STATE OF FLORIDA FLORIDA HOUSING FINANCE CORPORATION

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MADISON HEIGHTS, LTD.

Petitioner,

VS.

APPLICATION NO: 2011-172C FHFC File No.: 2012-048UC

FLORIDA HOUSING FINANCE CORPORATION,

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V62	pond	iciii.

PETITION FOR INFORMAL ADMINISTRATIVE HEARING

Pursuant to sections 120.57(2) and 120.569, Florida Statutes, and rules 28-106.205 and 28-106.301, Florida Administrative Code, Madison Heights, Ltd. ("Madison Heights") files this Petition for Informal Administrative Hearing and states:

Affected Agency

1. The agency affected is the Florida Housing Finance Corporation ("Florida Housing"), 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The telephone number is 850-488-4197.

Petitioner

2. The Petitioner is Madison Heights, Ltd. Petitioner's address is 2301 Lucien Way, Suite 405, Maitland, Florida 32751. The telephone number is 407-333-1440.

Petitioner's Counsel

3. Counsel for Madison Heights, Ltd. and Petitioner's address for this proceeding is:

Douglas Manson, Esq. Craig Varn, Esq. Manson Law Group, P.A. 1101 West Swan Avenue Tampa, Florida 33606 Telephone: 813-514-4700

Facsimile: 813-514-4701

Michael G. Maida, Esq. Michael G. Maida, P.A. 1709 Hermitage Blvd. Ste 201 Tallahassee, Florida 32308

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Background

- 4. Florida Housing administers various affordable housing programs including the following:
 - (a) Housing Credit (HC) Program pursuant to Section 42 of the Internal Revenue Code and Section 420.5099, Florida Statutes, under which Florida Housing is designated as the Housing Credit agency for the state of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code, and Chapter 67-48, Florida Administrative Code; and
 - (b) HOME Investments Partnerships (HOME) Program pursuant to Section 420.5089, Florida Statutes, and Chapter 67-48, Florida Administrative Code.
- 5. The 2011 Universal Cycle Application, through which affordable housing developers apply for funding under the above-described affordable housing programs administered by Florida Housing, together with Instructions and Forms, comprise the Universal Application Package or UA1016 (Rev. 2-11) adopted and incorporated by rule 67-48.004(1)(a), Florida Administrative Code.
- 6. Because the demand for HC and HOME funding exceeds that which is available under the HC Program and HOME Program, respectively, qualified affordable housing developments must compete for this funding. To assess the relative merits of proposed developments, Florida Housing has established a competitive application process known as the

Universal Cycle pursuant to Chapter 67-48, Florida Administrative Code. Specifically, Florida Housing's application process for the 2011 Universal Cycle, as set forth in rule 67-48.001-.005, Florida Administrative Code, involves the following:

- a. the publication and adoption by rule of a "Universal Application Package," which applicants use to apply for funding under the HC and HOME Programs administered by Florida Housing;
 - b. the completion and submission of applications by developers;
- c. Florida Housing's preliminary scoring of applications, noticed to applicants via a preliminary scoring summary;
- 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 via a NOPSE scoring summary;
- f. an opportunity for the applicant to submit additional materials to Florida Housing to "cure" any items for which the applicant was deemed to have failed to satisfy threshold or 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 via a final scoring summary;
- i. an opportunity for applicants to challenge, by informal or formal administrative proceedings, Florida Housing's evaluation of any item in their own application for which the applicant was deemed to have failed to satisfy threshold or received less than the maximum score;

- j. final scores, ranking of applications, and award of funding to successful applicants, including those who successfully challenge the adverse scoring of their applications before the date rankings are adopted; and
- k. an opportunity for applicants to challenge, by informal or formal administrative proceedings, Florida Housing's final scoring and ranking of competing applications where such scoring and ranking resulted in a denial of Florida Housing funding to the challenging applicant.¹

Notice of Agency Decision

7. Madison Heights received notice of Florida Housing's decision on or about June 11, 2012.

Substantial Interests

8. Madison Heights timely submitted an Application for financing in Florida Housing's 2011 Universal Cycle. Pursuant to Application #2011-172C, Madison Heights applied for an allocation of \$1,695,000 in annual federal tax credits² to help finance the development of its project, a 80-unit high-rise complex in Hillsborough County. In its final scoring Florida Housing awarded Madison Height's Application 79 Total Points and a total of 34.00 of a possible 37 proximity tie-breaker points.

¹ This proceeding is the subject of such a challenge.

² The United States Congress has created a program, governed by Section 42 of the IRC, by which federal income tax credits are allotted annually to each state on a per capita basis to help facilitate private development of affordable low-income 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 IRC requirements. 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 construct and operate specific multi-family housing projects. The applicant entity then sells 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 below-market-rate rents that are affordable to low-income and very-low-income tenants. Pursuant to section 420.5099, Florida Statutes, Florida Housing is the designated "housing credit agency" for the state of Florida and administers Florida's tax credit program under its Housing Credit (HC) Program. Through the HC Program, Florida Housing allocates Florida's annual fixed pool of federal tax credits to developers of affordable housing under its annual Universal Cycle application process.

- 9. The Reed at Encore, LP ("The Reed") also submitted an application for financing in Florida Housing's 2011 Universal Cycle. The Reed, pursuant to Application #2011-124C, applied for \$2,110,000 in annual federal tax credits to help finance the development of its project, a 158-unit apartment complex in Hillsborough County, Florida to be known as The Reed at Encore (the "Development"). In its final scoring Florida Housing awarded The Reed's Application 79 Total Points and a total of 35.50 of a possible 37 proximity tie-breaker points.
- 10. Through this proceeding Madison Heights challenges and is seeking a determination that Florida Housing erred in the scoring and ranking of The Reed's Application. But for the errors in scoring and the ranking of The Reed's Application, Madison Heights would have been entitled to an allocation of funds from the 2011 Universal Cycle.
- 11. As explained below, The Reed is not entitled to the 3.0 Total Points Florida
 Housing awarded for "Housing Credit Development Experience." In addition, The Reed is not
 entitled to the 3.5 proximity tie-breaker points Florida Housing awarded for the "Medical
 Facility" identified in The Reed's Application. If Madison Heights is successful in challenging
 either of the issues raised in this petition, Madison Heights will be entitled to an allocation of
 housing credits.³ Madison Heights' substantial interests are affected by this proceeding.

THE REEDS' APPLICATION AND SCORING ISSUES

Housing Credit Developer Experience

12. Part II of the Universal Application instructions requires applicants to disclose certain Applicant and Development team information. Failure to provide the requisite information results in the Application either failing threshold or suffering a point reduction.

³ See rule 67-48.0005(7), Florida Administrative Code.

Failure to meet threshold precludes the Application from consideration to receive funding from Florida Housing.

- 13. In order to satisfy the Application's threshold requirements, a Developer must provide a completed Developer or Principal of Developer Certification form certifying that the Developer or Principal of Developer has, since January 1, 1991, completed at least three (3) affordable rental housing developments. (See Part II.B.1.b. (1), Application instructions).
- 14. In addition to having to satisfy the above-described threshold requirement, an applicant may be awarded an additional three (3) points for Housing Credit Development Experience if the applicant's "Principal of the Developer" has completed at least three (3) Housing Credit developments since January 1, 2007. In order to qualify for the selected Housing Credit Developer Experience and be awarded three (3) points, all three (3) of the listed developments must meet the following criteria set forth in the 2011 Universal Application Instructions:
 - (1) Completion of at least three (3) Housing Credit Developments since January 1, 2007.

Indicate whether a Principal of the Developer (a Principal of at least one Developer if co-Developers) has completed at least three (3) Housing Credit developments since January 1, 2007. For purposes of this provision, completed for each of the three (3) developments means (i) that the temporary or final certificate of occupancy has been issued for at least one (1) unit in one of the residential apartment buildings within the development, or (ii) that at least one (1) IRS Form 8609 has been issued for one of the residential apartment buildings within the development. As used in this section a Housing Credit development that contains multiple buildings is a single development regardless of the number of buildings within the development for which an IRS Form 8609 has been issued.

With respect to a Principal of the Developer, if providing experience acquired from a previous affordable housing Developer entity, such principal must have been a Principal or Financial Beneficiary of that Developer entity.

To be eligible for 3 Points, the Applicant must answer "Yes" to the question at Part II.B.1.c.(1) of the Application and provide a prior experience chart, behind a tab labeled "Exhibit 10", reflecting the required information for the three (3) Housing Credit developments.

The prior experience chart must include the name of the Principal of Developer, name of Development, location of Development, and year completed. (See Part II.B.1.c.(1), Application instructions).

- 15. During its initial submission, the Applicant included an executed Developer or Principal of Developer certification identifying CP Development Group Four, LLC, a Florida limited liability company as its Developer. The Application failed to disclose any prior development experience for CP Development Group 4, LLC. Moreover, the Applicant failed to identify any Principal of Developer. (See Exhibit 1). During preliminary scoring, Florida Housing scored the Application as failing to achieve threshold because the Applicant's "prior experience chart" failed to show any prior developer experience for CP Development Group 4, LLC or for a Principal of Developer. (See 2011 Final Ranking Scoring Summary Report, dated June 8, 2012 attached hereto as Exhibit 2).
- 16. Moreover, since The Reed failed to identify a Principal of Developer on its certification form, the Application did not meet the threshold requirement and was not entitled to the incremental three (3) points associated with having developed three (3) affordable housing developments since January 1, 2007.
- 17. In light of Florida Housing's preliminary scoring determination that The Reed failed threshold because it failed to identify any Principal of Developer on its certification form, there was no basis to challenge any information with respect to a non-disclosed "Principal of Developer." In other words, since The Reeds prior development experience could only be

demonstrated through the disclosure of a Principal of Developer, nothing could be challenged regarding the Principal of Developer (or any supporting documentation) until one was actually identified on the certification form. Upon filing a cure, The Reed was entitled to identify any Principal of Developer entity for purposes of seeking 3 additional points for prior developer experience.

- 18. Pursuant to rule 67-48.004(6), Florida Administrative Code, "[e]ach Applicant shall be allowed to cure its Application by submitting additional documentation, revised pages and such other information as the Applicant deems appropriate ('cures'). . . . A new form, page or exhibit provided to the Corporation during this period shall be considered a replacement of that form, page or exhibit if such form, page or exhibit was previously submitted in the Applicant's Application." In addition, "[w]here revised or additional information submitted by Applicant creates an inconsistency with another item in the Application, the Applicant shall also be required in its submittal to make such changes as necessary to keep the Application consistent as revised." *Id*.
- 19. As its cure, the Applicant submitted a new Developer or Principal of Developer Certification form and, for the first time, identified "Bank of America Community Development Corporation" as the Principal of Developer. (See Exhibit 3). The Applicant also resubmitted a "Prior General Development Experience Chart" and "Prior Housing Credit Experience Chart."

 Id. In accordance with rule 67-48.004, Florida Administrative Code, the "cure" material submitted by The Reed, including the developments identified on its Prior Housing Experience Chart, are subject to challenge. Moreover, submission of "cure" does not exonerate an applicant from having to make certain that all application material is complete and accurate.

Each page and applicable exhibit of the Application must be accurately completed, and Applicants must provide all requested information. Failure

to provide the requested information and documentation shall result in failure to meet threshold for threshold items, failure to achieve maximum points for point items, rejection of the Application for rejection items, or a combination of the foregoing.

(Page 2, Application Instructions)

- 20. As part of its cure, The Reed identified "Centro Place Apartments Tampa, FL 2007" ("Centro Place") as one of three (3) qualifying Housing Credit developments. (Exhibit 3). This development does not satisfy the "certificate of occupancy" or the IRS "Form 8609" requirement set forth in Part II.B.1.c. (1) of the Application Instructions. Centro Place was not completed after January 1, 2007. To the contrary, it was completed prior to that date. As a result, The Reed failed to submit the requisite number of developments that would have entitled it to receive Housing Credit Development Experience. Florida Housing erred when it awarded The Reed three (3) points for prior experience.
- 21. A certificate of occupancy was issued on four (4) different dates for the four (4) residential apartment buildings that comprise the Centro Place development. In accordance with the Application Instructions, points for Housing Credit Development Experience is based on the date on which a temporary or final certificate of occupancy has been issued for at least one (1) unit in one of the residential apartment buildings. Certificate of occupancy dates for all of the residential buildings in the Centro Development are: Building #1 on 8/3/2005, Building #2 on 9/30/2005, Building #3 on 9/13/2005, and Building #4 on 11/17/2005. (See Exhibit 4). None of the certificates of occupancy were issued after January 1, 2007. Moreover, IRS Form 8609 was issued for all of the Centro Place residential buildings on August 25, 2006. (See Exhibit 5 which includes Form 8609 for each of the four (4) residential building, all of which were issued on August 25, 2006, for Centro Asturiano Place.)

22. Based on the foregoing The Reed was not entitled to three (3) points Housing Credit Developer Experience awarded by Florida Housing in its 2011 Final Ranking Scoring Summary Report. (See Exhibit 2). The Reed failed to include within its Application three (3) qualifying Housing Credit developments as mandated in Part II.B.1.c.(1) of the Application instructions. Florida Housing erred when it awarded The Reed three (3) points for Housing Credit Development Experience.

Medical Facility

- 23. One of the tie-breaking mechanisms used to determine eligibility for funding is the Development's proximity to various services, such as medical services. In order for an applicant to be eligible for proximity tie-breaker points, an applicant must provide an executed Surveyor's Certification for Competitive HC ("Surveyor's Certification") which identifies a Tie-Breaker Measurement Point on the proposed Development site and provide the latitude and longitude coordinates determined in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds truncated after one decimal place. The Surveyor's Certification must further provide the latitude and longitude coordinates of a given service for which proximity tie-breaker points are sought.
- 24. The rules are specific as to what must be provided in order for an applicant to receive Proximity Tie-breaker Points:

The latitude and longitude coordinates for all Proximity Services much represent a point as outlined below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds truncated after one decimal place. If the degrees and minutes are not stated as whole number and seconds are not truncated after one decimal place, the Applicant will not be eligible for proximity tie-breaker points for that service.

* * * *

Service	Location where latitude and longitude coordinates must be obtained
Grocery Store, Public School, Medical	Coordinates must represent a point that
Facility, Community Center, Senior	is on the doorway threshold of an
Center, Public Library and Pharmacy	exterior entrance that provides direct
	public access to the building where the
	service is located

(See pages 37, 38 Universal Application Instructions; Emphasis in original.)

- 25. The issue in this case whether the coordinates for the Medical Facility provided in The Reed's Application "represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located." *Id.*
- 26. The Reed provided as part of its cure material a Surveyor's Certification in which it identified coordinates N27 57 32.9 W82 27 34.9, as the location of the doorway threshold of an exterior entrance to its claimed Medical Facility, "Tampa Family Health Center." (Exhibit 6). Contrary to Application Instructions, The Reed's coordinates identify the exterior doorway entrance to a Salvation Army store and not the claimed Medical Facility identified in its Application.⁴ (Exhibit 7 "Surveyor Certification"). The entrance to the Salvation Army does not provide public access to the Tampa Family Health Center.
- 27. In the 2011 Final Ranking Scoring Summary Report, Florida Housing awarded 3.50 proximity tie-breaker points for this claimed medical service. (See Exhibit 2). However, based on the coordinates The Reed used in its Application, Florida Housing erred in awarding any of the 3.5 proximity tie-breaker points. The coordinates for The Reed's "Medical Facility" do not represent the exterior entrance doorway threshold as mandated by the Application Instructions.

⁴ Madison Heights also identified Tampa Family Health Center as its Application Medical Facility. The correct coordinates for Tampa Family Health Center are: N27 57 34.0, W82 27 35.4. Madison Heights provided these coordinates in its Application. These coordinates satisfy Application Instruction requirements. The coordinates submitted by The Reed do not.

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Specific Facts Warranting Reversal

- 28. Specific facts warranting reversal or modification of Florida Housing's proposed action are those alleged in this Petition, and include but are not limited to the following:
 - a. The Reed's Application fails to identify a Developer or Principal of Developer that has completed at least three developments on or after January 1, 2007:
 - b. Coordinates N27 57 32.9, W82 27 34.9 do not represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to The Reed's claimed Medical Facility, Tampa Family Health Center.
 - 29. There are no material facts in dispute.
- 30. Madison Heights reserves its right to demand a formal administrative hearing pursuant to section 120.57(1), Florida Statutes, in the event that any issues of material fact are raised by its petition or disputed issues of material fact become known in this proceeding.

Statement of Ultimate Facts and Law

31. As a matter of ultimate fact and law, Madison Heights states Florida Housing improperly awarded The Reed's Application 3.0 Total Points for "Housing Credit Development Experience" and the 3.5 "Medical Facility" proximity tie-breaker points.

Statutes and Rules

32. Statutes and rules governing this proceeding are sections 120.57(2) and 120.569 and Chapter 420, Florida Statutes, and Chapters 28-106 and 67-48, Florida Administrative Code.

WHEREFORE, Madison Heights respectfully requests that:

A. Florida Housing Finance Corporation refer this Petition to be heard before a hearing officer approved by Florida Housing;

- B. An informal administrative hearing be conducted pursuant to section 120.57(2), Florida Statutes, to review Florida Housing's scoring determination regarding The Reed's Application;
 - C. Recommended and final orders be issued determining that:
 - a) Florida Housing improperly awarded The Reed 3.0 Total Points for "Housing Credit Development Experience;" in The Reed's Application;
 - b) Florida Housing improperly awarded The Reed 3.5 proximity tiebreaker points for the "Medical Facility" identified in The Reed's Application;
 - c) Madison Heights is entitled to an allocation of housing credits in accordance with Chapter 67-48.005, Florida Administrative Code;
 - d). Such further relief as may be deemed appropriate be granted.

Respectfully submitted this 2nd day of July, 2012

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850-425-8124 (phone)

850-681-6788 (fax)

CERTIFICATE OF SERVICE

I 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, Florida 32301 and a copy furnished to Wellington H. Meffert, II, Esq., Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301 this 2nd day of July, 2012.

ATTORNEY

2011 UNIVERSAL CYCLE - DEVELOPER OR PRINCIPAL OF DEVELOPER CERTIFICATION

One MA.1. or as MR1 One and Cycle Application

Name of Developer: CP Development Group 4, LLC, a Florida limited liability company

Name of Development: The Rood at Bocom

Name of Principal of Dev	to Rens of America Connectality De	evoloussent Consenution elo Bio	ak of America, NA
(annut salabane, city, units)	11-25, 100 M. Tyron St., 11th Floor	•	3.
Telephone No. of Develo	par MONTATA		
Fex No. of Developer:	704-483-7135		
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-	t Manha of Durdopa is No. 146	Person and Senator List. See	our of Applicant
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EXHIBIT

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Scoring Summary Report

File #: 2011-124C Development Name: The Reed at Encore

As of: 06/08/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking	
Met Threshold	N/Y	Z	N	>	>	
Total Points	29	79.00	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	00.9	00.9	00.9	00.9	
Proximity Tie-Breaker Points	37	34.00	34.00	35.50	35.50	
Eligible for 1/8th Mile Ranking Preference	N/Y	Z	Ν	Z	z	
Eligible for Age of Development Tie-Breaker Ranking Preference	N/A	A	Y	>	>	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	N/A	\	\	>	>-	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Υ/N	×	Y	>	\	
RA Level Classification (preference given to the lowest RA Level Classification)	1-6	1	1	1	1	

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Item #	Part	Section	Subsection	Subsection Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
				Developer					
18	11.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
				Construction Features and Amenities					
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
38	ij	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
38	ij	B.	3.c.	Optional - SRO Developments	12.00	00.0	0.00	00.0	0.00
48	ij	B.	3.d.	Optional - Universal Design &Visitability	10.00	10.00	10.00	10.00	10.00
58	ij	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	00.0	0.00	00.00	0.00
58	Ξ.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
58	≡	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	00.0	00'0	00.0	0.00
				Set-Aside Commitments					
89	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
78	. <u>ii</u>	Ē	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
88	.ii	Ŀ	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
				Resident Programs					
86	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	00.00	00.00	0.00	0.00
S6	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	00.00	0.00	0.00	0.00
S6	<u>.iii</u>	Ŧ.	·3·	Programs for Elderly	6.00	6.00	00'9	00.9	00.9
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
				Local Government Contributions					
118	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
				Local Government Incentives					
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

Threshold(s) Failed:

Rescinded as Result of	Final
Created as Result of	Preliminary
Reason(s)	The Applicant indicated that the Developer, CP Development Group 4, LLC, has the required experience by providing the Developer or Principal of Developer Certification form which reflects the Developer's name but does not include a Principal (the space for Principal of Developer is blank). However, this is inconsistent with the General Developer Experience chart which identifies Banc of America Community Development Corporation as the Principal of the Developer with the required experience.
Description	Developer General Experience
Subsection	1.b.
Section	ю́
Part	≓
Item #	T
	Oreated as Reason(s) Result of Resul

Ability To Proceed Tie-Breaker Points:

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

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Subsection Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
	-			Transit Services					
1P	<u>=</u>	A.	10.a	Public Bus Stop	2.00	0.00	0.00	00.00	0.00
1P	≡	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	00'9	6.00	6.00	00.9	6.00
1P	≡	Ą.	10.a	Public Rail Station	7.00	0.00	0.00	00.00	0.00
				Tier 1 Services					
2P		Ą.	10.a	Grocery Store	4.00	3.50	3.50	3.50	3.50
3P	Ξ.	A.	10.a	Public School	4.00	0.00	0.00	00.0	0.00
3P	≡	Ą.	10.a	Senior Center	4.00	0.00	0.00	3.00	3.00
4P	ij	Ą.	10.a	Medical Facility	4.00	3.50	3.50	3.50	3.50
×				Eligible for Tier 1 Service Score Boost (Yes/No)		Υ	Υ	Y	Υ
				Total Tier 1 Service Score	12.00	10.50	10.50	12.00	12.00
				Tier 2 Services					
5P	≡	A.	10.a	Public Park	2.00	2.00	2.00	2.00	2.00
6P	≡	Ą.	10.a	Community Center	2.00	2.00	2.00	2.00	2.00
7P	≝	Ä.	10.a	Pharmacy	2.00	1.50	1.50	1.50	1.50
8P	≡.	A.	10.a	Public Library	2.00	2.00	2.00	2.00	2.00
				FHFC Proximity List					
9P	=	ď.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	10.00

Additio	nal A	pplication	Additional Application Comments:				
Item #	Part	Section	Item# Part Section Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
51	D = =	ď.	10.b.	10.b. Proximity to Development FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

2011 UNIVERSAL CYCLE - DEVELOPER OR PRINCIPAL OF DEVELOPER CERTIFICATION

(Fut III A. 1 of the 2011 Universal Cycle Applie	
Name of Developer: CP Development Group 4, LLC, a Flo	irida limited laability company
Name of Principal of Developer, if applicable: Banc of A	America Community Development Corporation
Address of Developer: c/o Banc of America Community D	evelopment Corporation c/o Bank of America, NA
(street address, city, state)	
NC1-007-11-25, 100 N. Tyron St., 11th Floo	r, Charlotte, NC 28255-4001
Telephone No. of Developer: 980-387-2727	
Fax No. of Developer: 704-683-7135	
E-Mail Address: eileen,m.pope@haml.com	
Relationship to Applicant: Member of Developer is Sp. Lt	xl. Partner and Investor Ltd. Partner of Applicant
1991, I have developed and completed at least three (of which was completed since January 1, 2001. At leas of a total number of units no less than 50 percent of the Application, as evidenced by the prior experience of	ould apply to the proposed Development. Since January 1. 3) affordable rental housing developments, at least one (1) at one (1) of the three (3) completed developments consists total number of units in the Development proposed by this hart provided in this Application. For purposes of this
occupancy has been issued for at least one (1) unit in Form 8609 has been issued. I understand I am the E Development and that, if funded by the Corporation. It completed. I certify that neither the Developer, Applicable Lorentz participating in Corporation programs the chapter, or applicable loan documents and for which a	opments means (i) that the temporary or final certificate of a building with dwelling units or (ii) at least one (1) IRS Developer or Principal of the Developer of record for this will remain in this capacity until the Development has been ant, any Principal or Financial Beneficiary has any existing nat remain in non-compliance with the IRC, applicable rule my applicable cure period granted for correcting such non- ation provided within this Application is true and correct.
occupancy has been issued for at least one (1) unit in Form 8609 has been issued. I understand I am the E Development and that, if funded by the Corporation. It completed. I certify that neither the Developer, Application Developments participating in Corporation programs the chapter, or applicable loan documents and for which a compliance has ended. I further certify that the information of the compliance has ended to the certify that the information of the compliance has ended to the certify that the information of the compliance has ended to the certify that the information of the certify that the information of the certify that the information of the certification of t	opments means (i) that the temporary or final certificate of a building with dwelling units or (ii) at least one (I) IRS developer or Principal of the Developer of record for this will remain in this capacity until the Development has been ant, any Principal or Financial Beneficiary has any existing nat remain in non-compliance with the IRC, applicable rule my applicable cure period granted for correcting such non- ation provided within this Application is true and correct. Eileen M. Pope
occupancy has been issued for at least one (1) unit in Form 8609 has been issued. I understand I am the E Development and that, if funded by the Corporation. It completed. I certify that neither the Developer, Application Developments participating in Corporation programs the chapter, or applicable to an documents and for which a compliance has ended. I further certify that the information of Developer of Principal of Developer	opments means (i) that the temporary or final certificate of a building with dwelling units or (ii) at least one (1) IRS beveloper or Principal of the Developer of record for this will remain in this capacity until the Development has been sut, any Principal or Financial Beneficiary has any existing nat remain in non-compliance with the IRC, applicable rule my applicable cure period granted for correcting such non-ation provided within this Application is true and correct. Eileen M. Pope Print or Type Name of Signatory CERTIFICATION
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UA1016 (Rev. 2-11) 57-48-6040(No), 67-21-60%(No), F.A.C. Provide Behind a Tab Labeled "Exhibit 10"

EXHIBIT

Signature

3

Exhibit 10 The Reed at Encore

Prior General Development Experience Chart

Name of Developer or Principal of Developer: Banc of America Community Development Corporation.

		. The state of the		
	ISSNY & Tenan	Alexandria (C. Property Proper		
Mobley Park Apartments	Tampa, FL	City HOME, City SHIP, CDBG, HFA Hillsborough County Multi- Family Revenue Bonds, LIHTC	238	2001
		Pinellas County HOME, Pinellas County CDC loan		
Palmetto Park	Clearwater,	program, HFA Pinellas County Multi- Family Revenue Bonds,		
Apartments	FL	HHTC FHFC HOME, City of Orlando HOME, City of Orlando SHIP, HFA of Orange County Multi- Family	179	2003
City View Apartments	Orlando, FL	Revenue Bonds, LIHTC	266	2004

Prior Housing Credit Experience Chart

Name of Developer or Principal of Developer: Banc of America Community Development Corporation

Constant T	1 (2744	
Pertreposet	(CELOSA)	Constant	
Centro Place Apartments	Tampa, FL	2007	
Merry Place Apartments	W. Palm Beach, FL	2007	
Ashley Square Apartments	Charlotte, NC	2010	



CITY OF TAMPA

Growth Management and Development Services

Construction Services Division

Project Summary

Project Number: 256781

Project Description: S&B:CONST 4-3STY APT BLDGS W/160 UNITS W/CLUBHSE

Status: PROJECT RECEIVED FINAL INSPECTION & APPROVAL

Address: 1302 E 21ST AVE

Owner: CAP DEVELOPMENT CO LLC

Contractor/Agent: ALLIANCE CONST LLC/JOHN

Contractor/Agent Phone #: (305) 443-2310

Notice Of COMMENCEMENT COPY RECEIVED Commencement:

Certificates Of Occupancy

Number	Issued	Description	Туре	Permit #
256781 003	11/18/2005	CNV EX HOSPITAL TO CLUBHOUSE	COMPLETION ISS	14
256781 002	10/25/2005	"CLUBHOUSE" ONLY	CONDITIONAL ISS	14
256781 001	08/03/2005	BLDG 1 CNSTR 3-STY APT BLDG	FINAL ISS	13

No Unsatisfied Conditions (for C.O.) Or Inspection Request Comments

Permits On This Project

Permit	Туре	Description	Status
42	MISC	HISTORIC STORMWATER DOWN 23RD AVE BLOCKED APP	
41	FIRE	SUP#5:FIRE:FINAL INSPECTION REQ'D HS7B	FINAL APPROVAL
40	ELECTRICAL	SUP#3:ELECTRICAL WIRING FOR POOL HS05	FINAL APPROVAL
39	MISC	COPY OF TRANS.PERMIT FOR CUL-DE-SAC ON 23RD AVE.	FINAL APPROVAL
38	FIRE	SUP#4:FIRE FINAL INSPECTION REQ'D HS3W	FINAL APPROVAL
37	BUILDING	SUP#5:CONSTRUCT PICNIC SHELTER FOR APT BLDG 48	FINAL APPROVAL

36	BUILDING	SUP#4:CONST TRASH COMP. ENCL HS05	FINAL APPROVAL
35	PLUMBING	SUPL#3:PLUMBING FOR IN-GROUND POOL HS30	FINAL APPROVAL
34	BLDG MISC	SUP#3;CONST INGROUND POOL ADDN HS13	FINAL APPROVAL
33	FIRE	SUPL#2:BLDG#1:INSTALL FIRE ALARM SYSTEM HS7F	FINAL APPROVAL
32	FIRE	SUPL#2:CLUBHOUSE:INSTALL FIRE ALARM SYSTEM HS7F	FINAL APPROVAL
31	MECHANICAL	X	CANCELLED
30	MECHANICAL	BLDG#1:INST 33-2TON & 7-2.5 TON HVAC W/DTWK H7F	FINAL APPROVAL
29	MECHANICAL	CLUBHOUSE:INSTALL 2-5TON & 3-4 TON HVAC W/DUCTWRK	FINAL APPROVAL
28	PLUMBING	CLUBHOUSE:INSTALL IRRIGATION SYSTEM	FINAL APPROVAL
27	FIRE	CLUBHOUSE: INSTALL FIRE SPRINKLER SYSTEM HS30	FINAL APPROVAL
26	FIRE	BLDG#1: INSTALL F/P SYSTEM FOR 3STY APT BLDG H30	FINAL APPROVAL
25	ELECTRICAL	INST TEMP PWR POLE 125 AMP/1 PHASE HS13	FINAL APPROVAL
24	FIRE	INSTALL U/G FIRE MAIN HS30	FINAL APPROVAL
23	BLDG MISC	BLDG#1:INSTALL NEW SHINGLES ROOF 4/12 SLOPE	FINAL APPROVAL
22	ELECTRICAL	INSTALL TEMP POWER POLE 125AMP SNGL PHSE HS30	FINAL APPROVAL
21	PLUMBING	BLDG#1:ROUGH IN & INSTALL PLBG FOR 40 UNIT APT BLD	FINAL APPROVAL
20	PLUMBING	SUPL#1:CLUBHOUSE:INSTALL PLBG FIXTURES HS7F	FINAL APPROVAL
19	ELECTRICAL	BLDG#1:ELECTRICAL WIRING FOR 40 UNIT APT BLDG HS7F	FINAL APPROVAL
18	ELECTRICAL	SUPL#1:ELECTRICAL WIRING FOR CLUBHOUSE HS7F	FINAL APPROVAL
17	PLUMBING	SITE UTILITIES W/ 9 CATCH BASINS HS7F	FINAL APPROVAL
16	ELECTRICAL	INSTALL TEMP POWER POLE & CONNECT CONSTR TRAILER	FINAL APPROVAL
	4		•

15	FIRE	SUP#1:FIRE FINAL INSPECTION REQ'D HS05	FINAL APPROVAL
14	BLDG MISC	SUP#1:CONV EX HOPSITAL TO CLUBHOUSE HS05	FINAL APPROVAL
13	BUILDING	BLDG#1:CONST 3STY APARTMENT W/40 UNITS HS05	FINAL APPROVAL
12	TREE/SITE TRANS/STORMWTR	SITE CLEARING/TREE REMOVAL HS3W	FINAL APPROVAL
11	TREE/SITE TRANS/STORMWTR	BLDG#1:SITE FINALS(LANDSCAPE,TRANSP,STORMWATER)3W	FINAL APPROVAL
10	MISC	TRANS.IMPACT FEE:CET/\$105,920/#19062	CANCELLED
9	FIRE	BLDG#4:FIRE FINAL INSPECTION REQ'D HS05	CANCELLED
8	FIRE	BLDG#3:FIRE FINAL INSPECTION REQ'D HS05	CANCELLED
7	FIRE	BLDG#2:FIRE FINAL INSPECTION REQ'D HS05	CANCELLED
6	FIRE	BLDG#1:FIRE FINAL INSPECTION REQ'D HS05	FINAL APPROVAL
5	BUILDING	BLDG#4:CONST 3STY APARTMENT W/40 UNITS HS05	CANCELLED
4	BUILDING	BLDG#3:CONST 3STY APARTMENT W/40 UNITS HS05	CANCELLED
3	BUILDING	BLDG#2:CONST 3STY APARTMENT W/40 UNITS HS05	CANCELLED
2	BUILDING	BLDG#1:CONST 3STY APARTMENT W/40 UNITS HS05	CANCELLED
1	TREE/SITE TRANS/STORMWTR	SITE INSPECTION HS05	FINAL APPROVAL

End Of Project Summary For Project # 256781

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CITY OF TAMPA

Growth Management and Development Services

Construction Services Division

Project Summary

Project Number: 258204

Project Description: BLD#2:(SR#256781)CNST 3-STY APT BLD W/40 UNITS

Status: PROJECT RECEIVED FINAL INSPECTION & APPROVAL

Address: 1302 E 21ST AVE

Owner: CAP DEVELOPMENT CO LLC

Contractor/Agent: ALLIANCE CONST LLC/JOHN

Contractor/Agent Phone #: (305) 443-2310

Notice Of Commencement: NOTICE OF COMMENCEMENT COPY RECEIVED

Certificates Of Occupancy

Number	Issued	Description	Туре	Permit #
258204 001	09/30/2005	BLDG 2 CNST 3STY APT BLDG	FINAL ISS	1

No Unsatisfied Conditions (for C.O.) Or Inspection Request Comments

Permits On This Project

Permit	Туре	Description	Status
11	FIRE	SUPL#1:BLDG#2:INSTALL FIRE ALARM SYSTE HS7F	FINAL APPROVAL
10	MECHANICAL	BL#2:INSTL 33-2 TON & 7-2.5 TON HVAC FOR APT BLDG	FINAL APPROVAL
9	PLUMBING	BLDG#2:INSTALL IRRIGATION SYSTEM FOR APT BLDG 7F	FINAL APPROVAL
8	FIRE	BLDG#2: INST FIRE SPRINKLER SYST FOR 3STY BLDG H30	FINAL APPROVAL
7	BLDG MISC	BLDG#2:INSTALL NEW SHINGLE ROOF 4/12 SLOPE HS7F	FINAL APPROVAL
6	PLUMBING	BLDG#2:ROUGH IN & INSTL PLB FOR 40 UNIT APT BLDG	FINAL APPROVAL
5	ELECTRICAL	BLDG#2:ELECTRICAL WIRING FOR 40 UNIT APT BLDG HS7F	FINAL APPROVAL
4	MISC	BLDG#2: REFER TO P#256781 FOR ANY PERTAINING CHLDS	FINAL APPROVAL

3	TREE/SITE TRANS/STORMWTR	BLDG#2:STORM,TRANS & LANDSC FINAL INSP REQ'D HS05	FINAL APPROVAL
2	FIRE	BLDG#2:FIRE FINAL INSPECTION REQ'D HS05	FINAL APPROVAL
1	BUILDING	BLDG#2:CONST 3STY APT BLDG W/40 UNITS HS05	FINAL APPROVAL

End Of Project Summary For Project # 258204



CITY OF TAMPA

Growth Management and Development Services

Construction Services Division

Project Summary

Project Number: 258205

Project Description: BLD#3:(SR#256781)CNST 3-STY APT BLD W/40 UNITS

Status: PROJECT RECEIVED FINAL INSPECTION & APPROVAL

Address: 1302 E 21ST AVE

Owner: CAP DEVELOPMENT CO LLC

Contractor/Agent: ALLIANCE CONST LLC/JOHN

Contractor/Agent Phone (305) 443-2310

Notice Of Commencement: NOTICE OF COMMENCEMENT COPY RECEIVED

Certificates Of Occupancy

Number	Issued	Description	Туре	Permit #
258205 001	09/13/2005	BLDG 3 3-STY APARTMENT BLDG	FINAL ISS	1

No Unsatisfied Conditions (for C.O.) Or Inspection Request Comments

Permits On This Project

Permit	Туре	Description	Status
11	MECHANICAL	BLDG#3:INSTL 33-2 TON & 7-2.5 TON HVAC FOR APT BLD	FINAL APPROVAL
10	FIRE	SUPL#1:BLDG#3:INSTALL FIRE ALARM SYSTEM HS7F	FINAL APPROVAL
9	PLUMBING	BLDG#3:INSTALL IRRIGATION SYSTEM FOR APT BLDG 7F	FINAL APPROVAL
8	FIRE	BLDG#3: INST FIRE SPRINKLER SYST FOR 3STY BLDG H30	FINAL APPROVAL
7	BLDG MISC	BLDG#3:INSTALL NEW SHINGLE ROOF 4/12 SLOPE HS7F	FINAL APPROVAL
6	PLUMBING	BLDG#3:ROUGH IN & INSTL PLBG FOR 40 UNIT APT BLDG	FINAL APPROVAL
5	ELECTRICAL	BLDG#3:ELECTRICAL WIRING FOR 40 UNIT APT BLDG 7F	FINAL APPROVAL
4	MISC	BLD#3:REFER TO P#256781 FOR ANY PERTAINING CHLDS	FINAL APPROVAL

3	TREE/SITE TRANS/STORMWTR	BLDG#3:TRANS.STORM & LANDSC FINAL REQ'D HS05	FINAL APPROVAL
2	FIRE	BLDG#3:FIRE FINAL INSPECTION REQ'D HS05	FINAL APPROVAL
1	BUILDING	BLDG#3:CONST 1-3STY APT BLDG W/40 UNITS HS05	FINAL APPROVAL

End Of Project Summary For Project # 258205

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New Sealch	< Back	FIIIL



CITY OF TAMPA

Growth Management and Development Services

Construction Services Division

Project Summary

Project Number: 258206

Project Description: BLD#4:(SR#256781)CNST 3-STY APT BLD W/40 UNITS

Status: PROJECT RECEIVED FINAL INSPECTION & APPROVAL

Address: 1302 E 21ST AVE

Owner: CAP DEVELOPMENT CO LLC

Contractor/Agent: ALLIANCE CONST LLC/JOHN

Contractor/Agent Phone #: (305) 443-2310

Notice Of NOTICE OF COMMENCEMENT COPY RECEIVED Commencement:

Certificates Of Occupancy

Number	Issued	Description	Туре	Permit #
258206 001	11/17/2005	BLDG 4 1-STY APARTMENT	FINAL ISS	1

No Unsatisfied Conditions (for C.O.) Or Inspection Request Comments

Permits On This Project

Permit	Туре	Description	Status
11	MECHANICAL	BLDG#4:INSTL 33-2TON & 7-2.5 TON HVAC FOR APT BLDG	FINAL APPROVAL
10	FIRE	SUPL#1:BLDG#4:INSTALL FIRE ALARM HS7F	FINAL APPROVAL
9	PLUMBING	BLDG#4:INSTALL IRRIGATION SYSTEM FOR APT BLDG 7F	FINAL APPROVAL
8	FIRE	BLDG#4: INSTALL FIRE SPRINK SYST FOR 3STY BLDG	FINAL APPROVAL
7	BLDG MISC	BLDG#4:INSTALL NEW SHINGLE ROOF 4/12 SLOPE HS7F	FINAL APPROVAL
6	PLUMBING	BLDG#4:ROUGH IN & INSTL PLBG FOR 40 UNIT APT BLDG	FINAL APPROVAL
5	ELECTRICAL	BLDG#4:ELECTRICAL WIRING FOR 40 UNIT APT BLDG H7F	FINAL APPROVAL
4	MISC	BLDG#3:REFER TO P#256781 FOR ANY PERTAINING CHLDS	FINAL APPROVAL

3	TREE/SITE TRANS/STORMWTR	BLDG#4:STORM,LANDC, & TRANS FINAL REQ'D HS05	FINAL APPROVAL
2	FIRE	BLDG#4:FIRE FINAL INSPECTION REQ'D HS05	FINAL APPROVAL
1	BUILDING	BLDG#4:CONST 1-STY APT BLDG W/40UNITS HS05	FINAL APPROVAL

End Of Project Summary For Project # 258206

Form 8609

Considerent of the Settings,

Low-Income Housing Credit Allocation and Certification

OMB No. 1545-3988

nternal Pavarue Earvice Part 1 Allocation of Credit. Caution: Use for allocations made in 2005 and later or, in the case of buildings financed with tax-exampl bonds, bonds issued or buildings placed in service in 2005 or later. Amended Form Check it: Addition to Qualified Basis A Address of building (do not use P.C. book feet instructions) B. Name and address of housing credit egency Centro Asturiano Place- Bldg 1 Florida Housing Finance Corporation 1302 East 21st Avenue 227 N. Bronough Street, Suite 5000 Tallahassee, Florida 32301-1329 Tampa, FL 33605 D. Employer awaite at an number of agency C. Name, address, wai TW of building owner receiving attackers. 59-3451366 CAP Development Company, LLC 101 E. Kennedy Blvd. 6th floor E. Burding constitution number (914) Tampa, FL 33802 FL03-02704 TM > 593630197 \$294,711.00 16 tal Date of allocation ▶ 12 / 23 / ,2003. b Maximum housing credit dollar amount allowable 8.01 % 2 3a \$3,679,289.00 b Check here ▶ ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(dyS)(C). Enter the percentage to which the eligible 3 0 204 basis was increased (see instructions) Percentage of the aggregate basis financed by tax-exempt bonds. (if zero, enter -0-.) 8 / 3 / 2005 Check the boxes that describe the allocation for the building (check those that apply): a 🗷 Newly constructed and federally subsidized b 🗀 Newly constructed and not federally subsidized c 🗀 Existing building Sec. 42(e) rehabilitation expenditures federally subsidized e 🗀 Sec. 42(e) rehabilitation expenditures not federally subsidized f 🗋 Not federally subsidized by reason of 40-50 rule under sec. 42(1)(2)(E) g 🔲 Allocation subject to nonprofit set-aside under sec. 42(1)(5) Signature of Authorized Housing Gredit Agency Official....Completed by Housing Credit Agency Only Linder penalties of pegicy, I declare that the allocation mode is in compliance with the requirements of section 42 of the Internal Pevague Code. and that I have examined the form and to the best of my knewledge and belief, the information is true, consect, and complete. - Moonnow Vicki A. Robinson, Deputy Dev. Officer lecello bassodina la antengel Name (please type or conti-First-Year Certification—Completed by Building Owners with respect to the First Year of the Credit Period Eligible basis of building (see instructions) Sa Original qualified basis of the building at close of first year of credit period b Are you treating this building as part of a multiple building project for purposes of section 42 ☐ Yes No Ba If box 6s or box 6d is checked, do you elect to reduce eligible basis under section 42()(2NB)? T Yes No Yes b Do you elect to reduce eligible pass by disproportionate costs of non-low income units (section 42(dH3))? No 10 Check the appropriate box for each election: Caution: Once made, the following elections are irrevocable. ☐ Yea C No a Elect to begin credit period the first year after the building is placed in service (section 42(1(1))) b Elect not to treat large partnership as taxpayer (section 42(j)(5)) . . . Yea c Elect minimum set-axide requirement (section 42(gl) (see instructions) 1 20-50 25-60 (N.Y.C. aniy) J 15-40 d Efect deep rent skewed project (section 142(d)(4)(5)) (see instructions) . Under penalties of perury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and mests the requirements of internal flavorum Code section 45.) have examined this form and attachments, and to the best of my knowledge and betst. Itsey are true, correct, and complete. Care Sometare Yangayar sawarfatantsiyi registeri

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Name (please type or print)

Cat No CIPALL

EXHIBIT

.... 8609

Flev Ecomber 2(XIII) Department of the Treasury Internal Resease Service

Low-Income Housing Credit Allocation and Certification

OMS No. 1945-0908

Check if: () Addition	to Qualified Saare Amended Form	11			
A. Address of building (o	too use P.O. word (see malmachistic)	B Name and address of Franking credit ego	icy		
Centro Asturiano P 1302 East 21st Aver Tampa, FL 33605		Florida Housing Finance Corporation 227 N. Bronough Street, Suite 5000 Tallahassee, Florida 32301-1329	rn.		
G. Narrie, address, and Yl	Y of building owner receiving allocation	D Employer identification combar of agenty	•••••••••••••••••••••••••••••••••••••••	•	_
CAP Development (Company, LLC	50-345136	\$		
101 E. Kennedy Blv Tampa, FL 33602	d. 6th floor	E Outping contrestion number (6%) FL03-0270	4		***************************************
T#4 № 5936	30197	FLUSTEIU	£ ,		
fa Date of allocation	on ▶ 12/23 / 2003 b Maximum	housing credit dollar amount allowable	15	\$ 29	4,711.00
2 Maximum applic	cable credit percentage allowabla	* * * * * * * * * * * * * * * * * * * *	2	***************************************	8.01 §
b Check here > the high-cost ar		computation of line 3s was increased under Enter the percentage to which the eligible	3a 3b	\$3,67	9,289.00 2 <u>4</u> 9
5 Date building pt 6 Check the boxe	no aggregate basis financed by tax- aced in service is that describe the allocation for the				
d ☐ Sec. 42(e) ref	aphatation expenditures lecterally subs	Newly constructed and not lederally subardized by Sec. 42(e) rehabilitation expendiger sec. 42(0/2)(E) g □ Allocation subject to rong	lures not	federally s	ubside
d ☐ Sec. 42/a) red f ☐ Not federally Signature of Author Index penalties of penaltics.	aspatation expenditures tederally substanced by reason of 40-50 rule underized Housing Credit Agency to the the the the substance of the substa	Newly constructed and not lederally subsidial sidered is Sec. 42(a) rehabilitation expending set sec. 42(0)/2)(E) ig Allocation subject to rong Official—Completed by Housing Credit is no completes with the requirements at section 42.	lures not roln set as Agiency of the Int	federally s ida under se Only ernal Reven	ubsid <i>ize</i> e. 42(10)(
d ☐ Sec. 42/ei red f ☐ Not federally iignature of Author inder penalties of perjunct that I have a semine VULL A. I Segnature	asbatation expenditures tederally substanced by reason of 40-50 rule undering Credit Agency to the clare that the allocation made is a little form and to the test of my knowled to a substance of the clare that the substance of the clare that the test of my knowled to authorized officer.	Newly constructed and not lederally subsidial subsidial et	lures not roln set as Agency of the Initial Complete Security	federally side under se Only ernal Revente. /25/or	ubsidze c. 42(0)5 we Code
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Form 8609

IRev. Decision NCSI
Department of the Treasury
Importal Reviews Secure

Low-Income Housing Credit Allocation and Certification

OMS No. 1845-0988

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entro Asturiano Place- Birig 3	Florida Housing Finance Corporation		
302 East 21st Avenue	227 N. Bronaugh Street, Suite 5000		
ampa, FL 33605	Taliahassee, Florida 32301-1329		A.
Name, economy, and TVI or building owner recovery absolute	D Emproyer demands number of eganty 59-3451366		
AP Development Company, LLC	E Building identification number (61%)		
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TIN ► 593630197	FL03-02703		
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a Date of affocation ► 12 / 23 / 2003 b Maximum	n fousing credit dollar amount allowable	1b	\$294,711.
2 Maximum applicable credit percentage aliquable .		2	8.01
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b Check here ▶ ☐ if the eligible basis used in the eligible basis used in the eligible.		8.	
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basis was increased (see instructions)		3b !	
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Date building placed in service	9 / 13 / 2005		P. O
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(Rev. December 2005) Department of the Treasury

Low-Income Housing Credit Allocation and Certification

OMB No. 1546-0999

Part I Allocation of Credit. Caution: Use for allocations made in 2005 and later or, in the case of buildings financed with tax-exempt bonds, bonds issued or buildings placed in service in 2005 or later. B. Name and address of housing credit agency A. Accress of building (do not upo P.O. boo) teel instructional Centro Asturiano Place- Bido 4 Florida Housing Finance Corporation 227 N. Branough Street, Suite 5000 1302 East 21st Avenue Tallahassee, Florida 32301-1329 Tampa, FL 33605 D. Emproyor ident bootion number of agency C. Name, address, and TIN of building owner recovery a ocution 59-3451366 CAP Development Company, LLC Consum about the an ourabor (BIK) 101 E. Kennedy Blvd. 6th floor Tampa, FL 33602 FL03-02704 \$294,711.00 1h 1a Date of allocation > 12 / 23 / 2003 b Maximum housing credit dollar amount allowable 8.01 % \$3,679,269,00 Sa to Check here 🕨 🗔 if the edgeloie basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(6)(C). Enter the percentage to which the eligible 30 basis was increased (see instructions) Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.) Check the boxes that describe the allocation for the building (check those that apply): ∠ Newly constructed and lederally substituted b □ Newly constructed and not lederally substitized c □ Existing building. Sec. 42(a) rehabilitation expanditures federally subsidized e 🗋 Sec. 42(a) rehabilitation expanditures not federally subsidized Not fedurally subsidized by reason of 45-50 rule under sec. 42(ii)2X(i) g () Alocation subject to nonprofe set-aside under sec. 42(ii)2X(i) g () Signature of Authorized Housing Credit Agency Official—Completed by Housing Credit Agency Only Under penalties of perjory, I declare that the allocation made is in compliance with the requirements of section 42 of the internal Perentic Code. and that I have examined this form and to the best of my knowledge and ballet, the information is true, correct, and complate. Vicki A. Robinson, Deputy Dev. Officer Nama [panie c'ae & Estil] First-Year Certification-Completed by Building Owners with respect to the First Year of the Credit Period 7 Ða 8a Original graphied basis of the building at close of first year of credit period b. Are you treating this building as part at a multiple building project for purposes of section 42. T Yes II No Yes L] No 9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(ii(2)(B)/7 b Do you elect to raduce eligible basis by disproportionate costs of non-low income units (section 42(d)(5))? 10 Check the appropriate box for each election: Caution: Once made, the following elections are immocable. P&c Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) Yes b Elect not to treat large partnership as taxpayer (section 42(ji(5)) . . . Y49 c Blect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 25-60 IN.Y.C. only) 15-40 d Elect deep rant skewed project (section 142(d)/4(B)) (see instructional Under sensition of payors, I decise that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42. I have exemined this form and attachments, and to the best of my knowledge and ballet, they are true, correct, and complete. Laspayer cent catable rumber Name (peace type or come

Brief Statement of Explanation regarding Application 2011 – <u>124C</u>

Provide a separate brief statement for each Cure

In the Scoring Summary Report dated as of 2/22/2012 (the "Scoring Summary Report"), Item 3P, the Application received zero points for Senior Center Proximity.

Attached hereto is a revised Exhibit 25 which includes a Senior Center making the application eligible for proximity points for the Senior Center in addition to the 34.00 proximity points already awarded to the Applicant pursuant to the Preliminary and NOPSE scoring summaries.



2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE HC APPLICATIONS

Name of Development: The Reed at Encore

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

Development Location *: See Exhibit "A" attached hereto.

(At a minimum, provide the address assigned by the United States Bosta Service, including the address tumber, street more and city, or if the address has not yet been assigned, provide (t) the street more, closest designated intersection and city if located within a city or (ii) the street more, closest designated intersection and city if located within a city or (ii) the street more, closest designated intersection and county if located in the unincorporated area of the county.) * If the Development Country is a located in the unincorporated area of the county.) * If the Development Country is a located in the unincorporated area of the county.)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tin-Bircaker Measurement Point.	N 27 Degrees	57 Minutes	21.5 Seconds (truncated after I decimal place)	W 82 Degrees	27 Minutes	00 R Seconds (truncated after 1 decimal place)
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If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of the Scattered Site with the most units?

Yes or \(\subseteq \text{Note Must check one if Development consists of Scattered Sites.} \)^3

To be eligible for proximity tic-breaker points, Degrees and Minuses must be stated as whole numbers and Seconds must be transated after I decimal place. The Corporation will utilize Street Atlas USA 2010, published by DeLorine, to determine the proximity of an eligible service to the proposed Development's Tic-Breaker Measurement Point.

Transit Service - State the latitude and longitude coordinates for one (1) Fransit Service on the chart below.3

			Latitude	Lougitude			
Public Bus Stop N_Degrees		Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after I decimal place)	
Public Bus Transfer Stop or Public Bus Rapid Transit Stop	N 27 Degrees	57 Minutes	11.1 Seconds (truncated after 1 decimal place)	W 82 Degrees	27 Minutes	13.1 Seconds (truncated after I decimal place)	
Public Rail Station	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Mioutes	Seconds (truncated after I decimal place)	

Tier 1 Services:		Latite	nte		Longin	ide
Grocery Store: Name - Oceanic Supermarket Address - 1609 N. Tampa St. Tampa, FL	N 27 Degrees	57 Minutes	27.5 Seconds (truncated after 1 decimal place)	W 82 Degrees	27 Minutes	38.4 Seconds (truncated after i decimal place)
Public School: Name - N/A Address - N/A	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W	Minutes	Seconds (truncated after 1 decimal place)
Medical Facility Name - Tumpa Family Health Center Address 1514 N. Florida Ave. Tampa, FL	N 27 Degrees	57 Minutes	32.9 Seconds (minicated after 1 decimal place)	W 82 Degrees	27 Minutes	34.9 Seconds (trusscated after 1 decimal place)
Senior Center: Name - Riverside Senior Center Address - \$29 W Dr M L King ir Blvd #105	N 27 Degrees	58 Minutes	54.9 Seconds (truncated after 1 decimal place)	W 82 Degrees	28 Minutes	16.3 Second (truncated after 1 decimal place)
Tier 2 Services:		Lafit	ide	Longitude		
Public Park: Name - Peny Harvoy Park Address - 900 E. Scott St. Tampa, FL	N 27 Degrees	57 Minutes	22.6 Seconds (truncated after 1 decimal place)	W 82 Degrees	27 Minules	18.3 Second (truncated after I decimal place)
Community Center: Name - Kid Mason Community Center Address - 1101 N. Jefferson St. Tampa, FL.	N 27 Degrees	57 Minutes	15.5 Seconds (truncated after) decinal place)	W 82 Degrees	27 Minutes	22.7 Seconds (truncated after 1 decimal place)
Pharmacy: Name - BioScrip Pharmacy Address - 1315 E. 7th Ave. Tampa, FL	N 27 Degrees	57 Minutes	36.7 Seconds (truncated after 1 decimal place)	W 82 Degrees	26 Minutes	41.7 Secondary (truncated after 1 decimal place)
Public Library: Name - Robert W. Sannéers, Sr. Pub. Lib Address 1806 M. Mebrashy Ave. Tampa, FL.	N 27 Degrees	57 Minutes	29.5 Seconds (truncated after 1 decinal place)	W 82 Degrees	27 Minutes	03.1 Seconds (truncated after 1 decimal place)

If the Corporation of covers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of sional Regulation for investigation.

CERTIFU TON Julies penalties of perjury. I declare that the foregoing statement is true and correct.

Richard C. Hinson, VP

Print or Type Name and Title of Signatory 311 N. Newport Avenue, Tampo, FL 13606

LS3840 Florida License Number

813-250-3535

Hamilton Bog & Surveying, Inc. Name of Surveyor

Address (street address, city, state)

Telephone Number (including area code)

UA1016 (Hev. 2-11) 67-48.004(1)(a); 67-21.003(1)(a).F.A.C. Provide Behind a Tab Labeled "Exhibit 25"

This certification, consists of 2 pages. 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. If the certification is imappropriately signed, the Application will not be eligible to receive proximity tie-breaker points. If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will not be eligible to receive proximity tie-breaker points. The Application may still be eligible for automatic points. The certification may be photocopied. To be considered for scoting purposes, at least page 1 of this 2 page certification form must be provided by the Applicant.

¹ Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units.

² If the proposed Development meets the definition of Scattered Sites, a part of the boundary of each Scattered Site must be located within 1/2 mile of the Scattered Site with the most units. "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 a 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. (See Rule 67-48.002, F.A.C.)

³ The latitude and longitude coordinates for all Proximity Services must represent a point as outlined below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds truncated after one decimal place. If the degrees and minutes are not stated as whole numbers and the seconds are not truncated after one decimal place, the Applicant will not be eligible for proximity in-breaker points for that service.

The Corporation will utilize Street Atlas USA 2010, published by DeLorme, using the method described below, to determine the proximity of an eligible service to the proposed Development's Tie-Bresket Measurement Point.

Service	Location where latitude and longitude coordinates must be obtained				
Grocery Store, Public School, Medical Facility, Community Center, Senior Center, Public Library and Pharmacy	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provide direct public access to the building where the service is located.				
Public Park	parking lot, street, or any area that is not int	in the premises; however, the point may not be located in the tended for recreational activities. Additionally, if the area ted, the coordinates must represent the public ingress/egress			
Public Bus Stop, Public Bus Rapid Transit Stop. Public Bus Transiter Stop and Public Rail Station		s, coordinates must represent the location where passengers i. SunRail Rail Stations coordinates must represent the			
	Station Name	Latitude/Longitude Coordinates			
	Altamonte Springs Station	N 28 39 50 It, W 81 21 23.4			
	Church Street Station	N 28 32 20.3, W 81 22 50.6			
	DeBary Station	N 28 51 20.3, W 81 19 24.1			
	Florida Hospital Station	N 28 34 21.8, W 81 22 17.4			
	Lake Mary Station	N28 45 31.8, W 81 19 04.3			
	Longwood Station	N 28 42 04.1, W 81 20 43.4			
	LYNX Central Station	N 28 32 52.2, W 81 22 51.0			
	Maitland Station	N 28 38 03.7, W 81 21 44.7			
	Orlando Amtrak/ORMC Station	N 28 31 39.5, W 81 22 55.6			
	Sand Lake Road Station	N 28 27 11.3, W 81 22 1.0			
	Sanford/SR46 Station	N 28 48 49.8, W 81 17 56.9			
	Winter Park/Park Ave Station	N 28 35 51.5, W 81 21 6.0			

If there is no exterior public entrance to the Tier 1 or Tier 2 Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

The Applicant may not use any other Tier 1 or Tier 2 Service for multiple point items unless they are separate functioning services that are housed at the same location. For instance, an Applicant may not use a Senior Center as both a Senior Center and a Community Center. However, Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy is housed at the came location.

UA1016 (2204. 2-11) 67-48.004(1)(a); 67-21.003(1)(a), F.A.C.

Page 2 of 2 pages Provide Heland a Tab Labeled "Exhibit 25"

EXHIBIT "A" THE REED AT ENCORE

A parcel of property located South of Scott Street, West of Nebraska Avenue, East of North Governor Street and North of India Street; all located within the City of Tampa, Hillsborough County, Florida.

2011 Universal Cycle - Surveyor Certification for NOPSE or NOAD

- (i) Name of Development: The Reed at Encore
 Application Number: 2011-124C
- (ii) Provided latitude and longitude coordinates for Medical Facility that were not obtained by the method described in the 2011 Universal Application Instructions:
 - a. Latitude: N27 57 32.9 Longitude: W82 27 34.9
- (iii) Latitude and longitude coordinates for Medical Facility that were obtained by the method described in 2011 Universal Application Instructions:
 - a. Latitude: N27 57 34.0 Longitude: W82 27 35.4
- (iv) The number of feet from the latitude and longitude coordinates for the service provided by the Applicant to the latitude and longitude coordinates derived as required in (iii) above:
 - a. Number of feet: 119.8

CERTIFICATION – Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature

Vincent E. Corbitt

LS4608

Print or Type Name of Signatory

Florida License Number

Land Precision Corporation

2683 Sunset Point Road, Clearwater, FL 33759

727-796-2737

Name of Surveyor

Address (street address, city, state)

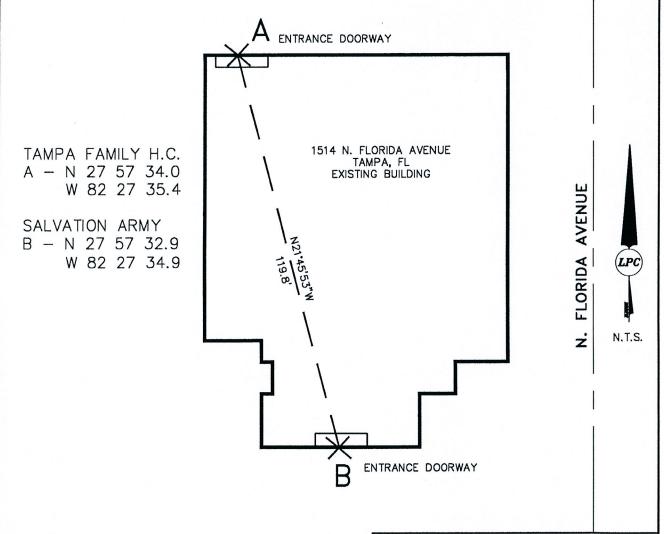
Telephone Number (including area code)

This certification consists of 2 pages. Find the surveyor provided sketch of the service on page 2.

EXHIBIT 7

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

E. HENDERSON AVENUE



SURVEYORS REPORT

PROJECT NAME: MADISON HEIGHTS, 2011 UNIVERSAL CYCLE

PURPOSE OF SKETCH: PROVIDE SURVEYOR CERTIFICATION PURSUANT TO NOPSE OR NOAD INSTRUCTIONS FOR SURVEYOR CERTIFICATION (PAGE 39). SURVEYORS REPORT:

- 1.) THE SKETCH IS BASED ON THE LATITUDE AND LONGITUDE COORDINATES SURVEYED / UTILIZED FOR THE 2011 UNIVERSAL CYCLE SURVEYOR CERTIFICATION FOR COMPETITIVE BC APPLICATIONS.
- APPLICATIONS.

 2.) THE SKETCH PROVIDES FOR THE LOCATION OF THE DIRECT PUBLIC EXTERIOR ENTRANCE AT THE DOORWAY THRESHOLD WHERE THE SERVICE IS LOCATED.

 3.) THE LATITUDE AND LONGITUDE COORDINATES FOR POINT "A" AS SHOWN REPRESENTS THE MADISON HEIGHTS 2011 UNIVERSAL CYCLE APPLICATION WAS SURVEYED BY THIS FIRM. THE LATITUDE AND LONGITUDE COORDINATES FOR POINT "B" WERE PROVIDED AND REPRESENTED AS THE REED AT ENCORE 2011 UNIVERSAL CYCLE APPLICATION.

 4.) THE SKETCH PROVIDES FOR THE LOCATION OF THE EXISTING BUILDING IN RESPECT TO THE COORDINATE LOCATIONS. THE OUTLINE OF THE BUILDING WAS PROTRACTED FROM THE INFORMATION SHOWN ON THE HILLSBOROUGH COUNTY PROPERTY APPRAISERS WEBSITE.

 5.) THE BEARING AND DISTANCE SHOWN IS AN INVERSE MEASUREMENT. BEARING BASIS IS PER SUCH INVERSE MEASUREMENT OF THE LATITUDE AND LONGITUDE COORDINATES.

 6.) THIS IS NOT A BOUNDARY SURVEY. THE SKETCH DOES NOT PROVIDE FOR LAND BOUNDARIES OR DETERMINATIONS THEREOF.

 7.) THIS SKETCH COMPLIES WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17 FLORIDA ADMINISTRATIVE CODE) FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET A NATIONAL STANDARD.

NTS - NOT TO SCALE

