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February 2, 2016

Via Hand Delivery
Via Electronic Mail: CorporationClerk@floridahousing.org

Ms. Kate Flemming
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RE: RFA 2015-107 Housing Credit Financing for Affordable Housing
Developments Located in Broward, Duval, Hillsborough, Orange,
Palm Beach and Pinellas Counties ("the RFA") - Notice of Protest

Dear Ms. Flemming:

On behalf of applicant Wellington Park Apartments, Ltd., Application No. 2016-144C ("Wellington Park Apartments") and developer Wellington Park Developer, LLC, ("Wellington Park Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Wellington Park Apartments and Wellington Park Developer protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision attached as Exhibit "A."

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 29, 2016 at 2:41 p.m. Wellington Park Apartments and Wellington Park Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. Although Wellington Park Apartments is currently in the funded range, this Notice is being filed to, among other matters, preserve its ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Sincerely,



Michael G. Maida

MGM/sem
Attachment

RFA 2015-107 Recommendations

Total HC Available for RFA	12,700,863.00
Total HC Allocated	12,897,002.00
Binding Commitment (2016-148C)	(196,139.00)

Application Number	Name of Development	Name of Contact Person	Name of Developer	Total Set Aside Units	HC Funding Amount	Eligible for Funding?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Duval County Qualifying Financial Assistance Preference	75 or More Total Unit Funding Preference	Florida Job Creation Preference	Lottery Number
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Duval County														
2016-155C	Lofts at LAVILLA	James R. Hoover	TVC Development, Inc.	120	1,660,000.00	Y	28	Y	Y	A	Y	Y	Y	51

Broward County														
2016-161C	Albor View	Matthew Rieger	HTG Albor View Developer, LLC	100	1,967,002.00	Y	28	Y	Y	A	N	Y	Y	32

Hillsborough County														
2016-137C	Laburnum Gardens	Brianne E Heffner	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	81	1,420,000.00	Y	28	Y	Y	A	N	Y	Y	9

Orange County														
2016-144C	Wellington Park	Jonathan L. Wolf	Wellington Park Developer, LLC	120	2,060,000.00	Y	28	Y	Y	A	N	Y	Y	3

Palm Beach County														
2016-130C	Residences at Haverhill	Robert G Hoskins	Mitcock Development Partners, Inc.	117	2,110,000.00	Y	28	Y	Y	A	N	Y	Y	1

Pinellas County														
2016-126C	Burlington Post	Oscar A Sol	Burlington Post Dev. LLC	86	1,660,000.00	Y	28	Y	Y	A	N	Y	Y	4

New Construction Belle Glade Development														
2016-148C	Yew Court	Brianne E Heffner	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	110	2,020,000.00	Y	28	Y	Y	A	N	Y	Y	14

On January 29, 2016, 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 unsuccessful 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.

EXHIBIT A