

**BEFORE THE
FLORIDA HOUSING FINANCE CORPORATION**

RE: RFA 2018-113, Housing Credit Financing for The Preservation of Existing Affordable Multifamily Housing Developments
Notice of Protest by Golden Acres Redevelopment Partners, LLC, Application No. 2019-131C

NOTICE OF PROTEST

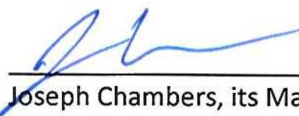
Pursuant to Section 120.57(3), Fla. Stat.; Rule 28-110, Fla. Admin. Code; and RFA 2018-113 at Section Three, GOLDEN ACRES REDEVELOPMENT PARTNERS, LLC., Application No. 2019-131C, hereby gives notice of its intent to protest the Notice regarding RFA 2018-113, copy attached as Exhibit A.

Exhibit A was issued by the Florida Housing Finance Corporation via email on Friday, February 1, 2019.

This notice is being filed by electronic delivery on this date, and will be followed by the original signed document within 5 business days.

Respectfully,

Golden Acres GP, LLC, on behalf of itself and as a manager of Golden Acres Redevelopment Partners, LLC



Joseph Chambers, its Manager
205 E. Central Blvd. Suite 304
Orlando, FL 32801
(407) 341-4550
ichambers@gardnercapital.com

Total HC Available for RFA	7,776,000.00
Total HC Allocated	5,718,000.00
Total HC Remaining	2,058,000.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo	Total Units	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	ESS Construction Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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Non-Profit Goal
NONE

RD 515 Development in Medium or Small County Goal

2019-127C	College Arms Apartments	Putnam	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	108	850,000.00	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	1
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Non-RD 515 Development Family Demographic Goal

2019-129C	Harold House	Duval	L	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	80	780,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	3
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2019-128C	Campus Towers	Duval	L	Darren Smith	SHAG Development, LLC	E, Non-ALF	192	1,800,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	2
2019-126C	Centennial Towers	Duval	L	Fred McKinnies	TVC Development, Inc. Jax Urban Initiatives Development, LLC	E, Non-ALF	208	1,868,000.00	N	N	10	Y	Y	Y	Y	Y	A	1	Y	10

RD 515 Elderly or RD 515 Family Application

2019-133C	Heritage Apartments	Walton	S	Joseph F. Chapman, IV	Royal American Properties, LLC	F	50	420,000.00	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	8
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On February 1, 2019, 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.