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FLORIDA HOUSING
FINANCE CORPORATION

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

CITY CROSSINGS, LTD.

Petitioner,

vs.

APPLICATION NO: 2011-090C
FHFC File No.: 2012-049UC

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.
_____/

PETITION FOR FORMAL ADMINISTRATIVE HEARING

Pursuant to sections 120.57(1) and 120.569, Florida Statutes, and rules 28-106.205 and 28-106.201, Florida Administrative Code, City Crossings, Ltd. ("City Crossings") files this Petition for Formal Administrative Hearing and states:

Affected Agency

1. The agency affected is the Florida Housing Finance Corporation ("Florida Housing"), 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The telephone number is 850-488-4197.

Petitioner

2. The Petitioner is City Crossings, Ltd. Petitioner's address is 1666 Kennedy Causeway, Suite 505, North Bay Village, Florida 33141. The telephone number is 305-538-9552.

Petitioner's Counsel

3. Counsel for City Crossings, Ltd. and Petitioner's address for this proceeding is:

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Background

4. Florida Housing administers various affordable housing programs including the following:

(a) Housing Credit (HC) Program pursuant to Section 42 of the Internal Revenue Code and Section 420.5099, F.S., under which 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, and Rule Chapter 67-48, F.A.C.; and

(b) HOME Investments Partnerships (HOME) Program pursuant to Section 420.5089, F.S., and Rule Chapter 67-48, F.A.C.

5. The 2011 Universal Cycle Application, through which affordable housing developers apply for funding under the above-described affordable housing programs administered by Florida Housing, together with Instructions and Forms, comprise the Universal Application Package or UA1016 (Rev. 2-11) adopted and incorporated by Rule 67-48.004(1)(a), F.A.C.

6. Because the demand for HC and HOME funding exceeds that which is available under the HC Program and HOME Program, respectively, qualified affordable housing developments must compete for this funding. To assess the relative merits of proposed developments, Florida Housing has established a competitive application process known as the Universal Cycle pursuant to Rule Chapter 67-48, F.A.C. Specifically, Florida Housing's