



OCT 24, 2024 11:34am

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October 24, 2024

VIA EMAIL TO: CorporationClerk@floridahousing.org

Corporation Clerk Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301-1329

RE: RFA 2024-306 Community Development Block Grant—Disaster Recovery to be

Used in Conjunction with Tax-Exempt Bonds & 4% Housing Credits in Counties

Deemed Hurricane Ian Recovery Priorities

Notice of Protest by MHP Brevard I, LLC, Applicant for Application

No. 2025-195BD

Dear Corporation Clerk:

cc:

This law firm represents MHP Brevard I, LLC. Pursuant to sections 120.569 and 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), MHP Brevard I, LLC, the applicant for Application No. 2025-195BD in RFA 2024-306, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting the proposed awards of funding (Att. A) and proposed scoring, eligibility and ineligibility determinations (Att. B) in RFA 2024-306 as approved by the Board of Florida Housing Finance Corporation on Tuesday, October 22, 2024. These spreadsheets were posted on the Corporation's website on Tuesday, October 22, 2024 at 10:36 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Brevard I, LLC. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,

Michael J. Glazer

Ethan Katz (ethan.katz@floridahousing.org)

Lottery Number

Creation Preference

B/A B/everaging Y/A Proximity gribnu-1 Preference Drida lob

Preference

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Total CDBG-DR Funding	unding	99,276,000	_											
Total CDBG-DR Allocated	llocated	92,900,000	_											
Total CDBG-DR Remaining	emaining	6,376,000	_											
Application	Name of Development	County	Szič ytnuoD	-HUD or State- Gesignated MID?	to ame M bezirothuA legionin9 Sepresentative	Name of Developer	Dev Category	Development Type	решо	stinU	CDBG-DR Base	Eligible For Funding?	Total Points	Federal Funding Experience
2025-180BD	40th Street Lofts	Hillsborough	_	DH OH	HUD Renee Sandell	Paces Preservation Partners, LLC	NC	MR 4	L	65	\$6,500,000	>	10	>
2025-203BD	Villas on Central	Seminole	Σ	HUD	HUD J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	N N	MR 5-	ш	06	\$10,000,000	>	10	>
2025-187BD	Amberwood Lofts	Osceola	Σ	HUD	HUD J. David Heller	nent LLC;	NC	9	L.	88	000'005'6\$	>	10	>
2025-196BD	Rockledge Apartments	Brevard	Σ	ППР	HUD C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	ŋ	ь	84	000'006'9\$	>	10	>
2025-198BD	Ekos at Santa Clara	Collier	Σ	нир	Christopher L. Shear	MHP Collier IV Developer, LLC	NC	9	F	84	\$10,000,000	γ	10	٨
2025-206D	Largo Station	Pinellas	T	нир	HUD J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	ш	168	168 \$10,000,000	>	10	>
2025-168BD	Highland Creek	Polk	Σ	нир	HUD J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	g	ш	120	120 \$10,000,000	>	10	>
2025-186D	Desoto Apartments	Manatee	Σ	НПР	HUD J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4	Ь	140	140 \$10,000,000	٨	10	>
2025-185D	Cortaro Heights Apartments LLC	Hillsborough	٦	НПБ	HUD J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4	ч	100	100 \$10,000,000	У	10	>
2025-192BD	Harwick Place	Seminole	Σ	HUD	HUD Julie von Weller	Harwick Place Developer, LLC; SHA Development, LLC	NC	5	E, Non- ALF	08	\$10,000,000	>	10	>

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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.

ATTACHMENT A

Lottery Number	1	- 2	29	35	0	11	10	m		6	18		27	_	24	m
Preference Lottery Number		52	52	ří	10	11	25	33	31	6	ñ	-	2.	37	-5	m
Florida Job noitearO		>	>	٨	>	>	>	>	>	>	>	>	>	>	>	>
Proximity Buibru-T sonsvarse		>	>	>	>	>-	>	>	>-	>	>	>	>-	>-	>-	>
A/B Leveraging		٧	œ	8	⋖	ω	⋖	٩	<	æ	⋖	<	⋖	⋖	⋖	⋖
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Fligible For		*	Y	Y	>	*	*	*	٨	٨	>	>	>	>	>	>
traupa'il BRMM truomA		\$22,000,000	\$8,000,000	000'005'6\$	\$13,000,000	\$9,300,000	\$19,000,000	\$30,000,000		\$15,000,000	\$15,500,000	\$16,700,000		\$18,000,000	\$17,500,000	
Non Competitive HC Request Amount		\$1,700,000	\$713,816	\$673,701	\$1,209,213	\$836,856	\$1,602,821	\$2,600,000	\$1,795,000	\$1,290,199	\$1,335,332	\$1,236,032	\$1,407,934	\$1,476,697	\$1,346,918	\$1,559,758
CDBG-DR Base Request Amount		\$10,000,000	\$7,250,000	000'566'6\$	\$8,400,000	\$9,250,000	\$10,000,000	\$10,000,000	000'000'6\$	\$10,000,000	\$10,000,000	\$6,500,000	\$10,000,000	000'000'2\$	\$8,250,000	\$10,000,000
stinU		120	20	56	73	52	100	150	100	90	96	9	80	95	72	100
pemo		4	E, Non- ALF	E, Non- ALF	L.	E, Non- ALF	L.	4	L	ч	L	L	E, Non- ALF	E, Non- ALF	L.	ш
Development Type		9	o o	9	MR 4	MR 4	9	MR 4	MR 5-	9	MR 4	MR 4	MR 4	o o	High Rise	MR 4
Dev Category		NC.	NC NC	NC	NC	NC.	NC	O,	S/	NC	NC.	N N	NC.	NC.	N N	NC N
Name of Developer		Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	ACRUVA Community Developers, LLC	ACRUVA Community Developers, LLC	HTG Kissimmee Cove Developer, LLC	ACRUVA Community Developers, LLC	HTG Enchanted Oaks Developer, LLC	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	Residences at Lake Isles Development, LLC	Harmony Creek Residences Development, LLC	Paces Preservation Partners, LLC	SHAG Bay Village Developer, LLC	Paces Preservation Partners, LLC	NRP Sunshine Development LLC; WCZ Development, LLC	NRP Sunshine Development LLC; WCZ Development, LLC
to ameM basinortuA leqionin9 avitetnasangaR		J. David Page	Daniel F. Acosta	Daniel F. Acosta	Matthew A. Rieger	u.	Matthew A. Rieger	J. David Page	J. David Page	Kenneth Naylor	ے	Renee Sandell	Darren Smith	Renee Sandell	J. David Heller	J. David Heller
-91812 oc State- FOIM betengizeO		нир	State	ДПН	пп	HUD	HUD	HUD	HUD	ППП	HUD	HUD	МИВ	State	HUD	HUD
Sounty Size		Σ	Σ	7	Σ	Σ	M	Σ	٦	M	Σ	_	,	Σ	Σ	١
County		Polk	Lake	Hillsborough	Osceola	Manatee	Osceola	Manatee	Pinellas	Osceola	Osceola	Hillsborough	Hillsborough	Lake	Collier	Hillsborough
Vame of Development	lications	Highland Creek	Arbors at Fruitland Park	Arbors at Ruskin Place	Kissimmee Cove	Arbons at Whispering Pines	Enchanted Oaks	Orange on 14th	Commons	Residences at Lake Isles	Harmony Creek Residences	40th Street Lofts	Bay Village	River Fox Commons	Emerald Pointe	Cortaro Heights Apartments LLC
Application redmuM	Eligible Applications	2025-168BD	2025-169BD	2025-170BD	2025-171BD	2025-172BD	2025-173BD	2025-1748D	2025-1750	2025-176BD	2025-177BD	2025-1808D	2025-181D	2025-182BD	2025-184BD	2025-185D

ATTACHMENT B

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Lottery Number	32	7	30	34	16	4	- 00	9	26	15	19	23	38	39	2	2	21
Florida Job Creation Preference	٨	>	>	>	>	>	>	>	>	>	>	>	٨	>	>	>	٨
Proximity Funding Preference	Å	*	>	>	*	>	>	>	*	>	٨	٨	Å	>	>	>	Å
A/B Leveraging	٧	⋖	⋖	⋖	⋖	⋖	80	<	۹	<	٩	⋖	٧	⋖	⋖	60	٧
Federal Funding Experience Preference	*	>	>	>	>	>	>	>	>	>	٨	٨	٨	>	>	>	*
stnio9 letoT	10	10	01	10	01	8	9	01	01	9	10	01	10	01	01	01	10
Eligible For Funding?	Y	Y	Y	٨	*	>	>	>	٨	>	٨	Y	γ	*	*	٨	Y
tesupsA BAMM InnomA		\$20,000,000	\$13,000,000	\$11,000,000	\$18,250,000	\$15,000,000	\$13,500,000	\$15,000,000	\$20,250,000	\$18,000,000	\$17,600,000	\$20,650,000	\$16,975,000		\$18,000,000	\$12,000,000	\$28,000,000
Mon Competitive HC Request TruomA	\$2,113,306	\$1,605,666	\$1,045,628	\$1,023,635	\$1,651,475	\$1,465,241	\$1,350,951	\$1,465,241	\$1,504,683	\$1,472,715	\$957,604	\$1,538,424	\$1,200,649	\$1,259,498	\$1,470,217	\$1,122,705	\$2,116,841
CDBG-DR Base	\$10,000,000	000'005'6\$	\$10,000,000	\$10,000,000	000'005'6\$	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	000'006'9\$	\$10,000,000	000'005'6\$	000'005'6\$	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
stinU	140	80	80	80	100	8	72	88	100	84	84	96	85	100	96	9	134
Demo	F	Ŀ	E, Non- ALF	E, Non- ALF	E, Non- ALF	E, Non- ALF	LL.	LL.	ш	L.	ч	4	ш	u.	L.	L.	F
Development Type	MR 4	₀	o	MR 4	MR 5-	٥	o	ی	MR 5-	ی	9	o	MR 5-	o o	MR 5-	MR 4	MR 5-
Dev Category	NC	ž	S.	S.	S.	2	2	N N	NC	Ŋ.	NC	NC	NC	Š	NC.	N N	NC
Name of Developer	NRP Sunshine Development LLC; WCZ Development, LLC	NRP Sunshine Development LLC; WCZ Development, LLC	CORE Azalea Bloom Developer LLC	CORE Sunset Ridge Developer LLC	Blue TA2 Developer, LLC	Harwick Place Developer, LLC; SHA Development, LLC	Talland Park Developer, LLC; SHA Development, LLC	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	MHP Brevard I Developer, LLC	ECG Florida 2023 V Developer, LLC	MHP Collier IV Developer, LLC	MHP Flagler I Developer, LLC	MHP Osceola I Developer, LLC	Newstar Development, LLC; PCHA Development, LLC	NRP Sunshine Development LLC; WCZ Development, LLC	HTG Hermosa Family Developer, LLC	Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg
to ameM basinontuA legionin9 avitetnasangaA	J. David Heller	J. David Heller	Michael Ruane	Michael Ruane	Shawn Wilson	Julie von Weller	Jonathan L. Wolf	Jonathan L. Wolf	Christopher L. Shear	C. Hunter Nelson	pher L.	Christopher L. Shear	Christopher L. Shear	Brian Evjen	J. David Heller	Matthew A. Rieger	Michael Lundy
HUD or State- FGIM bestengised	ПП	HUD	MUD	HUD	MUD	HUD	HUD	HUD	MUD	дпн	ДПН	State	ППD	MUD	MUD	нир	ППР
Size County Size	M	M	Σ	Σ	١	Σ	Σ	Σ	Σ	V	M	M	M	١	Σ	Σ	1
County	Manatee	Osceola	Seminole	Polk	Hillsborough	Seminole	Seminole	Seminole	Brevard	Brevard	Collier	Flagler	Osceola	Pinellas	Seminole	Osceola	Pinellas
Vame of Development	Desoto Apartments	Amberwood Lofts	Azalea Bloom	Valencia at Twin Lakes	The Addenley 2	Harwick Place	Talland Park	Carisbrooke Terrace	Ekos at Rockledge Park	Rockledge Apartments	Ekos at Santa Clara	Ekos at Flagler Pointe	Ekos at Kissimmee Station	Grand Oaks	Villas on Central	Plaza Hermosa	Hartford & Saratoga Apartments
Application radmuM	.025-186D	025-187BD	025-188BD	025-1898D	025-1918D	025-1928D	025-1938D	025-194BD	025-195BD	025-1968D	025-1988D	025-199BD	025-200BD	025-201D	025-203BD	025-2048D	:025-205BD

ATTACHMENT B

Lottery Number	50
Preference	
Florida Job Creation	>
Preference	
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A/B Leveraging Proximity	4
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Experience Preference	, .
Federal Funding	
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Eligible For Funding?	>
Fligible For	
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Non Competitive HC Request	50,00
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Request Amount	000
CDBG-DR Base	,000,0
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Development Type	MR 4
Dev Category	NC
Name of Developer	outhport Development, Inc., WA corporation doing usiness in FL as Southport evelopment Services, Inc.
Representative	ge a D
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Size County Size	r
County	Pinellas
Name of Development	Largo Station
Application nadmuM	2025-206D

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\$11,900,000	\$11,000,000		\$21,000,000	\$44,694,000	\$14,000,000
		\$956,121	86 \$10,000,000 \$1,021,694 \$21,000,000	230 \$10,000,000 \$3,705,553 \$44,694,000	80 \$10,000,000 \$1,199,363 \$14,000,000
000'006\$ 000'000 \$3.000	\$10,000,000	72 \$10,000,000 \$956,121	\$10,000,000	\$10,000,000	\$10,000,000
70	70	72	98	230	80
NC 6 ALF	E, Non- ALF	L.	F	ч	L.
MR 5- 6	MR 4	9	MR 4	NC MR 4 F	MR 4
NC	NC	NC	NC	NC	NC
Poinciana Parc 2 Dev, LLC	United Commons Dev, LLC NC MR 4 E, Non- 70 \$10,000,000 \$964,110	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	HTG Twin Lakes III Developer, LLC; Polk County NC MR 4 F Housing Developers, Inc.	OHG FL Collier I Rose Developer LLC	Newstar Development, LLC; Middleburg Communities, NC MR 4 F
HUD Oscar Sol	Oscar Sol	HUD Darren Smith	Matthew A. Rieger	HUD Andrew Cribbs	Kory Geans
HUD	ФПН	ДПН	αпн	HUD	ДЛН
Σ	M	Σ	Μ	Σ	Σ
Osceola	Polk	Polk	Polk	Collier	Osceola
Poinciana Parc Phase II	2025-179BD United Commons Polk	2025-183D Hillcrest Reserve Polk	Twin Lakes Estates - Phase III	2025-197BD Wave at Rose	2025-202BD Vesta at Regal Bay Osceola
2025-178BD	2025-179BD	2025-183D	2025-190BD	2025-197BD	2025-202BD

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.

ATTACHMENT B

Ineligible Applications