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February 2, 2016

Via Hand Delivery  
Via Electronic Mail: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

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

RE: RFA 2015-107 Housing Credit Financing for Affordable Housing  
Developments Located in Broward, Duval, Hillsborough, Orange,  
Palm Beach and Pinellas Counties ("the RFA") - Notice of Protest

Dear Ms. Flemming:

On behalf of applicant Lofts at LaVilla, Ltd, Application No. 2016-155C ("Lofts at LaVilla") 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. Lofts at LaVilla 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 2:41 p.m. Lofts at LaVilla 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 Lofts at LaVilla 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

RFA 2015-107 Recommendations

|                                |               |
|--------------------------------|---------------|
| Total HC Available for RFA     | 12,700,863.00 |
| Total HC Allocated             | 12,897,002.00 |
| Binding Commitment (2016-148C) | (196,139.00)  |

| Application Number                              | Name of Development     | Name of Contact Person | Name of Developer  | Total Set Aside Units | HC Funding Amount | Eligible for Funding? | Total Points | Development Category Funding Preference | Per Unit Construction Funding Preference | Leveraging Classification | Dual County Qualifying Financial Assistance Preference | 75 or More Total Unit Funding Preference | Florida Job Creation Preference | Lottery Number |
|---|-------------------------|------------------------|--|-----------------------|-------------------|-----------------------|--------------|---|--|---------------------------|--|--|---------------------------------|----------------|
| <b>Duval County</b>                             |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-155C                                       | Lofts at LAVilla        | James R. Hoover        | TVC Development, Inc.  | 120                   | 1,650,000.00      | Y                     | 28           | Y                                       | Y  | A                         | Y  | Y  | Y                               | 51             |
| <b>Broward County</b>                           |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-161C                                       | Albor View              | Matthew Rieger         | HFG Albor View Developer, LLC  | 100                   | 1,967,002.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 32             |
| <b>Hillsborough County</b>                      |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-137C                                       | Labourum Gardens        | Brianne E Hefner       | Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc. | 81                    | 1,420,000.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 9              |
| <b>Orange County</b>                            |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-144C                                       | Wellington Park         | Jonathan L. Wolf       | Wellington Park Developer, LLC   | 120                   | 2,060,000.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 3              |
| <b>Palm Beach County</b>                        |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-130C                                       | Residences at Havenhill | Robert G Hossins       | Nuford Development Partners, Inc.  | 117                   | 2,110,000.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 1              |
| <b>Pinellas County</b>                          |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-126C                                       | Burlington Post         | Oscar A Sol            | Burlington Post Dev, LLC   | 85                    | 1,650,000.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 4              |
| <b>New Construction Belle Glade Development</b> |                         |                        |  |                       |                   |                       |              |   |  |                           |  |  |                                 |                |
| 2016-148C                                       | Yew Court               | Brianne E Hefner       | Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc. | 110                   | 2,020,000.00      | Y                     | 28           | Y                                       | Y  | A                         | N  | Y  | Y                               | 14             |

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.

EXHIBIT A