



**Manson
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Donaldson
Tanner**
Attorneys at Law

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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 2024-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties

Dear Madame Clerk:

On behalf of Applicant, Thornton Place, Ltd., Application No. 2025-141C ("Thornton Place") and Developer, Thornton Place Developer, LLC. ("Developer"), 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 2024-202. Thornton Place and the Developer 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 2024-202.

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 9:59 A.M. A copy of Florida Housing's Preliminary Awards is enclosed as part of this Notice. Thornton Place and the Developer 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 Thornton Place's and the Developer's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2024-202.

Sincerely,

Attorney
Manson Bolves Donaldson Tanner, P.A.

Enclosure: Florida Housing's August 23, 2024 Preliminary Awards, RFA 2024-202

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Tallahassee

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RFA 2024-202 Board Approved Preliminary Awards

| | |
|--|------------------|
| Total 2024 HC Available for RFA | 1,819,292 |
| Total 2024 HC Allocated | 1,819,292 |
| Total 2024 HC Remaining | - |

| | |
|--|-------------------|
| Total 2025 HC Available for RFA | 25,058,610 |
| Total 2025 HC Allocated | 25,210,508 |
| Total 2025 HC Remaining | (151,898) |

| Application Number | Name of Development | County | Name of Authorized Principal Representative | Developers | Demo | Total Units | HC Funding Amount | Eligible For Funding? | Priority Level | Qualifies for the Revitalization Goal | Qualifies for the Geographic Areas of Opportunity / SADDA Goal | Qualifies for the LGAO Goal | Goal Selection | Total Points | Development Category Funding Preference | Leveraging Classification | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|---|------------|------|-------------|-------------------|-----------------------|----------------|---------------------------------------|--|-----------------------------|----------------|--------------|---|---------------------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|---|------------|------|-------------|-------------------|-----------------------|----------------|---------------------------------------|--|-----------------------------|----------------|--------------|---|---------------------------|------------------------------|---------------------------------|----------------|

One Application proposing a Development that qualifies as a Broward County Local Government Revitalization Plan Application

| | | | | | | | | | | | | | | | | | | | |
|-----------|-----------------|---------|-------------------|------------------------------|------------|----|-------------|---|---|---|---|---|----------------|----|---|---|---|---|----|
| 2025-130C | Paramount Place | Broward | Matthew A. Rieger | HTG Paramount Developer, LLC | E, Non-ALF | 96 | \$3,799,800 | Y | 1 | Y | N | N | Revitalization | 15 | Y | A | Y | Y | 14 |
|-----------|-----------------|---------|-------------------|------------------------------|------------|----|-------------|---|---|---|---|---|----------------|----|---|---|---|---|----|

One Application proposing a Development that qualifies as a Broward, Duval, Hillsborough, Orange or Palm Beach County Local Government Revitalization Plan Application

| | | | | | | | | | | | | | | | | | | | |
|-----------|--------------------|------------|---------------|--|------------|----|-------------|---|---|---|---|---|----------------|----|---|---|---|---|---|
| 2025-148C | Madison Terrace II | Palm Beach | Patrick E Law | ARD Madison Terrace I, LLC; New South Residential, LLC | E, Non-ALF | 85 | \$3,030,000 | Y | 1 | Y | N | N | Revitalization | 15 | Y | A | Y | Y | 5 |
|-----------|--------------------|------------|---------------|--|------------|----|-------------|---|---|---|---|---|----------------|----|---|---|---|---|---|

One Family Application proposing a Development located in Duval County that qualifies for the Geographic Areas of Opportunity / SADDA Goal

| | | | | | | | | | | | | | | | | | | | |
|-----------|--------------------|-------|-----------------|-----------------------|---|-----|-------------|---|---|---|---|---|-----------|----|---|---|---|---|----|
| 2025-137C | Lofts at Southbank | Duval | James R. Hoover | TYC Development, Inc. | F | 100 | \$3,200,000 | Y | 1 | N | Y | N | GAO/SADDA | 15 | Y | B | Y | Y | 23 |
|-----------|--------------------|-------|-----------------|-----------------------|---|-----|-------------|---|---|---|---|---|-----------|----|---|---|---|---|----|

One Family Application proposing a Development located in Palm Beach County that qualifies for the Geographic Areas of Opportunity / SADDA Goal

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|-----------|-----------------------------------|------------|----------------|------------------------------------|---|-----|-------------|---|---|---|---|---|-----------|----|---|---|---|---|---|
| 2025-144C | The Residences at Martin Manor II | Palm Beach | Kenneth Naylor | DM Redevelopment Developer II, LLC | F | 105 | \$3,250,000 | Y | 1 | N | Y | N | GAO/SADDA | 15 | Y | A | Y | Y | 1 |
|-----------|-----------------------------------|------------|----------------|------------------------------------|---|-----|-------------|---|---|---|---|---|-----------|----|---|---|---|---|---|

One Application proposing a Development located in Hillsborough County that qualifies for the Local Government Areas of Opportunity Designation

| | | | | | | | | | | | | | | | | | | | |
|-----------|-----------|--------------|--------------|------------------------|---|----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|
| 2025-143C | Rio Palma | Hillsborough | Shawn Wilson | Blue RP Developer, LLC | F | 90 | \$3,500,000 | Y | 1 | N | N | Y | LGAO | 15 | Y | A | N | Y | 2 |
|-----------|-----------|--------------|--------------|------------------------|---|----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|

One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation

| | | | | | | | | | | | | | | | | | | | |
|-----------|-------------------|---------|----------------|---------------------------|------------|----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|
| 2025-140C | Boulevard Gardens | Broward | Francisco Rojo | Landmark Developers, Inc. | E, Non-ALF | 92 | \$3,750,000 | Y | 1 | N | N | Y | LGAO | 15 | Y | A | Y | Y | 6 |
|-----------|-------------------|---------|----------------|---------------------------|------------|----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|

One Application proposing a Development located in Orange County that qualifies for the Local Government Areas of Opportunity Designation

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|-----------|----------------|--------|------------------|-------------------------------|------------|-----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|
| 2025-141C | Thornton Place | Orange | Julie von Weller | Thornton Place Developer, LLC | E, Non-ALF | 100 | \$3,500,000 | Y | 1 | N | N | Y | LGAO | 15 | Y | A | Y | Y | 3 |
|-----------|----------------|--------|------------------|-------------------------------|------------|-----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|

One Application proposing a Development located in Pinellas County that qualifies for the Local Government Areas of Opportunity Designation

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| 2025-147C | The Flats on Main Street | Pinellas | Brett Green | The Flats on Main Street Developer, LLC; Pinellas County Housing and Economic Development Corporation | F | 78 | \$3,000,000 | Y | 1 | N | N | Y | LGAO | 15 | Y | A | Y | Y | 4 |
|-----------|--------------------------|----------|-------------|---|---|----|-------------|---|---|---|---|---|------|----|---|---|---|---|---|

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.