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May 12, 2015

Via Electronic Mail: Kate.flemming@floridahousing.org

Via Hand Delivery

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

RE: RFA 2014-115 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 City Vista Associates, LLC, Application No 2015-147C ("City Vista") and developer Landmark Development Corp., ("Landmark"), 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. City Vista and Landmark protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications 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 the notice of intended decision on the Corporation's website on Friday, May 8, 2015 at 10:58 a.m. on that date. City Vista and Landmark 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 City Vista 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 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 2014-115
Recommendations**

| Application Number | Name of Development | County | Name of Contact Person | Name of Developers | Demo | HC Funding Amount | SAIL Funding Amount | Total Points | SAIL RFA 2014-111 Unfunded Preference | Development Category Funding Preference | Per Unit Construction Funding Preference | Leveraging Classification | Florida Job Creation Preference | Lottery Number |
|--------------------|--|--------------|------------------------|--|------|-------------------|---------------------|--------------|---------------------------------------|---|--|---------------------------|---------------------------------|----------------|
| 2015-111C | Heritage at Pompano Station | Broward | Robert G. Hoskins | NuRock Development Partners, Inc. | E | 2,561,000.00 | | 23 | Y | Y | Y | A | Y | 2 |
| 2015-112C | Brixton Landing | Orange | Jonathan L Wolf | Brixton Landing Developer, LLC | E | 1,330,000.00 | | 23 | Y | Y | Y | A | Y | 12 |
| 2015-134C | Burlington Place | Pinellas | Oscar A Sol | 31 Burlington Dev, LLC | F | 1,105,000.00 | | 23 | Y | Y | Y | A | Y | 3 |
| 2015-140CS | The Graham at Gracepoint | Hillsborough | Bowen A. Arnold | DDA Development, LLC | H | 1,460,000.00 | 4,500,000.00 | 81 | Y | Y | Y | A | Y | 26 |
| 2015-146C | Covenant Villas | Palm Beach | Matthew Rieger | HTG Covenant Villas Developer, LLC | F | 1,655,945.00 | | 23 | Y | Y | Y | A | Y | 1 |
| 2015-147C | Cry Vista | Broward | Francisco A. Rojo | Landmark Development Corp. | F | 2,561,000.00 | | 23 | Y | Y | Y | A | Y | 11 |
| 2015-149CS | Sulzbacher Center for Women and Children | Duval | Daniel K Murphy | TVC Development, Inc.; Sulzbacher Village Developer, LLC | H | 927,492.00 | 3,500,000.00 | 67 | Y | Y | Y | A | Y | 31 |
| 2015-155C | Brandon Palms | Hillsborough | Shawn I Wilson | Blue Sky Two, LLC | F | 2,110,000.00 | | 23 | Y | Y | Y | A | Y | 6 |
| 2015-158CS | Delmar Terrace | Pinellas | Eugenia Anderson | Delmar Terrace Developers, LLC; Boley Centers, Inc | H | 1,660,000.00 | 3,250,000.00 | 75 | Y | Y | Y | A | Y | 9 |
| 2015-164C | Pine Grove Senior Apartments | Duval | William T. Falbri | The Richman Group of Florida, Inc. | E | 1,267,900.00 | | 23 | Y | Y | Y | A | Y | 14 |

On May 8, 2015, 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.