



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

ATTORNEYS:
TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
KENNETH G. OERTEL

OF COUNSEL:
C. ANTHONY CLEVELAND

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

April 1, 2024

RECEIVED

APR 1 2024 8:57 AM

Via email to CorporationClerk@floridahousing.org

FLORIDA HOUSING
FINANCE CORPORATION

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

Re: Notice of Intent to Protest by Ability Pine Hills, LLC, Application Number
2024-293CSN
RFA 2024-103, Housing Credit and SAIL Financing to Develop Housing for
Homeless Persons

Dear Corporation Clerk:

On behalf of Applicant Ability Pine Hills, LLC, Application Number 2024-293CSN, and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2024-103, we hereby give notice of intent to protest the eligibility, scoring, ranking and funding selection decisions in RFA 2024-103 made by the Corporation's Board of Directors at its meeting on Tuesday, March 26, 2024. Notice of these decisions was posted to the Corporation's website at 12:15 p.m. on Wednesday, March 27, 2024, and copies of the notices are attached to this Notice of Intent to Protest.

Ability Pine Hills does not contest the selection for funding of Application Number 2024-291CSN, for the Cedar Cove development in Manatee County. Ability Pine Hills will file its formal written protest within 10 days of this notice as required by Section 120.57(3).

Please return a date and time stamped copy of this Notice of Intent to Protest letter to me at: cbryant@ohfc.com.

Sincerely,

M. Christopher Bryant
Attorney for Ability Pine Hills, LLC

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

RFA 2024-103 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Region	HC Request Amount	SAIL Request Amount	ELI Loan Request Amount	Total SAIL Request (SAIL plus ELI)	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Involvement in the Local Homeless Resources Network Points Preference	Accessibility Preference	Corporation Funding Per Set-Aside	A/B Leveraging	Qualifying Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-291CSN	Cedar Cove	Manatee	M	Tampa Bay	\$2,142,000	\$7,300,000	\$382,300	7,682,300	Y	1	157	N	Y	Y	\$245,680.39	A	Y	Y	2
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Ineligible Applications

2024-292CSN	Copper Hill Crossings	Hillsborough	L	Tampa Bay	\$2,992,500	\$2,840,000	\$249,200	3,089,200	N	1	138	N	N	Y	\$305,788.39	A	N	Y	4
2024-293CSN	Village of Pine Hills	Orange	L	Central Florida	\$2,700,000	\$7,352,800	\$347,200	7,700,000	N	1	153	Y	Y	Y	\$303,339.33	A	N	Y	1
2024-294CSN	The Franklin	Hillsborough	L	Tampa Bay	\$2,400,000	\$7,440,100	\$259,900	7,700,000	N	1	151	Y	Y	Y	\$268,439.42	A	N	Y	3

On March 26, 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.

RFA 2024-103 Board Approved Preliminary Awards

Total HC Available for RFA	5,134,500
Total HC Allocated	2,142,000
Total HC Remaining	2,992,500
Total SAIL Available for RFA	15,420,538
Total SAIL Allocated	7,682,300
Total SAIL Remaining	7,738,238

Application Number	Name of Development	County	County Size	Region	Demographic	Total Units	Name of Principal Representative	Developer	HC Request Amount	Total SAIL Request (SAIL plus ELI)	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Involvement in the Local Homeless Resources Network Points Preference	Accessibility Preference	A/B Leveraging	Qualifying Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
2024-291CSN	Cedar Cove	Manatee	M	Tampa Bay	Homeless - less than 80%	80	Julian S Eller	Blue CC Developer, LLC; CASL Developer, LLC	\$2,142,000	7,682,300	Y	1	157	N	Y	Y	A	Y	Y	2

On March 26, 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.