

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

In Re: SP GA APARTMENTS, LLC

FHFC Case No.: 2015-006VW

**ORDER GRANTING WAIVER OF RULE 67-21.003(8)(f),
FLORIDA ADMINISTRATIVE CODE**

THIS CAUSE came on for consideration and final action before the Board of Directors of the Florida Housing Finance Corporation on March 20, 2015, pursuant to a "Petition for Waiver of Rule 67-21.003(8)(f) for a Change in Development Category" ("Petition"). Florida Housing Finance Corporation ("Florida Housing") received the Petition on February 26, 2015, from SP GA Apartments, LLC ("the Petitioner"). Notice of the Petition was published in Volume 41, Number 41, of the Florida Administrative Register. Florida Housing received no comments regarding the Petition. After careful review of the record and being otherwise fully advised in the premises, the Board of Directors (the "Board") of Florida Housing hereby finds:

1. The Board has jurisdiction over the subject matter of this case and the parties hereto.
2. Petitioner was selected to receive State Apartment Incentive Loan (SAIL) funding in Application #2014-311S under RFA 2014-103 (the "RFA"), and was also provided funding under its non-competitive Housing

FILED WITH THE CLERK OF THE FLORIDA
HOUSING FINANCE CORPORATION



/DATE: 3.24.15

Tax Credits/Multifamily Mortgage Revenue Bond (4% HC/MMRB)
Application to assist in the rehabilitation of a 90-unit apartment complex serving the Family demographic in Seminole County, Florida, known as Georgia Arms.

3. Rule 67-21.003, Fla. Admin. Code (Rev. 3-13), provides, in pertinent part:

(8) Notwithstanding any other provision of these rules, there are certain items that must be included in the Application and cannot be revised, corrected or supplemented after the Application is deemed complete. Those items are as follows:

(f) Development Category;

4. Petitioner requests a waiver of the above prohibition against changing the Development Category, in order to change its designation in its non-competitive Application from "Acquisition/Preservation" to match that selected in its competitive Application, "Acquisition/Rehabilitation."

5. The Board finds that given that the requested change would apply to the non-competitive Application, it would neither affect the scoring of Petitioner's application nor allow Petitioner to gain an unfair advantage over other applicants. Unit and bedroom counts will remain the same.

6. Section 120.542(2), Florida Statutes provides in pertinent part:

Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been

achieved by other means by the person and when application of a rule would create a substantial hardship or would violate principles of fairness.

7. The Board finds that strict application of the above Rule under these circumstances would cause substantial hardship to Petitioner and violate the principles of fairness, and that granting this request furthers Florida Housing's statutory mandate to provide safe, sanitary and affordable housing to the citizens of Florida.

IT IS THEREFORE ORDERED:

Petitioner's request for a waiver of Rule 21.003(8)(f), Fla. Admin. Code to permit a change in Development Category to "Acquisition/Rehabilitation" is hereby **GRANTED**.

DONE and ORDERED this 20th day of March, 2015.



Florida Housing Finance Corporation

By:  _____
Chair

Copies furnished to:

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Joint Administrative Procedures Committee
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NOTICE OF RIGHT TO JUDICIAL REVIEW

A PARTY WHO IS ADVERSELY AFFECTED BY THIS ORDER IS ENTITLED TO JUDICIAL REVIEW PURSUANT TO SECTIONS 120.542(8), 120.569, AND 120.57, FLORIDA STATUTES. SUCH PROCEEDINGS ARE COMMENCED PURSUANT TO CHAPTER 67-52, FLORIDA ADMINISTRATIVE CODE, BY FILING AN ORIGINAL AND ONE (1) COPY OF A PETITION WITH THE AGENCY CLERK OF THE FLORIDA HOUSING FINANCE CORPORATION, 227 NORTH BRONOUGH STREET, SUITE 5000, TALLAHASSEE, FLORIDA 32301-1329.