

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

URBAN EDGE APARTMENTS, LTD.,
2011-235C,

Petitioner,

v.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

CASE NO.: 2012-020UC
FHFC Application No. 2011-235C

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FLORIDA HOUSING
FINANCE CORPORATION

PETITION FOR FORMAL ADMINISTRATIVE PROCEEDINGS

Pursuant to Sections 120.569 and 120.57(1), Fla. Stat., and Rules 28-106.201 and 67-48.005(1), Fla. Admin. Code, Petitioner URBAN EDGE APARTMENTS, LTD. hereby requests formal administrative proceedings on Florida Housing Finance Corporation's proposed determination that Urban Edge's application for Low Income Housing Tax Credits, Application No. 2011-235C, in the Year 2011 Universal Application cycle, should not receive the full 4.0 tie-breaker points for its proximity to a Medical Facility. In support of this petition, Urban Edge 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. 2011-235C to the Application which is the subject of this proceeding.
2. The Petitioner is Urban Edge Apartments, Ltd. ("Urban Edge"), whose business address is 700 West Morse Boulevard, Suite 101, Winter Park, Florida 32789. For purposes of this proceeding, Urban Edge's 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. Urban Edge has proposed the construction of an 80-unit multi-family housing development in Pinellas County, Florida to be known as Urban Edge Apartments. Urban Edge has proposed to set aside 90% of the units for residents making 60% or less of Area Median Income (“AMI”), and the remaining 10% of the units for resident making 33% or less of AMI. Urban Edge has projected its total development costs to be \$17,980,805. Urban Edge proposes to finance the majority of these development costs with a ten year annual allocation of \$1.66 million in federal Low Income Housing Tax Credits (“Housing Credits” or “HC”), awarded by FHFC through a competitive process. This ten year stream of Housing Credits would be syndicated or sold through a single asset, single purpose entity to generate \$11.95 million in construction financing, rising to \$13.278 million in permanent financing, in order to construct and operate the development.

4. As explained more fully in this Petition, Urban Edge’s substantial interests are affected by FHFC’s scoring of its application in this competitive application process, including the award of points for proximity to various services needed by residents. Currently, Urban Edge’s application has a score of 79 points out of a possible 79 points, and has been deemed to meet all applicable threshold responsiveness requirements. However, Florida Housing separately scores and evaluates the proximity of the proposed development to needed services, such as public transportation stops, grocery stores, medical facilities, schools, public libraries, and

community centers, to use as a “tie-breaker” among applications achieving tie scores with other applications. There are a possible 37 tie-breaker points to be awarded for proximity to such services. Urban Edge currently has a score of 30.75 proximity tie-breaker points. Urban Edge contends that it is entitled to 34.75 proximity tie-breaker points.

5. At this time, it is not possible to know exactly how many proximity tie-breaker points will be necessary to be selected for funding, since other applicants also have the opportunity to challenge the scores they have been awarded. However, if no applicant’s score were to change from the current scoring (including proximity tie-breaker scores), Urban Edge would not receive funding. A determination in this proceeding that Urban Edge’s application is entitled to 34.75 tie-breaker points, as set forth in this petition, would position the Urban Edge application to be eligible for an award of funding from Florida Housing. If Urban Edge does not receive its Housing Credits, it will be unable to construct the proposed development and operate it as affordable rental housing.

FHFC Application and Scoring Process

6. FHFC allocates several forms of financing for affordable housing, including federal low income housing tax credits (“Housing Credits”), HOME Investment Partnership Loans (“HOME”), and Multi-Family Mortgage Revenue Bonds (“MMRB”). Applicants compete for the award of these forms of financing, which provide more favorable financing terms than would be available through conventional financing sources; without such favorable financing, it would be economically infeasible to operate the developments as affordable rental housing. 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.

7. All three of the above-named forms of financing (Housing Credits, HOME loans, and MMRB) were combined into a single “Universal Application Cycle” for 2011. Financing for any of 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, while MMRB applicants are subject to FHFC Rule Chapter 67-21, 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 150-page document entitled Universal Application Instructions, designated UA1016 (Rev. 2-11).

8. Florida Housing’s annual competitive funding process requires all applicants to submit their applications by an announced Application Deadline; for the 2011 Universal Application Cycle, that Deadline was December 6, 2011. The applications contain detailed information about the proposed development, and include numerous exhibits that document such items as the applicant’s corporate structure, ownership, and management; key personnel and professionals involved with the application; ability to proceed with construction; compliance with local zoning and land use regulations; all proposed financing sources for the development; incentive programs by the local governments where the development will be located that promote affordable housing development in general; the availability of utilities and roads to serve the development; and local government contributions to the specific proposed development.

9. Florida Housing staff then reviews all submitted applications to determine if the applications meet certain threshold responsiveness requirements, and to determine the scores that

should be assigned to the application. The maximum score that can be assigned to a Universal Application is 79 points. Because of the likelihood that most applicants will achieve the maximum score, FHFC has also established a series of “tie-breakers” to be utilized in choosing among applications meeting threshold which have equal scores.

10. As noted above, Proximity Tie-Breaker points are awarded to developments based on how close they will be to needed services and amenities, such as Public Transportation Stops, Medical Facilities, Public Schools, Grocery Stores, Public Libraries, Community Centers, and Senior Centers. The location of the available services is documented by an applicant in its application by use of a Surveyor Certification form. On this form, a Florida licensed surveyor must identify the latitude and longitude coordinates of such services (in degrees, minutes, and seconds, to the tenth of a second), as well as the latitude and longitude of a specific location on the Applicant’s development site referred to as a Tie-Breaker Measurement Point (“TBMP”). Proximity tie-breaker points are then awarded based on the distance between the TBMP and the location of the service, depending on the distance. For example, a Medical Facility located less than 0.25 miles from the proposed development site earns the Applicant 4.0 proximity tie-breaker points, but if the Medical Facility is between .25 miles and 0.5 miles away, the Applicant receives only 3.5 points, and progressively fewer points as the distance increases.

11. After Florida Housing’s initial evaluation and scoring of the Applications, Florida Housing issues Preliminary Scores to each applicant in the form of a multi-page scoring summary report. The report discloses the threshold, scoring, and proximity scoring determinations made by FHFC staff. The report also provides a brief description of the reasons why an application was deemed to fail a threshold requirement, why it did not achieve a

maximum score, or why it was not assigned certain Proximity Tie-Breaker points. For the 2011 Cycle, the Preliminary Scores were issued on January 19, 2012. The scoring summary reports are also posted on Florida Housing's website, at www.floridahousing.org, along with every Applicant's application and exhibits.

12. Following the issuance of Preliminary Scores, applicants are given the opportunity to inform Florida Housing of errors made in the preliminary scoring of competing applications, or of inaccurate, inconsistent, or incomplete information in such competing applications. Applicants provide this information by submitting a Notice of Possible Scoring Error, or NOPSE. The deadline for filing NOPSEs was January 25, 2012.

13. Florida Housing then evaluates the NOPSEs to determine if preliminary threshold, scoring, or tie-breaker scoring decisions should be reversed or modified. Florida Housing releases such determinations in "NOPSE scoring summaries," which were released on February 23, 2012.

14. Applicants are then given the opportunity to revise, supplement, or explain the items in their Applications that were identified in Preliminary Scoring and NOPSE scoring. The Applicants do so by providing a "cure," which can include substitute application pages or exhibits, and additional information and documentation. The cure deadline for this application cycle was February 29, 2012.

15. Before Florida Housing rescores the cured applications, it again allows applicants to notify it of claimed scoring errors and of inaccurate or incomplete cure information. This is done through filing a Notice of Alleged Deficiency, or NOAD; the NOAD deadline in the 2011 Cycle was March 6, 2012. As with the applications and NOPSEs, the cures and NOADs

received by Florida Housing are also posted on the FHFC website.

16. Florida Housing then evaluates cures and NOADS to produce “final” scores and threshold determinations for each application. These determinations are reflected on Final Scoring Summaries, which are distributed to applicants along with a point of entry to request administrative proceedings, but only on the applicant’s own threshold, scoring, and tie-breaker scoring determinations. The Final Scoring Summaries were issued on March 28, 2012, and were posted on the FHFC website on that date.

Nature of the Controversy

17. Urban Edge timely submitted its 2011 HC application to FHFC on December 6, 2011. In its initial application, Urban Edge claimed as a qualifying Medical Facility, for purposes of proximity tie-breaker points, a location marking the entrance point to Bayfront Medical Center in St. Petersburg. FHFC defines a “Medical Facility,” for purposes of proximity tie-breaker points as:

a hospital, state or county health clinic or walk-in clinic (that does not require a prior appointment) that provides general medical treatment or general surgical services at least five days per week to any physically sick or injured person.

18. FHFC preliminarily reviewed and scored the 2011 Universal Application Cycle applications, including Urban Edge’s. On or about January 19, 2012, FHFC issued “preliminary scoring summaries,” notifying all applicants of the preliminary threshold responsiveness, scoring, and tie-breaker score determinations on their applications. FHFC informed Urban Edge that its application did not meet the required “threshold” responsiveness requirements (for reasons no longer relevant). The preliminary scoring summary also informed Urban Edge that its score

would be 79 points, and that its proximity tie-breaker score would be 34.75 points. In scoring Urban Edge's application as originally submitted, Florida Housing awarded Urban Edge the full 4.0 proximity tie-breaker points for a Medical Facility. A copy of that "preliminary" Scoring Summary is attached hereto as Exhibit "A".

19. Several Notices of Possible Scoring Error ("NOPSEs") were filed against the Urban Edge application by competitors. One of the NOPSEs alleged that the location identified for Bayfront Medical Center was not the entrance to Bayfront, but was instead the entrance to another facility, All Children's Hospital. The NOPSE alleged that All Children's "is a pediatric facility... [that] does not offer any services to any physically sick or injured person." The NOPSE provided different coordinates for a different entrance to Bayfront Medical Center that is farther away from the Urban Edge TBMP. The NOPSE asserted that Urban Edge should only receive 3.5 proximity tie-breaker points for a Medical Facility.

20. On or about February 23, 2012, Florida Housing issued its second round of scores, referred to as "NOPSE scores." In the NOPSE score for Urban Edge, Florida Housing took away the proximity tie-breaker points for a Medical Facility under proximity scoring Item 4P, and gave the following explanation:

Evidence provided in a NOPSE calls into question whether the latitude and longitude coordinates for the Medical Facility stated on the Surveyor Certification for Competitive HC Applications form are located at Bayfront Medical Center at 701 6th Street S. The NOPSE states that the coordinates are for Bayfront Baby Place and All Children's Hospital, located at 501 6th Avenue South, which does not meet the definition of Medical Facility because it does not provide general medical treatment or general surgical services to any physically sick or injured person. A Surveyor Affidavit provided in the NOPSE provided the corrected latitude and longitude coordinates of Bayfront Medical Center. This revision reduces the proximity tiebreaker score by 0.50 points.

A copy of the NOPSE Scoring Summary, dated 2/22/2012, is attached to this Petition as Exhibit “B.”

21. Pursuant to Rule 67-48.004(6), Fla. Admin. Code, Urban Edge took the opportunity to provide cure documentation to FHFC to address the Medical Facility proximity issue, as well as to address the threshold failure issue noted above and other issues. This additional documentation is generally referred to as a “cure.” The documentation submitted by Urban Edge as a cure on the Medical Facility issue, to address proximity scoring Item 4P is attached hereto as Exhibit “C”. In the cure, Urban Edge submitted a revised Exhibit 25 (Surveyor Certification form) with revised coordinates for the public entrance to the All Children’s Hospital Emergency Center. The cure was accompanied by a letter from All Children’s Hospital’s Vice President of Facilities and Support Services stating: “This letter confirms that the Emergency Center at All Children’s Hospital is open 24/7 and will treat all patients in accordance with EMTALA.” The cure explained that EMTALA is the Emergency Medical Treatment and Active Labor Act, and generally requires all hospitals receiving any federal government payments to treat any patient presenting for treatment, regardless of the patient’s ability to pay.

22. Following Urban Edge’s submission of a cure, two of Urban Edge’s competitors submitted Notices of Alleged Deficiency (“NOADs”), challenging Urban Edge’s reliance on the All Children’s Hospital Emergency Center as a qualifying Medical Facility. The NOADs asserted that the provision of emergency medical services to all persons does not constitute the provision of “general medical services” or “general surgical services.” One of the NOADs mistakenly asserts that Urban Edge was continuing to rely on the Bayfront Medical Center Baby

Place; in fact, Urban Edge changed the coordinates to a location that marks the front entrance to the All Children's Hospital Emergency Department.

23. On or about March 28, 2012, FHFC released "final" Scoring Summary Reports 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 Scoring Summary for Urban Edge, dated "3/27/2012," which was received by Urban Edge via overnight delivery on March 29, 2012, is attached hereto as Exhibit "D".

24. The final scoring summary rescinded the NOPSE Scoring Summary Item 4P, relating to the medical facility, However, it stated a new Item 4P, as follows:

The Applicant attempted to cure Item 4P by providing a revised Surveyor Certification for Competitive HC Applications form changing the name of the Medical Facility to All Children's Hospital; however, evidence provided in NOADs demonstrates that All Children's Hospital does not provide general medical treatment to any physically sick or injured person.

Notice

25. Urban Edge received notice via Federal Express delivery on Thursday, March 29, 2012, of FHFC's "final" scoring of Urban Edge's HC application. This Petition is being accompanied by a completed Election of Rights form, electing formal administrative proceedings. A copy of the Election of Rights form is attached hereto as Exhibit "E". Pursuant to Rule 67-48.005(1), Fla. Admin. Code, this Petition is being filed within twenty-one days of Urban Edge's receipt of the memorandum forwarding its score.

Disputed Issues

26. Urban Edge has initially identified the following disputed issues, which it reserves the right to supplement as additional matters become known to it.

- (a). Whether the Emergency Center at All Children's Hospital provides general medical services or general surgical services without appointment to all sick and injured persons. Urban Edge contends that it does.
- (b). Whether the entrance to the All Children's Hospital Emergency Center is within 0.25 miles of Urban Edge's TBMP. Urban Edge contends that it is.
- (c). Whether the Urban Edge application is entitled to 4.0 proximity tie-breaker points for proximity to a Medical Facility. Urban Edge contends that it is.

Concise Statement of Ultimate Facts

27. Urban Edge alleges as ultimate facts that the All Children's Hospital Emergency Center is a medical facility that provides general medical services and general surgical services to all sick or injured persons, and thus meets the definition of Medical Facility in Florida Housing's rule-adopted instructions, and that this facility is within 0.25 miles of the proposed Urban Edge development, thus entitling Urban Edge to 4.0 proximity tie-breaker points for a Medical Facility.

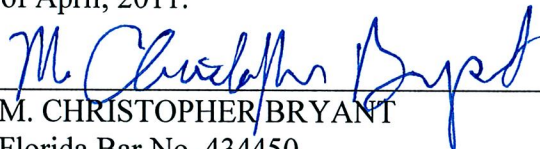
Relief Sought and Law Entitling Applicant to Relief

28. Urban Edge seeks referral of this Petition to the Division of Administrative Hearings ("DOAH") to conduct a formal, evidentiary administrative hearing, after affording the parties adequate time for case preparation and discovery. Urban Edge reserves the right to request expedited discovery, an expedited final hearing at the Division of Administrative

Hearings, and an expedited schedule for post-hearing submittals. The proposed development for which Urban Edge sought housing credits must, under federal law governing the award of housing credits, be "placed in service" by December 31, 2013 in order to receive the maximum amount of Housing Credits. (Generally, "placed in service" means construction has been completed and a certificate of occupancy has been issued for the building.) Given the length of time necessary for permitting, site preparation and construction, any significant delay in these proceedings will make it very difficult for Urban Edge to place its development in service by December 31, 2013.


29. Urban Edge ultimately seeks entry of Recommended and Final Orders determining that its application should be awarded 4.0 points for proximity to a Medical Facility, and should be awarded 34.75 Proximity Tie-Breaker Points in total. Urban Edge 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(1); and Rule Chapters 28-106 and 67-48, Fla. Admin. Code. Urban Edge reserves the right to seek an award of attorney's fees and costs pursuant to Section 57.105, Fla. Stat.; Section 57.111, Fla. Stat.; or any other applicable statute, rule, or legal authority, if warranted.

FILED and SERVED this 19th day of April, 2011.


M. CHRISTOPHER BRYANT
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ATKINSON, P.A.
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Tallahassee, Florida 32302-1110
Telephone: (850) 521-0700
Telecopier: (850) 521-0720
Attorneys for Petitioner, Urban Edge Apartments, Ltd.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing has been filed via Hand Delivery upon the Corporation Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, this 19th day of April, 2012.



M. CHRISTOPHER BRYANT

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EXHIBITS TO URBAN EDGE PETITION

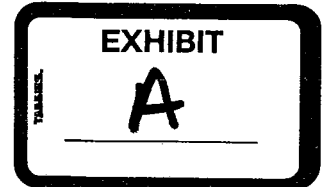
- A. Preliminary Scoring Summary for Urban Edge, Application No. 2011-235C, dated 1/19/2012
- B. "NOPSE" Scoring Summary for Urban Edge Apartments, dated 2/22/2012
- C. Urban Edge's "Cure" on Medical Facility issue, submitted 2/29/2012
- D. "Final" Scoring Summary for Urban Edge, dated 3/27/2012
- E. Copy of Completed Election of Rights Form for Urban Edge, dated April 19, 2012

Scoring Summary Report

File #: 2011-235C Development Name: Urban Edge

As of: 01/19/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N			
Total Points	79	79.00			
Ability to Proceed Tie-Breaker Points	6	6.00			
Proximity Tie-Breaker Points	37	34.75			
Eligible for 1/8th Mile Ranking Preference	Y/N	N			
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N			
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	N			
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y			
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 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			
Construction Features and Amenities									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00			
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00			
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00			
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00			
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00			
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00			
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00			
Set-Aside Commitments									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00			
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00			
8S	III.	E.	3.	Affordability Period	5.00	5.00			
Resident Programs									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00			
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00			
9S	III.	F.	3.	Programs for Elderly	6.00	6.00			
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00			
Local Government Contributions									
11S	IV.	A.		Contributions	5.00	5.00			
Local Government Incentives									
12S	IV.	B.		Incentives	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 SAS Urban Edge Apartments Managers, LLC, the general partner of the Applicant entity.	Preliminary	

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			
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00			
3A	III.	C.	3.b.	Availability of Water	1.00	1.00			
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00			
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00			
6A	III.	C.	4.	Appropriately Zoned	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			
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	6.00			
1P	III.	A.	10.a	Public Rail Station	7.00	0.00			
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	4.00			
3P	III.	A.	10.a	Public School	4.00	0.00			
3P	III.	A.	10.a	Senior Center	4.00	4.00			
4P	III.	A.	10.a	Medical Facility	4.00	4.00			
Eligible for Tier 1 Service Score Boost (Yes/No)						N			
Total Tier 1 Service Score					12.00	12.00			

Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00			
6P	III.	A.	10.a	Community Center	2.00	1.25			
7P	III.	A.	10.a	Pharmacy	2.00	2.00			
8P	III.	A.	10.a	Public Library	2.00	1.50			
FHFC Proximity List									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00			

Additional Application Comments:

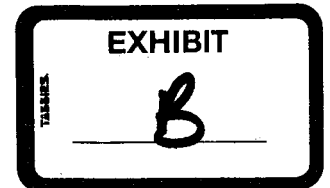
Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

Scoring Summary Report

File #: 2011-235C Development Name: Urban Edge

As of: 02/22/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N		
Total Points	79	79.00	79.00		
Ability to Proceed Tie-Breaker Points	6	6.00	6.00		
Proximity Tie-Breaker Points	37	34.75	32.25		
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N		
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N		
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	N	N		
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y		
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6		



Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
Developer									
1S	II.	B.	1.c.	Housing Credit Development Experience	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		
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00		
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00		
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00		
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00		
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00		
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00		
Set-Aside Commitments									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00		
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00		
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00		
Resident Programs									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00		
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00		
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00		
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00		
Local Government Contributions									
11S	IV.	A.		Contributions	5.00	5.00	5.00		
Local Government Incentives									
12S	IV.	B.		Incentives	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 SAS Urban Edge Apartments Managers, LLC, the general partner of the Applicant entity.	Preliminary	
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 Development(s): Beach Village at Palm Coast. 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	

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		
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	6.00	6.00		
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00		
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	4.00	4.00		
3P	III.	A.	10.a	Public School	4.00	0.00	0.00		
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00		
4P	III.	A.	10.a	Medical Facility	4.00	4.00	3.50		
Eligible for Tier 1 Service Score Boost (Yes/No)							N	N	
Total Tier 1 Service Score					12.00	12.00	11.50		
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00	0.00		
6P	III.	A.	10.a	Community Center	2.00	1.25	1.25		
7P	III.	A.	10.a	Pharmacy	2.00	2.00	2.00		
8P	III.	A.	10.a	Public Library	2.00	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		

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 latitude and longitude coordinates for the Medical Facility stated on the Surveyor Certification for Competitive HC Applications form are located at Bayfront Medical Center at 701 6th Street S. The NOPSE states that the coordinates are for Bayfront Baby Place and All Children's Hospital, located at 501 6th Avenue South, which does not meet the definition of Medical Facility because it does not provide general medical treatment or general surgical services to any physically sick or injured person. A Surveyor Affidavit provided in the NOPSE provided the corrected latitude and longitude coordinates of Bayfront Medical Center. This revision reduces the proximity tie-breaker score by 0.50 points.	NOPSE	
5P	Evidence provided in a NOPSE calls into question whether the Public Park listed on the Surveyor Certification for Competitive HC Applications form meets the definition of Public Park. A linear bike trail is a location not intended for use by the general public.	NOPSE	

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	

COPY
CURE TRACKING NO.

722

2011 CURE SUMMARY FOR

This Cure Summary Form is submitted with regard to Application No. 2011- 235C and pertains to the Application parts, sections, subsections, sections, subsections, and exhibits listed below (please list the parts, sections, subsections and exhibits in the order they appear in the most recent Scoring Summary Report):

Part (I, II, III, IV, or V)	Section (A, B, C, D, etc.)	Subsection (1, 2, 3, etc. or 1.a., 2.a., etc.)	Exhibit (1, 2, 3, etc.)	Submitted in Response to:				Created by:		
				Reason Score Not Maxed (Provide Item No. from Application Scoring Summary)	Reason Ability to Proceed Score (Provide Item No. from Application Scoring Summary)	Reason Failed Threshold (Provide Item No. from Application Scoring Summary)	Proximity Scoring Item (Provide item No. from Application Scoring Summary)	Additional Comment (Provide item No. from Application Scoring Summary)	Mark this column if Item "Submitted in Response to" column(s) resulted from Preliminary Scoring	Mark this column if Item No. indicated in "Submitted in Response to" column(s) resulted from NOPSE Scoring and state NOPSE Tracking No., if known
				S	A	2 T	P	C		X
II	A	3	9	S	A	1 T	P	C	X	
III	A	10.a.	25	S	A	T	4 P	C		X
III	A	10.a	25	S	A	T	5 P	C		X
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		
				S	A	T	P	C		



2011 CURE FORM

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

This Cure Form is being submitted with regard to **Application No. 2011-235C** and pertains to:

Part _____ Section _____ Subsection _____ Exhibit No. _____ (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

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

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 2T	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Brief Statement of Explanation regarding
Application 2011 – 235C

Provide a separate brief statement for each Cure

The Financial Arrears item noted on the NOPSE scoring sheet has been satisfied.

2011 CURE FORM

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

This Cure Form is being submitted with regard to **Application No. 2011-235C** and pertains to:

Part II Section A Subsection 3 Exhibit No. 9 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

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

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Failed Threshold	Item No. 1T	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Proximity Points Not Maxed	Item No. ____P	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Brief Statement of Explanation regarding
Application 2011-235C

Provide a separate brief statement for each Cure

Attached hereto is a revised Exhibit 9 that includes the sole manager of the general partner of the Applicant Entity.

Exhibit 9

APPLICANT: URBAN EDGE APARTMENTS, LTD., a Florida limited partnership

0.01% GP: SAS Urban Edge Apartments Managers, L.L.C., a Florida limited liability company

100% - Sole Member and Sole Manager: Southern Affordable Services, Inc., a Florida not-for-profit corporation*

<u>Director</u>	<u>Office Held</u>
Scott D. Clark	President
Thomas C. Shaw	Vice President
David J. Ross	Secretary/Treasurer
<u>Non-Director Officers</u>	
Jay P. Brock	Exec. Vice President

99.99% LP: Southern Affordable Services, Inc., a Florida not-for-profit corporation*

<u>Director</u>	<u>Office Held</u>
Scott D. Clark	President
Thomas C. Shaw	Vice President
David J. Ross	Secretary/Treasurer
<u>Non-Director Officers</u>	
Jay P. Brock	Exec. Vice President

* Southern Affordable Services, Inc. is a not-for-profit 501(c)(3) organization and, as such, does not have shareholders.

DEVELOPER: ATLANTIC HOUSING PARTNERS, L.L.L.P., a Florida limited liability limited partnership

Sole General Partner: Atlantic Housing Partners Managers, L.L.C., a Florida limited liability company

Managers: Paul M. Missigman
W. Scott Culp

Member: Atlantic Housing Partners Nevada, L.L.C., a Nevada limited liability company

Member: Paul M. Missigman

Member: Scott Culp

Limited Partner: Florida CIS Housing Advisors, L.P., a Florida limited partnership

General Partner – Florida CIS Housing Advisors, L.L.C., a Florida limited liability company

Limited Partner – Michael J. Sciarrino Irrevocable Trust

Limited Partner – Suzanne Sciarrino

Limited Partner: Atlantic Housing Group Partners, Ltd., a Florida limited partnership

General Partner – Atlantic Housing Group Partners, L.L.C., a Florida limited liability company

Limited Partner – Firenze Housing, L.L.C., a Florida limited liability company

Limited Partner – Jaks Trust, L.L.C., a Florida limited liability company

2011 CURE FORM

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

This Cure Form is being submitted with regard to **Application No. 2011-235C** and pertains to:

Part III Section A Subsection 10.a. Exhibit No. 25 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

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

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. ____T	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Proximity Points Not Maxed	Item No. 4P	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Brief Statement of Explanation regarding
Application 2011 – 235C

Provide a separate brief statement for each Cure

Please see the attached revised Exhibit 25, detailed explanation, additional
documentation, and other information regarding Proximity Tie-Breaker Point Issue

4P.

235C: Urban Edge – Issue 4P: Medical Facility

The Scoring Summary Report dated 2/22/2012 for Urban Edge identifies the following Proximity Tie-Breaker Point issue designated 4P:

Evidence provided in a NOPSE calls into question whether the latitude and longitude coordinates for the Medical Facility stated on the Surveyor Certification for Competitive HC Applications form are located at Bayfront Medical Center at 701 6th Street S. The NOPSE states that the coordinates are for Bayfront Baby Place and All Children's Hospital, located at 501 6th Avenue South, which does not meet the definition of Medical Facility because it does not provide general medical treatment or general surgical services to any physically sick or injured person. A Surveyor Affidavit provided in a NOPSE provided the corrected latitude and longitude coordinates of Bayfront Medical Center. This revision reduces the proximity tie-breaker score by 0.50 points.

The Applicant is submitting a revised surveyor certification form to be substituted as Exhibit 25.

The revised Exhibit 25 identifies All Children's Hospital as the Medical Facility. The Applicant also provides the following additional documentation and other information.

The NOPSE which raised this issue was assigned Tracking Number 519. The NOPSE challenged the use of the assigned coordinates as not being the coordinates for Bay Front Medical Center, which the NOPSE filer contends are 150 yards away; the Corporation apparently agrees, and it lowered the Applicant's Medical Facility Tie-Breaker Score accordingly.

The NOPSE filer also contended that All Children's Hospital "is a pediatric facility" which "simply does not offer services to any physically sick or injured person." The NOPSE was accompanied by four largely illegible pages apparently printed out from the All Children's Hospital website.

With this Cure, the Applicant is changing its Medical Facility for tie-breaker measurement point purposes to All Children's Hospital. The coordinates and street address

provided on the form are for the Hospital's Pediatric Emergency Center. As documented by the attached letter from Tim Strouse, Vice President of Facilities and Support Service for All Children's Hospital, to the Applicant, "the Emergency Center at All Children's Hospital is open 24/7 and will treat all patients in accordance with EMTALA." See Exhibit "A" attached.

The referenced "EMTALA" is the Federal Emergency Medical Treatment and Active Labor Act, codified at 42 U.S. Code 1395 dd. EMTALA requires every hospital in the United States that participates in the Medicare program to provide medical screening examinations and stabilizing treatment to any patient presenting, Exhibit "A" verifies that All Children's Hospital is subject to the EMTALA requirements.

Florida Housing's Instructions at page 34, define "Medical Facility" as follows:

B. Medical Facility - For purposes of proximity tie-breaker points, a Medical Facility means a hospital, state or county health clinic or walk-in clinic (that does not require a prior appointment) that provides general medical treatment or general surgical services at least five days per week to any physically sick or injured person. This service may be selected by all Applicants regardless of the Demographic Commitment selected at Part III.D. of the Application.

FHFC clearly includes hospitals within the definition of "Medical Facility." All Children's Hospital falls within that definition, and has verified that, despite its pediatric focus, its emergency department treats anyone who presents there. It cannot be doubted that the hospital has available both general medical and general surgical treatment, although only one of these is required under FHFC's definition. And while Florida Housing's rules only require that a medical facility be open five day a week, without any stated minimum number of hours, All Children's ER is open 24 hours a day, 7 days a week.

The fact that a patient presenting at All Children's Hospital might be ultimately transferred or referred to another facility or specialist for treatment is of no consequence. The

same result would probably occur even more often at other Medical Facilities that are listed in Florida Housing's definition of a Medical Facility, such as a county health clinic or walk-in clinic. If the purpose of Florida Housing's requirement is to provide the closest possible access to competent medical care, All Children's Hospital would far exceed that requirement when compared to county health clinics or walk-in clinics.

The full 4.0 Tie-Breaker Measurement Points for proximity to a Medical Facility should be restored to Urban Edge.

All Children's Hospital
Facilities and Support Services
500 7th Avenue South, Dept. 9470
St. Petersburg, FL 33701
727-767-4270 T
727-767-4451 F



February 28, 2012

Mr. Jay Brock
Urban Edge Apartments, Ltd.
700 W. Morse Blvd. Suite 101
Winter Park, FL 32789

Dear Mr. Brock:

This letter confirms that the Emergency Center at All Children's Hospital is open 24/7 and will treat all patients in accordance with EMTALA.

Sincerely,

Tim Strouse
Vice President of Facilities and Support Services

TS/tc

cc: Dean Price (dprice@global-realty.net)

2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE HC APPLICATIONS

Name of Development: Urban Edge

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

North east corner of 4th St S and Delmar Terrace, St. Petersburg

Development Location *

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county) * If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Tie-Breaker Measurement Point is located.)

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

State the Tie-Breaker Measurement Point. ²	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>00.0</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>17.8</u> Seconds (truncated after 1 decimal place)
---	------------------------	----------------------	--	------------------------	----------------------	--

If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of this Scattered Site with the most units?
 Yes or No (Must check one if Development consists of Scattered Sites.)²

To be eligible for proximity tie-breaker points, Degrees and Minutes must be stated as whole numbers and Seconds must be truncated after 1 decimal place. The Corporation will utilize Street Atlas USA 2010, published by DeLorme, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

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

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public Bus Stop						
Public Bus Transfer Stop or Public Bus Rapid Transit Stop	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>13.0</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>17.5</u> Seconds (truncated after 1 decimal place)
Public Rail Station	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)

Tier 1 and Tier 2 Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.³

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Tier 1 Services:						
Grocery Store: Name - Publix Address - 250 3rd St S., St. Petersburg, FL 33701	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>8.2</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>12.2</u> Seconds (truncated after 1 decimal place)
Public School: Name - Address -	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Medical Facility: Name - All Children's Hospital Address - 650 6th St S., St. Petersburg, FL 33701	<u>N 27</u> Degrees	<u>45</u> Minutes	<u>53.3</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>28.2</u> Seconds (truncated after 1 decimal place)
Senior Center: Name - Sunshine Senior Center Address - 330 6th St N., St. Petersburg, FL 33701	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>32.2</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>24.9</u> Seconds (truncated after 1 decimal place)
Tier 2 Services:						
Public Park: Name - Pinevas Trill Address - S. side of 1st Ave. S. E. of 4th St. S., St. Petersburg	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>12.8</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>17.3</u> Seconds (truncated after 1 decimal place)
Community Center: Name - Campbell Park & Community Center Address - 601 14th St S., St. Petersburg, FL 33705	<u>N 27</u> Degrees	<u>45</u> Minutes	<u>47.8</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>39</u> Minutes	<u>5.6</u> Seconds (truncated after 1 decimal place)
Pharmacy: Name - GVS Pharmacy Address - 301 3rd St S., St. Petersburg, FL 33701	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>5.5</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>14.2</u> Seconds (truncated after 1 decimal place)
Public Library: Name - Mirror Lake Library Address - 220 6th St N., St. Petersburg, FL 33701	<u>N 27</u> Degrees	<u>46</u> Minutes	<u>28.7</u> Seconds (truncated after 1 decimal place)	<u>W 82</u> Degrees	<u>38</u> Minutes	<u>25.0</u> Seconds (truncated after 1 decimal place)

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

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

Signature: 

James L. Rickman, Vice President PSM# 5633

Print or Type Name and Title of Signatory Florida License Number

Allen & Company
Name of Surveyor

213 S. Dillard Street, Suite 210, Winter Garden, FL 34787
Address (street address, city, state)

(407) 654-5355
Telephone Number (including area code)

UA1016 (Rev. 2-11) 67-48.004(1)(c); 67-21.002(1)(c), F.A.C.

Provide Behind a Tab Labeled "Exhibit 25"

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

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

² If the proposed Development meets the definition of Scattered Sites, a part of the boundary of each Scattered Site must be located within 1/2 mile of the Scattered Site with the most units. "Scattered Sites," as applied to a single Development, means a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within a Scattered Site Development, a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement provided the easement is not a roadway or street. (See Rule 67-48.002, F.A.C.)

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

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

Service	Location where latitude and longitude coordinates must be obtained																										
Grocery Store, Public School, Medical Facility, Community Center, Senior Center, Public Library and Pharmacy	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.																										
Public Park	Coordinates must represent a point that is on the premises; however, the point may not be located in the parking lot, street, or any area that is not intended for recreational activities. Additionally, if the area intended for recreational activities is enclosed, the coordinates must represent the public ingress/egress point of entry to the enclosed area.																										
Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop and Public Rail Station	<p>With the exception of SunRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train. SunRail Rail Stations coordinates must represent the coordinates listed below:</p> <table border="1"> <thead> <tr> <th>Station Name</th> <th>Latitude/Longitude Coordinates</th> </tr> </thead> <tbody> <tr> <td>Altamonte Springs Station</td> <td>N 28 39 50.1, W 81 21 23.4</td> </tr> <tr> <td>Church Street Station</td> <td>N 28 32 20.3, W 81 22 50.6</td> </tr> <tr> <td>DeBary Station</td> <td>N 28 51 20.3, W 81 19 24.1</td> </tr> <tr> <td>Florida Hospital Station</td> <td>N 28 34 21.8, W 81 22 17.4</td> </tr> <tr> <td>Lake Mary Station</td> <td>N 28 45 31.8, W 81 19 04.3</td> </tr> <tr> <td>Longwood Station</td> <td>N 28 42 04.1, W 81 20 43.4</td> </tr> <tr> <td>LYNX Central Station</td> <td>N 28 32 52.2, W 81 22 51.0</td> </tr> <tr> <td>Maitland Station</td> <td>N 28 38 03.7, W 81 21 44.7</td> </tr> <tr> <td>Orlando Amtrak/ORMC Station</td> <td>N 28 31 39.5, W 81 22 55.6</td> </tr> <tr> <td>Sand Lake Road Station</td> <td>N 28 27 11.3, W 81 22 1.0</td> </tr> <tr> <td>Sanford/SRA6 Station</td> <td>N 28 48 49.8, W 81 17 56.9</td> </tr> <tr> <td>Winter Park/Park Ave Station</td> <td>N 28 35 51.5, W 81 21 6.0</td> </tr> </tbody> </table>	Station Name	Latitude/Longitude Coordinates	Altamonte Springs Station	N 28 39 50.1, W 81 21 23.4	Church Street Station	N 28 32 20.3, W 81 22 50.6	DeBary Station	N 28 51 20.3, W 81 19 24.1	Florida Hospital Station	N 28 34 21.8, W 81 22 17.4	Lake Mary Station	N 28 45 31.8, W 81 19 04.3	Longwood Station	N 28 42 04.1, W 81 20 43.4	LYNX Central Station	N 28 32 52.2, W 81 22 51.0	Maitland Station	N 28 38 03.7, W 81 21 44.7	Orlando Amtrak/ORMC Station	N 28 31 39.5, W 81 22 55.6	Sand Lake Road Station	N 28 27 11.3, W 81 22 1.0	Sanford/SRA6 Station	N 28 48 49.8, W 81 17 56.9	Winter Park/Park Ave Station	N 28 35 51.5, W 81 21 6.0
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DeBary Station	N 28 51 20.3, W 81 19 24.1																										
Florida Hospital Station	N 28 34 21.8, W 81 22 17.4																										
Lake Mary Station	N 28 45 31.8, W 81 19 04.3																										
Longwood Station	N 28 42 04.1, W 81 20 43.4																										
LYNX Central Station	N 28 32 52.2, W 81 22 51.0																										
Maitland Station	N 28 38 03.7, W 81 21 44.7																										
Orlando Amtrak/ORMC Station	N 28 31 39.5, W 81 22 55.6																										
Sand Lake Road Station	N 28 27 11.3, W 81 22 1.0																										
Sanford/SRA6 Station	N 28 48 49.8, W 81 17 56.9																										
Winter Park/Park Ave Station	N 28 35 51.5, W 81 21 6.0																										

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

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

2011 CURE FORM

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

This Cure Form is being submitted with regard to **Application No. 2011-235C** and pertains to:

Part III Section A Subsection 10.a. Exhibit No. 25 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

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

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. ____T	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Proximity Points Not Maxed	Item No. 5P	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Brief Statement of Explanation regarding
Application 2011 – 235C

Provide a separate brief statement for each Cure

Please see the attached detailed explanation, additional documentation, and other information regarding Proximity Tie-Breaker Point Issue 5P.

235C: Urban Edge – Item 5P: Public Park

The 2/22/2012 Scoring Summary for Application No. 235C identifies as Tie-Breaker Proximity Point Item 5P the following:

Evidence provided in a NOPSE calls into question whether the Public Park listed on the Surveyor Certification for Competitive HC Applications form meets the definition of Public Park. A linear bike trail is a location not intended for use by the general public.

The Applicant hereby provides the following additional documentation and other information to address this issue.

The Public Park identified by the Applicant is the Pinellas Trail. The Scoring Summary's only criticism of the Pinellas Trail is that it is "a location not intended for use by the general public."

The Pinellas Trail is clearly a park intended for use by the general public. An excerpt of the description of the Pinellas Trail from the Pinellas County Parks and Preserves website describes the Pinellas Trail as "a linear park and recreation trail" and "a unique, protected greenspace for walking, jogging, skating, and biking." A copy of the Pinellas County website is attached as Exhibit "A." The Pinellas Trail is further described as "a multi-use trail everyone can enjoy." There are no fees charged for use of the trail.

The website also provides a list of basic rules for use of the trail, including:

* * *

Pedestrians and handicapped have the right of way, wheelchairs should use the pedestrian lanes and electric handicap wheelchairs are always permitted.

* * *

Bicyclists and skaters should obey the posted speed limits ...both skaters and cyclists should give an audible warning when passing.

* * *

Motorized vehicles (except electric handicap wheelchairs, maintenance, law enforcement and emergency vehicles) are prohibited.

The trail is clearly designated for multiple forms of public use, and precautions have been taken to insure the safety of pedestrians, wheelchair users, and electric handicap wheelchairs. It is hard to imagine a public park that is more inclusive than the Pinellas Trail.

Florida Housing's definition of "Public Park" does not support the Scoring Summary reason for rejection of the Pinellas Trail. That definition reads:

(i) Public Park – For purposes of proximity tie-breaker points, a Public Park means an outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses.

There is no question that the Pinellas Trail is an outdoor public location that is least an acre in size, is listed with and maintained by Pinellas County's Parks and Preserves Department, and charges no admission fee. It is not a dog park, skate park, or golf course. And contrary to the Scoring Summary assertion, it is available to the general public.

It should also be kept in mind that Urban Edge will be an elderly development. Many exercise opportunities available in other public parks that would qualify as a "Public Park" for Florida Housing's purposes may be of no use to many elderly residents because of the strenuous nature of the activity: basketball, baseball, football, soccer, or tennis for example.

Bicycling is a more feasible exercise option for many elderly. Walking is the most feasible, as it requires no specialized equipment and can be done at the walker's own pace. Even wheelchair bound residents can enjoy the benefits of exercise, sunshine, and fresh air on the Pinellas Trail, whereas they would likely be left out of most other outdoor exercise opportunities.

The Applicant should receive the full 2.0 Proximity Tie-Breaker points for Public Park for the Pinellas Trial.

F:\MCB\2624 Atlantic Housing\2012 NOPSEs\Urban Edge Issue 5P.docx



Parks & Preserves



Official Government Website



Guide to the Pinellas Trail

Parks & Conservation Resources

12520 Ulmerton Road

Largo, FL 33774

(727) 549-6099

Park Ranger (727) 582-2100

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The Trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. Pinellas County Parks & Conservation Resources is responsible for the Trail's maintenance and operating costs.

Mileage Maps:

All trail maps are in pdf format:

[Pinellas Trail Locator Map](#)

[Overview Map of the Trail](#)

[Mileage: North Section](#)

[Mileage: South Section](#)

Individual Pinellas Trail Maps:

(Note: individual maps could have changed.)

[Tarpon Springs](#)

[South Tarpon Springs](#)

About the Pinellas Trail:

[History](#)

[Timeline](#)

[Art on the Pinellas Trail](#)

[Trail Awards](#)

[Trail Rules](#)

Other Information:

[Bike/Skate Rentals near Trail](#)

[Bikes on Buses](#) : For information on bus routes near

Exhibit "A"

Home | Weather | Privacy | **Parks & Preserve Web Home**

Select a Park / Preserve Powered by Google Select Language Dunedin Translate

- [Crystal Beach](#)
- [Palm Harbor/Ozona](#)
- [Honeymoon Island Trail Spur](#)
- [Downtown Dunedin](#)
- [North Clearwater](#)
- [Downtown Clearwater](#)
- [South Clearwater/North Largo](#)
- [South Largo](#)
- [North Seminole](#)
- [Seminole](#)
- [Bay Pines Area](#)
- [Tyrone Area](#)
- [Pasadena Area](#)
- [North Gulfport Area](#)
- [St. Petersburg 34th St. area](#)
- [St. Petersburg 34th St. to Trop](#)
- [St. Petersburg Downtown](#)
- [Map Icons Legend](#)
- [All maps in one](#)

General Info / Hours

Boat Ramps / Beach Parking

Managed Areas

Reserve a Campsite

Reserve a Picnic Shelter

Private Events / Weddings

Publications

Trails / Nature Walks

Volunteer in Parks

the Trail, please call the Pinellas Suncoast Transit Authority at (727) 540-1900.

[Pinellas Trail as an Interactive GIS Map](#). select the "Parks and Recreation" category called "Fred Marquis Trail"

[Volunteer - Pinellas Trails, Inc](#) - a volunteer citizens fund-raising group who support the trail.

[Progress Energy Trail](#)

[Pinellas Trailways Bicycle Lanes](#)

[Blueways Paddling Trail](#)

Free Pinellas Trail Guide Map: (all maps are online)

The Guide to the Pinellas Trail is a convenient, pocket-sized flip chart map for navigating the Trail. The trail guide details rest stops, service stations, restaurants, pay phones, bicycle shops, park areas, and much more along the entire length of the Pinellas Trail.

You can pick up a trail guide at the Park Office, area libraries, chambers of commerce, bicycle shops, or at the Pinellas County Courthouse Information Desk.

For more information, please call (727) 464-8200 or write to: Pinellas County Planning Department, 600 Cleveland Street, Suite 750, Clearwater, FL 33755.

Parks & Conservation Resources Administration
 12520 Ulmerton Road
 Largo, FL 33774
 (727) 582-2100
 Contact Us - gmap

360° Views of Pinellas Trail:

- [Cross Bayou](#)
- [Dunedin](#)
- [Honeymoon Island](#)
- [Stevenson Creek](#)
- [Tarpon Springs](#)
- [Taylor Park](#)

Trail News:

- [Emergency Response Decals on Trail](#)
- [Pinellas Trail 20th Anniversary](#)



Most Pinellas County residents have bicycled, walked, jogged or in-line skated on it. The Fred Marquis Pinellas Trail, a project that is the source of great community pride, is a multi-use trail everyone can enjoy.

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. The County's Parks & Conservation Resources Department is responsible for the trail's maintenance and operating costs.

When completed this unique linear park will convert approximately 47 miles of unused railroad easement and other rights of way into a trail for runners, bicyclists, walkers, skaters and other outdoor enthusiasts. The trail now extends from northernmost Pinellas County to the southern end of the county, offering Pinellas County citizens a diversified recreational opportunity.

To help everyone enjoy the trail, there are some basic rules:

The trail is only open during daylight hours.

Alcoholic beverages are prohibited.

Pedestrians and handicapped have the right of way, wheelchairs should use the pedestrian lanes and electric handicap wheelchairs are always permitted.

Bicyclists are required to obey all traffic controls and signals.

Bicyclists are not permitted to wear headphones at any time

Under age 16, they must wear a helmet.

Electric bicycles are prohibited.

Bicyclists and skaters should obey the posted speed limits. No racing, race training or pace lines. Skaters should use the bicycle lanes, and both skaters and cyclists should give an audible warning when passing.

Motorized vehicles (except electric handicap wheelchairs, maintenance, law enforcement and emergency vehicles) are prohibited.

Horses are prohibited.

Pets must be kept on a 6-foot leash and under control.

Trail News:

Emergency Response System - Decals

The trail now has an emergency response system with decals! The emergency response system will help keep the trail system safer and enable emergency response vehicles to pinpoint the exact location of an incident. The bright yellow decals are adhered directly onto the trail surface approximately 200 feet apart and have unique location numbers. The decals also provide contact information to report maintenance problems. The decals begin at Demens Landing in downtown St. Petersburg with PT-0000, and continue to east of U.S. Highway 19 in Tarpon Springs, where the Trail currently ends at Melon Street and Keystone Road with PT-0699.



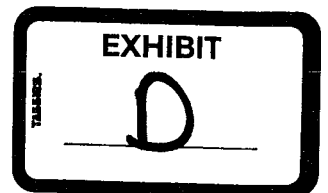
Not responsible for translated content

Scoring Summary Report

File #: 2011-235C Development Name: Urban Edge

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	34.75	32.25	30.75	
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	N	N	N	
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	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	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	6.00
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 SAS Urban Edge Apartments Managers, 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 Development(s): Beach Village at Palm Coast. 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	6.00	6.00	6.00	
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	4.00	4.00	4.00	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	3.50	0.00	
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	
Total Tier 1 Service Score					12.00	12.00	11.50	8.00	
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00	0.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.25	1.25	1.25	
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	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
4P	The Applicant attempted to cure Item 4P by providing a revised Surveyor Certification for Competitive HC Applications form changing the name of the Medical Facility to All Children's Hospital; however, evidence provided in NOADs demonstrates that All Children's Hospital does not provide general medical treatment to any physically sick or injured person.	Final	
4P	Evidence provided in a NOPSE calls into question whether the latitude and longitude coordinates for the Medical Facility stated on the Surveyor Certification for Competitive HC Applications form are located at Bayfront Medical Center at 701 6th Street S. The NOPSE states that the coordinates are for Bayfront Baby Place and All Children's Hospital, located at 501 6th Avenue South, which does not meet the definition of Medical Facility because it does not provide general medical treatment or general surgical services to any physically sick or injured person. A Surveyor Affidavit provided in the NOPSE provided the corrected latitude and longitude coordinates of Bayfront Medical Center. This revision reduces the proximity tie-breaker score by 0.50 points.	NOPSE	Final
5P	Evidence provided in a NOPSE calls into question whether the Public Park listed on the Surveyor Certification for Competitive HC Applications form meets the definition of Public Park. A linear bike trail is a location not intended for use by the general public.	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	

ELECTION OF RIGHTS

Application Number: 2011-235C Development Name: Urban Edge

- 1. I do not desire a proceeding.
- 2. I elect an informal proceeding to be conducted in accordance with Sections 120.569 and 120.57(2), Florida Statutes. In this regard I desire to (Choose one):
 - submit a written statement and documentary evidence; or
 - attend an informal hearing to be held in Tallahassee.

Note: Rule 28-106.301, Florida Administrative Code, requires Applicant to submit a petition in a prescribed format. (attached)

- 3. I elect a formal proceeding at the Division of Administrative Hearings. This option is available only if there are disputed issues of material fact.

Note: Applicant must submit an appropriate petition in accordance with Rule 28-106.201, Florida Administrative Code. (attached)

Following are my top four preferences, in order from 1-4 (with 1 being my first choice, etc.) for scheduling my informal hearing. All formal hearings will be scheduled by the Division of Administrative Hearings.

Hearing Dates:	A.M.	P.M.
May 7, 2012		
May 8, 2012		
May 9, 2012		

Hearing Dates:	A.M.	P.M.
May 10, 2012		
May 11, 2012		

Matters heard after these dates will likely not be funded in the current Application Cycle.

Please provide a Hearing Schedule to me via e-mail or fax at:

_____ or _____
(E-Mail Address) (Fax Number - include Area Code)

Date: April 19, 2012

M. Christopher Bryant
Signature of Petitioner

Name: M. Christopher Bryant, Attorney for
Petitioner

Address: P.O. Box 1110
Tallahassee, FL 32302-1110

Phone: (850) 521-0700
(include Area Code)

TO PRESERVE YOUR RIGHT TO A PROCEEDING, YOU MUST RETURN THIS FORM WITHIN TWENTY-ONE (21) CALENDAR DAYS OF RECEIPT OF THIS NOTICE. THE FORM MUST BE RETURNED TO THE FLORIDA HOUSING FINANCE CORPORATION AT THE ADDRESS INDICATED IN THE NOTICE OF RIGHTS. TO FACILITATE THE SCHEDULING OF HEARINGS, THIS FORM MAY BE SUBMITTED PRIOR TO FILING A PETITION.

