



August 21, 2003

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Ms. Jane Dixon, Program Manager
Florida Housing Finance Corporation
227 North Bronough Street
Suite 5000
Tallahassee, Florida 32301

FAXED
8/21/03

Re: The Crossings At Leesburg
2002-162C

Dear Ms. Dixon:

CHPC respectfully requests that FHFC approve a change on the subject property, allowing a change in the requirement for gas water heaters from an energy factor of .58 to an energy factor of .57. This change is necessary because of an efficiency rating difference on the gas water heaters to be used in construction of the property:

In the application for housing credits for the referenced transaction, the applicant indicated that each apartment in the development would include a gas water heater with an energy factor of .58 or better. Since the application, however, there has been a change in the availability of a gas water heater that would meet both the requirements of the City of Leesburg and FHFC's application.

Open burner gas water heaters have been discontinued and new models are incorporating a "closed chamber" technology that increases safety. The City and our mechanical engineer have indicated that we must use water heaters with a 50,000 BTU rating to insure that the larger (three- and four-bedroom) apartments are adequately heated on days when temperatures are below 30 degrees.

Consultech indicates that they are willing to support this change and will forward a letter under separate cover.

Please see the attached letter from Metro Development Group, Inc. (serving as CHPC's owner's representative on this transaction.)

In addition, please note that The Crossings At Leesburg will feature ceiling fans in all bedrooms and living areas of the apartments. This item

TDD: 1-800-545-1833, Ext. 274

WEBSITE

www.communityhousingpartners.org

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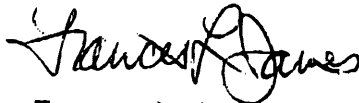


was not part of the overall score for the application and would have been awarded TWO points (the gas water heater provides ONE point in the scoring.)

I would appreciate your assistance in placing this item on the September FHFC meeting agenda. Please let me know if you will require any further information—my telephone number is 407-831-8740.

Thank you.

Sincerely,



Frances L. James
Florida Housing Development Director

fij

cc: Karen Ledet, Florida Community Partners (via fax)



METRO DEVELOPMENT GROUP, INC.

August 18, 2003

Ms. Fran James
COMMUNITY HOUSING PARTNERS CORP.
500 East Altamonte Drive, Suite 210
Altamonte Springs, Florida 32701

RE: The Crossings @ Leesburg, Leesburg, Florida

Dear Fran:

Per our conversation today, we are having the following issues regarding the energy factor requirement of .58 for the water heaters.

1. The open burner gas water heaters were discontinued as of July 1, 2003. The new closed combustion chambers have affected the energy rating but are required by the industry for safety.
2. KTD, our Mechanical Engineering Consultant as well as the Gas Company (City of Leesburg) has requested that we use 40 gallon water heaters with a BTU rating of 50,000 BTU. This unit carries an energy factor of .57.
3. This 40 gallon water heater with 40,000 BTU rating will achieve a .62 energy factor but will not pass the gas company requirements and is considered marginal by the Mechanical Engineer in the 3 and 4 bedroom units on winter days when the temperature dips into the 30's.

Given the above information, we should request that FHFA review their energy factor of .58 requirement and request that a .57 be acceptable to achieve the tax credit point.

Consultech indicated they would support the change from .58 to .57.

129 ROBIN ROAD • ALTAMONTE SPRINGS, FLORIDA • 32701
PHONE: 407-599-4711 • FAX: 407-599-4733

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August 18, 2003

Additionally, I would add that although you did not indicate to FHFA on your application, your project will have paddle fans in the living areas and bedrooms which would achieve 2 points on your application.

Sincerely,



Gary Huggins

METRO DEVELOPMENT GROUP, INC.

GH/dh