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RECEIVED
17 MAY 10 AM 3:38
TALLAHASSEE, FLORIDA
COUNTY CLERK

May 10, 2017

Via Hand Delivery and e-mail: CorporationClerk@floridahousing.org

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

Re: RFA 2016-116 Housing Credit Financing for Preservation of Existing Affordable Housing

Notice of Protest by WCAR, Ltd.
Applicant for Application No. 2017-194C

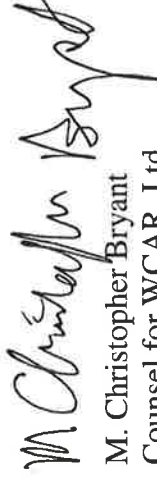
Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, WCAR, Ltd., Applicant for Woodcliff Apartments Application No. 2017-194C in RFA 2016-116, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2016-116, as approved by the Corporation's Board of Directors on Friday, May 5, 2017. These spreadsheets were posted on the Corporation's website on Friday, May 5, 2017, at 9:30 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

WCAR, Ltd. was selected for funding in RFA 2016-116, and does not contest the eligibility and funding determinations regarding its own application.

WCAR, Ltd. will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,


M. Christopher Bryant
Counsel for WCAR, Ltd.,
Applicant for Application No. 2017-194C

RFA 2016-116 - Recommendations

Total HC Available for RFA	6,628,500.00
Total HC Allocated	6,592,917.00
Total HC Remaining	35,583.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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RD 515 Development in Medium or Small County Goal

2017-194C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	296,071	Y	23	Y	Y	Y	Y	A	1	Y	5
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Non-RD 515 Development Family Demographic Goal

2017-191C	Shull Manor Apartments	Brevard	M	Lisa J. Lacock	DDER Development, LLC	F	645,000	N	23	Y	Y	Y	Y	A	1	Y	6
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Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2017-180C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000	N	23	Y	Y	Y	Y	A	1	Y	2
2017-181C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,124,111	N	23	Y	Y	Y	Y	A	1	Y	4
2017-190C	Chipola Apartments	Jackson	S	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	476,000	N	23	Y	Y	Y	Y	A	1	Y	10
2017-179C	Jacksonville Townhouse Apartments	Duval	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,660,000	N	23	Y	Y	Y	Y	A	1	Y	11
2017-182C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy; RS Development Corp	E	731,735	N	23	Y	Y	Y	Y	A	1	Y	7

On May 5, 2017, 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 Applicant 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.

RFA 2016-116 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	Eligible For Funding?	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Applications																			
2017-176C	Highlands Village	Highlands	M	Martin M Wohl	Heartland Development Group, LLC; The Paces Foundation, Inc.	E	1,003,585	Y	Y	23	Y	Y	Y	Y	77,198.85	A	2	Y	1
2017-178C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Towers I Development, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	61,222.34	A	1	Y	9
2017-179C	Jacksonville Townhouse Apartments	Duval	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,660,000	Y	N	23	Y	Y	Y	Y	53,630.77	A	1	Y	11
2017-180C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	60,944.06	A	1	Y	2
2017-181C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,124,111	Y	N	23	Y	Y	Y	Y	78,166.66	A	1	Y	4
2017-182C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V Swezy; RS Development Corp	E	731,735	Y	N	23	Y	Y	Y	Y	77,765.36	A	1	Y	7
2017-183C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,600,000	Y	N	23	Y	Y	Y	Y	76,018.10	A	1	Y	19
2017-184C	Colonial Pines Apartments	Lake	M	Thomas F. Flynn	Flynn Development Corporation	F	214,841	Y	Y	23	Y	Y	Y	Y	75,194.35	A	1	Y	12
2017-185C	Pembroke Towers	Broward	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	1,240,000	Y	N	23	Y	Y	Y	Y	79,487.18	A	1	Y	18
2017-186C	St. John's River Apartments	Putnam	S	Thomas F Flynn	Flynn Development Corporation	E	368,938	Y	Y	23	Y	Y	Y	Y	62,080.91	A	1	Y	15
2017-187C	Orangewood Apartments	Bradford	S	Kimberly K. Murphy	Royal American Development, Inc.	F	580,780	Y	Y	23	Y	Y	Y	Y	101,976.42	B	1	Y	3
2017-188C	Haley Sofge Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Haley Sofge Phase One Developer, LLC	E	1,660,000	Y	N	23	Y	Y	Y	Y	55,865.38	A	1	Y	20
2017-189C	Hilltop Apartments	Madison	S	Kimberly K. Murphy	Royal American Development, Inc.	F	904,323	Y	N	23	Y	Y	Y	Y	101,446.49	B	1	Y	13
2017-190C	Chipola Apartments	Jackson	S	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	E	476,000	Y	N	23	Y	Y	Y	Y	80,096.15	A	1	Y	10
2017-191C	Shull Manor Apartments	Brevard	M	Lisa J. Lacock	DDER Development, LLC	F	645,000	Y	N	23	Y	Y	Y	Y	80,147.93	A	1	Y	6
2017-192C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Developer, LLC; CHA Real Estate, Inc.	F	1,510,000	Y	N	23	Y	Y	Y	Y	66,645.65	A	1	Y	8
2017-193C	Isles of Pahokee Phase I	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee Developer, LLC; Pahokee Development Corporation, a Florida not-for-profit corporation	F	1,124,828	Y	N	23	Y	Y	Y	Y	75,709.58	A	1	Y	16
2017-194C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	296,071	Y	Y	23	Y	Y	Y	Y	70,333.61	A	1	Y	5
2017-195C	Tampa Heights	Hillsborough	L	Brianne E Heffner	Southport Development, Inc. a WA corporation, doing business in FL as Southport Development Services, Inc.	F	385,000	Y	N	23	Y	Y	Y	Y	86,378.21	B	1	Y	17
Ineligible Applications																			
2017-177C	Hogan Creek	Duval	L	Joseph Chambers	Jacksonville Redevelopment Partners, LLC; JAX Urban Initiatives Development, LLC	E	1,660,000	N	N	23	Y	Y	Y	Y	73,266.08		1	Y	14

On May 5, 2017, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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.