

SEP 30 2026 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

LAURA SCALA-OLYMPPIO

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September 30, 2026

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

VIA EMAIL: corporation.clerk@floridahousing.org

Re: Notice of Intent to Protest – RFA 2026-202 Housing Credit Financing for Affordable Housing Developments located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas, and Polk Counties

Dear Madame Clerk,

On behalf of Applicant, Berkshire Square, Ltd., Application No. 2027-029C (“Berkshire”) and Developer, Berkshire Square Developer, LLC (“Developer”), this letter constitutes a Notice of Intent to Protest (“Notice”) filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and Request for Applications 2026-202 (the “RFA”). Berkshire and the Developer protest Florida Housing Finance Corporation’s (“Florida Housing”) intended decision with respect to the scoring, ranking, and selection of all applications submitted in response to RFA 2026-202.

This Notice is being timely filed within 72 hours (not including weekends) of the posting of the Preliminary Awards on Florida Housing’s website on Friday, September 25, 2026, at 10:15 AM. A copy of the approved Preliminary Awards is attached as Exhibit 1. A copy of the approved Scoring Results is attached as Exhibit 2. Berkshire and the Developer reserve the right to file a formal written protest within ten (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Berkshire’s and the Developer’s ability to initiate or intervene in proceedings that may impact the RFA’s scoring, ranking, and funding determinations.

Sincerely,

NASON, YEAGER, GERSON,
HARRIS & FUMERO, P.A.



Laura S. Olympio, Esq.

Copies to: Ethan Katz (via email); Rhonda Morris (via email)

RFA 2026-202 Board Approved Preliminary Awards

Total HC Available for RFA	33,633,880
Total HC Allocated	32,129,000
Total HC Remaining	1,504,880

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Tier Status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
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One Application proposing a Development located in Broward County that qualifies for the GAO / SADDA Goal, with preference that it also qualifies for the LGAO Designation

2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
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One Application proposing a Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30
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One Application proposing a Development located in Broward County that qualifies for the LGAO Goal

2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
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One Application proposing a Development located in Duval County that qualifies for the LGAO Goal

2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
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One Application proposing a Development located in Hillsborough County that qualifies for the LGAO Goal

2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	130	\$3,500,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
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One Application proposing a Development located in Orange County that qualifies for the LGAO Goal

none

One Application proposing a Development located in Palm Beach County that qualifies for the LGAO Goal

2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ Development LLC	F	86	\$3,100,000	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
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One Application proposing a Development located in Polk County that qualifies for the LGAO Goal

none

Additional Applications if necessary to ensure that all counties received a certain number of awards

2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	75	\$3,000,000	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2

Additional awards in Hillsborough, Orange, and Palm Beach County

2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20

On September 25, 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.

RFA 2026-202 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																							
2027-001C	Pinnacle Vista	Broward	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$3,750,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	41
2027-002C	Pinnacle at Audubon Place	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	116	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	42
2027-003C	Gateway Lofts	Broward	Oscar Sol	Gateway Lofts Dev, LLC	E, Non-ALF	90	\$3,750,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	22
2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ	F	86	\$3,100,000	Y	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
2027-006C	Tamarac Terrace	Broward	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	F	90	\$3,799,412	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	26
2027-007C	Pinellas Pointe	Pinellas	J. David Page	Southport Development, Inc., a WA corporation	F	120	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	17
2027-008C	Roma Heights	Pinellas	Scott Macdonald	Blue RH Developer, LLC	F	76	\$2,975,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	34
2027-010C	1600 Building	Broward	Matthew A. Rieger	HTG Meridian Developer, LLC	F	80	\$3,590,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	36
2027-011C	Residences at Hollywood	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	94	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	13
2027-012C	Residences at Park View	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	95	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	15
2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
2027-014C	Ekos Suncoast View	Pinellas	Christopher L. Shear	MHP Suncoast View Developer, LLC	F	110	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	33
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	75	\$3,000,000	Y	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2
2027-016C	Blue Tarpon	Pinellas	Scott Macdonald	Blue Tarpon Developer, LLC	F	82	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	25
2027-017C	Residences at Harris Park	Pinellas	Brian Swanton	Gorman & Company, LLC	F	70	\$2,747,500	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	43
2027-018C	Village at Oakland Park	Broward	Mara S. Mades	Cornerstone Group Partners, LLC; Urban League	F	90	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	38
2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
2027-020C	Mobbly Shores	Hillsborough	Kenneth Naylor	Mobbly Shores Development, LLC	F	159	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	39
2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
2027-022C	Egret on Union	Pinellas	Kenneth Naylor	Egret on Union Development, LLC; HOP-	F	88	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	4
2027-023C	Pinnacle Manor	Pinellas	David O. Deutch	Pinnacle Communities II, LLC	F	76	\$3,200,000	Y	1	N		Y	N	N	15	Y	B	Y	N	2	Y	Y	11
2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation	F	130	\$3,500,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
2027-025C	Washington Commons	Pinellas	Brett Green	Archway Washington Commons Developer, LLC	F	84	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	10
2027-026C	Palm Bluff Commons	Pinellas	Brett Green	Archway Palm Bluff Developer, LLC	F	92	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	27
2027-027C	Skyway Palms	Pinellas	Brett Green	Archway Skyway Palms Developer, LLC	F	80	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	18
2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	Y	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-030C	Madison Trails	Pinellas	Patrick E. Law	ARD Madison Trails, LLC; New South Residential, LLC	F	90	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	31

RFA 2026-202 Board Approved Scoring Results

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-031C	Madison Pines	Orange	Patrick E. Law	ARD Madison Pines, LLC; New South Residential, LLC	F	112	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	21
2027-032C	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	F	80	\$2,400,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	28
2027-033C	Benschley Manor	Orange	N. Dwayne Gray	Benschley Manor Developer, LLC	E, Non-ALF	100	\$3,499,000	Y	1	Y	Wendover	N	N	N	15	Y	A	Y	N	2	Y	Y	16
2027-034C	District Lofts	Orange	Matthew A. Rieger	HTG Harmony Developer, LLC	F	88	\$3,499,412	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	32
2027-035C	Trailside Estates I	Pinellas	Nikul A. Inamdar	Sage Pointe Developer, LLC	F	94	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	29
2027-036C	New Life Seniors	Orange	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	E, Non-ALF	85	\$2,970,074	Y	1	Y	N/A	N	N	N	15	Y	A	Y	N	2	N	Y	9
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20
2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30
2027-041C	Monroe Crossings	Pinellas	Joseph J. Chambers	HP Capital Monroe Development, LLC; Calston Monroe Developer, LLC; HOP-Targeted Opportunities in Time, LLC	F	128	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	2	Y	Y	1
2027-043C	RPV Parcel E1	Hillsborough	Daniel Coakley	RPV Parcel E1 Developer, LLC	E, Non-ALF	100	\$3,500,000	Y	1	N		N	N	N	15	Y	A	Y	N	2	Y	Y	44

Ineligible Applications

2027-004C	Roseland Gardens Phase II	Palm Beach	Darren Smith	SHAG Roseland Gardens Phase II Developer, LLC; Magnolia Affordable Development, Inc.	F	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	35
2027-009C	Grove Manor Phase III	Polk	Darren Smith	SHAG Grove Manor Phase III Developer, LLC; LWWA Development, LLC	F	82	\$3,000,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	5
2027-028C	Liberty Landing	Hillsborough	Michael Ruane	Heartland Development Group LLC; CORE Liberty Landing Developer LLC	F	80	\$2,950,000	N	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	40
2027-038C	Destiny Place	Polk	Scott Macdonald	Blue DP Developer, LLC ; Trinity Developer, LLC	F	96	\$3,000,000	N	1	N		N	N	N	10	Y	A	N	Y	1	Y	Y	23
2027-042C	Fern Grove Phase Three	Orange	Scott Zimmerman	BOG Fern Grove Phase Three Developer, LLC	E, Non-ALF	129	\$3,500,000	N	1	N		N	N	N	15	Y	A	Y	Y	1	Y	Y	14
2027-075C*	Villas of Clear Lake	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; Lift Orlando Community Development, LLC	E, Non-ALF	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	N	N	2	Y	Y	8

RFA 2026-202 Board Approved Scoring Results

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Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
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*Due to an internal numbering issue, this Application was not assigned a sequential number and was instead assigned #2027-075C.

On September 25, 2026, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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.