McDowell
HOUSING PARTNERS

November 11, 2026

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FLORIDA HOUSING
FINANCE CORPORATION

VIA EMAIL ONLY

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

RE: RFA 2026-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits
Notice of Protest by MHP Royal Palm, LLC, Applicant for Application No. 2027-215S

Dear Corporation Clerk:

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 Royal Palm, LLC, the applicant for Application No. 2027-215S in RFA 2026-205, 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 2026-205, as approved by the Board of Florida Housing Finance Corporation on Friday, November 6, 2026. The spreadsheet was posted on the Corporation's website on Friday, November 6, 2026, at 10:35 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Royal Palm, LLC will file its formal written protest within the time required by section 120.57(3), Florida Statutes.

Sincerely,

Christopher L. Shear
President of MHP Royal Palm Manager, LLC,
Manager of the Applicant

RFA 2026-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	2,147,880
Family Demographic Funding Balance Available	1,573,238
Elderly Demographic Funding Balance Available	574,642

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	2,147,880.00

Live Local SAIL available	7,315,781
Live Local SAIL allocated	7,315,781
Live Local SAIL balance	-

Application Number	Name of Development	County	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Number of Units	Total SAIL Request (SAIL + ELI)	Total Live Local SAIL Request (SAIL + ELI)	Veterans Preference	Youth Aging Out of Foster Care Goal	HUD CNI Goal	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Total Points	Proximity Funding Preference	Self-Sourced Applicant?	A/B Leveraging	40% or Less of Aggregate Basis?	Total SS Points	Developer Experience Pref?	Florida Job Creation Preference	Lottery Number
Youth Aging Out of Foster Care Goal																											
2027-249S	The Grove House	Miami-Dade	Kareem T. Brantley	Integral Florida LLC	NC	F	145		7,315,781	N/A	Y	N	N	N	N	1	Y	Intregal	15	Y	N	A	Y	6	Y	Y	22
HUD Choice Neighborhoods Implementation Grant Goal																											
2027-168BS	Harvest Point Senior Phase III	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	8,200,000		Y	N	Y	N	N	N	1	Y	POAH	15	Y	N	A	Y	0	Y	Y	94
Self-Sourced Application proposing a Development in Miami-Dade County or Broward County																											
2027-179S	Gallery at Little Havana	Miami-Dade	Alberto Milo, Jr.	Gallery at Little Havana Developer, LLC	NC	F	135	4,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	3
New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County																											
2027-194S	Residences at Pompano Beach	Broward	William T Fabbri	The Richman Group of Florida, Inc	NC	E, Non-ALF	234	5,000,000		Y	N	N	N	N	N	1	Y	Richman	15	Y	N	A	Y	0	Y	Y	43
One Family Application that qualifies for the Preservation Development Goal																											
2027-240BS	Zephyrhills	Pasco	Saki S. Middleton	John Stanley Florida Inc.	A/R	F	76	4,583,420		N/A	N	N	Y	N	N	1	Y	John Stanley	15	Y	N	A	Y	0	N	Y	37
One Family Application that qualifies for the Permit Ready Development Goal																											
2027-155S	Normandy Cove Phase II	Duval	Matthew A. Rieger	HTG Normandy II Developer, LLC	NC	F	99	4,393,300		N/A	N	N	N	Y	N	1	N		15	Y	Y	A	Y	8	Y	Y	63
One Elderly, Non-ALF Application that qualifies for the Permit Ready Development Goal																											
2027-220S	Magnolia Senior	Leon	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	120	9,605,600		N	N	N	N	Y	N	1	N		15	Y	N	A	Y	0	Y	Y	64

One Application that qualifies for the Private Entity Application Goal

RFA 2026-205 Board Approved Preliminary Awards

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2027-190S	Cathedral Apartments	Duval	Darren Smith	SHAG Cathedral Developer, LLC	NC	E, Non-ALF	94	11,590,000		Y	N	N	N	N	Y	1	N		15	Y	N	B	Y	0	Y	Y	90

Small County Application(s)

2027-228BS	Lang Milian Phase I	Monroe	Darren Smith	Key West Housing Development Corporation; SHAG Lang Milian Developer, LLC	NC	F	150	10,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	7

Remaining Medium and Large County Applications

2027-232BS	Trinity Oaks	Hillsborough	Debra F. Koehler	SJHOP Development Company, Inc.	NC	E, Non-ALF	120	10,000,000		Y	N	N	N	N	N	1	Y	Sage	15	Y	N	A	Y	0	Y	Y	1
2027-233BS	Beth Marie	Lee	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	105	10,745,305		Y	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	4
2027-234BS	Australian Point Apartments	Palm Beach	Francisco Rojo	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	F	252	12,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	13
2027-248BS	Aero Village	Palm Beach	Elzie L. Higginbottom	Hope Housing Alliance, Inc.; East Lake Management & Development Corp.	NC	E, Non-ALF	84	3,950,000		Y	N	N	N	N	N	1	Y	East Lake	15	Y	N	A	Y	0	Y	Y	76
2027-227S	The Brook	Hernando	Christopher P. Barnes	BG Hernando Developer 1 LLC	NC	F	140	4,884,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	26
2027-180S	The Arlo	Brevard	Katessa G. Archer	Rockledge Leased Housing Development I, LLC	NC	F	231	7,417,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	52
2027-183S	Palmera	Osceola	Christopher P. Barnes	BG Kissimmee Developer 1 LLC	NC	F	276	7,900,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	73
2027-197S	Echo at Lake Harris	Lake	Devon Quist	Leesburg Leased Housing Development I, LLC	NC	F	252	8,000,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	8	Y	Y	79

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2027-158S	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	NC	F	180	5,161,200		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	7	Y	Y	80
2027-161BS	Lakewood Place	Orange	C. Hunter Nelson	ECG New Hampshire Developer, LLC	NC	F	89	4,600,000		N/A	N	N	N	N	N	1	N		15	Y	Y	A	Y	6	Y	Y	45
2027-238S	Washington Commons	Pinellas	Brett Green	Archway Washington Commons Developer, LLC	NC	F	107	11,000,000		N/A	N	N	N	N	N	1	N		15	Y	N	A	Y	0	Y	Y	18
2027-217BS	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	NC	F	80	4,386,403		N/A	N	N	N	N	N	1	N		15	Y	Y	B	Y	6	Y	Y	19

On November 6, 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.