



# 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

**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 26<sup>th</sup>, National Church Residences (co-Developer) received Application Number 2005-023C (Island Horizons Housing) 2005 MMRB, SAIL & 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, SAIL & 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 26<sup>th</sup> 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.

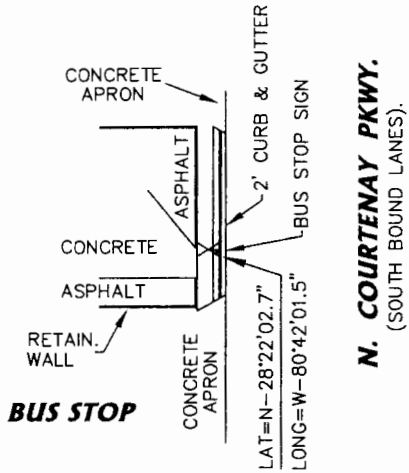
Sincerely,

A handwritten signature in black ink, appearing to read "Greg Will". The signature is written in a cursive style with a large, sweeping initial "G".

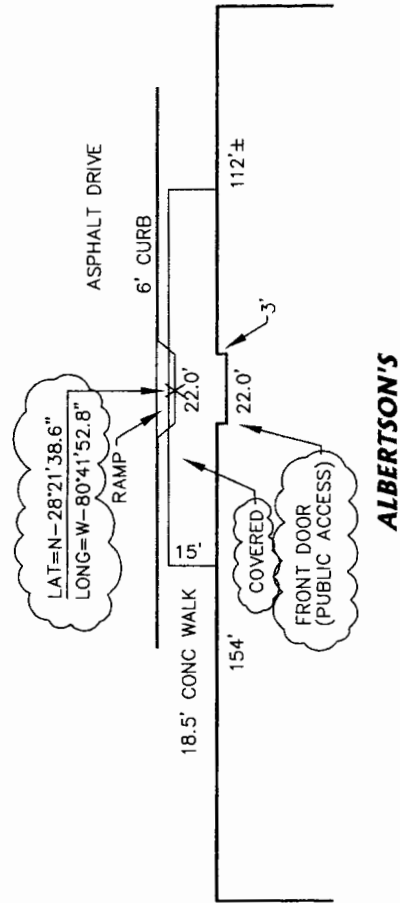
Greg Will  
National Church Residences

# SKETCH TO ACCOMPANY DESCRIPTION

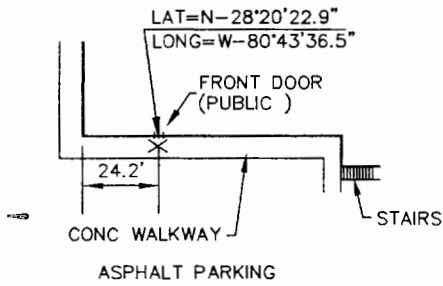
THIS SKETCH IS NOT A "BOUNDARY SURVEY"



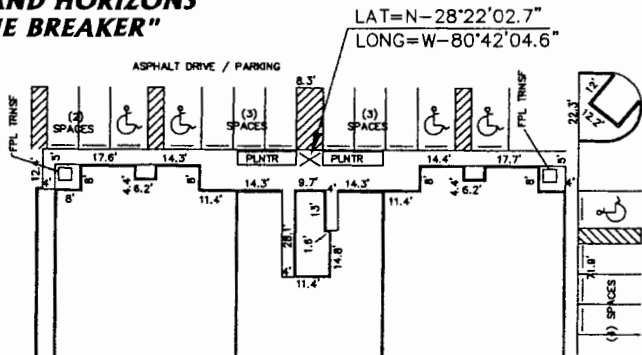
**N. COURTENAY PKWY.**  
(SOUTH BOUND LANES).



## WALK-IN CLINIC



## "ISLAND HORIZONS" "TIE BREAKER"



DRAWN BY: RMP

CHK'D BY:

DATE: 4/20/05

JOB #: 03-85-6

SHEET 1 OF 1

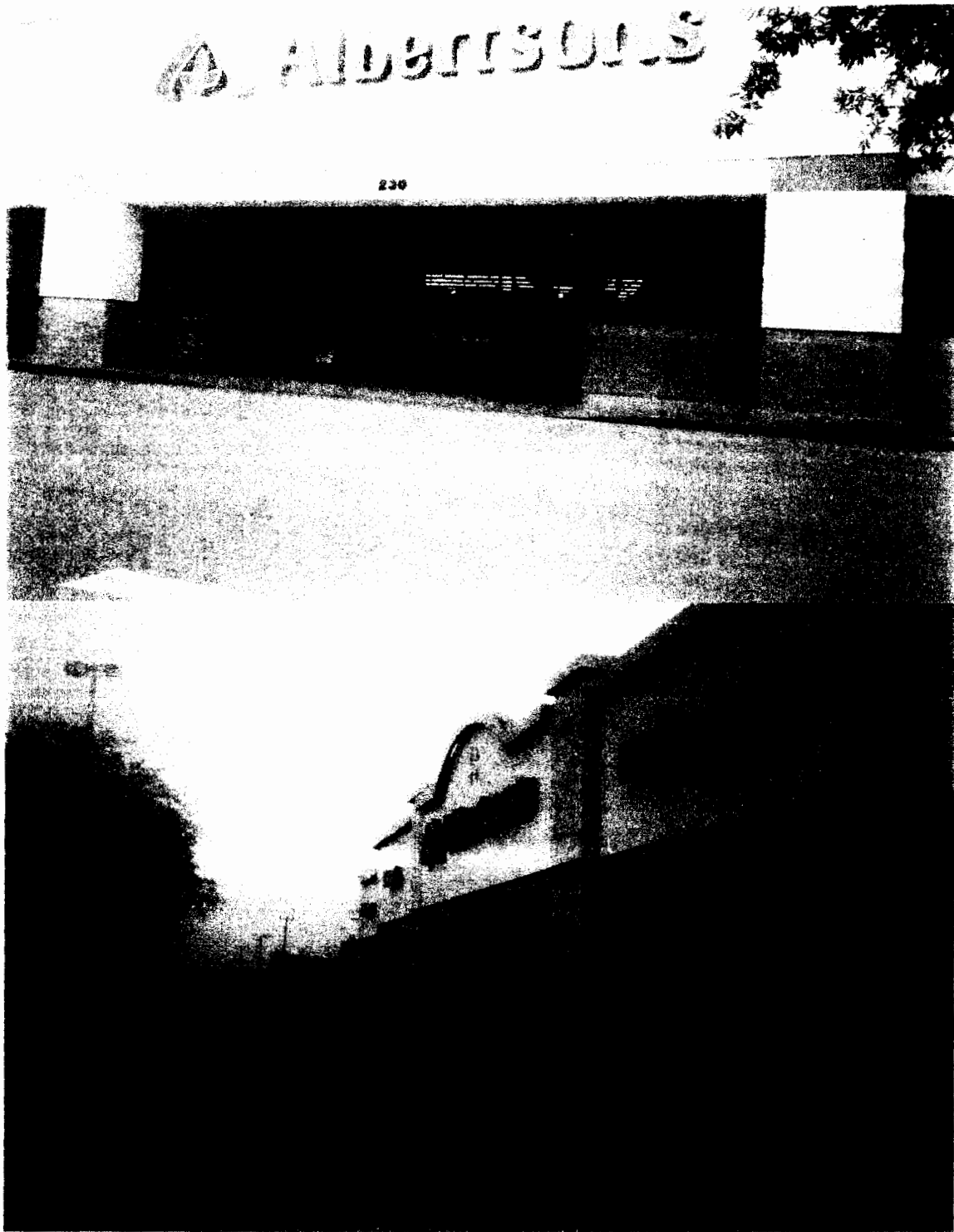
PREPARED FOR AND CERTIFIED TO:

LOCATION SKETCH  
(LATITUDE / LONGITUDE)

HOUSING AUTHORITY OF  
BREVARD COUNTY



1013 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
TEL.: (321) 632-6335



**ALBERTSONS**  
**230 N. Courtenay Parkway**  
**Merritt Island, Florida 32953**  
**321.452.8588**