

MANSON BOLVES

ATTORNEYS AT LAW

March 24, 2013

VIA HAND DELIVERY

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

RE: RFA 2014-114 Housing Credit Financing for
Affordable Housing Developments Located in
Medium and Small Counties: Notice of Protest

Dear Ms. Flemming:

Please accept this letter as a Notice of Protest filed pursuant to sections 120.569 and 120.57(3), Florida Statutes on behalf of applicant Nathan Ridge, Ltd. ("Nathan Ridge") and developer TVC Development, Inc. ("TVC Development"). Nathan Ridge and TVC Development protest Florida Housing Finance Corporation's decision to select applications for funding as identified in the Corporation's Notice of Intended Decision attached as Attachment "A", including, but not limited to, the proposed award of Freedom Gardens, Application No. 2015-039C; *Applicant HTG Freedom, LLC.*

Nathan Ridge and TVC Development reserve the right to file a formal written protest within (10) days of the filing of this Notice of Protest pursuant to section 120.57(3), Florida Statutes.

If you have any questions please do not hesitate to contact me.

MANSON BOLVES, P.A.


Douglas Manson

cc: Mike Maida
Steve Frick

Attachment

Tampa Office
1101 W. Swann Avenue, Tampa, Florida 33606
Phone 813.514.4700 | Fax 813.514.4701

Tallahassee Office
201 East Park Ave., 2ND Floor, Tallahassee,
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**RFA 2014-114
Review Committee Recommendations**

Total HC Available for RFA	14,427,900.00
Total HC Allocated	14,332,928.00
Total HC Remaining	94,972.00

Small County Funding Available for RFA	1,513,170.00
HC Allocated to Small Counties	1,513,170.00
Total Small County Funding Remaining	-
Medium County Funding Available for RFA	12,914,730.00
HC Allocated to Medium Counties	12,819,758.00
Total Medium County Funding Remaining	94,972.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	SAII Unfunded Preference	Development Category Funding 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

2015-053C	73 Ocean	Monroe	S	Shane P. Server	Tri-Star Affordable Development, LLC;	1,464,217.00	23	Y	Y	Y	B	Y	45
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Application selected to meet goal to fund a second small county Application in a county other than Monroe

2015-088C**	Denton Cove	Franklin	S	Jonathan L Wolf	Denton Cove Developer, Inc.;	48,953.00	23	Y	Y	Y	A	Y	18
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Other Medium County Applications selected

2015-106C	Villages at Halifax II	Volusia	M	Todd M. Wind	Piceme Affordable Development, LLC;	1,259,100.00	23	Y	Y	Y	A	Y	1
2015-067C	The San Juan	Osceola	M	Kim Murphy	Royal American Development, Inc.;	1,510,000.00	23	Y	Y	Y	A	Y	2
2015-073C	Clearlake Isles	Brevard	M	Kim Murphy	RAD-DPP Developer, LLC.;	1,475,000.00	23	Y	Y	Y	A	Y	6
2015-039C	Freedom Gardens	Hernando	M	Matthew Rieger	HTG Freedom Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	7
2015-101C	Park at Wellington Apartments	Pasco	M	Matthew Rieger	HTG Wellington Family Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	9
2015-091C	Kenwood Place	Leon	M	Jonathan L Wolf	Kenwood Place Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	20
2015-063C	City Park at Merritt Street	Seminole	M	Todd M. Wind	Piceme Affordable Development, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	26
2015-029C	The Verandas of Punta Gorda II	Charlotte	M	Paula M Rhodes	Norstar Development USA, LP; Punta Gorda Developers, LLC.	1,025,658.00	23	Y	Y	Y	A	Y	27
2015-066C	Aida Palms	Polk	M	Oscar A. Sol	Aida Palms Dev, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	28

**2015-088C is entitled to a Binding Commitment of \$890,417.

On March 20, 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.