

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

ST. MARTINS PL, LTD.,

Petitioner,

v.

CASE NO.: 2012-034UC
FHFC Application No. 2011-069CH

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

AMENDED PETITION FOR INFORMAL ADMINISTRATIVE PROCEEDINGS

Pursuant to Sections 120.569 and 120.57(2), Fla. Stat., and Rules 28-106.201 and 67-48.005(5), Fla. Admin. Code, Petitioner ST. MARTINS PL, LTD. hereby amends its request for an informal administrative proceeding on Florida Housing Finance Corporation's ("FHFC" or "Florida Housing") proposed determination that St. Martins' application for federal low income housing tax credits ("Housing Credits" or "HC") and a HOME loan, Application No. 2011-069CH, in the Year 2011 Universal Application cycle, is ineligible for funding, as reflected in the final rankings issued by the Florida Housing on June 8, 2012 (received by St. Martins on June 11, 2012). St. Martins' original Petition in this regard was timely filed on June 29, 2012. In support of this Amended Petition, St. Martins states as follows:

Parties

1. The agency affected is the Florida Housing Finance Corporation ("FHFC"), 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. FHFC has assigned Application No. 2011-069CH to this matter.

2. The Petitioner is ST. MARTINS PL, LTD. ("St. Martins") whose business address is 150 SE 2nd Avenue, Suite 1302, Miami, Florida 33131. For purposes of this proceeding, St.

Martins' address is that of its undersigned attorney, M. Christopher Bryant, Oertel, Fernandez, Bryant & Atkinson, P.A., 301 S. Bronough Street, 5th Floor, Tallahassee, Florida 32301 (P. O. Box 1110, Tallahassee, Florida 32302-1110), Telephone: (850) 521-0700, Facsimile: (850) 521-0720.

Substantial Interests Affected

3. St. Martins has proposed the construction of a 94-unit homeless development in Miami-Dade County, Florida to be known as St. Martins Place. St. Martins has proposed to set aside 10% of the units for residents making 28% or less of Area Median Income ("AMI") with the remaining 90% of the units for residents making 60% or less of AMI. St. Martins has projected its total development costs to be \$27.8 million. St. Martins proposes to finance a portion of these development costs with a HOME loan of \$4.7 million; and with an annual allocation of \$2,561,000.00 in Housing Credits, which allocation is projected to generate over \$22.5 million in permanent financing. Both the HOME loan and the Housing Credits are awarded by FHFC through a competitive process.

4. As explained more fully in this Petition, St. Martins' substantial interests are affected by FHFC's apparent determination that St. Martins is ineligible for Housing Credits and a HOME loan. Without the Housing Credits and HOME loan, St. Martins will be unable to construct the proposed development and lease units to low income tenants. St. Martins' application achieved the maximum score of 79 points, and received 6.0 Ability to Proceed Tie-Breaker Points and 35.5 Proximity Tie-Breaker Points, and was the highest scoring Homeless application, so it would have been funded but for the apparent determination of ineligibility. As explained more fully in this Amended Petition, Florida Housing has also determined that a

different Applicant, with a lower Proximity Tie-Breaker score, should be funded even if St. Martins is eligible, but that determination is not supported by facts or law.

Background

5. FHFC allocates several forms of financing for affordable housing, including federal low income housing tax credits (“Housing Credits”) and HOME Investment Partnerships (“HOME”) loans. Applicants compete for the award of these forms of financing, which provide more favorable financing terms than would be available through conventional financing sources. In exchange for the receipt of such financing from FHFC, applicants enter into long-term agreements to set aside all or a portion of the residential units within such developments to low income residents, and, depending on the requirements of the particular program, may also be required to limit the rents charged to such residents.

6. Both of the above-named forms of financing (Housing Credits and HOME loans) were combined into a single “Universal Application Cycle” for 2011. Financing for these programs is sought through the use of a joint Universal Application form. HOME and Housing Credit applicants are subject to FHFC Rule Chapter 67-48, Fla. Admin. Code. The Universal Application form is incorporated by reference into FHFC’s rules, as are exhibit forms to be used with the applications, and a 154-page document entitled Universal Application Instructions, designated UA1016 (revised 2-11).

7. Applicants in the Universal Application Cycle are scored on the various components of their applications, such as development features and amenities, greater numbers of units set aside, resident programs, and local government support. The maximum score that can be assigned to a Universal Application is 79 points. Applicants must meet certain threshold

requirements in order to be even potentially eligible to receive FHFC financing. There is, technically, no minimum score that all applicants for Housing Credits and HOME must achieve to be considered for funding, although a score of 72 is, for all practical purposes, a minimum score below which no for-profit Applicant could receive funding.

8. FHFC has also established a series of “tie-breakers” to be utilized in choosing among applications meeting threshold which have equal scores. One of these tie-breakers is the assignment of points for proximity of the proposed development to services that would be of benefit to the development’s tenants, such as grocery stores, medical facilities, public schools, and public transit services (rail or bus). A total of 37 Proximity Tie-Breaker Points are available, and, generally, an Applicant must receive at least 20 such points to be considered for funding.

St. Martins Place Application

9. St. Martins timely submitted its 2011 Universal Cycle application to FHFC by December 6, 2011. FHFC preliminarily reviewed and scored the 2011 Universal Application Cycle applications, including St. Martins. On or about January 19, 2012, FHFC notified all applicants of the preliminary threshold responsiveness, scoring, and tie-breaker score determinations on their applications. FHFC informed St. Martins that its application did not meet all of the required “threshold” responsiveness requirements; the threshold failure concerned identifying all of the Principals involved in the development. FHFC also informed St. Martins that its score would be 79 points, and that it would receive 6.0 “Ability to Proceed” tie-breaker points and 35.5 “Proximity” tie-breaker points.

10. Pursuant to Rule 67-48.004(6), Fla. Admin. Code, St. Martins took the opportunity to provide additional documentation to FHFC to properly identify the Principals

involved in the ownership and management structure of the Applicant, resolving the threshold failure issue. This additional documentation is generally referred to as a “cure.”

11. On or about March 27, 2012, FHFC released “final” Universal Scoring Summaries for all applicants. (Although designated “final,” the scoring summaries are accompanied by points of entry to request formal or informal administrative hearings.) FHFC’s final Universal Scoring Summary for St. Martins, which was received by St. Martins via overnight delivery on or about March 28, 2012, is attached hereto as Exhibit “A”. The final scoring summary rescinded the earlier-cited threshold failure relating to the identity of Principals. The final scoring summary maintained St. Martins’ score of 79 points, 6.0 Ability to Proceed Tie-Breaker points, and 35.5 Proximity Tie-Breaker points.

Funding Priorities and Competing Homeless Applicants

12. For the 2011 Universal Cycle, FHFC established funding priorities for proposed developments targeted to particular demographic, geographic, or public policy goals, to include at least:

- * Two (2) Florida Keys Area Developments;
- * One (1) Public Housing Revitalization Development;
- * Three (3) Transportation Oriented Developments;
- * One (1) Rural Development Preservation Development;
- * Developments participating in the Preservation set-aside of 35% of the Total Housing Credit Allocation Authority;
- * One (1) Elderly Development;
- * One (1) Homeless Development;
- * Developments in the Non-Preservation Set-Aside; and
- * Developments to meet a 15 percent Non-Profit Goal.

13. In the 2011 Universal Cycle, five applicants, including St. Martins, applied for funding as Homeless developments. Of those five applicants, three ultimately met all applicable

threshold requirements. Those applicants were St. Martins Place, Amistad (2011-064CH), and Sugar Mill Woods (2011-134CH). All three received a score of 79 points. Copies of the Amistad and Sugar Mill Woods Scoring Summary Reports dated March 27, 2012, are attached hereto as Exhibits “B” and “C,” respectively. Neither St. Martins Place, Amistad, nor Sugar Mill Woods filed any challenges to their scores, Ability to Proceed Scores, or Proximity Tie-Breaker Scores, as reflected in their respective March 27, 2012 Scoring Summary Reports.

14. The two Homeless Applicants who did not meet all applicable threshold requirements, Lakeshore Oaks (2011-088C) and Osprey Apartments (2011-086CH), did not attempt to cure their threshold deficiencies (or any other deficiencies), and thus effectively withdrew their applications from consideration for funding.

15. Florida Housing’s Universal Application Instructions established a series of tie-breakers to rank order tied applicants. The first three tie-breakers are, in order, the “leveraging” classification of the competing applications into Group A or Group B; the Applicants’ Ability to Proceed Tie-Breaker scores; and the Applicants’ Proximity Tie-Breaker scores. St. Martins Place, Amistad, and Sugar Mill Woods were all categorized as Group A applicants, so all remained competitive and moved on to consideration of the next tie-breaker.

16. For the next tie-breaker, St. Martins Place and Amistad each received the maximum 6.0 Ability to Proceed Tie-Breaker points, but Sugar Mill Woods only received 5.5, effectively eliminating it from further competition for the Homeless set-aside. As their Proximity Tie-Breaker scores, St. Martins Place received a 35.5, and Amistad received a 35.25.

17. Florida Housing has adopted by rule its Universal Application Instructions. The Instructions include a section entitled Ranking and Selection Criteria for Applications

Requesting Competitive HC. Both St. Martins and Amistad requested Competitive HC, as did the other three applicants for Homeless developments; in fact, Florida Housing required Applicants for Homeless developments to apply for both Competitive HC and HOME. Florida Housing did not include in its Instructions, or anywhere else in its rules, different ranking and selection criteria for Applicants seeking both Competitive HC and HOME.

18. The Ranking and Selection Criteria included a section entitled “Option 1 Tie-Breakers.” See, Instructions at pages 113-114. This section explained the factors and criteria “To determine the highest ranking Application(s) that will be considered for funding to meet the Florida Keys, TOD [Transportation Oriented Development], Elderly, Homeless, and Non-Profit Developments Goals...” (emphasis added). The Instructions state that, for such determinations, “all eligible unfunded applications that qualify for each Goal will be sorted first on the total score and then Option 1 Tie-Breakers listed below.”

19. The “Option 1 Tie-Breakers listed below” are, in order:

- (1) Leveraging
- (2) Ability to Proceed
- (3) Proximity
- (4) Rental Assistance
- (5) Florida General Contractor
- (6) Lottery

Amistad and St. Martins would have remained tied after application of the Leveraging and Ability to Proceed Tie-Breakers. In applying the Proximity Tie-Breaker, St. Martins should have prevailed, because its Proximity Tie-Breaker score of 35.5 was higher than Amistad’s score of

35.25 points.

20. At its meeting on June 8, 2012, the Board of Directors of Florida Housing approved “final rankings” for the invitation of applicants into credit underwriting, the next step in the Development funding process. The proposed final rankings that are presented to the Board are not made available to Applicants or to the public in advance of the Board meeting, and are only distributed after the Board approves the final rankings.

21. The final rankings released after Board action are printed on a document titled 2011 Universal Application Cycle Ranked Order, dated June 8, 2012, copy attached hereto as Exhibit “D.” The June 8 rankings, at page 2 of 8, identify as the Homeless development to receive funding Application 2011-064CH, Amistad. The final ranking identifies by “Y” (yes) and “N” (no) designations, that it is an “eligible” applicant, that it was not withdrawn, and that it met threshold. The final ranking also shows Amistad’s score as 79 points, its Proximity points as 35.25, and its Ability to Proceed points as 6.

22. The final rankings list St. Martins Place in the “Ineligible Applications” section of the Ranked Order list, on page 6 of 8. The list, again through Y and N designations, that St. Martins Place is not eligible, was not withdrawn, and met threshold. It also shows St. Martins Place as having a Score of 79, a Proximity Tie-Breaker score of 35.5, and Ability to Proceed Tie-Breaker score of 6.0.

23. There were 88 Applications listed as “ineligible” on the final rankings issued June 8, 2012. Ten of those applications were Applicants that share certain Principals with St. Martins; as explained briefly in this Amended Petition, some of those ten applications (but not St. Martins) are the subject of an Administrative Complaint served by Florida Housing in June 2012.

Of those ten applications that include St. Martins and Applications affiliated with it, four met Florida Housing's threshold requirements, had not been voluntarily withdrawn by the respective Applicants, and had scores that would otherwise entitle them to be eligible for funding or potential funding. The other 84 Applications listed as ineligible either failed threshold, were voluntarily withdrawn by the Applicants, or did not achieve a sufficient Application score or Proximity Tie-Breaker score to be eligible for further consideration. Stated another way, of the 88 Applications on the ineligible list, only St. Martins and three Applications affiliated with it were actually eligible for funding consideration under Florida Housing's rules, but were disqualified. The remaining 84 applications were truly ineligible, based on threshold failures, low application scores, or low Proximity Tie-Breaker scores.

24. Florida Housing also posted on its website a Final Ranking Scoring Summary Report for each applicant. For St. Martins Place, Florida Housing repeated its status of meeting threshold, and achieving a Score of 79.00, with 6.0 Ability of Proceed Tie-Breaker Points, and 35.5 Proximity Tie-Breaker Points. The June 8 Scoring Summary Report provides no indication that St. Martins Place is ineligible, or offers any explanation or rationale for the ranking of Amistad instead of St. Martins Place. A copy of St. Martins Place June 8, 2012, Scoring Summary Report is attached at Exhibit "E."

25. Florida Housing also posted a June 8, 2012, Scoring Summary Report for Amistad. This report confirmed that Amistad, with a score of 79.00, 6.0 Ability to Proceed Tie-Breaker points, and 35.25 Proximity Tie-Breaker points, should not have been ranked for funding ahead of St. Martins Place. Amistad's June 8, 2012 Scoring Summary Report is attached hereto as Exhibit "F."

Florida Housing's Reasons for Ineligibility and Ranking, and St. Martins Response

26. During the week of August 13, 2012, undersigned counsel took the deposition of FHFC Executive Director Stephen Auger. Based on Mr. Auger's deposition, St. Martins has learned the basis for Florida Housing declaring St. Martins' "ineligible," and for selecting Amistad for funding despite Amistad having a lower Proximity Tie-Breaker Score than St. Martins. The stated reason for declaring St. Martins "ineligible" is its affiliation with certain other persons and entities whom Florida Housing contends engaged in fraud or misrepresentation during the application process, in alleged violation of FHFC Rule 67-48.004(12) (and, according to Mr. Auger, possibly Rule 67-48.004(13) and applicable statutes.)

27. In addition, St. Martins has learned that Florida Housing contends the Amistad development should be funded instead of St. Martins because of the alleged requirement of Rule 67-48.014(2), Fla. Admin. Code. This rule states that Florida Housing shall utilize at least 15 percent of the HOME allocation for Community Housing Development Organizations ("CHDOs") "pursuant to 24 CFR Part 92." Florida Housing asserts that the applicant for the proposed Amistad development is a CHDO.

28. St. Martins disputes that the "disqualification rule" applies to this situation, at least at this time. Rule 67-48.004(12) states, in relevant part:

(12) If the Board determines that any Applicant or any Affiliate of an Applicant:

- (a) Has engaged in fraudulent action;
- (b) Has materially misrepresented information to the Corporation regarding any post or present Application or Development;...

the Applicant and any of the Applicant's Affiliates will be ineligible for funding or allocation in any program administered by the Corporation for a period of up to two (2) years, which will begin from the date the Board makes such determination. Such determination shall be either pursuant to a proceeding conducted pursuant to Sections 120.569 and 120.57, F.S., or as a result of a finding by a court of competent jurisdiction.

(Emphasis added.)

29. Florida Housing's factual basis for invoking the disqualification rule relates to the designation by certain other applicants (not St. Martins) in the 2011 Cycle of a particular grocery store for purposes of achieving Proximity Tie-Breaker Points. The persons or entities involved with those other applicants may be sufficiently related to St. Martins so as to be considered "Affiliates," as defined in Florida Housing Rule 67-48.002(5). However, the quoted disqualification rule requires that a determination by the Board of fraud or misrepresentation can only be made "pursuant to" (i.e., through the use of) administrative and judicial proceedings. There have, to date, been no administrative or judicial proceedings resulting in a determination that fraud or misrepresentation occurred.

30. Florida Housing had prepared an Administrative Complaint against these other persons and entities (not including St. Martins), with a date of June 6, 2012, but the record of the Board's meeting on June 8, 2012, at which it approved final rankings declaring St. Martins ineligible, does not reflect that the Board in fact made any determination that would trigger ineligibility of St. Martins. Further, while administrative proceedings have commenced against those other applicants and entities (not including St. Martins) based on the Administrative Complaint and, now, an Amended Administrative Complaint, those proceedings have not been concluded. Thus, there is no basis for the Board to have made any final determination that either

the entities or persons implicated in the Administrative Complaint should be disqualified, or that alleged Affiliates of such persons, such as St. Martins, should be disqualified.

31. Apart from the disqualification, Mr. Auger's other justification for selecting the Amistad development instead of St. Martins for the receipt of HOME funding is the Amistad developer's alleged status as a CHDO. But the facts and applicable law do not support a determination that Amistad should have been selected as the sole HOME-funded development. Documents produced during discovery demonstrate that, at the time the Board approved final rankings on June 8, 2012, the co-developer of the Amistad development upon whom the applicant relies for its status as a CHDO was, in fact, not a certified CHDO. The Amistad application identified Carrfour Supportive Housing, Inc., ("Carrfour") as the non-profit co-developer of the Amistad in order to achieve CHDO status. However, Florida Housing's certification of Carrfour as a CHDO expired on May 31, 2012, and Carrfour did not timely complete recertification as a CHDO so as to remain continuously certified. Carrfour subsequently completed the recertification process, which recertification was issued by FHFC effective July 31, 2012. However, at the time the Board approved final rankings to select Amistad based on Carrfour's CHDO status, Carrfour was not a certified CHDO, and there thus was no factual basis for the priority selection of Amistad over St. Martins.

32. Further, even if Carrfour had been certified as a CHDO at the time of Board action, Amistad's receipt of HOME funding cannot satisfy the 15% CHDO reservation provision for a least two reasons. First, under applicable federal regulations, HOME funds provided to a CHDO "must be provided to a [CHDO], its subsidiary, or a partnership of which it or its subsidiary is the managing general partner." 24 CFR Section 92.300(a)(1). A CHDO must be

the managing partner of an entity in order to qualify the entity as a CHDO. The documentation included with Amistad's application demonstrates only that there are two co-developers for the project: Carrfour Supportive Housing, Inc., which was at the time of application certified as a CHDO, and Pinnacle Housing Group, LLC, a for-profit entity which was not a CHDO. Carrfour Supportive Housing, Inc. is not designated as the "managing general partner." The Amistad development has no single development entity for which a CHDO is the "managing general partner."

33. In addition, under Florida Housing's rules, the CHDO must be the Applicant for the development. Florida Housing's Universal Application form is adopted by reference into Florida Housing's rules. In the section of the form seeking information about the Applicant, the form asks:

5. If applying for HOME: Is the Applicant applying as a Community Housing Development Organization (CHDO)?

_____ Yes _____ No

If "Yes," state CHDO Name: _____ and provide the required information behind the tab labeled "Exhibit 9-A."

Application Form UA1016 (Rev. 2-11) at Part II.A.5, page 4 (emphasis added). At this portion of its Application, the Applicant for the Amistad development (Amistad Apartments, Ltd.) indicated "Yes" (i.e., the Applicant was applying as a CHDO), and identified the CHDO as Carrfour Supportive Housing, Inc.

34. However, in the exhibits accompanying its Application, Amistad identified the "Applicant" as Amistad Apartments, Ltd. The structure of the Applicant entity consisted of

PHG-Amistad, LLC, as the Managing General Partner of the Applicant, with a 0.003% ownership interest; C4 Amistad, LLC, as a “Co-General Partner,” with a 0.007% ownership interest; and Michael D. Wohl as the “Initial Retiring Limited Partner,” with a 99.99% interest. Carrfour Supportive Housing, Inc., the designated CHDO, has no role in the Applicant entity whatsoever. Carrfour’s only role is as a co-developer. The Developer and the Applicant are different entities, and perform different functions in a Florida Housing-financed development.

35. Florida Housing has also taken the position that it must reserve at least 15% of its HOME allocation for CHDOs each year in order to comply with federal requirements for use of HOME funding. Florida Housing’s rule on CHDO funding, Rule 67-48.014(2), specifically states that the 15% CHDO reservation requirement is “pursuant to 24 CFR Part 92.” HUD has issued a guidance document designated “NOTICE: CPD 07-06,” entitled “Commitment, CHDO Reservation, and Expenditure Deadline Requirements for the HOME Program.” In this document, HUD states that compliance with the 15% CHDO reservation requirement is determined by evaluating a Participating Jurisdiction’s (here, Florida Housing’s) cumulative reservation requirement from program inception through the reservation deadline for any given year. “Program inception” means the year Florida Housing first began receiving HOME funds, which was 1992.

36. Since 1992, Florida Housing has received authorization of HOME funds from HUD totaling \$397 MM, through fiscal year 2011. (Its 2011 allocation amount, which includes the amount that would be distributed in the 2011 cycle, was just over \$20 million.) Since 1992, Florida Housing has reserved over \$109 million, or more than 27%, for CHDOs; and has actually disbursed over \$107 million of that reserved amount to CHDOs. Thus, Florida Housing has far

exceeded, on a cumulative basis, the 15% CHDO reservation requirement of federal regulations.

37. Looked at another way, Florida Housing's cumulative CHDO reservation requirement, since inception of the program, according to documents produced by Florida Housing in this case, was \$72.9 million. As noted, Florida Housing has already reserved and disbursed in that time over \$107 million in HOME funds to CHDOs, or \$34 million more than required. Florida Housing's HOME authorization for 2011 was \$20.1 million, so its 15% CHDO reservation "requirement" for that year is just over \$3 million. With a cumulative CHDO excess funding amount of \$34 million, Florida Housing could fund zero dollars to CHDOs for 2011 and still not be out of compliance with federal regulation; it would still have a cumulative CHDO funding excess of \$31 million.

Notice

38. St. Martins received notice via Federal Express delivery on June 11, 2012, of FHFC's ranking of St. Martins' application. Pursuant to Rule 67-48.005(5), Fla. Admin. Code, St. Martins' initial Petition was filed on June 29, 2012, within twenty-one days of St. Martins' receipt of the memorandum forwarding the final ranking.

Disputed Issues

39. St. Martins has initially identified the following disputed issues, which it reserves the right to supplement as additional matters become known to it.

- (a) Whether St. Martins, as the highest scoring Homeless application (including consideration of its Application score and the first three tie-breakers) should have been the highest ranked Homeless application in the 2011 Universal Cycle. St. Martins contends that it should have been.

- (b) Whether St. Martins should have ranked ahead of Amistad, 2011-064CH, based on its higher Proximity Tie-Breaker Score. St. Martins' contends that it should have.
- (c) Whether there is any factual or legal basis to declare St. Martins ineligible. St. Martins contends that there is not.
- (d) Whether St. Martins or any Affiliate of St. Martins has been determined, through administrative or judicial proceedings, to have engaged in fraudulent actions or to have materially misrepresented information to the Corporation in connection with any past or present Application or Development. St. Martins contends there has been no such determination.
- (e) Whether, in the absence of a determination of fraud or misrepresentation by St. Martins or an Affiliate of St. Martins, through administrative or judicial proceedings, Florida Housing can disqualify St. Martins from receiving HOME and HC funding. St. Martins contends Florida Housing cannot.
- (f) Whether, on June 8, 2012, Carrfour was certified by FHFC as a CHDO. St. Martins contends it was not.
- (g) Whether Carrfour is the managing general partner of the development entity for the Amistad development. St. Martins contends that it is not.
- (h) Whether Carrfour is either the Applicant for HOME funding for the Amistad development, or occupies any place at all in the ownership or management structure of the Applicant entity for the Amistad

development. St. Martins contends that Carrfour is not and does not.

- (i) Whether HUD regulations for the reservation of 15% of Florida Housing's HOME allocation for CHDOs require that Florida Housing reserve at least 15% of each year's HOME allocation for CHDOs. St. Martins contends that they do not.
- (j) Whether HUD regulations only require that a Participating Jurisdiction such as Florida Housing satisfy the 15% CHDO reservation on a cumulative basis, since the inception of Florida Housing's participation in the HOME program in 1992. St. Martins contends that they do.
- (k) Whether, in the 20 year history of Florida Housing's participation in the HOME program, it has, cumulatively, reserved over 27% of its HOME allocation for CHDOs. Florida Housing contends that it has.
- (l) Whether, in the 20 year history of Florida Housing's participation in the HOME program, Florida Housing has, through 2011 received over \$397 million in total HOME authorization; has reserved over \$109 million for CHDOs; and has actually disbursed over \$107 million to CHDOs. St. Martins contends that it has.
- (m) Whether Florida Housing could reserve zero HOME dollars for CHDOs in the 2011 cycle, and still far exceed the 15% CHDO reservation requirement on a cumulative basis. St. Martins contends that it could.
- (n) Whether Florida Housing's 2011 Universal Application Instructions identify CHDO status as either a preference, set-aside, tie-breaker, or other

consideration for the award and allocation of HOME funds. St. Martins contends that they do not.

(o) Whether Florida Housing's 2011 Universal Application Instructions specify the ranking and selection criteria to be used in selecting Homeless developments for funding. St. Martins contends that they do.

(p) Whether, by application of the 2011 ranking and selection criteria for Homeless applicants St. Martins should have been selected for funding. St. Martins contends that it should have.

Concise Statement of Ultimate Facts

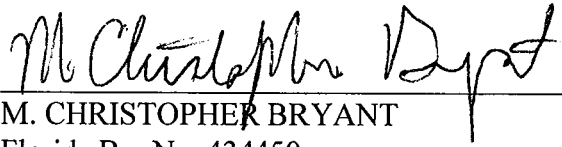
40. St. Martins alleges as ultimate facts that its Application, as cured, satisfied all Threshold requirements; was eligible for funding; was the highest scoring Homeless applicant based on its score, Ability to Proceed Tie-Breaker score, and Proximity Tie-Breaker score; should have been the highest ranked Homeless applicant; and should have been selected for funding. St. Martins further alleges that the mere allegation, through an Administrative Complaint, that alleged Affiliates of St. Martins engaged in fraud or misrepresentation, without a final administrative or judicial adjudication of such allegations, provides no legal or factual basis to declare St. Martins "ineligible" for funding. St. Martins further alleges that the application of an additional selection criterion for HOME applicants, which was not disclosed in the clear and unequivocal Ranking and Selection Criteria, is contrary to Florida Housing's Rules and is arbitrary and capricious; that the HUD regulations on meeting the CHDO reservation requirement do not require reservation of 15% HOME funding for CHDOs each year, but instead requires consideration of cumulative funding; and that Florida Housing has far exceeded the 15%

HOME funding requirement and need not fund a CHDO with 2011 HOME funding to remain compliant with federal law. Florida Housing's decision to rank a lower scoring application above St. Martins, and to fund such other Applicant based on its alleged CHDO status, is not supported by facts or law, and is arbitrary and capricious.

Relief Sought and Law Entitling Applicant to Relief

41. At this time, St. Martins does not believe there are any facts in dispute, and believes this is a matter of the incorrect application of the Corporation's rules. Should factual disputes arise, or additional matters become known to St. Martins, it reserves the right to amend its petition and to have this matter referred to the Division of Administrative Hearings. St. Martins seeks entry of Recommended and Final Orders determining that it was entitled to be ranked and selected for funding to satisfy the Homeless set-aside, and that it should receive an allocation of Housing Credits and a HOME loan in the amounts it requested. St. Martins is entitled to this formulation of FHFC's action by Chapter 120, Fla. Stat., including but not limited to Sections 120.569 and 120.57(2); and Rule Chapters 28-106 and 67-48, Fla. Admin. Code. St. Martins Place also seeks an award of attorney's fees and costs, if warranted, based on their being no support in fact or law for the selection of the second ranked Homeless applicant, Amistad, instead of the higher ranked applicant, St. Martins Place.

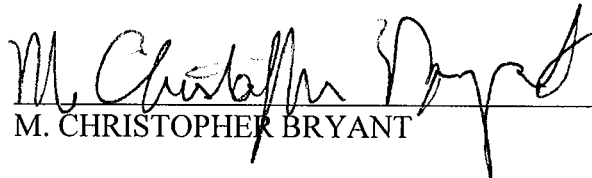
FILED and SERVED this 20th day of August, 2012.



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Amended Petition has been filed via Hand Delivery upon the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329; and a copy via Hand Delivery to Hugh Brown, Deputy General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, this 20th day of August, 2012.



M. CHRISTOPHER BRYANT

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EXHIBITS TO AMENDED PETITION

- A. March 27, 2012 Scoring Summary Report for St. Martins Place, 2011-069CH
- B. March 27, 2012 Scoring Summary Report for Amistad, 2011-064CH
- C. March 27, 2012 Scoring Summary Report for Sugar Mill Woods, 2011-134CH
- D. FHFC Final Rankings, dated June 8, 2012
- E. June 8, 2012 Scoring Summary Report for St. Martins Place
- F. June 8, 2012 Scoring Summary Report for Amistad

Scoring Summary Report

File #: 2011-069CH Development Name: St. Martin's Place

As of: 03/27/2012



	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	35.50	32.00	35.50	
Eligible for 1/8th Mile Ranking Preference	Y/N	Y	Y	Y	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

Scores:

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

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	II.	A.	3.	Principals	The Applicant failed to identify the manager(s) or member manager(s) of MM St. Martin's Place, LLC, the general partner of the Applicant entity.	Preliminary	Final
2T				Financial Arrears	Pursuant to subsection 67-48.004(5), F.A.C., NOPSE scoring may include financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of an Applicant or the Developer is in arrears to the Corporation or an agent or assignee of the Corporation as of the due date for NOPSE filing (January 25, 2012). As provided in paragraph 67-48.004(13)(d), F.A.C., following the submission of the "Cures," the Corporation shall reject an Application if the Applicant fails to satisfy any arrearages described in subsection 67-48.004(5), F.A.C. The Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or the Developer is listed on the January 25, 2012 Past Due Report as being in arrears to the Corporation in connection with the following Developments: Bonita Cove and Casa Matias. The January 25, 2012 Past Due Report is posted to the FHFC Website at http://www.floridahousing.org/PropertyOwnersAndManagers/PastDueReports/ . Payments and questions should be addressed to the servicer.	NOPSE	Final

Ability To Proceed Tie-Breaker Points:

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

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
Transit Services									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	7.00	7.00	7.00	
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Public School	4.00	4.00	4.00	4.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.50	0.00	3.50	
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	
Total Tier 1 Service Score					12.00	11.00	7.50	11.00	
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	2.00	2.00	2.00	
7P	III.	A.	10.a	Pharmacy	2.00	1.75	1.75	1.75	
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	
FHFC Proximity List									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
4P	Evidence provided in a NOPSE calls into question whether the Medical Facility listed on the Surveyor Certification for Competitive HC Applications form is a walk-in clinic that does not require appointments.	NOPSE	Final

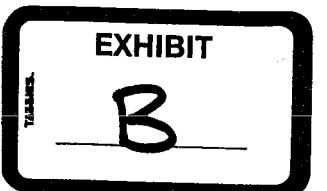
Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

Scoring Summary Report

File #: 2011-064CH Development Name: Amistad

As of: 03/27/2012



	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	Y	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	35.25	35.25	35.25	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

Scores:

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

Ability To Proceed Tie-Breaker Points:

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

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
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Transit Services

1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	

Tier 1 Services

2P	III.	A.	10.a	Grocery Store	4.00	4.00	4.00	4.00	
3P	III.	A.	10.a	Public School	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	4.00	4.00	

Eligible for Tier 1 Service Score Boost (Yes/No)

Total Tier 1 Service Score: 12.00 Preliminary: 11.50 NOPSE: 11.50 Final: 11.50

Tier 2 Services

5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.75	1.75	1.75	
7P	III.	A.	10.a	Pharmacy	2.00	2.00	2.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.50	

FHFC Proximity List

9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	
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Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(4) of the Application.	Preliminary	

Scoring Summary Report

File #: 2011-134CH Development Name: Sugar Mill Woods Apartments

As of: 03/27/2012



	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	
Total Points	79	69.00	64.00	79.00	
Ability to Proceed Tie-Breaker Points	6	4.00	4.00	5.50	
Proximity Tie-Breaker Points	37	0.00	0.00	24.50	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

2011-134CH Sugar Mill Woods Apartments

Scores:

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

2011-134CH Sugar Mill Woods Apartments

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded As Result
9S	The Applicant failed to qualify for the Homeless Demographic. Therefore, the Applicant is not eligible to select Qualified Resident Programs for Homeless Developments.	Preliminary	Final
11S	The Applicant selected Homeless as their Development Demographic which is eligible for automatic points. However, the Applicant failed to meet the requirements for the Homeless Demographic (see 7T) and does not qualify for the automatic five points for local government contributions. In addition, the Applicant did not provide any of the Local Government Contribution forms. Therefore, the Applicant received zero points for the Local Government Contributions.	NOPSE	Final
12S	The Applicant did not submit any of the Local Government Verification of Affordable Housing Incentives forms. Therefore, zero points were awarded.	Preliminary	Final

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	G.		HOME Uniform Relocation Act	The Applicant failed to provide a copy of the notice that was provided to the seller, as required by the Application Instructions.	Preliminary	Final
2T	III.	H.		HOME Certification of Consistency with the Consolidated Plan	The Applicant failed to provide the required documentation evidencing certification of consistency with the Consolidated Plan.	Preliminary	Final
3T	III.	I.		HOME Other Federal Requirements	The Applicant failed to provide the required Contractor Certification evidencing compliance with debarment and suspension regulations.	Preliminary	Final
4T	III.	C.	1.	Site Plan Approval/Plat Approval	The zoning designation stated on the Local Government Verification of Status Site Plan Approval for Multifamily Developments form (R-3H High Density Multi-Family Residential) is not consistent with the zoning designation stated on the Local Government Verification that Development is Consistent and Land Use Regulations form (R-3M Multi-Family Residential).	Preliminary	Final
5T	III.	C.	4.	Zoning	The zoning designation stated on the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (R-3M Multi-Family Residential) is not consistent with the zoning designation stated on the Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (R-3H High Density Multi-Family Residential).	Preliminary	Final
6T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety-Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety-Phase II Environmental Site Assessment form.	Preliminary	Final
7T	III.	D.		Demographic Commitment	The Applicant failed to qualify for the Homeless Demographic because it did not provide the Verification of Inclusion in Local Homeless Assistance Continuum of Care Plan by Lead Agency form (or a needs analysis demonstrating the local need for such housing if no Local Homeless Assistance Continuum of Care Plan exists) as required in the 2011 Universal Application Instructions.	Preliminary	Final
8T	V.	D.	2.	HC Equity	The Applicant failed to provide a syndication commitment. Therefore, no HC equity could be counted as a source of financing.	Preliminary	Final

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
9T	V.	D.	1.	Non-Corporation Funding	Although the Applicant listed first mortgage financing in the amount of \$3,000,000 for construction financing, no commitment for this loan has been provided. Therefore, the loan cannot be counted as a source of construction financing	Preliminary	Final
10T	V.	B.		Construction/Rehab. Analysis	The Applicant has a construction financing shortfall of \$8,589,837.	Preliminary	Final
11T	V.	B.		Permanent Analysis	The Applicant has a permanent financing shortfall of \$9,189,837.	Preliminary	Final

Ability To Proceed Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	0.00	0.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	0.00	0.00	0.50	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
1A	The Application is not eligible for one Ability to Proceed Tie-Breaker Point for site plan approval. See Item 4T above.	Preliminary	Final
6A	The Application is not eligible for one Ability to Proceed Tie-Breaker Point for appropriate zoning and land use. See Item 5T above.	Preliminary	Final

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
Transit Services									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	0.00	0.00	2.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	3.50	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	0.00	0.00	3.00	
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	
Total Tier 1 Service Score					12.00	0.00	0.00	9.00	
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	0.00	0.00	1.50	
6P	III.	A.	10.a	Community Center	2.00	0.00	0.00	1.25	
7P	III.	A.	10.a	Pharmacy	2.00	0.00	0.00	1.50	
8P	III.	A.	10.a	Public Library	2.00	0.00	0.00	1.25	
FHFC Proximity List									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	0.00	0.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
1P	The Surveyor Certification for Competitive HC Applications form contained latitude and longitude coordinates for both a Public Bus Stop and a Public Bus Transfer Stop/Public Bus Rapid Transit Stop. As stated in Part III.A.10.a.(2)(a) of the Universal Application Instructions, "Applicants may select one (1) of the following four (4) Transit Services on which to base the Applicant's Transit Score. If the Applicant provides information for more than 1 Transit Service . . . , the Applicant will not receive any proximity tie-breaker points for the Transit Service Score." Therefore, the Applicant is not eligible for any proximity tie-breaker points for Transit Services.	Final	
9P	Although the Applicant stated that it was eligible for automatic proximity tie-breaker points at Part III.A.10.b.(4) of the Application, the Development does not qualify for this selection because the proposed Development did not qualify for the Homeless Demographic Category (see Item 7T). It was not eligible for proximity tie-breaker points based on its location because the Surveyor Certification for Competitive HC Applications form was not provided (see Item 1P - 8P).	Preliminary	Final
1P-8P	The Applicant did not receive any proximity tie-breaker points for Transit, Tier 1 or Tier 2 Services because the Applicant did not submit the Surveyor Certification for Competitive HC Applications form.	Preliminary	Final

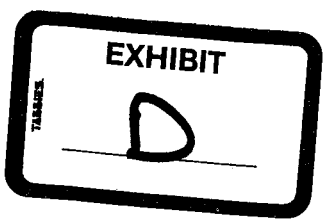
Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both co-Developers. However, only "JPM Development, LLC" committed to defer \$600,000 for permanent financing. Therefore, only \$600,000 was utilized by Florida Housing for the permanent financing.	Preliminary	Final
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(4) of the Application.	Final	

2011 Universal Application Cycle Ranked Order

Item #	Applicant	Address	Remaining
2011-121C	Rebuilding South Miami	504111121	-511,121
Preservation Sec-A Side	\$21,000,000	\$20,611,311	\$388,689
Non-Preservation Sec-A Side	\$30,000,000	\$28,250,514	\$2,000,000
Non-Preservation Minimum	\$1,000,000	\$1,171,164	\$55,171,164
Smart County Limit	\$2,000,000	\$2,000,000	\$0
Metropolitan Limit	\$21,250,000	\$15,576,706	\$4,653,294

Total Units Funded	4135	% of Total
TCID units	963	23.27%
New Construction Units	1,186	28.69%
Rehab	1,046	25.29%
Preservation	2,174	52.58%
Redevelopment	775	18.78%



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Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	Set Aside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 1, or 3?	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Number
2 Florida Keys Area Developments																															
2011-054C	Barban Grove Residential Development, Inc./ Ash Barban Grove Developer, LLC	Jonathan L Wolf	Barban Grove	Monroe	5	1,200,000		48	Y	N	N	N	N	F	NP	NC	B	Y	N	Y	1	79	13.5	6	6	N	N	N	N	Y	33
2011-099C	Common & Company, Inc.	Jhana K Ekra	West-Nat Villas Workforce Housing	Monroe	5	900,000		36	Y	N	N	N	N	F	FP	NC	B	Y	N	Y	2	13	10	6	6	N	N	N	Y	151	
1 Florida Housing Revitalization Development																															
2011-118C	Pinellas Housing Group, LLC/ SouthWest Florida Affordable Housing Choice Foundation, Inc.	David O. Oweich	Palmetto Court Apartments	Lee	N	1,510,000		86	N	N	Y	N	F	NP	Rehab	A	Y	N	Y	1	79	33	6	2	Y	N	Y	Y	Y	107	
3 TCID Developments																															
2011-209C	Green Tanker Development, LLC	Ue Wong	Washington Square Apartments	Miami-Dade	L	2,288,607		88	N	N	N	Y	E	FP	Rehab	A	Y	N	Y	1	79	36.5	6	5	N	Y	Y	Y	Y	21	
2011-128C	RUI Beneficial Development 11 LLC	Don W Parson	Metro South Senior Apartments	Miami-Dade	L	2,576,990		91	N	N	N	Y	E	FP	NC	A	Y	N	Y	1	79	36.75	6	6	N	N	N	Y	Y	27	
2011-181C	The Richman Group of Florida, Inc.	William T Rabart	West Brickell View Apartments	Miami-Dade	L	1,970,000		64	N	N	N	Y	E	FP	NC	A	Y	N	Y	1	79	36.5	6	6	N	N	N	Y	Y	91	
1 RD Preservation Development																															
2011-029C	Flynn Development Corporation	Thomas F Flynn	Dakewood Villas Apartments	Miami	M	293,832		42	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	28.5	6	1	Y	N	Y	Y	Y	129	
Preservation Sec-A Side																															
2011-049C	Sirrup Plaza Phase One Developer, LLC	Alberto Miro, Jr.	Sirrup Plaza Preservation Phase One	Miami-Dade	L	1,075,893		100	N	N	N	Y	E	FP	P	A	Y	N	Y	1	79	36	6	1	Y	Y	Y	Y	Y	116	
2011-050C	Ortiz Project Developer, LLC	Alberto Miro, Jr.	Ortiz & Escobal Preservation	Miami-Dade	L	1,500,528		151	N	N	N	Y	E	FP	P	A	Y	N	Y	1	79	35.75	6	1	Y	N	Y	Y	Y	10	
2011-049C	South Miami Plaza Developer, LLC	Alberto Miro, Jr.	South Miami Plaza Preservation	Miami-Dade	L	1,065,544		97	N	N	N	Y	E	FP	P	A	Y	N	Y	1	79	35.25	6	1	Y	Y	Y	Y	Y	54	
2011-106C	M/F Redevelopment Associates	Shawn Wilson	M/F Towers	Pinellas	L	1,350,000		146	N	N	N	Y	E	FP	A/P	A	Y	N	Y	1	79	34.5	6	1	Y	N	Y	Y	Y	14	
2011-133C	SP Real Development, Inc.	Debra F Kessler	CVA River Apartments	Hillsborough	L	1,883,712		137	N	N	N	Y	E	FP	P	A	Y	N	Y	1	79	37.5	6	2	Y	N	Y	Y	Y	5	
2011-145C	Southport Financial Services, Inc.	Gonnie Chen	University Plaza Apartments	Duval	L	1,029,554		110	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	31.25	6	1	Y	N	Y	Y	Y	101	
2011-209C	CGG Skyline Bend Development, LLC/ HFC One Court Development, LLC	Ue Wong	Skyline Bend Apartments	Broward	L	871,418		105	N	N	N	Y	E	NP	P	A	Y	N	Y	1	79	31	6	1	Y	N	Y	Y	Y	38	
2011-144C	Southport Financial Services, Inc./ Summit Housing Partners	Gonnie Chen	Seminole Garden Apartments	Seminole	M	1,023,000		108	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	30	6	1	Y	N	Y	Y	Y	70	
2011-100C	Summit Housing Partners	Gonnie Chen	Magnum Terrace Apartments	Leon	M	923,642		108	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	29.75	6	1	Y	N	Y	Y	Y	197	
2011-146C	Southport Financial Services, Inc.	Shawn Wilson	Broward Gardens	Broward	M	390,000		96	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	28.75	6	1	Y	N	Y	Y	Y	37	
2011-039C	American Community Developers	Zhuonan R. Lacey	Zhuonan Apartments	Orange	L	1,121,031		101	N	N	N	Y	F	FP	A/P	A	Y	N	Y	1	79	28.75	6	1	Y	N	Y	Y	Y	79	
2011-121C	Southwest Florida Affordable Housing Choice Foundation, Inc.	David O. Oweich	Shel Palm Apartments	Lee	M	1,510,000		126	N	N	N	Y	F	NP	P	A	Y	N	Y	1	79	28.5	6	1	Y	N	Y	Y	Y	129	

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Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	Set Aside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Numbers
2011-190C	Southport Financial Services, Inc.	Connie Chen	Pine Creek Village	St. Lucie	M	976,000		207	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	2725	6	1	Y	N	Y	Y	195	
2011-129C	RH Beneficial Development 11111C	Don W/Panton	Gardens Garden Apartments	Alachua	M	1,395,632		100	N	N	N	N	N	F	FP	A/P	B	Y	N	Y	1	79	29,35	6	1	Y	N	Y	Y	154	
2011-193C	Southport Financial Services, Inc.	Connie Chen	Forward Apartments	Bay	M	776,475		100	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	29,25	6	1	Y	N	Y	Y	2	
2011-129C	Royal American Development, Inc.	Kimberly Murphy	Holly Point Apartments	Vulcan	M	1,318,481		126	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	24,25	6	1	Y	N	Y	Y	165	
2011-091C	From Development Corporation	Thomas F Flynn	Redding VHS Apartments	Marion	M	1,550,445		67	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	23	6	1	Y	N	Y	Y	94	
2011-232C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Landside Apartments	Marion	M	436,043		36	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	28,25	6	4	Y	N	Y	Y	82	
2011-030C	From Development Corporation	Thomas F Flynn	Wild Oak Farm Apartments	Eschambia	M	572,324		107	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	25,5	6	1	Y	N	Y	Y	155	
2011-028C	From Development Corporation	Thomas F Flynn	Pearl Lane Apartments	Lake	M	269,157		34	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	23	6	1	Y	N	Y	Y	36	

1 Elderly Development
not above

Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	Set Aside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Numbers
2011-064CH	Primeade Housing Group, LLC, Carrefour	David O Oduch	Amfield	Miami-Dade	L	1,873,000	4,450,000	89	N	N	N	N	N	H	NP	NC	A	Y	N	Y	1	79	35,25	6	6	N	N	Y	Y	73	

Non-Preferential Set-Aside

Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	Set Aside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Numbers
2011-098C	Landmark Development Corp.: Affordable Housing Solutions for Florida, etc.	Francisco A Rojas	City Heights Apartments	Miami-Dade	L	2,561,000		98	N	N	N	N	N	E	NP	NC	A	Y	N	Y	1	79	36,5	6	6	N	N	Y	Y	149	
2011-197C	The Richman Group of Florida, Inc.	William T Rabbit	West Brickell Tower	Miami-Dade	L	960,000		32	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	36,5	6	6	N	N	Y	Y	216	
2011-047C	Joe Meritt Phase One Developer, LLC	Alberto Mito, Jr.	Joe Meritt Preservation	Miami-Dade	L	2,316,092		116	N	N	N	N	N	E	FP	Redev	A	Y	N	Y	1	79	36,25	6	1	Y	N	Y	Y	65	
2011-196C	The Richman Group of Florida, Inc.	William T Rabbit	West Grande Apartments	Miami-Dade	L	2,470,000		89	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	36,25	6	6	N	N	Y	Y	80	
2011-234C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Upper Madison	Orange	L	2,110,000		93	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	35,75	6	6	1	Y	N	Y	Y	15
2011-194C	The Richman Group of Florida, Inc.	Eileen M. Rose	The Reef at Onshore	MiSsouri	L	2,110,000		158	N	N	N	N	N	E	FP	Redev	A	Y	N	Y	1	79	35,5	6	6	1	Y	N	Y	Y	76
2011-194C	Auburn Group Company, LLC, ODA	William T Rabbit	Santos Isle	Pinellas	L	900,000		50	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	35	6	6	N	N	Y	Y	44	
2011-132C	Overdevelopment Company, Inc.	Bowen A. Arnold	Camdell Landings	Pinellas	L	1,660,000		96	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	34,5	6	6	N	N	Y	Y	185	
2011-185C	Northwest Properties II Development, LLC, HEF Dine Court Development, LLC	Lee Wong	Northwest Gardens II	Broward	L	2,120,036		138	N	N	N	N	N	E	NP	Redev	A	Y	N	Y	1	79	34,25	6	5	N	N	Y	Y	58	
2011-199C	Venturian Walk Developer, LLC	Paula M Rhoads	Venturian Walk	Sarasota	M	1,274,075		61	N	N	Y	N	N	E	FP	Redev	A	Y	N	Y	1	79	34,25	6	5	N	N	Y	Y	184	
2011-191C	Northwest Properties IV Development, LLC, HEF Dine Court Development, LLC	Lee Wong	Northwest Gardens IV	Broward	L	2,873,710		138	N	N	N	N	N	F	NP	Redev	A	Y	N	Y	1	79	34,75	6	5	N	N	Y	Y	190	
2011-061C	Roundstone Development, LLC	Clifton E Phillips	Village Square	Palm Beach	L	2,110,000		144	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	34	6	6	N	N	Y	Y	209	
2011-232C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Garden Grove	Seminole	M	1,510,000		92	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	78	33,5	6	6	N	N	Y	Y	98	
2011-231C	Atlantic Housing Partners, L.L.P.	Jay P Brock	The Foundation at Sacon	Volusia	M	1,455,000		84	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	33,75	6	6	N	N	Y	Y	50	

Non-Preferential Goal
not above

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2011-132C	JPM Development LLC Westbank	Brian Perera	Metropolis Place Apartments	Pasco	M	1,250,000		80	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	33,25	6	6	N	N	Y	Y	106	

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Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	SetAside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	AbilityTo Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Dev.	Contrcto	Florida GC	Lottery Numbers
2011-032C	From Development Corporation	Thomas F Flynn	Forest Glen Apartments	Putnam	5	\$25,239		87	N	N	N	N	N	F	FP	ADP	A	Y	N	Y	1	79	35.75	6	6	N	N	Y	Y	Y	43
2011-032C	Globe-DI Development, LLC	Jason H Wilson	Pine Ridge Manor Services Apartments	Sarasota	M	1,510,000		37	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	27.75	6	6	N	N	Y	Y	Y	60
2011-033C	Globe-DI Development, LLC	Jason H Wilson	Apartment Oaks	Levy	5	1,070,000		72	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	27	6	6	N	N	Y	Y	Y	169
2011-034C	Globe-DI Development, LLC	Jason H Wilson	Camden Oaks	Broward	L	2,180,000		100	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	30.5	6	6	N	N	Y	Y	Y	103
2011-035C	ASALTY PROJONG OF NORTHDACT FLORIDA, INC.	Jason H Wilson	OCARLAND TERRACE APARTMENTS	Broward	L	2,180,047		100	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	29	6	6	N	N	Y	Y	Y	49
2011-036C	West Bakers Versa II Developer, LLC	Alberto Miao, Jr.	West Brickell Vista II	Doral	L	717,500		60	N	N	N	N	N	F	NP	P	A	Y	N	Y	1	79	29.5	6	1	Y	N	Y	Y	Y	119
2011-037C	Collins Park Apartments Developer, LLC	Alberto Miao, Jr.	Collins Park Apartments	Miami-Dade	L	2,561,000		120	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	38.25	6	6	N	N	Y	Y	Y	177
2011-038C	Heavy Ridge Phase One Developer, LLC	Alberto Miao, Jr.	Heavy Ridge Preservation Phase One	Miami-Dade	L	2,572,485		117	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	36	6	6	N	N	Y	Y	Y	115
2011-039C	Madison Village Developer, Inc.	Jonathan L Ward	Madison Village Commons	Miami-Dade	L	2,531,570		240	N	N	N	N	N	E	FP	P	A	Y	N	Y	1	79	34.25	6	1	Y	N	Y	Y	Y	140
2011-042C	Bar Palma Ventures, L.P.	Orlino E Phillips	Las Palmas	Broward	M	1,510,000		120	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	29.75	6	6	N	N	Y	Y	Y	57
2011-046C	Private Developers Tarpou, LLC	David D Dewirth	Engle Ridge	Pinehills	L	1,125,000		70	N	N	N	N	N	F	NP	R	A	Y	N	Y	1	79	31.75	6	6	N	N	Y	Y	Y	47
2011-047C	Private Havana Community Development Corporation	David O Deutch	Brickell View Terrace	Miami-Dade	L	2,561,000		100	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	36.25	6	6	N	N	Y	Y	Y	207
2011-078C	Affordable Housing Solutions for Florida, Inc.	Francisco A Robo	Brickell Heights Apartments	Miami-Dade	L	1,831,000		65	N	N	N	N	N	E	NP	NC	A	Y	N	Y	1	79	36.25	6	6	N	N	Y	Y	Y	164
2011-079C	Affordable Housing Solutions for Florida, Inc.	Francisco A Robo	City Landings	Miami-Dade	L	2,455,000		95	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	36.25	6	6	N	N	Y	Y	Y	145
2011-080C	Landmark Development Corp: Affordable Housing Solutions for Florida, Inc.	Francisco A Robo	City Crossings	Miami-Dade	L	2,561,000		103	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	36.25	6	6	N	N	Y	Y	Y	143
2011-092C	HITG Affordable Partners Developer, LLC	Shawn I Wilson	Los Roales	Alameda	L	2,561,000		104	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	34.5	6	6	N	N	Y	Y	Y	35
2011-093C	HITG Affordable Partners Developer, LLC	Shawn I Wilson	Alameda	Miami-Dade	L	2,561,000		130	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	37.5	6	6	N	N	Y	Y	Y	22
2011-095C	HITG Affordable Partners Developer, LLC	Shawn I Wilson	Alhambra	Miami-Dade	L	2,561,000		99	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	32.5	6	6	N	N	Y	Y	Y	88
2011-096C	Diamond Housing Partners, LLC	Renee Samdell	Rosevelt Senior Apartments	Crus	M	1,275,000		90	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	26.25	6	6	N	N	Y	Y	Y	45
2011-097C	The Paces Foundation, Inc.	Rock Hayward	Fairfield Manor	Eschbach	M	1,510,000		92	N	N	N	N	N	E	NP	NC	A	Y	N	Y	1	79	28	6	6	N	N	Y	Y	Y	106
2011-098C	Pepper Affordable Development, LLC	George A. Aguirre	Lauri Court	Volusia	M	1,510,000		80	N	N	N	N	N	E	FP	Reddy	A	Y	N	Y	1	79	30.5	6	2	Y	N	Y	Y	Y	215
2011-099C	Deland Development Corporation	Judie M. Williams	Scott Corner Phase III	Miami-Dade	L	1,701,375		100	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	34.5	6	2	Y	N	Y	Y	Y	85
2011-101C	Pepper Affordable Development, LLC	Jared L. Wilson	The Landing	Pinellas	L	1,660,000		70	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	30.25	6	6	N	N	Y	Y	Y	121
2011-102C	Pepper Affordable Development, LLC	Jorge A. Aguirre	Village at Harfax II	Volusia	M	1,185,386		70	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	31	6	5	N	N	Y	Y	Y	53
2011-104C	HITG Affordable Partners Developer, LLC	Shawn I Wilson	12 Roman	Miami-Dade	L	2,561,000		100	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	36	6	6	N	N	Y	Y	Y	202
2011-105C	HITG Affordable Partners II Developer, LLC	Shawn I Wilson	Willage Drive	Broward	L	2,300,000		111	N	N	N	N	N	F	FP	NC	A	Y	N	Y	1	79	33.75	6	6	N	N	Y	Y	Y	63

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2011-111C	Claude Pepper Phase One Developer, LLC	Alberto Milla Jr.	Claude Pepper Preservation Phase One	Miami-Dade	L	1,993,042		166	N	N	N	Y		E	FP	P	A	Y	N	Y	1	79	34.5	6	1	Y	N	Y	Y	152	
2011-114C	Jack Orr Plaza Phase One Developer, LLC	Alberto Milla Jr.	Jack Orr Plaza Preservation Phase One	Miami-Dade	L	2,057,355		200	N	N	N	Y		E	FP	P	A	Y	N	Y	1	79	34.5	6	1	Y	N	Y	Y	128	
2011-119C	Pinnaide Housing Group, LLC	David O. Ouch	The Lots at Tampa River	Broward	L	2,561,000		100	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	33.75	6	6	N	N	Y	Y	168	
2011-120C	Pinnaide Housing Group, LLC	David O. Ouch	Second Street	Broward	L	2,561,000		100	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	32.5	6	6	N	N	Y	Y	100	
2011-122C	Home, Inc.; Broward County (see address(es))	David O. Ouch	Pinnaide at Finger Point	Broward	L	2,561,000		108	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	32	6	6	N	N	Y	Y	167	
2011-113C	KO Beneficial Development, LLC	David O. Ouch	Pinnaide at Finger Point	Broward	L	2,561,000		108	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	32	6	6	N	N	Y	Y	167	
2011-113C	Midton Jones Corporation	Midton Jones	Village of the Arts	Broward	L	2,561,000		103	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	33.25	6	6	N	N	Y	Y	147	
2011-125C	Reliance Housing Development, LLC	Sandra Selis	Eclipse East	Broward	L	2,561,000		96	N	N	N	N		F	NP	NC	A	Y	N	Y	1	79	32	6	6	N	N	Y	Y	75	
2011-126C	RI Beneficial Development II LLC	Don W Paton	Julia Square	Miami-Dade	L	1,856,397		140	N	N	N	N		E	FP	A/P	A	Y	N	Y	1	79	33.5	6	1	Y	N	Y	Y	137	
2011-127C	RI Beneficial Development III LLC	Don W Paton	The Arbors	Hillsborough	L	1,748,581		120	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	30	6	6	N	N	Y	Y	3	
2011-130C	0178 Development, LLC; Todd L. Borch	Delon R Lowery	Terra Fatale Apartments	Oceola	M	1,180,000		74	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	30.25	6	6	N	N	Y	Y	105	
2011-131C	0178 Development, LLC; Todd L. Borch	Delon R Lowery	Wish Del Sol Apartments	Oceola	M	1,180,000		74	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	30.5	6	6	N	N	Y	Y	118	
2011-134C	Pinnaide Housing Group, LLC; Westbrook Housing Development LLC	Brine Parent	Sugar Mill Woods Apartments	Volusia	M	1,000,000	2,140,000	60	N	N	N	N		H	FP	NC	A	Y	N	Y	1	79	24.5	5.5	6	N	N	Y	Y	6	
2011-136C	00C Investments, Ltd. (d/b/a Ovenson Development Florida, Ltd.)	Colby W. Ovenson	Meritt Grand	Pinellas	L	1,641,545		100	N	N	N	N		E	FP	NC	A	Y	N	Y	2	74	35.25	5.5	6	N	N	Y	Y	201	
2011-137C	00C Investments, Ltd. (d/b/a Ovenson Development Florida, Ltd.)	Colby W. Ovenson	Meritt at Highland Park	Pinellas	L	1,623,842		100	N	N	N	N		E	FP	NC	A	Y	N	Y	2	74	35.25	6	6	N	N	Y	Y	206	
2011-142C	Southern Financial Services, Inc.	Gonnie Chen	Central Gardens	Morristown	M	690,000		100	N	N	N	N		F	FP	A/P	A	Y	N	Y	1	79	29.75	6	1	Y	N	Y	Y	21	
2011-149C	Southern Financial Services, Inc.	Gonnie Chen	Central Court Apartments	Hillsborough	L	640,000		68	N	N	N	N		F	FP	A/P	A	Y	N	Y	1	79	24.5	6	1	Y	N	Y	Y	89	
2011-151C	Map Holdings LLC; ZF Development, LLC	Gonnie Chen	Broadside Village	Lee	M	490,000		50	N	N	N	N		F	FP	A/P	A	Y	N	Y	2	78	27.25	6	1	Y	N	Y	Y	99	
2011-154C	Map Holdings LLC	Kyle R Chytton	3rd Avenue Villas at Flagler Village	Broward	L	2,561,000		103	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	31.5	6	6	N	N	Y	Y	176	
2011-156C	Map Holdings LLC	Kurt P Kehoe	4th Ave Villas	Pinellas	L	1,660,000		80	N	N	N	N		F	FP	NC	A	Y	N	Y	1	79	30	6	6	N	N	Y	Y	141	
2011-158C	The Gatehouse Group LLC; Marc S. Plonsker, Principal	Marc S. Plonsker	The Pearl	Miami-Dade	L	2,561,000		100	N	N	N	Y		E	NP	NC	A	Y	N	Y	1	79	36	6	6	N	N	Y	Y	144	
2011-159C	The Gatehouse Group LLC; Marc S. Plonsker, Principal	Marc S. Plonsker	The Emerald	Miami-Dade	L	2,561,000		98	N	N	N	Y		F	NP	NC	A	Y	N	Y	1	79	36	6	6	N	N	Y	Y	205	
2011-165C	Eastward Development, LLC; HPJ Development, LLC	John S. Weir	Everest Pines	Palm Beach	L	2,094,739		84	N	N	N	N		E	NP	NC	A	Y	N	Y	1	79	31.5	6	6	N	N	Y	Y	92	
2011-169C	Royal American Development, Inc.; Southern Coastal Mortgage Company	Kimberly Murphy	Mission Hills Apartments	Leon	M	1,202,176		112	N	N	N	N		F	FP	A/P	A	Y	N	Y	1	79	23.5	6	1	Y	N	Y	Y	178	
2011-170C	Royal American Development, Inc.; Southern Coastal Mortgage Company	Kimberly Murphy	Century Woods Apartments	Escambia	M	516,632		36	N	N	N	N		F	FP	A/P	B	Y	N	Y	1	79	15.5	6	1	Y	N	Y	Y	41	
2011-172C	Royal American Development, Inc.; AHB MHF, LLC	Kimberly Murphy	Orange Grove Apartments	Orange	L	698,051		44	N	N	N	N		F	FP	A/P	B	Y	N	Y	1	79	27.5	6	1	Y	N	Y	Y	56	
2011-173C	Map Holdings LLC	Todd L. Borch	Madison Heights	Hillsborough	L	1,959,000		80	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	34	6	6	N	N	Y	Y	200	
2011-173C	Norstar Development USA, LP-Gulf Breeze Apartments Developers, LLC	Paula M Rhodes	The Verandas of Punta Gorda	Charlotte	M	1,275,000		60	N	N	N	N		E	FP	NC	A	Y	N	Y	1	79	35.25	6	3	Y	N	Y	Y	142	
2011-176C	Ricard Development USA, LP-PC1A Development, LLC	Paula M Rhodes	Landings at Cross Bayou	Pinellas	L	1,639,804		184	V	N	N	N		F	FP	P	A	Y	N	Y	1	79	23.75	6	1	Y	N	Y	Y	208	

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Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	SecSide Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leasing	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Number
2011-128C	Royal American Development, Inc.; Southern Coastal Mortgage Company	Kimberly Murphy	College Arms Garden Apartments	Putnam	5	1,070,000		108	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	19,75	5.5	1	Y	N	Y	Y	161	
2011-180C	Royal American Development, Inc.; Southern Coastal Mortgage Company	Kimberly Murphy	Hilltop Apartments	Madison	5	869,795		72	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	12.5	6	1	Y	N	Y	Y	7	
2011-183C	CDG City Center II Development, LLC	Li Wong	City Center II	Miami-Dade	1	2,561,000		94	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	32,75	6	6	N	N	Y	Y	199	
2011-186C	Carlisle Group VII Development, LLC	Li Wong	The Nexus	Miami-Dade	1	2,561,000		100	N	N	N	Y	Y	F	FP	NC	A	Y	N	Y	1	79	33.5	6	6	N	N	Y	Y	139	
2011-187C	Seventh Avenue II Development, LLC	Li Wong	Seventh Avenue Transit Village II	Miami-Dade	1	2,561,000		100	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	35.5	6	6	N	N	Y	Y	42	
2011-188C	Spring Garden Development, LLC	Li Wong	Spring Garden	Miami-Dade	1	2,511,987		87	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	35.5	6	6	N	N	Y	Y	53	
2011-189C	Northside Property II Development, LLC	Li Wong	Northside Transit Village I	Miami-Dade	1	2,561,000		100	N	N	N	Y	Y	F	FP	NC	A	Y	N	Y	1	79	33	6	6	N	Y	Y	Y	59	
2011-190C	LLC	Li Wong	Northside Transit Village II	Miami-Dade	1	2,561,000		100	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	32,25	6	6	N	Y	Y	Y	186	
2011-192C	CDG City Center Development, LLC	Li Wong	City Center	Miami-Dade	1	2,561,000		94	N	N	N	Y	Y	F	FP	NC	A	Y	N	Y	1	79	32,25	6	6	N	N	Y	Y	72	
2011-200C	Volunteers of America National Services	Kevin B. W. White	Las Palmas Apartments	Miami-Dade	1	1,827,476		195	N	N	N	N	N	E	NP	A/P	A	Y	N	Y	1	79	30	6	2	Y	N	N	Y	150	
2011-201C	The Michael Development Company I L.P.; Sarasota Housing Authority	Joseph Chambers	Lane's Garden, Phase 3	Sarasota	M	1,190,000		67	N	N	Y	N	N	F	FP	Redev	A	Y	N	Y	1	79	22	6	5	N	N	Y	Y	13	
2011-202C	UNC II, LLC	Stephen A. Fild	Vista Grand at Bayview Point	Pasco	M	1,310,000		90	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	16.5	6	6	N	N	Y	Y	74	
2011-204C	Verizon Development XXIX, LLC	Stephen A. Fild	Vista Grand at Oakhill	Hernando	M	1,275,000		90	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	25	6	6	N	N	Y	Y	77	
2011-207C	BUS Housing Development, LLC	Enrique Rivera, IV	Brickell Village South	Miami-Dade	1	2,669,000		95	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	34,15	6	6	N	N	Y	Y	68	
2011-212C	Madison Development, LLC	Li Wong	Brickell Village West	Miami-Dade	1	2,669,000		100	N	N	N	Y	Y	F	FP	NC	A	Y	N	Y	1	79	34,75	6	6	N	N	Y	Y	30	
2011-213C	Gwen Cherry Development, LLC	Li Wong	Gwen Cherry	Miami-Dade	1	623,827		56	N	N	N	Y	Y	E	FP	P	A	Y	N	Y	1	79	34.5	6	1	Y	N	Y	Y	180	
2011-214C	SOMIA Development, LLC	Li Wong	South Miami Gardens	Miami-Dade	1	1,465,043		80	N	N	N	Y	Y	F	FP	Redev	A	Y	N	Y	2	74	36.5	6	5	N	Y	Y	Y	20	
2011-215C	Amnic Colonial Development, LLC	Li Wong	Amnic Colonial I	Miami-Dade	1	816,974		56	N	N	N	Y	Y	F	FP	P	B	Y	N	Y	1	79	33,25	6	1	Y	N	Y	Y	4	
2011-216C	Madison II Development, LLC	Li Wong	Madison II	Miami-Dade	1	2,651,000		100	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	34,75	6	6	N	N	Y	Y	78	
2011-217C	Carleer Group II Development, LLC	Li Wong	Tucson Place	Pinellas	1	1,584,668		97	N	N	N	Y	Y	E	FP	NC	A	Y	N	Y	1	79	32.5	6	6	N	N	Y	Y	64	
2011-218C	Brownville Village V Development, LLC	Li Wong	Brownville Transit Village V	Miami-Dade	1	1,761,281		65	N	N	N	Y	Y	F	FP	NC	A	Y	N	Y	1	79	30,75	5.5	6	N	Y	Y	Y	131	
2011-222C	G01 Florida Development, LLC	Douglas R Meyer	Wagner Creek Apartments	Miami-Dade	1	2,238,013		68	N	N	N	Y	Y	F	FP	NC	B	Y	N	Y	2	74	31	6	6	N	N	Y	Y	66	
2011-227C	Economic Development Corporation	Douglas R Meyer	Tuscany Cove I	Miami-Dade	1	2,561,000		90	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	36	6	6	N	N	Y	Y	171	
2011-228C	Eastwind Development, LLC	Douglas R Meyer	Kesterson Place	Dodge	1	1,867,655		99	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	33.5	6	6	N	N	N	Y	189	
2011-229C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Porter Massimino	Dade	M	1,505,000		84	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	28.5	6	6	N	N	N	Y	87	
2011-230C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Hickory Woods	Pinellas	M	1,123,853		69	N	N	N	N	N	E	FP	A/R	A	Y	N	Y	1	79	32	6	6	N	N	N	Y	157	
2011-231C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Hacienda de los	Hillsborough	L	1,621,955		99	N	N	N	N	N	F	FP	A/P	A	Y	N	Y	1	79	28,25	6	1	Y	N	Y	Y	11	
2011-232C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Urban Edge	Pinellas	L	1,660,000		80	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	30,75	6	6	N	N	Y	Y	122	
2011-236C	Southern Affordable Development, L.L.C.	Jay P Brock	Urban Edge - Phase II	Pinellas	L	1,460,000		64	N	N	N	N	N	F	NP	NC	A	Y	N	Y	1	79	30	6	6	N	N	Y	Y	194	
2011-240C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Rosa Regins	Osceola	M	913,000		51	N	N	N	N	N	E	FP	NC	A	Y	N	Y	1	79	28,25	6	6	N	N	Y	Y	126	
2011-242C	The Michels Development Company I L.P.	Joselyn Chambers	Culver Gardens Phase 4	Miami-Dade	L	2,351,000		120	N	N	N	N	N	F	FP	Redev	A	Y	N	Y	1	79	35.5	6	5	N	N	Y	Y	46	
2011-243C	The Michels Development Company I L.P.	Joselyn Chambers	Culver Place Phase 2	Miami-Dade	L	2,561,000		130	N	N	N	N	N	F	FP	Redev	A	Y	N	Y	2	74	36.5	6	5	N	N	Y	Y	19	
Appendix Applications (sorted by Application Number)																															
2011-0303C	Jose Gonzalez	Jose Gonzalez	1420 NE 11th St	Miami-Dade	L	2,179,446		135	N	N	N	N	N	F	FP	NC	A	Y	N	Y	Y	0	0	0	0	0	N	N	N	Y	117
2011-0304C	Jose Gonzalez	Jose Gonzalez	8235 Lake Dr	Miami-Dade	L	2,179,446		135	N	N	N	N	N	F	FP	NC	A	Y	N	Y	Y	0	0	0	0	0	N	N	N	Y	51

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2011-033C	Jose Gonzalez	Jose Gonzalez	2496 SE 211 Ct	Miami-Dade	L	2,179,446		135	N	N	N	N	F	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	183	
2011-033C	Jose Gonzalez	Jose Gonzalez	1360 SE 23rd Ave	Miami-Dade	L	2,179,446		135	N	N	N	N	F	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	183	
2011-037C	Jose Gonzalez	Jose Gonzalez	14445 SW 290th Ter	Miami-Dade	L	2,179,446		135	N	N	N	N	F	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	125	
2011-038C	Jose Gonzalez	Jose Gonzalez	1110 NW 71 St.	Miami-Dade	L	2,179,446		135	N	N	N	N	F	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	127	
2011-040C	Arbour Villier Development, LLC	Samuel T. Johnston	Adours at Fair Ridge	Miami-Dade	M	1,275,000		83y	N	N	N	N	E	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	29	
2011-041C	Arbour Villier Development, LLC	Samuel T. Johnston	Adours at Orange Park	Walden	S	1,070,000		64	N	N	N	N	E	FP	NC	A	N	Y	Y	0	0	0	0	0	0	N	N	N	N	138	
2011-056C	AMCS Development, LLC, SCG	James J Kerr, Jr	Pertwee Apartments	Taylor	S	694,170		100	N	N	N	N	F	FP	NP	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	214
2011-057C	AMCS Development, LLC, SCG	James J Kerr, Jr	Springhill Apartments	Madison	S	475,000		76	N	N	N	N	F	FP	NP	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	172
2011-059C	Landmark Development Corp; Affordable Housing Solutions for Florida, Inc.	Francisco A Rojas	City River Apartments	Miami-Dade	L	2,561,000		80	N	N	N	N	E	NP	NC	B	N	N	N	0	0	0	0	0	0	0	0	0	0	0	34
2011-060C	Garrison Community Development, LLC	Gary Hassentli	Coastal Village	Miami-Dade	M	828,125		62	N	N	N	N	F	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	183
2011-063C	Rural Neighborhoods, Incorporated	Steve Hife	Ed Jardin	Miami-Dade	L	2,561,000		100	N	N	N	N	E	NP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	156
2011-065C	Primead Housing Group, LLC	Gerardo Delahon	Primead Azul	Miami-Dade	L	2,561,000		100	N	N	N	N	E	NP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	156
2011-068C	Bedford Station Developers, LLC	Gerardo Delahon	Bedford Station	Miami-Dade	L	2,082,400		74	N	N	N	N	F	FP	NC	A	N	N	N	1	79	34.5	6	6	6	6	N	N	N	N	96
2011-069C	St. Mark's Place Developers, LLC	Gerardo Delahon	St. Mark's Place	Miami-Dade	L	2,561,000	4,700,000	100	N	N	N	N	F	FP	NC	A	N	N	N	1	79	35.5	6	6	6	6	N	N	N	N	117
2011-070C	Prager Square Developers, LLC	Gerardo Delahon	Prager Square	Miami-Dade	L	2,560,000		100	N	N	N	N	F	FP	NC	A	N	N	N	1	79	32.5	6	6	6	6	N	N	N	N	113
2011-071C	Bestcare Square Developers, LLC	Gerardo Delahon	Bestcare Square	Miami-Dade	L	2,560,000		100	N	N	N	N	F	FP	NC	A	N	N	N	1	79	32.5	6	6	6	6	N	N	N	N	218
2011-072C	New Haven Developers, LLC	Gerardo Delahon	New Haven	Miami-Dade	L	1,154,779		100	N	N	N	N	F	FP	P	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	26
2011-073C	Rainbow Village Developers, LLC	Gerardo Delahon	Rainbow Village I	Miami-Dade	L	960,642		100	N	N	N	N	F	FP	P	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	192
2011-074C	Rainbow Village Developers, LLC	Gerardo Delahon	Rainbow Village II	Miami-Dade	L	1,792,627		100	N	N	N	N	F	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	148
2011-075C	Rainbow Carver III Development, LLC	Gerardo Delahon	Village Carver III	Miami-Dade	L	2,509,678		98	N	N	N	N	F	FP	NC	A	N	N	N	1	79	33	6	6	6	6	N	N	N	N	124
2011-076C	Biscayne River Village Developers II, LLC	Gerardo Delahon	Biscayne River Village II	Miami-Dade	L	1,517,500		54	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	111
2011-077C	Biscayne River Village Developers I, LLC	Gerardo Delahon	Biscayne River Village I	Miami-Dade	L	2,326,000		90	N	N	N	N	F	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	188
2011-080C	Arbour Valley Development, LLC	Samuel Johnston	Havana Tower	Miami-Dade	L	1,268,746		60	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	69
2011-081C	NS Development Corp; Lewis V. Sweeney	Lewis V Sweeney	Lake Point Plaza Apartments	Miami-Dade	L	305,670		76	N	N	N	N	E	FP	P	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	95
2011-082C	Arbizon Development, LLC	Jason H Pearson	Aswan Manor Apartments	Miami-Dade	L	555,000		51	N	N	N	N	F	FP	A/R	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	187
2011-083C	James Dale Lancaster	James Dale Lancaster	Grandview Village	Columbia	S	814,051		48	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	55
2011-084C	Arbizon Developers of Florida, LLC	James Dale Lancaster	Novia Oaks	Volusia	M	1,497,762		0	N	N	N	N	E	FP	NC	B	N	N	N	0	0	0	0	0	0	0	0	0	0	0	17
2011-085C	Arbizon Developers of Florida, LLC	James Dale Lancaster	Averington Oaks	Miami-Dade	L	1,304,000		64	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	169
2011-086C	Carrow Supportive Housing, Inc.	James O Perrone	Ospiry Apartments	Miami-Dade	L	1,606,588	3,000,000	60	N	N	N	N	H	NP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	182
2011-087C	Arbizon Developers of Florida, LLC	James Dale Lancaster	St. Ann's Crossing	Palm Beach	S	1,017,000		48	N	N	N	N	F	FP	NC	B	N	N	N	0	0	0	0	0	0	0	0	0	0	0	109
2011-088C	Arbizon Developers of Florida, LLC	James Dale Lancaster	Lakeview Oaks	Pinehills	L	1,120,868	1,900,000	48	N	N	N	N	H	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	217
2011-089C	Arbizon Developers of Florida, LLC	James Dale Lancaster	Madison Oaks	Pasco	M	1,195,000		74	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	134
2011-091C	HTC Affordable Partners Developer, LLC	Shawn Wilson	La Azulena	Miami-Dade	L	2,561,000		107	N	N	N	N	F	NP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	210
2011-094C	HTC Affordable Partners Developer, LLC	Shawn Wilson	La Margarita	Miami-Dade	L	2,561,000		100	N	N	N	N	F	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	57
2011-098C	HTC Renover Development, LLC	Shawn Wilson	Banyan Station	Palm Beach	L	2,110,000		95	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	25
2011-107C	Polk County Housing Developers, Inc.	John Calcagni	Timi Lakes at Lakeland	Polk	M	1,155,000		88	N	N	N	N	E	FP	NC	A	N	N	N	0	0	0	0	0	0	0	0	0	0	0	199
2011-108C	Gorman & Company, Inc.	Huan X Estru	Modello Homes	Miami-Dade	L	1,963,813		132	N	N	N	N	F	FP	NP	B	N	N	N	0	0	0	0	0	0	0	0	0	0	0	62

2011 Universal Application Cycle Ranked Order

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Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	Set Aside Units	Fl Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	Ability To Proceed	RA Level	RA Level 1, 2, or 17	1/8th Mile	Age of Dev.	Concrete	Florida GC	Lottery Numbers
2011-110C	Highland Square Developers, LLC	Alberto Miko, Jr.	Highland Square Apartments	Miami-Dade	L	2,561,000		112	N	N	N	Y		E	FP	NC	A	N	Y	N	73	35.75	6	6	N	Y	N	Y	Y	123	
2011-112C	Wagner Creek Developer, LLC	Alberto Miko, Jr.	Wagner Creek Apartments	Miami-Dade	L	2,297,575		113	N	N	N	N		E	FP	NC	B	N	T	N	71	35.75	6	6	N	N	N	Y	Y	28	
2011-113C	Smathers Phase One Developer, LLC	Alberto Miko, Jr.	Smathers Preservation Phase One	Miami-Dade	L	2,561,000		182	N	N	N	N		E	FP	P	B	N	N	N	79	28.5	6	1	Y	N	Y	Y	Y	162	
2011-115C	Edgington Phase Developer, LLC	Adriano Mello Jr.	Edgington Phase Apartments	Miami-Dade	L	2,561,000		104	N	N	N	Y		E	FP	NC	A	N	Y	N	79	35.25	6	6	N	N	N	Y	Y	32	
2011-116C	Private Housing Group, LLC	David O. Deutch	Shirley Bldg	Miami-Dade	L	2,561,000		100	N	N	N	Y		F	FP	NC	A	N	N	N	74	35.25	6	6	N	N	N	Y	Y	211	
2011-118C	Private Housing Group, LLC	David O. Deutch	Friendship Tower II	Miami-Dade	L	2,561,000		100	N	N	N	Y		F	FP	NC	A	N	N	N	74	35.25	6	6	N	N	N	Y	Y	186	
2011-129C	Southport Financial Services, Inc.	Connie Chen	Friendship Station	Miami-Dade	L	2,561,000		100	N	N	N	Y		F	FP	NC	A	N	N	N	79	37	6	6	N	N	N	Y	Y	16	
2011-132C	Southport Financial Services, Inc.	Connie Chen	Forest Park South	Brevard	M	492,000		68	N	N	N	N		F	FP	A/P	A	N	Y	N	72	10	6	1	Y	N	Y	Y	Y	130	
2011-140C	Southport Financial Services, Inc.	Connie Chen	Stevens Oval	Duval	L	530,000		52	N	N	N	N		E	FP	A/P	A	N	N	N	66	10	4	1	Y	N	Y	Y	Y	133	
2011-141C	Southport Financial Services, Inc.	Connie Chen	Central Trail Apartments	Pinellas	L	1,125,000		50	N	N	N	N		E	FP	NC	B	N	N	N	59	0	5	6	N	N	N	Y	Y	110	
2011-147C	Southport Financial Services, Inc.	Connie Chen	135th Street Apartments	Miami-Dade	L	695,000		65	N	N	N	N		F	FP	A/P	A	N	N	N	76	10	5	1	Y	N	Y	Y	Y	74	
2011-148C	Southport Financial Services, Inc.	Connie Chen	Madison Heights	Hillsborough	L	1,050,000		111	N	N	N	N		F	FP	A/P	A	N	Y	Y	79	26.75	6	1	Y	N	Y	Y	Y	23	
2011-152C	Southport Financial Services, Inc.	Connie Chen	Madison Garden Apartments	Hillsborough	L	935,925		100	N	N	N	N		F	FP	A/P	A	N	Y	N	76	0	5	6	N	N	N	Y	Y	86	
2011-153C	Southport Financial Services, Inc.	Connie Chen	Madison Estates	Pasco	M	515,000		52	N	N	N	N		F	FP	A/P	A	N	N	N	79	15.25	6	1	Y	N	N	N	Y	Y	217
2011-155C	NRP Holding, LLC	Kurt P. Kibbe	Temple Heights Senior Apartments	Polk	M	1,471,932		72	N	N	N	N		E	FP	NC	A	N	N	N	76	25.25	6	6	N	N	N	Y	Y	175	
2011-157C	NRP Holdings, LLC	Kurt P. Kibbe	Ocean Breeze Senior Apartments	Hillsborough	M	1,275,000		72	N	N	N	N		E	FP	NC	A	N	N	N	76	25	5	6	N	N	N	Y	Y	181	
2011-159C	Escrow Development, LLC	John F. Weir	Riverland Pointe	Broward	L	1,970,000		140	N	N	N	N		E	FP	NC	A	N	N	N	79	28	5	6	N	N	N	Y	Y	39	
2011-161C	Escrow Development, LLC	John F. Weir	Miraflores	Pinellas	L	1,421,202		60	N	N	N	N		E	FP	A/R	B	N	N	N	68	27	6	6	N	N	N	Y	Y	31	
2011-162C	Development, LLC	John F. Weir	Riva Vista	Miami-Dade	L	2,561,000		124	N	N	N	Y		E	NP	NC	A	N	N	N	73	30.5	6	6	N	N	N	Y	Y	28	
2011-163C	Development, LLC	John F. Weir	Casa Bonita	Miami-Dade	L	1,890,807		80	N	N	N	Y		E	NP	NC	A	N	N	N	73	31	6	6	N	N	Y	Y	Y	83	
2011-164C	Development, LLC	John F. Weir	Sun Marino	Miami-Dade	L	2,561,000		120	N	N	N	Y		E	NP	NC	A	N	N	N	79	30.25	6	6	N	N	N	Y	Y	114	
2011-166C	Landmark Development Corp.	Francisco A. Rizo	Willow Lake Townhomes	Miami-Dade	L	2,561,000		90	N	N	N	N		F	FP	NC	B	N	N	N	56	0	0	6	N	N	N	Y	Y	104	
2011-181C	Royal American Development, Inc.	Kimberly Murphy	Prarie Oaks Apartments	Levy	5	685,547		54	N	N	N	N		F	FP	A/P	A	N	N	N	76	20.25	5	1	Y	N	Y	Y	Y	108	
2011-172C	Southern Coastal Mortgage Company	Gonzalo DeLamon	Oakhurst Square	Hillsborough	L	2,110,000		200	N	N	N	N		F	FP	A/R	A	N	N	N	79	31.25	6	6	N	N	N	Y	Y	159	
2011-174C	Horstar Development USA, LP	Paula M. Rhodes	Renaissance Preserve Phase III	Lee	M	1,355,987		88	N	Y	Y	N		F	FP	Redev	A	N	N	N	76	30.25	6	1	Y	N	Y	Y	Y	136	
2011-175C	Horstar Development USA, LP	Paula M. Rhodes	Surfer Park Senior Apartments	Polk	M	1,078,066		58	N	N	Y	N		E	FP	Redev	B	N	N	N	79	26	6	5	N	N	Y	Y	Y	48	
2011-177C	Royal American Development, Inc.	Kimberly Murphy	Immokalee Apartments	Collier	M	1,404,549		100	N	N	N	N		F	FP	A/P	B	N	N	N	77	10	6	1	Y	N	Y	Y	Y	160	
2011-182C	Southern Coastal Mortgage Company	William F. Fisher	Spangola Phase Apartments	Palm Beach	M	2,100,000		88	N	N	N	Y		E	FP	NC	A	N	N	N	70	30.75	6	6	N	N	N	Y	Y	97	
2011-184C	Parade Associates Development, LLC	Iti Wong	The West End	Miami-Dade	L	2,561,000		105	N	N	N	N		E	FP	NC	A	N	N	N	74	10	5	6	N	N	N	Y	Y	153	
2011-193C	The Richman Group of Florida, Inc.	William T. Fabbri	East Lake Apartments	Broward	L	2,180,000		128	N	N	N	N		F	FP	NC	A	N	N	N	76	10	6	6	N	N	N	Y	Y	158	
2011-195C	DLR Development, LLC	William F. Fisher	Essex Cove	Eschsch	M	1,200,000		80	N	N	N	N		E	FP	NC	A	N	N	N	70	0	6	6	N	N	N	Y	Y	1	
2011-198C	DLR Development, LLC	Todd A. Beck	Point at Stillwater	Pinellas	L	1,180,000		74	N	N	N	N		F	FP	NC	A	N	N	N	79	22	6	6	N	N	N	Y	Y	173	
2011-202C	Vertical Development XL, LLC	Stephen A. Fick	Vista Grand at Woodlawn	Phonix	L	1,660,000		80	N	N	N	N		E	FP	NC	A	N	N	N	78	0	5	6	N	N	N	Y	Y	102	
2011-209C	Preservation of Affordable Housing LLC	Rodger Brown	Trinity Towers South	Brevard	M	1,197,727		162	N	N	N	N		F	NP	A/P	A	N	N	N	79	26.5	6	1	Y	N	Y	Y	Y	213	

2011 Universal Application Cycle Ranked Order

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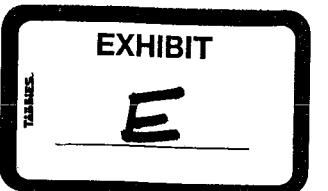
Application File Number	Name Of Developers	Name Of Contact Person	Name Of Development	County	County Size	Competitive HC Request Amount	HOME Request Amount	SetAside Units	FL Keys	HOPE VI	Public Housing Revitalization	TOD	RD	Demographic	FP or NP	Development Category	A/B Leveraging	Eligible	Withdrawn	Threshold Met	Score Groups	Score	Proximity Points	AbilityTo Proceed	RA Level	RA Level 1, 2, or 3?	1/8th Mile	Age of Ov.	Concrete	Florida GC	Lottery Numbers
2011-206C	B18 Development, LLC/Todd Borch and Dierin Lowery	Todd Borch	Seminole Park	Pinellas	1	1,180,000		74	N	N	N	N	N	E	FP	NC	A	N	N	N	79	26,75	5	6	N	N	N	N	Y	Y	135
2011-210C	Cardiff Group IX Development, LLC	Liz Wong	Pearry Court	Monroe	5	497,963		28	Y	N	N	N	N	E	FP	R	A	N	N	N	75	0	4	6	N	N	N	N	Y	Y	132
2011-211C	Grove Gate Development, LLC	Liz Wong	Grove Gate Apartments	Manatee	1	2,561,000		98	N	N	N	N	N	E	FP	NC	A	N	N	N	75	10	6	6	N	N	N	N	Y	Y	120
2011-219C	GOI Florida Development, LLC	Douglas R. Mayer	Andrews Village	Broward	1	2,561,000		86	N	N	N	N	N	F	FP	NC	A	N	N	N	72	30	6	6	N	N	N	N	Y	Y	186
2011-220C	GOI Florida Development, LLC	Douglas R. Mayer	Blanton Park	Manatee	1	2,337,450		72	N	N	N	N	N	F	FP	NC	B	N	N	N	74	10	6	6	N	N	N	N	Y	Y	170
2011-221C	Independent Edifice de Dieu par le St Esprit, Inc.	Douglas R. Mayer	Solius Apartments	Manatee	1	2,147,042		62	N	N	N	Y	N	F	NP	NC	B	N	N	N	74	30,25	6	6	N	N	N	N	Y	Y	67
2011-223C	GOI Florida Development, LLC/Troody Economic Development Corporation, Inc.	Douglas R. Mayer	Tuscany Court II	Manatee	1	2,561,000		100	N	N	N	N	N	E	NP	NC	A	N	N	N	68	22,75	6	6	N	N	N	N	Y	Y	61
2011-226C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Palm Coast Town Center - Phase I	Flagler	5	1,070,000		60	N	N	N	N	N	F	FP	NC	A	N	N	N	79	0	6	6	N	N	N	N	Y	Y	84
2011-227C	Atlantic Housing Partners, L.L.P.	Jay P Brock	Palm Coast Town Center - Phase II	Flagler	5	1,070,000		60	N	N	N	N	N	E	FP	NC	A	N	N	N	52	0	6	6	N	N	N	N	Y	Y	12
2011-237C	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	Jay P Brock	The Founders at Central Village - Phase 1b	Hernando	M	1,275,000		72	N	N	N	N	N	E	NP	NC	A	N	N	N	69	0	6	6	N	N	N	N	Y	Y	203
2011-238C	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	Jay P Brock	The Founders at Central Village - Phase 1a	Hernando	M	1,039,000		58	N	N	N	N	N	F	NP	NC	A	N	N	N	70	0	6	6	N	N	N	N	Y	Y	174
2011-239C	Atlantic Housing Partners, L.L.P.	Paul Mistegean	The Founders at Audubon Place	Sarasota	M	585,500		33	N	N	N	N	N	E	FP	R	A	N	N	N	75	33,25	5	6	N	N	N	N	Y	Y	166
2011-241C	Leased Housing Corporation, Inc.; Flanery and Collins Development LLC	Van Johnson	Palm Gardens at Belle Glade	Palm Beach	L	2,110,000		292	N	N	N	N	N	E	NP	R	A	N	N	N		0				N	N	N	Y	Y	81
2011-246C	Sunshine Development Group, LLC	Tom E. Shuliv	Madonia Valley Estates	Colaco	M	1,167,720		74	N	N	N	N	N	E	FP	NC	A	N	N	N	74	26	6	6	N	N	N	N	Y	Y	191
2011-246C	Sunshine Development Group, LLC	Tom E. Shuliv	Prospect Lake Reserve	Pinellas	L	1,356,701		69	N	N	N	N	N	F	FP	NC	A	N	N	N	79	33	6	6	N	N	N	N	Y	Y	40

Scoring Summary Report

File #: 2011-069CH Development Name: St. Martin's Place

As of: 06/08/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	Y
Total Points	79	79.00	79.00	79.00	79.00
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	6.00
Proximity Tie-Breaker Points	37	35.50	32.00	35.50	35.50
Eligible for 1/8th Mile Ranking Preference	Y/N	Y	Y	Y	Y
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	N
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	Y
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	Y
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	6



Scores:

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

Threshold(s) Failed:

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	II.	A.	3.	Principals	The Applicant failed to identify the manager(s) or member manager(s) of MM St. Martin's Place, LLC, the general partner of the Applicant entity.	Preliminary	Final
2T				Financial Arrears	Pursuant to subsection 67-48.004(5), F.A.C., NOPSE scoring may include financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of an Applicant or the Developer is in arrears to the Corporation or an agent or assignee of the Corporation as of the due date for NOPSE filing (January 25, 2012). As provided in paragraph 67-48.004(13)(d), F.A.C., following the submission of the "Cures," the Corporation shall reject an Application if the Applicant fails to satisfy any arrearages described in subsection 67-48.004(5), F.A.C. The Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or the Developer is listed on the January 25, 2012 Past Due Report as being in arrears to the Corporation in connection with the following Developments: Bonita Cove and Casa Matas. The January 25, 2012 Past Due Report is posted to the FHFC Website at http://www.floridahousing.org/PropertyOwnersAndManagers/PastDueReports/ . Payments and questions should be addressed to the servicer.	NOPSE	Final

Ability To Proceed Tie-Breaker Points:

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

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
Transit Services									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	0.00
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	0.00
1P	III.	A.	10.a	Public Rail Station	7.00	7.00	7.00	7.00	7.00
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	3.50
3P	III.	A.	10.a	Public School	4.00	4.00	4.00	4.00	4.00
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	0.00
4P	III.	A.	10.a	Medical Facility	4.00	3.50	0.00	3.50	3.50
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	N
Total Tier 1 Service Score					12.00	11.00	7.50	11.00	11.00
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	2.00
6P	III.	A.	10.a	Community Center	2.00	2.00	2.00	2.00	2.00
7P	III.	A.	10.a	Pharmacy	2.00	1.75	1.75	1.75	1.75
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	1.75
FHFC Proximity List									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	10.00

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

Item #	Reason(s)	Created As Result	Rescinded As Result
4P	Evidence provided in a NOPSE calls into question whether the Medical Facility listed on the Surveyor Certification for Competitive HC Applications form is a walk-in clinic that does not require appointments.	NOPSE	Final

Additional Application Comments:

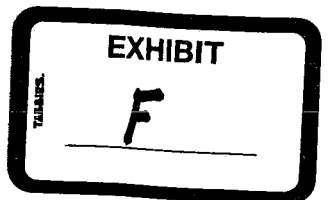
Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

Scoring Summary Report

File #: 2011-064CH Development Name: Amistad

As of: 06/08/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	Y	Y	Y
Total Points	79	79.00	79.00	79.00	79.00
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	6.00
Proximity Tie-Breaker Points	37	35.25	35.25	35.25	35.25
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	N
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	N
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	Y
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	Y
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	6



Scores:

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

Ability To Proceed Tie-Breaker Points:

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

Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
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Transit Services

1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	0.00
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	0.00
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	6.50

Tier 1 Services

2P	III.	A.	10.a	Grocery Store	4.00	4.00	4.00	4.00	4.00
3P	III.	A.	10.a	Public School	4.00	3.50	3.50	3.50	3.50
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	0.00
4P	III.	A.	10.a	Medical Facility	4.00	4.00	4.00	4.00	4.00

Eligible for Tier 1 Service Score Boost (Yes/No)

						N	N	N	N
Total Tier 1 Service Score					12.00	11.50	11.50	11.50	11.50

Tier 2 Services

5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	2.00
6P	III.	A.	10.a	Community Center	2.00	1.75	1.75	1.75	1.75
7P	III.	A.	10.a	Pharmacy	2.00	2.00	2.00	2.00	2.00
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.50	1.50

FHFC Proximity List

9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	10.00
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Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(4) of the Application.	Preliminary	