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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 9:52 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2024-106, 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. 2024-307CSN, Willow Way Village, 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 2024-106 Financing for the Development of Housing for Persons With a Disabling Condition or Developmental Disabilities.

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 2024-106 Board Approved Preliminary Awards

Total HC Available for RFA	3,264,800
Total HC Allocated	4,450,000
Additional 9% HC approved by Board on 3-26-24	1,185,200
Total HC Remaining	-
Total SAIL Available for RFA	6,000,000
Total SAIL Allocated	6,000,000
Total SAIL Remaining	-

Total Grants Available for RFA	4,600,000
Total Grants Allocated	4,600,000
Total Grants Remaining	-

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	A/B Leveraging	Florida Job Creation Preference	Lottery Number
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC ; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	A	Y	1
2024-305CSN	The Franklin	Hillsborough	Roaya Tyson	DDA Development, LLC	DC	80	\$2,500,000	6,000,000	\$0	Y	1	146	Y	Y	N	A	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 2024-106 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Demo	Total Units	HC Request Amount	Total SAIL Request Amount (SAIL + ELI)	Grants Requested	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Accessibility Preference	Qualifying Financial Assistance Preference	Total Corp Funding Per Set-Aside	A/B Leveraging	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-303CGN	Orchid Place	Brevard	Rob Cramp	HTG Orchid Place Developer, LLC; HFH Orchid Place Developer, LLC	DD	60	\$2,142,000	-	\$4,600,000	Y	1	148	N	Y	N	\$366,129.33	A	Y	3
2024-304CGN	Legacy Village	Manatee	Julian S. Eller	Blue 41 Developer, LLC ; CASL Developer, LLC	DD	60	\$1,950,000	-	\$4,600,000	Y	1	155	Y	Y	Y	\$272,998.75	A	Y	1
2024-305CSN	The Franklin	Hillsborough	Roaya Tyson	DDA Development, LLC	DC	80	\$2,500,000	6,000,000	\$0	Y	1	146	Y	Y	N	\$261,044.42	A	Y	2
2024-307CSN*	Willow Way Village	Okaloosa	Bonnie Barlow	Bridgeway Housing Development, LLC; Willow Way Developer, LLC	DC	72	\$2,142,000	6,000,000	\$0	Y	1	154	Y	N	N	\$318,734.00	A	Y	5

Ineligible Applications

2024-306CGN	The Residences	Lee	Stephanie Berman	Carrfour Supportive Housing, Inc.	DD	60	\$2,142,000	-	\$4,575,000	N	1	141	N	Y	Y	\$293,988.23	A	Y	6
2024-308CGN	Special Compass Living	Broward	Jim Sayih	Special Compass Living Dev, LLC; GM Special Compass Living Dev, LLC	DD	60	\$2,992,500	-	\$4,600,000	N	1	117	N	Y	N	\$370,166.32	A	Y	4

*Applicant's HC request amount was adjusted during scoring. This also affected the Corporation Funding Per Set-Aside but did not affect the A/B Leveraging.

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.

EXHIBIT B