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FLORIDA HOUSING
FINANCE CORPORATION

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December 17, 2025

VIA EMAIL TO:

CorporationClerk@floridahousing.org

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

RE: RFA 2025-205 SAIL Financing of Affordable Multifamily Housing Developments
to be Used in Conjunction with Tax-Exempt Bonds Financing and 4% Housing
Credits.
Notice of Protest by Peregrine Village, Ltd, Applicant for Application
No. 2026-077BSA

Dear Corporation Clerk:

This law firm represents Peregrine Village, Ltd. Pursuant to sections 120.569 and 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), Peregrine Village, Ltd., the applicant for Application No. 2026-077BSA in RFA 2025-205, 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 2025-205 as approved by the Board of Florida Housing Finance Corporation on Friday, December 12, 2025. These spreadsheets were posted on the Corporation's website on Friday, December 12, 2025 at 9:37 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

Peregrine Village, Ltd. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Glazer', with a long horizontal flourish extending to the right.

Michael J. Glazer

cc: Ethan Katz (ethan.katz@floridahousing.org)

RFA 2025-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	4,049,000
Family Demographic Funding Balance Available	1,224,000
Elderly Demographic Funding Balance Available	2,825,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + EU)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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HUD Choice Neighborhoods Implementation Grant Goal

2026-152BSA	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Naylor	Culmer Gardens on 5th St Development, LLC	NC	F	200	5,200,000	N	Y	Y	N	N	N	1	19	\$17,338.30	A	Y	Y	71
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Self-Sourced Application proposing a Development in Miami-Dade County or Broward County

2026-108S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	12,000,000	N	Y	N	N	N	N	1	20	\$30,801.76	B	Y	Y	37
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New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County

2026-130BSA	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	8,400,000	Y	N	N	N	N	N	1	15	\$54,746.31	A	Y	Y	82
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One Family Application that qualifies for the Preservation Development Goal

2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	A/R	F	101	7,500,000	N	N	N	Y	N	N	1	15	\$59,851.49	C	Y	Y	66
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One Application that qualifies for the Permit Ready Development Goal

2026-133SA	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	10,500,000	N	N	N	N	Y	N	1	15	\$33,744.00	A	Y	Y	18
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One Application that qualifies for the Private Entity Application Goal

none

ATTACHMENT A

RFA 2025-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + EU)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Small County Application(s)

None

Medium County Application(s)

2026-097S	Dominium Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	5,140,000	N	Y	N	N	N	N	1	21	\$22,977.00	A	Y	Y	9
2026-146BS	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	5,500,000	N	Y	N	N	N	N	1	21	\$20,931.43	A	N	Y	41
2026-085BS	Magnolia Gardens	Volusia	M	Mark Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	4,100,000	Y	N	N	N	N	N	1	15	\$39,963.64	A	Y	Y	17

Large County Application(s)

2026-090BSA	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	10,200,000	Y	N	N	N	N	N	1	15	\$51,323.17	A	Y	Y	43
2026-071SA	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	5,500,000	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	26
2026-150BSA	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	3,561,000	N	N	N	N	N	N	1	15	\$50,468.00	A	Y	Y	46
2026-112SA	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,000,000	Y	N	N	N	N	N	1	15	\$61,143.92	B	Y	Y	91

On December 12, 2025, 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.