

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

DOUGLAS GARDENS V, LTD,

Petitioner,

FHFC Case No. 2015-043BP

FHFC Case No. 2016-177BS

vs.

RFA 2015-112

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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**FORMAL WRITTEN PROTEST
AND PETITION FOR ADMINISTRATIVE HEARING**

Petitioner Douglas Gardens V, Ltd. (“Petitioner” or “Douglas Gardens”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.004, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation (“Florida Housing”) to award State Apartment Incentive Loan (“SAIL”) funding to La Joya Estates, Ltd. (Application No. 2016-178S) in connection with the Request for Applications 2015-112 for SAIL Financing of Affordable Housing Developments To Be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the “RFA”).

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for SAIL funding pursuant to the RFA. Petitioner sought the funding in connection with a 110-unit new construction apartment complex intended to serve the elderly demographic in Broward County, Florida. For purposes of this proceeding, Petitioner’s address, telephone number, and email address are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2016-177BS.

II. Notice

3. Petitioner received notice of Florida Housing's intended action to award SAIL funding pursuant to the RFA on December 11, 2015, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for funding. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit A**. Petitioner was not among those recommended for funding.

4. Petitioner timely filed a notice of intent to protest on December 16, 2015. A copy of that notice is attached as **Exhibit B**.

III. Background

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the SAIL program, created in section 420.5087, Florida Statutes. The administrative rules governing the SAIL program are in Part II of chapter 67-48, Florida Administrative Code

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing various types of funding for affordable housing. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the SAIL program.

R. 67-60.001, Fla. Admin. Code. Other administrative rule chapters relevant to the selection process are chapter 67-48, which governs competitive affordable multifamily rental housing programs; chapter 67-21, which governs multifamily mortgage revenue bonds (“MMRB”) and non-competitive housing credits;¹ and chapter 67-53, governing compliance procedures. Applicants for funding pursuant to RFA 2015-112 are required to comply with provisions of the RFA and each of the four administrative rule chapters referenced in this paragraph. *See* RFA at p. 6 (§ 3.F.3).

7. On October 9, 2015, Florida Housing issued the RFA, which seeks applications from developers of affordable multifamily housing for families and the elderly using SAIL funding in conjunction with tax-exempt bond financing and non-competitive housing credits. The bonds may be issued by Florida Housing or through tax-exempt bonds issued by a Public Housing Authority, a county Housing Finance Authority, or a local government. *See* RFA, p. 1 (§ 1). Florida Housing anticipated awarding \$49,000,000 in SAIL funding through the RFA. Of the total, \$16,200,000 was expected to be available for funding developments serving the elderly, and \$32,800,000 was anticipated to be available for development serving families. The total available funding is also subject to

¹ One of the programs administered by Florida Housing is the federal low income housing tax credit program. 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. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits usually sell the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes. Florida Housing issues both competitive and non-competitive housing credits. Non-competitive housing credits, which are at issue in this case, must be used with tax-exempt bond-financed developments. R. 67-48.002(82), Fla. Admin. Code.

geographic considerations, with \$19,063,353 available for large counties; \$20,388,550 available for medium counties, and \$9,548,097 available for small counties. *See* RFA, p. 1 (§ 1A).

8. The RFA outlines a detailed process for selecting developments for funding. Among the stated goals in the RFA is to fund one new construction development serving the elderly in a large county. *See* RFA, p. 52 (§ 4.B.2.d.(1)). That goal provides:

The first Application selected for funding will be the highest ranking eligible Elderly, Large County, New Construction Application that is located in Miami-Dade County. If there are no eligible Miami-Dade Applications that qualify for this goal, then the highest ranking eligible Elderly, Large County, New Construction Application that is located in Broward County will be selected for funding.

Id. (Emphasis supplied).

9. When the Review Committee met to score and rank the applications, La Joya Estates, Ltd. (“La Joya Estates”), a 106-unit proposed elderly development in Miami-Dade County, was selected for funding to satisfy the goal of funding a new-construction elderly development in a large county. The Review Committee’s recommendations were subsequently approved by the Board of Directors with no changes. *See Exhibit A.*

10. Florida Housing erred in selecting La Joya Estates for funding because it was not an eligible application. La Joya Estates did not use the required Surveyor Certification form identified at page 17 of the RFA (§ 4.A.6a.(1)) and provided in Exhibit B of the RFA, as well as on Florida Housing’s website under Forms Related to RFA 2015-112. Instead, La Joya Estates used an unacceptable version of the form, Form Rev. 10-14. La Joya Estates modified the Surveyor Certification form it submitted in conjunction with RFA 2014-116, where La Joya Estates was proposed as a 100-unit development intended to serve the family

demographic. **Composite Exhibit C** (La Joya Estates' 2014-116 Application and its Attachment 13).

IV. Substantial Interests Affected

11. If La Joya Estates had been properly disqualified, Douglas Gardens would have been selected as the proposed development to satisfy Florida Housing's goal of funding one new construction application in a large county that serves the elderly demographic. No other applicants in Miami-Dade County sought funding as an elderly development, and Douglas Gardens was the highest-ranking applicant that met the goal in Broward County. **Composite Exhibit D** (List of All Applications and Scoring Sheets). Thus, Douglas Gardens should have been selected for funding, as it was "the highest ranking eligible Elderly, Large County, New Construction Application." RFA, p. 52 (§ 4.B.2.d.(1)).

V. Disputed Issues of Material Fact

12. Disputed issues of material fact include, but may not be limited to, whether La Joya Estates should have been disqualified for using an incorrect Surveyor Certification Form in violation of the plain language of the RFA.

13. The Surveyor Certification form submitted by La Joya Estates is at Attachment 14 of its Application. **Exhibit E**. The form used by the Applicant includes the following information in the lower left-hand corner of each page of the document: (Form Rev. 10-14).

14. The RFA provides as follows concerning the Surveyor Certification form:

In order to meet the Mandatory requirement and be eligible for proximity points, all Applicants must provide an acceptable Survey Certification form, (Form Rev. 07-15) as **Attachment 14** to Exhibit A, reflecting the information outlined below. The Surveyor Certification form (Form Rev. 07-15) is provided in Exhibit B of this RFA and on the Corporation's Website . . . Note: The Applicant may include the Florida Housing Surveyor Certification form that was included in a previous RFA submission for the same proposed Development, provided (i) the form used for this

RFA is labeled Form Rev. 07-15, (ii) other than the RFA reference number of the form, none of the information entered on the form and certified to by the signatory has changed in any way, and (iii) the requirements outlined in this RFA are met. The previous RFA number should be crossed through and RFA 2015-112 inserted. If the Applicant provides any prior version of the Surveyor Certification form, the form will not be considered.

RFA, p. 17 (§ 4A.6.a.(1)) (Bold emphasis in the original, underlined emphasis supplied).

15. La Joya Estates used an incorrect version of the Surveyor Certification form, which should not have been considered, based on the plain language of the RFA. Moreover, information entered on the previous RFA form that La Joya Estates filed in connection with its Application 2015-218C under RFA 2014-116 was changed. *Compare Composite Exhibit C* (Attachment 13) *with Exhibit E*. Both forms identify the proposed development as La Joya Estates and provide the same address, NE Corner of SW 143rd Avenue & SW 267th Street, Miami-Dade, FL 33032. Both forms use the same version of the form: (Form Rev. 10-14). Both forms list the same services: a public bus rapid transit stop, a Winn-Dixie grocery store, a medical facility, and a public school. However, the Development Location Point is materially different on the two forms (**Exhibit F**), which leads to different mileage calculations concerning proximity to some of the services.

16. Notably, La Joya Estates did not change the services identified on the Surveyor Certification form even though the proposed development had changed from one proposed to serve a family demographic to one proposed to serve an elderly demographic. La Joya Estates kept the public school on its form in RFA 2015-112 (which is not needed for a proposed development serving elderly residents) and failed to add a pharmacy. *Compare Composite Exhibit C* (Attachment 13) *with Exhibit E*. In fact, La Joya Estates' failure to include a pharmacy cost La Joya Estates 6.5 points when its application was scored. *See Composite Exhibit D* at page 1 of 1 and page 2 of 4. La Joya Estates was the only eligible application that failed to score the maximum

number of available points, but it remained eligible for funding because it achieved enough points to meet threshold requirements. *Id.*

17. Thus, not only should La Joya Estates have been disqualified for failure to use the correct Surveyor Certification form, but it also made material changes to a form it had used in the past, which is contrary to the plain language of the RFA. *See* RFA, p. 17 (§ 4A.6.a.(1)) (“The Applicant may include the Florida Housing Surveyor Certification form that was included in a previous RFA submission for the same proposed Development, provided (i) the form used for this RFA is labeled Form Rev. 07-15, (ii) other than the RFA reference number of the form, none of the information entered on the form and certified to by the signatory has changed in any way”). (Emphasis supplied).

VI. Statement of Ultimate Facts

18. La Joya Estates’ application should have been found ineligible because the Applicant used an incorrect Surveyor Certification form in violation of the plain language of the RFA.

19. As the highest-ranking eligible Application, Douglas Gardens should have been selected for funding in order to meet the RFA’s goal of funding one elderly, new-construction development in a large county.

VII. Right to Amend

20. Douglas Gardens reserves the right to amend this petition if additional disputed issues of material fact are identified during discovery in this case.

VIII. Statutes and Rules that Entitle Petitioner to Relief

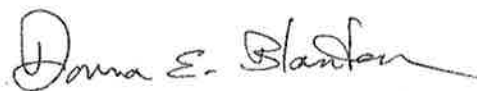
21. Statutes and rules entitling Petitioner to Relief are Part V of chapter 420, Florida Statutes; sections 120.569 and 120.57, Florida Statutes; Chapters 67-21, 67-48, 67-60, 67-53, and rules 28-106 and 28-110, Florida Administrative Code.

IX. Demand for Relief

WHEREFORE, Petitioner respectfully requests that:

- a. Florida Housing schedule a meeting with Petitioner to resolve this protest within seven days, as required by section 120.57(3)1., Florida Statutes;
- b. Florida Housing refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge ("ALJ");
- c. The ALJ enter a Recommended Order determining that Florida Housing should disqualify La Joya Estates for failure to comply with the RFA and award SAIL funding instead to Douglas Gardens; and
- d. That Florida Housing adopt the Recommended Order of the ALJ.

Respectfully submitted this 28th day of December, 2015.



Donna E. Blanton
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Radey Law Firm
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Tallahassee, Florida 32301
(850) 425-6654
(850) 425-6694 (facsimile)
dblanton@radeylaw.com

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand-delivery with Kate Flemming, Agency Clerk, and that a copy was provided by hand-delivery to Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 28th day of December, 2015.



Donna E. Blanton

Exhibit A

2015-112 – Review Committee Recommendations

Small County Funding Balance Available	5,467,877.60
Medium County Funding Balance Available	5,553,375.40
Large County Funding Balance Available	5,467,877.60

Application Number	Name of Applicant	County	County Seat	Name of Contact Person	Name of Developers	City/Catagory	Demo. Commitment	Total Acre Units	Mail Request	(A) Request	Total Acre Request (Mail + EIR)	Eligible For Funding	Total Points	Map Line Coordinates	Eligible Salt Request	Approved per the Public	Map Line Details	County Local Gov't	County Local Gov't	County Local Gov't	County Local Gov't
2015-0382	Small County New Construction Goal									775,000.00	55,775,000.00	Y	16.5	Y	\$47,208.81	Y	\$5,656,000.00	\$0.00	\$0.00	\$0.00	6

Small County Applications Recommended

There were no eligible Small County Applications

Medium County Applications Recommended

There were no eligible Medium County Applications

Application Number	Name of Applicant	County	County Seat	Name of Contact Person	Name of Developers	City/Catagory	Demo. Commitment	Total Acre Units	Mail Request	(A) Request	Total Acre Request (Mail + EIR)	Eligible For Funding	Total Points	Map Line Coordinates	Eligible Salt Request	Approved per the Public	Map Line Details	County Local Gov't	County Local Gov't	County Local Gov't	County Local Gov't
2015-0383	Small County New Construction Goal									775,000.00	55,775,000.00	Y	16.5	Y	\$47,208.81	Y	\$5,656,000.00	\$0.00	\$0.00	\$0.00	6

Application Number	Name of Applicant	County	County Seat	Name of Contact Person	Name of Developers	City/Catagory	Demo. Commitment	Total Acre Units	Mail Request	(A) Request	Total Acre Request (Mail + EIR)	Eligible For Funding	Total Points	Map Line Coordinates	Eligible Salt Request	Approved per the Public	Map Line Details	County Local Gov't	County Local Gov't	County Local Gov't	County Local Gov't
2015-0384	Small County New Construction Goal									775,000.00	55,775,000.00	Y	16.5	Y	\$47,208.81	Y	\$5,656,000.00	\$0.00	\$0.00	\$0.00	6

Application Number	Name of Applicant	County	County Seat	Name of Contact Person	Name of Developers	City/Catagory	Demo. Commitment	Total Acre Units	Mail Request	(A) Request	Total Acre Request (Mail + EIR)	Eligible For Funding	Total Points	Map Line Coordinates	Eligible Salt Request	Approved per the Public	Map Line Details	County Local Gov't	County Local Gov't	County Local Gov't	County Local Gov't
2015-0385	Small County New Construction Goal									775,000.00	55,775,000.00	Y	16.5	Y	\$47,208.81	Y	\$5,656,000.00	\$0.00	\$0.00	\$0.00	6

Application Number	Name of Applicant	County	County Seat	Name of Contact Person	Name of Developers	City/Catagory	Demo. Commitment	Total Acre Units	Mail Request	(A) Request	Total Acre Request (Mail + EIR)	Eligible For Funding	Total Points	Map Line Coordinates	Eligible Salt Request	Approved per the Public	Map Line Details	County Local Gov't	County Local Gov't	County Local Gov't	County Local Gov't
2015-0386	Small County New Construction Goal									775,000.00	55,775,000.00	Y	16.5	Y	\$47,208.81	Y	\$5,656,000.00	\$0.00	\$0.00	\$0.00	6

On December 11, 2015, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above applications for funding and staff recommendation to select the applicants to enter credit underwriting. Any successful applicant may file a notice of protest and a formal written protest in accordance with Section 228.12(1), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.005, F.A.C. Failure to file a protest within the time prescribed in Section 228.12(1), Fla. Stat., shall constitute a waiver of protest under Chapter 228, Fla. Stat.

Exhibit B



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PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

December 16, 2015

Kate Flemming, Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

Re: Notice of Intent to Protest, RFA 2015-112 Proposed Funding Selections

Dear Ms. Flemming:

Pursuant to section 120.57(3), Florida Statutes, and rules 28-110.003 and 67-60.009, Florida Administrative Code, Applicant 2016-177BS, Douglas Gardens V, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on December 11, 2015, concerning Request for Applications 2015-112. A copy of the Board's proposed selections, as posted on the FHFC website, is attached to this notice. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,



Donna E. Blanton

**Composite
Exhibit C**

**Exhibit A to RFA 2014-116 - Housing Credit Financing for Affordable Housing
Developments located in Miami-Dade County**

1. Submission Requirements:

a. Application Withdrawal Disincentive:

The Applicant must indicate which of the following it elects to provide in the Application labeled "Original Hard Copy":

- (1) \$25,000 Application Withdrawal Cash Deposit, as outlined in Section Three A.3. of the RFA.

Or

- (2) \$25,000 Letter of Credit, as outlined in the RFA at Section Three A.4. and Item 12 of Exhibit C.

b. Applicant Certification and Acknowledgement:

The Applicant must include a signed Applicant Certification and Acknowledgement form as Attachment 1 to Exhibit A.

2. Demographic Commitment:

The Applicant must select one Demographic Category:

- a. Family
- b. Elderly – The Applicant must indicate the type of Elderly Development:
- Elderly ALF
 - Elderly non-ALF
- c. Homeless

The Applicant must specifically describe the characteristics and needs of the Homeless persons that are intended to reside in the proposed Development.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered.

[Click here to enter text.](#)

3. Applicant Information:

- a. The Applicant must state the name of the Applicant:

La Joya Estates, Ltd.

b. The Applicant must provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 2**.

c. Is the Applicant applying as a Non-Profit organization?

Yes No

d. Principals for the Applicant and for each Developer:

The Applicant must provide the required information for the Applicant and for each Developer as **Attachment 3**.

e. Contact Person for this Application:

First Name: Lewis
Middle Initial: V
Last Name: Swezy
Street Address: 7735 NW 146 Street, Suite 306
City: Miami Lakes
State: FL
Zip: 33016
Telephone: 305-821-0330
Facsimile: 305-821-0402
E-Mail Address: lswezy@centennialmgt.com
Relationship to Applicant: President of General Partner of Applicant

4. General Developer and Management Company Information:

a. General Developer Information:

(1) The Applicant must state the name of each Developer (including all co-Developers):

RS Development Corp

Lewis V. Swezy

[Click here to enter text.](#)

(2) For each Developer entity listed in question 4.a.(1) above (that is not a natural person), the Applicant must provide, as **Attachment 4**, the required documentation demonstrating that it is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) Experienced Developer(s):

For each experienced Developer entity, the Applicant must provide, as **Attachment 4**, a prior experience chart for at least one (1) experienced Principal of that entity. The prior experience chart for the Principal must reflect the required information for the three (3) completed

affordable rental housing developments, one (1) of which must be a Housing Credit development.

b. General Management Company Information:

(1) The Applicant must state the name of the Management Company:

Centennial Management Corp.

(2) The Applicant must provide, as **Attachment 5**, a prior experience chart for the Management Company or a principal of the Management Company reflecting the required information as outlined in Section Four A.4.b. of the RFA.

5. General Development Information:

a. The Applicant must state the name of the proposed Development:

La Joya Estates

b. Address of Development Site:

The Applicant must state (i) the address number, street name, and name of city and/or (ii) the street name, closest designated intersection, and either name of city or unincorporated area of county:

NE corner of SW 143 Ave and SW 267 St, Naranja, FL 33032

c. Development Category / Concrete Construction:

(1) The Applicant must select one applicable Development Category. New construction

If Redevelopment or Acquisition and Redevelopment is selected, the Applicant must provide the required information as **Attachment 6**.

Note: The Applicant should refer to Section Four A.5.c. of the RFA before making a selection.

(2) If the Applicant selected the Development Category of Rehabilitation or Acquisition and Rehabilitation, the following information must be provided:

(a) The Applicant must indicate the estimated qualified basis in Rehabilitation expenses per set aside unit within one 24-month period for the buildings(s) being rehabilitated: \$Click here to enter text.

(b) Are any of the existing units currently occupied?

Yes No

(c) Was the existing building(s) to be rehabilitated (i) originally built in 1995 or earlier, (ii) was either originally financed or is it currently financed through one or more of the following HUD or RD programs: sections 202, 236, 514, 515, 516, 811, or either has PBRA or is public housing assisted through ACC, and (iii) the proposed Development

did not close on funding from HUD or RD after 1995 where the budget was at least \$10,000 per unit for rehabilitation in any year?

Yes No

(3) Does the proposed Development meet the requirements to be considered to be concrete construction?

Yes No

d. The Applicant must select one applicable Development Type: Garden Apartments

Note: The Applicant should refer to Section Four A.5.d. of the RFA before making a selection.

e. Number of Units in Proposed Development:

(1) The Applicant must state the total number of units: 100

(2) The Applicant must select the applicable item below:

(a) Proposed Development consists of 100% new construction units

(b) Proposed Development consists of 100% rehabilitation units

(c) Proposed Development consists of a combination of new construction units and rehabilitation units. State the quantity of each type:

Click here to enter text. new construction units and Click here to enter text. rehabilitation units

f. Ability to Proceed:

As outlined in Section Four A.5.f. of the RFA, the Applicant must provide the following information to demonstrate Ability to Proceed:

(1) Status of Site Plan Approval. The Applicant must provide, as **Attachment 7** to Exhibit A, the properly completed and executed Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 11-14).

(2) Appropriate Zoning. The Applicant must provide, as **Attachment 8** to Exhibit A, the applicable properly completed and executed verification form: (a) Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 11-14) or (b) Florida Housing Finance Corporation Local Government Verification that Permits are not Required for this Development form (Form Rev. 11-14).

(3) Availability of Electricity. The Applicant must provide, as **Attachment 9** to Exhibit A, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Electricity form (Form Rev. 11-14).

- (4) **Availability of Water.** The Applicant must provide, as **Attachment 10** to Exhibit A, an acceptable letter from the service provider or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 11-14).
- (5) **Availability of Sewer.** The Applicant must provide, as **Attachment 11** to Exhibit A, an acceptable letter from the service provider or the properly completed and executed The Florida Housing Finance Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 11-14).
- (6) **Availability of Roads.** The Applicant must provide, as **Attachment 12** to Exhibit A, an acceptable letter from the Local Government or the properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14).

6. Proximity:

Applications with the Homeless Demographic Commitment at question 2.c. above will automatically receive maximum points.

In order for Applications with the Family and Elderly Demographic Commitment (at question 2.a. or 2.b. above) to be considered for any points, the Applicant must provide an acceptable Surveyor Certification form as **Attachment 13**. The form must reflect the Development Location Point and Services information for the Bus or Rail Transit Service (if Private Transportation is not selected at question 6.b. below) and Community Services for which the Applicant is seeking points.

a. PHA or RD Proximity Point Boost:

If the proposed Development qualifies for the PHA Point Boost or the RD Point Boost, select (1) or (2) below and provide the required information. If the proposed Development does not qualify for either category, select (3) below.

- (1) PHA Point Boost - The proposed Development qualifies for the PHA Point Boost because all of the units in the proposed Development are located on a site(s) with an existing Declaration of Trust between a Public Housing Authority and HUD as demonstrated in the letter provided as **Attachment 13** (as outlined in Section Four A.6.b.(1)(a) of the RFA).
- (2) RD Point Boost – The proposed Development qualifies for the RD Point Boost because the property has existing RD 514/516 or 515 funding as demonstrated in the letter provided as Attachment 21 (as outlined in Sections Four A.6.b.(1)(b) and 12.b.(3)(b)(i) of the RFA).
- (3) Neither (1) nor (2) applies to the proposed Development.

b. Private Transportation Transit Service:

If the Applicant selected the Elderly Demographic at question 2.b. above, does the Applicant commit to provide private transportation, as outlined in Section Four A.6.c.(1)(a), as its Transit Service?

Yes No

c. Mandatory Distance Requirement:

For proximity of the proposed Development to the closest Development latitude and longitude coordinates identified on the FHFC Development Proximity List, indicate which of the following applies to this Application. The Applicant must make one selection. Applicants that are eligible to select (1), (2), or (3) below will be eligible for the automatic qualification for the Mandatory Distance Requirement. Applicants not eligible for the automatic qualification for the Mandatory Distance Requirement should select (4) below and follow the instructions outlined in Section Four A.6.d.(2) of the RFA to determine whether the Application meets the Mandatory Distance Requirement.

- (1) The Applicant selected the Rehabilitation or Acquisition and Rehabilitation Development Category at question 5.c.(1) of Exhibit A of the RFA, the proposed Development involves the Rehabilitation of an existing, occupied residential rental property in operation as of the Application Deadline.
- (2) The Applicant selected the Redevelopment or Acquisition and Redevelopment Development Category at question 5.c.(1) of Exhibit A of the RFA.
- (3) The Applicant selected the Homeless Demographic Commitment at question 2.c. of Exhibit A.
- (4) None of the above applies to this Application. If this item is selected by the Applicant, the following question must be answered:

Do the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and meet at least one of the following criteria: (i) they are contiguous or divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development?

Yes No

If "yes", the Applicant must identify the specific Development(s) on the List that it wishes to disregard (as outlined in Section Four A.6.d. of the RFA):

[Click here to enter text.](#)

7. Set-Aside Commitments:

a. Minimum Set-Aside per Section 42 of the IRC:

The Applicant must select one of the following:

- 20% of units at 50% Area Median Income (AMI) or lower
- 40% of units at 60% AMI or lower
- Deep rent skewing option as defined in Section 42 of the IRC, as amended

b. Total Set-Aside Breakdown Chart:

The Applicant must reflect on the Total Set-Aside Breakdown Chart below all set-aside commitments (required set-asides and additional set-asides, including all required ELI set-asides, as well as the total set-aside percentage) by listing the percentage of residential units, stated in whole numbers, to be set aside at each selected AMI level:

Total Set-Aside Breakdown Chart	
Percentage of Residential Units	AMI Level
0%	At or Below 25%
0%	At or Below 28%
0%	At or Below 30%
10%	At or Below 33%
0%	At or Below 35%
0%	At or Below 40%
0%	At or Below 45%
0%	At or Below 50%
90%	At or Below 60%
Total Set-Aside Percentage:	100%

8. Site Control:

The Applicant must demonstrate site control by providing the following documentation as Attachment 14, as outlined at Section Four A.8. of the RFA:

- a. A fully executed eligible contract for purchase and sale for the subject property; and/or
- b. A recorded deed or recorded certificate of title; and/or
- c. A copy of the fully executed long-term lease.

9. Construction Features and Resident Programs:

a. Construction Features:

(1) If the Applicant selected the Development Category of Rehabilitation or Acquisition and Rehabilitation at question 5.c.(1) above, the Applicant must select enough of the following Green Building Features so that the total point value of the features selected equals at least 10.

- Programmable thermostat in each unit (2 points)
- Humidistat in each unit (2 points)
- Water Sense certified dual flush toilets in all bathrooms (2 points)
- Light colored concrete pavement instead of or on top of asphalt to reduce the heat-island effect (2 points)
- Energy Star qualified roof coating (2 points) *

- Energy Star qualified roofing materials (metal, shingles, thermoplastic polyolefin (TPO), or tiles) (3 points) *
- Eco-friendly cabinets – formaldehyde free, material certified by the Forest Stewardship Council or a certification program endorsed by the Programme for the Endorsement of Forest Certification (3 points)
- Eco-Friendly flooring for entire unit – Carpet and Rug Institute Green Label certified carpet and pad, bamboo, cork, 80% recycled content tile, and/or natural linoleum (3 points)
- Energy Star rating for all windows in each unit (3 points)
- Florida Yards and Neighborhoods certification on all landscaping (2 points)
- Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings (2 points)

*The Applicant may choose only one option related to Energy Star qualified roofing

or

- (2) If the Applicant selected the Development Category of New Construction, Redevelopment, or Acquisition and Redevelopment at question 5.c.(1) above, the Applicant must indicate its commitment to achieve one of the following Green Building Certification programs: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); or ICC 700 National Green Building Standard (NGBS). Does the Applicant commit to achieve one of these programs?

Yes

No

b. Resident Programs:

- (1) If the Applicant selected the Family Demographic at question 2.a. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.9.b.(1) of the RFA):

- After School Program for Children
- Literacy Training
- Employment Assistance Program
- Family Support Coordinator

- (2) If the Applicant selected the Elderly Non-ALF Demographic at question 2.b. above, the Applicant must select at least three (3) of the following resident programs (which are described at Section Four A.9.b.(2) of the RFA):

- Literacy Training
- Computer Training
- Daily Activities
- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry
- Resident Assurance Check-In Program

(3) If the Applicant selected the Homeless Demographic at question 2.c. above, the Applicant must select at least 4 of the following resident programs (which are described at Section Four A.9.b.(3) of the RFA):

- Literacy Training
- Employment Assistance Program
- Health and Wellness Services
- Special Resident Hardship Fund
- Financial Management Program
- On-Site Food Programs
- After School Program for Children

10. Homeless Demographic Criteria:

a. Outreach, Marketing and Tenant Selection:

The Applicant must describe the outreach and marketing activities, beyond those required in the Fair Housing Act as implemented by 24 CFR Part 100, that will be conducted initially and on a continuing basis to market the Development to the intended Homeless individuals and families and will be used to develop and retain a pool of prospective residents, as outlined in Section Four A.10.a. of the RFA.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered.

[Click here to enter text.](#)

b. Management Company Experience with Permanent Supportive Housing:

The Applicant must identify the entity or entities that will carry out operations and management functions at the Development and describe its experience in managing Permanent Supportive Housing, including performing operations and management functions specific to the needs of the intended residents, as outlined in Section Four A.10.b. of the RFA.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered. The Applicant may provide, as **Attachment 15** to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s).

[Click here to enter text.](#)

c. Access to Community-Based Services and Amenities (Maximum of 25 Points)

(1) Describe the community-based general services and amenities that will be accessible to residents, such as shopping for groceries, medicine, clothing, and other household and personal items, as outlined in Section Four A.10.c.(1) of the RFA.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered. The Applicant may provide, as Attachment 16 to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s).

[Click here to enter text.](#)

- (2) Describe access to community-based resources and services, that address the intended residents' physical and behavioral health and wellness, self-sufficiency, and social activities, as appropriate, to assist them to have stable and integrated lives in their community, as outlined in Section Four A.10.c.(2) of the RFA.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered. The Applicant may provide, as Attachment 17 to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s).

[Click here to enter text.](#)

- d. Approach toward Income and Credit Status of Intended Individuals and Families Applying for Residency:

Describe any policies or approaches that will be implemented to address a prospective resident's eligibility due to their income, credit and other issues that would normally affect their ability to access a rental unit, as outlined in Section Four A.10.d. of the RFA.

The Applicant's description is limited to no more than 3 typed pages within the text box below. Note: Although the online Application system allows for more than 3 pages, any portion of the description that is beyond 3 pages will not be considered. The Applicant may provide, as Attachment 18 to Exhibit A, up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description(s).

[Click here to enter text.](#)

- e. Verification by the State Designated Lead Agency

As outlined in Section Four A.10.e. of the RFA, the Applicant must provide, as Attachment 19 to Exhibit A, the Verification by the State Designated Lead Agency of Inclusion in Local Homeless Continuum of Care Program form (Form Rev. 11-14).

11. Local Government Contributions:

The Application will automatically receive maximum points if the Applicant selected (i) the Development Category of Rehabilitation or Acquisition and Rehabilitation at question 5.c.(1) above, or (ii) the Homeless Demographic Commitment at question 2.c. above.

If the Application is not eligible to automatically receive maximum points, has a Local Government committed to provide a contribution to the proposed Development?

Yes No

If "Yes", in order to be considered for points for this section of the RFA, the Applicant must provide the following Local Government Verification of Contribution form(s) as **Attachment 20**, as applicable:

- a. Local Government Verification of Contribution – Grant Form;
- b. Local Government Verification of Contribution – Fee Waiver Form;
- c. Local Government Verification of Contribution – Loan Form; and/or
- d. Local Government Verification of Contribution – Fee Deferral Form.

12. Funding:

a. Corporation Funding Amount(s):

(1) Applicant's Housing Credit Request Amount (annual amount): \$ 1655235

(2) Is the proposed Development the first phase of a Multi-Phase Development?

Yes No

(3) Applicant's SAIL Request Amount: \$ 0

b. Other Funding:

(1) If a PLP loan has been awarded for this Development, provide the following information:

Corporation File # Click here to enter text.	Amount of Funding \$ Click here to enter text.
---	---

(2) If any other Corporation funds will be incorporated as a source of financing for the proposed Development, provide the information in the chart below:

Corporation Program	Corporation File No.	Amount of Funding
SAIL	Enter file No.	\$ Enter Amount
HOME-Rental	Enter file No.	\$ Enter Amount
MMRB	Enter file No.	\$ Enter Amount
EHCL	Enter file No.	\$ Enter Amount

(3) If the proposed Development is assisted with funding under the United States Department of Agriculture RD 514/516 Program, RD 515 Program, and/or the RD 538 Program, indicate the applicable program(s) below and provide the required documentation as **Attachment 21** to Exhibit A.

RD 514/516 RD 515 RD 538

c. Finance Documents:

The Applicant must complete the Development Cost Pro-Forma, the Detail/Explanation Sheet, if applicable, the Construction or Rehab Analysis, and the Permanent Analysis.

d. Non-Corporation Funding Proposals:

The Applicant must attach all funding proposals executed by the lender(s) or other source(s). Insert the documentation for each source as a separate attachment to Exhibit A beginning with Attachment 22 and continue with sequentially numbered attachments for each additional funding source.

e. Per Unit Construction Funding Preference:

Does the proposed Development qualify for the Per Unit Construction Funding Preference, as outlined at Section Four A.12.e. of the RFA?

Yes

No

Addenda

The Applicant may use the space below to provide any additional information or explanatory addendum for items in the Application except for the Homeless Demographic Commitment items described at questions 2.c., 10.a., 10.b., 10.c.(1), 10.c.(2), and 10.d. of Exhibit A. Please specify the particular Item to which the additional information or explanatory addendum applies.

[Click here to enter text.](#)

RFA 2014-116 DEVELOPMENT COST PRO FORMA

- NOTES:
- (1) Developer fee may not exceed the limits established in Rule Chapter 67-48, F.A.C. Any portion of the fee that has been deferred must be included in Total Development Cost.
 - (2) Because Housing Credit equity is being used as a source of financing, complete Columns 1 and 2.
 - (3) General Contractor's fee is limited to 14% of actual construction cost (A.1.1. Column 3). The General Contractor's fee must be disclosed. The General Contractor's fee includes General Conditions, Overhead, and Profit.
 - (4) In reference to impact fees, a tax professional's advice should be sought regarding eligibility of these fees.
 - (5) For Application purposes, the maximum hard cost contingency allowed cannot exceed (i) 5% for Developments where 50% or more of the units are new construction, or (ii) 15% for Developments where less than 50% of the units are new construction. In any case, the maximum soft cost contingency allowed cannot exceed 5%. Hard costs are represented by the total of A1.3. TOTAL ACTUAL CONSTRUCTION COSTS and soft costs are represented by the total of A2. TOTAL GENERAL DEVELOPMENT COST. Limitations on these cost line items post-Application are provided in Rule Chapter 67-48, F.A.C. Operating Deficit Reserves (ODR) are not to be included in C. DEVELOPMENT COST and cannot be used in determining the maximum Developer fee. An ODR, if necessary, will be sized in credit underwriting and may be different than the Application limit.
 - (6) Applicants using HC equity funding with or without SAIL should list an estimated compliance fee amount in column 2.
 - (7) Although the Corporation acknowledges that the costs listed on the Development Cost Pro Forma, Detail/Explanation Sheet, Construction or Rehab Analysis and Permanent Analysis are subject to change during credit underwriting, such costs are subject to the Total Development Cost Per Unit Limitation as provided in the RFA as well as the other cost limitations provided in Rule Chapter 67-48, F.A.C., as applicable.

USE THE DETAIL/EXPLANATION SHEET FOR EXPLANATION OF * ITEMS. IF ADDITIONAL SPACE IS REQUIRED, ENTER THE INFORMATION ON THE ADDENDA LOCATED AT THE END OF THE APPLICATION.

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE or SAIL	3 TOTAL
DEVELOPMENT COSTS			
<i>Actual Construction Costs</i>			
Accessory Buildings	_____	_____	_____
Demolition	_____	_____	_____
New Rental Units	10,650,000.00	_____	10,650,000.00
*Off-Site Work (explain in detail)	_____	_____	_____
Recreational Amenities	_____	_____	_____
Rehab of Existing Common Areas	_____	_____	_____
Rehab of Existing Rental Units	_____	_____	_____
Site Work	350,000.00	150,000.00	500,000.00
*Other (explain in detail)	_____	_____	_____
A1.1. Actual Construction Cost	\$ 11,000,000.00	\$ 150,000.00	\$ 11,150,000.00
A1.2. General Contractor Fee ^{See Note (3)} (Max. 14% of A1.1., column 3)	\$ 1,561,000.00	\$ _____	\$ 1,561,000.00
A1.3. TOTAL ACTUAL CONSTRUCTION COSTS	\$ 12,561,000.00	\$ 150,000.00	\$ 12,711,000.00
<i>General Development Costs</i>			
Accounting Fees	10,000.00	5,000.00	15,000.00
Appraisal	5,000.00	_____	5,000.00

RFA 2014-116 DEVELOPMENT COST PRO FORMA

(Page 2 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE or SAIL	3 TOTAL
<i>General Development Costs (Cont'd)</i>			
Architect's Fee - Site/Building Design	166,000.00		166,000.00
Architect's Fee - Supervision	50,000.00		50,000.00
Bullder's Risk Insurance	75,000.00		75,000.00
Building Permit	90,000.00		90,000.00
Brokerage Fees - Land/Buildings			
Capital Needs Assessment	4,500.00		4,500.00
Engineering Fees	75,000.00		75,000.00
Environmental Report	2,500.00		2,500.00
FHFC Administrative Fee		147,860.00	147,860.00
FHFC Application Fee		3,000.00	3,000.00
FHFC Compliance Fee ^{See Note (6)}		191,676.00	191,676.00
FHFC Credit Underwriting Fees		11,511.00	11,511.00
Green Building Certification/ HERS Inspection Costs	50,000.00		50,000.00
*Impact Fees (list in detail)	195,000.00		195,000.00
Inspection Fees	20,000.00		20,000.00
Insurance	125,000.00		125,000.00
Legal Fees	210,000.00	64,453.00	274,453.00
Market Study	3,500.00		3,500.00
Marketing/Advertising		60,000.00	60,000.00
Property Taxes	40,000.00		40,000.00
Soil Test Report	2,500.00		2,500.00
Survey	15,000.00		15,000.00
Title Insurance & Recording Fees	90,000.00		90,000.00
Utility Connection Fee	110,000.00		110,000.00
*Other (explain in detail)			
A2. TOTAL GENERAL DEVELOPMENT COST	\$ 1,339,000.00	\$ 483,500.00	\$ 1,822,500.00

RFA 2014-116 DEVELOPMENT COST PRO FORMA

(Page 3 of 4)

	1 HC ELIGIBLE (HC ONLY)	2 HC INELIGIBLE or SAIL	3 TOTAL
<i>Financial Costs</i>			
Construction Loan Origination/ Commitment Fee(s)	90,000.00		90,000.00
Construction Loan Credit Enhancement Fee(s)			
Construction Loan Interest	350,000.00		350,000.00
Permanent Loan Origination/ Commitment Fee(s)		35,200.00	35,200.00
Permanent Loan Credit Enhancement Fee(s)			
Permanent Loan Closing Costs			
Bridge Loan Origination/ Commitment Fee(s)			
Bridge Loan Interest			
Non-Permanent Loan(s) Closing Costs			
*Other (explain in detail)			
A3. TOTAL FINANCIAL COSTS	\$ 440,000.00	\$ 35,200.00	\$ 475,200.00
A4. CONTINGENCY RESERVES ^{See Note (8)}		\$ 75,000.00	\$ 75,000.00
B1. ACQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND) Existing Buildings			
B2. *Other (explain in detail)			
C. DEVELOPMENT COST (A1.3+A2+A3+A4+B1+B2)	\$ 14,340,000.00	\$ 743,700.00	\$ 15,083,700.00
D. DEVELOPER'S FEE ^{See Note (1)}	\$ 2,413,392.00		\$ 2,413,392.00
E. OPERATING DEFICIT RESERVES ^{See Note (9)}		\$ 675,000.00	\$ 675,000.00
F. TOTAL LAND COST		\$ 2,000,000.00	\$ 2,000,000.00
G. TOTAL DEVELOPMENT COST ^{See Note (7)} (C+D+E+F)	\$ 16,753,392.00	\$ 3,418,700.00	\$ 20,172,092.00

RFA 2014-116 DEVELOPMENT COST PRO FORMA

Detail/Explanation Sheet

Totals must agree with Pro Forma. Provide description and amount for each item that has been completed on the Pro Forma.

DEVELOPMENT COSTS

Actual Construction Cost

(as listed at Item A1.)

Off-Site Work:

Other:

General Development Costs

(as listed at Item A2.)

Impact Fees:
School impact fees \$195,000

Other:

Financial Costs

(as listed at Item A3.)

Other:

Acquisition Cost of Existing Developments

(as listed at Item B2.)

Other:

NOTE: Neither brokerage fees nor syndication fees can be included in eligible basis. Consulting fees, if any, and any financial or other guarantees required for the financing must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants.

RFA 2014-116 DEVELOPMENT COST PRO FORMA

CONSTRUCTION or REHAB ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>20,172,092.00</u>	
B. Construction or Rehab Funding Sources:		
1. SAIL Loan Requested	\$ _____	
2. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or In the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$ <u>12,413,022.00</u>	Attachment <u>22</u>
3. First Mortgage Financing	\$ <u>6,000,000.00</u>	Attachment <u>23</u>
4. Second Mortgage Financing	\$ _____	Attachment _____
5. Third Mortgage Financing	\$ _____	Attachment _____
6. Grants	\$ _____	Attachment _____
7. HC Equity - Partners Contribution	\$ _____	Attachment _____
8. HC Equity Bridge Loan	\$ _____	Attachment _____
9. USDA RD Financing:		
a. RD 514/516	\$ _____	Attachment _____
b. RD 515	\$ _____	Attachment _____
c. RD 538	\$ _____	Attachment _____
10. Other: _____	\$ _____	Attachment _____
11. Other: _____	\$ _____	Attachment _____
12. Deferred Developer Fee	\$ <u>2,413,392.00</u>	
13. Total Construction Funding Sources	\$ <u>20,828,414.00</u>	
C. Construction or Rehab Funding Surplus		
(B.13. Total Construction Funding Sources, less A. Total Development Costs):	\$ <u>654,322.00</u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

RFA 2014-116 DEVELOPMENT COST PRO FORMA

PERMANENT ANALYSIS	AMOUNT	LOCATION OF DOCUMENTATION
A. Total Development Costs	\$ <u>20,172,092.00</u>	
B. Permanent Funding Sources:		
1. SAIL Loan Requested	\$ _____	
2. HC Syndication/HC Equity Proceeds	\$ <u>16,550,696.00</u>	Attachment <u>22</u>
3. First Mortgage Financing	\$ <u>3,520,000.00</u>	Attachment <u>23</u>
4. Second Mortgage Financing	\$ _____	Attachment _____
5. Third Mortgage Financing	\$ _____	Attachment _____
6. Grants	\$ _____	Attachment _____
7. HC Equity - Partner's Contribution	\$ _____	Attachment _____
8. USDA RD Financing:		
a. RD 514/516	\$ _____	Attachment _____
b. RD 515	\$ _____	Attachment _____
c. RD 538	\$ _____	Attachment _____
9. Other: _____	\$ _____	Attachment _____
10. Other: _____	\$ _____	Attachment _____
11. Deferred Developer Fee	\$ <u>2,413,392.00</u>	
12. Total Permanent Funding Sources	\$ <u><u>22,484,088.00</u></u>	
C. Permanent Funding Surplus		
(B.12. Total Permanent Funding Sources, less A. Total Development Costs):	\$ <u><u>2,311,996.00</u></u>	(A negative number here represents a funding shortfall.)

Each Attachment must be listed behind its own Tab. DO NOT INCLUDE ALL ATTACHMENTS BEHIND ONE TAB.

La Joya Estates

Miami-Dade County, Florida

RFA 2014-116

Applicant:

La Joya Estates, Ltd.

7735 NW 146 St., Ste. 306

Miami Lakes, FL 33016

Submitted to:

Mr. Ken Reecy

Director of Multifamily Programs

Florida Housing Finance Corporation

227 N. Bronough Street, Suite 5000

Tallahassee, FL 32301

COPY

Attachment

13

SURVEYOR CERTIFICATION FORM

Name of Development: La Joya Estates

Development Location: NE Corner of SW 143rd Avenue & SW 267th Street, Miami-Dade FL 33032

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site¹ where the Development Location Point is located.)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 51-17, F.A.C., formerly 61G17-6, F.A.C.:

*All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

State the Development Location Point. ²	N <u>25</u> Degrees	<u>31</u> Minutes	<u>09.93</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>21.71</u> Seconds (represented to 2 decimal places)
--	------------------------	----------------------	---	------------------------	----------------------	---

To be eligible for proximity points, Degrees and Minutes must be stated as whole numbers and Seconds must be represented to 2 decimal places.

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

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Public Bus Stop						
Public Bus Transfer Stop						
Public Bus Rapid Transit Stop	N <u>25</u> Degrees	<u>31</u> Minutes	<u>16.78</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>34.24</u> Seconds (represented to 2 decimal places)
SunRail Station, MetroRail Station, or TriRail Station	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Transit Service is:						<u>0.25</u> Miles

Community Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.³

Grocery Store:	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Name - <u>Winn Dixie</u> Address - <u>27359 S Dixie Highway</u> <u>Miami-Dade, FL 33032</u>	N <u>25</u> Degrees	<u>30</u> Minutes	<u>45.15</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>53.68</u> Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Grocery Store is:						<u>0.73</u> Miles

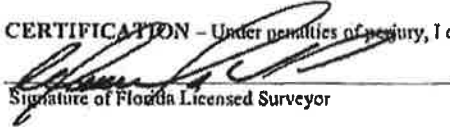
Initials of Surveyor [Signature]

SURVEYOR CERTIFICATION FORM

Medical Facility:	Latitude			Longitude		
Name - <u>Comm Health Center of So</u> Address - <u>13805 SW 264th Street</u> <u>Miami-Dade, FL 33032</u>	N <u>25</u> Degrees	<u>31</u> Minutes	<u>19.58</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>24</u> Minutes	<u>55.22</u> Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Medical Facility is:					0.50 Miles	
Pharmacy:	Latitude			Longitude		
Name - _____ Address - _____	N _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)	W _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Pharmacy is:					_____ Miles	
Public School:	Latitude			Longitude		
Name - <u>Leisure City Elementary S</u> Address - <u>14950 SW 288th Street</u> <u>Miami-Dade, FL 33033</u>	N <u>25</u> Degrees	<u>29</u> Minutes	<u>57.23</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>26</u> Minutes	<u>09.17</u> Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Public School is:					1.57 Miles	

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

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


Signature of Florida Licensed Surveyor

5281
Florida License Number of Signatory

Manuel G. Vera
Print or Type Name of Signatory.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

This certification consists of 3 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 inappropriately signed, the Application will not be eligible to receive proximity points. If this certification contains corrections or 'white-out', or if it is altered or retyped, the form will not be considered. The certification may be photocopied. To be considered for scoring purposes, at least pages 1 and 2 of this 3 page certification form must be provided by the Applicant.

SURVEYOR CERTIFICATION FORM

¹ "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.

² "Development Location 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 the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.

³ The latitude and longitude coordinates for all Proximity Services must represent a point as outlined on the Coordinates Location Chart set out 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 represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the Applicant will not be eligible for proximity points for that service.

Coordinates Location Chart	
Service	Location where latitude and longitude coordinates must be obtained
Community Services	Coordinates must 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.
Transit Services	<p>For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, TriRail Rail Stations and MetroRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train.</p> <p>For the following SunRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the train:</p> <p>SunRail Station Name Altamonte Springs Station Church Street Station DeDery Station Florida Hospital Station Lake Mary Station LYNX Central Station Longwood Station Maitland Station Orlando Amtrak/ORMC Station Sand Lake Road Station Sanford/SR46 Station Winter Park/Park Ave Station</p>

If there is no exterior public entrance to the Community 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.

Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

**Composite
Exhibit D**

2015-112 – All Applications

Application Number	Name of Development	County	County Site	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	Total SAIL Request (\$AIL + EU)	Eligible For Funding?	Real Points	Per Unit Construction Funding Preference	Eligible SAIL Request Amount per Set-Aside (EU excluded)	If Miami-Dade County, Local Gov't amount used for funding selection	Florida Job Creation Preference	Activity Number
2015-16583	Champions Landing	DeSoto	M	Joseph Chambers	Gardner Capital Development Florida, LLC	MC	E	50	\$5,411,400.00	Y	23	Y	\$55,555.56	\$0.00	Y	23
2015-1675	Majestic Pointe	Pinellas	L	Shawn Wilson	Blue Sky Communities, LLC	MC	E	94	\$3,896,100.00	Y	23	Y	\$56,250.00	\$0.00	Y	23
2015-16885	Trinity Towers East	Brevard	M	Rodger L. Bowen	Preservation of Affordable Housing LLC	A/R	E	141	\$4,968,000.00	Y	23	Y	\$38,499.32	\$0.00	Y	5
2015-1655	The Palms of Deerfield Apartments	Broward	L	Darren J. Smith	Troley Economic Development Corporation, Inc.; Deerfield Beach Family Enterprises, Inc.	A/R	E	100	\$3,969,000.00	Y	23	Y	\$39,000.00	\$0.00	Y	7
2015-17181*	Exchange at Seven Hills	Polk	M	James E. Dyal	Seven Hills Development, LLC	MC	F	96	\$5,297,470.85	Y	23	Y	\$49,972.61	\$0.00	Y	12
2015-1725*	Heron Estates Senior	Palm Beach	L	Matthew Rieger	HIG Heron Estates Senior Developer, LLC	MC	E	101	\$5,891,718.14	Y	23	Y	\$49,210.98	\$0.00	Y	14
2015-17555*	Sage Neighborhood	Manatee	M	Joseph Chambers	SUNGI Developer, LLC; HACE Developments, LLC	MC	E	85	\$5,299,565.00	Y	23	Y	\$55,991.84	\$0.00	Y	21
2015-17585	Hidden Forest Apartments	Orange	L	Joseph Chambers	Gardner Capital Development Florida, LLC	MC	E	96	\$5,460,300.00	Y	23	Y	\$51,083.13	\$0.00	Y	1
2015-17785	DeWitt Gardens V	Broward	L	Matthew Rieger	DeWitt Gardens V Developer, LLC	MC	E	110	\$5,781,900.00	Y	23	Y	\$45,454.55	\$0.00	Y	1
2015-1785	La Joya Estates	Miami-Dade	L	Lewis V. Swartz	Lewis V. Swartz, BS Development Corp	MC	E	106	\$5,778,100.00	Y	16.5	Y	\$47,164.81	\$3,916,000.00	Y	5
2015-17985	Seminole Gardens	Seminole	M	Brianne E. Helfner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	108	\$3,335,500.00	Y	23	Y	\$25,924.93	\$0.00	Y	8
2015-18085	Grand Lake	Palm Beach	L	Matthew Rieger	Grand Lake Developer, LLC	A/R	F	384	\$8,000,900.00	Y	23	Y	\$13,026.83	\$0.00	Y	10
2015-18181*	Belmont Proxima Apartments	Bay	M	Roberta E. Murray	Bay American Development, Inc.	MC	F	76	\$4,455,410.58	Y	23	Y	\$51,887.31	\$0.00	Y	13
2015-18385	Park at Wellington II	Polk	M	Matthew Rieger	HIG Wellington Developer, LLC	MC	F	110	\$5,640,144.00	Y	23	Y	\$44,542.45	\$0.00	Y	15
2015-18385	Clear Pine Estates	Brevard	M	Pezer W. DeLuigna	Clear Pine Developer LLC	A/R	F	100	\$3,981,000.00	Y	23	Y	\$39,799.00	\$0.00	Y	18
2015-18485	West Lake Apartments	Polk	M	Matthew Rieger	HIG West Lake Developer, LLC; Polk County Housing Developers, Inc.	MC	E	100	\$5,298,200.00	Y	23	Y	\$50,000.00	\$0.00	Y	22
2015-18585	History Knoll	Marion	M	Brianne E. Helfner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	95	\$3,454,800.00	Y	23	Y	\$32,812.50	\$0.00	Y	4
2015-18685	Hempdon Villa Apartments	Duval	L	Brianne E. Helfner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$2,340,800.00	Y	23	Y	\$39,333.33	\$0.00	Y	11
2015-18785	Columbus Court	Hillsborough	L	Brianne E. Helfner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	A/R	F	160	\$3,864,900.00	Y	23	Y	\$19,843.75	\$0.00	Y	15
Ineligible Applications																
2015-15555**	Encore Park	Escambia	M	Christopher A. Alban	TEK Development, LLC	MC	F	72	\$3,370,800.00	N	23	Y	\$39,764.24	\$0.00	Y	10
2015-1705	Central Towers	Deval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	A/R	E	185	\$4,913,600.00	N	23	Y	\$20,000.00	\$0.00	Y	9
2015-1735	Known as Madison Heights Apartments	Madison	S	James J. Kerr, Jr.	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	76	\$2,400,000.00	N	23	Y	\$28,316.92	\$0.00	Y	17
2015-1745	Known as Tidewater Apartments	Taylor	S	James J. Kerr, Jr.	AMCS Development, LLC; SCG Development Partners, LLC	A/R	F	100	\$3,800,000.00	N	23	Y	\$29,916.00	\$0.00	Y	19

*SAIL Amount was reduced during scoring
**EU Amount was reduced during scoring

On December 31, 2015, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., and Rule 67-50.039, F.A.C., and Rule Chapter 28-110, F.A.C., and file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

SAIL Scoring Items	Mandatory, Eligibility Requirements, Point Items, or the Reporter	Contributor/ Reporter	2016-1668S	2016-1668S	2016-1675	2016-1685	2016-1705	2016-1716S	2016-1725	2016-1735	2016-1745	2016-1756S	2016-1765S
Submission Requirements Met (Section Three A and Five)	Eligibility	Libby	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. Proximity points for Transit and Community Services (up to 18 points)	Point Item	Heather	15	18	18	18	18	18	18	18	18	18	18
10. Local Government Contribution points (up to 5 points)	Point Item	Kevin T	5	5	5	5	5	5	5	5	5	5	5
Total Points	21		23	23	23	23	23	23	23	23	23	23	23
Mandatory and Eligibility Requirements													
2. Demographic Commitment selected	Mandatory	Evo	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Applicant Name provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 b. Evidence that Applicant is a legally formed entity provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.d. Applicant & Developer Principals provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.e. Contact Information provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. a. (1) Developer Name provided	Mandatory	Libby	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. a. (2) Evidence that Developer is a legally formed entity provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. a. (3) Prior general development experience provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. b. (1) Name of Management Company provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. b. (2) Prior general Management Company experience provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. a. Development Name provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. b. (1) Development County provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. b. (2) Development address provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. b. (3) Verification that Applicant stated that no part of the proposed Development site is the subject of a HOME/MMRB RFA 2015-110 Application submission	Eligibility	Evo	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. (1) Development Category selected and justifications met	Mandatory	Heather	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.c. (2) Estimated qualified basis in Rehabilitation Expenses per set-aside unit is at least \$15,000, if applicable	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.d. Development Type selected	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. (1) Total number of units provided and within limits	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. (2) New Construction Units and/or Rehab Units breakdown provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.e. (3) Occupancy status of any existing units provided	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.f. Number of Buildings with dwelling units	Mandatory	Evo	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. (1) Status of Site Plan/Fair Approval	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.g. (2) Status of Site Plan/Fair Approval	Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

SAIL RFA Scoring Items	Development Name	Mandatory, Eligibility Requirement, Point Item, or Tie-Breaker?	Contributor/ Reporter	2016-16585 Esquire Park	2016-16685 Champions' Landing	2016-1675 Magnolia Point	2016-16885 Triple Towers East	2016-1696 The Pulse of the City Apartments	2016-1705 Cathedral Towers	2016-17165 Exchange at Seven Hills	2016-1725 Heron Estates Senior	2016-1735 Springside Apartments (currently known as "The Garden")	2016-1745 Pitt River Apartments (currently known as "The Garden")	2016-17565 Sage Rehabilitation	2016-17685 Hidden Forest Apartments
5.1.12) Appropriation being demonstrated		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1.13) Availability of Buiresby demonstrated		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1.14) Availability of Water demonstrated		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1.15) Availability of Sewer demonstrated		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1.16) Availability of Road demonstrated		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1.17) All other items provided		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6. A. Property located in Surveyed Certification Form with development location point provided		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Minimum Proprietary Score met: [Section Four, A.6.b.12)]		Eligibility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Minimum Proprietary Score met: [if applicable Section Four, A.6.b.13)]		Eligibility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. a. Mandatory Distance Requirement met		Eligibility	Heafist	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. a. Minimum Set-Aside Selected		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. b. Total set-aside break-down chart acceptable		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
IDA development conditions met, if applicable [Section Four, A.7.c.]		Eligibility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
8. Evidence of Site Control provided		Mandatory	LE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. a. Minimum additional Green Building Features selected		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. b. Minimum Resident programs selected, if applicable		Mandatory	Eob	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.a.11(a) SAIL Request Amount provided		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.a.11(a) Eligible SAIL request amount meets minimum request amount, if applicable		Eligibility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.a.12) MMRB Request Amount provided or Non-Corporation issued Bonds Request Amount and other required information provided		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.a.13) Verification that the Applicant has not failed on the Tax-Exempt bond financing prior to the Application Deadline		Eligibility	Kevin T	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.a.13(b) Non-Completion FC Request Amount provided		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11.e. Development Cost Pro Forma Fee from shortfalls		Mandatory		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
TDC less than or equal to TDC Limitation (Item 8 of Exhibit C)		Eligibility		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Financial Arrang Met [Section Four]		Eligibility	Kevin	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Mandatory Elements Met?		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
All Eligibility Requirements Met?		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers															
11.f. Per Unit Construction Funding Preference, if applicable (R.8)		Tie-Breaker	Kevin T	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Florida 06 Creation Preference (Item 9 of Exhibit C) (R.8)		Tie-Breaker		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lottery Number		Tie-Breaker	Inspector General	23	11	2	5	7	9	12	14	17	19	21	1

Exhibit E

Attachment

14

SURVEYOR CERTIFICATION FORM

Name of Development: La Joya Estates

Development Location: NE Corner of SW 143rd Avenue & SW 267th Street, Miami-Dade, FL 33032

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site¹ where the Development Location Point is located.)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule SJ-17, F.A.C., formerly 61G17-6, F.A.C.:

All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

State the Development Location Point: ²	N <u>25</u> Degrees	<u>31</u> Minutes	<u>09.47</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>14.80</u> Seconds (represented to 2 decimal places)
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To be eligible for proximity points, Degrees and Minutes must be stated as whole numbers and Seconds must be represented to 2 decimal places.

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

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Public Bus Stop						
Public Bus Transfer Stop						
Public Bus Rapid Transit Stop	N <u>26</u> Degrees	<u>31</u> Minutes	<u>16.78</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>34.24</u> Seconds (represented to 2 decimal places)
SunRail Station, Metrorail Station, or TriRail Station	N _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)	W _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)
Using the method described above ⁴ , the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Transit Service is:						<u>0.36</u> Miles

Community Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.⁵

Grocery Store:	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 2 decimal places)	W Degrees	Minutes	Seconds (represented to 2 decimal places)
Name - <u>Winn Dixie</u> Address - <u>27359 S Dixie Highway</u> <u>Miami-Dade, FL 33032</u>	N <u>25</u> Degrees	<u>30</u> Minutes	<u>45.15</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>25</u> Minutes	<u>53.68</u> Seconds (represented to 2 decimal places)
Using the method described above ⁶ , the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Grocery Store is:						<u>0.82</u> Miles

Initials of Surveyor: [Signature]

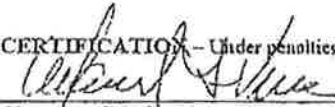
RFA 2015-112
(Form Rev.10-14)

SURVEYOR CERTIFICATION FORM

Medical Facility:	Latitude			Longitude		
Name - <u>Comm. Health Center of So.</u> Address - <u>13805 SW 264th Street</u> <u>Miami-Dade, FL 33032</u>	N <u>25</u> Degrees	<u>31</u> Minutes	<u>19.58</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>24</u> Minutes	<u>55.22</u> Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Medical Facility is:					<u>0.39</u> Miles	
Pharmacy:	Latitude			Longitude		
Name - _____ Address - _____	N _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)	W _____ Degrees	_____ Minutes	_____ Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Pharmacy is:					_____ Miles	
Public School:	Latitude			Longitude		
Name - <u>Leisure City</u> Address - <u>14950 SW 288th Street</u> <u>Homeslead, FL 33033</u>	N <u>25</u> Degrees	<u>29</u> Minutes	<u>57.23</u> Seconds (represented to 2 decimal places)	W <u>80</u> Degrees	<u>26</u> Minutes	<u>03.17</u> Seconds (represented to 2 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Public School is:					<u>1.62</u> Miles	

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

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



 Signature of Florida Licensed Surveyor

5291

 Florida License Number of Signatory

Manuel G. Vera

 Print or Type Name of Signatory

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

This certification consists of 3 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 inappropriately signed, the Application will not be eligible to receive proximity points. If this certification contains corrections or 'white-out', or if it is altered or retyped, the form will not be considered. The certification may be photocopied. To be considered for scoring purposes, at least pages 1 and 2 of this 3 page certification form must be provided by the Applicant.

RFA 2015-112
 (Form Rev. 10-14)

SURVEYOR CERTIFICATION FORM

¹"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.

²"Development Location 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 the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.

³The latitude and longitude coordinates for all Proximity Services must represent a point as outlined on the Coordinates Location Chart set out 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 represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the Applicant will not be eligible for proximity points for that service.

Coordinates Location Chart	
Service	Location where latitude and longitude coordinates must be obtained
Community Services	Coordinates must 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.
Transit Services	<p>For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, TriRail Rail Stations and MetroRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train.</p> <p>For the following SunRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the train:</p> <p>SunRail Station Name Altamonte Springs Station Church Street Station DeBary Station Florida Hospital Station Lake Mary Station LYNX Central Station Longwood Station Maitland Station Orlando Amtrak/ORMC Station Sand Lake Road Station Sanford/SR46 Station Winter Park/Park Ave Station</p>

If there is no exterior public entrance to the Community 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.

Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

REA 2015-112
 (Form Rev. 10-14)

Exhibit F

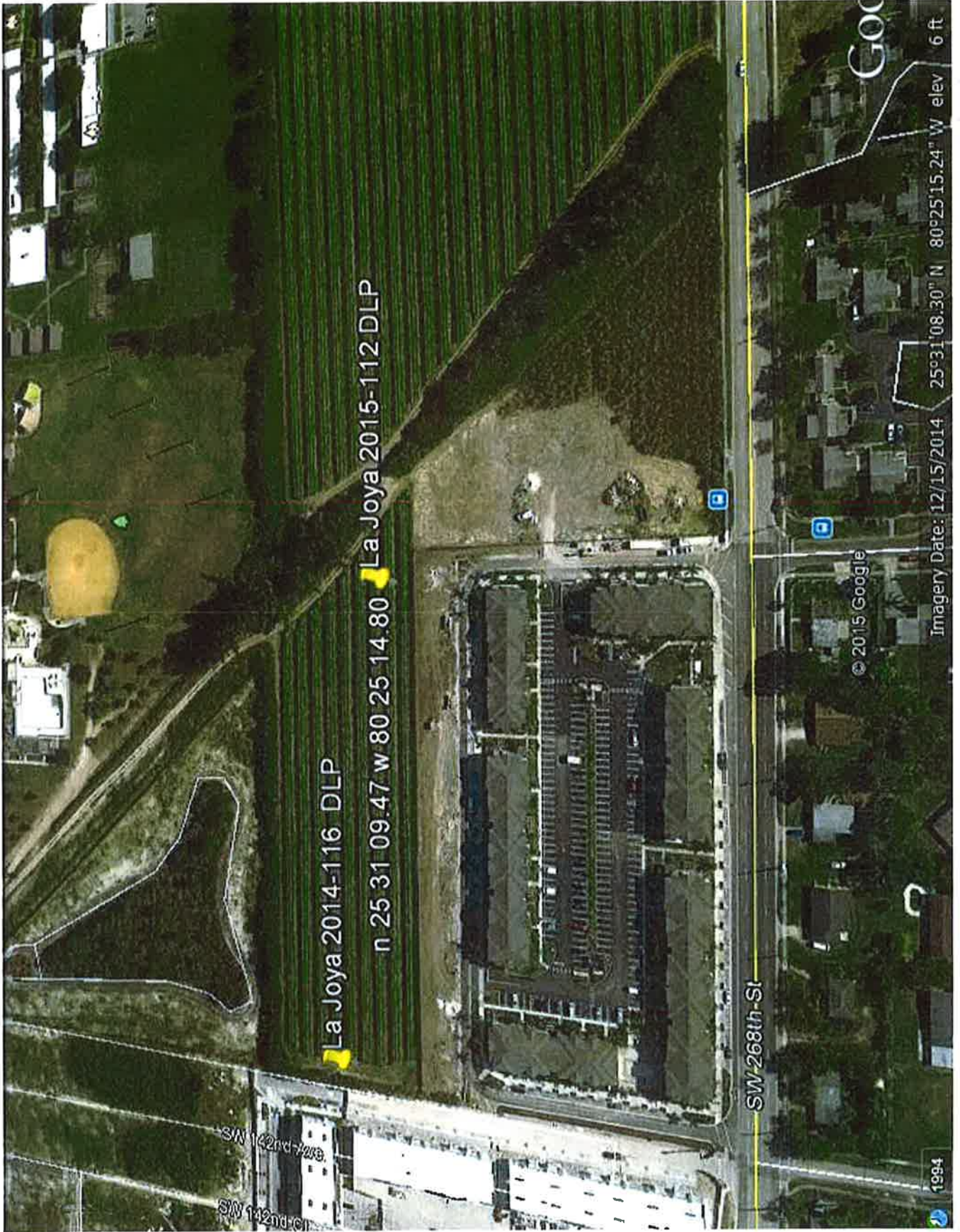


Exhibit F