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February 2, 2016

Via Hand Delivery
Via Electronic Mail: CorporationClerk@floridahousing.org

Ms. Kate Flemming
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RE: RFA 2015-106 Housing Credit Financing for Affordable Housing
Developments Located in Medium and Small Counties ("the RFA") - Notice of Protest

Dear Ms. Flemming:

On behalf of applicant Madison Palms, Ltd, Application No. 2016-055C ("Madison Palms") and developer TVC Development, Inc., ("TVC"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Madison Palms and TVC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision attached as Exhibit "A."

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 29, 2016 at 9:55 a.m. Madison Palms and TVC reserve 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. Although Madison Palms is currently in the funded range, this Notice is being filed to, among other matters, preserve its ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Sincerely,



Michael G. Maida

MGM/sem
Attachment

2015-106 Review Committee Recommendations

Total HC Available for RFA	12,201,457.00
Total HC Allocated	11,791,028.00
Total HC Remaining	410,429.00
Total SAIL Allocated	10,560,000.00

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	HC Funding Amount	SAIL Funding Amount	Total Points	Development Category Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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Application selected to meet the Florida Keys Area goal

2016-098CS	Vaca Bay Senior Apartments	Monroe	Donald W Patton	WOB Beneficial Development 16 LLC	1,000,000.00	3,500,000	28	Y	Y	A	Y	91
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Application selected to meet goal to fund a second small county Application in a county other than Monroe
 There were no eligible Small County Applications in a county other than Monroe

Medium County Non-DDA/Non-QCT Family Demographic Funding Goal, PHA Application

2016-008CS	Woodland Park Phase I	Alachua	David O. Deutch	Pinnacle Housing Group, LLC; GHA Development, LLC	1,155,000.00	3,880,000	28	Y	Y	A	Y	5
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Medium County Non-DDA/Non-QCT Family Demographic Funding Goal, Non-PHA Application

2016-006CS	Pinnacle at Hammock Crossings	Bay	David O. Deutch	Pinnacle Housing Group, LLC	1,114,000.00	3,220,000	28	Y	Y	A	Y	21
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Other Medium County Applications selected

2016-020C	Madison Vale	Osceola	Patrick E Law	American Residential Development, LLC	1,510,000.00		28	Y	Y	A	Y	3
2016-076C	Grove Manor	Polk	Lori Harris	Norstar Development USA, LP; LWHA Development, LLC	1,503,740.00		28	Y	Y	A	Y	4
2016-067C	Grand Palms	Manatee	Timothy M. Morgan	JIC Florida Development, LLC	1,323,535.00		28	Y	Y	A	Y	6
2016-055C	Madison Palms	Brevard	James R. Hoover	TVC Development, Inc.	1,255,481.00		28	Y	Y	A	Y	7
2016-043C	Abigail Court	Pasco	James R. Hoover	TVC Development, Inc.	1,419,272.00		28	Y	Y	A	Y	9
2016-019C	The Pines	Volusia	Clifton E. Phillips	Roundstone Development, LLC	1,510,000.00		28	Y	Y	A	Y	12

On January 29, 2016, 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., 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.