



J. Timothy Schulte, Esquire
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November 1, 2023

RECEIVED

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FLORIDA HOUSING
FINANCE CORPORATION

Via Electronic Mail: CorporationClerk@floridahousing.org
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

Re: RFA 2023-202 Housing Credit Financing For Affordable Housing Developments
Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas
Counties ("the RFA")
Madison Highlands II, LLC Notice of Protest

Dear Corporation Clerk:

On behalf of Applicant, Madison Highlands II, LLC, Application No. 2024-149C ("Madison Highlands II"), and Developers American Residential Communities LLC and New South Residential, LLC (collectively "ARC"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3); Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code; and the RFA. Madison Highlands II, and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, October 27, 2023. Madison Highlands II, and ARC reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Madison Highlands II, and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please confirm via email your receipt and the filing of this document.

Very truly yours,

J. Timothy Schulte

JTS/jle
Encl.

cc: Madison Highlands II, LLC (via email)

New South Residential, LLC (via email)
American Residential Communities, LLC (via email)
Andrew T. Hughes, Esq. (via email)

RFA 2023-202 Board Approved Preliminary Awards

Total HC Available for RFA	24,011,240
Total HC Allocated	21,830,390
Total HC Remaining	2,180,850

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 / SADD A Goal	Qualifies for the LGAO Goal	If Broward LGAO, demonstrates continuous LGAO support since 2022 or earlier	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
One Application proposing a Development that is part of a Local Government Revitalization Plan																			
2024-158C	Ridgecrest Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	E, Non-ALF	80	\$2,353,680	Y	1	Y	N	N	N	20	Y	A	Y	Y	2
One Family Application proposing a Development located in Broward County that qualifies for the Geographic Areas of Opportunity / SADD A Goal																			
2024-155C	Residences at Foxcroft Cove	Broward	Robert Hoskins	NuRock Development Partners Inc., R Howell	F	84	\$2,868,450	Y	1	N	Y	N	N	20	Y	A	Y	Y	3
One Family Application proposing a Development located in Pinellas County that qualifies for the Geographic Areas of Opportunity / SADD A Goal																			
2024-153C	Palm Lake Urban Sanctuary	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	86	\$2,353,680	Y	1	N	Y	N	N	20	Y	A	Y	Y	6
One Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation																			
2024-145C	Gavin Point	Duval	James R. Hoover	TVC Development, Inc.	F	105	\$2,353,680	Y	1	N	N	Y	N	20	Y	A	N	Y	17
One Application proposing a Development located in Hillsborough County that qualifies for the Local Government Areas of Opportunity Designation																			
2024-149C	Madison Highlands II	Hillsborough	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	88	\$2,650,000	Y	1	N	N	Y	N	20	Y	A	Y	Y	13
One Application proposing a Development located in Orange County that qualifies for the Local Government Areas of Opportunity Designation																			
2024-139C	Cardinal Pointe	Orange	Deion R. Lowery	DDER Development, LLC	E, Non-ALF	120	\$2,992,500	Y	1	N	N	Y	N	20	Y	A	Y	Y	25
One Application proposing a Development located in Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation																			
2024-150C	Madison Terrace	Palm Beach	Patrick E. Law	American Residential Communities, LLC; New	E, Non-ALF	91	\$2,800,000	Y	1	N	N	Y	N	20	Y	A	N	Y	7
One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier																			
2024-162C	The Pantry Lofts	Broward	Maureen E Luna	The Pantry Lofts GM Dev, LLC; The Pantry Lofts NP Dev,	E, Non-ALF	90	\$3,458,400	Y	1	N	N	N	Y	20	Y	A	Y	Y	21

On October 27, 2023, 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.

