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April 1, 2024

Via Electronic Filing

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

RECEIVED

APR 1 2024 9:50 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2024-103, 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. 2024-292CSN, Copper Hill Crossings, LLC, files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on March 27, 2024, concerning Request for Applications 2024-103 Housing Credit and SAIL Financing for Homeless Housing Developments Located in Medium and Large Counties.

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'.

Christopher Lunny

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.

EXHIBIT A

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.