

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

CYPRESS SENIOR VILLAGE, LLC,

Petitioner,

vs.

FHFC Case No: 2006-027UC
Application No. 2006-020H

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

**PETITION FOR INFORMAL
ADMINISTRATIVE PROCEEDING**

Petitioner, CYPRESS SENIOR VILLAGE, LLC (“Cypress”), pursuant to sections 120.569 and 120.57(2), Florida Statutes, and Rules 67-48.005 and 28-106.301, Florida Administrative Code (“F.A.C.”), hereby requests an informal administrative proceeding to challenge the scoring of its Application for 2006 HOME funding by Respondent, the FLORIDA HOUSING FINANCE CORPORATION (“FHFC”), and states:

1. The name and address of the agency affected by this action are:

Florida Housing Finance Corporation
City Center Building, Suite 5000
227 N. Bronough Street
Tallahassee, Florida 32301-1329

2. The address and telephone number of the Petitioner are:

Cypress Senior Village, LLC
7 Booker T. Washington Road
Arcadia, Florida 34265
Telephone No.: (863) 494-4343

3. The name, address, telephone number, and fax number of the Petitioner's representative, which shall be the Petitioner's address for service purposes during the course of this proceeding, are:

Warren H. Husband
Metz, Hauser, Husband & Daughton, P.A.
P.O. Box 10909
Tallahassee, Florida 32302-2909
Telephone No. (850) 205-9000
Fax No. (850) 205-9001

The HOME Investment Partnerships Program

4. The State of Florida provides below-market-rate loans through its HOME Investment Partnerships Program ("HOME") to encourage private developers to build and operate affordable rental housing for low-income Florida residents. Derived from an annual allocation of federal funds from the U.S. Department of Housing and Urban Development, these below-market-rate loans reduce the amount of income required for debt service on the development, making it possible to operate the project at rents that are affordable to low-income tenants.

5. Pursuant to section 420.5089, Florida Statutes, the HOME program is administered by FHFC.¹

The 2006 Universal Application Cycle

6. Because FHFC's available pool of federal funding each year is limited, qualified projects must compete for HOME loans. To assess the relative merits of proposed projects, FHFC has established a competitive application process pursuant to Chapter 67-48, F.A.C. Specifically, FHFC's application process for 2006, as set forth in Rules 67-48.002-.005, F.A.C., involves the following:

- a. the publication and adoption by rule of an application package;
- b. the completion and submission of applications by developers;
- c. FHFC's preliminary scoring of applications;
- d. an initial round of administrative challenges in which an applicant may take issue with FHFC's scoring of another application by filing a Notice of Possible Scoring Error ("NOPSE");
- e. FHFC's consideration of the NOPSE's submitted, with notice to applicants of any resulting change in their preliminary scores;
- f. an opportunity for the applicant to submit additional materials to FHFC to "cure" any items for which the applicant received less than the maximum score;
- g. a second round of administrative challenges whereby an applicant may raise scoring issues arising from another applicant's cure materials by filing a Notice of Alleged Deficiency ("NOAD");

¹ FHFC is a public corporation created by law in section 420.504, Florida Statutes, to provide and promote the financing of affordable housing and related facilities in Florida. FHFC is an "agency" as defined in section 120.52(1), Florida Statutes, and is therefore subject to the provisions of Chapter 120, Florida Statutes.

- h. FHFC's consideration of the NOAD's submitted, with notice to applicants of any resulting change in their scores;
- i. an opportunity for applicants to challenge, via informal or formal administrative proceedings, FHFC's evaluation of any item for which the applicant received less than the maximum score; and
- j. final scores, ranking, and allocation of tax credit funding to applicants through the adoption of final orders.

7. On or about February 1, 2006, numerous applications were submitted to FHFC seeking HOME funding. Cypress (FHFC Applic. #2006-020H) applied for a HOME loan of \$4,000,000 to help finance its project, a 50-unit garden-style apartment complex for seniors located in Arcadia, Florida, being developed in cooperation with the Arcadia Housing Authority.

8. At the conclusion of the NOPSE and NOAD processes outlined above, the Cypress Application met all of FHFC's threshold application requirements.

Issue Presented

9. At the same time, however, the Cypress Application received a total score of only 61 points out of a possible 66 points. This 5-point difference arose because FHFC failed to award Cypress the points available for its demonstrated "local government contribution" from the City of Arcadia. FHFC awards an applicant up to 5 points for documenting a "local government contribution" to its proposed Development – a grant, loan, fee deferral, or fee waiver from a local government that provides a tangible economic benefit and quantifiable cost reduction to the Development. *FHFC Application Instructions*, pp. 52-53.

10. Cypress provided as Exhibit 44 to its original Application a completed FHFC verification form documenting a fee waiver of \$32,400 from the City of Arcadia, signed by the City Administrator. *See Exhibit A.*

11. At the top of this form, FHFC states as follows:

No credit will be given for fee waivers unless the computations by which the total amount of each waiver is determined accompanies this verification form in the Application. Computations should include, where applicable, waived fee amount per unit.

See Exhibit A.

12. In compliance with these instructions, Cypress also prepared and provided behind this verification form in Exhibit 44 a document describing how the \$32,400 fee waiver was calculated. *See Exhibit B.*

13. FHFC rejected this documentation, however, and denied Cypress the 5 points available for this fee waiver, because the “Development Location” stated on the verification form contained the street address of the proposed Development but omitted the “city” in which the proposed Development will be located. *FHFC Scoring Summary for Cypress*, p. 2 (Item #8S).²

14. Of course, the fact that the proposed Development will be located in Arcadia, Florida, is documented throughout the Cypress Application, including on five other verification forms signed by the same City Administrator for Arcadia that signed the fee waiver verification form, Mr. Edward Strube. *See Cypress Application*, Exhibits

² Cypress received notice of FHFC’s initial scoring of the Application on March 3, 2006.

26, 29-32. Moreover, the verification form itself is plainly a waiver of fees from the City of Arcadia – fees that the City would otherwise impose on any development located within the City’s borders.

15. Nonetheless, on April 10, 2006, Cypress submitted in its cure materials a new fee waiver verification form from the City of Arcadia. This form documents the same \$32,400 fee waiver and is signed by the same City Administrator as the form provided in the original Application. *See Exhibit C.*

16. While no NOPSE’s or NOAD’s were ever filed by competitors to challenge the original or “cured” fee waiver documentation, FHFC again rejected this local government contribution. FHFC recited its grounds for this rejection as follows:

The Applicant provided a new Local Government Verification of Contribution - Fee Waiver form that reflects the "City" in the Development Location. The Final instructions on the Fee Waiver form state that “No credit will be given for fee waivers unless the computations by which the total amount of each fee waiver is determined accompanies this verification form in the Application.” Rule subsection 67-48.004(6), F.A.C., states that “Pages of the Application that are not revised or otherwise changed may not be resubmitted, except that documents executed by third parties must be submitted in their entirety, including all attachments and exhibits referenced therein, even if only a portion of the original document was revised.” Because the computation for the fee waiver was not provided with the new Fee Waiver form, the form is incomplete and ineligible for points.

*FHFC Scoring Summary for Cypress, p. 2 (Item #8S).*³

³ Cypress received notice of FHFC’s “final” scoring of the Application on May 5, 2006.

17. FHFC's denial of the available 5 points for the City of Arcadia's fee waiver has significantly reduced or eliminated Cypress' chance to obtain 2006 HOME funding. As such, Cypress' substantial interests have been adversely affected.

Cypress Has Properly Documented the City of Arcadia's Fee Waiver and Is Entitled to Receive the 5 Points Available For this Item

18. FHFC's rejection of the City of Arcadia's fee waiver is incorrect and must be reversed, because the documentation of that fee waiver satisfies all of FHFC's requirements.

19. In sum, FHFC contends that the fee waiver documentation is deficient because the separate sheet demonstrating the calculation of the fee waiver was not submitted a second time in the cure materials along with the "cured" verification form signed by the City of Arcadia. In doing so, FHFC cites the following portion of Rule 67-48.004(6):

Pages of the Application that are not revised or otherwise changed may not be resubmitted, except that documents executed by third parties must be submitted in their entirety, including all attachments and exhibits referenced therein, even if only a portion of the original document was revised.

20. The fee waiver computation sheet, however, is not referenced in the verification form as an "attachment" or "exhibit" to that form. The computation sheet is not a part of the verification form, and the local government official signing the form is not asked to certify the accuracy of the computation sheet. The form itself merely asks the local government official signing the form to certify the total "Amount of Fee Waiver." The verification form does not ask the local government official signing the

form to certify the “Amount of Fee Waiver (as set forth in the attached computation sheet).”

21. Nothing in the language of the form, or anywhere else in FHFC’s Application, requires the local government official to prepare the computation sheet or to separately certify the itemized elements of the fee waiver as stated in the computation sheet. In fact, it is generally the applicant that prepares the computation sheet contained in the application rather than the local government official, just as Cypress did in this case.

22. Because the fee waiver computation sheet is not an integral part of the verification form that the local government official is signing, the rule cited by FHFC does not apply. For purposes of this rule, the fee waiver verification form and computation sheet are properly viewed as two separate documents.

23. In this sense, the fee waiver verification form and computation sheet are very different from many other forms in the FHFC Application Package. For example, the General Contractor Certification form in the application must be submitted along with a “prior experience chart” depicting specific projects the Contractor has completed. The General Contractor Certification form, however, requires the Contractor to specifically certify its experience “as evidenced by the prior experience chart provided in this Application.” *See Exhibit D.* Thus, the “prior experience chart” is an integral part of the certification made by the Contractor and, in compliance with the rule cited by FHFC, would have to be included each time a General Contractor Certification form is

submitted, whether in the original Application or in cure materials. *In re: Oaks at Stone Fountain, Ltd. Partnership*, Case No. 2005-036UC, Stip. at ¶9 (FHFC Dec. 21, 2005).

24. The same language incorporating and making the prior experience chart a part of the signatory's certification are expressly set forth in FHFC's Developer Certification form, Management Agent Certification form, and Service Provider Certification form. *See Exhibit E* (Composite of the 3 Forms).

25. The verification form/computation sheet situation is also unlike one in which an outside document executed by a third party, like a land purchase agreement or a loan commitment, is included in the original Application or cure materials without a specifically referenced exhibit. For example, if a land purchase agreement states that it is for the purchase of "real property, as described in the attached Exhibit A," then that Exhibit A is an integral part of the agreement signed by the parties. Without that Exhibit A, FHFC cannot determine what land is being purchased under the agreement. Thus, the omission of that Exhibit A would violate the rule cited by FHFC because the submitted agreement would not include "all attachments and exhibits referenced therein."

26. By contrast, the fee waiver verification form requires the local government signatory to certify the total amount of the waiver, but not the computation sheet showing the individual fees waived. The fee waiver certification form asks the local government to state the "Amount of Fee Waiver," not the "Amount of Fee Waiver, as evidenced by the computation sheet provided in this Application" or the "Amount of Fee Waiver, as evidenced by the attached computation sheet."

27. While FHFC has sometimes tried to “interpret” its application and rules to create new requirements that are not expressed therein, such an effort is contrary to law. If FHFC wished to make the computation sheet a part of the certification provided by the local government official signing the fee waiver verification form, FHFC certainly knew precisely how to do so, as it has demonstrated in the language used in the other cited verification forms in the Application. FHFC cannot impose such a requirement, however, unless it is expressly stated in FHFC’s application and rules. *Pines Cypress, Ltd. v. FHFC*, Case No. 2002-0072, Rec. Order at 10-12 (FHFC Oct. 24, 2002) (applicants are entitled to rely upon adopted FHFC rules and FHFC cannot enlarge upon the express requirements of those rules post-application); *City View Apt’s at Hughes Sq. v. FHFC*, Case No. 2004-028-UC, Rec. Order at 12-14 (FHFC Oct. 14, 2004) (FHFC must explicitly state its requirements in its adopted application and rules).⁴

28. Cypress relied upon, and was entitled to rely upon, the fundamental difference in the text of those FHFC verification forms that expressly incorporate the substance of other documents, requiring simultaneous submission, as contrasted with the fee waiver verification form that does not contain this same language. FHFC may not now “imply” the requirements of those other forms in this case to deny Cypress the 5 points available for its fee waiver.

⁴ *The Landings on Millennia Blvd. v. FHFC*, Case No. 2002-0057, Rec. Order at pp. 7-8 (FHFC Oct. 10, 2002) (FHFC cannot “enlarge, modify, or change” the express requirements of its application”); *see also Newport Sound Partners, Ltd. v. FHFC*, Case No. 2002-0058, Rec. Order at 5-9 (FHFC Oct. 10, 2002) (same).

29. Indeed, in past application cycles, where the fee waiver form and FHFC rules have contained identical language to the form and rules at issue in this case, FHFC has treated the fee waiver form and the accompanying computation sheet as separate documents that do not have to be submitted together in an applicant's cure materials. In Application #2004-107C, the applicant supplied in its original application a fee waiver verification form, but it did not include the required computation sheet. *See Exhibit F*. In its cure materials, the applicant provided the required computation sheet, but it did not provide a second copy of the fee waiver verification form. *See Exhibit G*. Nonetheless, FHFC awarded the applicant the full 5 points available for its fee waiver. *See Exhibit H*. Since FHFC did not require simultaneous submission of the fee waiver verification form and computation sheet in that case, it cannot now impose this requirement on Cypress.

30. Further, within the current 2006 application cycle, FHFC has treated similar local government contribution verification forms and their companion calculation sheets as separate documents that do not have to be submitted together in an applicant's cure materials. For example, an applicant documenting a local government contribution in the form of a loan must "attach a sheet [to the loan verification form] showing the payment stream for which the net present value of the loan was calculated" or the contribution will not be considered. *See Exhibit I* (Loan Verification Form). In Application #2006-010C, the applicant supplied in its original application a loan verification form and the required present value calculation sheet, but FHFC found the verification form faulty -- the location of the Development was in doubt because the "closest designated intersection"

was not stated on the form. In its cure materials, the applicant provided a corrected loan verification form to revise its Exhibit 45 (Local Government Contribution), but it did not provide along with that cured form another copy of the present value calculation sheet. *See Exhibit J.* Nonetheless, FHFC awarded the applicant the full 5 points available for its local government contribution. *See Exhibit K.* Cypress is entitled to the same treatment, particularly where the language of the loan verification form (“attach a sheet”) is arguably more exacting than that contained on the fee waiver verification form (where the sheet must only “accompany” the form).

31. Penalizing Cypress by deducting points from its score is even more inappropriate when one considers the opening prohibition contained in the rule cited by FHFC: “Pages of the Application that are not revised or otherwise changed may not be resubmitted.” The computation sheet details the same \$32,400 fee waiver stated in the verification form included in the original Application and the one included in Cypress’ cure materials. The computation sheet was not revised or otherwise changed in any way. So, if Cypress had submitted the revised verification form and submitted a second copy of the unchanged computation sheet, it could have been subject to sanctions for violating the rule’s prohibition on the resubmission of unchanged documents. FHFC’s rules would thus place Cypress in an unreasonable and impermissible “Catch-22” situation. *See Carolina Club Assoc’s, Ltd. v. FHFC*, Case No. 2001-068, Rec. Order at 6-7 (FHFC Sept. 20, 2001).

32. Further, any ambiguity as to whether the fee waiver verification form and computation sheet had to be submitted together in Cypress’ cure materials must be resolved in favor of allowing Cypress to provide them in the manner that it did in this case. *City View*

Apt's at Hughes Sq. v. FHFC, Case No. 2004-028-UC, Rec. Order at 12-14 (FHFC Oct. 14, 2004) (applicants must comply with clear requirements of FHFC's rules, but not "ambiguous implications" of those rules).

33. Even if it is determined that the fee waiver verification form and computation sheet must be submitted together, whether in the original application or in cure materials, Cypress should still receive the 5 points available for its fee waiver because the documentation contained in its original Application satisfied FHFC's requirements. As noted above, the only reason FHFC rejected this documentation was that the "Development Location" stated on the verification form contained the street address of the proposed Development but omitted the "city" in which the proposed Development is to be located. *FHFC Scoring Summary for Cypress*, p. 2 (Item #8S). Of course, the fact that the proposed Development is located in Arcadia, Florida, is documented throughout the Cypress Application, including on five other verification forms signed by the same City Administrator for Arcadia that signed the fee waiver verification form, Mr. Edward Strube. *See Cypress Application*, Exhibits 26, 29-32. Moreover, the verification form itself is plainly a waiver of fees from the City of Arcadia – fees that the City would otherwise impose on any development located within its boundaries.

34. There could be no reasonable confusion for FHFC, or for the Arcadia official signing the verification form, about where the proposed Cypress Development is to be located. As such, FHFC should have accepted the fee waiver documentation that Cypress submitted in its original Application. *See Tuscan Village Associates, Ltd. v. FHFC*, Case

No. 2002-0048, Rec. Order at 5-10 (FHFC Oct. 10, 2002) (where road infrastructure letter was dated in 2001, but should have been dated in 2002, letter was nonetheless acceptable because there could be no reasonable confusion about the fact that the letter was actually signed in 2002 in light of the dates of other forms and exhibits in the application); *Blitchton Station, Ltd. v. FHFC*, Case No. 2004-026-UC, Rec. Order at 13 (FHFC Oct. 14, 2004) (absence of referenced Exhibit B to land contract was not fatal where the exhibit was related to the zoning of the property and the application itself contained evidence of appropriate zoning from the relevant local government); *Madison Green Apt's, Ltd. v. FHFC*, Case No. 2003-045, Rec. Order at 7 (FHFC Oct. 9, 2003) (where applicant submitted in cure materials a supplemental land contract, but the exhibit to that contract containing the legal description of property could not be considered by FHFC, site control was nonetheless shown because property description was apparent from legal description to contract contained in original application).

35. FHFC has employed the same rationale in this application cycle in scoring other applicants with regard to “location” issues, and FHFC cannot treat Cypress differently. For example, in scoring Application #2006-097C, the applicant failed to respond to a question in FHFC’s application about whether the proposed Development would be located in one of FHFC’s “Location A” areas. Despite this omission, FHFC determined that the applicant had met threshold requirements, because FHFC “was able to determine from the Development Address provided [elsewhere in the application] that the proposed Development will not be in Location A.” *See Exhibit L* (FHFC Scoring

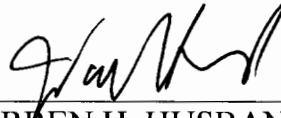
Summary for Applic. #2006-097C, p. 3 (Item #1C)).

36. Thus, contrary to FHFC's scoring determination, Cypress properly documented its fee waiver from the City of Arcadia. As such, Cypress is entitled to the full 5 points available for this local government contribution, and FHFC's contrary scoring decision must be reversed.

WHEREFORE, Petitioner, Cypress Senior Village, LLC, requests that:

- a. FHFC revise its scoring and award Cypress the full 5 points to which it is entitled for the City of Arcadia's fee waiver;
- b. FHFC conduct an informal hearing on the matters presented in this Petition if there are no disputed issues of material fact to be resolved;
- c. FHFC forward this Petition to DOAH for a formal administrative hearing pursuant to section 120.57(1), Florida Statutes, if there are disputed issues of material to be resolved, or if non-rule policy forms the basis of any FHFC actions complained of herein;
- d. FHFC's designated hearing officer or an Administrative Law Judge, as appropriate, enter a Recommended Order directing FHFC to award Cypress the full 5 points to which it is entitled for the City of Arcadia's fee waiver;
- e. FHFC enter a Final Order revising its scoring to award Cypress the full 5 points to which it is entitled for the City of Arcadia's fee waiver; and
- f. Cypress be granted such other and further relief as may be deemed just and proper.

Respectfully submitted on this 26th day of May, 2006.



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850/205-9000
850/205-9001 (Fax)
Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original and a true and correct copy of the foregoing document were served via hand delivery to the **CORPORATION CLERK**, Florida Housing Finance Corporation, 227 N. Bronough Street, City Center Building, Suite 5000, Tallahassee, Florida, 32301-1329, on this 26th day of May, 2006.



Attorney

LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION
FEE WAIVER

No credit will be given for the waiver unless the computations by which the total amount of each waiver is determined accompanies this verification form in the Application. Computations should include, where applicable, waived fee amount per unit.

Name of Development: Cypress Senior Village
SE Corner of E. Cypress Street and N. 11th Avenue

Development Location: _____
(As a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, street designated intersection and city)

Amount of Fee Waiver: \$ 32,400.00 Is this amount based upon a per set-aside (affordable) unit
computation? yes no (check one)

On or before 01/24/2006 the City/County of ARCADIA/Desoto, pursuant to
Date (month/day/year) Name of City/County

01/17/2006 City Council Action waived the following fees:
(Reference Official Action, City Ordinance or Resolution Number and Date)
No fees will be required based on City of Arcadia regulations, the
fees normally would be \$32,400.00
No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:
Name of Government Contact: ARCADIA City Administrator
Address: P.O. Box 357
ARCADIA, FL 34226-0357
Telephone Number: (813) 494-4114

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through

01/01/2010
Date (month/day/year)
Signature: [Signature] Date: 01/24/2006 Printed or Typed Name: Edward Strube
Telephone Number: (813) 494-4114 Printed or Typed Title: City Administrator

NOTE TO LOCAL GOVERNMENT OFFICIAL: Waivers that are not specifically made for the benefit of this Development but are instead of general benefit to the area in which the Development is located will NOT qualify to a contribution to the Development. Further, the fact that no impact fees or other fees are levied by a local jurisdiction for ANY type of development DOES NOT constitute a "Local Government Contribution" to the proposed Development. Similarly, if such fees ARE levied by the local jurisdiction but the nature of the proposed Development exempts it (e.g., typically, a Rehabilitation Development is not subject to impact fees), for purposes of this form, no "Local Government Contribution" exists and no points will be awarded.

This certification must be signed by the Mayor, City Manager, County Manager / Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatures are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed.

This contribution will not be considered and the Application will fail threshold and be rejected automatically if the certification contains corrections or "white-out" or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

Cypress Senior Village - Computation of Fee Waivers

Building Permit	\$13,400.00
Plan Review Fee	\$6,700.00
Plumbing Permit	\$5,050.00
Electrical Permit	\$5,000.00
Mechanical Permit	\$2,250.00
Total	\$32,400.00

Building Permit is based on estimated construction costs (\$2900 plus \$3 for each additional \$1000)

Plan review is based on 50 percent of the building permit fee

Plumbing permit is \$50 plus \$10 per fixture

Electrical permit is \$100 per unit

Mechanical permit is .05 per square foot of construction

2006 CURE FORM

(Submit a SEPARATE form for EACH reason relative to
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2006-020H** and pertains to:

Part IV Section A Subsection 1(a)(1) Exhibit No. 44 (if applicable)

The attached information is submitted in response to the 2006 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2006 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input checked="" type="checkbox"/> Reason Score Not Maxed	Item No. <u>8S</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. _____T	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. _____P	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part _____ Section _____ Subsection Exhibit _____ (if applicable).

Brief Statement of Explanation regarding
Application 2006 – 020H

Provide a separate brief statement for each Cure

The local government verification of contribution has been redone to include the city name on the form. A new copy of exhibit 44 is included with this cure.

LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION
FEE WAIVER

No credit will be given for fee waivers unless the computations by which the total amount of each waiver is determined accompanies this verification form in the Application. Computations should include, where applicable, waived fee amount per unit.

Name of Development: Cypress Senior Village
SE Corner of E. Cypress Street and N. 11th Avenue, Arcadia, FL

Development Location: _____
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

Amount of Fee Waiver: \$ 32,400.00. Is this amount based upon a per set-aside (affordable) unit computation? yes no (check one)

On or before 01/24/2006 the City/County of ARCADIA/Desoto, pursuant to
Date (mm/dd/yyyy) (Name of City/County)

01/17/2006 City Council Action, waived the following fees:
(Reference Official Action, cite Ordinance or Resolution Number and Date)
No fees will be required. Based on City of Arcadia regulations. the fees normally would be \$32,400.00
No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:
Name of Government Contact: ARCADIA City Administrator
Address: P.O. Box 351
ARCADIA, FL 34266
Telephone Number: (813) 494-4114

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through
01/01/2010
Date (mm/dd/yyyy)
[Signature] 03/22/2006 Edward Strube
Signature Date (mm/dd/yyyy) Print or Type Name
(813) 494-4114 City Administrator
Telephone Number Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Waivers that are not specifically made for the benefit of this Development but are instead of general benefit to the area in which the Development is located will NOT qualify as a contribution to the Development. Further, the fact that no impact fees or other fees are levied by a local jurisdiction for ANY type of development DOES NOT constitute a "Local Government Contribution" to the proposed Development. Similarly, if such fees ARE levied by the local jurisdiction but the nature of the proposed Development exempts it (e.g., typically, a Rehabilitation Development is not subject to impact fees), for purposes of this form, no "Local Government Contribution" exists and no points will be awarded.

This certification must be signed by the Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed.

This contribution will not be considered and the Application will fail threshold and be rejected automatically if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

**GENERAL CONTRACTOR OR QUALIFYING AGENT OF GENERAL CONTRACTOR
CERTIFICATION**

Name of Development: _____

Name of General Contractor: _____

Name of qualifying agent of General Contractor, if applicable: _____

Address of General Contractor: _____

Telephone of General Contractor: _____

Florida License Number of Signatory: _____ Expiration of License _____
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the prior experience chart provided in this Application, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

_____ Signature of General Contractor or qualifying agent	_____ Date (mm/dd/yyyy)	_____ Print or Type Name of Signatory
---	----------------------------	--

_____ Witness to Gen. Contractor's or qualifying agent's Signature	_____ Date (mm/dd/yyyy)	_____ Print or Type Name of Signatory
--	----------------------------	--

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

**DEVELOPER OR PRINCIPAL OF DEVELOPER
CERTIFICATION**

Name of Development: _____

Name of Developer: _____

Name of principal of Developer, if applicable: _____

Address of Developer: _____

Telephone No. of Developer: _____

Fax No. of Developer: _____

E-Mail Address (if available): _____

Relationship to Applicant: _____

As the Developer or principal of the Developer of the referenced Development, I certify that I have the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application. I further certify that the design, plans, and specifications for the proposed Development will comply with all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973, and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules, and other related requirements which apply or could apply to the proposed Development. I have developed and completed; i.e., the certificate of occupancy has been issued for at least one building, at least two affordable rental housing developments, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the prior experience chart provided in this Application. I understand I am the Developer or principal of the Developer of record for this Development and that, if funded by the Corporation, I will remain in this capacity until the Development has been completed. I certify that neither the Developer, Applicant, any Principal or Financial Beneficiary has any existing Developments participating in Corporation programs that remain in non-compliance with the IRC, applicable rule chapter, or applicable loan documents and for which any applicable cure period granted for correcting such non-compliance has ended. I further certify that the information provided within this Application is true and correct.

(*)

Signature of Developer or principal of Developer Date (mm/dd/yyyy) Print or Type Name of Signatory

Witness to Developer's or principal of Developer's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

APPLICANT'S CERTIFICATION

I certify that the Developer identified above will serve as the Developer of the proposed Development.

Applicant's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

Witness to Applicant's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

**MANAGEMENT AGENT OR PRINCIPAL OF MANAGEMENT AGENT
CERTIFICATION**

Name of Development: _____

Name of Management Agent: _____

Name of principal of Management Agent, if applicable: _____

Address of Management Agent: _____

Telephone of Management Agent: _____

I certify that I have the requisite skills and knowledge of affordable housing management requirements to successfully manage the units proposed by this Application. I further certify that I have specific experience in the management of affordable rental housing and have successfully managed at least two affordable rental housing properties for at least two years each, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the prior experience chart provided in this Application, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. I further certify that the information provided above is true and correct.

Signature of Management Agent or principal of Mgmt. Agent Date (mm/dd/yyyy) Print or Type Name of Signatory

Witness to Mgmt. Agent's or principal of Mgmt. Agent's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

**SERVICE PROVIDER OR PRINCIPAL OF SERVICE PROVIDER
CERTIFICATION**

ASSISTED LIVING FACILITY DEVELOPMENTS ONLY

Name of Development: _____

Name of Service Provider: _____

Name of principal of Service
Provider, if applicable: _____

Address of Service Provider: _____

Telephone of Service Provider: _____

I certify that I have the requisite skills and knowledge of assisted living facility service provision to successfully provide or coordinate services for the residents of this Development, as proposed by this Application. I further certify that I have specific experience in assisted living service provision or coordination and have successfully provided or coordinated services for at least two assisted living facilities for at least two years each, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the prior experience chart provided in this Application, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, Assisted Living Facility and licensure requirements as implemented by Chapter 400, Part III, F.S. and Rule Chapter 58A-5, F.A.C., incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. I further certify that the information provided above is true and correct.

Signature of Service Provider or principal of Service Provider Date (mm/dd/yyyy) Print or Type Name of Signatory

Witness to Service Provider's or principal of Service Provider's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

Exhibit 43

MAR-31-2004 WED 01:24 PM
MHK-31-2004(WED) 01:41

FAX NO.
JOTAR Management Services, Inc. (FAX)352 332 2926

P. 01/03
P. 002/004

**LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION
FEE WAIVER**

No credit will be given for fee waivers unless the computations by which the total amount of each waiver is determined accompanies this verification form in the Application. Computations should include, where applicable, waived fee amount per unit.

Name of Development Blychton Station

Address of Development Site 1800 Block of NW 7th Street, Ocala, FL 34475

Amount of Fee Waiver \$ 62,454 Is this amount based upon a per sub-side (affordable) unit computation? yes no (check one)

On or before 3/23/04 the City/County of Ocala, pursuant to (month/year) (Name of City/County)

City Council Action 3/23/04 waived the following fees: (Check any that Apply, file Ordinance or Resolution Number and Date) Building, Plumbing, Electric, HVAC, Plan Review, Site Inspection

This will result in a savings of \$ 62,454 for this Development. No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Jim Simon
Address: P.O. Box 1270
Ocala, FL 34475
Telephone Number: (352)629-8322

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through

12/31/04
(month/year)
Paul K. Nugent 3/3/04
Signature Date Print or Type Name
(352)629-8401 City Manager
Telephone Number Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Waivers that are not specifically made for the benefit of this Development but are instead of general benefit to the area in which the Development is located will NOT qualify as a contribution to the Development. Further, the fact that no impact fees or other fees are levied by a local jurisdiction for ANY type of development DOES NOT constitute a "Local Government Contribution" in the proposed Development. Similarly, if such fees ARE levied by the local jurisdiction but the nature of the proposed Development exempts it (e.g., typically, a Rehabilitation Development is not subject to impact fees), for purposes of this form, no "Local Government Contribution" credit and no points will be awarded.

This certification must be signed by the Mayor, City Manager, County Manager /Administrator/Commissioner, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatures are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed.

This contribution will not be considered if the certification contains corrections or "white-out". If the certification is scanned, imaged, altered, or retyped, the Application will fail threshold and will be rejected immediately. The certification may be photocopied.

2004 CURE FORM

(Submit a SEPARATE form for EACH reason relative to
EACH Application Part, Section, Subsection and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2004- 107C** and pertains to:

Part _____ Section _____ Subsection _____ Exhibit No 43 (if applicable)

The attached information is submitted in response to the 2004 Universal Scoring Summary Report because:

- I. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2004 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input checked="" type="checkbox"/> Reason Score Not Maxed	Item No. <u>9</u> S	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. _____ T	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed (MMRB/SAIL/HC Applications Only)	Item No. _____ P	<input type="checkbox"/>	<input type="checkbox"/>

OR

- II. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a Cure to **Part** _____ **Section** _____ **Subsection** _____ **Exhibit** _____ (if applicable).

Brief Statement of Explanation regarding
Application 2004 – 107C

Provide a separate brief statement for each Cure or NOAD

This cure is a result of a NOPSE. Item 9S stated that the applicant failed to provide the required explanation of how the fee waiver of \$62,454 was calculated. This was a result of not including the City Council Agenda Item in with the original application. The \$62,454 fee waiver was from a waiver of permit fees for the project.

CURE: The following two pages which explain how the fee waiver was calculated should be inserted behind the FEE WAIVER verification form which is located behind the tab labeled "Exhibit 43"

REVISED



City of Ocala
COMMUNITY PROGRAMS DEPARTMENT
City Council Agenda Item

Ocala-Marion County



Date: March 17, 2004
To: Paul K. Nugent, City Manager
From: Jim Simon, Supervisor, Housing & Grants
Subject: Request for Local Government Contribution for proposed rental project.

Recommendation:

City Council is requested by the owner / developer, John Curtis, and owner Greater Ocala Community Development Corporation to approve waivers and contributions in support of Blitchton Station, a proposed 118-unit affordable housing rental development in the Front Porch community.

Waiver of permit fees:	\$ 62,454.00
Additional local government contribution	<u>\$ 37,546.00</u>
Total request	\$ 100,000.00

Background Discussion:

John Curtis and Greater Ocala Community Development Corporation have formed a partnership to develop a 118-unit affordable rental community in the Front Porch area at NW 17th Ave. on NW 7th Street.

The State is allocated a limited amount of tax credits by the Federal government each year to encourage affordable rental housing. The application process for these credits, which are sold to investors to raise equity, requires a large "local government contribution" to be competitive. In this year's cycle, \$100,000 in local government contributions (for medium-sized counties) allows the project to receive the maximum points. Projects in Front Porch areas compete for a separate set-aside of funds.

Demand for affordable rental units remains high. All of the newer rental communities have filled quickly.

Policy Impact:

The request is consistent with Council discussions regarding the competition for State funds in similar applications, and with subsequent City Council actions. Council has previously approved fee waivers and cash contributions as an incentive to affordable rental developments on a case-by-case basis. The new affordable housing ordinance allows Council to waive fees if there are insufficient Housing Incentive funds.

Fiscal/Budget Impact:

The City would not realize revenues of \$ 62,454 due to the waived fees. The City would also be contributing an additional \$37,546 in "other contributions". However, revenue from water and sewer fees will be \$215,003.80. City tax revenue is estimated at \$37,051 a year. The local government contributions would leverage over \$7 million in investor funds.

Coordination with Other Departments or Agencies:

Planning Dept.; Engineering Dept.; Water & Sewer Dept.; Building Dept.; Florida Housing Finance Corporation.

Implementation Timeline:

City Council action: March 23, 2004
State application revision deadline: March 31, 2004

REVISED

Blitchton Station - Worksheet

Blitchton Station is a proposed 118 unit affordable rental apartment complex located in the Front Porch community in the 1800 Block of NW 7th Street. The owners are John Curtis and Greater Ocala Community Development Corporation. They are seeking a local government contribution that will allow them to compete for State funds. The State application cycle closes March 31, 2004.

APPLICABLE FEES

Waiver requested:

Building Permit	\$49,307.00
Plumbing	\$3,408.00
Electric	\$3,408.00
HVAC	\$3,408.00
Plan Review Fee	\$2,123.00
Site Inspection	<u>\$800.00</u>
Subtotal	\$62,454.00

Developer is requesting the balance of fees to be contributed by the City of Ocala.

	<u>\$37,546.00</u>
Total Fee Waiver Request	\$100,000.00

Other City Fees (To Be Paid By Developer):

Water front foot charges	\$ 9,840.00
Sewer front foot charges	\$ 6,400.00
Water/sewer impact fees	<u>\$198,763.80</u>
Subtotal	\$215,003.80

Transportation Impact Fee (County)	\$141,954.00
------------------------------------	--------------

City Tax Revenue

\$ 7,253,086 Value X .90 Assessed Value = \$6,527,777 @ 5.676 Mil \$37,051 / yr

2004 MMRB, SAIL & HC Scoring Summary

As of: 10/01/2004

File # 2004-107C

Development Name: Blitchton Station

As Of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
10 - 01 - 2004	66	Y	7.5	\$46,055.04	%	N
Preliminary	66	N	6.25	\$46,055.04	%	N
NOPSE	62.88	N	6.25	\$46,055.04	%	N
Final	66	N	6.25	\$46,055.04	%	N
Final-Ranking	66	Y	7.5	\$46,055.04	%	N

Scores:

Item #	Part	Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	III	B	2.a.	Optional Features & Amenities	9	9	9	9	9
1S	III	B	2.b.	New Construction	9	0	0	0	0
2S	III	B	2.c.	Rehabilitation/Substantial Rehabilitation	12	12	12	12	12
2S	III	B	2.d.	All Developments Except SRO	12	0	0	0	0
3S	III	B	2.e.	SRO Developments	9	9	9	9	9
				Energy Conservation Features					
4S	III	E	1.b.	Set-Aside Commitments	3	3	3	3	3
5S	III	E	1.c.	Total Set-Aside Percentage	5	5	5	5	5
6S	III	E	3.	Set-Aside Breakdown Chart	5	5	5	5	5
				Affordability Period					
7S	III	F	1.	Resident Programs	6	6	6	6	6
7S	III	F	2.	Programs for Non-Elderly & Non-Homeless	6	0	0	0	0
7S	III	F	3.	Programs for Homeless (SRO & Non-SRO)	6	0	0	0	0
8S	III	F	4.	Programs for Elderly	8	8	8	8	8
				Programs for All Applicants					
9S	IV	a.		Local Government Support	5	5	1.88	5	5
10S	IV	b.		Contributions	4	4	4	4	4
				Incentives					

2004 MMRB, SAIL & HC Scoring Summary

As of: 10/01/2004

File # 2004-107C

Development Name: Blitchton Station

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
9S	The Applicant failed to provide the required explanation of how the fee waiver of \$62,454 was calculated. Therefore, the fee waiver does not qualify as a Local Government contribution.	NOPSE	Final

Threshold(s) Failed:

Item #	Part Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	III	C	4 Zoning	Applicant failed to provide sufficient evidence of appropriate zoning. The zoning designation for the Development site is not stated on the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form provided in the Application.	Preliminary	Final
2T	V	B	Equity Commitment	The Applicant failed to provide a reference letter for the equity provider, therefore the equity commitment was not scored as firm and not considered a source of financing.	Preliminary	Final
3T	V	B	Construction Financing	Failed threshold due to sources not meeting or exceeding uses. The shortfall was \$6,747,745	Preliminary	Final
4T	V	B	Permanent Financing	Failed threshold due to sources not meeting or exceeding uses. The shortfall was \$7,497,495	Preliminary	Final
5T	III	C	2 Site Control	Evidence provided in NOPSE calls into question the ability of John M. Curtis, Trustee, to lawfully convey the property.	NOPSE	Final Ranking

Proximity Tie-Breaker Points:

Item #	Part Section	Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III	A	10.a.(2)(a) Grocery Store	1.25	1.25	1.25	1.25	1.25
2P	III	A	10.a.(2)(b) Public School	1.25	1.25	1.25	1.25	1.25
3P	III	A	10.a.(2)(c) Medical Facility	1.25	0	0	0	0
4P	III	A	10.a.(2)(d) Pharmacy	1.25	0	0	0	0
5P	III	A	10.a.(2)(e) Public Bus Stop or Metro-Rail Stop	1.25	0	0	0	1.25
6P	III	A	10.b. Proximity to Developments on FHFC Development Proximity List	3.75	3.75	3.75	3.75	3.75

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
3P	Applicant selected too many services. Must choose between Medical Facility, Pharmacy or Bus Stop/Metro-Rail Stop.	Preliminary	Final Ranking

2004 MMRB, SAIL & HC Scoring Summary

As of: 10/01/2004

File # 2004-107C Development Name: Blitchton Station

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
3P	Applicant attempted to Cure 3P, 4P and 5P, but the Cure was deficient because although Applicant included paragraphs requesting scorer to score Bus Stop, Applicant also included the following language - "in the event that the Bus Stop does not qualify for maximum points, please use the Pharmacy that was shown on the Surveyor Certification." Applicant's choice was therefore not decisive.	Final	Final Ranking
4P	Applicant selected too many services. Must choose between Medical Facility, Pharmacy or Bus Stop/Metro-Rail Stop.	Preliminary	Final Ranking
4P	Applicant attempted to Cure 3P, 4P and 5P, but the Cure was deficient because although Applicant included paragraphs requesting scorer to score Bus Stop, Applicant also included the following language - "in the event that the Bus Stop does not qualify for maximum points, please use the Pharmacy that was shown on the Surveyor Certification." Applicant's choice was therefore not decisive.	Final	Final Ranking
5P	Applicant selected too many services. Must choose between Medical Facility, Pharmacy or Bus Stop/Metro-Rail Stop.	Preliminary	Final Ranking
5P	Applicant attempted to Cure 3P, 4P and 5P, but the Cure was deficient because although Applicant included paragraphs requesting scorer to score Bus Stop, Applicant also included the following language - "in the event that the Bus Stop does not qualify for maximum points, please use the Pharmacy that was shown on the Surveyor Certification." Applicant's choice was therefore not decisive.	Final	Final Ranking

Additional Application Comments:

Item #	Part Section Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1C	III C 2	Site Control	The Applicant attempted to cure Item 5T by submitting an Agreement for Purchase and Sale of Real Property. However, this Agreement is deficient because the Applicant failed to provide a complete contract as section 6.2.4 of the Agreement for Purchase and Sale of Real Property between Carla Denson (as Seller) and John M. Curtis (as Buyer) refers to an Exhibit B that is not attached.	Final	Final Ranking

**LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION
LOAN**

⊗ [Failure to attach a sheet showing the payment stream for which the net present value of the loan was calculated will result in the contribution not being considered.

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

On or before _____ the City/County of _____ committed
Date (mm/dd/yyyy) (Name of City or County)

\$ _____ in the form of a reduced interest rate loan to the Applicant for its use solely for
(loan amount)

assisting the proposed Development referenced above. The loan will bear interest at a rate of _____% per annum over a period of _____ years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: _____

Address: _____

Telephone Number: _____

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through

Date (mm/dd/yyyy)

Signature

Date (mm/dd/yyyy)

Print or Type Name

Telephone Number

Print or Type Title

This certification must be signed by the Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed.

This contribution will not be considered and the Application will fail threshold and be rejected automatically if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

Brief Statement of Explanation regarding
Application 2006 – 2006-010C

Provide a separate brief statement for each Cure

The Applicant has revised the Local Government Verification of Contribution Loan provided in Exhibit 59 of the original Application by correcting the closest designated intersection with Leonard Weaver Blvd. and E. University Blvd. The initial closest designated intersection was an error and the Applicant is curing the form. The form used in Exhibit 59 is also used in Exhibit 45 therefore, this exhibit has been revised. for consistency. Again, the Applicant respectfully requests that the commitment be scored firm and counted as a source of financing for the "Construction Analysis" and "Permanent Analysis".

LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION
LOAN

Failure to attach a sheet showing the payment stream for which the net present value of the loan was calculated will result in the contribution not being considered.

Name of Development: Silver Palms

Development Location: Intersection of Leonard Weaver Blvd. and E. University Blvd., Melbourne, Florida 32901
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

On or before 01/18/2006 the City/County of Brevard County committed
Date (mm/dd/yyyy) (Name of City or County)

\$ \$150,000.00 in the form of a reduced interest rate loan to the Applicant for its use solely for
(loan amount)

assisting the proposed Development referenced above. The loan will bear interest at a rate of 0 % per annum over a period of 20 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

No payments in years 1-19 and the loan is forgivable in year 20.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gay Williams, Director, Housing & Human Services
Address: 2725 Judge Fran Jamieson Way, Viera, FL 32940

Telephone Number: (321) 633-2076

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective through
06/30/2007

Date (mm/dd/yyyy)
Peggy Busacca 4/6/06 Peggy Busacca
Signature (S) Date (mm/dd/yyyy) Print or Type Name
321 633-2076 County Manager
Telephone Number Print or Type Title

This certification must be signed by the Mayor, City Manager, County Manager / Administrator / Coordinator, Chairperson of the City Council / Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community investment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatures are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed.

This contribution will not be considered and the Application will fail threshold and be rejected automatically if the certification contains corrections or "white-out" or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-010C Development Name: Silver Palms

As Of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
05 - 03 - 2006	66	N	7.5	\$72,112.5	%	N
Preliminary	66	N	3.75	\$72,112.5	%	N
NOPSE	62	N	3.75	\$72,112.5	%	N
Final	66	N	7.5	\$72,112.5	%	N
Final-Ranking	0	N	0		0	

Scores:

Item #	Part	Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	III	B	2.a.	Optional Features & Amenities	9	9	9	9	0
1S	III	B	2.b.	New Construction	9	0	0	0	0
2S	III	B	2.c.	Rehabilitation/Substantial Rehabilitation	12	12	12	12	0
2S	III	B	2.d.	All Developments Except SRO	12	0	0	0	0
3S	III	B	2.e.	SRO Developments	9	9	9	9	0
4S	III	E	1.b.(2)(a)	Energy Conservation Features	5	5	5	5	0
5S	III	E	1.b.(2)(b)	Set-Aside Commitments	3	3	3	3	0
6S	III	E	3	ELI Set-Aside Commitment	5	5	5	5	0
7S	III	F	1	Total Set-Aside Commitment	6	6	6	6	0
7S	III	F	2	Affordability Period	6	0	0	0	0
7S	III	F	3	Resident Programs	6	0	0	0	0
8S	III	F	4	Programs for Non-Elderly & Non-Homeless	8	8	8	8	0
9S	IV	a.		Programs for Homeless (SRO & Non-SRO)	5	5	5	5	0
10S	IV	b.		Programs for Elderly	4	4	4	4	0
				Programs for All Applicants					
				Local Government Support					
				Contributions					
				Incentives					

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-010C Development Name: Silver Palms

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded as Result
10S	On all four of the Local Government Verification of Affordable Housing Incentives Forms provided at Exhibits 47 through 50 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application is not eligible for points for these four Local Government Incentives.	NOPSE	Final

Threshold(s) Failed:

Item #	Part Section Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	V D	Equity Commitment	The Applicant provided an Equity Commitment letter from NHT First. The commitment does not contain the language "paid prior to or simultaneous with the closing of construction financing" as required by pages 65-66 of the 2006 Universal Application Instructions. Therefore, the Equity Commitment was not scored firm and was not counted as a source of financing.	Preliminary	Final
2T	V D	Equity Commitment	The Equity Commitment does not definitively state the amount of equity to be paid prior to construction completion as required by pages 65-66 of the 2006 Universal Application Instructions. Therefore, the Equity Commitment was not scored firm and was not counted as a source of financing.	Preliminary	Final
3T	V D	Equity Commitment	The Equity Commitment does not state that "the commitment does not expire before December 31, 2006" as required by page 66 of the 2006 Universal Application Instructions. Therefore, the Equity Commitment was not scored firm and was not counted as a source of financing.	Preliminary	Final
4T	V B	Construction Financing Shortfall	The Applicant has a construction financing shortfall of \$1,137,356.	Preliminary	NOPSE
5T	V B	Permanent Financing Shortfall	The Applicant has a permanent financing shortfall of \$3,468,402.	Preliminary	NOPSE
6T	III C 1	Site Plan Approval	On the Local Government Verification of Status of Site Plan Approval for Multifamily Developments form provided at Exhibit 26 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
7T	III C 3.a.	Availability of Electricity	The Applicant provided a letter at Exhibit 28 to demonstrate availability of Electricity. Although the letter references the Development name, the Development Location refers to "Intersection of Wiley Ave and E. University Blvd Fl 32901" (with no indication of the City) as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

Development Name: Silver Palms

File # 2006-010C

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
8T	III	C	3.b.	Availability of Water	On the Verification of Availability of Infrastructure Water form provided at Exhibit 29 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
9T	III	C	3.c.	Availability of Sewer	On the Verification of Availability of Infrastructure Sewer Capacity, Package Treatment, or Septic Tank form provided at Exhibit 30 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
10T	III	C	3.d.	Availability of Roads	On the Verification of Availability of Infrastructure Roads form provided at Exhibit 31 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
11T	III	C	4	Zoning	On the Local Government Verification That Development Is Consistent With Zoning And Land Use Regulations form provided at Exhibit 32 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
12T	III	C	5	Environmental Safety	On the Verification of Environmental Safety Phase I Environmental Site Assessment form provided at Exhibit 33 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Application has failed to meet threshold.	NOPSE	Final
13T	V	D		Brevard County Loan	The Applicant provided a Local Government Verification of Contribution Loan form (Exhibit 59) from Brevard County. The Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Brevard County	NOPSE	Final

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

Development Name: Silver Palms

File # 2006-010C

Threshold(s) Failed:

Item #	Part Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
14T	V	B	Construction Financing Shortfall	loan was not scored firm and not counted as a source of financing. The Applicant has a construction financing shortfall of \$1,287,356.	NOPSE	Final
15T	V	B	Permanent Financing Shortfall	The Applicant has a permanent financing shortfall of \$3,618,402.	NOPSE	Final
16T	III	C	Environmental Safety	The document provided in the Application at Exhibit 6, Role of the Non-Profit, states that "The development of Silver Palms involves the demolition and replacement of obsolete Public [sic] housing owned by the MHA. . . ." Since there are apparently one or more existing buildings on the site, the environmental provider should have answered the applicable question regarding asbestos and lead based paint at Item 2 of the Verification of Environmental Safety Phase I Environmental Site Assessment form.	NOPSE	Final
17T	V	D	Equity Commitment	As a Cure for 1T, 2T, 3T, 14T and 15T, the Applicant submitted a new Equity Commitment letter from NHT First, Inc., dated April 3, 2006. The equity amount to be paid prior to or simultaneous with the closing of construction financing must be at least 35% of the total equity to be provided (the 35% criteria) as required by page 66 of the 2006 Universal Application Instructions. Because the Applicant's new commitment letter does not satisfy this requirement, the Equity Commitment was not scored firm and was not counted as a source of financing.	Final	
18T	V	D	Loan Commitment	As part of its Cure for the address issue raised in Item 1C, the Applicant submitted a new Loan Commitment letter from SunTrust Bank, dated April 6, 2006, to correct the Development Address. For the new loan commitment to be considered firm by FHFC, the commitment must contain the "signature of all parties, including acceptance by the Applicant" as required by page 63 of the 2006 Universal Application Instructions. Because the new loan commitment letter does not contain the Applicant's signature, the new loan commitment was not scored firm and was not counted as a source of financing.	Final	
19T	V	B	Construction Financing	The Application has a construction financing shortfall of \$3,137,356.	Final	
20T	V	B	Permanent Financing	The Application has a permanent financing shortfall of \$3,468,402.	Final	
21T	III	C	Availability of Electricity	As a cure for Item 7T, the Applicant provided a letter from Florida Power and Light, dated 4/6/06, referencing the closest designated intersection. Part III.C.3., page 27 of the 2006 Universal Application Instructions, states "Each Verification of Availability of Infrastructure Form or letter confirming infrastructure availability must demonstrate	Final	

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-010C

Development Name: Silver Palms

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
22T				Program Requirements	<p>availability on or before the Application Deadline." The 4/6/06 letter states "This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service . . ." Nowhere in the 4/6/06 letter does it state that the service was available on or before 2/1/06, the Application Deadline.</p> <p>Paragraph 67-48.004(13)(d), F.A.C., states that "The Corporation shall reject an Application if, following the submission of the additional documentation, revised pages and other information as the Applicant deems appropriate as described in subsection (6) above: . . . (d) An Applicant or any Principal, Affiliate or Financial Beneficiary of an Applicant or a Developer is in arrears for any financial obligation it has to the Corporation or any agent or assignee of the Corporation." The Contact Person listed in the Application was notified by letter dated March 28, 2006 that Landings at St. Andrews, for which National Church Residences is a Financial Beneficiary, is in arrears for (1) a late fee in the amount of \$500.00 for not timely filing audited financial statements, (2) SAIL interest in the amount of \$26,538.10, and (3) \$1,326.91 in late charges for the SAIL interest. This amount totals of \$28,365.01. This fee was not paid in full as of the April 10, 2006 deadline for submitting additional documentation, revised pages or other information. Therefore, Application No. 2006-010C fails threshold.</p>	Final	

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III	A	10.a.(2)(e)	Grocery Store	1.25	0	0	1.25	0
2P	III	A	10.a.(2)(b)	Public School	1.25	0	0	1.25	0
3P	III	A	10.a.(2)(c)	Medical Facility	1.25	0	0	0	0
4P	III	A	10.a.(2)(d)	Pharmacy	1.25	0	0	1.25	0
5P	III	A	10.a.(2)(e)	Public Bus Stop or Metro-Rail Stop	1.25	0	0	0	0
6P	III	A	10.b.	Proximity to Developments on FHFC Development Proximity List	3.75	3.75	3.75	3.75	0

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
1P	The Grocery Store listed on the Surveyor Certification Form appears to be different from the Grocery Store provided on the sketch.	Preliminary	Final
1P	On the Surveyor Certification form provided at Exhibit 25 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E.	NOPSE	Final

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-010C

Development Name: Silver Palms

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
1P	University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Applicant is not eligible to receive proximity points for this service.		
2P	The Public School listed on the Surveyor Certification Form appears to be different from the Public School provided on the sketch.	Preliminary	Final
2P	On the Surveyor Certification form provided at Exhibit 25 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Applicant is not eligible to receive proximity points for this service.	NOPSE	Final
4P	The Pharmacy listed on the Surveyor Certification Form appears to be different from the Pharmacy provided on the sketch.	Preliminary	Final
4P	On the Surveyor Certification form provided at Exhibit 25 of the Application, the Applicant listed the Development Location "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect. Therefore, the Applicant is not eligible to receive proximity points for this service.	NOPSE	Final

Additional Application Comments:

Item #	Part Section Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1C	III A 2.a.	Development Location	At Part III.A.2.a. of the Application, the Address of Development Site is listed as "Intersection of Wiley Ave. and E. University Blvd., Melbourne, FL 32901" as the closest designated intersection. A NOPSE has provided information indicating that Wiley Ave. and E. University Blvd. do not intersect.	NOPSE	Final

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-097C Development Name: Oviedo Town Centre - Phase I

As Of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
05 - 03 - 2006	60	Y	7.5	\$80,373.93	%	N
Preliminary	50	N	0	\$80,373.93	%	N
NOPSE	50	N	0	\$80,373.93	%	N
Final	60	Y	7.5	\$80,373.93	%	N
Final-Ranking	0	Y	0		0	

Scores:

Item #	Part	Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
Optional Features & Amenities									
1S	III	B	2.a.	New Construction	9	9	9	9	0
1S	III	B	2.b.	Rehabilitation/Substantial Rehabilitation	9	0	0	0	0
2S	III	B	2.c.	All Developments Except SRO	12	12	12	12	0
2S	III	B	2.d.	SRO Developments	12	0	0	0	0
3S	III	B	2.e.	Energy Conservation Features	9	9	9	9	0
Set-Aside Commitments									
4S	III	E	1.b.(2)(a)	ELI Set-Aside Commitment	5	5	5	5	0
5S	III	E	1.b.(2)(b)	Total Set-Aside Commitment	3	3	3	3	0
6S	III	E	3	Affordability Period	5	0	0	0	0
Resident Programs									
7S	III	F	1	Programs for Non-Elderly & Non-Homeless	6	0	0	0	0
7S	III	F	2	Programs for Homeless (SRO & Non-SRO)	6	0	0	0	0
7S	III	F	3	Programs for Elderly	6	0	0	0	0
8S	III	F	4	Programs for All Applicants	8	8	8	8	0
Local Government Support									
9S	IV		a.	Contributions	5	0	0	0	0
10S	IV		b.	Incentives	4	4	4	4	0

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-097C Development Name: Oviedo Town Centre - Phase I

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded as Result
6S	The Applicant failed to select an affordability period and therefore failed to achieve any points.	Preliminary	Final
7S	The Applicant failed to select any Qualified Resident Programs for Non-Elderly and Non-Homeless Developments and therefore failed to achieve maximum points.	Preliminary	Final
7S	In its cure for Item 7S, the Applicant failed to select enough Qualified Resident Programs for Non-Elderly and Non-Homeless Developments to achieve maximum points.	Final	
9S	The Applicant failed to provide documentation for Local Government Contributions and did not qualify for automatic points. Therefore, the Application fails to achieve maximum points.	Preliminary	

Threshold(s) Failed:

Item #	Part Section Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	III C 2	Site Control	The Applicant failed to provide any of the required documentation to demonstrate site control.	Preliminary	Final

Proximity Tie-Breaker Points:

Item #	Part Section Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III A	10.a.(2)(a) Grocery Store	1.25	0	0	1.25	0
2P	III A	10.a.(2)(b) Public School	1.25	0	0	1.25	0
3P	III A	10.a.(2)(c) Medical Facility	1.25	0	0	0	0
4P	III A	10.a.(2)(d) Pharmacy	1.25	0	0	1.25	0
5P	III A	10.a.(2)(e) Public Bus Stop or Metro-Rail Stop	1.25	0	0	0	0
6P	III A	10.b. Proximity to Developments on FHFC Development Proximity List	3.75	0	0	3.75	0

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
1P	The Applicant did not provide the Surveyor Certification Form.	Preliminary	Final
1P	The Applicant did not provide the required sketches.	Preliminary	Final
2P	The Applicant did not provide the Surveyor Certification Form.	Preliminary	Final
2P	The Applicant did not provide the required sketches.	Preliminary	Final
4P	The Applicant did not provide the Surveyor Certification Form.	Preliminary	Final

2006 MMRB, SAIL & HC Scoring Summary

As of: 05/03/2006

File # 2006-097C Development Name: Oviedo Town Centre - Phase I

Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points:

Item #	Reason(s)	Created As Result of	Rescinded as Result of
4P	The Applicant did not provide the required sketches.	Preliminary	Final
6P	The Applicant did not provide the Surveyor Certification Form.	Preliminary	Final

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1C	III	E	1. b.	Set-Aside Location A	The Applicant failed to indicate whether or not the proposed Development will be located in Location A at Part III.E.1.b.(1). However, Florida Housing was able to determine from the Development Address provided that the proposed Development will not be in Location A.	Preliminary	