

**ORIGINAL**

**BEFORE THE STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION**

**RECEIVED**  
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FLORIDA HOUSING  
FINANCE CORPORATION

ABILITY OAKLAND II, LLC,

Petitioner,  
vs.

FHFC No. 2012-041UC  
Application No. 2011-0466

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.  
\_\_\_\_\_ /

**PETITION FOR ADMINISTRATIVE HEARING**

Pursuant to Section 120.569 and .57, Florida Statutes (F.S.) and Rule 67-48.005(5), Florida Administrative Code (F.A.C.), Petitioner, Ability Oakland II, LLC ("Ability") requests an administrative hearing to challenge FLORIDA HOUSING FINANCE CORPORATION's ("Florida Housing") scoring actions concerning Universal Cycle Application No. 2011-145C ("University Plaza"). In support of this Petition, Ability provides as follows:

1. Ability is a Florida limited liability company with its address at 76 S. Laura Street, Suite 303, Jacksonville, Florida 32202. Ability is in the business of providing affordable rental housing units.

2. Florida Housing is the state agency delegated the authority and responsibility for administering and awarding funds pursuant to Chapter 420, F.S., and Rules 67-21 and 67-48, F.A.C.

**Nature of the Controversy**

3. On December 6, 2011, Ability applied to Florida Housing for funding pursuant to the Low Income Housing Tax Credit Program (LIHTC). The purpose of the requested funds was to supplement the rehabilitation of a 60 unit affordable housing apartment complex in Jacksonville, Florida, named Oakland Terrace Apartments.

4. Pursuant to Section 420.5099, Florida Statutes, Florida Housing is the designated “housing credit agency” for the State of Florida and administers Florida’s low-income housing tax credit program. Through this program, Florida Housing allocates Florida’s annual fixed pool of federal tax credits to developers of affordable housing.

5. The tax credits allocated annually to each state are awarded by state “housing credit agencies” to single-purpose applicant entities created by real estate developers to develop specific multi-family rental housing projects. An applicant entity will then sell this ten-year stream of tax credits, typically to a “syndicator”, with the sale proceeds generating much of the funding necessary for development and construction of the project. The equity produced by this sale of tax credits in turn reduces the amount of long-term debt required for the project, making it possible to operate the project at rents that are affordable to low-income and very-low-income tenants.

6. The United States Congress has created a program, governed by Section 42 of the Internal Revenue Code (“IRC”), by which federal income tax credits are allotted annually to each state on a per capita basis to encourage private developers to build and operate affordable low-income rental housing for families. These tax credits entitle the holder to a dollar-for-dollar reduction in the holder’s federal tax liability, which can be taken for up to ten years if the project continues to satisfy all IRC requirements.

**The 2011 Universal Application Cycle**

7. Because Florida Housing’s available pool of federal tax credits each year is limited, qualified projects must compete for this funding. To assess the relative merits of proposed projects, Florida Housing has established a competitive application process pursuant to Chapter 67-48, F.A.C. Specifically, Florida Housing’s application process for 2011, 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) Florida Housing's preliminary scoring of applications;
- (d) An initial round of administrative challenges in which an applicant may take issue with Florida Housing's scoring of another application by filing a Notice of Possible Scoring Error ("NOPSE")
- (e) Florida Housing's consideration of the NOPSEs submitted, with notice to applicants of any resulting change in their preliminary scores;
- (f) An opportunity for the applicant to submit additional materials to Florida Housing 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");
- (h) Florida Housing's consideration of the NOADs 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, Florida Housing'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.
- (k) A final appeals process through which applicants may be allocated award funding from future credits by making the case that "but for" specific scoring errors by Florida Housing on other applications, their application would have been funded.

8. At the completion of (a) through (j) of this process a Final Score is assigned to each Application. Based on these Final Scores, and a series of Tie Breakers, Applications are then ranked. Funds are awarded to applicants starting with applicable preferences and set asides and the highest scoring applicants, until the available funds are exhausted. Applicants compete

for funds against other applicants in large part based upon tie-breaker points and limitations to the number of units to be funded in each county.

### **Ability's Application**

9. Based on a review of Florida Housing's Final Ranking dated June 8, 2012 Ability received a final score of 79 out of a possible 79 points for its application. Ability received 6 Ability-To-Proceed and 29.5 Proximity Tie-Breaker points, and was deemed to have passed threshold. This score would place Ability in the funding range, "but for" Florida Housing's erroneous scoring of another Application. Florida Housing's scoring actions concern whether the Application 2011-145C ("University Plaza") was correctly scored and ranked.

10. As will be explained more fully below, Florida Housing's scoring actions are erroneous and Ability is exercising its option to proceed with process item (k) by filing this petition.

### **Substantial Interests Affected**

11. As an applicant for funds allocated by Florida Housing, Ability's substantial interests are adversely affected by the scoring decisions here. The final scoring actions of Florida Housing resulted in Ability's application being displaced from the funding range. Since the purpose of the tax credit program in general is to provide funding to developers of apartment projects for low income residents, then Ability's interests are adversely and substantially affected by the loss of funding. Indeed, without the requested funding, Ability's ability to provide much needed affordable housing units will be severely jeopardized.

### **Application #2011-145C**

12. The Universal Application at Part III asks an applicant to provide information concerning the proposed development. Specifically, at Part III, Section (A)(2)(c), the

Application requires the Applicant to disclose "whether the proposed development will consist of "Scattered Sites." "Scattered Sites" is defined at Rule 67-48.002(105), F.A.C. as follow:

(105) "Scattered Sites," as applied to a single Development, means a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within Scattered Site Development, a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement, provided the easement is not a roadway or street.

13. Because of numerous administrative challenges in the previous Universal Application Cycle, the definition of Scattered Sites was amended this year to specifically inform applicants that a roadway or street easement will define a site as Scattered Sites for purposes of the Universal Application.

14. Developers were cautioned during the rule amendment process and adoption process to be careful about determining whether their potential Development Site constituted Scattered Sites. This was made especially important given the penalties involved with curing certain application forms required at Universal Application Part III. To Cure a verification of Site Plan Approval, Infrastructure Availability or Appropriate Zoning results in ½ point reduction to the score for each element cured. Accordingly it became crucial for applicants to conduct appropriate due diligence at the outset to determine if a proposed site was Scattered Sites.

15. If a proposed Development Site is determined to be comprised of Scattered Sites, an applicant must provide additional information in response to several Universal Application requirements. As it relates to the provision of infrastructure (availability of electricity, water, sewer, and roads), if the proposed development is Scattered Sites the Universal Application Instructions require at Part III, Section (C)(3) that an applicant provide evidence of the

availability of each type of infrastructure for each of the Scattered Sites. Additionally, if the proposed development is Scattered Sites the Universal Application Instructions require that an applicant provide evidence that each of the sites comprising the Scattered Sites has site plan approval and appropriate zoning. A form indicating the availability of infrastructure, site plan approval and appropriate zoning must be provided for **EACH** site.

16. The Universal Application Instructions at Part III, Section (A)(2)(c) provides as follows:

If the Development will consist of Scattered Sites, for each of the Scattered Sites, provide, behind a tab labeled "Exhibit 19", the Address, total number of units, and latitude and longitude coordinates, determined in degrees, minutes and seconds truncated after one decimal place, located anywhere on the Scattered Site. If requesting Competitive HC, for the Scattered Site where the Tie-Breaker Measurement Point is located only the Address and total number of units is required. If requesting MMRB or non-competitive HC only, for the Scattered Site where the Development Location Point is located only the Address and total number of units is required. If the proposed Development will consist of Scattered Sites, **but the Applicant fails to provide the above required information for each of the Scattered Sites, the Application will fail threshold.**

(Emphasis provided)

17. The Universal Application Instructions, Part III, Section C also provides:

For Applications requesting Competitive HC, during the preliminary and NOPSE scoring process described in subsections 67-48.004(3), (4) and (5), F.A.C., Applicants may be eligible for Ability to Proceed tie-breaker points for the following Ability to Proceed elements: Site Plan/Plat Approval, Infrastructure Availability (electricity, water, sewer and roads), and Appropriate Zoning. The Applicant will either:

(i) Achieve the full 6 Ability to Proceed tie-breaker points if it meets the threshold requirements for all of the following elements: site plan/plat approval, availability of electricity, availability of water, availability of sewer, availability of roads, and appropriate zoning, or

(ii) Achieve 1 Ability to Proceed tie-breaker point for each of these elements which pass threshold and zero Ability to Proceed tie-breaker points for each of these elements which fail threshold. Then during the cure period described in subsection 67-48.004(6), F.A.C., **if a threshold failure is successfully cured the Application will be awarded ½ Ability to Proceed tie-breaker point for each cured Ability to Proceed element.**

(Emphasis provided)

18. There were numerous examples in this year's Universal Applications Cycle of Applicants with proposed Development Sites meeting the definition of Scattered Sites that provided acceptable documentation establishing that all approvals included each of the designated Scattered Sites. (See Attachment A) All these Applicants as a result of their due diligence and an understanding of the importance of getting this right the first time concluded in preparing their initial Application responses that their respective Development Site constituted Scattered Sites. Information used could have included an aerial map like the one included at Attachment A which clearly shows the University Plaza site divided by various roads.

19. In its initial Universal Application response University Plaza answered the question "Will the Development consist of Scattered Sites?" "No". A NOPSE however correctly pointed out that the Development Site met the definition of Scattered Sites based on an existing Road Easement. Florida Housing in its Scoring Summary dated February 22, 2012 agreed with the NOPSE and determined as follows:

The Applicant indicated that the proposed Development will not consist of Scattered Sites. However, information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. As a result, the Applicant failed to provide the Address, total number of units, and latitude and longitude coordinates for each of the Scattered Sites as required by the Application Instructions.

Consequently, the Applicant was deemed to have failed threshold. (See Attachment B)

20. In its Scoring Summary Florida Housing advised University Plaza that as the Development Site meets the definition of Scattered Sites it had failed threshold and that additional information must be provided to verify that **all Scattered Sites** that comprise the Development Site have: site plan approval; available infrastructure including electricity, water sewer, roads and appropriate zoning. Consequently, University Plaza failed threshold and received 0 Ability to Proceed Points at the conclusion of the NOPSE stage of the process.(See Attachment C)

21. University Plaza chose to Cure the Scattered Sites issue. In its Cure, University Plaza submitted a revised excerpt to the Universal Application admitting that the proposed development site was Scattered Sites. Per the Instructions, University Plaza correctly submitted a Exhibit 19 which indicates that the proposed Development site is comprised of two sites. (See Attachment D).

22. While Florida Housing accepted the Cure and determined University Plaza had “successfully cured” the threshold failure, the documentation provided was in fact not sufficient to fulfill the requirements of the Rule for several reasons. In its Cure, University Plaza did not submit the documentation required for each Scattered Site as required by the Universal Application Instructions and Florida Housing's Scoring Summary. University Plaza failed to submit Exhibits and forms unique to or specifically referencing each Scattered Site to show that all verifications covered each designated site.

23. Specifically Part III, Section (C)(1)(a) of the Universal Application mandates that, "If the proposed Development consists of Scattered Sites, site plan approval must be demonstrated for all of the Scattered Sites." A Verification of Status of Site Plan Approval for



Multifamily Developments was therefore required for each site of the Scattered Sites. Additionally, Part III, Section (C)(3) of the Application Instructions requires that, "If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites." Therefore, a Verification of Availability of Infrastructure for each listed infrastructure service was required for each site.

24. University Plaza spent a great deal of time in its Cure conceding that the Development Site is Scattered Sites and that the Address for the Scattered Sites was the same. While the various sites comprising the Scattered Sites may have the same US Postal Service address, this does not negate the need for a separate response and verification for each designated site. In other words, since University Plaza conceded that it is Scattered Sites with two independent sites, verifications for each site should have been provided in its Cure. Merely clarifying that the Address for both sites is the same does not satisfy this requirement. Ironically, according to the US Postal Service website, the University Plaza Development Site has more than one address. One address does not correctly identify all addresses for the site. (See Attachment E)

25. Rather than submitting new forms as part of its Cure, University Plaza submitted a letter from the City of Jacksonville concerning site plan approval, zoning and land use consistency, and availability of roads. This was apparently done in an attempt to avoid any penalty. This letter verified that the Development Site met the Florida Housing definition of Scattered Sites. This letter was in fact a Cure to the original forms because the original forms submitted did not clearly state that the Development Site was comprised of Scattered Sites and that the verification was for each Scattered Site with regards to the site plan approval, zoning and land use consistency and availability of roads, a Cure was required to be submitted. Thus the

Application should have had its Ability to Proceed Points reduced by ½ point for each item, totaling a 1 ½ point reduction.

26. University Plaza also as a Cure submitted a letter from the Jacksonville Electric Authority concerning availability of sewer, water and electricity. Again this appears to be an attempt to avoid penalty. This letter however was also a Cure to the initial forms because the initial forms submitted did not clearly state that the Development Site was comprised of Scattered Sites and that the verification was for each Scattered Site with regards to the availability of sewer, water and electricity. The Ability to Proceed Points should have been reduced by ½ point for each item, totaling another 1 ½ point reduction. University Plaza further failed threshold because it failed to submit a separate Environmental Site Assessment for each site as required by the Universal Application.

27. These scoring issues were raised during the NOAD process. (See attachment F) However, despite University Plaza having not cured threshold and not submitting the required documentation, Florida Housing rescinded its previous score and awarded University Plaza 6 Ability to Proceed tie-breaker points. (See Attachment G)

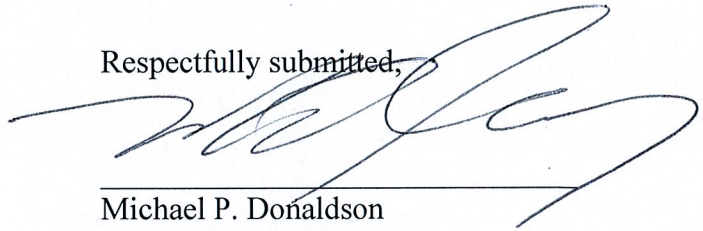
28. Additionally, were it determined that the Cures submitted did in fact constitute “successful cures”, University Plaza should have been “awarded ½ Ability to Proceed tie-breaker point for each cured Ability to Proceed element”. This would have resulted in 3 Ability to Proceed tie-breaker points; rather than the 6 awarded.

29. Florida Housing's scoring decision is erroneous and inconsistent with the specific Universal Application Instructions. In essence Florida Housing has allowed University Plaza to fix or Cure its initial error in not correctly identifying its Development Site as Scattered Sites without having to submit the required documentation for each site comprising the Scattered

Sites, thereby incorrectly determining the Applicant passed threshold and earning the full 6 Ability to Proceed Tie-breaker points.

WHEREFORE, Ability requests that it be granted an administrative proceeding to contest Florida Housing's erroneous scoring decisions. To the extent there are disputed issues of fact, this matter should be forwarded to the Division of Administrative Hearings. Ultimately, Ability requests the entry of a Recommended and Final Order which finds that: Florida Housing's scoring decision as to Application No. 2011-145C is erroneous and but for these erroneous scoring decisions Ability would have been funded. Ability would also request that it be funded from the next available allocation.

Respectfully submitted,



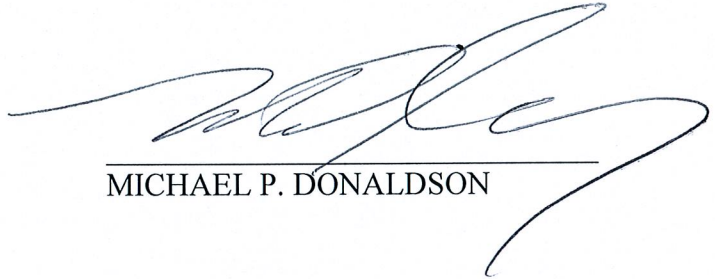
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Michael P. Donaldson  
FL Bar No. 0802761  
CARLTON FIELDS, P.A.  
P.O. Drawer 190  
215 S. Monroe St., Suite 500  
Tallahassee, FL 32302  
Telephone: (850) 224-1585  
Facsimile: (850) 222-0398

Counsel for Applicant

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that the original of the foregoing has been filed by Hand Delivery with the Agency Clerk, Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301; and a copy furnished to Della Harrell, Agency Clerk, Florida Housing Finance Corporation, 227 N. Bronough St., Suite 5000, Tallahassee, FL 32301, this 2nd day of July, 2012.



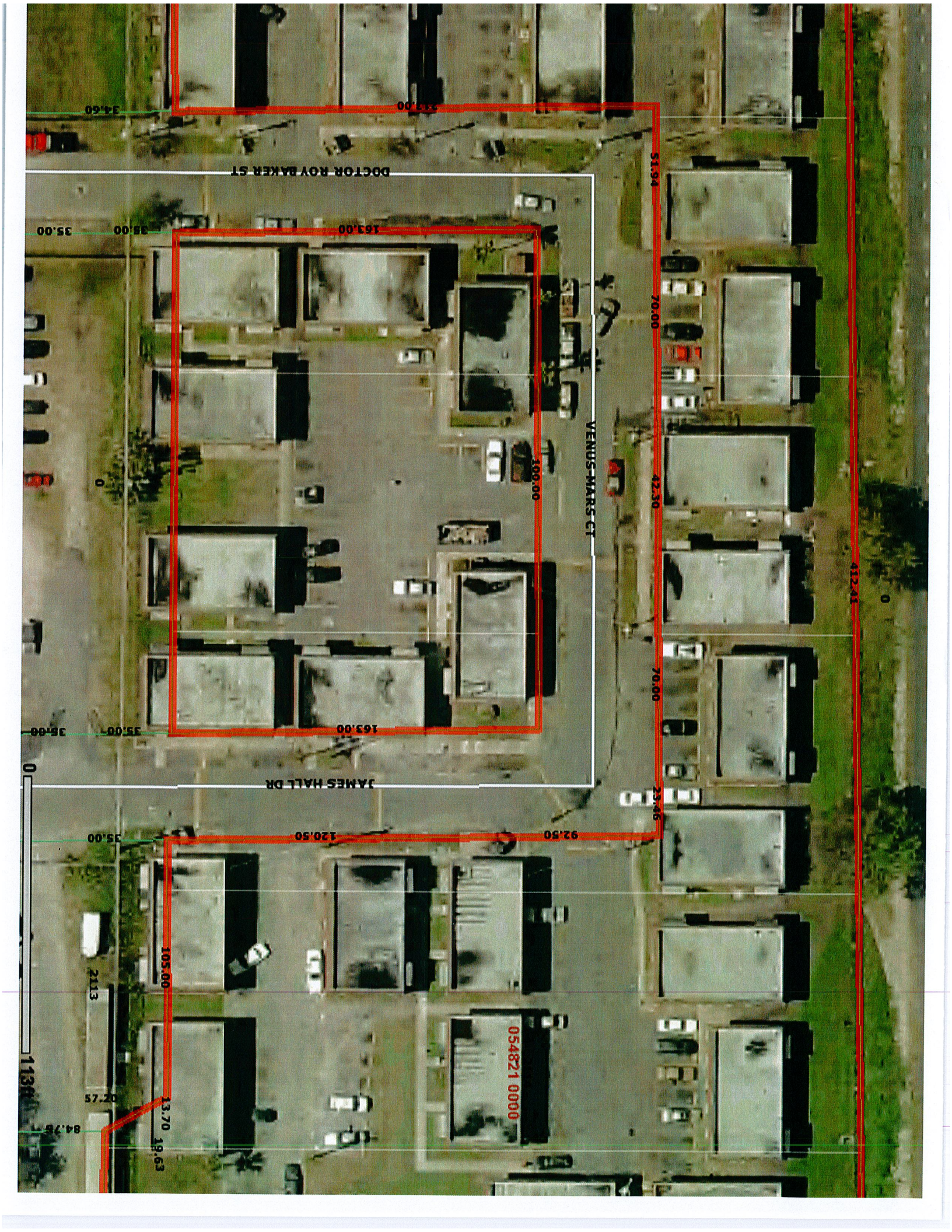
MICHAEL P. DONALDSON

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FLORIDA HOUSING  
FINANCE CORPORATION

# COMPOSITE A



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VENUS-MARS CT

DOCTOR ROY BAKER ST

JAMES HALL DR

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# Exhibit 28

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COMPOSITE A

2011-107C  
(Twin Lakes)

**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - ELECTRICITY**

Name of Development: Twin Lakes at Lakeland  
(Part III.A.1. of the 2011 Universal Cycle Application)


Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum)  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Electricity is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining electric service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make electricity available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to electric service which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

  
Signature

Lakeland Electric  
Name of Entity Providing Service

Michael Carrillo 12/2/11  
Print or Type Name

501 East Lemon Street  
Address (street address, city, state)

Supervisor - New Development Engineering  
Print or Type Title

Lakeland, Florida 33801

(863) 834-8865  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 28"



## Addendum

### Parcel 1:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds

Longitude: W81degrees °58' minutes 5.24" seconds

### Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

### Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds

Longitude: W 81°degrees 58' minutes 12.57" seconds

### Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds

Longitude: W 81°degrees 58' minutes 6.42" seconds

### Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds

Longitude: W 81°degrees 58' minutes 5.69" seconds

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# Exhibit 29

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**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY  
OF INFRASTRUCTURE - WATER**

Name of Development: Twin Lakes at Lakeland  
(Part III.A.1. of the 2011 Universal Cycle Application)

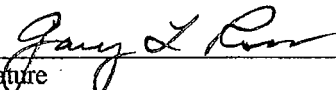
Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum)  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

<u></u>	<u>City of Lakeland</u>
Signature	Name of Entity Providing Service
<u>Gary L. Ross</u>	<u>501 East Lemon Street</u>
Print or Type Name	Address (street address, city, state)
<u>Assistant Director of Water Utilities</u>	<u>Lakeland, Florida 33801</u>
Print or Type Title	
	<u>(863) 834-8316</u>
	Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 29"

## Addendum

### Parcel 1:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds

Longitude: W81degrees °58' minutes 5.24" seconds

### Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

### Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds

Longitude: W 81°degrees 58' minutes 12.57" seconds

### Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds

Longitude: W 81°degrees 58' minutes 6.42" seconds

### Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds

Longitude: W 81°degrees 58' minutes 5.69" seconds

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# Exhibit 30

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**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: Twin Lakes at Lakeland  
(Part III.A.1. of the 2011 Universal Cycle Application)

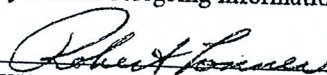
Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum)  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider or permitting authority confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238))

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

  
Signature

Robert Conner  
Print or Type Name

Assistant Director of Water Utilities  
Print or Type Title

City of Lakeland  
Name of Entity Providing Service

501 East Lemon Street  
Address (street address, city, state)

Lakeland, Florida 33801

(863) 834-8316  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

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501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds  
Longitude: W81degrees °58' minutes 5.24" seconds

### Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

### Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds  
Longitude: W 81°degrees 58' minutes 12.57" seconds

### Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds  
Longitude: W 81°degrees 58' minutes 6.42" seconds

### Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds  
Longitude: W 81°degrees 58' minutes 5.69" seconds

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# Exhibit 31

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**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - ROADS**

Name of Development: Twin Lakes at Lakeland

(Part III A.1. of the 2011 Universal Cycle Application)

Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum)

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned local government representative confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website

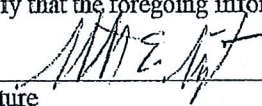
[http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

Signature



Richard E. Lilyquist  
Print or Type Name

Public Works Director  
Print or Type Title

City of Lakeland

Name of Local Government

228 South Massachusetts Avenue  
Address (street address, city, state)

Lakeland, Florida 33801

(863) 834-6001  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 31"

## Addendum

### Parcel 1:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds  
Longitude: W81degrees °58' minutes 5.24" seconds

### Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

### Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds  
Longitude: W 81°degrees 58' minutes 12.57" seconds

### Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds  
Longitude: W 81°degrees 58' minutes 6.42" seconds

### Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds  
Longitude: W 81°degrees 58' minutes 5.69" seconds

---

# Exhibit 32

---

2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Twin Lakes at Lakeland  
(Part III.A.1. of the 2011 Universal Cycle Application)

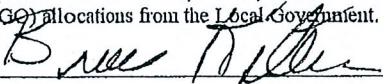
Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum)  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned Local Government official confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: 288 and/or if a PUD, the number of units (not buildings) allowed per development site is: \_\_\_\_\_  
or  
if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: \_\_\_\_\_; and
- (2) The zoning designation for the referenced Development site is MF-22; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Lakeland has vested in me the authority  
(Name of City/County)  
to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

  
Signature

Bruce Kistler  
Print or Type Name

Manager of Current Planning  
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 32"

## Addendum

### Parcel 1:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds  
Longitude: W81degrees °58' minutes 5.24" seconds

### Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

### Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds  
Longitude: W 81°degrees 58' minutes 12.57" seconds

### Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds  
Longitude: W 81°degrees 58' minutes 6.42" seconds

### Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds  
Longitude: W 81°degrees 58' minutes 5.69" seconds

---

# Exhibit 33

---

2011 UNIVERSAL CYCLE - VERIFICATION OF ENVIRONMENTAL SAFETY - PHASE I ENVIRONMENTAL SITE ASSESSMENT

Name of Development: Twin Lakes at Lakeland (Part III A.1. of the 2011 Universal Cycle Application)

Development Location: 501 Hartsell Avenue, Lakeland, Florida 33815 (See Addendum) (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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 03/30/2011 and (Date of Phase I ESA - mm/dd/yyyy)

such Phase I ESA meets the standards of ASTM Practice #E-1527-05.

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the Application Deadline for this Application, has the site's environmental condition changed since the date of the original Phase I ESA?

Yes No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

- (1) an update to the original Phase I ESA was prepared on (Date - mm/dd/yyyy) (Date of update must be within 12 months of the Application Deadline for this Application), or
(2) a new Phase I ESA was prepared on (Date - mm/dd/yyyy) (Date of new Phase I ESA must be within 12 months of the Application Deadline for this Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead-based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

- a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or
b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:

- a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or
b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or
c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

CERTIFICATION

I certify that the foregoing information is true and correct.

Authorized Signature: Robert Hughes
Print or Type Name of Signatory: Robert Hughes
Print or Type Title of Signatory: Vice President

NOVA Engineering & Environmental
Name of Firm that Performed the Phase I ESA
13800 NW 14th Street, Suite 130, Sunrise, FL
Address of Environmental Firm (street address, city, state)
(954) 424-2520
Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 33"

Addendum

Parcel 1:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N28° degrees 2' minutes 14.61"seconds  
Longitude: W81degrees °58' minutes 5.24"seconds

Parcel 2:

501 Hartsell Avenue, Lakeland, Florida

(Tie Breaker Measurement Point is located on this site)

Parcel 3:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 14.87" seconds  
Longitude: W 81°degrees 58' minutes 12.57" seconds

Parcel 4:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 17.25" seconds  
Longitude: W 81°degrees 58' minutes 6.42" seconds

Parcel 5:

501 Hartsell Avenue, Lakeland, Florida

Latitude: N 28° degrees 2' minutes 3.47" seconds  
Longitude: W 81°degrees 58' minutes 5.69" seconds



# Exhibit 28



Florida Power & Light Company

November 15, 2011

Ms. Marcia Davis  
Director of Real Estate Development  
The Housing Authority of the City of Fort Myers  
4224 Renaissance Preserve Way  
Fort Myers, FL 33916

Re: Palmetto Court Apartments, Fort Myers, FL (see attached addresses)

Dear Ms. Davis:

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Sonnenberg".

Daniel Sonnenberg  
Senior Engineer

**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers  
1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3429 Dale Street, Fort Myers

# Exhibit 29

**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY  
OF INFRASTRUCTURE - WATER**

Name of Development: Palmetto Court Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

See attached Exhibit A

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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

William L. Porter, Jr.  
Signature

City of Fort Myers  
Name of Entity Providing Service

William L. Porter, Jr.  
Print or Type Name

2200 Second Avenue  
Address (street address, city, state)

Staff Engineer  
Print or Type Title

Fort Myers, Florida 33902

(239) 321-7445  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 29"

**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers  
1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3429 Dale Street, Fort Myers

3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

# Exhibit 30

**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: Palmetto Court Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

See attached Exhibit A

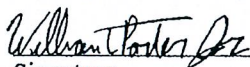
Development Location: \_\_\_\_\_  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider or permitting authority confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238))

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

  
Signature

William L. Porter, Jr.  
Print or Type Name

Staff Engineer  
Print or Type Title

City of Fort Myers  
Name of Entity Providing Service

2200 Second Avenue  
Address (street address, city, state)

Fort Myers, Florida 33902

(239) 321-7445  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 30"

**RECEIVED**  
OCT 24 2011  
**ENGINEERING**



**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers  
1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

3429 Dale Street, Fort Myers

# Exhibit 31

**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - ROADS**

Name of Development: Palmetto Court Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

See attached Exhibit A

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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned local government representative confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

  
Signature

City of Fort Myers  
Name of Local Government

William L. Porter, Jr.  
Print or Type Name

2200 Second Avenue  
Address (street address, city, state)

Staff Engineer  
Print or Type Title

Fort Myers, Florida 33902

(239) 321-7445  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 31"

**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers  
1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

3429 Dale Street, Fort Myers

# Exhibit 32

2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Palmetto Court Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

See attached Exhibit A

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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned Local Government official confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: 124 and/or if a PUD, the number of units (not buildings) allowed per development site is: \_\_\_\_\_  
or  
if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: \_\_\_\_\_; and
- (2) The zoning designation for the referenced Development site is RM-12; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Fort Myers has vested in me the authority  
(Name of City/County)

to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

  
Signature

Nicolo DeVaughn, AICP

Print or Type Name

Planning Manager

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 32"

**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers  
1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3429 Dale Street, Fort Myers

# Exhibit 33



**2011 UNIVERSAL CYCLE - VERIFICATION OF ENVIRONMENTAL SAFETY - PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Name of Development: Palmetto Court Apartments  
(Part IIIA.1. of the 2011 Universal Cycle Application)

Development Location: See Attached Exhibit A  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 11/07/2011 and  
(Date of Phase I ESA - mm/dd/yyyy)

such Phase I ESA meets the standards of ASTM Practice #E-1527-05.

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the Application Deadline for this Application, has the site's environmental condition changed since the date of the original Phase I ESA?
- Yes       No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

- (1) an update to the original Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of update must be within 12 months of the Application Deadline for this Application), or
- (2) a new Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of new Phase I ESA must be within 12 months of the Application Deadline for this Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:
- a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or
- b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.
3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:
- a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or
- b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or
- c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

Jack M. Snider, III  
 Authorized Signature  
 Jack M. Snider, III  
 Print or Type Name of Signatory  
 Senior Consultant, Principal  
 Print or Type Title of Signatory

American Management Resources Corporation  
 Name of Firm that Performed the Phase I ESA  
5230 Clayton Court, Fort Myers, FL 33907  
 Address of Environmental Firm (street address, city, state)  
(239) 936-8266  
 Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 33"

**Exhibit A**  
**Palmetto Court Apartments**  
**Property Addresses**

3421 C Street, Fort Myers  
3426 C Street, Fort Myers  
3427 C Street, Fort Myers  
3432 C Street, Fort Myers  
3450 C Street, Fort Myers  
3463 C Street, Fort Myers  
3466 C Street, Fort Myers  
3509 C Street, Fort Myers  
3516 C Street, Fort Myers  
3518 C Street, Fort Myers  
3519 C Street, Fort Myers  
3520 C Street, Fort Myers  
3525 C Street, Fort Myers

1825 Delaware Street, Fort Myers  
1837 Delaware Street, Fort Myers  
1849 Delaware Street, Fort Myers

3429 Dale Street, Fort Myers  
3433 Dale Street, Fort Myers  
3451 Dale Street, Fort Myers  
3465 Dale Street, Fort Myers  
3501 Dale Street, Fort Myers  
3505 Dale Street, Fort Myers  
3513 Dale Street, Fort Myers  
3517 Dale Street, Fort Myers  
3523 Dale Street, Fort Myers

1795 Starnes Street, Fort Myers  
1801 Starnes Street, Fort Myers  
1805 Starnes Street, Fort Myers  
1808 Starnes Street, Fort Myers  
1816 Starnes Street, Fort Myers  
1822 Starnes Street, Fort Myers  
1834 Starnes Street, Fort Myers  
1848 Starnes Street, Fort Myers

1814 Veronica Shoemaker Blvd., Fort Myers  
1826 Veronica Shoemaker Blvd., Fort Myers  
1838 Veronica Shoemaker Blvd., Fort Myers  
1840 Veronica Shoemaker Blvd., Fort Myers  
1852 Veronica Shoemaker Blvd., Fort Myers

1798 Maryland Avenue, Fort Myers  
1802 Maryland Avenue, Fort Myers  
1803 Maryland Avenue, Fort Myers  
1806 Maryland Avenue, Fort Myers  
1809 Maryland Avenue, Fort Myers  
1815 Maryland Avenue, Fort Myers  
1821 Maryland Avenue, Fort Myers  
1833 Maryland Avenue, Fort Myers

1807 Delaware Street, Fort Myers  
1813 Delaware Street, Fort Myers

# Exhibit 34

# Exhibit 28



December 5, 2011

To: Latore Francis  
Carlisle Development Group  
2950 SW 27<sup>th</sup> Ave, Suite 200  
Miami, Fl. 33133

RE: Electric Service Availability at: Northwest Gardens II  
See Attached

Gentlemen and Ladies:

This is to confirm that Florida Power & Light Company at the present time has sufficient capacity to provide electrical service to the above referenced property. This service will be furnished in accordance with applicable rates, rules and regulations.

It will be necessary for the builder to supply Florida Power and Light Company with final site plans, site survey, riser diagram and electrical load data as soon as possible so that the necessary engineering can begin. A construction schedule will be necessary so that we may order our materials and labor to meet your needs.

Early contact with the company is essential so that resources may be scheduled to ensure the availability of service when required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Lester', is written over a horizontal line.

Wayne Lester  
Project Manager  
Wingate Service Center

SVCAVL21.doc

<b>Northwest Gardens II</b>	
<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# Exhibit 29

2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

Name of Development: Northwest Gardens II  
(Part III.A.1. of the 2011 Universal Cycle Application)

See Attached

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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Jorge Holguin  
Signature  
JORGE HOLGUIN  
Print or Type Name  
Project Engineer  
Print or Type Title

City of Fort Lauderdale  
Name of Entity Providing Service  
100 N Andrews Ave  
Address (street address, city, state)  
Fort Lauderdale, FL 33301  
954-828-5675  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 29"



<b>Northwest Gardens II</b>	
<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# Exhibit 30

**2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: Northwest Gardens II

(Part III.A.1. of the 2011 Universal Cycle Application)

See Attached

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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider or permitting authority confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238))

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

Jorge Holguin  
Signature

Jorge Holguin  
Print or Type Name

Project Engineer  
Print or Type Title

City of Fort Lauderdale

Name of Entity Providing Service

100 N. Andrews Ave

Address (street address, city, state)

Fort Lauderdale, FL 33301

954-828-5675

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

**Northwest Gardens II**

**Sites**

**Address**

1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# Exhibit 31

2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF  
INFRASTRUCTURE - ROADS

Name of Development: Northwest Gardens II

(Part III A.1. of the 2011 Universal Cycle Application)

Development Location: See Attached

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

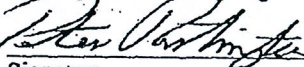
The undersigned local government representative confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website

[http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.



Signature

City of Fort Lauderdale

Name of Local Government

Peter Partington

Print or Type Name

100 North Andrews Avenue

Address (street address, city, state)

City Engineer

Print or Type Title

Fort Lauderdale, FL 33301

954-828-5640

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

<b>Northwest Gardens II</b>	
<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# Exhibit 32



2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: Northwest Gardens II

(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: See Attached

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

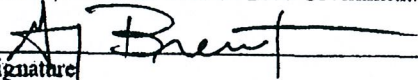
The undersigned Local Government official confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: 149 and/or if a PUD, the number of units (not buildings) allowed per development site is: \_\_\_\_\_  
or  
if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: \_\_\_\_\_; and
- (2) The zoning designation for the referenced Development site is RMM-25; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of City of Fort Lauderdale has vested in me the authority  
(Name of City/County)

to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

  
Signature

Greg Brewton  
Print or Type Name  
Director, Department of  
Sustainable Development  
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 32"

<b>Northwest Gardens II</b>	
<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# Exhibit 33

**2011 UNIVERSAL CYCLE - VERIFICATION OF ENVIRONMENTAL  
SAFETY - PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Name of Development: Northwest Gardens II

(Part III A.1. of the 2011 Universal Cycle Application)

Development Location: See Attached

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above referenced Development site was conducted by the undersigned environmental firm as of 11/05/2010 and  
(Date of Phase I ESA - mm/dd/yyyy)

such Phase I ESA meets the standards of ASTM Practice #E-1527-05.

Check all that apply in Items 1, 2 and 3 below:

1. If the Phase I ESA is over 12 months old from the Application Deadline for this Application, has the site's environmental condition changed since the date of the original Phase I ESA?

Yes  No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

(1) an update to the original Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of update must be within 12 months of the Application Deadline for this Application), or

(2) a new Phase I ESA was prepared on \_\_\_\_\_ (Date - mm/dd/yyyy)  
(Date of new Phase I ESA must be within 12 months of the Application Deadline for this Application).

Note: The Corporation will not consider a Phase II ESA to be a substitute for the updated Ph. I ESA or new Ph. I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (Item a. or b.) applies:

a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead based paint; or

b. separate report(s) addressing the presence or absence of asbestos or asbestos containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, etc.) on the proposed site, the signatory must indicate which of the following (Item a., b., or c.) applies:

a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or

b. a Phase II ESA is required or recommended (the firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, MUST complete and execute the Phase II Environmental Site Assessment Verification); or

c. although environmental safety conditions exist on the site, no remediation or further study is required or recommended.

**CERTIFICATION**

I certify that the foregoing information is true and correct.

Heather Lovin

Authorized Signature

Heather Lovin

Print or Type Name of Signatory

Project Geologist

Print or Type Title of Signatory

Hydrologic Associates U.S.A. Inc.

Name of Firm that Performed the Phase I ESA

9730 E. Hibiscus St., Unit C, Miami, FL 33157

Address of Environmental Firm (street address, city, state)

305-252-7118

Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 33"

<b>Northwest Gardens II</b>	
<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
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6	615 NW 11 AVE, Ft. Lauderdale, FL

<b>Sites</b>	<b>Address</b>
1	765 NW 12th AVE, Ft. Lauderdale, FL
2	1050 NW 7 ST, Ft. Lauderdale, FL
3	713 NW 10 TER, Ft. Lauderdale, FL
4	741 NW 10 TER, Ft. Lauderdale, FL
5	720 NW 10 TER, Ft. Lauderdale, FL
6	615 NW 11 AVE, Ft. Lauderdale, FL

# **ATTACHMENT B**

Brief Statement of Explanation regarding  
Application No. 2011 - 145C

**Provide a separate brief statement for each NOPSE**

The Universal Application Instructions under Part III/Section A/Subsection 2 require that, if the Development will consist of Scattered Sites, the Applicant must provide the Address, total number of units, and latitude and longitude coordinates for each of the Scattered Sites (Exhibit 19). If the proposed Development will consist of Scattered Sites, but the Applicant fails to provide the required information for each of the Scattered Sites, the Application will fail threshold.

The Applicant responded "No" to the question "Will the Development consist of Scattered Sites?" This answer is incorrect.

The documentation provided as proof of site control included an Agreement of Purchase and Sale between the BMLRW, LLLP and Lowery Construction and Development, LLC; which was later amended and assigned to the Applicant by Lowery Construction and Development, LLC. Exhibit A - attached hereto as Attachment A - of the Agreement of Purchase and Sale describes the property as follows:

"LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, VENUS-MARS COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 56, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THE NORTH PORTION OF WEST 11th STREET ADJOINING LOT 1 ON THE SOUTH, AS CLOSED AND ABANDONED BY ORDINANCE #90-701-309 RECORDED IN OFFICIAL RECORDS VOLUME 6955, PAGE 802, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA."

Plat Book 25, Page 56 of the Public Records of Duval County - attached hereto as Attachment B - clearly shows three streets, Venus-Mars Court, Venus Street and Mars Street bisecting the property described in Exhibit A. The legal description of the site submitted by the Applicant includes all of the land shown in Plat Book 25, Page 56.

The aerial view and property information records from the City of Jacksonville JaxGIS mapping program - attached hereto as Attachment C - clearly demonstrates that three streets bisect the parcel owned by BMLRW, LLP. While Venus Street has been renamed to Doctor Roy Baker Street and Mars Street has been renamed to James Hall Drive; they still bisect the parcel.

It is clear by the documentation presented that the Development meets the Scattered Site definition. As such, the Applicant should have selected 'Yes' the Development is a Scattered Site and provided all required documentation as required by the Universal Application Instructions.

Attachment A

EXHIBIT "A"

**Legal Description of the Real Property**

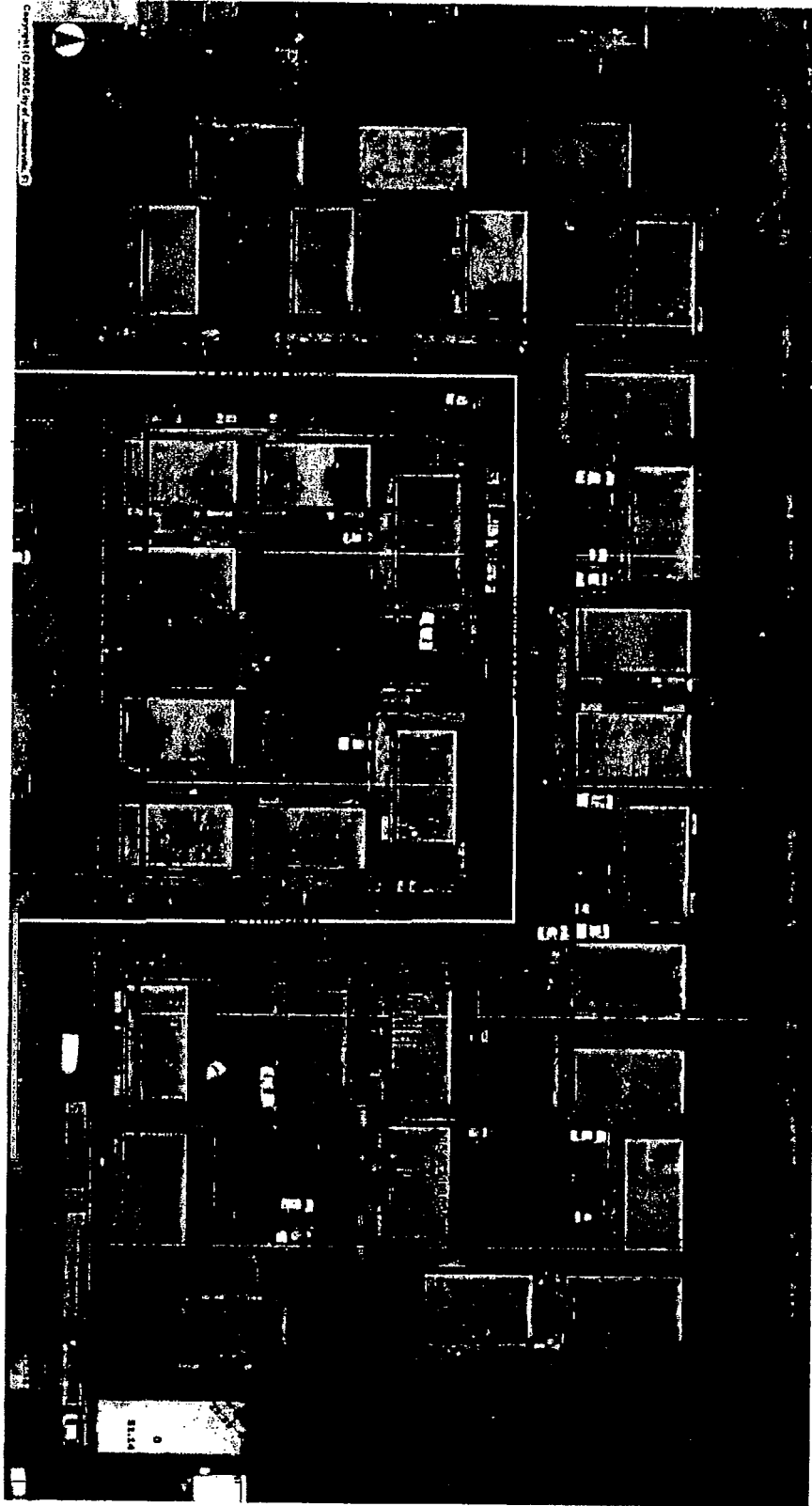
(attached)

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, VENUS-MARS COURT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 56, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THE NORTH PORTION OF WEST 11th STREET ADJOINING LOT 1 ON THE SOUTH, AS CLOSED AND ABANDONED BY ORDINANCE #90-701-309 RECORDED IN OFFICIAL RECORDS VOLUME 6955, PAGE 802, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.





Attachment C



Below is an aerial view of the Development, provided by the City of Jacksonville's JaxGIS mapping program.

# **ATTACHMENT C**

# Scoring Summary Report

File #: 2011-145C      Development Name: University Plaza Apartments

As of: 02/22/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N		
Total Points	79	72.00	67.00		
Ability to Proceed Tie-Breaker Points	6	6.00	0.00		
Proximity Tie-Breaker Points	37	0.00	0.00		
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N		
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N		
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y		
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	N	N		
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6		

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00	0.00		
<b>Developer</b>									
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00		
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00		
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00		
4S	III.	B.	3.d.	Optional - Universal Design & Visability	10.00	10.00	10.00		
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00		
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	0.00	0.00		
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	10.00	10.00		
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00		
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00		
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00		
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00	6.00		
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00		
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00		
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00		
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	0.00		
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	0.00	0.00		

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant indicated that the Principal of the Developer completed at least 3 Housing Credit Developments since January 1, 2007. However, the Applicant was awarded zero points for Housing Credit Development Experience because, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application Instructions, the Applicant listed the name of the Developer (Southport Financial Services, Inc.).	Preliminary	
11S	The Applicant selected Acquisition and Preservation as their Development Category which is eligible for automatic points. However, the Applicant failed to meet the requirements for the Preservation Development Category (see 2T) and does not qualify for the automatic five points for local government contributions. In addition, the Applicant did not provide any of the Local Government Contribution forms. Therefore, the Applicant received zero points for the Local Government Contributions.	NOPSE	
12S	The Applicant did not submit any of the Local Government Verification of Affordable Housing Incentives forms. Therefore, zero points were awarded.	Preliminary	

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety- Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety- Phase II Environmental Site Assessment form.	Preliminary	
2T	III.	A.	3.	Development Category	The Applicant provided a letter from HUD as required in Part III.A.3.a.(3)(a) of the 2011 Universal Application Instructions; however, the letter did not demonstrate that the existing development was originally built in 1992 or earlier as required the Preservation definition outlined in 67-48,002(90), F.A.C. Therefore, the Application fails to meet the requirements of the Development Category.	Preliminary	
3T	V.	D.	2.	HC Equity	The Applicant failed to provide a syndication commitment. Therefore, no HC equity could be counted as a source of financing.	Preliminary	
4T	V.	D.	1.	Non-Corporation Funding	Although the Applicant listed first mortgage financing in the amount of \$4,400,000 for construction financing, no commitment for this loan has been provided. Therefore, the loan amount cannot be counted as a source of construction financing.	Preliminary	
5T	V.	D.	1.	Non-Corporation Funding	Although the Applicant listed first mortgage financing in the amount of \$4,400,000 for permanent financing, no commitment for this loan has been provided. Therefore the loan amount cannot be counted as a source of permanent financing.	Preliminary	
6T	V.	B.		Construction/Rehab. Analysis	The Applicant has a construction financing shortfall of \$11,345,831.	Preliminary	
7T	V.	B.		Permanent Analysis	The Applicant has a permanent financing shortfall of \$11,345,831.	Preliminary	
8T	II.	B.	2.	Management Company	The Applicant failed to provide the Management Company or Principal of Management Company Certification form.	Preliminary	
9T	II.	B.	3.	General Contractor	The Applicant failed to provide the General Contractor or Qualifying Agent of General Contractor Certification form.	Preliminary	
10T	II.	B.	4.	Architect	The Applicant failed to provide the Architect Certification form.	Preliminary	

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
11T	II.	B.	5.	Attorney	The Applicant failed to provide the Attorney Certification form for Housing Credits.	Preliminary	
12T	II.	B.	6.	Accountant	The Applicant failed to provide the Accountant Certification form.	Preliminary	
13T	II.	B.	2.	Management Company	The Applicant failed to provide the Management Company or principal of Management Company prior experience chart.	Preliminary	
14T	II.	B.	3.	General Contractor	The Applicant failed to provide the General Contractor or qualifying agent of General Contractor prior experience chart.	Preliminary	
15T				Program Eligibility	Because the proposed Development qualifies as a Set-Aside Location A Development, it must meet the conditions described in Part III.E.1.b.(1) of the 2011 Universal Cycle Instructions in order to be eligible to apply for funding. The proposed Development does not meet these conditions (see items 2T and 6C). Therefore, the Applicant is not eligible to apply for funding.	Preliminary	
16T	III.	A.	2.c.	Scattered Sites	The Applicant indicated that the proposed Development will not consist of Scattered Sites. However, Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. As a result, the Applicant failed to provide the Address, total number of units, and latitude and longitude coordinates for each of the Scattered Sites as required by the Application Instructions.	NOPSE	
17T	III.	A.	2.b.	Address of Development Site	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Applicant failed to provide the Address for each of the Scattered Sites.	NOPSE	



Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
18T	III.	C.	1.	Site Plan Approval/Plat Approval	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Local Government Verification of Status of Site Plan Approval for Multifamily Developments form provided in the Application is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that the Scattered Sites which comprise the proposed Development do not require additional site plan approval or similar process.	NOPSE	
19T	III.	C.	3.a.	Availability of Electricity	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Electricity form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that electricity is available for all of the Scattered Sites.	NOPSE	
20T	III.	C.	3.b.	Availability of Water	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Water form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that water is available for all of the Scattered Sites.	NOPSE	
21T	III.	C.	3.c.	Availability of Sewer	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that sewer service is available for all of the Scattered Sites.	NOPSE	

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
22T	III.	C.	3.d.	Availability of Roads	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Roads form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that roads are available for all of the Scattered Sites.	NOPSE	
23T	III.	C.	4.	Zoning	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that all of the Scattered Sites are appropriately zoned.	NOPSE	

Ability To Proceed Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	0.00		
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	0.00		
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	0.00		
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	0.00		
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	0.00		
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	0.00		

Reason(s) for Failure to Achieve Selected Ability To Proceed Tie-Breaker Points:

Item #	Reason(s)	Created As Result	Rescinded As Result
1A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for site plan approval. See Item 18T above.	NOPSE	
2A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of electricity. See Item 19T above.	NOPSE	
3A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of water. See Item 20T above.	NOPSE	
4A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of sewer. See Item 21T above.	NOPSE	
5A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of roads. See Item 22T above.	NOPSE	
6A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for appropriate zoning and land use. See Item 23T above.	NOPSE	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00		
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00		
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00		

<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	0.00	0.00		
3P	III.	A.	10.a	Public School	4.00	0.00	0.00		
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00		
4P	III.	A.	10.a	Medical Facility	4.00	0.00	0.00		
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N		
<b>Total Tier 1 Service Score</b>					12.00	0.00	0.00		

<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	0.00	0.00		
6P	III.	A.	10.a	Community Center	2.00	0.00	0.00		
7P	III.	A.	10.a	Pharmacy	2.00	0.00	0.00		
8P	III.	A.	10.a	Public Library	2.00	0.00	0.00		

<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	0.00	0.00		

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

Item #	Reason(s)	Created As Result	Rescinded As Result
9P	Although the Applicant stated that it was eligible for automatic proximity tie-breaker points at Part III.A.10.b (6) of the Application, the Development does not qualify for this selection because the Development does not qualify for the Development Category of Acquisition and Preservation (see Item 2T) and the proposed Development is not classified as RA Level 1 or RA Level 2 (see Item 6C). It is not eligible for proximity tie-breaker points based on its location because the Surveyor Certification for Competitive HC Applications form was not provided (see Item 1P - 8P).	Preliminary	
1P-8P	The Applicant did not receive any proximity tie-breaker points for Transit, Tier 1 or Tier 2 Services because the Applicant did not submit the Surveyor Certification for Competitive HC Applications form.	Preliminary	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Pro Forma	The Applicant listed 6 month operating reserves totaling \$250,000. However, No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$250,000.	Preliminary	
2C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$56,591. Therefore, the Developer fee and the Total Development Cost were reduced by this amount.	Preliminary	
3C	III.	A.	2.d.	Urban In-Fill	The Applicant indicated that the proposed Development qualifies as an Urban In-fill Development, but failed to provide the Local Government Verification of Qualification as Urban In-Fill Development form.	Preliminary	
4C	III.	A.	2.k.	HC Development Information	Although the Applicant indicated that the proposed Development qualifies as a QCT, the Applicant failed to provide a copy of a letter from the local planning office or census bureau verifying that the proposed Development is located in the referenced QCT.	Preliminary	
5C	II.	B.	3.	General Contractor	The Applicant indicated that the Application is eligible for the General Contractor ranking preference under the Substantial Experience Category. However, because the Applicant failed to provide the prior experience chart for the General Contractor or qualifying agent reflecting the required information, the Application is not eligible for this ranking preference.	Preliminary	
6C				Rental Assistance (RA) Level	Because the Application did not qualify for the Development Category selected (see Item 2T), the Application has been deemed to be RA Level 6.	Preliminary	

# **ATTACHMENT D**

## 2011 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. 2011-145C** and pertains to:

Part III Section A Subsection 2.c. Exhibit No. 19 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 16T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

Provide a separate brief statement for each Cure

In scoring Item 16T, the Florida Housing Finance Corporation ("FHFC") has determined that the Applicant failed Threshold based on information submitted in connection with a NOPSE suggesting the development consists of "scattered sites," and as such, Applicant failed to provide information for each of the "scattered sites" as required by the Application Instructions.

For the reasons set forth below, the Applicant does not consider the Development to consist of "scattered sites" based on the configuration of the Development and the practical use of the phrase. However, as FHFC considers the Development to consist of scattered sites based on the definition provided in 67-48.002(105), the Applicant has provided the requested documents and information.

Attached hereto is a revised excerpt to the Application indicating the answer ("Yes") to Part III.A.2.c. in order to comply with FHFC's determination that the Development consists of Scattered Sites. Also enclosed is Exhibit 19, to be placed in the original submitted Application, containing the information required for each of the "scattered sites" (the Address (as defined by Rule 67-48.002(3)), total number of units, and latitude-longitude coordinates for each of the "scattered sites" as required by the Application Instructions). Applicant now meets Threshold. Please see additional information submitted below and attached which provides overwhelming evidence confirming the Address provided by the Applicant in its



original submission was correct as submitted, notwithstanding FHFC's erroneous determination that the Applicant failed to provide the Address for each of the "scattered sites."

It is important to note that in addition to providing the definition for Scattered Sites, Rule 67-48 also provides the definition for Address. Rule 67-48 states that an "Address means the address assigned by the US Postal Service and must include address number, street name, and city." Attached hereto is a letter from the United States Postal Service clearly confirming the Address it has assigned to University Plaza Apartments is 719 Venus Mars Court, Jacksonville, FL, which Address was correctly listed by the Applicant throughout the Application.

In addition to the evidence above confirming that Applicant provided the correct Address for the Development in accordance with the requirements of Rule 67-48, the following attachments provide further evidence that Applicant correctly stated the Address for University Plaza Apartments: 1) A letter from the US Postal Service confirming the Address for the Development as originally submitted is correct; 2) A letter from the City of Jacksonville confirming the Address for the Development as originally submitted is correct; 3) A letter from the utility provider, Jacksonville Electric Authority, confirming the Address for the Development as originally submitted is correct; 4) A letter from HUD confirming the Address for the Development as originally submitted is correct; 5) A letter from North Tampa Housing Development Corporation (the HAP contract administrator for HUD)

confirming the Address for the Development as originally submitted is correct; 6) A printout from the yellow pages confirming the Address for the Development as originally submitted is correct; 7) A printout from the property website confirming that the Address for the Development as originally submitted is correct; 8) A letter from the US Census Bureau confirming that the Address for the Development is correct as originally submitted.

As is the case with almost all apartment communities of this type that have been in existence for a long time, a single Address has been assigned to the Property, namely 719 Venus Mars Court, which Address has been assigned by the US Postal Service and was correctly stated as the Address. It is important to note that University Plaza Apartments (the "Property") is an existing development containing 120-units and was originally built in 1955. All buildings are located in close proximity and part of a common scheme of development as evidenced by the plat and aerial submitted with the NOPSE.

The Property is considered a "scattered site" based on FHFC's definition, but is not a scattered site in the practical use of the phrase. FHFC considers the Property to be a scattered site due to a right-of-way that "divides" the Property into 2 parcels. However, the right-of-way only provides access to the buildings located on the Property and nothing else. The right-of-way only exists to provide access to the buildings within the property and for all intents and purposes serves only as an internal "driveway" for the Property, as is found in almost all apartment

communities of this type. An average person visiting the property would not consider the Property to consist of scattered sites. Indeed, only one parcel identification number exists for the entire Property, including all 120-units.

Based on the reasons set forth above and the documents attached, the Application meets Threshold.

**Exhibit 19**

**Scattered Sites**

**Tie Breaker Measurement point: 719 Venus Mars Court, Jacksonville FL 32209**

**(88 units)**

**N 30 degrees, 21 minutes, 02.2 seconds**

**W 81 degrees, 39 minutes, 54.3 seconds**

**2<sup>nd</sup> site: 719 Venus Mars Court, Jacksonville FL 32209**

**(32 units)**

**N 30 degrees, 21 minutes, 2.9 seconds**

**W 81 degrees, 39 minutes, 57.4 seconds**

**Part III. Proposed Development**

**A. General Development Information**

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Venus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No



February 28, 2012

Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

Re: Address Confiramtion- University Plaza apartments

To Whom it May Concern,

The address that's listed in the United States Postal Service data base for University Plaza Apartments is 719 Venus Mars Court Jacksonville, FL 32209.

The owner states the Real Estate number is 0548210000.

Sincerely,

Dawnette L. Tinsley,

Supervisor

Carver Station



February 28, 2012

Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

RE: University Plaza (719 Venus Mars Court Real Estate # 054821 0000) – Local Government Verification of Status of Site Plan Approval for Multifamily Developments form; Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form; Verification of Availability of Infrastructure – Roads.

**To Whom It May Concern:**

Thank you for inquiring with the City of Jacksonville's Planning and Development Department Zoning Section. The above referenced property is zoned Residential Medium Density-D (RMDD). Permitted uses and permitted uses by exception are listed in Chapter 656.306, City of Jacksonville Zoning Code.

As the Planning Services Manager for the City of Jacksonville responsible for determination of issues related to zoning, site plan approval, and availability of roads for University Plaza Apartments (the "Property"), I have been asked to confirm several issues related to the three forms referenced above that were submitted to the Florida Housing Finance Corporation ("FHFC") in the Universal Application Cycle by SP University Plaza 2012 LP relating to the physical address of this property.

The original forms that were submitted are correct and no modification of any of the forms is required.

A representative of the Applicant has informed me that the FHFC considers University Plaza Apartments to be a scattered site based on their definition. University Plaza Apartments is an existing 120-unit apartment community with the mailing address of 719 Venus Mars Court, Jacksonville, FL. Only one real estate number has been assigned to this property, 054821-0000, and it contains all 120-units.



Page 2  
FHFC  
February 28, 2012

Under FHFC's definition of a scattered site because the Property is physically divided into two parcels by an internal road, it would be technically considered a scattered site. However the City of Jacksonville does not consider University Plaza Apartments to be a scattered site in a practical sense as all 120-units are located together under one real estate number. In addition, there is one physical address associated with this site.

This being the case, the above referenced forms listing 719 Venus Mars Court as the address for University Plaza, were signed correctly.

Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark W. Shelton". The signature is fluid and cursive, written over a light blue horizontal line.

Mark W. Shelton, AICP  
Planning Services Manager  
Development Services Division



21 West Church Street  
Jacksonville, Florida 32202-3139



Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL

RE: University Plaza Apartments (719 Venus Mars Court, Jacksonville, FL); Verification of Availability of Infrastructure of Water, Sewer Capacity and Electricity

E L E C T R I C

To Whom it May Concern:

W A T E R

As the Electricity, Water and Sewer Utility Service Provider for University Plaza Apartments, we provided the following verification forms to be submitted in a financing application.

S E W E R

- 2011 Universal Cycle – Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, Or Septic Tank
- 2011 Universal Cycle – Verification of Availability of Infrastructure – Water
- 2011 Universal Cycle – Verification of Availability of Infrastructure – Electricity

The forms originally submitted by the Applicant properly verify each respective utility for the entire apartment complex known as University Plaza Apartments. As such, no modification to the forms is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Flood', with a large, sweeping flourish at the end.

Alan Flood, P.E., M.Div.  
JEA W/S Systems Planning  
Phone: (904) 665-8391



U. S. Department of Housing and Urban Development  
Jacksonville Field Office  
Charles Bennett Federal Building  
400 West Bay Street  
Suite 1015  
Jacksonville, Florida 32202-4439

February 28, 2012

Florida Housing Finance Corporation  
227 North Borough Street, Suite 5000  
Tallahassee, FL 32301

Dear Housing Partner:

SUBJECT: University Plaza Apartments, FL29M000101  
Jacksonville, FL

As requested by the Applicant, this serves to confirm the following information as reflected in HUD's records for the subject development. We understand confirmation of this information is required as part of the Tax Credit Application.

1. Name of Development: University Plaza
2. Address of the Development: 719 Venus Mars Court, Jacksonville, FL 32209
3. Year Built: 1955
4. Total Units: 120
5. Total Assisted Units: 120
6. Type of Assistance Program: Section 8 - Loan Management Set Aside
7. HUD has not provided financing in excess of \$10,000 per unit for this property since 1992.

If there are any questions, or if additional information is required, please contact me at (904) 208-6056.

Sincerely,

A handwritten signature in black ink, appearing to read "Debra Lee Varley".

Debra Lee Varley  
Senior Project Manager  
Multifamily Housing Division

*HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.*

[www.hud.gov](http://www.hud.gov)

[espanol.hud.gov](http://espanol.hud.gov)



February 27, 2012

Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

RE: University Plaza Apartments (719 Venus Mars Court, Jacksonville, FL);  
Verification of Availability of Infrastructure of Water, Sewer Capacity, Electricity, and  
Roads; Verification of Status of Site Plan and Verification that Development is  
Consistent with Zoning and Land Use Regulations

To Whom It May Concern:

As the Contract Administrator for University Plaza Apartments, we confirm that the  
development is an existing 120-unit apartment community located at 719 Venus Mars Court,  
Jacksonville, FL.

Sincerely,

Michelle C. Smith  
Regional Manager

## University Plaza Apartments

[HOME](#) [ABOUT US](#) [CONTACT US](#) [MAP](#) [WEATHER](#)

### Contact Us



**University Plaza Apartments**  
719 Venus Mars Court  
Jacksonville, FL 32209  
904-354-0733

---

**Email:**  
[universityplazaapartments@lbu.com](mailto:universityplazaapartments@lbu.com)

---

#### Hours of Operation:

MON: 8:30am to 5:00pm  
TUE: 8:30am to 5:00pm  
WED: 8:30am to 5:00pm  
THUR: 8:30am to 5:00pm  
FRI: 8:30am to 5:00pm  
SAT: CLOSED  
SUN: CLOSED

Home > Jacksonville Yellow Pages > Apartments in Jacksonville, FL > University Plaza Apts

### University Plaza Apts

0.0 stars Avg of 0 Ratings  
Your Rating

Save: [Save Listing](#) Email: [Email Listing](#) Send to Mobile: [Send to Mobile](#) Share:

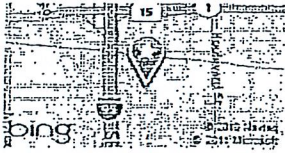
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Be the first to review

719 Venus Mars Ct  
Jacksonville, FL 32209  
(904) 354-0733

Plan Your Visit

View map and get directions



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Weber 5 B Apartments

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Market Street Apartments

719 Venus Mars Ct, Jacksonville

Roosevelt Gardens Apartments

704 N Lincoln Ct, Jacksonville

Brentwood Park Apts

751 Varge Center Dr S, Jacksonville

#### Business Details

##### Hours

Hours not available. Please contact University Plaza Apts at (904) 354-0733.

##### Neighborhoods

Hogan's Creek, Urban Core

##### Categories

Real Estate Rental Service, Apartments, Rental Vacancy Listing Service

##### Extra Phones/Fax

Phone: (904) 354-2719

Add or edit this business information

Add Photos

**Florida Homeowners Are Using This Ridiculously Easy Trick To Pay Off Their Homes In Half The Time**

If you owe less than \$625,000 us per year in 1996, the President wants your allowance. Using this one ridiculous new trick can save you up to \$15,000! (you are a homeowner and you have looked into refinancing recently, you may be surprised at how much you can save.)

Click Your Age

Under 18	19-25	26-35	36-45
46-55	56-65	66-75	Over 75

*Fast Advertisement*

Jacksonville Yellow Pages

University Plaza Apts, Jacksonville, FL



**UNITED STATES DEPARTMENT OF COMMERCE**  
**Economics and Statistics Administration**  
**U.S. Census Bureau**  
Regional Office  
Atlanta, GA 30303-2700

February 27, 2012

Ms. Connie Chen  
Development Associate  
2430 Estancia Boulevard  
Suite 101  
Clearwater, FL 33761

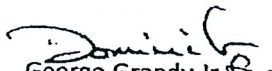
Dear Ms. Chen:

Re: Site Address – University Plaza Apartments  
719 Venus Mars Court  
Jacksonville, FL 32209

Per your request, the Census Tract Number is 15 for the property named above. This geographic data is from the most recent Decennial Census.

Please do not hesitate to contact our office if we can be of further assistance. We can be reached at 404-730-3833.

Sincerely,

  
George Grandy Jr. for  
Regional Director

[Apartments for Rent - ApartmentHomeLiving.com](#)

- [Find Apartments](#)
- [Apartment Living](#)
- [Answers](#)

[Apartments](#) » [Jacksonville Apartments](#) » [Springfield](#) » **University Plaza Apartments**  
| share this :

# University Plaza Apartments

Official apartment prices and pictures. Check Availability!

➔ 719 Venus Mars Ct, Jacksonville, FL 32209

Discover the thrill, excitement and glee of living in University Plaza Apartments. Give them a call or compare to other apartments in Jacksonville from the results below...

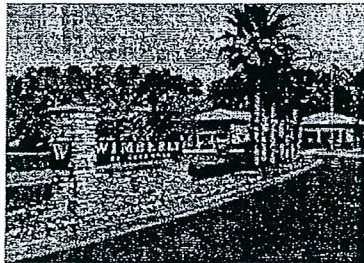
[Moving Company Quotes](#) [Free Credit Check](#) [Find a Roommate](#)

Like

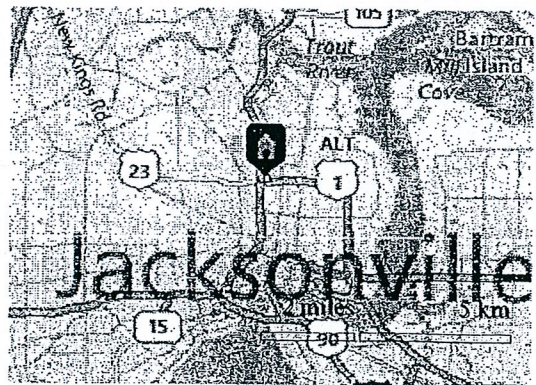
Sign Up to see what your friends like.

business 5 Apartment Home Living

## See [Jacksonville Apartments near University Plaza Apartments...](#)



1 of 20 see next picture »



[The Wimberly at Deerwood Apartments \(more info\)](#)

Jacksonville, FL [32246](#)

**Neighborhood:** South Side

1 to 3 bedroom apartments from \$780 to 1190

Call: (888) 452-0316

[check availability](#)

- see photos
- see floorplans

# **ATTACHMENT E**



English

Customer Service

USPS Mobile

Register / Sign In



Search USPS.com or Track Packages

Quick Tools

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

# Look Up a ZIP Code™

By Address

By Company

Cities by ZIP Code™

You entered:

UNIVERSITY PLAZA  
2114 DOCTOR ROY BAKER STREET  
JACKSONVILLE FL 32209

Look up another ZIP Code™

Overnight,  
Not Overpriced.

Learn more about Express Mail®

Several addresses matched the information you provided. Perhaps you didn't enter a street number or the building has multiple units.

1 - 4 of 4

UNIVERSITY PLAZA  
2114 DOCTOR ROY BAKER ST  
JACKSONVILLE FL 32209-7824

Show Mailing Industry Details

2114 DOCTOR ROY BAKER ST  
JACKSONVILLE FL 32209-7824

Show Mailing Industry Details

2114 DOCTOR ROY BAKER ST  
JACKSONVILLE FL 32209-5752

Show Mailing Industry Details

2114 DOCTOR ROY BAKER ST APT (Range A - D)  
JACKSONVILLE FL 32209-5795

Show Mailing Industry Details

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# **ATTACHMENT F**

## Brief Statement of Explanation regarding Application 2011 – 145C

### **Provide a separate brief statement for each NOAD**

20T. III. C. 3. b. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Water form (Exhibit 29) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.b. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Water form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Application fails Threshold for failing to document Availability of Water for all Scattered Sites.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

Name of Development: University Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

Beth Barrs  
Signature

Beth Barrs  
Print or Type Name

Customer Care Specialist  
Print or Type Title

JEA

Name of Entity Providing Service

21 W Church St  
Address (street address, city, state)

Jacksonville, FL 32202

904-665-6000  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 29"

# ATTACHMENT B

Universal Application

Page 5 of 27

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.Z.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.c. Exhibit No. 30 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 21T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

21T. III. C. 3. c. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment or Septic Tank form (Exhibit 30) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.c. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment or Septic Tank form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Application fails Threshold for failing to document Availability of Sewer for all Scattered Sites.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK

Name of Development: University Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider or permitting authority confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238))

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

Beth Bares  
Signature

Beth Bares  
Print or Type Name

Customer Care Specialist  
Print or Type Title

JE.A.  
Name of Entity Providing Service

21 W Church St  
Address (street address, city, state)

Jacksonville FL 32202

904-665-6000  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.



# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

→  Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.d. Exhibit No. 31 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 22T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

22T. III. C. 3. d. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Roads form (Exhibit 31) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.d. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Roads form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Application fails Threshold for failing to document Availability of Infrastructure - Roads for all Scattered Sites.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS

Name of Development: University Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209 (RE # 054821 0000)  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned local government representative confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

[Signature]  
Signature

City of Jacksonville  
Name of Local Government

Mark Shelton  
Print or Type Name

214 N. Hogan St. # 2<sup>nd</sup> floor  
Address (street address, city, state)

Planning Services Manager  
Print or Type Title

Jacksonville, FL 32207

904 255 8308  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

# ATTACHMENT B

Universal Application

Page 5 of 27

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

Last Updated: 12/5/2011 7:40:10 PM

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 4 Exhibit No. 32 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 23T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

23T. III. C. 4. - The Applicant submitted a Cure for the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Exhibit 32) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.4. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of appropriate zoning must be demonstrated for all of the Scattered Sites.” Therefore a Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Application fails Threshold for failing to document Appropriate Zoning for all Scattered Sites.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: University Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Marx Court, Jacksonville, FL 32209 (RE # 054821 0000)  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned Local Government official confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: 50 and/or if a PUD, the number of units (not buildings) allowed per development site is: \_\_\_\_\_ or if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: \_\_\_\_\_; and
- (2) The zoning designation for the referenced Development site is RMD D; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

### CERTIFICATION

I certify that the City/County of Jacksonville/Duval has vested in me the authority  
(Name of City/County)  
to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

[Signature]  
Signature

Mark Shelton  
Print or Type Name  
Planning Services Manager  
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 32"



# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Venus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 1 Exhibit No. 26 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 1A	<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	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

**Provide a separate brief statement for each NOAD**

1A. III. C. 1. - The Applicant submitted a Cure for the Local Government Verification of Status of Site Plan Approval for Multifamily Development (Exhibit 26) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select "Yes" in Part III.A.2.c. (see Attachment B).

Section III.C.1.a. of the Application Instructions states that, "If the proposed Development consists of Scattered Sites, site plan approval must be demonstrated for all of the Scattered Sites." Therefore a Verification of Status of Site Plan Approval for Multifamily Development form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as "Site A", "Site B", or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Site Plan/Plat Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION OF STATUS OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS

Name of Development: University Plaza Apartments  
(Part III A1 of the 2011 Universal Cycle Applications)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

Zoning Designation: RMD-D

Mark the applicable statement:

1.  The above-referenced Development is new construction or rehabilitation with new construction and the final site plan, in the zoning designation stated above, was approved on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) by action of the \_\_\_\_\_ (Legally Authorized Body\*).
2.  The above-referenced Development is new construction or rehabilitation with new construction and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the zoning designation stated above, has been reviewed.  
The necessary approval/review was performed on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) by \_\_\_\_\_ (Legally Authorized Body\*).
3.  The above-referenced Development, in the zoning designation stated above, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

\* "Legally Authorized Body" is not an individual. Applicant must state the name of the City Council, County Commission, Board, Department, Division, etc. with authority over such matters.

### CERTIFICATION

I certify that the City/County of Jacksonville has vested in me the authority to verify status of site plan approval.  
(Name of City or County)

as specified above and I further certify that the information stated above is true and correct.

[Signature]  
Signature

Mark Shelton, Planning Services Manager  
Print or Type Name and Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatures. If this certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold. If this certification contains corrections or "white-out", or if it is scanned, stamped, altered, or retyped, the form will not be reconsidered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 26"

# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Venus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.a. Exhibit No. 28 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 2A	<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	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

**Provide a separate brief statement for each NOAD**

2A. III. C. 3. a. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Electricity form (Exhibit 28) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.a. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Electricity form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Availability of Electricity Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY

Name of Development: University Plaza Apartments

(Part B1A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209

(All addresses, 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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridabousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridabousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Electricity is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining electric service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make electricity available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to electric service which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

Beth BARRS  
Signature

Beth BARRS  
Print or Type Name

Customer Care Specialist  
Print or Type Title

JE A

Name of Entity Providing Service

21 W Church St  
Address (street address, city, state)

JACKSONVILLE, FL 32202

904-665-6000  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.



# ATTACHMENT B

Universal Application

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## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Venus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

Last Updated: 12/5/2011 7:40:10 PM

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.b. Exhibit No. 29 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 3A	<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	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

3A. III. C. 3. b. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Water form (Exhibit 29) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.b. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Water form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Availability of Infrastructure - Water Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

Name of Development: University Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Marx Court, Jacksonville, FL 32209  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) :

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

<u>Beth Barrs</u> Signature	<u>JE A</u> Name of Entity Providing Service
<u>Beth Barrs</u> Print or Type Name	<u>21 W Church St</u> Address (street address, city, state)
<u>Customer Care Specialist</u> Print or Type Title	<u>Jacksonville, FL 32202</u>
	<u>904-665-6000</u> Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

Provide Behind a Tab Labeled "Exhibit 29"

# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.c. Exhibit No. 30 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 4A	<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	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

4A. III. C. 3. c. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment or Septic Tank form (Exhibit 30) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.c. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment or Septic Tank form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Availability of Infrastructure - Sewer Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK

Name of Development: University Plaza Apartments  
(Part III(A.1) of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209  
(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned service provider or permitting authority confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238))

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

Both Bares  
Signature

Both Bares  
Print or Type Name

Customer Care Specialist  
Print or Type Title

JEA  
Name of Entity Providing Service

21 W Church St  
Address (street address, city, state)

Jacksonville FL 32202

904-665-6000  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.



# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 3.d. Exhibit No: 31 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 5A	<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	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

5A. III. C. 3. d. - The Applicant submitted a Cure for the Verification of Availability of Infrastructure – Roads form (Exhibit 31) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.3.d. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, evidence of availability of each type of infrastructure must be provided for all of the Scattered Sites.” Therefore a Verification of Availability of Infrastructure – Roads form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Availability of Roads Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS

Name of Development: University Plaza Apartments

(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209

(RE # 054821 0000)

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned local government representative confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

### CERTIFICATION

I certify that the foregoing information is true and correct.

[Signature]  
Signature

City of Jacksonville  
Name of Local Government

Mark Shelton  
Print or Type Name

214 N. Hogan St. # 2nd floor  
Address (street address, city, state)

Planning Services Manager  
Print or Type Title

Jacksonville, FL 32207

904 255 8308  
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.

# ATTACHMENT B

Universal Application

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## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Verus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 18".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

## 2011 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. 2011-145C** and pertains to:

Part III Section C Subsection 4 Exhibit No. 32 (if applicable)

The attached information is submitted in response to the 2011 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:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____ S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. 6A	<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	Item No. ____ P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____ C	<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 2011 – 145C

### **Provide a separate brief statement for each NOAD**

6A. III. C. 4. - The Applicant submitted a Cure for the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Exhibit 32) stating that the form as originally submitted was correct (see Attachment A) even though the Applicant conceded the Development consists of Scattered Sites and revised the Application to select “Yes” in Part III.A.2.c. (see Attachment B).

Section III.C.4. of the Application Instructions states that, “If the proposed Development consists of Scattered Sites, the appropriate zoning must be demonstrated for all of the Scattered Sites.” Therefore a Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form is required for each site of the Scattered Sites.

While the various sites comprising the Scattered Sites may have the same US Postal Service address, as argued by the Applicant, this does not negate the need for a separate form for each site. Other Developments submitted as Scattered Site with the same US Postal Service address for each site have, as required, submitted verification forms for each site with notes differentiating each site as “Site A”, “Site B”, or other unique identifiers.

Therefore, the Applicant is not eligible for the 1 Ability to Proceed tie-breaker point for Appropriate Zoning Approval.

# ATTACHMENT A

## 2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: University Plaza Apartments

(Part III A.1. of the 2011 Universal Cycle Application)

Development Location: 719 Venus Mars Court, Jacksonville, FL 32209 (RE# 054821 0000)

(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 (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

The undersigned Local Government official confirms that on or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)):

- (1) The number of units (not buildings) allowed for this development site (if restricted) is: 50 and/or if a PUD, the number of units (not buildings) allowed per development site is: \_\_\_\_\_ or if not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: \_\_\_\_\_; and
- (2) The zoning designation for the referenced Development site is RMD D; and
- (3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

### CERTIFICATION

I certify that the City/County of Jacksonville/Duval has vested in me the authority

(Name of City/County)

to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapters 67-21 and 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the form will not be considered and the Application will fail to meet threshold. The certification may be photocopied.



# ATTACHMENT B

## Part III. Proposed Development

### A. General Development Information

1. Name of proposed Development: University Plaza Apartments

2. Location of Development Site:

a. County: Duval (E)

b. Address of Development Site:

Select question (1) or question (2) below and provide the applicable information. If question (2) is selected, the Applicant must also select either question (2)(a) or question (2)(b) below and, if question (2)(a) is selected, the name of the city must be stated.

(1)  The following address has been assigned by the USPS:

(Address Number and Street) 719 Venus Mars Court

(City) Jacksonville

or

(2)  The address has not yet been assigned by the USPS:

(Street Name and closest designated intersection)

and

(a)  The proposed Development is located within the city limits of:

(Name of City)

or

(b)  The proposed Development is located within the unincorporated area of the County.

c. Will the Development consist of Scattered Sites?

→  Yes

No

If "Yes", for each of the Scattered Sites, provide the Address, total number of units, and the latitude and longitude coordinates behind a tab labeled "Exhibit 19".

d. Does the location of the proposed Development qualify as an Urban In-Fill Development, as defined in Rule Chapters 67-21 and 67-48, F.A.C.?

Yes

No

If "Yes", to qualify as an Urban In-Fill Development for purposes of this Application, provide a properly completed and executed Local Government Verification of Qualification as Urban In-Fill Development form behind a tab labeled "Exhibit 20".

e. Does the Application involve a site with an existing Declaration of Trust between a Public Housing Authority and HUD?

Yes

No

If "Yes", to be eligible for the Proximity Tie-Breaker Tier 1 Score boost the Applicant must meet the criteria outlined in Part III.A.2.e. of the Instructions and provide the required documentation behind a tab labeled "Exhibit 20".

f. Does the proposed Development qualify as a Public Housing Revitalization Development?

Yes

No

# **ATTACHMENT G**

# Scoring Summary Report

File #: 2011-145C      Development Name: University Plaza Apartments  
 As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold					
Total Points	Y/N	N	N	Y	
Ability to Proceed Tie-Breaker Points	79	72.00	67.00	79.00	
Proximity Tie-Breaker Points	6	6.00	0.00	6.00	
Eligible for 1/8th Mile Ranking Preference	37	0.00	0.00	31.25	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	N	N	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	Y/N	N	N	Y	
	1 - 6	6	6	1	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00	0.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	0.00	0.00	0.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	10.00	10.00	10.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00	6.00	6.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	0.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	0.00	0.00	4.00	

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant indicated that the Principal of the Developer completed at least 3 Housing Credit Developments since January 1, 2007. However, the Applicant was awarded zero points for Housing Credit Development Experience because, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application Instructions, the Applicant listed the name of the Developer (Southport Financial Services, Inc.).	Preliminary	Final
11S	The Applicant selected Acquisition and Preservation as their Development Category which is eligible for automatic points. However, the Applicant failed to meet the requirements for the Preservation Development Category (see 2T) and does not qualify for the automatic five points for local government contributions. In addition, the Applicant did not provide any of the Local Government Contribution forms. Therefore, the Applicant received zero points for the Local Government Contributions.	NOPSE	Final
12S	The Applicant did not submit any of the Local Government Verification of Affordable Housing Incentives forms. Therefore, zero points were awarded.	Preliminary	Final

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety- Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety- Phase II Environmental Site Assessment form.	Preliminary	Final
2T	III.	A.	3.	Development Category	The Applicant provided a letter from HUD as required in Part III.A.3.a.(3)(a) of the 2011 Universal Application Instructions; however, the letter did not demonstrate that the existing development was originally built in 1992 or earlier as required the Preservation definition outlined in 67-48.002(90), F.A.C. Therefore, the Application fails to meet the requirements of the Development Category.	Preliminary	Final
3T	V.	D.	2.	HC Equity	The Applicant failed to provide a syndication commitment. Therefore, no HC equity could be counted as a source of financing.	Preliminary	Final
4T	V.	D.	1.	Non-Corporation Funding	Although the Applicant listed first mortgage financing in the amount of \$4,400,000 for construction financing, no commitment for this loan has been provided. Therefore, the loan amount cannot be counted as a source of construction financing.	Preliminary	Final
5T	V.	D.	1.	Non-Corporation Funding	Although the Applicant listed first mortgage financing in the amount of \$4,400,000 for permanent financing, no commitment for this loan has been provided. Therefore the loan amount cannot be counted as a source of permanent financing.	Preliminary	Final
6T	V.	B.		Construction/Rehab. Analysis	The Applicant has a construction financing shortfall of \$11,345,831.	Preliminary	Final
7T	V.	B.		Permanent Analysis	The Applicant has a permanent financing shortfall of \$11,345,831.	Preliminary	Final
8T	II.	B.	2.	Management Company	The Applicant failed to provide the Management Company or Principal of Management Company Certification form.	Preliminary	Final
9T	II.	B.	3.	General Contractor	The Applicant failed to provide the General Contractor or Qualifying Agent of General Contractor Certification form.	Preliminary	Final
10T	II.	B.	4.	Architect	The Applicant failed to provide the Architect Certification form.	Preliminary	Final
11T	II.	B.	5.	Attorney	The Applicant failed to provide the Attorney Certification form for Housing Credits.	Preliminary	Final

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
12T	II.	B.	6.	Accountant	The Applicant failed to provide the Accountant Certification form.	Preliminary	Final
13T	II.	B.	2.	Management Company	The Applicant failed to provide the Management Company or principal of Management Company prior experience chart.	Preliminary	Final
14T	II.	B.	3.	General Contractor	The Applicant failed to provide the General Contractor or qualifying agent of General Contractor prior experience chart.	Preliminary	Final
15T				Program Eligibility	Because the proposed Development qualifies as a Set-Aside Location A Development, it must meet the conditions described in Part III.E.1.b.(1) of the 2011 Universal Cycle Instructions in order to be eligible to apply for funding. The proposed Development does not meet these conditions (see items 2T and 6C). Therefore, the Applicant is not eligible to apply for funding.	Preliminary	Final
16T	III.	A.	2.c.	Scattered Sites	The Applicant indicated that the proposed Development will not consist of Scattered Sites. However, information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. As a result, the Applicant failed to provide the Address, total number of units, and latitude and longitude coordinates for each of the Scattered Sites as required by the Application Instructions.	NOPSE	Final
17T	III.	A.	2.b.	Address of Development Site	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Applicant failed to provide the Address for each of the Scattered Sites.	NOPSE	Final
18T	III.	C.	1.	Site Plan Approval/Plat Approval	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Local Government Verification of Status of Site Plan Approval for Multifamily Developments form reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that the Scattered Sites which comprise the proposed Development do not require additional site plan approval or similar process.	NOPSE	Final

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
19T	III.	C.	3.a.	Availability of Electricity	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Electricity form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that electricity is available for all of the Scattered Sites.	NOPSE	Final
20T	III.	C.	3.b.	Availability of Water	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Water form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that water is available for all of the Scattered Sites.	NOPSE	Final
21T	III.	C.	3.c.	Availability of Sewer	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that sewer service is available for all of the Scattered Sites.	NOPSE	Final
22T	III.	C.	3.d.	Availability of Roads	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Verification of Availability of Infrastructure – Roads form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that roads are available for all of the Scattered Sites.	NOPSE	Final
23T	III.	C.	4.	Zoning	Information submitted in connection with a NOPSE provides evidence that the Development meets the Scattered Sites definition per subsection 67-48.002(105), F.A.C. The Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form is incomplete as it does not reflect all of the Addresses of the Scattered Sites. Therefore, it has not been verified that all of the Scattered Sites are appropriately zoned.	NOPSE	Final



Ability To Proceed Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	0.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	0.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	0.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	0.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	0.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	0.00	1.00	

Reason(s) for Failure to Achieve Selected Ability To Proceed Tie-Breaker Points:

Item #	Reason(s)	Created As Result	Rescinded As Result
1A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for site plan approval. See Item 18T above.	NOPSE	Final
2A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of electricity. See Item 19T above.	NOPSE	Final
3A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of water. See Item 20T above.	NOPSE	Final
4A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of sewer. See Item 21T above.	NOPSE	Final
5A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for availability of roads. See Item 22T above.	NOPSE	Final
6A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for appropriate zoning and land use. See Item 23T above.	NOPSE	Final

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	6.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	0.00	0.00	1.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	3.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	0.00	0.00	4.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	0.00	0.00	8.50	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	0.00	0.00	1.75	
6P	III.	A.	10.a	Community Center	2.00	0.00	0.00	1.50	
7P	III.	A.	10.a	Pharmacy	2.00	0.00	0.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	0.00	0.00	1.50	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	0.00	0.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
9P	Although the Applicant stated that it was eligible for automatic proximity tie-breaker points at Part III.A.10.b.(6) of the Application, the Development does not qualify for this selection because the Development does not qualify for the Development Category of Acquisition and Preservation (see Item 2T) and the proposed Development is not classified as RA Level 1 or RA Level 2 (see Item 6C). It is not eligible for proximity tie-breaker points based on its location because the Surveyor Certification for Competitive HC Applications form was not provided (see Item 1P - 8P).	Preliminary	Final
1P-8P	The Applicant did not receive any proximity tie-breaker points for Transit, Tier 1 or Tier 2 Services because the Applicant did not submit the Surveyor Certification for Competitive HC Applications form.	Preliminary	Final

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Pro Forma	The Applicant listed 6 month operating reserves totaling \$250,000. However, No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$250,000.	Preliminary	
2C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$56,591. Therefore, the Developer fee and the Total Development Cost were reduced by this amount.	Preliminary	
3C	III.	A.	2.d.	Urban In-Fill	The Applicant indicated that the proposed Development qualifies as an Urban In-fill Development, but failed to provide the Local Government Verification of Qualification as Urban In-Fill Development form.	Preliminary	Final
4C	III.	A.	2.k.	HC Development Information	Although the Applicant indicated that the proposed Development qualifies as a QCT, the Applicant failed to provide a copy of a letter from the local planning office or census bureau verifying that the proposed Development is located in the referenced QCT.	Preliminary	Final
5C	II.	B.	3.	General Contractor	The Applicant indicated that the Application is eligible for the General Contractor ranking preference under the Substantial Experience Category. However, because the Applicant failed to provide the prior experience chart for the General Contractor or qualifying agent reflecting the required information, the Application is not eligible for this ranking preference.	Preliminary	Final
6C				Rental Assistance (RA) Level	Because the Application did not qualify for the Development Category selected (see Item 2T), the Application has been deemed to be RA Level 6.	Preliminary	Final
7C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(6) of the Application.	Final	
8C				Age of Development Preference	The Applicant provided a revised letter from HUD stating that the Development was built in 1955 and therefore qualifies for the Age of Development Tie-Breaker Preference.	Final	