



December 26, 2007

Ms. Nancy Muller  
Policy Director  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

**RE: Removal of Woodsdale Oaks from the 2008 FHFC Development Proximity List**

Dear Ms. Muller:

We respectfully request that Woodsdale Oaks (Application No. 2006-031B) be removed from the 2008 FHFC Development Proximity List. This project, located in Broward County, was originally built and leased up in 1990. In 2006, the development was the subject of an application which received 4% Non-Competitive Housing Credits from FHFC, coupled with \$7,110,000 of tax-exempt bond financing to acquire and rehabilitate the project.

Developments are placed on the Proximity List in order to provide them with a 3 year period in which to lease-up and stabilize the property without competition from similar developments (serving the same demographic group) in the same general area. Woodsdale Oaks was a rehabilitation which did not require the vacation of all of the units and therefore did not result in a new lease up concurrent with its 2006 FHFC funding. For this reason, we respectfully request the FHFC remove this development from the proximity list so that new applicants are not unduly penalized.

Thank you for your consideration of the above.

Respectfully Submitted,

Landmark Development Corp.

Alex Barroso  
Project Manager