards**

Total HC Available for RFA	2,465,000
Total HC Allocated	2,465,000
Total HC Remaining	-

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Total Units	Demo	HC Funding Amount	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2018-318C	Midtown Lofts	Polk	Oscar A Sol	Diana M Mansur	Midtown Lofts Dev, LLC	80	F	1,510,000	100	Y	Y	Y	A	0.00	Y	12
2018-320C	Father Marques-Barry Apartments	Miami-Dade	Matthew A Rieger	Scott A Osman	HTG Rainbow Developer, LLC	50	Non-	955,000	88	Y	Y	Y	A	0.00	Y	7

On June 15, 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.