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FLORIDA HOUSING
FINANCE CORPORATION

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October 25, 2024

Via Electronic Filing

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

Re: Notice of Intent to Protest, RFA 2024-215, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2025-161BS, Culmer Apartments II, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on October 22, 2024, concerning Request for Applications 2024-215, Live Local SAIL Financing For Developments Near Military Installations.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'CLunny', written over a horizontal line.

Christopher Lunny

RFA 2024-215 – Board Approved Preliminary Awards

Total SAIL Funding	46,000,000
Total SAIL Allocated	39,992,400
Total SAIL Remaining	6,007,600

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus EII)	Eligible For Funding?	Total Points	Military Installation	Military Region	A/B Leveraging	Proximity Funding Preference	Florida Job Creation	Lottery Number
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Northeast Region

2025-167BS	New River Place	Bradford	S	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	1	NC	G	F	80	7,665,300	Y	10	Clay County - Camp Blanding	NE	A	Y	Y	3
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Northwest Region

2025-163BS	Ekos at Warrington	Escambia	M	Christopher L. Shear	MHP Escambia I Developer, LLC	1	NC	G	F	120	10,327,100	Y	10	Escambia County - NAS Pensacola	NW	A	Y	Y	7
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South Region

2025-159BS	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	1	NC	HR	F	100	11,000,000	Y	10	Miami-Dade County - US Southern Command	S	A	Y	Y	5
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Tampa Bay Region

None

Remaining Funding

2025-162BS	Normandy Cove	Duval	L	Matthew A. Rieger	HTG Gateway Developer, LLC	1	NC	TH	F	144	11,000,000	Y	10	Duval County - NAS Jacksonville	NE	A	Y	Y	9
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On October 22, 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.

Exhibit A

RFA 2024-215 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Total Points	Military Installation	Military Region	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-160BS	4440 Apartments	Miami-Dade	L	Charles F Sims	Unified Development, LLC; Calston, LLC	1	NC	HR	F	88	11,500,000	\$21,000,000	\$1,371,098	Y	10	Miami-Dade County - US Coast Guard 7th District Base	S	B	Y	Y	2
2025-163BS	Ekos at Warrington	Escambia	M	Christopher L. Shear	MHP Escambia I Developer, LLC	1	NC	G	F	120	10,327,100	\$20,850,000	\$1,574,040	Y	10	Escambia County - NAS Pensacola	NW	A	Y	Y	7
2025-167BS	New River Place	Bradford	S	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	1	NC	G	F	80	7,665,300	\$12,410,000	\$1,150,485	Y	10	Clay County - Camp Blanding	NE	A	Y	Y	3
2025-159BS	Osprey Landing	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	1	NC	HR	F	100	11,000,000	\$20,000,000	\$1,459,222	Y	10	Miami-Dade County - US Southern Command	S	A	Y	Y	5
2025-161BS	Culmer Place II	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	1	NC	HR	F	92	11,000,000	\$21,300,000	\$1,880,070	Y	10	Miami-Dade County - US Southern Command	S	A	Y	Y	6
2025-162BS	Normandy Cove	Duval	L	Matthew A. Rieger	HTG Gateway Developer, LLC	1	NC	TH	F	144	11,000,000	\$28,000,000	\$2,172,558	Y	10	Duval County - NAS Jacksonville	NE	A	Y	Y	9
2025-166S	Valor Village	Escambia	M	Darren Smith	SHAG Valor Village Developer, LLC; 90WORKS, Inc.	1	NC	MR 4	F	84	9,500,000		\$1,236,350	Y	10	Escambia County - NAS Pensacola	NW	B	Y	Y	8

Ineligible Applications

2025-164BS	Riverton-2	Duval	L	Shannon Nazworth	Ability Housing, Inc.	1	NC	G	F	125	11,500,000	\$27,010,069	\$2,000,000	N	10	Duval County - NAS Jacksonville	NE	A	Y	Y	4
2025-165BS	Patriot Pointe	Bay	M	Joseph F Chapman, IV	Royal American Properties, LLC; Patriot Pointe GM Dev, LLC	1	NC	G	F	80	10,118,400	\$15,250,000	\$1,024,870	N	10	Bay County - Tyndall AFB	NW	B	Y	Y	1

On October 22, 2024, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

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.

Exhibit B