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FLORIDA HOUSING
FINANCE CORPORATION

Attorneys and Counselors at Law
123 South Calhoun Street
P.O. Box 391 32302
Tallahassee, FL 32301

P: (850) 224-9115
F: (850) 222-7560

ausley.com

mglazer@ausley.com
Direct Dial (850) 425-5474

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 2025-215 SAIL Financing for Developments Near Military Installations.
Notice of Protest by MHP Hillsborough I, LLC, Applicant for Application
No. 2026-062BS

Dear Corporation Clerk:

This law firm represents MHP Hillsborough 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 Hillsborough I, LLC, the applicant for Application No. 2026-062BS in RFA 2025-215, 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 2025-215 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 9:40 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Hillsborough I, LLC. 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 2025-215 – Board Approved Preliminary Awards

Total SAIL Funding	29,746,558
Total SAIL Allocated	29,500,000
Total SAIL Remaining	246,558

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Total Points	Military Installation	Military Region	Military Installation Award Tally	A/B Leveraging	Proximity Funding Preference	Tier Distance Level	Florida Job Creation Preference	Lottery Number
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East Central Florida Region

2026-055BS	Freedom Point Apartments	Brevard	M	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes, LLC	1	NC	MR 4	F	90	9,500,000	Y	10	Patrick Space Force Base	East Central Region	1	A	Y	1	Y	4
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Tampa Bay Region

2026-051S	Garrison Flats	Hillsborough	L	J. David Heller	Garrison Flats Developer LLC ; WCZ Development, LLC	1	NC	HR	F	100	11,000,000	Y	10	MacDill AFB	Tampa Bay Region	1	A	Y	1	Y	7
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Remaining Funding

2026-048BS	Pinnacle Commons	Miami-Dade	L	David O. Deutch	Pinnacle Communities II, LLC	1	NC	HR	F	100	9,000,000	Y	10	Homestead Air Reserve Base	South Region	1	A	Y	1	Y	8
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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.