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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:

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

cc: Ethan Katz (ethan.katz@floridahousing.org)

RFA 2024-306 Board Approved Preliminary Awards

Total CDBG-DR Funding	99,276,000
Total CDBG-DR Allocated	92,900,000
Total CDBG-DR Remaining	6,376,000

Application Number	Name of Development	County	County Size	HUD or State-Designated MID?	Name of Authorized Principal Representative	Developer	Dev Category	Development Type	Demo	Units	CDBG-DR Base Request Amount	Eligible For Funding?	Total Points	Federal Funding Preference	A/B Leveraging Preference	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-1808D	40th Street Lofts	Hillsborough	L	HUD	Renee Sandell	Paces Preservation Partners, LLC	NC	MR 4	F	65	\$6,500,000	Y	10	Y	A	Y	Y	1
2025-2038D	Villas on Central	Seminole	M	HUD	J. David Heller	NRP Sunshine Development LLC; W CZ Development, LLC	NC	MR 5-6	F	90	\$10,000,000	Y	10	Y	A	Y	Y	2
2025-1878D	Amberwood Lofts	Osceola	M	HUD	J. David Heller	NRP Sunshine Development LLC; W CZ Development, LLC	NC	G	F	88	\$9,500,000	Y	10	Y	A	Y	Y	7
2025-1968D	Rockledge Apartments	Brevard	M	HUD	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	G	F	84	\$6,900,000	Y	10	Y	A	Y	Y	15
2025-1988D	Ekos at Santa Clara	Collier	M	HUD	Christopher L. Shear	MHP Collier IV Developer, LLC	NC	G	F	84	\$10,000,000	Y	10	Y	A	Y	Y	19
2025-206D	Largo Station	Pinellas	L	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	168	\$10,000,000	Y	10	Y	A	Y	Y	20
2025-1688D	Highland Creek	Polk	M	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	120	\$10,000,000	Y	10	Y	A	Y	Y	22
2025-186D	Desoto Apartments	Manatee	M	HUD	J. David Heller	NRP Sunshine Development LLC; W CZ Development, LLC	NC	MR 4	F	140	\$10,000,000	Y	10	Y	A	Y	Y	32
2025-185D	Cortaro Heights Apartments LLC	Hillsborough	L	HUD	J. David Heller	NRP Sunshine Development LLC; W CZ Development, LLC	NC	MR 4	F	100	\$10,000,000	Y	10	Y	A	Y	Y	3
2025-1928D	Harwick Place	Seminole	M	HUD	Julie von Weiler	Harwick Place Developer, LLC; SHA Development, LLC	NC	G	E, Non-ALF	80	\$10,000,000	Y	10	Y	A	Y	Y	4

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.

Application Number	Name of Development	County	County Size	HUD or State-Designated MID?	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	CDBG-DR Base Request Amount	Non Competitive HC Request Amount	MMRB Request Amount	Eligible for Funding?	Total Points	Federal Funding Preference	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-1688D	Highland Creek	Polk	M	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	120	\$10,000,000	\$1,700,000	\$22,000,000	Y	10	Y	A	Y	Y	22
2025-1698D	Arbors at Fruitland Park	Lake	M	State	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	G	E, Non-ALF	50	\$7,250,000	\$713,816	\$8,000,000	Y	10	Y	B	Y	Y	29
2025-1708D	Arbors at Ruskin Place	Hillsborough	L	HUD	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	G	E, Non-ALF	56	\$9,995,000	\$673,701	\$9,500,000	Y	10	Y	B	Y	Y	35
2025-1718D	Kissimmee Cove	Osceola	M	HUD	Matthew A. Rieger	HTG Kissimmee Cove Developer, LLC	NC	MR 4	F	73	\$8,400,000	\$1,209,213	\$13,000,000	Y	10	Y	A	Y	Y	10
2025-1728D	Arbors at Whispering Pines	Manatee	M	HUD	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	MR 4	E, Non-ALF	52	\$9,250,000	\$836,856	\$9,300,000	Y	10	Y	B	Y	Y	11
2025-1738D	Enchanted Oaks	Osceola	M	HUD	Matthew A. Rieger	HTG Enchanted Oaks Developer, LLC	NC	G	F	100	\$10,000,000	\$1,602,821	\$19,000,000	Y	10	Y	A	Y	Y	25
2025-1748D	Orange on 14th	Manatee	M	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	150	\$10,000,000	\$2,600,000	\$30,000,000	Y	10	Y	A	Y	Y	33
2025-175D	Cleveland Commons	Pinellas	L	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 5-6	F	100	\$9,000,000	\$1,795,000		Y	10	Y	A	Y	Y	31
2025-1768D	Residences at Lake Isles	Osceola	M	HUD	Kenneth Naylor	Residences at Lake Isles Development, LLC	NC	G	F	90	\$10,000,000	\$1,290,199	\$15,000,000	Y	10	Y	B	Y	Y	9
2025-1778D	Harmony Creek Residences	Osceola	M	HUD	Kenneth Naylor	Harmony Creek Residences Development, LLC	NC	MR 4	F	90	\$10,000,000	\$1,335,332	\$15,500,000	Y	10	Y	A	Y	Y	18
2025-1808D	40th Street Lofts	Hillsborough	L	HUD	Renee Sandell	Paces Preservation Partners, LLC	NC	MR 4	F	65	\$6,500,000	\$1,236,032	\$16,700,000	Y	10	Y	A	Y	Y	1
2025-181D	Bay Village	Hillsborough	L	HUD	Darren Smith	SHAG Bay Village Developer, LLC	NC	MR 4	E, Non-ALF	80	\$10,000,000	\$1,407,934		Y	10	Y	A	Y	Y	27
2025-1828D	River Fox Commons	Lake	M	State	Renee Sandell	Paces Preservation Partners, LLC	NC	G	E, Non-ALF	92	\$7,000,000	\$1,476,697	\$18,000,000	Y	10	Y	A	Y	Y	37
2025-1848D	Emerald Pointe	Collier	M	HUD	J. David Heller	MRP Sunshine Development LLC; WCZ Development, LLC	NC	High-Rise	F	72	\$8,250,000	\$1,346,918	\$17,500,000	Y	10	Y	A	Y	Y	24
2025-185D	Cortaro Heights Apartments LLC	Hillsborough	L	HUD	J. David Heller	MRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4	F	100	\$10,000,000	\$1,559,758		Y	10	Y	A	Y	Y	3

Eligible Applications

RFA 2024-306 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	HUD or State-Designated MID?	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	CDBG-DR Base Request Amount	Non Competitive HC Request Amount	MMRB Request Amount	Eligible for Funding?	Total Points	Federal Funding Preference	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-186D	Desoto Apartments	Manatee	M	HUD	J. David Heller	MRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 4 F		140	\$10,000,000	\$2,113,306	\$20,000,000	Y	10	Y	A	Y	Y	32
2025-187BD	Amberwood Lofts	Osceola	M	HUD	J. David Heller	MRP Sunshine Development LLC; WCZ Development, LLC	NC	G F		88	\$9,500,000	\$1,605,666	\$20,000,000	Y	10	Y	A	Y	Y	7
2025-188BD	Azalea Bloom	Seminole	M	HUD	Michael Ruane	CORE Azalea Bloom Developer LLC	NC	G	E, Non-ALF	80	\$10,000,000	\$1,045,628	\$13,000,000	Y	10	Y	A	Y	Y	30
2025-189BD	Valencia at Twin Lakes	Polk	M	HUD	Michael Ruane	CORE Sunset Ridge Developer LLC	NC	MR 4	E, Non-ALF	80	\$10,000,000	\$1,023,635	\$11,000,000	Y	10	Y	A	Y	Y	34
2025-191BD	The Adderley 2	Hillsborough	L	HUD	Shawn Wilson	Blue TAZ Developer, LLC	NC	MR 5-6	E, Non-ALF	100	\$9,500,000	\$1,651,475	\$18,250,000	Y	10	Y	A	Y	Y	16
2025-192BD	Harwick Place	Seminole	M	HUD	Julia von Weller	Harwick Place Developer, LLC; SHA Development, LLC	NC	G	E, Non-ALF	80	\$10,000,000	\$1,465,241	\$15,000,000	Y	10	Y	A	Y	Y	4
2025-193BD	Talland Park	Seminole	M	HUD	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	NC	G F	F	72	\$10,000,000	\$1,350,951	\$13,500,000	Y	10	Y	B	Y	Y	8
2025-194BD	Carisbrooke Terrace	Seminole	M	HUD	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	NC	G F	F	80	\$10,000,000	\$1,465,241	\$15,000,000	Y	10	Y	A	Y	Y	6
2025-195BD	Ekos at Rockledge Park	Brevard	M	HUD	Christopher L. Shear	MHP Brevard I Developer, LLC	NC	MR 5-6	F	100	\$10,000,000	\$1,504,683	\$20,250,000	Y	10	Y	A	Y	Y	26
2025-196BD	Rockledge Apartments	Brevard	M	HUD	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	G F	F	84	\$6,900,000	\$1,472,715	\$18,000,000	Y	10	Y	A	Y	Y	15
2025-198BD	Ekos at Santa Clara	Collier	M	HUD	Christopher L. Shear	MHP Collier IV Developer, LLC	NC	G F	F	84	\$10,000,000	\$957,604	\$17,600,000	Y	10	Y	A	Y	Y	19
2025-199BD	Ekos at Flagler Pointe	Flagler	M	State	Christopher L. Shear	MHP Flagler I Developer, LLC	NC	G F	F	96	\$9,500,000	\$1,538,424	\$20,650,000	Y	10	Y	A	Y	Y	23
2025-200BD	Ekos at Kissimmee Station	Osceola	M	HUD	Christopher L. Shear	MHP Osceola I Developer, LLC	NC	MR 5-6	F	85	\$9,500,000	\$1,200,649	\$16,975,000	Y	10	Y	A	Y	Y	38
2025-201D	Grand Oaks	Pinellas	L	HUD	Brian Eujen	Newstar Development, LLC; PCHA Development, LLC	NC	G F	F	100	\$10,000,000	\$1,259,498		Y	10	Y	A	Y	Y	39
2025-203BD	Villas on Central	Seminole	M	HUD	J. David Heller	MRP Sunshine Development LLC; WCZ Development, LLC	NC	MR 5-6	F	90	\$10,000,000	\$1,470,217	\$18,000,000	Y	10	Y	A	Y	Y	2
2025-204BD	Plaza Hermosa	Osceola	M	HUD	Matthew A. Rieger	HTG Hermosa Family Developer, LLC	NC	MR 4 F	F	60	\$10,000,000	\$1,122,705	\$12,000,000	Y	10	Y	B	Y	Y	5
2025-205BD	Hartford & Saratoga Apartments	Pinellas	L	HUD	Michael Lundy	Blue Hartford Developer, LLC; Housing Authority of the City of St. Petersburg	NC	MR 5-6	F	134	\$10,000,000	\$2,116,841	\$28,000,000	Y	10	Y	A	Y	Y	21

Application Number	Name of Development	County	County Size	HUD or State-Designated MID?	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	CDBG-DR Base Request Amount	Non Competitive HC Request Amount	MMRB Request Amount	Eligible For Funding?	Total Points	Federal Funding Experience Preference	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-206D	Largo Station	Pinellas	L	HUD	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4 F		168	\$10,000,000	\$2,450,000		Y	10	Y	A	Y	Y	20

Ineligible Applications

2025-1788D	Poinciana Parc Phase II	Osceola	M	HUD	Oscar Sol	Poinciana Parc 2 Dev, LLC	NC	MR 5-6 ALF	E, Non-ALF	70	\$9,000,000	\$970,000	\$11,900,000	N	10	Y		Y	Y	14
2025-1798D	United Commons	Polk	M	HUD	Oscar Sol	United Commons Dev, LLC	NC	MR 4	E, Non-ALF	70	\$10,000,000	\$964,110	\$11,000,000	N	10	Y		Y	Y	13
2025-183D	Hillcrest Reserve	Polk	M	HUD	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	NC	G	F	72	\$10,000,000	\$956,121		N	10	Y		Y	Y	17
2025-1908D	Twin Lakes Estates - Phase III	Polk	M	HUD	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	MR 4 F		86	\$10,000,000	\$1,021,694	\$21,000,000	N	10	Y		Y	Y	36
2025-1978D	Wave at Rose	Collier	M	HUD	Andrew Cribbs	OHG FL Collier I Rose Developer LLC	NC	MR 4 F		230	\$10,000,000	\$3,705,553	\$44,694,000	N	5	Y		Y	Y	28
2025-2028D	Vesta at Regal Bay	Osceola	M	HUD	Kory Geans	Newstar Development, LLC; Middleburg Communities, LLC	NC	MR 4 F		80	\$10,000,000	\$1,199,363	\$14,000,000	N	10	Y		Y	Y	12

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.