National Church Residences
2335 North Bank Drive, Columbus, Ohio 43220-5499
(614) 451-2151 Fax (614) 451-0351 TDD (800) 925-8689 www.ncr.org

June 15, 2005

Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St.
Suite 5000
Tallahassee, FL 32301-1329

RE: Petition for Application Number 2005-023C (Island Horizons Housing)

Affected Agencies:
- Florida Housing Finance Corporation
  227 N. Bronough Street
  Suite 5000
  Tallahassee, FL 32301-1329

Petitioner:
- Island Horizons Housing Limited Partnership
  By: Island Horizons Housing, Inc. (general partner)
  By: National Church Residences of Merritt Island, FL
    (majority shareholder)
  By: Greg Will
    Director of Tax Credit Development for NCR (sole owner
    of majority shareholder)
  2335 North Bank Drive
  Columbus, OH 43220
  (614) 273-3541

Applicant:
- Island Horizons Housing Limited Partnership
  Developers / Sponsors — National Church Residences (NCR) and
  Housing Authority of Brevard County

"Since 1961, combating oppression with compassion in our ministry of housing and supportive services to families and older adults."
General Partner – Island Horizons Housing, Inc. (National Church Residences of Merritt Island, FL wholly owned by NCR – majority shareholder and Island Horizons, Inc. wholly owned by Housing Authority of Brevard County – minority shareholder)

Limited Partner – NEF Assignment Corporation.

Ladies and Gentlemen:

On Thursday, May 26th, National Church Residences (co-Developer) received Application Number 2005-023C (Island Horizons Housing) 2005 MMRB, SAII, & HC Final Scoring Summary via overnight delivery.

On behalf of the Applicant, Island Horizons Housing Limited Partnership, National Church Residences (co-Developer) with support from the Brevard Family of Housing Authorities (co-Developer) are petitioning Florida Housing Finance Corporation (FHFC) to appeal Application Number 2005-023C (Island Horizons Housing) 2005 MMRB, SAII & HC Final Scoring Summary. We are petitioning in conformance with subsection 28-106.201(2). FHFC declined to award the applicant the 1.25 Proximity Tie-Breaker Points for Item # 1P (Grocery Store).

The Petitioner’s, Island Horizons Housing Limited Partnership, application may not have sufficient proximity points to receive funding. This
failure to fund will prevent this development of affordable housing from proceeding.

The applicant/petitioner believes it is entitled to the 1.25 Proximity Tie-Breaker Points due to material evidence which is presented below and in the attached documentation.

The MMRB, SAIL & HC Final Scoring Summary Proximity Tie-Breaker Points for Item # 1P (Grocery Store) states that the reason for failure to achieve selected Proximity Tie-Breaker Points is because “The sketch provided in an attempt to cure Item 1P appears to show a point that is not a public entrance doorway threshold.” However, according to the surveyor, Robert M. Packard, (PSM) of R.M. Packard & Associates, Inc. Surveying and Mapping, the latitude and longitude coordinates for Albertson’s public entrance doorway threshold were determined directly in front of the door which was clearly labeled on the sketch provided in the Cure Application submitted to FHFC on April 26, 2005. The location coordinates depicted on the sketch were determined using their GPS System.

Please find included as an attachment the same document submitted to FHFC on April 26th with the addition of the cloud drawing highlighting the
coordinates and the Front Door (Public Access). The surveyor determined the latitude and longitude points as close as possible to the exterior public entrance that the canopy would allow for satellite reception to the GPS receiver (about 8' to 10' from the door). The surveyor declares that the 8’ to 10’ distance from the door will not change the latitude and longitude coordinates provided by the Surveyor for the Cure Application submitted to FHFC on April 26, 2005. Please see the attached photographs illustrating the Albertson’s Grocery Store front door canopy. This statement from the surveyor validates our position that the grocery store proximity requirements have been met for this project.

We respectfully request that FHFC reverse their decision based on the information above and attached sketch and photographs. The applicant is requesting a rescoring of the Proximity tie-breaker points and seeking an additional 1.25 proximity tie-breaker points for the grocery store, Albertson’s Supermarket located at 230 N. Courtenay Parkway, Merritt Island, FL, 32953. The applicant petitions FHFC to grant the 1.25 Proximity Tie-Breaker Points for the grocery store and provide the applicant with a total Proximity Tie-Breaker Score of 7.00.
Sincerely,

[Signature]

Greg Wilf
National Church Residences
ALBERTSONS
230 N. Courtenay Parkway
Merritt Island, Florida 32953
321.452.8588