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FLORIDA HOUSING
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February 4, 2026

VIA EMAIL TO:

CorporationClerk@floridahousing.org

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

RE: RFA 2025-202 Housing Credit Financing for Affordable Housing Developments
Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and
Polk Counties
Notice of Protest by MHP Orange I, LLC, Applicant for Application
No. 2026-266C

Dear Corporation Clerk:

This law firm represents MHP Orange 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 Orange I, LLC, the applicant for Application No. 2026-266C in RFA 2025-202, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheet reflecting the proposed awards of funding (Att. A) in RFA 2025-202 as approved by the Board of Florida Housing Finance Corporation on Friday, January 30, 2026. This spreadsheet was posted on the Corporation's website on Friday, January 30, 2026 at 9:04 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Orange 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)

Total HC Available for RFA	33,313,230
Total HC Allocated	33,038,229
Total HC Remaining	275,001

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 Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Status	Florida Job Creation Preference	Lottery Number
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One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation

2026-248C	Pinnacle at Cypress, Phase 2	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	96	\$3,480,000	Y	1	N	Y	15	Y	NC	\$239,561.03	A	Y	N	2	Y	5
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One Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation

2026-260C	PHX Apartments	Duval	Scott Macdonald	Blue PHX Developer, LLC ; FOC Developer, LLC	F	80	\$3,200,000	Y	1	N	Y	15	Y	NC	\$306,714.00	B	Y	N	2	Y	12
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One Application proposing a Development located in Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation

2026-242C	Pinnacle on Sixth	Palm Beach	David O. Deutch	Pinnacle Communities II, LLC	F	92	\$2,999,000	Y	1	N	Y	15	Y	NC	\$250,459.41	A	Y	N	2	Y	32
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One Application proposing a Development located in Pinellas County that qualifies for the Local Government Areas of Opportunity Designation

2026-244C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	120	\$3,200,000	Y	1	N	Y	15	Y	NC	\$196,044.00	A	Y	N	2	Y	36
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One Application proposing a Development in Broward County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2026-245C	Hillcrest Village	Broward	Matthew A. Rieger	HTG Hillcrest Village Developer, LLC	F	110	\$3,799,999	Y	1	Y	Y	15	Y	NC	\$228,296.34	A	Y	N	2	Y	6
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One Application proposing a Development in Hillsborough County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2026-265C	Lois Lofts	Hillsborough	Scott Macdonald	Blue LL Developer, LLC	F	92	\$3,450,000	Y	1	Y	N	15	Y	NC	\$287,544.38	A	Y	N	2	Y	13
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One Application proposing a Development in Orange County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2026-271C	Residences at Lake Barton	Orange	Kenneth Naylor	Residences at Lake Barton Development, LLC	F	120	\$3,209,230	Y	1	Y	N	15	Y	NC	\$211,408.03	A	Y	N	2	Y	10
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Additional Applications if necessary to ensure that all counties received a certain number of awards

N/A

One Application proposing a Development in Polk County that qualifies for either the LGAO Designation or GAO / SADDA Goal

2026-270C	Bungalows at Norton Farms	Polk	Scott Zimmerman	BDG Bungalows at Norton Farms Developer, LLC	F	92	\$3,000,000	Y	1	Y	N	15	Y	NC	\$277,173.91	A	Y	Y	1	Y	25
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One Application proposing a Development in Lee County that qualifies for either the LGAO Designation or GAO / SADDA Goal

2026-264C	Autumn Palms Fort Myers	Lee	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC	F	75	\$2,900,000	Y	1	Y	N	15	Y	NC	\$296,490.20	A	Y	N	2	Y	8
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One Application proposing a Development in Broward, Duval, Hillsborough, Orange, Palm Beach, or Pinellas County that qualifies for either the LGAO Designation or GAO / SADDA Goal

2026-258C	The View at Central City	Broward	J. David Heller	View at Central City Developer LLC; WCZ Development, LLC	F	100	\$3,800,000	Y	1	Y	N	15	Y	NC	\$251,126.04	A	Y	N	2	Y	14
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On January 30, 2026, 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 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.

Attachment A