

**STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION**

OAKS AT STONE FOUNTAIN  
LIMITED PARTNERSHIP and  
DIXIE COURT ASSOCIATES,  
LTD.,

Petitioners,

vs.

Case No: 2005-036 UC

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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**PETITION FOR  
INFORMAL ADMINISTRATIVE PROCEEDING**

Petitioners, OAKS AT STONE FOUNTAIN LIMITED PARTNERSHIP (“Oaks”) and DIXIE COURT ASSOCIATES, LTD. (“Dixie Court”), pursuant to Sections 120.569 and 120.57(1), Florida Statutes, and Rules 28-106.301, and 67-48.005(5), Florida Administrative Code (“F.A.C.”), hereby request an informal administrative proceeding to challenge the incorrect scoring and ranking by Respondent, the FLORIDA HOUSING FINANCE CORPORATION (“FHFC”), of two competing applications for 2005 tax credit financing, which resulted in FHFC denying Oaks and Dixie Court their requested tax credit funding. In support of their Petition, Oaks and Dixie Court state as follows:

1. The name and address of the agency affected by this action are:

Florida Housing Finance Corporation  
City Center Building, Suite 5000  
227 N. Bronough Street  
Tallahassee, Florida 32301-1329

2. The address and telephone number of the Petitioners are:

Oaks at Stone Fountain Limited Partnership  
3131 Clark Road, Suite 203  
Sarasota, FL 34231  
Telephone No. (941) 929-1270

Dixie Court Associates, Ltd.  
437 S.W. 4<sup>th</sup> Ave.  
Ft. Lauderdale, FL 33315  
Telephone No. (954) 525-6444

3. The name, address, telephone number, and fax number of the Petitioners' attorney, which shall be the Petitioners' address for service purposes during the course of this proceeding, are:

Warren H. Husband  
Metz, Hauser, Husband & Daughton, P.A.  
P.O. Box 10909  
Tallahassee, Florida 32302-2909  
Telephone No. (850) 205-9000  
Facsimile No. (850) 205-9001

**The Low-Income Housing Tax Credit Program**

4. The United States Congress has created a program, governed by Section 42 of the Internal Revenue Code ("IRC"), by which federal income tax credits are allotted annually to each state on a per capita basis to 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 all IRC requirements.

5. The tax credits allocated annually to each state are awarded by state "housing credit agencies" to single-purpose applicant entities created by real estate developers to 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.

6. Pursuant to section 420.5099, Florida Statutes, FHFC is the designated "housing credit agency" for the State of Florida and administers Florida's low-income housing tax credit program. Through this program, FHFC allocates Florida's annual fixed pool of federal tax credits to developers of affordable housing.<sup>1</sup>

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<sup>1</sup> FHFC is a public corporation created by law in section 420.504, Florida Statutes, to provide and promote the financing of affordable housing and related facilities in Florida. FHFC is an "agency" as defined in section 120.52(1), Florida Statutes, and is therefore subject to the provisions of Chapter 120, Florida Statutes.

### **The 2005 Universal Application Cycle**

7. Because FHFC's available pool of federal tax credits each year is limited, qualified projects must compete for this funding. To assess the relative merits of proposed projects, FHFC has established a competitive application process pursuant to Chapter 67-48, F.A.C. As set forth in Rules 67-48.002-.005, F.A.C., FHFC's application process for 2005 consisted of the following:

- a. the publication and adoption by rule of a "Universal Application Package," which applicants use to apply for a variety of FHFC-administered funding programs, including federal tax credits;
- b. the completion and submission of applications by developers;
- c. FHFC's preliminary scoring of applications;
- d. an initial round of administrative challenges in which an applicant may take issue with FHFC's scoring of another application by filing a Notice of Possible Scoring Error ("NOPSE");
- e. FHFC's consideration of the NOPSE's submitted, with notice to applicants of any resulting change in their scores;
- f. an opportunity for the applicant to submit additional materials to FHFC to "cure" any items for which the applicant received less than the maximum score;
- g. a second round of administrative challenges whereby an applicant may raise scoring issues arising from another applicant's cure materials by filing a Notice of Alleged Deficiency ("NOAD");
- h. FHFC's consideration of the NOAD's submitted, with notice to applicants of any resulting change in their scores;

- i. an opportunity for an applicant to challenge, via informal or formal administrative proceedings, FHFC's evaluation of any item in their own application for which the applicant received less than the maximum score;
- j. final scores, ranking, and allocation of tax credit funding to applicants, adopted through final orders; and
- k. an opportunity for applicants to challenge, via informal or formal administrative proceedings, FHFC's final scoring and ranking of competing applications where such scoring and ranking resulted in a denial of FHFC funding to the challenger.<sup>2</sup>

8. On or about February 16, 2005, numerous applications were submitted to FHFC seeking tax credit funding. Oaks (FHFC Applic. #2005-125C) applied for \$876,458 in annual tax credits to help finance its project, a 80-unit garden-style apartment complex in Hillsborough County, Florida. Dixie Court applied for \$1,251,220 in annual tax credits to help finance its project, a 122-unit mixed-design development in Broward County, Florida. All units in both of these projects are dedicated to housing families earning 60% or less of the area median income.

9. At the conclusion of the scoring process outlined above, both Oaks and Dixie Court received from FHFC the maximum possible application score of

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<sup>2</sup> Notably, if successful in such a challenge, FHFC funding is not taken away from the competing applicant who was scored or ranked in error and given to the challenger. Instead, the competing applicant keeps its funding, and the challenger receives its requested funding "off-the-top" from the next available source of such funds allocated to FHFC. Rule 67-48.005(7), F.A.C.

66 points, met all of FHFC's threshold application requirements, and competed for tax credits in the Large County Geographic Set-Aside.<sup>3</sup>

10. The applicants whose scoring is at issue in this proceeding are for the following Developments, both of which FHFC also allowed to compete for tax credits in the Large County Geographic Set-Aside: (a) Evergreen Apartments (FHFC Applic. #2005-035C), located in Hillsborough County, Florida; and (b) Park Terrace Apartments (FHFC Applic. #2005-060C), also located in Hillsborough County, Florida.<sup>4</sup>

11. On August 25, 2005, FHFC's Board adopted final "post-appeal" scores and rankings. Like Oaks and Dixie Court, Evergreen and Park Terrace received the maximum possible application score of 66 points and the maximum possible "proximity" score of 7.5 points. After applying a tie-breaker based upon the drawing of lottery numbers, however, FHFC ranked Evergreen and Park Terrace above Oaks and Dixie Court in the Large County Geographic Set-Aside.

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<sup>3</sup> Aside from applicants proposing projects targeted to specific tenant populations (e.g., the Homeless) or located in specific areas (e.g., the Florida Keys), applicants generally compete against each other for funding within Geographic Set-Asides (Large, Medium, and Small) based upon the population of the county in which their project is located.

<sup>4</sup> The location of both of these projects in Hillsborough County is of special significance to Oaks, whose project is also located in this county. In an effort to distribute its available tax credits across the state, FHFC uses a "Set-Aside Unit Limitation" ("SAUL") that restricts the number of units it will fund in any given county. Thus, an application ranked higher than applications in other counties may nonetheless be skipped over for funding if the SAUL for its county has been exceeded under FHFC's rules.

12. In allocating the available tax credits to the ranked applications in the Large County Geographic Set-Aside, both Evergreen and Park Terrace were designated to received tax credit funding. Although tax credits remained available in the Large County Geographic Set-Aside, and Oaks' lottery number otherwise ranked it high enough to receive these credits, the funding of Evergreen and Park Terrace exhausted the SAUL in Hillsborough County. As such, Oaks was skipped over and was not designated to receive any tax credit funding.

13. If FHFC had properly rejected either Evergreen or Park Terrace and eliminated one or both applications from further competition, as explained below, Oaks would have received its requested tax credits from the Large County Geographic Set-Aside. Oaks' substantial interests were therefore materially and adversely affected by FHFC's improper actions, and Oaks has standing to challenge FHFC's actions in this proceeding.

14. After the funding of Evergreen, Park Terrace, and other applications, the available tax credits in the Large County Geographic Set-Aside ran out after funding the application ranked just above Dixie Court. Thus, Dixie Court was left just one place out of the "funding range" in the Large County Geographic Set-Aside Oaks and was not designated to receive any tax credit funding. If FHFC had properly rejected Evergreen and Park Terrace and eliminated these applications from further competition, as explained below, Dixie Court would have received its

requested tax credits from the Large County Geographic Set-Aside. Dixie Court's substantial interests were therefore materially and adversely affected by FHFC's improper actions, and Dixie Court has standing to challenge FHFC's actions in this proceeding.

15. On August 26, 2005, Oaks and Dixie Court received formal notice from FHFC of these final rankings and scores, along with notice of their rights under Chapter 120 to challenge them. This Petition is timely filed in response to that notice.

16. As noted above, pursuant to the process established by FHFC, if Oaks and Dixie Court successfully demonstrate in this proceeding that FHFC incorrectly scored and ranked Evergreen and/or Park Terrace, neither Evergreen nor Park Terrace will have their tax credits taken away and awarded to Oaks and Dixie Court. Rather, Oaks and Dixie Court will receive their requested tax credits "off-the-top" from the next available tax credits allocated to FHFC. Rule 67-48.005(7), F.A.C.

**Evergreen**  
**- Failure to Submit Complete General Contractor Certification -**

17. Effective February 7, 2005, FHFC adopted by reference in its rules the Universal Application Package for FHFC's 2005 tax credit funding cycle, which includes both the Application and Exhibits to be completed by developers and



submitted to FHFC, as well as a set of Application Instructions. *See* Rule 67-48.004(1), F.A.C.

18. Page 7 of the Application Instructions required Evergreen to provide a properly completed General Contractor Certification Form in Exhibit 13, along with a Prior Experience Chart demonstrating the general contractor's experience in constructing developments similar to the one proposed in the Application. *See Appendix A*. Among other things, the Certification form must state the general contractor's Florida License Number, and, per the terms of the Certification, the form must be signed by the individual licensed as a general contractor under that license number ("I certify that I am a General Contractor . . . licensed in the State of Florida").<sup>5</sup> *See Appendix B*.

19. As part of this Certification, the general contractor signing the form must also specifically certify that "I have been the General Contractor on at least two completed developments of similar development category and development type . . . as evidenced by the accompanying prior experience chart."<sup>6</sup> *See Appendix B*. The Prior Experience Chart is specifically required to show the Development

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<sup>5</sup> Notably, in Florida, only an individual may be licensed as a general contractor. This individual may then choose to serve as a "qualifying agent" for a business entity through which he or she will engage in general contracting work. Fla. Stat. §489.105(3), .111, .113, .119 (2004).

<sup>6</sup> All emphasis in quoted materials is added by undersigned counsel unless otherwise noted.

Category (New Construction or Rehabilitation/Substantial Rehabilitation) and the Development Type (Garden, Townhouses, High-Rise, etc.) of the construction projects claimed as the general contractor's prior experience. *See Appendix A.*

20. Importantly, this is a "threshold" item, and the failure of a general contractor to properly document his or her experience in compliance with FHFC's requirements mandates rejection of the application, eliminating it from further funding consideration.<sup>7</sup>

21. In response to this item, Evergreen originally provided in Exhibit 13 a Certification Form signed by Matthew G. Robinson, in which Mr. Robinson certified his experience as detailed on an attached Prior Experience Chart. *See Appendix C.*

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<sup>7</sup> *Application Instructions*, p. 2 ("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 . . ."); *Application Instructions*, p. 82 ("Requirements to meet Threshold include: 1. None of the items described in Rule Chapters 67-21 and/or 67-48, F.A.C., has caused the rejection of the Application by the Corporation. 2. All applicable pages and exhibit forms of the Application must be completed."); *Rule 67-48.004(1)(b), F.A.C.*, ("All Applications must be complete . . . when submitted . . ."); *Rule 67-48.004(2), F.A.C.* ("Failure to submit an Application completed in accordance with the Application instructions and these rules will result in the failure to meet threshold . . . in accordance with the instructions in the Application and this rule chapter."); *Rule 67-48.004(13), F.A.C.* ("The Corporation shall reject an Application if . . . : (a) The Development . . . does not conform to the Application requirements specified in this rule chapter; (b) The Applicant fails to achieve the threshold requirements as detailed in these rules, the applicable Application, and Application instructions; (c) The Applicant fails to file all applicable Application pages and exhibits which are provided by the Corporation and adopted under this rule chapter . . .").

22. In response to a NOPSE, however, FHFC determined that Evergreen's

Exhibit 13 was deficient for the following reason:

The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Bob Fleckerstein [sp.], but the form is signed by Matthew G. Robinson. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.

*See Appendix D (Item 1T).*

23. In its cure materials, Evergreen provided a new General Contractor Certification form in an attempt to resolve the deficiency identified by FHFC. This new Certification form was signed by Robert L. Fleckenstein. *See Appendix E.*

24. This "cure," however, failed to satisfy FHFC's requirements, because the new Certification form signed by Mr. Fleckenstein was **not** accompanied by the required chart detailing Mr. Fleckenstein's prior experience as a general contractor. As such, the cure was fatally defective for at least two reasons.

25. First, because no Prior Experience Chart for Mr. Fleckenstein was submitted with his Certification form (as that form expressly requires), Mr. Fleckenstein has **not** certified to FHFC any specific experience as a general contractor in constructing developments similar to the one proposed by Evergreen.

The only such certification that exists in the Evergreen application regarding any specific general contractor experience is the original Certification form and attached Prior Experience Chart from Mr. Robinson, which FHFC has already determined to be deficient.

26. Second, FHFC's rule governing cure materials plainly states that "documents executed by third parties must be submitted in their entirety, including all attachments and exhibits referenced therein, even if only a portion of the original document was revised." Rule 67-48.004(6), F.A.C. Clearly, the Certification form is a document executed by a third party (the general contractor). The Certification form expressly references the required Prior Experience Chart ("as evidenced by the accompanying prior experience chart"), but this Chart was not provided as part of the cured document. The chart is an integral part of the certification because FHFC requires the General Contractor signing the Certification form to certify that the accompanying Prior Experience Chart accurately reflects his or her specific construction experience.

27. Thus, Evergreen failed to accurately supply the information required in Exhibit 13, in spite of FHFC's specific Application requirements. The Evergreen application was incorrect and incomplete with respect to this threshold item, requiring rejection.

**Park Terrace**  
**- Failure to Submit Complete General Contractor Certification -**

28. In response to the same general contractor certification requirements discussed above, Park Terrace originally provided in Exhibit 13 a Certification Form signed by Sanjeev H. Mangoli, in which Mr. Mangoli certified his experience as detailed on an attached Prior Experience Chart. *See Appendix F.*

29. In response to a NOPSE, however, FHFC determined that Park Terrace's Exhibit 13 was deficient for the following reason:

The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Robert P. Snow, but the form is signed by Sanjeev H. Mangoli. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.

*See Appendix G (Item 3T).*

30. In its cure materials, Park Terrace provided a new General Contractor Certification form in an attempt to resolve the deficiency identified by FHFC. This new Certification form was signed by Robert P. Snow. *See Appendix H.*

31. This "cure," however, failed to satisfy FHFC's requirements, because the new Certification form signed by Mr. Snow was not accompanied by the required chart detailing Mr. Snow's prior experience as a general contractor. As

such, the cure was fatally defective for at least two reasons.

32. First, because no Prior Experience Chart for Mr. Snow was submitted with his Certification form (as that form expressly requires), Mr. Snow has **not** certified to FHFC any specific experience as a general contractor in constructing developments similar to the one proposed by Park Terrace. The only such certification that exists in the Park Terrace application regarding any specific general contractor experience is the original Certification form and attached Prior Experience Chart from Mr. Mangoli, which FHFC has already determined to be deficient.

33. Second, the Certification form is a document executed by a third party (the general contractor). The Certification form expressly references the required Prior Experience Chart, but this Chart was not provided as part of the cured document. FHFC's rule governing cure materials plainly states that "documents executed by third parties must be submitted in their entirety, including all attachments and exhibits referenced therein, even if only a portion of the original document was revised." Fla. Admin. Code R. 67-48.004(6). The chart is an integral part of the certification because FHFC requires the general contractor signing the Certification form to certify that the accompanying Prior Experience Chart accurately reflects his or her specific construction experience.

34. Thus, Park Terrace failed to accurately supply the information required in Exhibit 13, in spite of FHFC's specific Application requirements. The Park Terrace application was incorrect and incomplete with respect to this threshold item, requiring rejection.

**Townparc at Okeechobee**  
**- 2005 FHFC Rejection of Application for Materially**  
**Identical Deficiency in General Contractor Certification -**

35. Standing FHFC precedent from this same 2005 tax credit application cycle dictates that Oaks and Dixie Court must be awarded their requested tax credits. *Finlay Interests, 35, Ltd. v. FHFC*, FHFC Case No. 2005-019UC (Final Order Aug. 26, 2005). The cited case involved a project called "Townparc at Okeechobee" (FHFC Applic. #2005-090CS).

36. In response to the same general contractor certification requirements discussed above, Finlay Interests, 35, Ltd. ("Finlay"), originally provided in Exhibit 13 a Certification form signed by Christopher C. Finlay, in which Mr. Finlay certified his experience as detailed on an attached Prior Experience Chart. *See Appendix I.*

37. In response to a NOPSE, however, FHFC determined that this general contractor documentation was deficient for two reasons:

The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the

form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Bruce James Moffat, but the form is signed by Christopher C. Finlay. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.

The General Contractor's Prior Experience Chart provided is for Finlay Construction, LLC, not for Bruce James Moffat, DBA Finlay Properties, Inc, whose General Contractor's license number was provided on the General Contractor Certification Form.

*See Appendix J* (Items 10T & 11T).

38. In its cure materials, Finlay provided new general contractor documentation in an attempt to cure the deficiencies identified by FHFC. Finlay submitted a new general contractor Certification form signed by Paul Sowders, who stated his Florida License Number as "CGC001271." Unlike the cure materials submitted for Evergreen and Park Terrace, however, Mr. Sowders did not certify his experience as detailed on an attached Prior Experience Chart. *See Appendix K.*

39. A NOAD was filed, however, revealing that the identified license (CGC001271) belonged to Robert Louis Fleckenstein, who was doing business as Summit Contractors, Inc. - not to Paul Sowders. Contrary to FHFC's requirements, Paul Sowders, the signatory on this new Certification form, was plainly not the person holding the general contractor license identified on the form,



and the specific construction experience he certified in his accompanying Prior Experience Chart was therefore invalid.

40. In response to the NOAD, FHFC determined that Finlay's general contractor documentation was deficient for two reasons:

The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. As a cure for Item 10T, the Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Robert Louis Fleckenstein, but the form is signed by Paul Sowders. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.

The General Contractor Prior Experience Chart, provided with the Applicant's cure, represents the experience of Paul Sowders, the person who signed the General Contractor or Principal Contractor Certification Form. The requirement is that the General Contractor Prior Experience Chart represent the experience of the licensed General Contractor that signed the General Contractor or Principal Contractor Certification Form. As the Florida license number provided on the General Contractor Certification form was not assigned to Paul Sowders, it cannot be determined that the Prior Experience Chart provided reflects the experience of a properly licensed General Contractor. As such, it cannot be accepted.

*See Appendix J* (Items 12T & 13T). The Application was therefore incorrect and incomplete with respect to this threshold item, requiring rejection.

41. Finlay challenged this FHFC determination in an informal hearing before Hearing Officer Diane D. Tremor. In her Recommended Order, the Hearing Officer held:

It is concluded that the Respondent [FHFC] properly determined that neither the Certification form nor the Prior Experience Chart submitted in Petitioner's "cure" documents were acceptable to meet threshold requirements.

This Recommended Order was later adopted as the Final Order of FHFC on August 25, 2005.

42. Thus, as FHFC determined in this case, and as affirmed by Final Order, "[t]he requirement is that the General Contractor Prior Experience Chart represent the experience of the licensed General Contractor that signed the General Contractor or Principal Contractor Certification Form."

43. With respect to Evergreen and Park Terrace, this requirement was not satisfied. All that FHFC has with respect to the general contractor certification on each of these two applications is the following:

- (a) In the original application, a Certification form and accompanying Prior Experience Chart detailing the specific construction experience of a person FHFC has already determined is not a licensed general contractor; and
- (b) In the cure, a new Certification form from a person who is a licensed General Contractor, but who has certified no specific experience in the construction of similar developments because the referenced Prior Experience Chart was not attached to this Certification form.

44. As such, Evergreen and Park Terrace did not adequately document the experience of their general contractors. FHFC should have rejected these applications, which would have resulted in Oaks and Dixie Court receiving their requested tax credit funding.

**Satisfaction of FHFC Requirements for Post-Ranking Challenge**

45. By rule, FHFC has sought to limit the types of scoring errors that an applicant may challenge via Chapter 120 proceedings. FHFC's rule in this regard, Rule 67-48.005(5)(b), states as follows:

For any Application cycle closing after January 1, 2002, if the contested issue involves an error in scoring, the contested issue must (i) be one that could not have been cured pursuant to subsection 67-48.004(14), F.A.C., or (ii) be one that could have been cured, if the ability to cure was not solely within the Applicant's control. ~~The~~ contested issue cannot be one that was both curable and within the Applicant's sole control to cure. With regard to curable issues, a petitioner must prove that the contested issue was not feasibly curable within the time allowed for cures in subsection 67-48.004(6).

46. In this proceeding, the contested issue involves the adequacy of a Certification form and Prior Experience Chart supplied by the general contractors utilized by Evergreen and Park Terrace. While each general contractor's failure to properly certify and document their relevant construction experience could have been cured, the ability to do so "was not solely within the Applicant's control." The Certification form and accompanying Prior Experience Chart were supplied by

third parties – the general contractors at issue. As such, the FHFC scoring error relative to Evergreen and Park Terrace is of the type identified in Rule 67-48.005(5)(b), and may be properly challenged under that rule in this proceeding.

WHEREFORE, Petitioners, Oaks at Stone Fountain Limited Partnership and Dixie Court Associates, Ltd., request that:

a. FHFC award Oaks and Dixie Court their requested tax credits from the next available allocation;

b. FHFC conduct an informal hearing on the matters presented in this Petition if there are no disputed issues of material fact to be resolved;

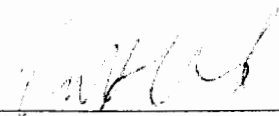
c. FHFC forward this Petition to the Florida Division of Administrative Hearings for a formal administrative hearing pursuant to section 120.57(1), Florida Statutes, if there are disputed issues of material to be resolved, or if non-rule policy forms the basis of any FHFC actions complained of herein;

d. FHFC's designated hearing officer or an Administrative Law Judge, as appropriate, enter a Recommended Order directing FHFC to award Oaks and Dixie Court their requested tax credits from the next available allocation;

e. FHFC enter a Final Order awarding Oaks and Dixie Court their requested tax credits from the next available allocation; and

f. Oaks and Dixie Court be granted such other and further relief as may be deemed just and proper.

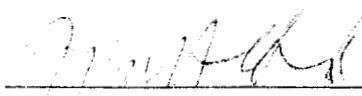
Respectfully submitted on this 16th day of September, 2005.

  
\_\_\_\_\_  
WARREN H. HUSBAND  
FL BAR No. 0979899  
Metz, Hauser, Husband & Daughton, P.A.  
P.O. Box 10909  
Tallahassee, Florida 32302-2909  
850/205-9000  
850/205-9001 (Fax)  
Attorney for Petitioners

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that the original and a true and correct copy of the foregoing document were served via hand delivery to the **CORPORATION CLERK**, Florida Housing Finance Corporation, 227 N. Bronough Street, City Center Building, Suite 5000, Tallahassee, Florida, 32301-1329, on this 16th day of September, 2005.

  
\_\_\_\_\_  
Attorney

2. Management Agent or principal of Management Agent (Threshold)
  - a. Certification - Provide the completed Management Agent or Principal of Management Agent Certification Form behind a tab labeled **“Exhibit 12”**.
  - b. Prior Experience Chart – The Management Agent or principal of Management Agent must demonstrate experience in the management of at least two affordable rental housing properties, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the proposed Development, for at least two years each by providing a prior experience chart behind a tab labeled **“Exhibit 12”**. The chart must include the following information:

Name of Development	Location (City & State)	Currently Managing or Formerly Managed	Length of Time (Years and Months)	Total Number of Units
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3. General Contractor or principal of General Contractor (Threshold)
  - a. Provide the completed General Contractor or Principal of General Contractor Certification Form behind a tab labeled **“Exhibit 13”**.
  - b. Prior Experience Chart – The General Contractor or principal of General Contractor must demonstrate experience in the construction of at least two completed housing developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the proposed Development, by providing a prior experience chart behind a tab labeled **“Exhibit 13”**. The chart must include the following information:

Name of Development	Location (City & State)	Development Category (New Construction or Rehabilitation/ Substantial Rehabilitation)	Development Type: garden, townhouses, high-rise, duplex/quad., mid-rise w/elevator, single family, SRO, or other (specify type)	Total Number of Units
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4. Architect or Engineer (Threshold)
 

Provide the completed Architect or Engineer Certification Form behind a tab labeled **“Exhibit 14”**.
5. Attorney (Threshold)
 

Provide the completed Attorney Certification Form for MMRB, HOME or SAIL behind a tab labeled **“Exhibit 15”** and/or the completed Attorney Certification Form for HC behind a tab labeled **“Exhibit 16”**.
6. Accountant (Threshold)
 

Provide the completed Accountant Certification Form behind a tab labeled **“Exhibit 17”**.

**GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR  
CERTIFICATION**

Name of Development: \_\_\_\_\_

Name of General Contractor: \_\_\_\_\_

Name of principal of General Contractor, if applicable: \_\_\_\_\_

Address of General Contractor: \_\_\_\_\_  
\_\_\_\_\_

Telephone of General Contractor: \_\_\_\_\_

Florida License Number: \_\_\_\_\_ Expiration of License \_\_\_\_\_

Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

**NOTE:** If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

\_\_\_\_\_  
General Contractor's Signature                      Date (mm/dd/yyyy)                      Print or Type Name of Signatory

\_\_\_\_\_  
Witness to General Contractor's Signature                      Date (mm/dd/yyyy)                      Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.



# Exhibit 13

GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR CERTIFICATION

Name of Development: Evergreen Apartments
Name of General Contractor: Summit Contractors, Inc.
Name of principal of General Contractor, if applicable: Bob Fleckenstein
Address of General Contractor: 6877 Phillips Industrial Blvd. Jacksonville, FL 32256
Telephone of General Contractor: 904 268-6580
Florida License Number: CBC 001271 Expiration of License 8-31-06

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application...

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification.

Matthew G. Robinson 2-1-05
General Contractor's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory
Diane M. Beal 2-1-05
Witness to General Contractor's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

**Prior Experience Chart  
General Contractor**

Name of Development	Location (City & State)	Development Category New or Rehab./Sub. Rehab.	Development Type garden, high-rise, etc.	Number of Units
Casa De Rosa	Mendota, FL	New Construction	Garden	81
Golden Lakes	Miami, FL	New Construction	Garden	280
Holly Cove	Orange Park, FL	New Construction	Garden	202

As of: 08/24/2005

File # 2005-035C

Development Name: Evergreen Apartments

## 2005 MMRB, SAIL & HC Scoring Summary

As of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
08 - 24 - 2005	66	Y	7.5	\$55,999.97	%	N
Preliminary	65	Y	3.75	\$55,999.97	%	N
NOPSE	65	N	3.75	\$55,999.97	%	N
Final	66	Y	7.5	\$55,999.97	%	N
Final-Ranking	66	Y	7.5	\$55,999.97	%	N

**Scores:**

Item #	Part	Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	III	B	2.a	Optional Features & Amenities	9	9	9	9	9
1S	III	B	2.b	New Construction	9	9	0	0	0
2S	III	B	2.c	Rehabilitation/Substantial Rehabilitation	12	12	12	12	12
2S	III	B	2.d	All Developments Except SRO	12	0	0	0	0
3S	III	B	2.e	SRO Developments	9	9	9	9	9
				Energy Conservation Features					
				Set-Aside Commitments					
4S	III	E	1.b	Total Set-Aside Percentage	3	3	3	3	3
5S	III	E	1.c	Set-Aside Breakdown Chart	5	5	5	5	5
6S	III	E	3	Affordability Period	5	5	5	5	5
				Resident Programs					
7S	III	F	1	Programs for Non-Elderly & Non-Homeless	6	6	6	6	6
7S	III	F	2	Programs for Homeless (SRO & Non-SRO)	6	0	0	0	0
7S	III	F	3	Programs for Elderly	6	0	0	0	0
8S	III	F	4	Programs for All Applicants	8	8	8	8	8
				Local Government Support					
9S	IV		a.	Contributions	5	5	5	5	5
10S	IV		b.	Incentives	4	3	3	4	4

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

Development Name: Evergreen Apartments

File # 2005-035C

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded as Result
10S	The Local Government Verification of Affordable Housing Incentives - Expedited Permitting Process for Affordable Housing form provided in the Application is incomplete because the Ordinance Number, Resolution Number or Citation of Policy, as well as its date of adoption, is not stated. Therefore, zero points were awarded for this incentive.	Preliminary	Final

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	II	B	3	General Contractor Certification Form	The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Bob Fleckerstein, but the form is signed by Matthew G. Robinson. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.	NOPSE	Final
2T	V	D	E		The Applicant stated at Exhibit 9 of the Application that the Limited Partner's interest in the Applicant's entity was 1% and the General Partner's interest was 99%. Page 4 of the Universal Application Instructions states that there cannot be a material change of 33.3% or more in the General Partner of the Applicant. Therefore, unless there is a change to the Limited Partnership structure before the Application is finalized, not more than 33.9571% (1% + 33.29% of the General Partner's interest) could go to the Limited Partner. The Applicant though provided an equity commitment from Raymond James Tax Credit Funds, Inc. which is based on the Investment Limited Partner purchasing 99.99% of the housing credits which is more than the 33.9571% limit. Thus, the equity commitment was not scored firm and was not counted as a source of financing.	NOPSE	Final
3T	V	B		Construction Financing Shortfall	The Application has a construction financing shortfall of \$4,040,079.	NOPSE	Final
4T	V	B		Permanent Financing Shortfall	The Application has a permanent financing shortfall of \$4,040,079.	NOPSE	Final
5T	V	D	Pro Forma	Fee Waiver	The Applicant listed an \$8,000 Hillsborough County loan origination fee waiver as a source of funding during construction and permanent financing. A fee waiver cannot be used as a source (or an expense in the proforma) of funding during construction or permanent financing, therefore it was not counted as a firm commitment.	NOPSE	Final
6T	V	D	Ex 56	Construction and Permanent Loan Financing	The Applicant provided a loan commitment from Neighborhood Lending Partners of West Florida, Inc. The commitment states that a description of the property is	NOPSE	Final

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-035C Development Name: Evergreen Apartments

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
					attached as Exhibit A, however, Exhibit A to the commitment was not provided. Page 77 of the Universal Application Instructions states all attachments to a commitment must be included in order for the commitment to be considered firm. Therefore, the commitment was not scored firm and was not counted as a source of financing.		

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III	A	10.a.(2)(a)	Grocery Store	1.25	0	0	1.25	1.25
2P	III	A	10.a.(2)(b)	Public School	1.25	0	0	1.25	1.25
3P	III	A	10.a.(2)(c)	Medical Facility	1.25	0	0	0	0
4P	III	A	10.a.(2)(d)	Pharmacy	1.25	0	0	0	0
5P	III	A	10.a.(2)(e)	Public Bus Stop or Metro-Rail Stop	1.25	0	0	1.25	1.25
6P	III	A	10.b.	Proximity to Developments on FHC Development Proximity List	3.75	3.75	3.75	3.75	3.75

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

Item #	Reason(s)	Created As Result of	Rescinded as Result of
1P	Surveyor Certification Form was illegible and not able to be scored.	Preliminary	Final
2P	Surveyor Certification Form was illegible and not able to be scored.	Preliminary	Final
5P	Surveyor Certification Form was illegible and not able to be scored.	Preliminary	Final

## 2005 CURE FORM

(Submit a SEPARATE form for EACH reason relative to  
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2005-035C** and pertains to:

Part II Section B Subsection 3 Exhibit No. 13 (if applicable)

The attached information is submitted in response to the 2005 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2005 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. _____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 1T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. _____P	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_ Exhibit \_\_\_\_\_ (if applicable).

Brief Statement of Explanation regarding  
Application 2005 – 035C

Provide a separate brief statement for each Cure or NOAD

In response to a NOPSE, FHFC determined that the "General Contractor or  
Principal of General Contractor" form submitted by Applicant was not acceptable.  
In accordance with the rule Chapter 67-48.004 (6), F.A.C., Applicant hereby  
submits a revised form for consideration. By submission of the foregoing, Applicant  
should be deemed to have met threshold.



**GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR  
CERTIFICATION**

Name of Development: Evergreen Apartments

Name of General Contractor: Summit Contractors, Inc.

Name of principal of General Contractor, if applicable: \_\_\_\_\_

Address of General Contractor: 6877 Phillips Industrial Blvd.  
Jacksonville, FL 32256

Telephone of General Contractor: (904) 268-5500

Florida License Number: CGC001271                      Expiration of License 08/2006  
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

[Signature]                      04-06-2005                      ROBERT L. FLECKENSTEIN  
General Contractor's Signature                      Date (mm/dd/yyyy)                      Print or Type Name of Signatory

S. M. Davis                      04-06-2005                      S. M. Davis  
Witness to General Contractor's Signature                      Date (mm/dd/yyyy)                      Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

# Exhibit 13

**GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR  
CERTIFICATION**

Name of Development: Park Terrace Apartments

Name of General Contractor: Naimisha Construction, Inc.

Name of principal of General Contractor, if applicable: Dilip Barot


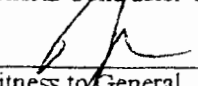
Address of General Contractor: 4243-B Northlake Blvd.  
Palm Beach Gardens, Florida 33410

Telephone of General Contractor: (561) 627-3210

Florida License Number: CBC056068                      Expiration of License 08/2006  
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

 _____ General Contractor's Signature	<u>02/10/05</u> Date (mm/dd/yyyy)	Sanjeev H Mangoli _____ Print or Type Name of Signatory
 _____ Witness to General Contractor's Signature	<u>2/10/2005</u> Date (mm/dd/yyyy)	Jason Larson _____ Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

EXPERIENCE OF THE GENERAL CONTRACTOR  
 NAIMISHA CONSTRUCTION, INC.



Name of Development	Location, City & State	Construction Category	Design Type	Number of Units
Caribbean West FHFC #FL-94-002 FHFC # 93L-050	12140 S.W. 200 <sup>th</sup> Street South Miami Heights, Florida 33177	Substantial Rehabilitation	Garden	102
Eastgate Apartments FHFC #2001-056C	1100 S.E. 43 <sup>rd</sup> Street Gainesville, Florida 32641	New Construction	Garden	140
Marina Del Ray Apartments FHFC #2002-026CS	265 Fathom Loop Beverly Hills, FL 34465	New Construction	Garden	100
Village Crossing (Ika Village Oaks) FHFC #FL-99-011C	501 S.E. 18 <sup>th</sup> Street Gainesville, Florida 32641	Substantial Rehabilitation	Garden	91
Woods of Vero Beach FHFC #FL-99-002 FHFC #FL-2001-505C	2299 10 <sup>th</sup> Road, S.W. Vero Beach, Florida 32960	New Construction	Garden	176
Peacock Run FHFC #FL-2002-522C FHFC # FL-2001-MF-024	5502 East Torino Parkway Port St. Lucie, Florida 34986	New Construction	Garden	264

As of: 08/24/2005

File # 2005-060C

Development Name: Park Terrace Apartments

## 2005 MMRB, SAIL & HC Scoring Summary

As Of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
08 - 24 - 2005	66	Y	7.5	\$51,039.63	%	N
Preliminary	66	N	7.5	\$51,039.63	%	N
NOPSE	61	N	7.5	\$51,039.63	%	N
Final	66	Y	7.5	\$51,039.63	%	N
Final-Ranking	66	Y	7.5	\$51,039.63	%	N

**Scores:**

Item #	Part Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Optional Features &amp; Amenities</b>								
1S	III	B	2 a.	9	9	9	9	9
1S	III	B	2 b.	9	0	0	0	0
2S	III	B	2 c.	12	12	12	12	12
2S	III	B	2 d.	12	0	0	0	0
3S	III	B	2 e.	9	9	9	9	9
<b>Set-Aside Commitments</b>								
4S	III	E	1 b.	3	3	3	3	3
5S	III	E	1 c.	5	5	5	5	5
6S	III	E	3	5	5	5	5	5
<b>Resident Programs</b>								
7S	III	F	1	6	6	6	6	6
7S	III	F	2	6	0	0	0	0
7S	III	F	3	6	0	0	0	0
8S	III	F	4	8	8	8	8	8
<b>Local Government Support</b>								
9S	IV	a.	Contributions	5	5	0	5	5
10S	IV	b.	Incentives	4	4	4	4	4

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-060C Development Name: Park Terrace Apartments

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded as Result
9S	The Applicant submitted a Local Government Verification of Contribution - Grant form reflecting a grant in the amount of \$200,000 as evidence of its only Local Government contribution. At the Development Location line of the form, the Applicant must provide, at a minimum, "the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city." However, the Applicant did not provide the city in which the proposed Development would be located. Therefore, the \$200,000 grant is not considered a Local Government contribution or source of funding.	NOPSE	Final

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	III	C	1	Site Plan Approval	The Applicant failed to provide the required Local Government Verification of Status of Site Plan Approval for Multifamily Developments form.	Preliminary	Final
2T	III	C	4	Zoning	The Applicant failed to provide the required Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form.	Preliminary	Final
3T	II	B	3	General Contractor	The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Robert P. Snow, but the form is signed by Sanjeev H. Mangoli. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.	NOPSE	Final

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III	A	10.a.(2)(a)	Grocery Store	1.25	1.25	1.25	1.25	1.25
2P	III	A	10.a.(2)(b)	Public School	1.25	1.25	1.25	1.25	1.25
3P	III	A	10.a.(2)(c)	Medical Facility	1.25	0	0	0	0
4P	III	A	10.a.(2)(d)	Pharmacy	1.25	0	0	0	0
5P	III	A	10.a.(2)(e)	Public Bus Stop or Metro-Rail Stop	1.25	1.25	1.25	1.25	1.25
6P	III	A	10.b.	Proximity to Developments on FHFC Development Proximity List	3.75	3.75	3.75	3.75	3.75

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-060C

Development Name: Park Terrace Apartments

**Additional Application Comments:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result	Rescinded as Result
1C	IV	A	1(a)(1) ex 43	Local Government Contribution	The Applicant provided a Local Government Verification of Contribution - Grant form reflecting a grant in the amount of \$200,000. This grant is not considered a Local Government contribution or a source of funding. However, the Applicant continues to have sufficient sources to equal or exceed uses.	NOPSE	Final

## 2005 CURE FORM

(Submit a SEPARATE form for EACH reason relative to  
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2005-060C** and pertains to:

Part II Section B Subsection 3 Exhibit No. 13 (if applicable)

The attached information is submitted in response to the 2005 Universal Scoring Summary Report because:

- 1.** Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2005 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. _____S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 3T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. _____P	<input type="checkbox"/>	<input type="checkbox"/>

- 2.** Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_ Exhibit \_\_\_\_\_ (if applicable).



The General Contractor Certification is being resubmitted with the signature of Robert P. Snow per the request of Florida Housing.

**GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR  
CERTIFICATION**

Name of Development: Park Terrace Apartments

Name of General Contractor: Naimisha Construction, Inc.

Name of principal of General Contractor, if applicable: Dilip Barot

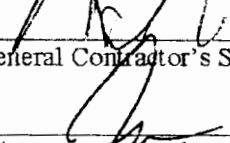
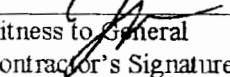
Address of General Contractor: 4243-B Northlake Blvd.  
Palm Beach Gardens, FL 33410

Telephone of General Contractor: (561) 627-3210

Florida License Number: CBC056068      Expiration of License 08/2006  
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

	<u>04/18/2005</u>	<u>Robert P. Snow</u>
General Contractor's Signature	Date (mm/dd/yyyy)	Print or Type Name of Signatory
	<u>04/18/2005</u>	<u>Jason Larson</u>
Witness to General Contractor's Signature	Date (mm/dd/yyyy)	Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

# Exhibit 13

**GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR  
CERTIFICATION**

Name of Development: Townpark at Okcechobee

Name of General Contractor: Finlay Construction, LLC

Name of principal of General Contractor, if applicable: Christopher C. Finlay

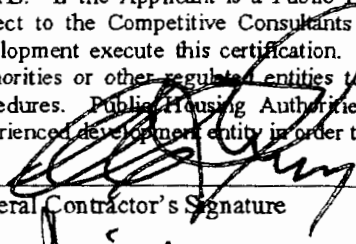
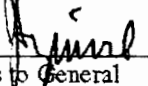
Address of General Contractor: 4300 Marsh Landing Blvd  
Ponte Vedra, FL 32082

Telephone of General Contractor: (904) 280-0000

Florida License Number: CGC 082870      Expiration of License 08/31/2005  
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

	<u>02/15/2005</u>	<u>Christopher C. Finlay</u>
General Contractor's Signature	Date (mm/dd/yyyy)	Print or Type Name of Signatory
	<u>02/15/2005</u>	<u>Jorge A. Aguirre</u>
Witness to General Contractor's Signature	Date (mm/dd/yyyy)	Print or Type Name of Signatory

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.



# FINLAY CONSTRUCTION, LLC

The following is a chart of Finlay Construction, LLC's prior experience in the industry:

<u>Name of Development</u>	<u>Location</u>	<u>Development Category</u>	<u>Development Type</u>	<u>Total # of Units</u>
1) City Parc at West Oaks	Houston, TX	New Construction	Garden	168
2) Southern Grove (Phase I)	Jacksonville, FL	New Construction	Garden	48
3) Brookwood	Saginaw, MI	New Construction	Single-Family	60
4) Main Street Townhomes	Paris, TX	New Construction	Townhomes	76

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005 090CS

Development Name: Townparc at Okeechobee

As of:	Total Points	Met Threshold?	Proximity Tie-Breaker Points	Corporation Funding per Set-Aside Unit	SAIL Request Amount as Percentage of Development Cost	Is SAIL Request Amount Equal to or Greater than 10% of Total Development Cost?
08 - 24 - 2005	66	N	3.75	\$55,264.15	4.18%	N
Preliminary	62	N	0	\$55,264.15	4.18%	N
NOPSE	62	N	0	\$55,264.15	4.18%	N
Final	66	N	3.75	\$55,264.15	4.18%	N
Final-Ranking	66	N	3.75	\$55,264.15	4.18%	N

**Scores:**

Item #	Part	Section	Subsection	Description	Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	III	B	2.a.	Optional Features & Amenities	9	9	9	9	9
1S	III	B	2.b.	New Construction	9	9	0	0	0
2S	III	B	2.c.	Rehabilitation/Substantial Rehabilitation	12	12	12	12	12
2S	III	B	2.d.	All Developments Except SRO	12	0	0	0	0
3S	III	B	2.e.	SRO Developments	9	9	9	9	9
				Energy Conservation Features					
4S	III	E	1.b.	Set-Aside Commitments	3	3	3	3	3
5S	III	E	1.c.	Total Set-Aside Percentage	5	5	5	5	5
6S	III	E	3	Set-Aside Breakdown Chart	5	5	5	5	5
				Affordability Period					
7S	III	F	1	Resident Programs	6	6	6	6	6
7S	III	F	2	Programs for Non-Elderly & Non-Homeless	6	0	0	0	0
7S	III	F	3	Programs for Homeless (SRO & Non-SRO)	6	0	0	0	0
8S	III	F	4	Programs for Elderly	8	8	8	8	8
				Programs for All Applicants					
9S	IV		a.	Local Government Support	5	5	5	5	5
10S	IV		b.	Contributions	4	4	4	4	4
				Incentives					

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-090CS Development Name: Townparc at Okeschobee

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded as Result
10S	The Local Government Verification of Affordable Housing Incentives forms provided by the Applicant are not completed and not signed. Therefore, zero points were awarded.	Preliminary	Final

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1T	III	C	1	Site Plan Approval	The Applicant failed to provide a completed and executed Local Government Verification of Status of Site Plan Approval for Multifamily Developments form.	Preliminary	Final
2T	III	C	2	Site Control	The Applicant failed to provide a contract that meets the requirements of a qualified contract as stated in the Universal Application Instructions. The document submitted by the Applicant is an incomplete, unsigned, and undated Agreement for Purchase and Sale that appears to be a draft.	Preliminary	Final
3T	III	C	2	Site Control	The Applicant provided a 1/16/05 Assignment and Assumption of Agreement of Sale. This document purports to assign to the Applicant all right, title and interest in and to a 2/16/05 Purchase and Sale Agreement (as amended) between Frank Altobello, Trustee, et al, and Finlay Acquisitions, LLC. The Applicant has not provided a copy of a complete and executed 2/16/05 Purchase and Sale Agreement nor any amendments thereto.	Preliminary	Final
4T	III	C	3.a.	Availability of Electricity	The Applicant failed to provide a completed and executed Verification of Availability of Infrastructure - Electricity form.	Preliminary	Final
5T	III	C	3.d.	Availability of Roads	The Applicant failed to provide a completed and executed Verification of Availability of Infrastructure - Roads form.	Preliminary	Final
6T	III	C	4	Zoning	The Applicant failed to provide a completed and executed Local Government Verification that Development is consistent with Zoning and Land Use Regulations form.	Preliminary	Final
7T	III	C	5	Environmental Safety	The Applicant failed to provide a completed and executed Verification of Environmental Safety Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety Phase II Environmental Site Assessment form.	Preliminary	Final
8T	II	A	3	Developer	The Applicant failed to provide for the Developer entity a list of the member(s), and the officers, directors, members and shareholders of majority-in-interest or elected managing member(s) as of the Application Deadline as required at Part II.A.3. of the Universal Application Instructions. The list must include warrant holders and/or option holders of the proposed Development.	NOPSE	Final
9T	II	B	2.b.	Management Agent	The Applicant failed to provide the following required information for each listed	NOPSE	Final

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-090CS

Development Name: Townparc at Okeechobee

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
10T	II	B	3.a.	General Contractor	property on the Management Agent Prior Experience Chart: 1) currently or formerly managing and, 2) the length of time managing. The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. The Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Bruce James Moffat, but the form is signed by Christopher C. Finlay. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.	NOPSE	Final
11T	II	B	3.a.	General Contractor	The General Contractor's Prior Experience Chart provided is for Finlay Construction, LLC, not for Bruce James Moffat, DBA Finlay Properties, Inc, whose General Contractor's license number was provided on the General Contractor Certification Form.	NOPSE	Final
12T	II	B	3.a.	General Contractor	The person that signs the General Contractor or Principal of General Contractor Certification form must be the same person that the Florida license number stated on the form was assigned to. As a cure for item 10T, the Applicant submitted a General Contractor or Principal of General Contractor Certification form with a Florida license number that is assigned to Robert Louis Fleckenstein, but the form is signed by Paul Sowders. The form has the incorrect signatory for the Florida license number provided and, therefore, is not acceptable.	Final	
13T	II	B	3.a.	General Contractor	The General Contractor Prior Experience Chart, provided with the Applicant's cure, represents the experience of Paul Sowders, the person who signed the General Contractor or Principal Contractor Certification Form. The requirement is that the General Contractor Prior Experience Chart represent the experience of the licensed General Contractor that signed the General Contractor or Principal Contractor Certification Form. As the Florida license number provided on the General Contractor Certification form was not assigned to Paul Sowders, it cannot be determined that the Prior Experience Chart provided reflects the experience of a properly licensed General Contractor. As such, it cannot be accepted.	Final	
14T	III	C	2	Site Control	The Applicant provided a copy of an Assignment and Assumption of Agreement of Sale (Assignment) dated 15th day of April, 2005 in an attempt to cure the deficiency identified in Item 21. The Assignment provided is not properly executed. Finlay Interest 35, LLC executed the Assignment as the general partner of the Applicant (i.e., the limited partnership: Finlay Interests 35, Ltd.). However, the organizational structure of the Applicant noted the managing general partner as Finlay Interests GP 35, Ltd. With the Agreement for Purchase and Sale not being in the Applicant's	Final	Final Ranking



## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

Development Name: Townpark at Okeechobee

File # 2005-090CS

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
15T	III	C	2	Site Control	The Assignment and Assumption of Agreement of Sale references an Agreement for Purchase and Sale dated April 15, 2005. However, the Agreement for Purchase and Sale provided by the Applicant has an effective date of February 15, 2005. No Agreement for Purchase and Sale with an effective date of April 15, 2005 has been provided.	Final	Final Ranking

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Available	Preliminary	NOPSE	Final	Final Ranking
1P	III	A	10.a.(2)(a)	Grocery Store	1.25	0	0	0	0
2P	III	A	10.a.(2)(b)	Public School	1.25	0	0	0	0
3P	III	A	10.a.(2)(c)	Medical Facility	1.25	0	0	0	0
4P	III	A	10.a.(2)(d)	Pharmacy	1.25	0	0	0	0
5P	III	A	10.a.(2)(e)	Public Bus Stop or Metro-Rail Stop	1.25	0	0	0	0
6P	III	A	10.b.	Proximity to Developments on FHFC Development Proximity List	3.75	0	0	3.75	3.75

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

Item #	Reason(s)	Created As Result of	Rescinded as Result of
1P	Applicant did not provide a completed Surveyor Certification Form.	Preliminary	Final
1P	Applicant did not provide required sketches.	Preliminary	Final
1P	Applicants are to provide the latitude/longitude coordinates for an exterior public entrance to the service. The sketch provided in an attempt to cure Item 1P appears to show a point that is not on a public entrance doorway threshold.	Final	
2P	Applicant did not provide a completed Surveyor Certification Form.	Preliminary	Final
2P	Applicant did not provide required sketches.	Preliminary	Final
2P	Applicants are to provide the latitude/longitude coordinates for an exterior public entrance to the service. The sketch provided in an attempt to cure Item 2P appears to show a point that is not on a public entrance doorway threshold.	Final	
3P	Applicant did not provide a completed Surveyor Certification Form.	Preliminary	Final
3P	Applicant did not provide required sketches.	Preliminary	Final
4P	Applicants are to provide the latitude/longitude coordinates for an exterior public entrance to the service. The sketch provided appears to show a point that	Final	

## 2005 MMRB, SAIL & HC Scoring Summary

As of: 08/24/2005

File # 2005-090CS      Development Name: Townparc at Okeechobee

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

Item #	Reason(s)	Created As Result of	Rescinded as Result of
4P	is not on a public entrance doorway threshold.		
6P	Applicant did not provide a completed Surveyor Certification Form.	Preliminary	Final

**Additional Application Comments:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created As Result of	Rescinded as Result of
1C	III	A	10.b.	Proximity	During the Preliminary phase of the Application process, the Applicant sought points for the Grocery Store, Public School and Medical Facility. As part of the Cure, the Applicant modified those choices to include Pharmacy instead of Medical Facility.	Final	

## 2005 CURE FORM

(Submit a SEPARATE form for EACH reason relative to  
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2005-090CS** and pertains to:

Part II Section B Subsection 3.a Exhibit No. 13 (if applicable)

The attached information is submitted in response to the 2005 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2005 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. <u>  </u> S	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. <u>11</u> T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. <u>  </u> P	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part        Section        Subsection        Exhibit        (if applicable).

Brief Statement of Explanation regarding  
Application 2005 – 090CS

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

**The Applicant is providing a completed and executed General Contractor Certification form and the corrected Prior Experience Chart. Therefore, the meets this threshold requirement.**

GENERAL CONTRACTOR OR PRINCIPAL OF GENERAL CONTRACTOR CERTIFICATION

Name of Development: Townsquare at Olcesebooc
Name of General Contractor: Summit Contractors, Inc
Name of principal of General Contractor, if applicable:
Address of General Contractor: 6877 Phillips Industrial Boulevard
Jacksonville, FL 32256
Telephone of General Contractor: 904-262-5500
Florida License Number: CG 0001271 Expiration of License 08/31/06
Date (mm/yyyy)

I certify that I am a General Contractor as defined by Rules 67-21 and/or 67-48, F.A.C., and licensed in the State of Florida with the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application and that I have been the General Contractor on at least two completed developments of similar development category and development type, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart, and that I am knowledgeable of all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments and other legislation, regulations, rules and other related requirements which apply or could apply to the proposed Development. In recognition and support of the implementation of Florida's welfare reform legislation, I certify my willingness to encourage the hiring of welfare-to-work or self-sufficiency type program participants in the construction of the proposed Development, and to provide such substantiating documentation regarding the incorporation of such program participants in the work force as may be requested by the servicing agent in conjunction with construction loan draw disbursements. I further certify my willingness and intention to enter into good faith negotiations or participate in a bidding process with the Applicant to act as the General Contractor for this proposed Development and that the information provided above is true and correct.

NOTE: If the Applicant is a Public Housing Authority with prior development experience, or is otherwise subject to the Competitive Consultants Negotiations Act, it may have the General Contractor from a prior development execute this certification. The intent of this provision is to allow experienced Public Housing Authorities or other regulated entities to have an opportunity to meet threshold without violation of bidding procedures. Public Housing Authorities without prior development experience must joint venture with an experienced development entity in order to participate in this funding cycle.

General Contractor's Signature: [Signature] Date (mm/dd/yyyy): 02/14/05 Print or Type Name of Signatory: PAUL SOWDERS
Witness to General Contractor's Signature: [Signature] Date (mm/dd/yyyy): 02/14/05 Print or Type Name of Signatory: Jody Burgett

If this certification contains corrections or 'white-out', or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

TAX CREDIT PROJECTS

4/10/2003

NAME OF PROJECT	Location	Development Category	Development Style	DEVELOPMENT TYPE	Number of Units
Alexander Crossing Apartments	Loganville, GA	New Construction	Multi-Family Apartments	Townhouses	240
Alexander Mills Apartments	Lawrenceville, GA	New Construction	Multi-Family Apartments	Garden Style	224
Alexander Ridge	Canton, GA	New Construction	Multi-Family Apartments	Garden Style	272
Amber Pointe Apartments	Lithonia, GA	New Construction	Multi-Family Apartments	Garden Style	282
Bridgewater Place Apartments	Pritchard, AL	New Construction	Multi-Family Apartments	Garden Style	24
Cambridge Heights Apartments	Oakland Park, FL	New Construction	Multi-Family Apartments	Mid-Rise with elevator	343
Cottonwood Apartments	Buckhannon, WV	New Construction	Multi-Family Apartments	Garden Style	49
Emerald Pointe	Gerfing, NE	New Construction	Multi-Family Apartments	Garden Style	49
Glenshire Court	Dayton, TN	New Construction	Multi-Family Apartments	Garden Style	64
Green Crest Apartments	Glenpool, OK	New Construction	Multi-Family Apartments	Garden Style	48
Hunter's Chase	Houston, TX	New Construction	Multi-Family Apartments	Garden Style	192
Jacobs Crossing	Thomasville, GA	New Construction	Multi-Family Apartments	Garden Style	112
Kensington Court	Crossville, TN	New Construction	Multi-Family Apartments	Garden Style	64
Lakewood Terrace Apartments	Kansas City, MO	New Construction	Multi-Family Apartments	Garden Style	192
Madison Meadows	Belfon, MO	New Construction	Multi-Family Apartments	Garden Style	162
Madison Ridge	Statesboro, GA	New Construction	Multi-Family Apartments	Garden Style	120
Maple Terrace Apartments	Dixon, TN	New Construction	Multi-Family Apartments	Garden Style	80
Meadows of Millan	Phillipi, WV	New Construction	Multi-Family Apartments	Garden Style	49
Northside Apartments	Millen, TN	New Construction	Multi-Family Apartments	Garden Style	48
Orchard Park Apartments	Ruskin, FL	New Construction	Multi-Family Apartments	Garden Style	96
Plimacke At Abby Park	West Palm Beach, FL	New Construction	Multi-Family Apartments	Garden Style	84
Regency Cedar Estates	River Falls, WI	New Construction	Multi-Family Apartments	Garden Style	160
Regency Apartments	Pompano Beach, FL	New Construction	Multi-Family Apartments	Garden Style	48
Riverbrook Apartments	Brownsville, TN	New Construction	Multi-Family Apartments	Garden Style	94
Saddlebrook Apartments	West Palm Beach, FL	New Construction	Multi-Family Apartments	Garden Style	48
South Glen Village	Minot, ND	New Construction	Multi-Family Apartments	Duplex/Quad	230
Springs At Bloomingdale	Brandon, FL	New Construction	Multi-Family Apartments	Duplex/Quad	48
Springs At Braden	Bradenton, FL	New Construction	Multi-Family Apartments	Garden Style	247
Stonebridge Apartments	Jacksonville, IL	New Construction	Multi-Family Apartments	Garden Style	68
Summit Place Apartments	Bloomf, MS	New Construction	Multi-Family Apartments	Garden Style	60
Tabor Ranch Apartments	North Platte, NE	New Construction	Multi-Family Apartments	Garden Style	48
Teller Village	Oak Ridge, TN	New Construction	Multi-Family Apartments	Duplex/Quad	49
The Gables of Maumelle	Maumelle, AR	New Construction	Multi-Family Apartments	Garden Style	80
					120

TAX CREDIT PROJECTS

4/18/2005

NAME OF PROJECT	Location	Development Category	Development Style	DEVELOPMENT TYPE	Number of Units
The Greens At Pebble Creek	Mustang, OK	New Construction	Multi-Family Apartments	Garden Style	90
The Meadows	West Memphis, AR	New Construction	Multi-Family Apartments	Garden Style	120
Trié Meridan	Hollywood, FL	New Construction	Multi-Family Apartments	Garden Style	160
Village At Mendoza	Mendota, CA	New Construction	Multi-Family Apartments	Garden Style	81
Villas of Cordoba	Austin, TX	New Construction	Multi-Family Apartments	Duplex/Quad	156
Washington Square Apartments	Chowchilla, CA	New Construction	Multi-Family Apartments	Garden Style	57
West Oaks Apartments	Houston, TX	New Construction	Multi-Family Apartments	Garden Style	188
Willow Creek Apartments	Northport, FL	New Construction	Multi-Family Apartments	Garden Style	120
Willow Creek II	Northport, FL	New Construction	Multi-Family Apartments	Garden Style	104