

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

NORTHWEST PROPERTIES V, LTD.,

Petitioner,

FHFC Case No. 2014-374C

vs.

RFA 2014-104
DOAH Case No.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

Petitioner Northwest Properties V, Ltd. ("Petitioner") files this Amended Formal Written Protest and Petition for Administrative Hearing ("Petition") pursuant to section 120.57(3), Florida Statutes, and rules 67-60.009 and 28-110.003, Florida Administrative Code. This Petition challenges the intended decision of Respondent Florida Housing Finance Corporation ("Florida Housing") to award low-income housing tax credits ("Housing Credits") in connection with the Request for Applications 2014-104 for the Preservation of Existing Affordable Housing Developments (the "RFA").

I. Parties

1. Petitioner is a legally formed entity qualified to do business in Florida that applied for a housing credit allocation pursuant to the RFA. Petitioner sought the allocation in connection with preservation of a 129-unit, high-rise development in Broward County called Sunnyreach Acres. For purposes of this proceeding, Petitioner's address, telephone number, and email address are those of its undersigned counsel.

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FINANCE CORPORATION

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301. Florida Housing's file number for Petitioner's application is 2014-374C.

II. Notice

3. Petitioner received notice of Florida Housing's intended action to award Housing Credits pursuant to the RFA on April 25, 2014, when Florida Housing's Board of Directors approved the recommendation of its Review Committee, which previously had recommended certain applicants for an allocation of credits and an invitation into the credit underwriting process. A copy of the notice posted on the Florida Housing website concerning the Board action is attached as **Exhibit 1**. Petitioner was not among those recommended for an allocation of Housing Credits.

4. Petitioner timely filed a notice of intent to protest on April 30, 2014. A copy of that notice is attached as **Exhibit 2**.

III. Background

5. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of awarding various types of funding for affordable housing in Florida. One of the programs administered by Florida Housing is the federal low income housing tax credit program. Florida Housing is designated as the housing credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the Internal Revenue Code. § 420.5099, Fla. Stat. Housing Credits (also known as tax credits) are a dollar-for-dollar offset to federal income tax liability. Developers who receive an allocation of Housing Credits receive the awarded amount every year for ten years. The developer usually

sells the Housing Credits to a syndicator that in turn sells them to investors seeking shelter from federal income taxes.

6. Florida Housing has the responsibility and authority to establish procedures for allocating and distributing Housing Credits. In accordance with that authority, Florida Housing has adopted chapter 67-60, Florida Administrative Code, which governs the competitive solicitation process for several programs, including the Housing Credit program. Other administrative rule chapters relevant to the selection process are chapter 67-48, which also governs competitive affordable multifamily rental housing programs, and chapter 67-53, governing compliance procedures. Applicants for an allocation of Housing Credits are required to comply with the RFA and each of the three administrative rule chapters referenced in this paragraph. *See* RFA at p. 3, § 3.F.3.

7. On February 7, 2014, Florida Housing issued the RFA, which seeks applications from developers who commit to preserve existing affordable housing developments. The RFA explains that Florida Housing expects to have up to an estimated \$5,369,334 of Housing Credits available for award to proposed Preservation Developments. Applicants must meet a number of mandatory eligibility requirements and also are ranked based on a variety of criteria. Because many applications meet the mandatory eligibility requirements, Florida Housing has established a series of tie-breakers that are applied in the selection process. RFA at p. 32. The final tie-breaker is a lottery number. Applications with the lowest lottery numbers are given preference over applications with higher lottery numbers. *Id.* The RFA also provides that applicants will be selected for funding only if there is enough funding available to fully fund the applicant's eligible Housing Credit request

amount. This is known as the “Funding Test.” Florida Housing also applies a “County Test,” which limits funding to one application per county unless the only eligible unfunded Applications that can meet the Funding Test are located in a county where an Application has already been tentatively selected for funding.

8. One of the tie-breakers in the ranking process is an Applicant’s “Leveraging Classification,” which places developments in either Group A or Group B based on the amount of total Corporation funding per set-aside unit. *See* RFA, p. 74. Determining the Leveraging Classification involves a mathematical calculation outlined in Exhibit C to the RFA. All Applications receiving a Leveraging Classification of A are in line for funding before all Applications receiving a Leveraging Classification of B. *See* RFA, p. 32.

9. Following the recommendation of the Review Committee, which applied ranking criteria identified in the RFA to identify proposed developments to be funded, the Florida Housing Board of Directors approved the following applicants for an award of Housing Credits:

- Application No. 2014-377C, Southern Villas, St. Johns County;
- Application No. 2014-375C, Jackson Heights, Hillsborough County;
- Application No. 2014-364C, Joe Moretti Phase Two, Miami-Dade County;
- Application No. 2014-378C, Harbor City Towers, Brevard County;
- Application No. 2014-372C, 400 Apartments, Alachua County; and
- Application No. 2014-359C, The Villages at Tarpon, Pinellas County.

See **Exhibit 1.**

9. The notice posted on Florida Housing’s website adopting the Review Committee’s recommendations also included a “Sorting Order” of eligible applications. **Exhibit**

3. Sunnyreach Acres, Petitioner's development, is the next eligible application for funding that also meets the Funding Test and County Test.

IV. Substantial Interests Affected

10. Petitioner's substantial interests are affected by Florida Housing's proposed award because Sunnyreach Acres would have been recommended for an allocation of Housing Credits but for errors in connection with scoring and ranking of The Villages at Tarpon. As explained below, The Villages at Tarpon should have been placed in Group B, rather than Group A for leveraging purposes. Had the Villages at Tarpon been properly classified for leveraging purposes, that development would not have been in the funding range, and Sunnyreach Acres would have been recommended for an allocation of Housing Credits. Additionally, The Villages at Tarpon is not eligible for funding because part of the proposed development site is subject to a Land Use Restriction Agreement ("LURA") and because the Villages at Tarpon submitted a Surveyor Certification Form with its Application that does not place its Development Location Point ("DLP") on the scattered site with the most units, in violation of Florida Housing's rules and the RFA. Each of these issues is addressed below.

A. Leveraging

11. In its Application, the Villages at Tarpon stated that the total number of units in its Proposed Development is 95. Relying on that representation, the Review Committee applied the mathematical formula for leveraging and placed the Villages at Tarpon in Group A. *See Exhibit 3*. However, according to documents filed with the Pinellas County Property Appraiser concerning the existing affordable housing development on the site where Villages at Tarpon is proposed, there are only 92 units in the development. *See Exhibit 4* (six parcels, identifying a

total of 92 units).¹ When the mathematical formula for leveraging is applied using only 92 units, The Villages at Tarpon falls into Group B.

12. Leveraging is calculated as follows, according to page 74 of the RFA:

All eligible Applications will be classified as either Group A or Group B based on the amount of total Corporation funding per set-aside unit, as outlined below:

a. Calculating the Set-Aside Units:

The total number of set-aside units for each Application will be computed by multiplying the total number of units within the proposed Development by the highest Total Set-Aside Percentage the Applicant committed to as stated in the last row of the set-aside breakdown chart in the Set-Aside Commitment section of the Application. Results that are not a whole number will be rounded up to the next whole number.

b. The Corporation will calculate the total Corporation funding per set-aside unit for each Application in the following manner:

(1) If the Development is not located in a HUD designated HCA, the Eligible Housing Credit Request Amount will be multiplied by 9.0; or

(2) If the Development is located in a HUD designated HCA, the Eligible Housing Credit Request Amount will be multiplied by 9.0 and that product will be divided by 1.3.

c. To determine each eligible Application's Leveraging Classification, all eligible Applications will be listed in ascending order beginning with the Application that has the lowest amount of total Corporation funding per set-aside unit and ending with the Application that has the highest amount of total Corporation funding per set-aside unit.

¹ Based on the Villages at Tarpon's Application, the development will comprise what were formerly three different developments: (1) North Ring Village, consisting of 30 units; (2) Walton Village Way, consisting of 30 units; and (3) Lemon Street Village and Pine Trail Village, consisting of 35 units. However, the records of the Property Appraiser show that the Lemon Street Village & Pine Trail Village only consists of 32 units, not 35 units as represented in The Villages at Tarpon's Application. The Villages at Tarpon represented in its Application that the Development will be 100 percent Rehabilitation, meaning that no new units will be constructed. Thus, the actual total number of units for The Villages at Tarpon is 92, not 95, as stated in the Application.

The total number of eligible Applications will be multiplied by 90 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the “A/B Cut-Off”). A line will be drawn below the Application whose place on the list is equal to the A/B Cut-Off. If any Application(s) below the line has the same total Corporation funding request per set-aside unit as the Application immediately above the line, the line will be moved to a place immediately below that Application(s). Applications above the A/B Cut-Off will be classified as Group A and Applications below the A/B Cut-Off will be classified as Group B.

RFA, p. 74.

13. In its Application, The Villages at Tarpon committed to a 100% Total Set-Aside Percentage. Thus, based on the information found on the Property Appraiser’s website, the total set-aside units are 92. The total Corporation funding per set-aside unit equals \$89,247.49, as shown by the following calculation:

Eligible Housing Credit Request Amount	1,186,000.00
Multiplied by 9	10,674,000.00
Divided by 1.3 (site is located in an HCA)	8,210,769.23
Divided by the total # of set-aside units (92)	89,247.49

14. The total number of eligible Applications for RFA 2014-104 is 23. *See Exhibit 3.* When 23 is multiplied by 90 percent, pursuant to the RFA requirements, the result is 20.7 (or 21) applications that will be placed in Group A. Following the Review Committee recommendations, the two Group B Applications had total Corporation funding per set-aside unit of \$86,700.22 (Application 2014-360C) and \$95,719.06 (Application 2014-373C). Based on the requirements of the RFA, The Villages at Tarpon (with total Corporation funding per set-aside at \$89,247.49) should be in Group B, and Application 2014-360C should move into group A.

15. In addition to being a Group B Application, The Villages at Tarpon also fails the Total Development Cost (“TDC”) Per Unit Limitation as outlined in Item 8 of Exhibit C of the RFA (pages 69-74). The maximum TDC per unit limit amount for a Garden Rehabilitation development is \$137,000. *Id.* at p.69. The TDC per unit amount for this development based on 92 units equals \$138,162.62. Any Application that has an amount that exceeds the limitation is not eligible for funding consideration. *Id.*

16. The Villages at Tarpon does not have the ability to now change the number of units identified in its Application. Rule 67-48.004(3)(i) provides:

(3) Notwithstanding any other provision of these rules, the following items as identified by the Applicant in the Application must be maintained and cannot be changed by the Applicant after the applicable submission, unless provided otherwise below:

(i) Total number of units; notwithstanding the foregoing, for the SAIL and HC Programs the total number of units may be increased after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to Corporation staff and approval of the Corporation. With regard to said approval, the Corporation shall consider the facts and circumstances, inclusive of each Applicant’s request, in evaluating whether the changes made are prejudicial to the Development or to the market to be served by the Development.

(Emphasis supplied).

B. Site Subject to LURA

17. The Villages at Tarpon’s Application is nonresponsive to the RFA because it is in violation of section 67-48.023(1)(c), Florida Administrative Code, which provides:

(1) Unless otherwise permitted in a competitive solicitation process, an Applicant is not eligible to apply for Competitive Housing Credits if any of the following pertain to the proposed Development:

...

(c) The proposed Development site **or any part thereof** is subject to any Land Use Restriction Agreement or Extended Use Agreement, or both, in

conjunction with any Corporation affordable housing financing intended to foster the development or maintenance of affordable housing, unless at least one (1) of the following exceptions applies:

1. A LURA recorded in conjunction with the Predevelopment Loan Program or the Elderly Housing Community Loan Program or
2. A LURA or EUA, or both, for an existing building or buildings, originally constructed at least 25 years prior to the deadline to apply for the applicable Competitive Housing Credits, where, in the current Application, the Applicant has selected and qualified for the Homeless demographic commitment with a Development category of Rehabilitation, Acquisition and Rehabilitation, Preservation, or Acquisition and Preservation.

(Emphasis added).

18. Florida Housing's rules define a "LURA" or "Land Use Restriction Agreement" as "an agreement which sets forth the set-aside requirements and other Development requirements under a Corporation program." R. 67-48.002(75).

19. The Villages at Tarpon does not qualify for the two exceptions identified in rule 67-48.023(1)(c).

20. Portions of the scattered sites described in The Village at Tarpon's Application appear to be the same sites subject to a recorded Florida Housing Finance Corporation Restrictive Covenant and Grant Agreement ("Agreement") (attached as **Exhibit 5**). Exhibit A of the Agreement contains the legal descriptions of the projects named North Ring Village, Lemon Street Village and 400 Pine Trail Village. These same parcels are also included in the legal description of the Applicant's site control documents that were included with its Application. *See Exhibit 6* (highlighted portions of Exhibit A to the ground lease submitted with The Villages at Tarpon's Application).

21. The Agreement is between Florida Housing and the Tarpon Springs Housing Authority² for Public Housing Mitigation Initiative (“PHMI”) funds for 115 rental units. Per the Agreement, PHMI funds are for the preservation and rehabilitation of rental housing developments that are thirty years old or older and controlled by a public housing authority. These funds were made available by Florida Housing’s Request for Proposal (“RFP”) 2009-07. The term of the loan is through June 10, 2020.

22. Because portions of the site for The Villages at Tarpon appear to be subject to a LURA, the Application should have been deemed ineligible to apply for competitive Housing Credits under this RFA.

23. Additionally, section 5.(d) of the Agreement may call the validity of the Applicant’s site control into question. Section 5.(d) states: “No Transfer of Development. The Development, or any part thereof, shall not be sold, leased (except in the ordinary course of business), or otherwise conveyed, without prior notice to Florida Housing.”

C. Surveyor Certification

24. To be eligible for funding, an Application must receive a minimum proximity score. *See* RFA, p. 11. The Villages at Tarpon is not eligible for funding under the RFA because The Villages at Tarpon’s Application does not include an acceptable Surveyor Certification Form and, therefore, The Villages at Tarpon should have been disqualified without receiving any proximity points.

² The co-managing member of the Applicant, LCHC-Villages, LLC, and the sole member/manager, The Local Community Housing Corporation, are affiliates or instrumentalities of Tarpon Springs Housing Authority, See the List of Principals in Attachment 2 of the Village at Tarpon’s Application. (attached as **Exhibit 7**).

25. The RFA states:

In order for an Application to be considered for any proximity points, the Applicant must provide an acceptable Surveyor Certification form (Form Rev. 01-14), as Attachment 6 to Exhibit A, reflecting the information outlined below.

....

- A Development Location Point; and
- Services information for the Bus or Rail Transit Service... and Community Services for which the Applicant is seeking points.

See RFA, p. 10 (emphasis added). With respect to a DLP, the RFA provides: “The Applicant must identify a Development Location Point on the proposed Development site and provide the latitude and longitude coordinates determined in degrees, minutes and seconds, with degrees and minutes stated as whole numbers and the seconds truncated after one decimal place.” *Id.*

26. Required information for the Surveyor Certification Form is detailed in the RFA.

Concerning the DLP, the RFA states:

Coordinates must be a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. **For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.**

See RFA, p. 15.³ (Emphasis supplied). The Surveyor Certification Form, which the RFA requires to be submitted by an Applicant as Attachment 6 to Exhibit A of the Application, defines “Scattered Sites” as follows:

“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

³ This definition of “Development Location Point” is virtually identical to that in Rule 67-48.002(33), Florida Administrative Code.

(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.

...

Surveyor Certification Form, p. 2.⁴ Based on this definition, real property is not contiguous if there an intervening easement for a roadway or a street.

27. The Villages at Tarpon is not eligible for funding because it did not submit an acceptable Surveyor Certification Form as required by the RFA. In its Application, The Villages at Tarpon concedes it is a Scattered Site as defined in the RFA and Rule 67-48.002, Florida Administrative Code. Because The Villages at Tarpon is a Scattered Site, the RFA requires the DLP for The Villages at Tarpon to be a single point on the site with the most units. The DLP for The Villages at Tarpon, however, is not on the parcel with the most number of units.

28. The Villages at Tarpon is comprised of three separate scattered sites: (1) Walton Village Way (30 units); (2) Lemon Street Village, (16 units); and (3) North Ring Village and Pine Trail Village, (46 units). The Surveyor Certification Form included in The Villages at Tarpon’s Application identifies the DLP on the first site, Walton Village Way, which is not the site with the most units. *See Exhibit 8* (The Village at Tarpon’s Surveyor Certification form submitted with its Application); *see also Composite Exhibit 9* (maps showing the DLP on the Walton Way site and the parcel with the most units – North Ring Village and Pine Trail Village). Thus, not only did The Villages at Tarpon receive proximity points based on a DLP that fails to comply with the mandatory requirements of the RFA, The Villages at Tarpon should not have

⁴ The definition of “Scattered Sites” on the Surveyor Certification Form is identical to that in Rule 67-48.002(101), Florida Administrative Code.

received any proximity points whatsoever because the Surveyor Certification Form it submitted as part of its Application is unacceptable according to the criteria in the RFA. *See* RFA, p. 10.

V. Disputed Issues of Material Fact

29. Disputed issues of material fact include:
 - a. The total number of units in The Villages at Tarpon;
 - b. Whether The Villages at Tarpon should be classified as Group B for leveraging purposes;
 - c. Whether The Villages at Tarpon should be awarded an allocation of Housing Credits;
 - d. Whether the determination by Florida Housing that The Villages at Tarpon should be in Group A is contrary to the agency's governing statutes, the agency's rules, or policies, or the solicitation specifications;
 - e. Whether the determination by Florida Housing that The Villages at Tarpon should be in Group A was clearly erroneous, contrary to competition, arbitrary, or capricious;
 - f. Whether The Villages at Tarpon fails the Total Development Cost ("TDC") Per Unit Limitation;
 - g. Whether part of the Development site for The Villages at Tarpon is subject to a LURA;
 - h. Whether, as a result of the LURA, The Villages at Tarpon Application is not eligible to be considered for funding;
 - i. Whether the DLP for The Villages at Tarpon is not on the scattered site with the most number of units;

j. Whether the Surveyor Certification Form submitted by The Villages at Tarpon is contrary to the requirements of the RFA;

k. Whether the Villages at Tarpon is ineligible for proximity points or for an allocation of housing credits because it did not submit an acceptable Surveyor Certification Form;

l. Whether Florida Housing's proposed award of Housing Credits to The Villages at Tarpon is clearly erroneous, contrary to competition, arbitrary, or capricious;

m. Whether Florida Housing's proposed award of Housing Credits to The Villages at Tarpon is contrary to the agency's governing statutes, the agency's rules, or policies, or the RFA; and

n. Whether Petitioner's proposed Sunnyreach Acres Preservation Development should be awarded an allocation of Housing Credits.

VI. Statement of Ultimate Facts

30. Ultimate facts are that (1) Florida Housing erred by classifying The Villages at Tarpon as Group A for leveraging purposes. Because The Villages at Tarpon should have been classified in Group B, The Villages at Tarpon should not have been recommended for an allocation of Housing Credits. As the next eligible Application, Petitioner's proposed development should have been recommended for an award of Housing Credits. Additional reasons why The Villages at Tarpon should not have been proposed for an award of Housing Credits are that (2) part of the The Villages at Tarpon's Development site is subject to an existing LURA, and (3) The Villages at Tarpon submitted a Surveyor Certification Form that is contrary to the RFA.

VII. Right to Amend

31. Petitioner specifically reserves the right to amend this Petition as additional information is developed through discovery or through the review of public records.

VIII. Statutes and Rules that Entitle Petitioner to Relief

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

VIII. Demand for Relief

33. Petitioner respectfully requests that Florida Housing:
- a. Schedule a meeting with Petitioner to resolve this protest within seven days, as required by section 120.57(3)1., Florida Statutes;
 - b. Refer this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (“ALJ”);
 - c. The ALJ enter a Recommended Order determining that Florida Housing should rerank the Applications submitted in connection with the RFA, taking into account the issues raised in this protest;
 - d. That Florida Housing adopt the Recommended Order of the ALJ; and
 - e. That Petitioner be selected for an award of Housing Credits.

Respectfully submitted this 30th day of May, 2014.



Donna E. Blanton
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Radey Law Firm
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dblanton@radeylaw.com

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by hand-delivery with Ashley Black, Agency Clerk, and that a copy was provided by hand-delivery to Wellington Meffert, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 30th day of May, 2014.



Donna E. Blanton

RFA 2014-104 – Review Committee Recommendations

Total HC Available for RFA	5,369,334
Total HC Allocated	5,348,131
Total HC Remaining	21,203

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Request Amount	Eligible For Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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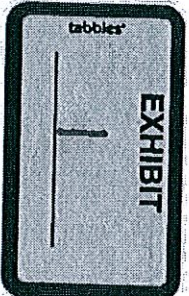
Elderly RD Preservation Development Goal																		
2014-377C	Southern Villas	St. Johns	Hank K. Ekra	Gorman & Company, Inc.	E	60	\$ 365,009.00	Y	Y	N	Y	Y	Y	Y	A	1	Y	33

Family Demographic Development Goal																		
2014-375C	Jackson Heights	Hillsborough	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	F	111	\$ 1,000,000.00	Y	N	Y	Y	Y	Y	Y	A	1	Y	23

Remaining Funding:																		
2014-364C	Joe Moretti Phase Two	Miami-Dade	Alberto Mito, Jr.	Joe Moretti Phase Two Developer, LLC	E	96	\$ 1,043,294.00	Y	N	N	Y	Y	Y	Y	A	1	Y	1
2014-378C	Habor City Towers	Brevard	Rodger Brown	Presentation of Affordable Housing, LLC	E	183	\$ 1,003,828.00	Y	N	N	Y	Y	Y	Y	A	1	Y	5
2014-372C	400 Apartments	Alachua	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	E	101	\$ 750,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	8
2014-359C	The Villages at Tarpon	Pinellas	David O. Deutch	Pinnacle Developers Tarpon, LLC, Tarpon Springs Development, LLC	E	95	\$ 1,186,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	14

On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above:

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.





RADEY

ATTORNEYS & COUNSELORS AT LAW

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

April 30, 2014

Ms. Ashley Black
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

Re: Notice of Intent to Protest

Dear Ms. Black:

In accordance with section 120.57(3), Florida Statutes, and rules 67-60.009(2) and 28-110.003, Florida Administrative Code, please be advised that my client, Northwest Properties V, Ltd. (2014-374C), intends to protest the Review Committee Recommendations for RFA 2014-104, which were adopted by the Florida Housing Finance Corporation's Board of Directors on April 25, 2014.

A copy of the notice that was posted on the corporation's website is attached as Exhibit A. This Notice of Intent to Protest is timely filed in accordance with section 120.57(3)(b), Florida Statutes.

Sincerely,

Donna E. Blanton

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FLORIDA HOUSING FINANCE CORPORATION



REFA 2014-104 - Review Committee Recommendations

Total HC Available for REFA	5,369,334
Total HC Allocated	5,348,131
Total HC Remaining	21,203

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Request Amount	Eligible For Funding?	Eligible for Elderly AD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
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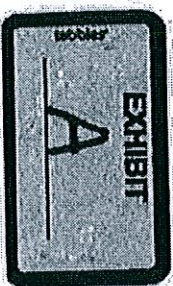
Elderly AD Preservation Development Goal	2014-377C	Southern Villas	Sp. Johns	Hilaris C. Ebara	Comcast & Company, Inc.	E	BD	\$ 365,000.00	Y	Y	N	Y	Y	Y	Y	A	1	Y	33
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Family Demographic Development Goal	2014-375C	Jackson Heights	Hidborough	Britney E. Kiefer	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	F	111	\$ 1,000,000.00	Y	N	Y	Y	Y	Y	Y	A	1	Y	23
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Remaining Funding	2014-350C	Joe Menard Phase Two	Kelamchaker	Abernathy, Jr.	Joe Menard Phase Two Developer, LLC	E	96	\$ 1,043,294.00	Y	N	N	Y	Y	Y	Y	A	1	Y	1
	2014-379C	Redox City Towers	Reedford	Robert Brown	Preservation of Affordable Housing, LLC	E	133	\$ 1,003,322.00	Y	N	N	Y	Y	Y	Y	A	1	Y	5
	2014-372C	400 Apartments	Alfordville	Britney E. Kiefer	Southport Development, Inc. a Washington corporation doing business in Florida as Southport Development Services, Inc.	E	101	\$ 750,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	8
	2014-359C	The Villages at Tarpon	Pinellas	David G. Oshelski	Prime Development Tarpon, LLC Tarpon Springs Development, LLC	E	95	\$ 1,181,000.00	Y	N	N	Y	Y	Y	Y	A	1	Y	24

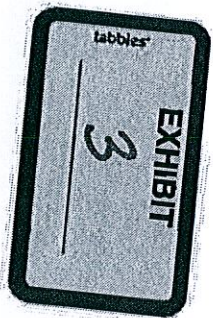
On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C. and Rule 67-50.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat. shall constitute a waiver of proceedings under Chapter 201, Fla. Stat.



RFA 2014-104 - Preservation of Existing Affordable Housing Developments
 Sorting Order

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Development Type	Demo. Commitment	HC Request Amount	Eligible For Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	Proximity Funding Preference?	RA Level	Florida Job Creation Preference	Lottery Number
2014-359C	Joe Morrell Phase Two	Miami-Dade	Alberto Milla Jr.	Joe Morrell Phase Two Developer, LLC	HR	E	\$ 1,043,294,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	1
2014-371C	Joe Morrell Phase Two	Miami-Dade	Alberto Milla Jr.	Joe Morrell Phase Two Developer, LLC	HR	E	\$ 1,680,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	1
2014-372C	Phase One	Broward	Roderic Brown	Preservation of Affordable Housing, LLC	HR	E	\$ 1,003,828,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	3
2014-373C	Phase One	Broward	Roderic Brown	Preservation of Affordable Housing, LLC	HR	E	\$ 1,308,821,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	3
2014-374C	400 Apartments	Alachua	Shawn Wilson	Southport Development, Inc. a Washington Southport Development Services, Inc.	HR	E	\$ 730,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	7
2014-350C	Cathedral Terrace	Duval	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	HR	E	\$ 1,560,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	8
2014-348C	Peterborough	Duval	Shawn Wilson	Peterborough Redevelopment Associates LLC	HR	E	\$ 1,560,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	9
2014-359C	The Villages at Tarpon	Pinellas	David O. Deutch	Pinnaad Developers Tarpon, LLC Tarpon Semis, Development, LLC	HR	E	\$ 1,660,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	12
2014-374C	Sunnyreach Acres	Broward	LT Wong	ARC/Northeast Properties V Development, LLC, HSE-Dine Court Development, LLC	HR	E	\$ 1,186,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	14
2014-361C	Stevens Duval	Duval	Bhianne E. Heffner	Southport Development, Inc. a Washington Southport Development Services, Inc.	MR-4	E	\$ 670,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	12
2014-375C	Jackson Heights	Hillsborough	Bhianne E. Heffner	Southport Development, Inc. a Washington Southport Development Services, Inc.	MR-4	E	\$ 520,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	14
2014-382C	Harrlette Bay	Brevard	David O. Deutch	Southport Development Services, Inc.	GA	F	\$ 1,000,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	18
2014-351C	Cathedral Townhouse	Duval	Shawn Wilson	Cathedral Townhouse Redevelopment Associates LLC	DX	E	\$ 1,108,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	19
2014-349C	Cathedral Towers	Duval	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	HR	E	\$ 1,660,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	23
2014-377C	Southern Villages	St. Johns	Hana K. Edrington	German & Company, Inc.	HR	E	\$ 1,660,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	24
2014-359C	Jones Walker	Lee	Bhianne E. Heffner	Southport Development, Inc. a Washington Southport Development Services, Inc.	GA	F	\$ 700,000,000	Y	N	N	Y	Y	Y	A	A	Y	1	Y	25



**RFA 2014-104 – Preservation of Existing Affordable Housing Developments
Sorting Order**

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Development Type	Demo. Commitment	HC Request Amount	Eligible For Funding?	Eligible for Elderly RD Preservation Goal?	Eligible for Family Demographic Goal?	Age of Development	RA 1, 2, or 3?	Concrete Construction?	Per Unit Construction Funding Preference?	Leveraging Classification	Proximity Funding Preference?	RA Level	Florida Job Creation Preference	Lottery Number
2014-360C	Moore Landing	Brevard	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	OX	F	\$ 1,340,000.00	Y	N	Y	Y	Y	Y	Y	B	Y	1	Y	30
2014-354C	Dale Grove Apartments	Orange	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 405,800.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	4
2014-380C	Mission Hills Apartments	Leon	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 1,063,171.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	15
2014-353C	Hilltop Apartments	Madison	Kimberly Murphy	Royal American Development, Inc.; Southern Coastal Mortgage Company	GA	F	\$ 680,440.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	22
2014-373C	Springfield Preservation	Leon	David O. Deutch	Pinnacle Housing Group, LLC; Tallahassee Housing Professionals, LLC	GA	F	\$ 1,272,000.00	Y	N	Y	Y	Y	N	Y	B	Y	1	Y	13
2014-366C	Woodcliff Apartments - Candlerwood Court	Leake	Thomas F. Flynn	Flynn Development Corporation	GA	E	\$ 287,216.00	Y	Y	N	Y	Y	Y	Y	A	Y	1	Y	11
2014-353C	Candlerwood Court Apartments	Clats	Thomas F. Flynn	Flynn Development Corporation	GA	F	\$ 369,614.00	Y	N	Y	Y	Y	N	Y	A	Y	1	Y	29

Intelligible Applications (in Application number order)

2014-353C	Ward Tower	Miami-Dade	Elon J. Meloy	New Urban Development, LLC; Rockstone Partners LLC	HR	E	\$ 1,350,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	20
2014-353C	Villas of Orange City	Volusia	David S. Proff	Onepark Community Advisors, Inc.; Southport Development, Inc.; a Washington corporation, doing business in Florida as Southport Development Services, Inc.	OR	E	\$ 577,381.00	N	Y	Y	Y	Y	Y	Y		Y	3	Y	2
2014-357C	Serenity Tower	Pinellas	Brianne E. Heffner	Herman & Orlie Property, Inc.	HR	E	\$ 1,350,000.00	N	N	N	Y	Y	Y	Y		Y	6	Y	17
2014-383C	Shull-Kanor Apartments Phase One	Brevard	Ashley E. Salt	Haley Solge Phase One Developer, LLC	GA	F	\$ 805,000.00	N	N	Y	Y	Y	Y	Y		Y	1	Y	32
2014-367C	Haley-Solge Preservation Phase One	Miami-Dade	Alberto Millo, Jr.	CDP - Rainbow Village Developer, LLC	HR	E	\$ 1,660,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	16
2014-369C	Bainbow Village I	Miami-Dade	James R. Watson	CDP - Rainbow Village Developer, LLC	GA	F	\$ 991,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	21
2014-369C	Claude Pepper Preservation Phase One	Miami-Dade	Alberto Millo, Jr.	CDP - New Haven Developers LLC	HR	E	\$ 1,660,000.00	N	N	N	Y	Y	Y	Y		Y	1	Y	26
2014-370C	New Haven	Miami-Dade	James R. Watson	CDP - New Haven Developers LLC	GA	F	\$ 875,000.00	N	N	N	Y	Y	Y	Y		Y	3	Y	31
2014-375C	Prospect Towers	Pinellas	Tom E. Shelly	Shelby Development Group, LLC; Prospect Towers of Charlotte, Inc.	HR	E	\$ 1,457,789.00	N	N	N	Y	Y	Y	Y		Y	6	Y	28
2014-379C	Orangewood Village Apartments	St. Lucie	Brianne E. Heffner	Seaboard Development, Inc., a Washington corporation, doing business in Florida as Seaboard Development Services, Inc.	GA	F	\$ 535,000.00	N	N	Y	N	N	Y	Y		Y		Y	10

On April 25, 2014, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.
Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(9), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(9), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

12-27-15-95472-000-0070

Online Property Record Card

Portability Calculator

Data Current as of May 09, 2014

Email Print

Radius Search

Improvement Value per F.S. 553.844



Ownership/Mailing Address TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	Site Address (First Building) 305 N RING VLG TARPON SPRINGS 34689- Jump to building: (1) 305 N RING VLG TARPON SPRINGS 34689- ▼
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Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 20

[click here to hide] 2014 Legal Description
WEBSTER'S SUB LOTS 7 THRU 12

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording 02275/0465	Sales Comparison Sales Query	Census Tract 121030274011	Evacuation Zone (NOT the same as a FEMA Flood Zone) C	Plat Book/Page DPI1/093
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2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$750,000	\$750,000	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$750,000	\$750,000	\$0	\$0	\$0
2012	No	\$716,300	\$716,300	\$0	\$0	\$0
2011	No	\$866,821	\$866,821	\$0	\$0	\$0
2010	No	\$845,951	\$845,951	\$0	\$0	\$0
2009	No	\$939,148	\$939,148	\$0	\$0	\$0
2008	No	\$944,700	\$944,700	\$0	\$0	\$0
2007	No	\$946,100	\$946,100	\$0	N/A	\$0
2006	No	\$911,000	\$911,000	\$0	N/A	\$0
2005	No	\$808,300	\$808,300	\$0	N/A	\$0
2004	No	\$759,200	\$759,200	\$0	N/A	\$0
2003	No	\$574,200	\$574,200	\$0	N/A	\$0
2002	No	\$541,200	\$541,200	\$0	N/A	\$0
2001	No	\$501,200	\$501,200	\$0	N/A	\$0
2000	No	\$481,400	\$481,400	\$0	N/A	\$0
1999	No	\$481,300	\$481,300	\$0	N/A	\$0
1998	No	\$489,800	\$489,800	\$0	N/A	\$0
1997	No	\$425,000	\$425,000	\$0	N/A	\$0
1996	No	\$425,000	\$425,000	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$16,342.43
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales (What are Ranked Sales?) See all transactions

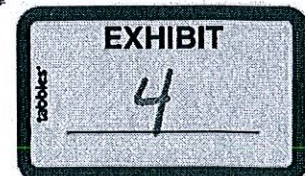
Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

2013 Land Information

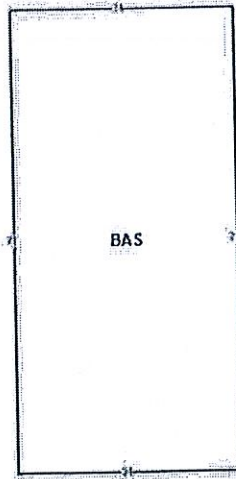
Seawall: No	Frontage: None				View:
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam 10+ Units (03)	310x141	4000.00	30.0000	1.0000	\$120,000 UT

[click here to hide] 2014 Building 1 Structural Elements Back to Top
Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average



Square Footage: 2414.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace

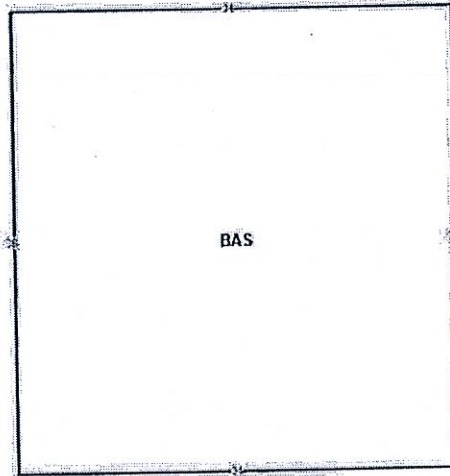


Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	2,414	2,414	1.00	2,414
Total Building finished SF: 2,414		Total Gross SF: 2,414		Total Effective SF: 2,414

[\[click here to hide\] 2014 Building 2 Structural Elements Back to Top](#)
 Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 1224.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	1,224	1,224	1.00	1,224
Total Building finished SF: 1,224		Total Gross SF: 1,224		Total Effective SF: 1,224

[\[click here to hide\] 2014 Building 3 Structural Elements Back to Top](#)
 Site Address:

Quality: Average
 Square Footage: 888.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip

5/9/2014

Roof Cover: Composition Shingle

Stories: 1

Living units: 2

Floor Finish: Vinyl Asb Tile

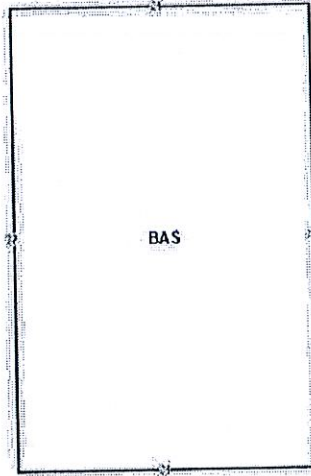
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1969

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	888	888	1.00	888
	Total Building finished SF: 888	Total Gross SF: 888		Total Effective SF: 888

[\[click here to hide\]](#) 2014 Building 4 Structural Elements [Back to Top](#)

Site Address:

Quality: Average

Square Footage: 2414.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 4

Floor Finish: Vinyl Asb Tile

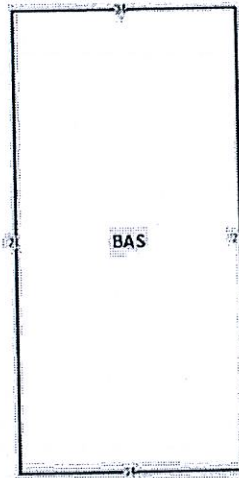
Interior Finish: Dry Wall

Fixtures: 12

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	2,414	2,414	1.00	2,414
	Total Building finished SF: 2,414	Total Gross SF: 2,414		Total Effective SF: 2,414

[\[click here to hide\]](#) 2014 Building 5 Structural Elements [Back to Top](#)

Site Address:

Quality: Average

Square Footage: 851.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Composition Shingle

Stories: 1

Living units: 2

Floor Finish: Vinyl Asb Tile

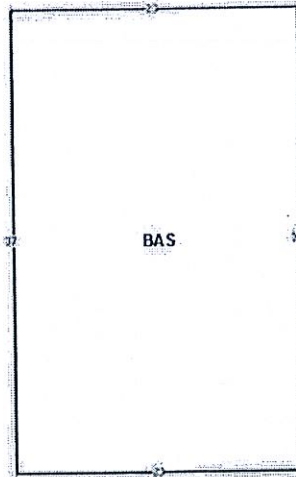
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 5 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	851	851	1.00	851
Total Building finished SF: 851		Total Gross SF: 851		Total Effective SF: 851

[\[click here to hide\] 2014 Building 6 Structural Elements Back to Top](#)

Site Address:

Quality: Average

Square Footage: 3168.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 2

Living units: 4

Floor Finish: Vinyl Asb Tile

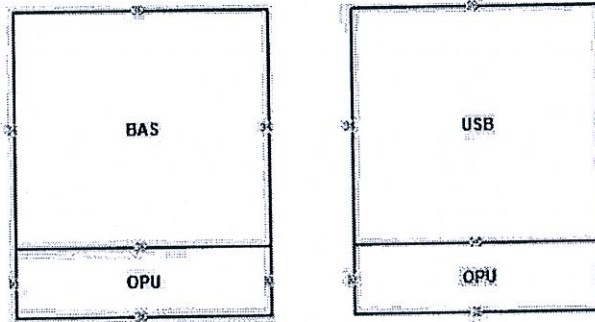
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1972

Effective Age: 30

Cooling: Wall/Floor Furnace



Building 6 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Upper Story	1,224	1,224	0.90	1,102
Open Porch Unfinished	0	720	0.20	144
Base	1,224	1,224	1.00	1,224
Total Building finished SF: 2,448		Total Gross SF: 3,168		Total Effective SF: 2,470

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	4,225.00	\$7,393.75	\$7,394.00	0
CONC PAVE	\$4.00	375.00	\$1,500.00	\$1,500.00	0
CONC PAVE	\$4.00	180.00	\$720.00	\$720.00	0
CONC PAVE	\$4.00	555.00	\$2,220.00	\$2,220.00	0
CONC PAVE	\$4.00	555.00	\$2,220.00	\$2,220.00	0
CONC PAVE	\$4.00	525.00	\$2,100.00	\$2,100.00	0
CONC PAVE	\$4.00	1,420.00	\$5,680.00	\$5,680.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
12-1268	RESIDENTIAL ADD	07 Sep 2012	\$5,429
12-00832	COMMERCIAL ADD	15 Jun 2012	\$975
12-0688	COMMERCIAL ADD	10 May 2012	\$875
03157	ROOF	24 Mar 2003	\$5,591
03152	ROOF	24 Mar 2003	\$6,515
03151	ROOF	24 Mar 2003	\$7,232
03150	ROOF	24 Mar 2003	\$7,232



[Interactive Map of this parcel](#) [Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

WM

12-27-15-95472-000-0010

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844



Ownership/Mailing Address TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	Site Address (First Building) 305 N RING VLG TARPON SPRINGS 34689- Jump to building: (1) 305 N RING VLG TARPON SPRINGS 34689- ▾
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Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 10

[\[click here to hide\] 2014 Legal Description](#)
WEBSTER'S SUB LOTS 1 THRU 5 INCL

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording 02275/0465	Sales Comparison Sales Query	Census Tract 121030274011	Evacuation Zone (NOT the same as a FEMA Flood Zone) C	Plat Book/Page DPI/093
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2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$183,494	\$183,494	\$0	\$0	\$0

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$183,494	\$183,494	\$0	\$0	\$0
2012	No	\$183,300	\$183,300	\$0	\$0	\$0
2011	No	\$212,428	\$212,428	\$0	\$0	\$0
2010	No	\$209,312	\$209,312	\$0	\$0	\$0
2009	No	\$245,540	\$245,540	\$0	\$0	\$0
2008	No	\$251,500	\$251,500	\$0	\$0	\$0
2007	No	\$253,800	\$253,800	\$0	N/A	\$0
2006	No	\$238,600	\$238,600	\$0	N/A	\$0
2005	No	\$194,800	\$194,800	\$0	N/A	\$0
2004	No	\$191,500	\$191,500	\$0	N/A	\$0
2003	No	\$91,000	\$91,000	\$0	N/A	\$0
2002	No	\$89,400	\$89,400	\$0	N/A	\$0
2001	No	\$88,700	\$88,700	\$0	N/A	\$0
2000	No	\$87,300	\$87,300	\$0	N/A	\$0
1999	No	\$83,600	\$83,600	\$0	N/A	\$0
1998	No	\$81,400	\$81,400	\$0	N/A	\$0
1997	No	\$74,500	\$74,500	\$0	N/A	\$0
1996	No	\$76,200	\$76,200	\$0	N/A	\$0

2013 Tax Information

[Click Here for 2013 Tax Bill](#)

Tax District: **IS**
2013 Final Millage Rate: 21.7899
2013 Est Taxes w/o Cap or Exemptions: \$3,998.32

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	Y/I
No recent sales on record				

2013 Land Information

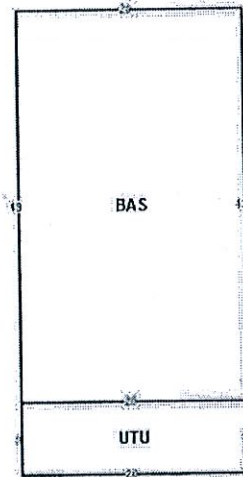
Seawall: No	Frontage: None			View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam 10+ Units (03)	250x141	4.50	35249.7800	1.0000	\$158,624 SF

[\[click here to hide\] 2014 Building 1 Structural Elements Back to Top](#)

Site Address: 305 N RING VLG TARPON SPRINGS 34689-

Quality: Average

Square Footage: 1624.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Built Up/Composition
 Stories: 1
 Living units: 0
 Floor Finish: Carpet Combination
 Interior Finish: Dry Wall
 Fixtures: 3
 Year Built: 1972
 Effective Age: 30
 Cooling: Heat & Cooling Pkg



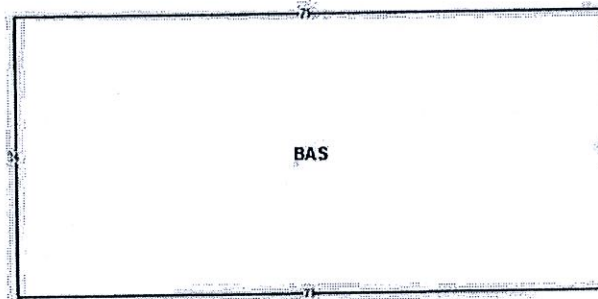
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Utility Unfinished	252	252	0.40	101
Base	1,372	1,372	1.00	1,372
Total Building finished SF: 1,624		Total Gross SF: 1,624		Total Effective SF: 1,473

[click here to hide] 2014 Building 2 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2414.00
 Foundation: Continuous Footing
 Floor System: Wood W/O Sub Floor
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 4
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 12
 Year Built: 1969
 Effective Age: 30
 Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	2,414	2,414	1.00	2,414
Total Building finished SF: 2,414		Total Gross SF: 2,414		Total Effective SF: 2,414

[click here to hide] 2014 Building 3 Structural Elements [Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 1224.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Composition Shingle

Stories: 1

Living units: 4

Floor Finish: Vinyl Asb Tile

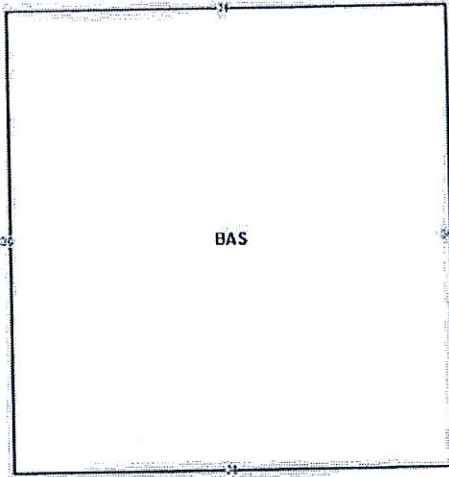
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1969

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	1,224	1,224	1.00	1,224
Total Building finished SF: 1,224		Total Gross SF: 1,224		Total Effective SF: 1,224

[\[click here to hide\] 2014 Building 4 Structural Elements](#) [Back to Top](#)

Site Address:

Quality: Average

Square Footage: 888.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 2

Floor Finish: Vinyl Asb Tile

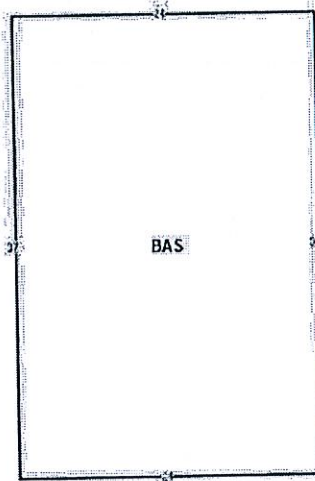
Interior Finish: Dry Wall

Fixtures: 6

Year Built: 1969

Effective Age: 30

Cooling: Wall/Floor Furnace



[Open plot in New Window](#)

Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	888	888	1.00	888
Total Building finished SF: 888		Total Gross SF: 888		Total Effective SF: 888

[\[click here to hide\] 2014 Extra Features](#)

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
CONC PAVE	\$4.00	900.00	\$3,600.00	\$3,600.00	0
CONC PAVE	\$4.00	1,278.00	\$5,112.00	\$5,112.00	0
CONC PAVE	\$4.00	525.00	\$2,100.00	\$2,100.00	0

[\[click here to hide\] Permit Data](#)

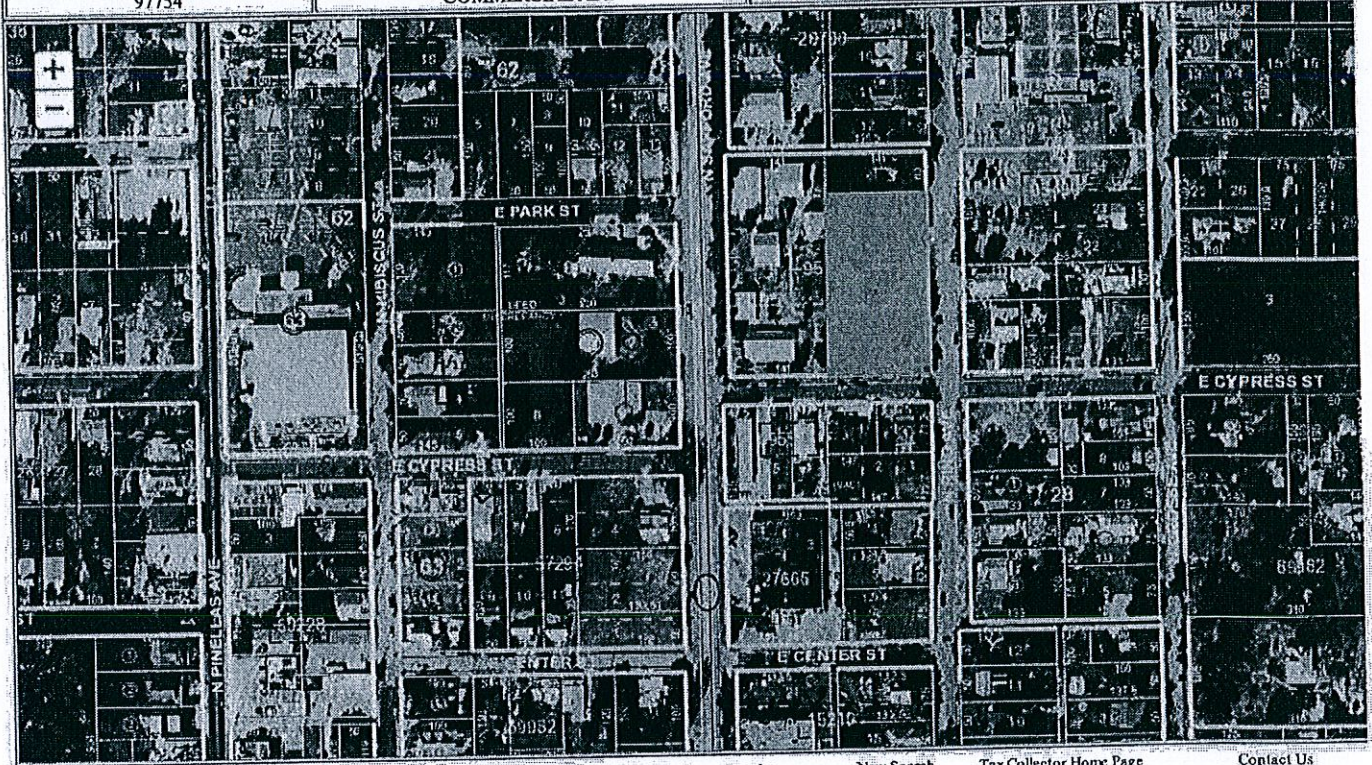
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
03155	ROOF	24 Mar 2003	\$5,591
03158	ROOF	24 Mar 2003	\$1,975
03161	ROOF	24 Mar 2003	\$1,975
03148	ROOF	24 Mar 2003	\$3,582

5/9/2014

Pinellas County Property Appraiser

03154	ROOF	24 Mar 2003	\$6,515
03156	ROOF	24 Mar 2003	\$5,591
03159	ROOF	24 Mar 2003	\$1,975
03153	ROOF	24 Mar 2003	\$6,515
97753	COMMERCIAL ADD	12 Aug 1997	\$25,000
97754	COMMERCIAL ADD	12 Aug 1997	\$28,526



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[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

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12-27-15-89982-049-0400

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 08, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value per F.S. 553.844



Ownership/Mailing Address TARPON SPGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	Site Address (First Building) 500 S WALTON AVE TARPON SPRINGS 34689- Jump to building: (1) 500 S WALTON AVE TARPON SPRINGS 34689-
--	--

Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 30

[\[click here to hide\]](#) 2014 Legal Description

TARPON SPRINGS OFFICIAL MAP BLK 49, LOT 4 LESS RD (SEB N18-27-16)

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording 05495/1672	Sales Comparison Sales Query	Census Tract 121030274025	Evacuation Zone (NOT the same as a FEMA Flood Zone) C	Plat Book/Page D-G/800
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2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$1,085,220	\$1,085,220	\$0	\$0	\$0

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$1,085,219	\$1,085,220	\$0	\$0	\$0
2012	No	\$1,071,300	\$1,071,300	\$0	\$0	\$0
2011	No	\$1,170,171	\$1,170,171	\$0	\$0	\$0
2010	No	\$1,208,820	\$1,208,820	\$0	\$0	\$0
2009	No	\$1,353,044	\$1,353,044	\$0	\$0	\$0
2008	No	\$1,362,700	\$1,362,700	\$0	\$0	\$0
2007	No	\$1,363,700	\$1,363,700	\$0	N/A	\$0
2006	No	\$1,310,900	\$1,310,900	\$0	N/A	\$0
2005	No	\$1,090,000	\$1,090,000	\$0	N/A	\$0
2004	No	\$985,300	\$985,300	\$0	N/A	\$0
2003	No	\$904,300	\$904,300	\$0	N/A	\$0
2002	No	\$855,900	\$855,900	\$0	N/A	\$0
2001	No	\$796,600	\$796,600	\$0	N/A	\$0
2000	No	\$767,800	\$767,800	\$0	N/A	\$0
1999	No	\$750,800	\$750,800	\$0	N/A	\$0
1998	No	\$758,600	\$758,600	\$0	N/A	\$0
1997	No	\$692,300	\$692,300	\$0	N/A	\$0
1996	No	\$692,300	\$692,300	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$23,646.84

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (Other Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
	05495 / 1672	\$1,935,300	M	
	05267 / 1614	\$142,500	Q	

2013 Land Information

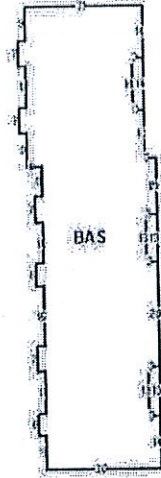
Seawall: No	Frontage: None	View:				
Land Use Multi-Fam 10+ Units (03)	Land Size 0x0	Unit Value 2.75	Units 98816.3900	Total Adjustments 1.0000	Adjusted Value \$271,745	Method SF

[\[click here to hide\]](#) 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average

Square Footage: 3849.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



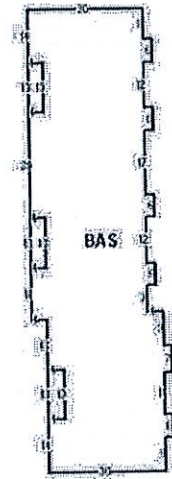
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	120	0.31	37
Base	3,729	3,729	1.00	3,729
Total Building finished SF: 3,729		Total Gross SF: 3,849		Total Effective SF: 3,766

[click here to hide] 2014 Building 2 Structural Elements [Back to Top](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3742.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	156	0.31	48
Base	3,586	3,586	1.00	3,586
Total Building finished SF: 3,586		Total Gross SF: 3,742		Total Effective SF: 3,634

[click here to hide] 2014 Building 3 Structural Elements [Back to Top](#)

Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3196.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip

Roof Cover: Composition Shingle

Stories: 1

Living units: 5

Floor Finish: Vinyl Asb Tile

Interior Finish: Dry Wall

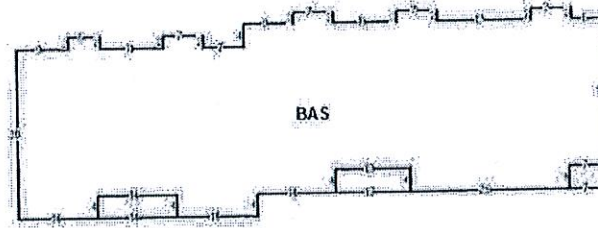
Fixtures: 15

Year Built: 1983

Effective Age: 30

Cooling: None

[Open plot in New Window](#)

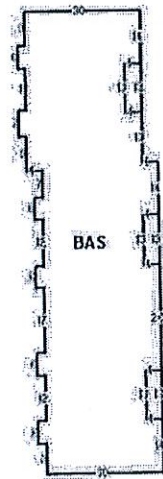


Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	136	0.30	41
Base	3,060	3,060	1.00	3,060
Total Building finished SF: 3,060		Total Gross SF: 3,196		Total Effective SF: 3,101

[\[click here to hide\] 2014 Building 4 Structural Elements Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 3742.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 6
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 18
 Year Built: 1983
 Effective Age: 30
 Cooling: None



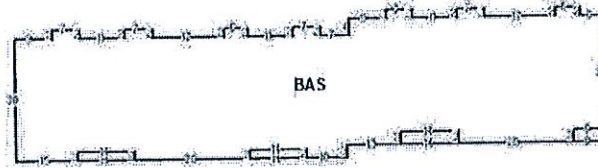
Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	156	0.31	48
Base	3,586	3,586	1.00	3,586
Total Building finished SF: 3,586		Total Gross SF: 3,742		Total Effective SF: 3,634

[\[click here to hide\] 2014 Building 5 Structural Elements Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 4471.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco

Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 7
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 21
 Year Built: 1983
 Effective Age: 30
 Cooling: None



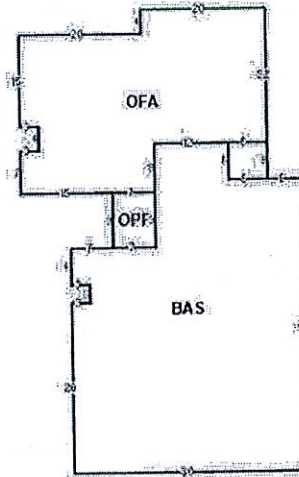
[Open plot in New Window](#)

Building 5 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	122	0.30	36
Base	4,349	4,349	1.00	4,349
Total Building finished SF: 4,349		Total Gross SF: 4,471		Total Effective SF: 4,385

[\[click here to hide\] 2014 Building 6 Structural Elements Back to Top](#)
 Site Address: 500 S WALTON AVE TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 2796.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Composition Shingle
 Stories: 1
 Living units: 0
 Floor Finish: Vinyl Asb Tile
 Interior Finish: Dry Wall
 Fixtures: 8
 Year Built: 1983
 Effective Age: 30
 Cooling: None



Building 6 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	99	0.30	30
Office Average	964	964	1.05	1,012
Base	1,733	1,733	1.00	1,733
Total Building finished SF: 2,697		Total Gross SF: 2,796		Total Effective SF: 2,775

[\[click here to hide\] 2014 Extra Features](#)

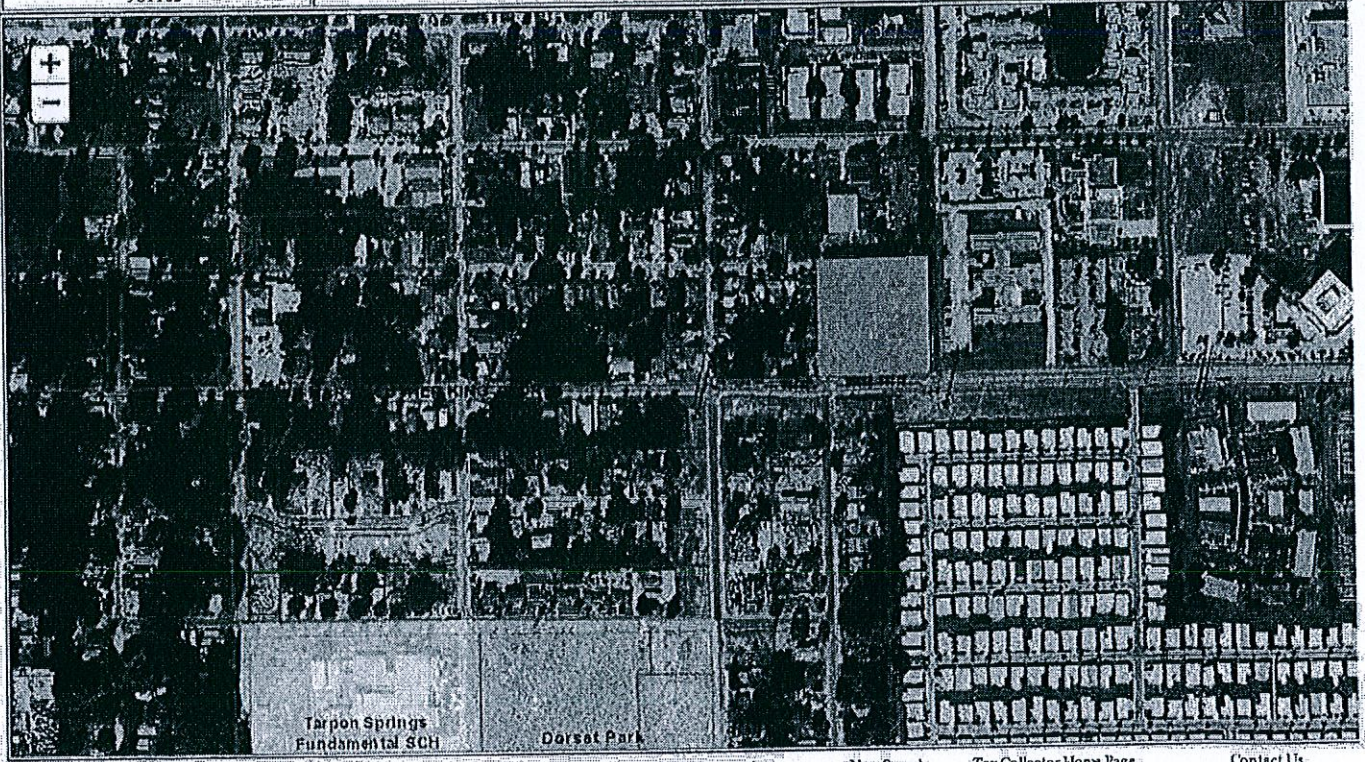
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	8,000.00	\$14,000.00	\$14,000.00	0
FENCE	\$11.00	800.00	\$8,800.00	\$4,400.00	1990
CANOPY	\$12.50	225.00	\$2,812.50	\$2,616.00	1983

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
052638	COMMERCIAL ADD	31 Mar 2006	\$27,950
041382	HEAT/AIR	21 Sep 2004	\$1,000

04628	FENCE	24 May 2004	\$13,253
03145	ROOF	24 Mar 2003	\$8,585
03188	ROOF	24 Mar 2003	\$9,161
03187	ROOF	24 Mar 2003	\$14,862
03186	ROOF	24 Mar 2003	\$13,147
03185	ROOF	21 Mar 2003	\$13,147
981103	RESIDENTIAL ADD	10 Sep 1998	\$229,000



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13-27-15-01692-001-0030

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value
per F.S. 553.844



Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	200 E LEMON ST TARPON SPRINGS 34689-
	Jump to building: (1) 200 E LEMON ST TARPON SPRINGS 34689- ▾

Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 12

[click here to hide] 2014 Legal Description
ATHENS SUB BLK 1, LOTS 3 THRU 10

2014 Exemptions <input checked="" type="checkbox"/> File for Homestead Exemption		2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	Classified Agricultural: No
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
04027/0887	Sales Query	121030274021	C	0H3/047

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$431,290	\$431,290	\$0	\$0	\$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$431,290	\$431,290	\$0	\$0	\$0
2012	No	\$424,200	\$424,200	\$0	\$0	\$0
2011	No	\$428,460	\$428,460	\$0	\$0	\$0
2010	No	\$474,819	\$474,819	\$0	\$0	\$0
2009	No	\$498,021	\$498,021	\$0	\$0	\$0
2008	No	\$555,100	\$555,100	\$0	\$0	\$0
2007	No	\$579,000	\$579,000	\$0	N/A	\$0
2006	No	\$562,700	\$562,700	\$0	N/A	\$0
2005	No	\$386,100	\$386,100	\$0	N/A	\$0
2004	No	\$343,900	\$343,900	\$0	N/A	\$0
2003	No	\$327,500	\$327,500	\$0	N/A	\$0
2002	No	\$290,000	\$290,000	\$0	N/A	\$0
2001	No	\$295,100	\$295,100	\$0	N/A	\$0
2000	No	\$234,900	\$234,900	\$0	N/A	\$0
1999	No	\$232,400	\$232,400	\$0	N/A	\$0
1998	No	\$235,700	\$235,700	\$0	N/A	\$0
1997	No	\$229,600	\$229,600	\$0	N/A	\$0
1996	No	\$195,400	\$195,400	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$9,397.77

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales? See all transactions)

Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

2013 Land Information

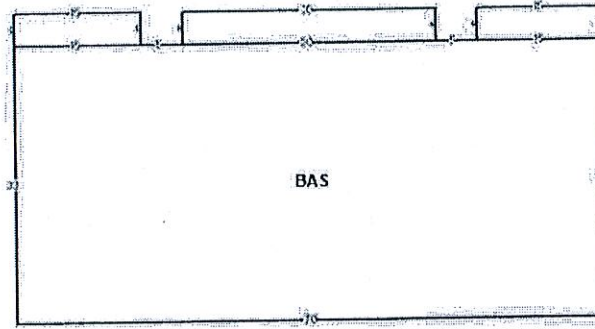
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam 10+ Units (03)	0x0	5.25	31526.8400	1.0000	\$165,516	SF

[click here to hide] 2014 Building 1 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2550.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



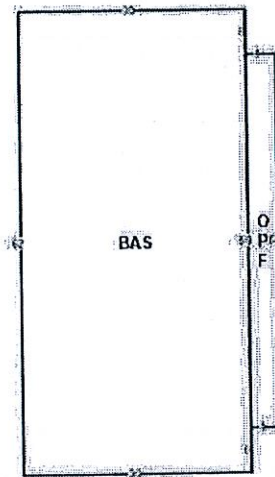
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	240	0.20	48
Base	2,310	2,310	1.00	2,310
Total Building finished SF: 2,310		Total Gross SF: 2,550		Total Effective SF: 2,358

[click here to hide] 2014 Building 2 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 2060.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	200	0.20	40
Base	1,860	1,860	1.00	1,860
Total Building finished SF: 1,860		Total Gross SF: 2,060		Total Effective SF: 1,900

[click here to hide] 2014 Building 3 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average
 Square Footage: 964.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip

5/9/2014

Pinellas County Property Appraiser

Roof Cover: Shingle Composition

Stories: 1

Living units: 0

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

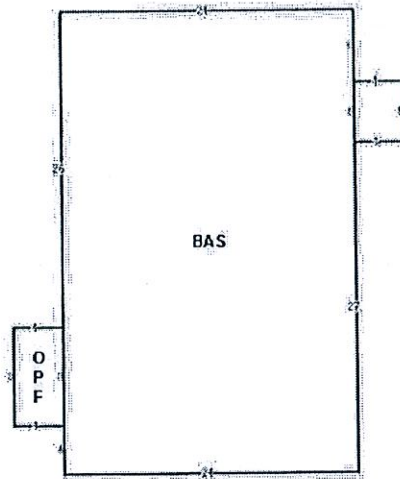
Fixtures: 6

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	52	0.19	10
Base	912	912	1.00	912
Total Building finished SF: 912		Total Gross SF: 964		Total Effective SF: 922

[click here to hide] 2014 Building 4 Structural Elements [Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2136.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 4

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

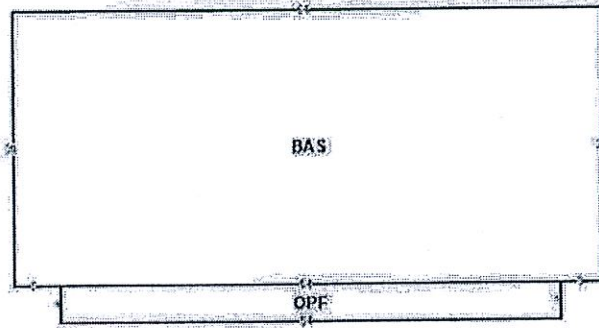
Fixtures: 12

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	216	0.20	43
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,136		Total Effective SF: 1,963

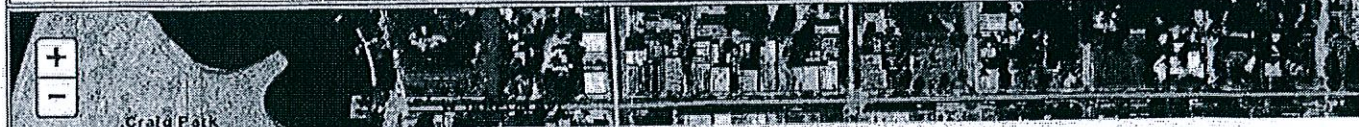
[click here to hide] 2014 Extra Features

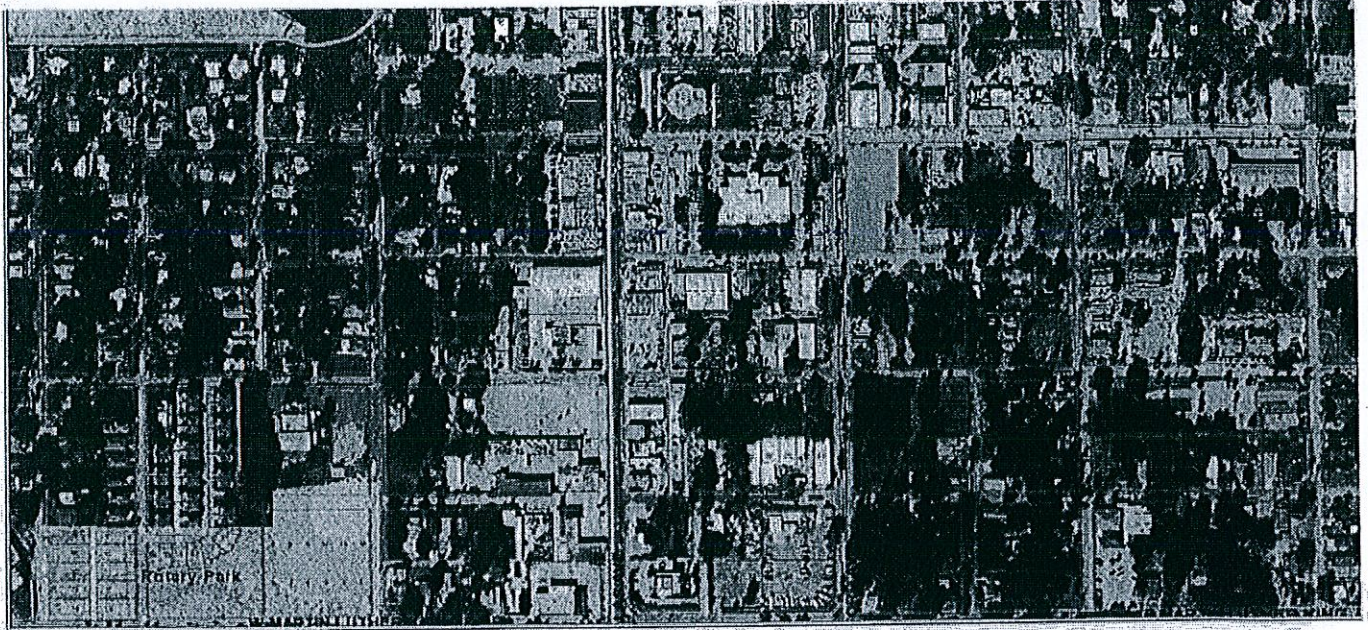
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	4,500.00	\$7,875.00	\$7,875.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
12-1269	ROOF	07 Sep 2012	\$8,986
02411	COMMERCIAL ADD	22 Apr 2002	\$71,118





[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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[Tax Collector Home Page](#)

[Contact Us](#)

13-27-15-01692-001-0110

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	Site Address (First Building) 200 E LEMON/BOYER ST TARPON SPRINGS 34689- Jump to building: (1) 200 E LEMON/BOYER ST TARPON SPRINGS 34689- ▾
---	---



Property Use: 0822 (Apartment House-Boarding House (5-9 units))

Living Units: 4

[\[click here to hide\] 2014 Legal Description](#)
ATHENS SUB BLK 1, LOTS 11 THRU 16

2014 Exemptions	<input checked="" type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
04027/0887	Sales Query	121030274021	C	0H3/047

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$170,000	\$170,000	\$0	\$0	\$0

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$169,999	\$170,000	\$0	\$0	\$0
2012	No	\$175,000	\$175,000	\$0	\$0	\$0
2011	No	\$188,768	\$188,768	\$0	\$0	\$0
2010	No	\$202,734	\$202,734	\$0	\$0	\$0
2009	No	\$236,779	\$236,779	\$0	\$0	\$0
2008	No	\$281,300	\$281,300	\$0	\$0	\$0
2007	No	\$303,900	\$303,900	\$0	N/A	\$0
2006	No	\$269,800	\$269,800	\$0	N/A	\$0
2005	No	\$219,500	\$219,500	\$0	N/A	\$0
2004	No	\$197,200	\$197,200	\$0	N/A	\$0
2003	No	\$147,800	\$147,800	\$0	N/A	\$0
2002	No	\$128,100	\$128,100	\$0	N/A	\$0
2001	No	\$128,100	\$128,100	\$0	N/A	\$0
2000	No	\$120,700	\$120,700	\$0	N/A	\$0
1999	No	\$119,300	\$119,300	\$0	N/A	\$0
1998	No	\$121,200	\$121,200	\$0	N/A	\$0
1997	No	\$118,100	\$118,100	\$0	N/A	\$0
1996	No	\$103,000	\$103,000	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$3,704.28

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

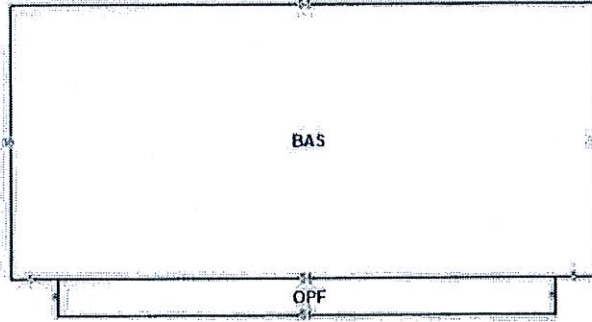
2013 Land Information

Seawall: No	Frontage: None				View:
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam <10 Units (08)	180x124	200.00	180.0000	0.9400	\$33,840 FF

[\[click here to hide\] 2014 Building 1 Structural Elements Back to Top](#)
Site Address: 200 E LEMON/BOYER ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2136.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

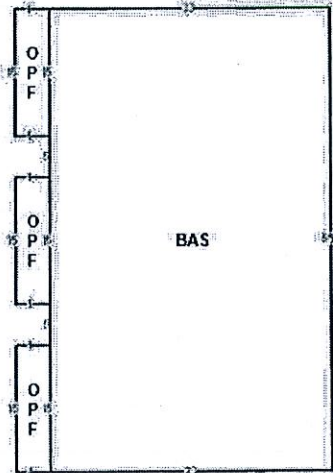
Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	216	0.20	43
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,136		Total Effective SF: 1,963

[\[click here to hide\] 2014 Building 2 Structural Elements Back to Top](#)

Site Address: 200 E LEMON ST TARPON SPRINGS 34689-

Quality: Average

Square Footage: 1995.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 3
 Floor Finish: Carpet/Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 9
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	180	0.20	36
Base	1,815	1,815	1.00	1,815
Total Building finished SF: 1,815		Total Gross SF: 1,995		Total Effective SF: 1,851

[\[click here to hide\] 2014 Extra Features](#)

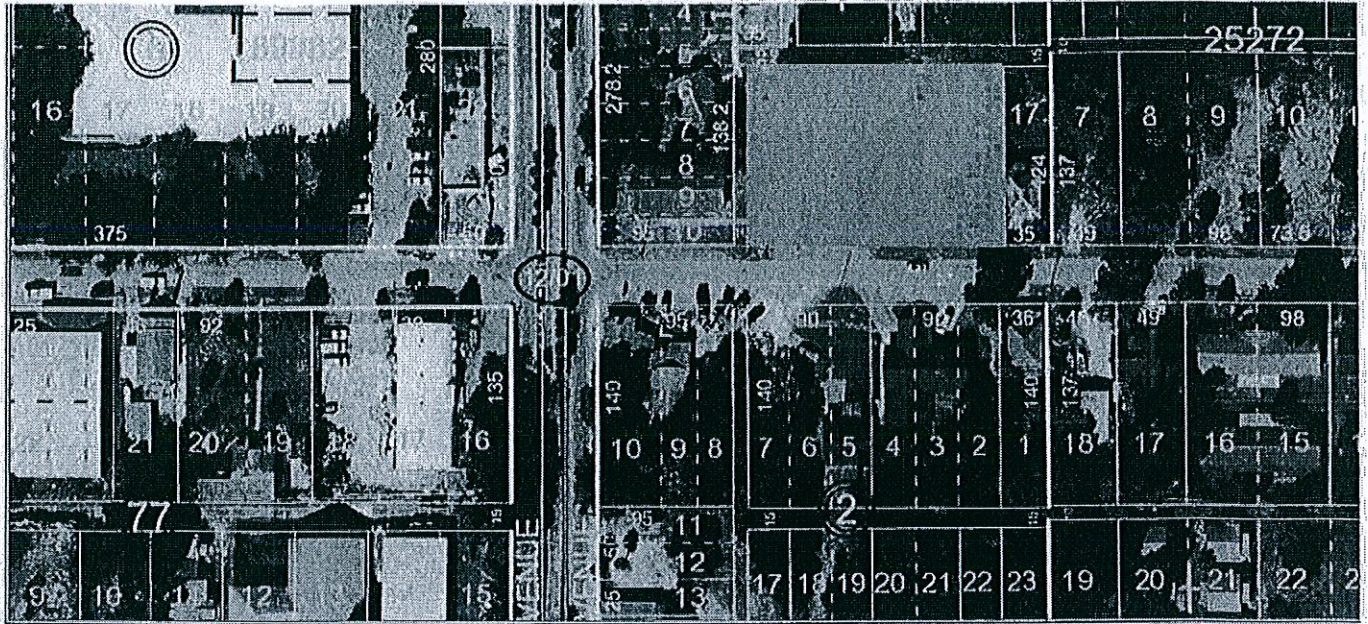
Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
ASPHALT	\$1.75	2,000.00	\$3,500.00	\$3,500.00	0

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
97714	RESIDENTIAL ADD	09 Jun 1997	\$25,000





12-27-15-20700-000-0010

Online Property Record Card

[Portability Calculator](#)

Data Current as of May 09, 2014

[Email Print](#)

[Radius Search](#)

Improvement Value per F.S. 553.844

Ownership/Mailing Address	Site Address (First Building)
TARPON SPRINGS HOUSING AUTH 500 S WALTON AVE TARPON SPRINGS FL 34689-4714	400 PINE TRAIL VLG TARPON SPRINGS 34689-
	Jump to building: <input type="text" value="(1) 400 PINE TRAIL VLG TARPON SPRINGS 34689-"/> ▼



Property Use: 0311 (Apartments (10 units to 49 units))

Living Units: 16

[\[click here to hide\] 2014 Legal Description](#)
DE GOLIERS LOTS 1 THRU 6

2014 Exemptions	<input checked="" type="checkbox"/> File for Homestead Exemption	2014 Parcel Use	
Homestead: No	Government: Yes	Homestead Use Percentage: 0.00%	
Institutional: No	Historic: No	Non-Homestead Use Percentage: 100.00%	Classified Agricultural: No

2013 Parcel Information 2013 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
04027/0887	Sales Query	121030274011	C	0H3/070

2013 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	\$414,860	\$414,860	\$0	\$0	\$0

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	No	\$414,860	\$414,860	\$0	\$0	\$0
2012	No	\$406,400	\$406,400	\$0	\$0	\$0
2011	No	\$523,711	\$523,711	\$0	\$0	\$0
2010	No	\$573,728	\$573,728	\$0	\$0	\$0
2009	No	\$618,884	\$618,884	\$0	\$0	\$0
2008	No	\$641,800	\$641,800	\$0	\$0	\$0
2007	No	\$671,200	\$671,200	\$0	N/A	\$0
2006	No	\$624,100	\$624,100	\$0	N/A	\$0
2005	No	\$513,900	\$513,900	\$0	N/A	\$0
2004	No	\$456,400	\$456,400	\$0	N/A	\$0
2003	No	\$414,900	\$414,900	\$0	N/A	\$0
2002	No	\$391,900	\$391,900	\$0	N/A	\$0
2001	No	\$366,000	\$366,000	\$0	N/A	\$0
2000	No	\$308,900	\$308,900	\$0	N/A	\$0
1999	No	\$291,800	\$291,800	\$0	N/A	\$0
1998	No	\$285,500	\$285,500	\$0	N/A	\$0
1997	No	\$257,700	\$257,700	\$0	N/A	\$0
1996	No	\$266,700	\$266,700	\$0	N/A	\$0

2013 Tax Information

Click Here for 2013 Tax Bill	Tax District: TS
2013 Final Millage Rate	21.7899
2013 Est Taxes w/o Cap or Exemptions	\$9,039.76

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

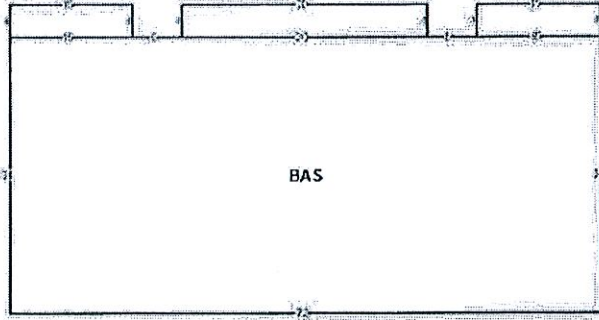
2013 Land Information

Seawall: No	Frontage: None				View:
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Multi-Fam 10+ Units (03)	303x136	5000.00	16.0000	1.0000	\$80,000 UT

[\[click here to hide\] 2014 Building 1 Structural Elements Back to Top](#)
Site Address: 400 PINE TRAIL VLG TARPON SPRINGS 34689-

Quality: Average

Square Footage: 2688.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



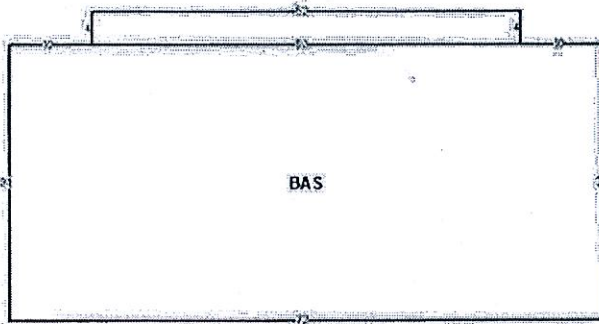
Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	240	0.20	48
Base	2,448	2,448	1.00	2,448
Total Building finished SF: 2,448		Total Gross SF: 2,688		Total Effective SF: 2,496

[\[click here to hide\] 2014 Building 2 Structural Elements Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2656.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 4
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 12
 Year Built: 1973
 Effective Age: 30
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 2 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	2,448	2,448	1.00	2,448
Total Building finished SF: 2,448		Total Gross SF: 2,656		Total Effective SF: 2,490

[\[click here to hide\] 2014 Building 3 Structural Elements Back to Top](#)

Site Address:

Quality: Average
 Square Footage: 2128.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 4

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

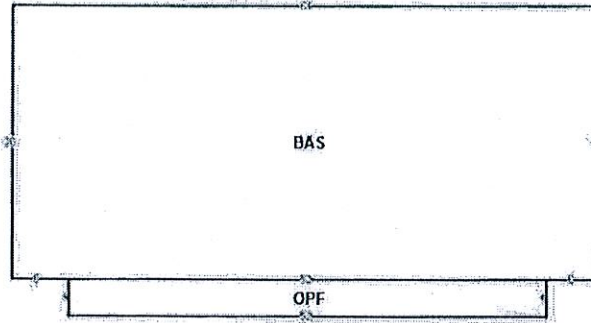
Fixtures: 12

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 3 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,128		Total Effective SF: 1,962

[click here to hide] 2014 Building 4 Structural Elements [Back to Top](#)

Site Address:

Quality: Average

Square Footage: 2128.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 1

Living units: 4

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

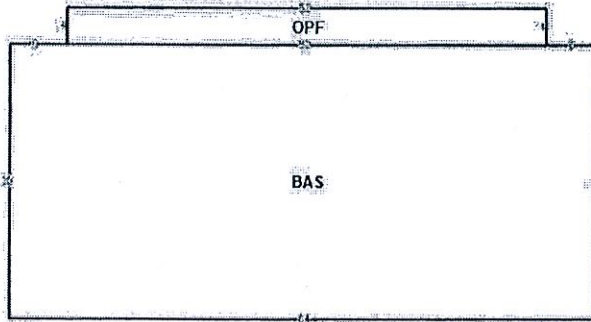
Fixtures: 12

Year Built: 1973

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)



Building 4 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Open Porch	0	208	0.20	42
Base	1,920	1,920	1.00	1,920
Total Building finished SF: 1,920		Total Gross SF: 2,128		Total Effective SF: 1,962

[click here to hide] 2014 Extra Features

Description	Value/Unit	Units	Total New Value	Depreciated Value	Year
PATIO/DECK	\$6.00	144.00	\$864.00	\$449.00	1995
ASPHALT	\$1.75	4,800.00	\$8,400.00	\$8,400.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). Any questions regarding permits should be directed to the permitting office in which the structure is located.

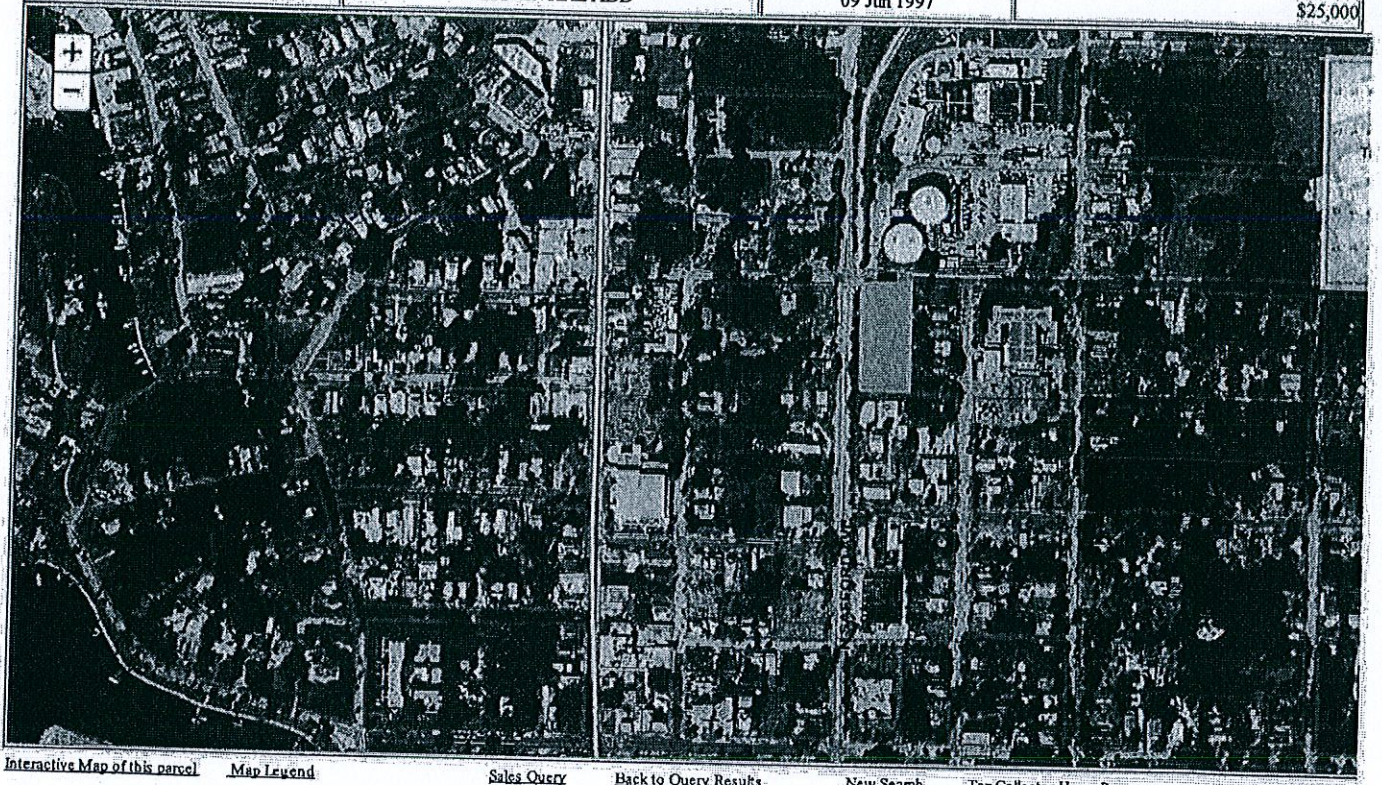
Permit Number	Description	Issue Date	Estimated Value
03182	ROOF	21 Mar 2003	\$11,401
03183	ROOF	21 Mar 2003	\$9,872
02290	ROOF	19 Mar 2002	\$4,292
011031	SPECIAL USE	19 Jul 2001	\$4,725
981175	HEAT/AIR	06 Oct 1998	\$2,100

97713

RESIDENTIAL ADD

09 Jun 1997

\$25,000



[Interactive Map of this parcel](#)

[Map Legend](#)

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(RESERVED)

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Shuler, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

**FLORIDA HOUSING FINANCE CORPORATION
RESTRICTIVE COVENANT AND GRANT AGREEMENT**

**(Tarpon Springs Housing Authority)
(Public Housing Mitigation Initiative / PHMI / RFP 2009-07 / RFP 2009-07-12)**

THIS RESTRICTIVE COVENANT AND GRANT AGREEMENT (this "Agreement") is made and effective as of June 10, 2011, by and between **FLORIDA HOUSING FINANCE CORPORATION**, a public corporation and a public body corporate and politic duly created and existing under the laws of the State of Florida and its successors and assigns ("Florida Housing"), and the **TARPON SPRINGS HOUSING AUTHORITY**, a public body corporate and politic established pursuant to Chapter 421, Florida Statutes, and its successors and assigns (the "Owner").

RECITALS

WHEREAS, Florida Housing has been created and organized pursuant to and in accordance with the provisions of the Florida Housing Finance Corporation Act, Chapter 420, Part V, Fla. Stat., as amended (the "Act"), for the purpose, among others, of financing the costs of residential developments that will provide decent, safe and sanitary housing for persons or families of extremely low, very low, low, moderate or middle income in the State of Florida (the "State"); and

WHEREAS, Florida Housing was appropriated monies by the Florida legislature to fund the Public Housing Mitigation Initiative (PHMI), which PHMI monies are to be used on a one-to-one match with the United States Department of Housing and Urban Development ("HUD") Stimulus Operating Funds distributed to public housing authorities as defined in Section 421.04, Florida Statutes, to provide funds for the preservation and rehabilitation of rental housing developments that are thirty (30) years of age or older and controlled by a public housing authority; and

WHEREAS, in accordance with Chapter 420, Florida Statutes, applicable rules, and the



Florida Housing Finance Corporation Request for Proposal 2009-07 ("RFP 2009-07"), Florida Housing has the authority to make grants of PHMI monies to eligible applicants in accordance with the program requirements to preserve affordable public housing in the State of Florida; and

WHEREAS, Owner is a Small Public Housing Authority, as defined in RFP 2009-07 and had applied to Florida Housing, and Florida Housing has agreed, under certain conditions, to approve and administer a grant under the PHMI Funds in the principal amount of ONE HUNDRED NINE THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100 DOLLARS (\$109,168.00) (the "PHMI Funds") for the life-safety, health, sanitation, or security related repairs or improvements to make public housing units safe and secure and to meet the requirements of applicable federal, state and local statutes, rules and regulations, at Owner's two multi-family rental properties, operated as one development, both located in the city of Tarpon Springs, Pinellas County, Florida (the "County") on lands more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (together, the "Land"). The Land, the properties, the improvements, fixtures and personal property thereon and other amenities now or hereafter located on the Land are referred to collectively hereafter as the "Development;" and

WHEREAS, as a condition to Florida Housing issuing the PHMI Funds, Florida Housing and Owner have determined to enter into this Agreement and a PHMI Note (the "Note") in which they set forth certain terms and conditions relating to Owner's use to the PHMI Funds and related operation of the Development.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Florida Housing and Owner do hereby contract and agree as follows:

WITNESSETH

1. INCORPORATION OF RECITALS AND DEFINITIONS. The above recitals are true and correct and are incorporated into and made a part hereof. Any term not otherwise defined in this Agreement shall have the meaning set forth in RFP 2009-07.

OWNER:	Tarpon Springs Housing Authority, its successors and assigns
ADDRESS OF DEVELOPMENT:	See attached Exhibit C
RENTAL UNITS:	Development #1- 80 residential units Development #2- 35 residential units
PHMI FUNDS:	\$109,168.00
UNDERWRITER:	AmeriNational Community Services, Inc., its successors and assigns, as appointed by Florida Housing

2. **THE PHMI FUNDS.** Florida Housing agrees to issue the PHMI Funds to Owner subject to the terms and conditions set forth herein, and Owner expressly agrees to comply with and perform all of the terms and conditions of this Agreement and the Note (The "Note"), a copy of which is attached hereto and made a part hereof Exhibit "B" (collectively, the Agreement and the Note are referred to hereafter as the "PHMI Documents"). The PHMI Funds may be used only for costs for funding:

To upgrade select units to a tankless hot water heater, replace 80 toilets with high efficiency toilets, and add a security surveillance system, as well as the related approved fees (the "PHMI Improvements").

Any indebtedness evidenced by the Note or other Florida Housing claim with regard to any transaction under the PHMI Documents, is and shall be subordinate to any HUD Declaration of Trust, or similar existing HUD encumbrance.

3. **THE PHMI IMPROVEMENTS.**

(a) **Commencement and Completion.** Owner shall obtain all necessary governmental permits and approvals, and shall cause the construction and/or installation of the PHMI Improvements to begin no later than the date which is ninety (90) days after the date hereof, and shall cause such construction and/or installation to be prosecuted with diligence and dispatch and in full compliance with all building, zoning and other applicable local, state, and federal ordinances and regulations. Completion of the PHMI Improvements shall be evidenced by issuance of a final certification or report by the Construction Consultant or the Underwriter, in form and content acceptable to Florida Housing.

(b) **Right to Inspect.** Florida Housing, the Underwriter and the Construction Consultant shall have the right to enter the Development during normal business hours for the purpose of inspecting the construction and/or installation of the PHMI Improvements

4. **COVENANTS AND AGREEMENTS OF OWNER.** Owner covenants and agrees, during the term hereof, as follows:

(a) That Owner shall use PHMI Funds on only the construction and/or installation for the PHMI Improvements which are for preservation and rehabilitation of public housing units that are 30 years of age or older; and, any units rehabilitated using PHMI Funds shall not be demolished within seven (7) years from the completion of the rehabilitation to be performed with PHMI Funds.

(b) That, the PHMI Funds shall be fully expended within two (2) years from the date that Florida Housing approved the award of funds to Owner which is: June 10, 2013.

(c) That Owner shall use PHMI Funds only on residential rental units in the Development that are rented to or available for rental to person or households with incomes equal to or below eighty percent (80%) of the area median income (determined at the time of

initial occupancy), which shall be adjusted for family size as determined by HUD ("Area Median Income"), and Owner shall continue to rent, or make available for rental, to such tenants for the term of this Agreement.

(d) That Owner shall use the PHMI Funds on a one-to-one match basis with HUD funds as described in the Recitals herein.

(e) That Owner shall promptly notify Florida Housing of any of the following:

- 1.) Any failure of Owner to perform any covenant or obligation applicable to it, under the PHMI Documents.
- 2.) Abandonment of the Development.
- 3.) Any lack of repair or deterioration or waste suffered or committed in respect to the PHMI Improvements or the Development.

5. WARRANTIES AND REPRESENTATIONS OF OWNER. Owner represents warrants and agrees (which representations, warranties and agreements shall be deemed continuing) as follows:

(a) Organization and Status. Owner (i) is a public body corporate and politic established pursuant to Chapter 421, Florida Statutes and validly existing under the laws of the State of Florida; (ii) has all the necessary power and authority to enter into each of the documents executed by Owner in relation to the PHMI Funds; and (iii) by proper action has duly authorized the execution, delivery and performance by Owner of all of the documents in relation to the PHMI Funds; and, Owner is a Small Public Housing Authority (i.e., it has fewer than 250 public housing units), and shall continue to qualify as such during the term hereof.

(b) Construction and/or Installation of the PHMI Improvements. To Owner's knowledge, there is no violation of any applicable zoning, building or any other local, state or federal laws, ordinances and regulations existing with respect to the anticipated use and operation of the PHMI Improvements at the Development; Owner shall obtain all licenses, permits and approvals required by all local, state and federal agencies regulating such improvements and use; and, to Owner's knowledge, after performing due diligence, Owner is in compliance with all laws, regulations, ordinances and orders of all governmental authorities having jurisdiction over the Development.

(c) Pending Litigation. Except for actions, suits or proceedings which have been specifically disclosed to Florida Housing in writing, there are no actions, suits or proceedings before or by any court or governmental authority, pending, or to Owner's knowledge, after performing due diligence, threatened or affecting Owner or the Development which, if determined adversely to Owner or the Development, would have a materially adverse effect on the financial condition, properties, businesses or operations of Owner or the Development, or which may prevent or interfere with or adversely affect Owner entering into The PHMI Documents, or Owner's ability to perform its obligations under the PHMI Documents, or

involving the validity of the PHMI Documents, and, to Owner's knowledge, Owner is not in default with respect to any order, writ, injunction, decree or demand of any court or any governmental authority.

(d) No Transfer of Development. The Development, or any part thereof, shall not be sold, leased (except in the ordinary course of business), or otherwise conveyed, without prior notice to Florida Housing.

(e) Compliance with Laws. Owner will comply and continuously promptly with all federal, state and local laws, ordinances and regulations relating to the construction, use, and leasing of the Development, and will obtain and keep in good standing all necessary licenses, permits and approvals required or desirable for rehabilitation and use of the Development and the PHMI Improvements. Furthermore, Owner shall comply and be in compliance at all times with all provisions of all federal, state and local environmental laws and regulations.

(f) ADA Compliance. That to Owner's knowledge, and to the extent applicable, the Development complies and shall comply with the Americans With Disabilities Act of 1990, as implemented by 28 C.F.R. Part 35, and the Florida Americans With Disabilities Accessibility Implementation Act, as amended (collectively, the "ADA"); and to the extent any renovation or changes are required to be made to the Development, so as to have the Development comply with and meet all the requirements of the ADA, Owner shall, at its expense, promptly and immediately undertake said renovations or improvements. Furthermore, Owner indemnifies Florida Housing from and against all claims, damages, fines, penalties, losses, expenses (including costs and attorneys' fees), liabilities and obligations arising out of or relating to any breach by Owner of this representation or the fact that the Development is not in compliance with the ADA. Nothing in this indemnity provision shall be deemed or construed as a waiver of any privilege, immunity or other protection available to Owner under the doctrine of sovereign immunity or the limitations of liability contained in Section 768.28, Florida Statutes. Likewise, any claim for indemnities brought under this provision shall comply with the procedural requirements and pre-suit conditions contained in Section 768.28, Florida Statutes.

(g) Utilization of PHMI Funds. Owner will utilize the PHMI Funds solely for the PHMI Improvements, and Owner will not hereafter procure a loan or loans from other sources for the work contemplated under this Agreement, except from HUD Stimulus Operating Funds as provided herein. Owner will, upon reasonable demand of Florida Housing or its Underwriter, correct any defect in the construction and/or installation of the PHMI Improvements or any departure from the plans or PHMI Improvements not approved by Florida Housing.

(h) Records. Owner further agrees that it shall, during the term of this Agreement, maintain a file copy of all documents related to RFP 2009-07 and the construction and/or installation of the PHMI Improvements and the PHMI Funds, and such documents will be made available for inspection by Florida Housing and the Underwriter during regular business hours.

6. **TERM.** This Agreement shall become effective upon its execution and delivery on the date hereof, and, shall remain in full force and effect as to each residential rental unit in which

PHMI Funds were used, for a period ending in nine (9) years from the date Florida Housing approved the award of funds.

7. **SET-ASIDE REQUIREMENTS.** Owner shall comply with the set-aside requirements for the term of this Agreement, as follows: all residential units on which Owner shall have used PHMI Funds to rehabilitate, must be rented to, or made available for rental, to person or households with incomes equal to or below eighty percent (80%) of the area median income (determined at the time of initial occupancy), which shall be adjusted for family size ("Area Median Income"), in accordance with applicable HUD requirements.

8. **RECORDING AND FILING: RESTRICTIVE COVENANT TO RUN WITH THE LAND.** Upon execution and delivery by the parties hereto, Owner shall cause this Agreement and all amendments and supplements hereto, to be recorded and filed in the official public records of County and in such manner and in such other places as Florida Housing may reasonably request, and shall pay all fees and charges incurred in connection therewith.

This Agreement and the covenants contained herein shall run with the Land and shall bind, and the benefits shall inure to, respectively, Owner and Florida Housing, and their respective successors and assigns, during the term of this Agreement.

The indebtedness evidenced by the Note is and shall be subordinate to any indebtedness evidenced by documents recorded on the Development as of the date hereof. Furthermore, any indebtedness evidenced by the Note or other Florida Housing claim with regard to any transaction under the PHMI Documents, is and shall be subordinate to any HUD Declaration of Trust, or similar existing HUD encumbrance.

9. **DEFAULT.** The following events shall constitute an "Event of Default":

(a) **Violation of this Agreement.** If there is any violation of a term or provision of this Agreement including, but not limited to, not renting units in accordance of the set-aside requirements of Section 7 herein; or

(b) **Bankruptcy.** If there is filed by or against Owner a petition in bankruptcy or a petition for the appointment of a receiver or trustee of the property of Owner, and any such petition not filed by Owner is not dismissed within ninety (90) days of the date of filing; or if Owner files a petition for reorganization under any of the provisions of the United States Bankruptcy Code or of any similar law, state, federal, or foreign, or makes a general assignment for the benefit of creditors or makes any insolvency assignment or is adjudicated insolvent by any court of competent jurisdiction, any of which events, in the reasonable judgment of Florida Housing, will cause material interference with the timely completion of the PHMI Improvements; or

(c) **Improper Construction.** If the construction and/or installation of the PHMI Improvements is at any time discontinued, or not carried on with diligence and dispatch, in the reasonable judgment of Florida Housing, or if the PHMI Improvements, in the reasonable judgment of Florida Housing, are not being constructed, installed or have not been completed

and/or installed in a good and workmanlike manner in substantial accordance with RFP 2009-07 and the PHMI Documents; or

(d) Breach of Warranties, Representations and Agreement. If any warranty, representation, covenant or agreement made by Owner in this Agreement shall at any time be false or misleading in any material respect, or if Owner fails to keep, observe or perform any of the terms, covenants, agreements, representations or warranties contained in this Agreement or the Note.

10. **REMEDIES.** Upon the happening of an Event of Default, Florida Housing may, at its option, upon written notice to Owner at the address stated in this Agreement, and in the event Owner does not cure such default (or take measures satisfactory to Florida Housing to cure such default), within twenty (20) days after the date of notice, or within such further time Florida Housing may allow, without further notice, declare a default under this Agreement, and effective upon the date of such default, Florida Housing may:

(a) Declare the PHMI Funds immediately due and payable and then proceed with appropriate legal and equitable remedies to collect on this Agreement and Note;

(b) Apply to any court, county, state or federal, for any specific performance of this agreement; for an injunction to remedy the default or violations of this Agreement; or for such legal or equitable relief as may be appropriate since Owner agrees that the injury to Florida Housing arising from a default remaining uncured under any of the terms of this Agreement would be irreparable, and the amount of damage would be difficult to ascertain.

(c) Exercise any other rights or remedies Florida Housing may have under the PHMI Documents which may be available under applicable law, including the termination of this Agreement.

11. **INDEMNIFICATION.** To the extent allowable under applicable state law (and in all cases when caused by the negligence or willful misconduct of Owner), Owner shall indemnify and hold harmless Florida Housing, its directors, officers, members, officials, employees and agents, including the Underwriter (collectively, the "Indemnified Parties"), from any liability, claims or losses, including attorneys' fees and costs, resulting from the disbursement of the PHMI Funds to Owner or from the condition of the Development, whether related to the quality of the PHMI Improvements or otherwise, and whether arising during or after the term of this Agreement. Nothing in this indemnity provision shall be deemed or construed as a waiver of any privilege, immunity or other protection available to Owner under the doctrine of sovereign immunity or the limitations of liability contained in Section 768.28, Florida Statutes. Likewise, any claim for indemnities brought under this provision shall comply with the procedural requirements and pre-suit conditions contained in Section 768.28, Florida Statutes. This provision (and the indemnity provisions of Paragraph 5(F) hereof) shall survive the term of this Agreement and shall continue in full force and effect so long as the possibility of such liability, claims, or losses exists.

12. **EXPENSES.** Owner agrees to pay the following fees:

Restrictive Covenant
Tarpon Springs Housing Authority (PHMI)

1. Owner shall have paid to Florida Housing the commitment fee (\$250.00), and has paid the legal fees and expenses of counsel for Florida Housing, on or prior to the date hereof; and

2. Owner shall pay to Underwriter, a non-refundable inspection fee within ten days of the receipt of an invoice from the Underwriter, after the inspection of the completion of the PHMI Improvements.

Owner shall pay all other fees and charges incurred in the procuring and issuance of the PHMI Funds, if applicable, and all other reasonable expenses incurred by Florida Housing during the term of this Agreement.

13. **NOTICES.** All notices to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; (b) national express air courier, provided such courier maintains written verification of actual delivery; or (c) registered US mail. Any notice or other communication given by the means described above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

Florida Housing: Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Attention: Executive Director
Phone: (850) 488-4197
Fax: (850) 488-9809

with a copy to: Latham, Shuker, Eden & Beaudine, LLP
111 North Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.
Phone: (407) 481-5800
Fax: (407) 481-5801

Owner: Tarpon Springs Housing Authority
500 South Walton Avenue
Tarpon Springs, Florida 34689
Attention: Pat Weber
Phone: (727) 937-4411
Fax: (727) 938-7161

and a copy to: Saxon, Gilmore, Carraway & Gibbons, P.A.
201 E. Kennedy Blvd, Suite 600
Tampa, FL 33602

Restrictive Covenant
Tarpon Springs Housing Authority (PHMI)

Attention: Bernice S. Saxon
Phone: (813) 314-4501
Fax: (813) 314-4455

Underwriter: AmeriNational Community Services, Inc.
5310 W. Cypress Street, Suite 103
Tampa, Florida 33607
Attention: Rex Tilley
Phone: (813) 282-4800
Fax: (813) 289-4855

Any party may change said address by giving the other parties hereto prior notice of such change of address in accordance with the foregoing provisions.

14. MISCELLANEOUS

(a) This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

(b) The titles and headings of the sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof and shall not modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any questions of intent shall arise.

(c) If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

(d) This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument and each of which shall be deemed to be an original.

(e) This Agreement and the Note shall be construed, and the obligations, rights and remedies of the parties hereunder shall be determined, in accordance with the laws of the State of Florida without regard to conflicts of laws or principles, except to the extent that the laws of the United States of America may prevail.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]


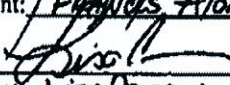
**COUNTERPART SIGNATURE PAGE FOR
RESTRICTIVE COVENANT AND GRANT AGREEMENT**

(Tarpon Springs Housing Authority / PHMI / RFP 2009-07 / RFP 2009-07-12)

IN WITNESS WHEREOF, Florida Housing and Owner have caused this Agreement to be executed and delivered on their behalf by their duly authorized representatives effective as of the date first set forth above.

WITNESSES:

TARPON SPRINGS HOUSING AUTHORITY,
a public body corporate and politic established
pursuant to Chapter 421, Florida Statutes


Print: Francisco Alonso

Print: Lisa Grey

By: 
Pat Weber
Executive Director


Address: 500 South Walton Avenue
Tarpon Springs, Florida 34689

[SEAL]

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2nd day of August, 2011, by PAT WEBER, as Executive Director of the TARPON SPRINGS HOUSING AUTHORITY, a public body corporate and politic established pursuant to Chapter 421, Florida Statutes, on behalf of the housing authority. Said person is personally known to me or has produced a valid driver's license as identification.




Notary Public, State of Florida
Print Name: JANEEN M. GOODWIN
My Commission Expires: Feb 26, 2012
My Commission No.: DD 741616

Restrictive Covenant
Tarpon Springs Housing Authority (PHMI)

S-1

**COUNTERPART SIGNATURE PAGE FOR
RESTRICTIVE COVENANT AND GRANT AGREEMENT**

(Tarpon Springs Housing Authority / PHMI / RFP 2009-07 / RFP 2009-07-12)

IN WITNESS WHEREOF, Florida Housing and Owner have caused this Agreement to be executed and delivered on their behalf by their duly authorized representatives effective as of the date first set forth above.

WITNESSES:

FLORIDA HOUSING FINANCE
CORPORATION

[Signature]
Print: Karla Brown
[Signature]
Print: Carolyn N. Hayse

By: [Signature]
Kevin L. Tatreau
Director of Multifamily Development
Programs

Address: 227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

[SEAL]

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 25 day of July, 2011, by KEVIN TATREAU, as Director of Multifamily Development Programs of the FLORIDA HOUSING FINANCE CORPORATION, a public corporation and a public body corporate and politic duly created and existing under the laws of the State of Florida, on behalf of Florida Housing. Said person is personally known to me or has produced a valid driver's license as identification.

[Signature]
Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____



EXHIBIT "A"

Legal Descriptions

NOTE: The legal descriptions contained herein were provided by Owner, and were prepared without reference to, or benefit of, any title work, such as a title commitment or policy, or a survey.

North Ring Village

Legal Description:

Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 and 12, of Webster's Subdivision, according to the Plat thereof, as recorded in Plat Book 3, Page 29, Public Records of Pinellas County, Florida, and as recorded in Deed Book P-1, Page 91, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

504-545 E. Harrison Street

Legal Description:

Lots 1 and 2, Block B, Owens Subdivision, Second Addition, according to the Plat thereof, as recorded in Plat Book 56, Page 25, Public Records of Pinellas County, Florida.

616 North Avenue

Legal Description:

Lots 16 and 17, Block "1", Toby's Acres, according to the Plat thereof, as recorded in Plat Book 30, Page 58, Public Records of Pinellas County, Florida.

Disston Avenue and 605 E. Harrison Street

Legal Description:

Lots 8, 9, 10, 11 and 12, Block One (1), Toby's Acres, according to the Plat thereof, as recorded in Plat Book 30, Page 58, Public Records of Pinellas County, Florida.

405-455 E. Lime Street

Legal Description:

Lots 7, 8, 9, 10, 11 and 12, Block 2, Grammer & Smith's Oakhill Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 74, Public Records of Pinellas County, Florida; and

North 1/2 of Lot 3, Block 42, TOWN OF TARPON SPRINGS, according to plat thereof recorded in Plat Book 4, Page 78, Public Records of Pinellas County, Florida, LESS the right-of-way of Boyer Street, and

The South one-half of Lot 3, Block 42, Official Map of Tarpon Springs, according to the map or plat thereof as recorded in Deed Book G, Pages 800 and 801, of the Public Records of Pinellas County, Florida, also according to map of Tarpon Springs as recorded in Plat Book 4, Page 78, Pinellas County Records.

200 Lemon Street Village

Legal Description:

Lots 3 through 16, inclusive, Block 1, Athens, according to the Plat thereof, as recorded in Plat Book 3, Pages 47, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

400 Pine Trail Village

Legal Description:

Lots 1 through 6, inclusive, W. F. DeGolier's Subdivision, according to the Plat thereof, as recorded in Plat Book 3, Pages 70, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

EXHIBIT "B"

PHMI NOTE

(Tarpon Springs Housing Authority)
(Public Housing Mitigation Initiative / PHMI / RFP 2009-07 / RFP 2009-07-12)

NOTE: THIS NOTE MAY REQUIRE A BALLOON PAYMENT

Principal Amount - \$109,168.00
Maturity Date: June 10, 2020

Tallahassee, Florida
June 10, 2011

FOR VALUE RECEIVED the undersigned, the **TARPON SPRINGS HOUSING AUTHORITY**, a public body corporate and politic established pursuant to Chapter 421, Florida Statutes (the "Owner") promises to pay to the order of **FLORIDA HOUSING FINANCE CORPORATION**, a public corporation and a public body corporate and politic duly created and existing under the laws of the State of Florida, together with any other holder hereof ("Florida Housing"), at 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, or such other place as Florida Housing may from time to time designate in writing, the principal sum of ONE HUNDRED NINE THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100 DOLLARS (\$109,168.00) or so much as may be advanced from time to time pursuant to the Restrictive Covenant and Grant Agreement, dated as the same date hereof (the "Agreement"), among Owner and Florida Housing, the terms of which are incorporated herein by reference (the "PHMI Funds"), to be paid in lawful money of the United States of America, as follows:

- (1) This PHMI Note (the "Note") shall not bear interest.
- (2) The balance of the PHMI Funds is non-amortizing during the term of this Note. The entire unpaid amount of this Note shall be due and payable on the Maturity Date, providing for a nine (9) year loan period (including the rehabilitation period) from the date hereof, unless acceleration is made by Florida Housing pursuant to the terms hereof or of the Agreement (the "PHMI Documents").

The amount of the PHMI Funds is forgivable on the Maturity Date provided that Owner has complied with the requirements of the Agreement for the nine year term thereof.

- (3) This Note may be prepaid in whole or in part at any time, without penalty or premium. Any prepayment hereunder shall be applied first to unpaid costs of collection or fees and charges, if any, then to any unpaid principal balance.
- (4) If applicable, after maturity or acceleration, this Note shall bear interest at the Default Interest Rate (as defined herein) from the due date until paid in full or until this Note is otherwise reinstated.

THIS NOTE AND THE AGREEMENT SECURING THIS NOTE ARISE OUT OF OR ARE GIVEN TO SECURE THE REPAYMENT OF A LOAN ISSUED IN CONNECTION WITH THE FINANCING OF HOUSING AND ARE EXEMPT FROM DOCUMENTARY STAMP TAX AND INTANGIBLE TAX PURSUANT TO SECTION 420.513(1), FLORIDA STATUTES.

This Note is secured by the Agreement encumbering the Development. This Note has been executed and delivered in, and is to be governed by and construed under the laws of, the State of Florida, except as modified by the laws and regulations of the United States of America. All terms hereunder shall be as construed and defined in the Agreement. The terms and provisions of the Agreement are incorporated herein by reference.

The "Default Interest Rate" shall be eighteen percent (18%) per annum (unless a lower rate is required under Florida law). The remedies of Florida Housing shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of Florida Housing, and may be exercised as often as occasion therefore shall arise. No action or omission of Florida Housing, including specifically any failure to exercise or forbearance in the exercise of any remedy, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by Florida Housing and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing or as constituting a course of dealing, nor shall it be construed as a bar to, or as a waiver or release of, any subsequent remedy as to a subsequent event. Any notice to be given or to be served upon any party hereto, in connection with this Note, whether required or otherwise, may be given in any manner permitted under the Agreement.

Florida Housing shall have the right to declare the total sums hereof, or so much thereof as may be outstanding, together with all other costs, fees, and expenses payable by Owner under the PHMI Documents or this Note, to be immediately due and payable in advance of the Maturity Date upon the failure of Owner to perform when due, any and all obligations under the PHMI Documents, not cured within any applicable cure period. Exercise of this right shall be without notice to Owner or to any other person liable for payment hereof, notice of such exercise being hereby expressly waived.

Time is of the essence hereunder.

The indebtedness evidenced by this Note is and shall be subordinate to any indebtedness evidenced by documents recorded on the Development as of the date hereof. Furthermore, any indebtedness evidenced by this Note or other Florida Housing claim with regard to any transaction under the PHMI Documents, is and shall be subordinate to any HUD Declaration of Trust, or similar existing HUD encumbrance.

BY EXECUTING THIS NOTE, OWNER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS OR THE RIGHTS OF ITS ASSIGNS OR SUCCESSORS, TO A TRIAL BY JURY, IF ANY, IN ANY ACTION, PROCEEDING OR SUIT, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, AND WHETHER ASSERTED BY WAY OF COMPLAINT, ANSWER, CROSS CLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE, BASED ON, ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS NOTE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT TO BE EXECUTED IN CONNECTION WITH THE PHMI FUNDS. Owner acknowledges that this paragraph has been expressly bargained for by Florida Housing as part of

the PHMI transaction with Owner and that, but for Owner's agreement thereto, Florida Housing would not have extended the PHMI Funds.


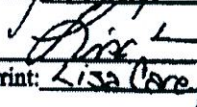
[SIGNATURE PAGE TO FOLLOW]

SIGNATURE PAGE FOR
PHMI NOTE

(Tarpon Springs Housing Authority / PHMI / RFP 2009-07 / RFP 2009-07-12)

IN WITNESS WHEREOF, Owner has executed this Note, to be effective on the day and year first above written.

WITNESSES:


Print: Francis Alonso

Print: Lisa Carey

TARPON SPRINGS HOUSING AUTHORITY,
a public body corporate and politic established
pursuant to Chapter 421, Florida Statutes

By: 
Pat Weber
Executive Director

Address: 500 South Walton Avenue
Tarpon Springs, Florida 34689

[SEAL]

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2nd August day of July, 2011, by Pat Weber, as Executive Director of the TARPON SPRINGS HOUSING AUTHORITY, a public body corporate and politic established pursuant to Chapter 421, Florida Statutes, on behalf of the housing authority. Said person is personally known to me or has produced a valid driver's license as identification.



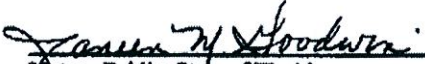

Notary Public; State of Florida
Print Name: JAMES M. GOODWIN
My Commission Expires: FEB 26, 2012
My Commission No.: DD 741616

EXHIBIT "C"

Addresses of the Development:

Development #1(Ring Street and Scattered Sites)

305 - 365 North Ring Village
Tarpon Springs, Florida 34689

615 Disston Avenue
Tarpon Springs, FL 34689

605 E. Harrison Street
Tarpon Springs, FL 34689

405-445 E. Lime Street
Tarpon Springs, FL 34689

505-545 E. Harrison Street
Tarpon Springs, FL 34689

616 North Avenue
Tarpon Springs, FL 34689

Development #1 is operated as one property and consists of 80 units in 27 residential buildings and associated site improvements. The Development serves a Family demographic commitment.

Development #2 (Pine and Lemon)

200 Lemon Street Village
Tarpon Springs, FL 34689

400 Pine Trail Village
Tarpon Springs, FL 34689

Development #2 is operated as one property and consists of 35 units in 9 residential buildings. It is a garden style multifamily property and serves a Family Development demographic commitment.

EXHIBIT A

Property Description

Lemon Street Village:

On E Lemon Street, southeast of the intersection of E Lemon Street and S Safford Avenue, Tarpon Springs

Legally Described As:

Lots 3 through 10, inclusive, Block 1, ATHENS, according to the Plat thereof, as recorded in Plat Book 3, Page 47, of the Public Records of Hillsborough County, Florida

Said lands lying and being in Pinellas County, Florida.

AND

On E Boyer Street, northeast of the intersection of E Boyer Street and S Safford Avenue, Tarpon Springs

Legally Described As:

Lots 11 through 16, inclusive, Block 1, ATHENS, according to the Plat thereof, as recorded in Plat Book 3, Page 47, of the Public Records of Hillsborough County, Florida.

Said lands lying and being in Pinellas County, Florida.

Pine Trail Village:

On Pine Street, southeast of the Intersection of Pine Street and N Safford Avenue, Tarpon Springs

Legally Described As:

Lots 1 through 6 inclusive, W. F. DeGOLIER'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 70, of the Public Records of Hillsborough County, Florida.

Said lands lying and being in Pinellas County, Florida.

North Ring Village:



On E Cypress Street, northwest of the intersection of E Cypress Street and N Ring Avenue,
Tarpon Springs

Legally Described As:

Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11 and 12, of WEBSTER'S SUBDIVISION, according to map of "Building Lots" recorded in Plat Book 3, Page 29, of the Public Records of Pinellas County, Florida, and according to map of said lots as recorded in Deed Book P-1, Page 91, of the Public records of Hillsborough County, Florida

Note: Lots 1-5 and 7-12 have separate Folio Numbers.

Said lands lying and being in Pinellas County, Florida.

Walton Village Way:

On Walton Way, northwest of the intersection of Walton Way and E Martin Luther King Jr Drive, Tarpon Springs

Legally Described As:

Lot 4, Block 49, TOWN OF TARPON SPRINGS, according to the Plat thereof, as recorded in Plat Book 4, Page 78, of the Public records of Pinellas County, Florida, LESS part thereof lying with the right-of-way of Lake Street.

Said lands lying and being in Pinellas County, Florida.

OFFICERS, MANAGERS AND MEMBERS OF THE APPLICANT AND DEVELOPER ENTITIES

		Ownership%
Applicant:	The Villages at Tarpon, LLC**	
Co-Managing Member:	PHG – Villages, LLC**	0.0033%
<u>Officers / Members**</u>		
Louis Wolfson, III	Chairman	
Michael D. Wohl	President	
David O. Deutch	Vice President / Secretary / Treasurer	
Mitchell M. Friedman	Vice President	
PHG GP Holdings, LLC	Sole Member	
Co-Managing Member:	LCHC – Villages, LLC*	0.0067%
<u>Officers / Members:</u>		
Melissa Baird	President	
Linda Herring	Vice President	
Patricia Weber	Secretary / Treasurer	
Sole Member / Manager	The Local Community Housing Corporation*	
Initial Retiring Member:	Michael D. Wohl	99.99%
Co-Developer:	Pinnacle Developers Tarpon, LLC**	
<u>Officers / Members**</u>		
Louis Wolfson, III	Chairman / Member	
Michael D. Wohl	President / Member	
David O. Deutch	Vice President / Secretary / Treasurer / Member	
Mitchell M. Friedman	Vice President / Member	
Co-Developer:	Tarpon Springs Development, LLC	
<u>Officers / Members</u>		
Melissa Baird	President	
Linda Herring	Vice President	
Patricia Weber	Secretary / Treasurer	
Sole Member / Manager	The Local Community Housing Corporation*	
<u>Officers / Directors:</u>		
Melissa Baird	President	
Linda Herring	Vice President	
Tina Wilkinson	Director	
Alphonso Logan	Director	
Bobette Breunig	Director	
Lena Combs	Director	
Robin Saenger	Director	
Patricia Weber	Secretary / Treasurer	

*The Local Community Housing Corporation and LCHC – Villages, LLC are affiliates or instrumentalities of the Housing Authority of Tarpon Springs. The Local Community Housing Corporation is a 501(c)3 nonprofit and as such has no shareholders.

**Member managed. No Managers



SURVEYOR CERTIFICATION FORM

Name of Development: The Villages at Tarpon

Development Location: See Attached

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

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C.:

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

State the Development Location Point, ²	N <u>28</u> Degrees	<u>08</u> Minutes	<u>31.5</u> Seconds (truncated after 1 decimal place)	W <u>82</u> Degrees	<u>44</u> Minutes	<u>48.5</u> Seconds (truncated after 1 decimal place)
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To be eligible for proximity points, Degrees and Minutes must be stated as whole numbers and Seconds must be truncated after 1 decimal place.

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

	Latitude			Longitude		
Public Bus Stop	N <u>28</u> Degrees	<u>08</u> Minutes	<u>29.1</u> Seconds (truncated after 1 decimal place)	W <u>82</u> Degrees	<u>44</u> Minutes	<u>47.8</u> Seconds (truncated after 1 decimal place)
Public Bus Transfer Stop	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
Public Bus Rapid Transit Stop	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
SunRail Station, MetroRail Station, or TriRail Station	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Transit Service is:						<u>0.05</u> Miles

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

Grocery Store:	Latitude			Longitude		
Name - <u>Publix Supermarket</u> Address - <u>40932 US HWY 19 N</u> <u>Tarpon Springs</u>	N <u>28</u> Degrees	<u>08</u> Minutes	<u>37.0</u> Seconds (truncated after 1 decimal place)	W <u>82</u> Degrees	<u>44</u> Minutes	<u>32.9</u> Seconds (truncated after 1 decimal place)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Grocery Store is:						<u>0.29</u> Miles

(Form Rev. 01-14)

Initials of Surveyor [Signature]



SURVEYOR CERTIFICATION FORM

Medical Facility:	Latitude			Longitude		
Name - <u>Community Health Center</u> Address - <u>247 S Huey Avenue</u> <u>Tarpon Springs</u>	N <u>28</u> Degrees	<u>08</u> Minutes	<u>38.9</u> Seconds (truncated after 1 decimal place)	W <u>82</u> Degrees	<u>44</u> Minutes	<u>37.6</u> Seconds (truncated after 1 decimal place)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Medical Facility is:					<u>0.24</u> Miles	
Pharmacy:	Latitude			Longitude		
Name - <u>Publix Pharmacy</u> Address - <u>40932 US HWY 19 N</u> <u>Tarpon Springs</u>	N <u>28</u> Degrees	<u>08</u> Minutes	<u>37.0</u> Seconds (truncated after 1 decimal place)	W <u>82</u> Degrees	<u>44</u> Minutes	<u>32.9</u> Seconds (truncated after 1 decimal place)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Pharmacy is:					<u>0.29</u> Miles	

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

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

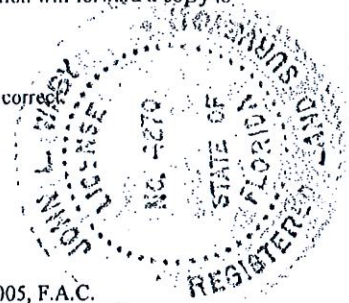
Signature of Florida Licensed Surveyor

LS 4270

Florida License Number of Signatory

JOHN L. WABY

Print or Type Name of Signatory



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

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

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

²"Development Location Point" means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development (See Rule 67-48.002, F.A.C.).

³The latitude and longitude coordinates for all Proximity Services must represent a point as outlined on the Coordinates Location Chart set out below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds 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 points for that service.

(Form Rev. 01-14)

RFA 2014-104

SURVEYOR CERTIFICATION FORM

Coordinates Location Chart																											
Service	Location where latitude and longitude coordinates must be obtained																										
Community Services	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.																										
Transit Services	<p>For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, TriRail Rail Stations and MetroRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train.</p> <p>For SunRail Rail Stations, coordinates must represent either the location where passengers may embark and disembark the train or 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>LYNX Central Station</td> <td>N 28 32 52.2, W 81 22 51.0</td> </tr> <tr> <td>Longwood Station</td> <td>N 28 42 04.1, W 81 20 43.4</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/SR46 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	LYNX Central Station	N 28 32 52.2, W 81 22 51.0	Longwood Station	N 28 42 04.1, W 81 20 43.4	Maitland Station	N 28 38 03.7, W 81 21 44.7	Orlando Amtrak/ORMC Station	N 28 31 39.5, W 81 22 55.6	Sand Lake Road Station	N 28 27 11.3, W 81 22 1.0	Sanford/SR46 Station	N 28 48 49.8, W 81 17 56.9	Winter Park/Park Ave Station	N 28 35 51.5, W 81 21 6.0
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If there is no exterior public entrance to the Community Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

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

(Form Rev. 01-14)

RFA 2014-104

Scattered Site Addresses

Name of Development – Lemon Street Village & Pine Trail Village

Lemon Street Village:

Parcel 1

On E Lemon Street, southeast of the intersection of E Lemon Street and S Safford Avenue, Tarpon Springs

Parcel 2

On E Boyer Street, northeast of the intersection of E Boyer Street and S Safford Avenue, Tarpon Springs

Pine Trail Village:

Parcel 3

On Pine Street, southeast of the intersection of Pine Street and N Safford Avenue, Tarpon Springs

Name of Development – North Ring Village

North Ring Village:

Parcel 4

On E Cypress Street, northwest of the intersection of E Cypress Street and N Ring Avenue, Tarpon Springs

Name of Development – Walton Village Way

Walton Village Way (location of Development Location Point, site with the most units):

Parcel 5

On Walton Way, northwest of the intersection of Walton Way and E Martin Luther King Jr Drive, Tarpon Springs



Tarpon Springs Housing Authority
www.tarponspringshousing.com

500 S. Walton Avenue, Tarpon Springs, FL 34689
Phone: (727) 937-4411, Fax: (727) 279-2814
TDD: (800) 955-8771

February 28, 2014

Stephen P. Auger, Executive Director
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

RE: The Villages at Tarpon 2014 Housing Credit Application
Florida Housing Finance Corporation Request for Applications

Dear Mr. Auger,

This letter is to advise you that the sites for the development are located at the addresses shown on the attached sheet. Each of the sites is owned by Tarpon Springs Housing Authority, and each of the sites is currently subject to an existing Declaration of Trust between the Housing Authority and the U.S. Department of Housing and Urban Development.

Please advise if additional information is required.

Sincerely,

Pat Weber
Executive Director

BOARD OF COMMISSIONERS

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LENA COMBS
COMMISSIONER

LINDA HERRING
COMMISSIONER

ALPHONSO LOGAN
COMMISSIONER

ROBIN SAENGER
COMMISSIONER





Scattered Site Addresses

Name of Development – Lemon Street Village & Pine Trail Village

Lemon Street Village:

Parcel 1

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Pine Trail Village:

Parcel 3

On Pine Street, southeast of the intersection of Pine Street and N Safford Avenue, Tarpon Springs

Name of Development – North Ring Village

North Ring Village:

Parcel 4

On E Cypress Street, northwest of the intersection of E Cypress Street and N Ring Avenue, Tarpon Springs

Name of Development – Walton Village Way

Walton Village Way:

Parcel 5

On Walton Way, northwest of the intersection of Walton Way and E Martin Luther King Jr Drive, Tarpon Springs

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COMMISSIONER


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COMMISSIONER



EXHIBIT A

Development Location Point (DLP) - Coordinates located on Walton Way

Legend

 n28 8 31.5 w82 44 48.5 DLP

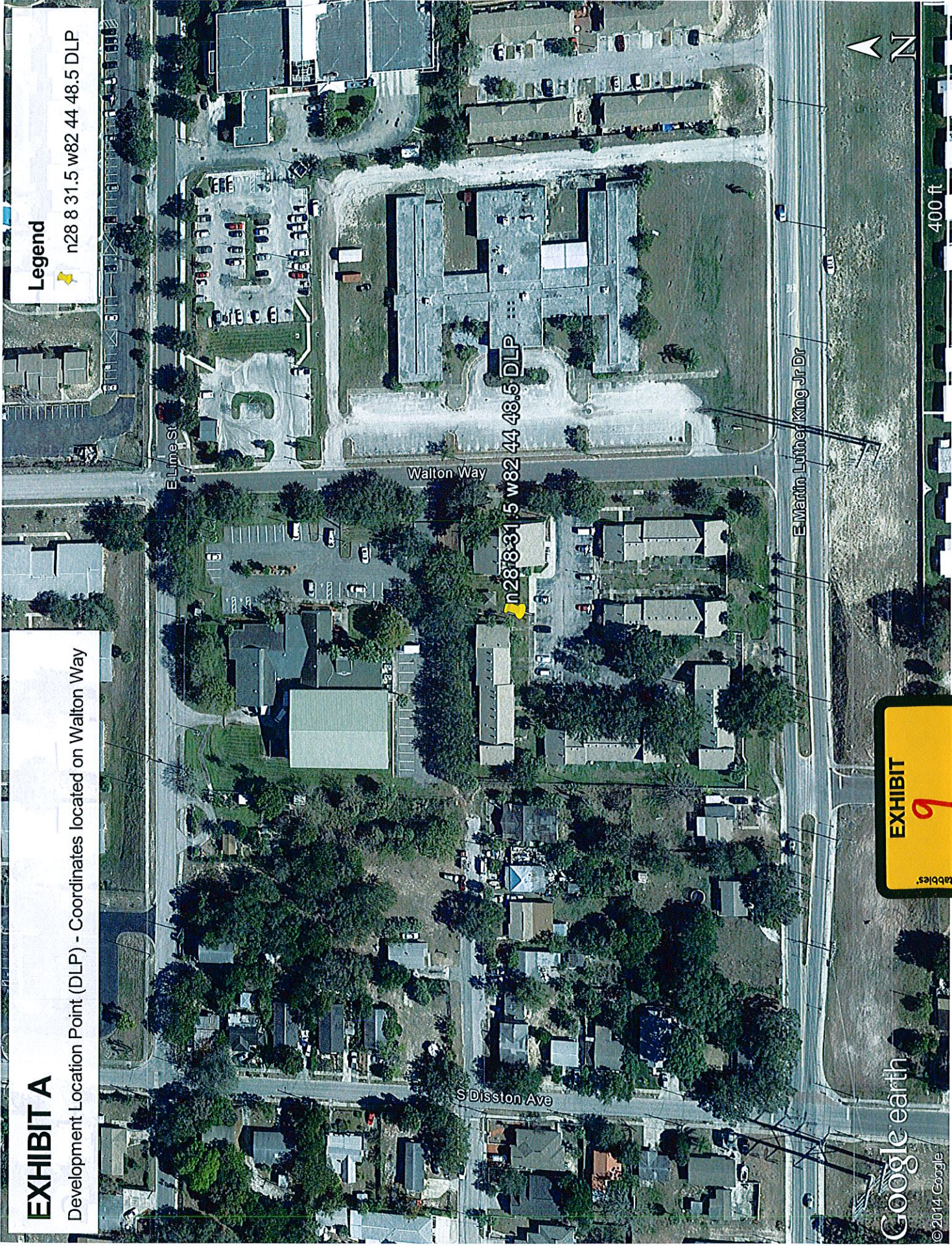


EXHIBIT
9

EXHIBIT B

Parcel with the most units - North Ring Village and Pine Trail Village contiguous sites

Legend



North Ring Village & Pine Trail Village

