

Harbour Springs LLC
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
305-821-0330

December 13, 2017

Via email to corporationclerk@floridahousing.org

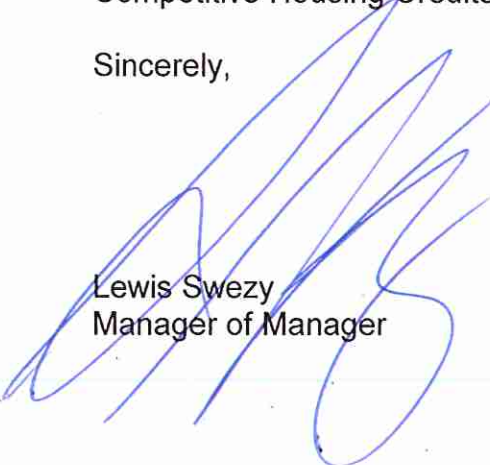
Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: RFA 2017-108

Dear Ms. McGlamory:

Harbour Springs LLC, Application Number 2018-048BS, 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 3,888,530.00

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	Maria S. Mados	Cornerstone Group Partners, LLC	NC	E/Non-ALF	4,400,000.00	600,000.00	5,000,000.00	1	15	Y	1	Y	37
2018-03085	Brisas del Rio Apartments	Miami-Dade	L	Alberto Milla, Jr.	Brisas del Rio Apartments Developer, LLC	NC	E/Non-ALF	4,346,770.00	600,000.00	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 Swozy	Lewis Swozy, SS 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 Mickinlis	Jax Urban Initiatives Development, LLC TVC 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 Application

2018-02285	Providence Reserve Seniors	Polk	M	Scott Zimmerman	Judith 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	Parrish 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	5	James J. Kerr, Jr	AMCS 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.; BDG 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 WIA 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 Sweazy	Lewis Sweazy; SS 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 Madas	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*	Citadel Village	Miami-Dade	L	Samuel F. Diller	Little Hall 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.

RFA 2017-108 – All Applications

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	
Eligible Applications																			
2018-01685	Liberty Square Phase Two	Miami-Dade	L	Alberto Milio, Jr.	Liberty Square Phase Two Developer, LLC	Redev	F	7,000,000.00	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	Norstar Development USA, LP; Venetian Walk Developers, LLC	NC	F	2,290,000.00	464,200.00	2,754,200.00	Y	15	Y	Y	87.16%	4	Y	33	
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	Y	15	Y	Y	169.16%	5	Y	22	
2018-02135	Avery Commons	Escambia	M	Shawn Wilson	Blue Sky Communities III, LLC; TB Affordable Housing, Inc	NC	E/Non-ALE	5,000,000.00	600,000.00	5,600,000.00	Y	15	Y	Y	81.13%	4	Y	5	
2018-02385	Sierra Bay	Miami-Dade	L	Mara S. Mados	Cornerstone Group Partners, LLC	NC	E/Non-ALE	4,400,000.00	600,000.00	5,000,000.00	Y	15	Y	Y	31.50%	1	Y	37	
2018-02445	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	Y	10	Y	Y	84.97%	4	Y	29	
2018-02585	Water's Edge Apartments	Miami-Dade	L	Mara S Mados	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	
2018-02665	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	3,316,000.00	Y	15	Y	Y	114.89%	5	Y	14	
2018-02775	Grove Manor Phase I	Polk	M	Darren Smith	Partheon Development Group, LLC; LWHIA 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-ALE	4,778,736.00	600,000.00	5,378,736.00	Y	15	Y	Y	26.58%	1	Y	34	
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	Y	15	Y	Y	83.70%	4	Y	23	
2018-03085	Brasa del Rio Apartments	Miami-Dade	L	Alberto Milio, Jr.	Brasa del Rio Apartments Developer, LLC	NC	E/Non-ALE	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-ALE	6,000,000.00	429,800.00	6,429,800.00	Y	15	Y	Y	52.46%	2	Y	27	
2018-03385**	Chadelie 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	Hiliscus Apartments	Lee	M	Scott Zimmerman	Judd Roth Real Estate Development, Inc.; BDG Hiliscus 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-ALE	3,400,000.00	245,600.00	3,645,600.00	Y	15	Y	Y	111.41%	5	Y	12	

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
2018-03885	Royal Arms Garden Apartments	Bay	M	John D Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	A/R	F	4,600,000.00	433,200.00	5,033,200.00	Y	15	Y	Y	96.46%	5	Y	25
2018-03995	The Waves	Duval	L	Fred McKinley	Jax Urban Initiatives Development, LLC, TVC Development, 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	Steward	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	600,000.00	3,800,000.00	Y	15	Y	Y	53.51%	3	Y	32
2018-04185	Parrish Oaks	Manatee	M	John D Page	Southport Development, 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	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	Talynade IV 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	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney RS 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	Blue 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	Miami-Dade	L	Lewis Sweeney	Lewis Sweeney RS 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 Northside Transit Village III	Miami-Dade	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	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																			
2018-01585	WBDG T4 Oasis at Renaissance Preserve	Hillsborough	L	Jerome Hyans	WBDG 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	Weldon 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	Brigas del Este Apartments	Miami-Dade	L	Alberto Millo, Jr.	Brigas 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 Highrise	Hillsborough	L	Jerome Hyans	WBDG 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
2018-04585	Anderson Terrace Apartments	Orange	L	Matthew A. Ritger	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	Rezenary 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.