



**Manson
Bolves
Donaldson
Tanner**
Attorneys at Law

RECEIVED

AUG 28 2024 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

August 27, 2024

Clerk of Corporation
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida, 32301

VIA ELECTRONIC MAIL
corporation.clerk@floridahousing.org

Re: RFA 2024-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties

Dear Madame Clerk:

On behalf of Applicant, Simpson Crossings, Ltd., Application No. 2025-025C ("Simpson Crossings") and Developer, Landmark Developers, Inc. ("Landmark"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and RFA 2024-201. Simpson Crossings and Landmark protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking, and selection of all applications submitted in response to RFA 2024-201.

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards on Florida Housing's website on Friday, August 23, 2024, at 9:58 A.M. A copy of Florida Housing's Preliminary Awards is enclosed as part of this Notice. Simpson Crossings and Landmark reserve the right to file a formal written protest within (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Simpson Crossings' and Landmark's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2024-201.

Sincerely,

Attorney
Manson Bolves Donaldson Tanner, P.A.

Enclosure: FHFC's August 23, 2024 Preliminary Awards RFA 2024-201

Tampa

Tallahassee

West Palm Beach

109 North Brush Street, Suite 300 • Tampa, FL 33602 • Tel: 813.514.4700 • Fax: 813.514.4701

www.MansonBolves.com

Integrity. Intelligence. Diligence

RFA 2024-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	21,042,000
Total HC Allocated to Medium Counties	20,653,800
Plus Unallocated Small County funding	-
HC for Medium Counties Remaining	388,200

Total HC for Small Counties in RFA	1,676,520
Total HC Allocated to Small Counties	1,676,520
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for Permit Ready Goal?	Qualifies for LGAO Goal?	LGAO/ continuous support since 2022?	LGAO/ continuous support since 2023?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	Fund?
--------------------	---------------------	--------	-------------	---	--------------------	------	-------------	-------------------------------	-----------------------	----------------	-------------------------	----------------------------------	--------------------------	--------------------------------------	--------------------------------------	--------------------------	---------------------------------	---	--------------	---	---------------------------	------------------------------	---------------------------------	----------------	-------

Goal to fund one Application that qualifies for the Permit Ready Goal

2025-035C	Lake Saunders Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	101	\$3,200,000	Y	1	N	Y	N	N	N	N	N	Y	10	Y	A	Y	Y	52	Y
-----------	--------------------------	------	---	--------------	-------------------------------------	---	-----	-------------	---	---	---	---	---	---	---	---	---	---	----	---	---	---	---	----	---

Goal to fund four Applications that qualify for the Local Government Area of Opportunity Goal

2025-031C	Sunrise Village	St. Lucie	M	Shawn Wilson	Blue SV Developer, LLC	F	106	\$3,200,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	2	Y
2025-034C	Trinity Village	Polk	M	Charles E Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-ALF	102	\$3,048,800	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	N	Y	6	Y
2025-038C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HFH Forest Glen Developer, LLC	E, Non-ALF	80	\$2,360,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	8	Y
2025-025C	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	F	118	\$3,195,000	Y	1	N	N	Y	N	N	N	N	Y	10	Y	A	Y	Y	13	Y

Goal to fund one Application that qualifies for the SunRail Goal

2025-014C	Woodlock Manor Phase Two	Osceola	M	Scott Zimmerman	BDG Woodlock Manor Phase Two Developer, LLC	E, Non-ALF	100	\$2,750,000	Y	1	N	N	Y	N	N	N	Y	N	10	Y	A	Y	Y	23	Y
-----------	--------------------------	---------	---	-----------------	---	------------	-----	-------------	---	---	---	---	---	---	---	---	---	---	----	---	---	---	---	----	---

Small County Applications

2025-022C	Prince Pointe	Dixie	S	Jeffrey J. Woda	The Woda Group, Inc.	F	50	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	7	Y
-----------	---------------	-------	---	-----------------	----------------------	---	----	-------------	---	---	---	---	---	---	---	---	---	---	----	---	---	---	---	---	---

Goal to fund one Family Demographic Application that qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2025-003C	The Heights on Orange	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	3	Y
-----------	-----------------------	------	---	---------------	--	---	-----	-------------	---	---	---	---	---	---	---	---	---	---	----	---	---	---	---	---	---

On August 23, 2024, 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.