

**STATE OF FLORIDA**  
**FLORIDA HOUSING FINANCE CORPORATION**

Summit Pointe Housing Partners, Ltd.  
Petitioner,

vs.

Florida Housing Finance Corp.,  
Respondent.

FHFC Case No. 2002-084C  
Application No. 2002-084C

RECEIVED  
2002 AUG 19 PM 4:37  
FLORIDA HOUSING  
FINANCE CORPORATION

**PETITION FOR ADMINISTRATIVE HEARING**  
**PURSUANT TO SECTIONS 120.569 AND 120.57, FLORIDA STATUTES**

Petitioner, Summit Pointe Housing Partners, Ltd. ("Summit Pointe"), by and through its undersigned counsel, hereby files this Petition for Administrative Hearing Pursuant to Sections 120.569 and 120.57, Florida Statutes, and in support thereof, states the following:

1. Petitioner, Summit Pointe is a Florida limited partnership in the business of developing affordable residential housing in Florida. Summit Pointe's office is located at 1006 Beckstrom Drive, Oviedo, FL 32765, telephone (407)365-9587. Summit Pointe submitted an Application seeking Housing Credit program funding in the 2002 Universal Application Cycle for the Summit Pointe Apartments, which is a proposed garden apartments development to be located in the Hernando County.

2. Respondent is the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, telephone (850) 488-4197 ("FHFC"). This Petition concerns the funding awards for the 2002 Universal Application funding cycle.

3. Petitioner's attorneys in this matter are Jon C. Moyle, Jr., Esq., and Cathy M. Sellers, Esq., Moyle Flanigan Katz Raymond & Sheehan, P.A., 118 North Gadsden Street, Tallahassee, FL 32301, telephone (850) 681-3828. All papers to be served in this proceeding are to be directed to Mr. Moyle and Ms. Sellers at the above-listed address.

4. Summit Pointe received notice of the FHFC's decision regarding the funding awards for the 2002 through the 2002 Universal Scoring Summary, which was attached to a July 22, 2002 memorandum from Kerrey Carpenter entitled "Final Scores and Notice of Rights."

**Statement of Summit Pointe' Substantial Interests in this Proceeding**

5. Summit Pointe's substantial interests are affected by the FHFC's 2002 Universal Application Cycle funding award determinations. Summit Pointe is a developer of affordable housing in Florida that submitted a Universal Application for the Summit Pointe Apartments development as part of the 2002 funding cycle. Summit Pointe's application was competitively scored against other applications also seeking funding in the 2002 Universal Application Cycle.

6. Under the FHFC's Final Scores dated July 30, 2002 (attached as Exhibit A), Summit Pointe's Application received a score of 71 points. The Application did not receive Tie-Breaker Proximity points in two areas due to FHFC determining that the Grocery Store and the Public School "is not included on Street Atlas USA, Version 9, and the Applicant did not provide latitude and longitude coordinates."

7. As a result of the FHFC's determination regarding the Grocery Store and the Public School, Summit Pointe was determined not to be eligible to receive the Tie-Breaker Points necessary to compete for funding for the 2002 Universal Application

Cycle. The FHFC's determination that Summit Pointe's Application was not entitled to receive the Tie-Breaker points due to the Grocery Store and the Public School in its 2002 Universal Application negatively affected Summit Pointe's competitive position in the 2002 Universal Application cycle, thereby causing Summit Pointe to suffer a direct, immediate injury-in-fact to its substantial interests. Accordingly, Summit Pointe clearly has standing under Agrico Chemical Co. v. Dept. of Environmental Regulation, 406 So. 2d 478 (Fla. 2d DCA 1981), to challenge its final score in this proceeding.

8. Further, because Summit Pointe is an "Applicant" for the 2002 Universal Application cycle funding within the meaning of Chapter 67-48.002, F.A.C., Summit Pointe is a "party" pursuant to Section 120.52(12), F.S., and thus is entitled by Sections 120.569, and 120.57, F.S., and by FHFC Rule to an administrative hearing under Sections 120.569 and 120.57, Florida Statutes, concerning Summit Pointe's eligibility to receive funding for the 2002 Universal Application Cycle.

**Statement of Facts**  
**Entitling Summit Pointe to Relief**

9. Summit Pointe alleges the following facts that entitle it to relief in this proceeding:

(a) Summit Pointe *did* submit the appropriate documentation for the Grocery Store and the Public School in its CURE. Notwithstanding, FHFC deducted points from Summit Pointe's final Tie-Breaker score because it claims that the Public School and Grocery Store are not depicted in Street Atlas USA, Version 9 as sufficiently proximate to warrant the award of Tie-Breaker points. However, as described in and depicted on Exhibits B, D, and E, attached, the Public School and Grocery Store *clearly* are located within sufficient proximity under the rule to merit receiving Tie-Breaker points.

(b) Specifically, in its Cure, Summit Pointe submitted a new Certification using the Street Atlas USA, Version 9 – which FHFC specified in the Application and instructions -- that clearly depicts the public Hernando High School and the Save-A-Lot Grocery Store within a two-mile radius of the Summit Pointe development. See attached Exhibit D. Because the public school and grocery store *are* graphically depicted on the software, Summit Pointe is not required to submit the longitude and latitude of the school and store, but instead is only required to provide the addresses of these facilities -- which it did in its Cure.

(c) The attached Exhibits B and C provide specific steps to demonstrate that the Grocery Store and Public School are depicted in the Street Atlas USA, Version 9 program. Attached Exhibit D is a printed version of the Map that can be accessed using Street Atlas USA, Version 9, by following the instructions set forth on Exhibits B and C. Exhibit D, which is printed from Street Atlas USA, Version 9, graphically depicts the Hernando High School and the Save-A-Lot Grocery Store.

(d) As discussed herein and demonstrated by Exhibits B, C, and D, Summit Pointe is entitled to the award of the Proximity Tie-Breaker points. With the award of these Tie-Breaker points, Summit Pointe is entitled to receive funding for the 2002 Universal Application Cycle.

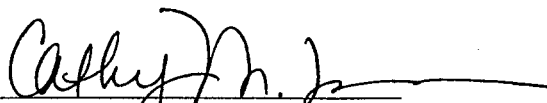
#### **Rules and Statutes Entitling Summit Pointe to Relief**

10. The rules and statutes that entitle Summit Pointe to relief in this proceeding are Sections 120.569 and 120.57, F.S., Part V of Section 420, F.S., Chapter 67-48, F.A.C., and the 2002 Universal Application adopted by FHFC rule.

**Relief Requested**

WHEREFORE, Petitioner, Summit Pointe Housing Partners, Ltd., respectfully requests the FHFC to grant its request for an administrative hearing pursuant to Sections 120.569 and 120.57, F.S., to assign a Hearing Officer who will conduct the hearing; and, following the hearing, to revise Summit Pointe's final score to reflect the maximum number of points for the portions of the Application at issue in this proceeding, and to award Summit Pointe funding for the 2002 Universal Application Cycle.

Filed this 13<sup>th</sup> day of August, 2002.



Jon C. Moyle Jr.  
Florida Bar No. 0727016  
Cathy M. Sellers  
Florida Bar No. 0784958  
Moyle Flanigan Katz Raymond & Sheehan, P.A.  
Tallahassee, FL 32301  
Telephone (850) 681-3828  
Telefax (850) 681-8788

Attorneys for Summit Pointe Housing Partners, Ltd.

Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

File Number	Development Name	Developer	County		NPI/FP	Size	Funding Request Amount			Demo/ Area Commit.	Total Units	Design	Preliminary			NOPSE			Final				
			Name	MMRB			SAIL	HC	Score				Proximity Points	Threshold Met	Score	Proximity Points	Threshold Met	Score	Proximity Points	Threshold Met	Score	Proximity Points	Lottery Number
2002-006C	Tuscany Village	Housing Trust Group of Florida, LLC	Broward		FP	Large		\$1,544,400.00	LF	288	GA	66.00	N	5.00	86.00	N	5.00	71.00	N	5.00	95	A	0.00%
2002-007S	Westlake Phase 2	Housing Trust Group of Florida, LLC	Palm Beach		FP	Large	\$905,350.00		LF	112	TH	71.00	N	7.25	71.00	N	7.25	71.00	Y	7.25	115	B	7.12%
2002-008B	Grande Court	Coratle Development Company	Sarasota		FP	Medium	\$5,800,000.00		LF	126	GA	71.00	N	5.00	71.00	N	5.00	71.00	Y	6.75	148	A	0.00%
2002-009CS	Holly Pointe	Merritt Housing, LLC	Miami-Dade		FP	Large	\$1,650,000.00		F	139	TH	71.00	N	7.25	71.00	N	6.00	71.00	Y	6.00	121	B	10.10%
2002-010CS	Merritt Pines Estates	Merritt Housing, LLC	Miami-Dade		FP	Large	\$2,000,000.00		F	159	SF	71.00	N	7.00	71.00	N	6.50	71.00	Y	6.50	108	B	10.10%
2002-011C	Bobcat Run	Merritt Housing, LLC	Miami-Dade		FP	Large	\$2,210,000.00		U	200	HRNC	57.00	N	0.00	57.00	N	0.00	57.00	N	0.00	109	B	0.00%
2002-012C	Powell Creek Estates	Merritt Housing, LLC	Lee		FP	Medium	\$926,800.00		LF	156	GA	66.00	N	0.00	66.00	N	0.00	66.00	N	0.00	153	A	0.00%
2002-013C	Alex Crossings	Wood Affordable Development Company (Florida M.L.)	Pasco		FP	Medium	\$1,000,000.00		LF	260	GA	62.00	N	0.00	62.00	N	0.00	62.00	N	0.00	173	A	0.00%
2002-014C	Oakcrest Apartments - Phase II	Patricia K. Barton	Pasco		FP	Medium	\$44,781.00		R	20	GA	59.00	N	0.00	59.00	N	0.00	64.00	Y	5.75	22	A	0.00%
2002-015S	Aswan Village	Blac of America Community Development Corporation	Miami-Dade		NP	Large	\$2,000,000.00		U	216	GA	57.00	N	0.00	57.00	N	0.00	71.00	N	0.00	139	A	11.13%
2002-016CS	Coast Village II	National Development of America, LLC	Lee		NP	Medium	\$995,000.00		E	52	GA	71.00	Y	6.25	71.00	N	6.25	71.00	Y	6.25	107	A	23.89%
2002-017S	Calusa Cove Apartments	Greater Miami Neighborhoods, Inc.	Miami-Dade		NP	Large	\$1,449,387.96		LF	144	MR	71.00	N	5.75	71.00	N	5.75	71.00	Y	5.75	138	A	9.97%
2002-018CS	Miami Beach VOA Senior Housing	Volunteers of America National Services Center Corporation	Miami-Dade		NP	Large	\$1,500,000.00		E	42	MR	65.00	N	0.00	65.00	N	0.00	65.77	N	0.00	152	B	21.50%
2002-019CS	Harding Village	Hoag Properties, Inc. & The Curiale Group, LLC	Miami-Dade		NP	Large	\$1,400,000.00		H	92	SRO	48.00	N	0.00	48.00	N	0.00	62.00	N	0.00	100	A	24.56%
2002-020CS	Seaside Villas	St. John Village Community Development Corporation, Inc.	Indian River		NP	Medium	\$1,500,000.00		F	160	DX/OD	64.47	N	6.25	60.00	N	5.00	70.00	Y	5.00	48	A	10.07%
2002-021C	St. John Village Apartments	Advanced Housing Corporation	Miami-Dade		NP	Large	\$470,000.00		U	61	GA	66.85	N	4.25	66.85	N	4.25	71.00	Y	0.00	174	A	0.00%
2002-022CS	Fifth Avenue Estates	Advanced Housing Corporation	Miami-Dade		FP	Large	\$1,068,850.00		F	78	Other	68.00	N	6.00	68.00	N	6.00	68.00	N	0.00	84	B	10.18%
2002-023C	Emerald Dunes Apartments	Landmark Development Corp.	Miami-Dade		FP	Large	\$1,093,404.00		FP*	141	GA	71.00	N	3.00	66.00	N	3.00	66.00	Y	3.00	187	A	0.00%
2002-024C	Atlantic Palms Apartments	Creative Choice Homes, Inc.	Broward		FP	Large	\$1,007,978.00		U	145	GA	68.70	Y	7.50	68.70	Y	7.50	71.00	Y	7.50	37	A	0.00%
2002-025C	Montclair Oaks Apartments	Creative Choice Homes, Inc.	Lake		FP	Medium	\$941,994.00		U	140	GA	71.00	Y	6.50	66.00	Y	6.50	71.00	Y	6.50	60	A	0.00%
2002-026CS	Manoa Del Rey Apartments	Creative Choice Homes, Inc.	Citrus		FP	Medium	\$1,100,000.00		E	100	GA	73.00	N	7.50	73.00	N	6.25	73.00	Y	6.25	102	A	14.20%
2002-027C	Villas at Forest Hills	Creative Choice Homes, Inc.	Itawamba		FP	Medium	\$747,884.00		E	136	GA	71.00	Y	5.75	71.00	Y	5.75	71.00	Y	5.75	122	A	0.00%
2002-028S	Myrtle Cove Apartments	Sandspur Housing Partners, Ltd.	Stamoline		FP	Medium	\$1,500,000.00		LF	184	GA	66.00	N	6.25	71.00	N	6.25	71.00	Y	6.25	191	B	9.51%
2002-029S	Charleston Club Apartments	Sandspur Housing Partners, Ltd.	Stamoline		FP	Medium	\$1,500,000.00		LF	288	GA	66.00	N	3.00	71.00	N	3.00	71.00	Y	3.00	181	A	6.49%
2002-030MS	Wakiva Park Apartments	Sandspur Housing Partners, Ltd.	Orange		FP	Large	\$2,000,000.00	\$14,400,000.00	LF	288	GA	71.00	N	6.25	71.00	N	6.25	71.00	N	6.25	127	A	7.89%
2002-031S	Harbor Cove Apartments	Sandspur Housing Partners, Ltd.	Alachua		FP	Medium	\$1,500,000.00		LF	208	GA	71.00	N	7.25	71.00	N	7.25	71.00	Y	7.25	82	A	10.16%
2002-032BS	Hunters Run Apartments - Phase II	Sandspur Housing Partners, Ltd.	Hillsborough		FP	Large	\$2,000,000.00	\$9,000,000.00	LF	192	GA	71.00	Y	3.25	71.00	Y	3.25	71.00	Y	3.25	133	A	12.08%
2002-033BS	Victoria Sound Apartments	Sandspur Housing Partners, Ltd.	Orange		FP	Large	\$2,000,000.00	\$16,500,000.00	LF	336	GA	71.00	N	6.25	71.00	N	6.25	71.00	N	6.25	189	A	8.78%
2002-034MS	St. Croix Apartments	Conestoga Group Development, LLC	Broward		FP	Large	\$2,000,000.00		LF	246	MR	71.00	Y	7.50	71.00	Y	6.25	71.00	Y	7.50	25	B	9.50%

Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

File Number	Development Name	Developer	County		NPI FP	Funding Request Amount		Demos/ Area Comm.	Development		NOPSE		Final		Leveraging Group	SAIL %			
			Name	Size		SAIL	MMRB		HC	Total Units	Design	Score	Proximity Points	Threshold Met			Score	Proximity Points	Threshold Met
2002-0335S	Tuscany Place Apartments	Cometstone Group Development, LLC	Miami-Dade	Large	FP	\$2,000,000.00		LF	340	GA	71.00	N	5.00	71.00	Y	5.00	65	A	6.96%
2002-036B	Pontofino Apartments	Cometstone Group Development, LLC	Palm Beach	Large	FP	\$19,570,000.00		LF	270	GA	71.00	N	7.50	71.00	Y	7.50	161	A	0.00%
2002-037B	Eagle Pointe Apartments	Cometstone Group Development, LLC	Broward	Large	FP	\$12,490,000.00		LF	192	GA	71.00	Y	5.75	71.00	Y	6.25	140	A	0.00%
2002-038S	Laguna Pointe Apartments	Cometstone Group Development, LLC	Broward	Large	FP	\$2,000,000.00		LF	188	MR	71.00	N	7.25	71.00	Y	7.00	94	B	10.52%
2002-039C	Rio Vista Apartments	Cometstone Group Development, LLC	Miami-Dade	Large	FP	\$1,500,000.00	\$1,833,520.00	U	172	HRNC	71.00	N	7.50	71.00	N	7.50	13	B	0.00%
2002-040S	San Marco Apartments	Cometstone Group Development, LLC	Volusia	Medium	FP	\$1,500,000.00		LF	260	GA	71.00	Y	6.50	71.00	Y	6.50	4	A	6.94%
2002-0418S	Marbella Apartments	Cometstone Group Development, LLC	Miami-Dade	Large	FP	\$2,000,000.00	\$7,200,000.00	LF	194	MR	71.00	Y	7.50	71.00	Y	7.50	39	A	11.49%
2002-042S	Indian Trace Apartments	Cometstone Group Development, LLC	Palm Beach	Large	FP	\$2,000,000.00		LF	330	GA	71.00	N	7.00	71.00	Y	7.00	188	B	6.28%
2002-043S	Mariner's Cove Apartments	Cometstone Group Development, LLC	Hillsborough	Large	FP	\$2,000,000.00		LF	208	GA	66.00	N	5.50	66.00	Y	6.25	103	A	11.73%
2002-044B	Renaissance Apartments	Cometstone Group Development, LLC	Palm Beach	Large	FP	\$22,500,000.00		LF	344	GA	71.00	Y	5.25	71.00	N	7.25	91	A	0.00%
2002-045B	Bridle Bay Apartments	Cometstone Group Development, LLC	Hillsborough	Large	FP	\$18,300,000.00		LF	300	GA	71.00	Y	6.00	71.00	Y	6.00	150	A	0.00%
2002-046S	Baywinds Apartments	Cometstone Group Development, LLC	Miami-Dade	Large	FP	\$2,000,000.00		LF	204	GA	71.00	N	0.00	71.00	Y	7.50	56	A	11.47%
2002-047B	Hawk's Landing Apartments	Cometstone Group Development, LLC	Miami-Dade	Large	FP	\$11,000,000.00		LF	334	GA	67.00	N	3.00	67.00	N	3.00	176	A	0.00%
2002-048BS	Prairie Trace Apartments	Peacocks Housing Group, LLC	Brevard	Medium	FP	\$1,500,000.00	\$9,500,000.00	LF	184	GA	62.00	N	0.00	62.00	N	0.00	166	A	9.22%
2002-049B	Pinacade Run Apartments	Peacocks Housing Group, LLC	Collier	Medium	FP	\$14,800,000.00		LF	200	GA	71.00	Y	2.75	71.00	Y	2.75	117	A	0.00%
2002-050CS	Victoria Park @ Lakeside	Overy Property Group, LLC	Lake	Medium	FP	\$1,236,000.00	\$662,242.00	E	103	MR	71.00	Y	6.25	71.00	Y	6.25	40	B	13.85%
2002-051CS	The Groves @ Victoria Park	Overy Property Group, LLC	Highlands	Small	FP	\$1,000,000.00	\$615,856.00	E	80	MR	66.07	N	6.25	66.07	Y	6.25	78	A	15.98%
2002-052S	Cameron Creek Apartments	The Carlsle Group, Inc.	Miami-Dade	Large	FP	\$1,125,000.00		LF	148	GA	71.00	Y	6.25	71.00	Y	6.25	137	A	9.50%
2002-053S	Lexus Court Apartments	TGI Lanes, Inc. & Shelter Treatment Group, Inc.	Duval	Large	FP	\$2,000,000.00		LF	360	GA	71.00	N	7.00	71.00	Y	7.00	2	A	6.89%
2002-054S	Heron Pond	The Carlsle Group, LLC	Lee	Medium	FP	\$1,500,000.00		E	156	Other	71.00	Y	0.00	71.00	Y	6.25	136	A	12.70%
2002-055C	Merry Place	The Carlsle Group, LLC	Palm Beach	Large	FP	\$2,000,000.00	\$1,683,655.00	FP	174	GA	62.00	N	6.25	62.00	N	6.25	12	A	0.00%
2002-056S	Coif View Centides	The Carlsle Group, LLC	Broward	Large	FP	\$2,000,000.00		E	160	MR	71.00	N	0.00	71.00	Y	7.00	38	B	12.91%
2002-057CS	Meditian West Apartments	The Carlsle Group, LLC	Monroe	Small	FP	\$1,000,000.00	\$1,020,000.00	FD	102	GA	71.00	N	7.25	73.00	Y	7.25	118	B	7.59%
2002-058C	Arbor Crest Apartments	The Carlsle Group, LLC	Gadsden	Small	FP	\$721,812.00		LF	120	GA	71.00	Y	6.25	71.00	Y	6.25	30	A	0.00%
2002-059C	Tiger Bay Court	The Carlsle Group, LLC & Tiger Bay Development, Inc.	Alachua	Medium	FP	\$860,000.00		FP	96	GA	32.00	N	0.00	32.00	N	0.00	46	A	0.00%
2002-060S	Alapath Garden Apartments	The Carlsle Group, LLC & New Century Development Corporation, Inc.	Miami-Dade	Large	FP	\$1,500,000.00		U	128	GA	71.00	N	6.00	71.00	Y	7.50	53	A	12.82%
2002-061S	Willow Creek Apartments II	The Carlsle Group, LLC	Sarasota	Medium	FP	\$800,000.00		E	104	GA	71.00	N	7.25	71.00	Y	7.25	193	A	9.97%
2002-062S	The Oaks at Oroni	The Carlsle Group, Inc. & Griffin Development Partners, Inc.	Lee	Medium	FP	\$1,500,000.00		LF	300	GA	71.00	Y	5.25	71.00	Y	5.25	62	A	6.83%
2002-063CS	Country Manor Apartments	The Carlsle Group, LLC	Hardee	Small	FP	\$930,000.00	\$932,193.00	F	120	GA	66.00	N	0.00	66.00	Y	5.50	67	A	10.05%

Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

Final Shows  
 Sorted by File Number

File Number	Development Name	Developer	County		NPI/FP	Funding Request Amount			Development		Preliminary		NOPSE		Final		Leveraging Group	SAIL %		
			Name	Size		SAIL	MMRB	HC	Total Units	Design	Score	Proximity Points	Threshold Met	Score	Proximity Points	Threshold Met			Score	Proximity Points
2002-064C	Hampton Apartments	The Carlini Group, LLC & Hampton Property Development, Inc.	Martin	Medium	FP		\$1,105,000.00			124	GA	34.00	N	0.00	34.00	N	0.00	167	A	0.00%
2002-065B	Garfield Place Apartments	P.A.C. Land Development Corporation	Volusia	Medium	FP	\$10,180,000.00				228	GA	65.00	N	3.75	65.00	N	3.75	55	A	0.00%
2002-066B	The Village at Colonial Park	Fray Development, LLC	Lee	Medium	FP	\$12,430,000.00				240	GA	66.00	N	0.00	66.00	N	0.00	7	A	0.00%
2002-067C	Tidewater Apartments	Creative Choice Homes, Inc.	Taylor	Small	FP		\$610,927.00			100	GA	62.00	N	6.00	62.00	N	6.00	47	A	0.00%
2002-068S	Pinnacle at Abbey Park	Pinnacle Housing Group, LLC	Palm Beach	Large	FP	\$1,000,000.00				100	GA	67.00	N	7.50	67.00	N	7.50	90	B	0.34%
2002-069C	Hidden Harbor	Pinnacle Housing Group, LLC	Miami-Dade	Large	FP	\$2,210,000.00				199	HRNC	71.00	Y	7.00	71.00	Y	7.00	147	B	0.00%
2002-070C	Serenity Lakes	Pinnacle Housing Group, LLC	Miami-Dade	Large	FP	\$1,080,000.00				102	GA	68.24	N	7.25	68.24	N	7.25	9	B	0.00%
2002-071C	Pinnacle Park	Pinnacle Housing Group, LLC	Miami-Dade	Large	FP	\$1,080,000.00				140	GA	71.00	N	7.00	71.00	Y	7.00	26	A	0.00%
2002-072B	Pinnacle Pointe	Pinnacle Housing Group, LLC	Orange	Large	FP	\$15,815,000.00				268	GA	71.00	Y	5.75	71.00	Y	2.50	79	A	0.00%
2002-073C	Los Suenos	Pinnacle Housing Group, LLC	Miami-Dade	Large	FP	\$2,035,000.00				179	HRNC	71.00	N	5.25	71.00	Y	7.25	101	B	0.00%
2002-074C	Oakbrook Apartments	Sandspur Housing Partners, Ltd.	Orange	Large	FP	\$1,400,000.00				209	GA	64.00	Y	7.25	64.00	Y	0.00	63	A	0.00%
2002-075BS	Stone Harbor	Sandspur Housing Partners, Ltd.	Bay	Medium	FP	\$1,225,000.00	\$6,720,000.00			160	GA	73.00	Y	7.50	73.00	Y	6.50	98	A	9.38%
2002-076S	Milena Blvd. Apartments	Sandspur Housing Partners, Ltd.	Orange	Large	FP	\$2,000,000.00				336	GA	71.00	N	6.25	71.00	Y	6.75	170	A	7.08%
2002-077C	The Cove at Park 41 Apartments - Phase 1	Sandspur Housing Partners, Ltd.	Lee	Medium	FP	\$1,000,000.00				193	GA	66.00	Y	7.50	66.00	Y	0.00	155	A	0.00%
2002-078BS	NorthBridge at Milenia	Sandspur Housing Partners, Ltd.	Orange	Large	FP	\$2,000,000.00	\$32,000,000.00			400	GA	64.00	Y	2.50	64.00	Y	2.50	159	B	5.39%
2002-079BS	The Cove at St. Andrews Apartments	Sandspur Housing Partners, Ltd.	St. Lucie	Medium	FP	\$1,500,000.00	\$8,700,000.00			184	GA	73.00	Y	3.50	73.00	Y	3.50	61	A	9.18%
2002-080C	Kensington Club Apartments	Sandspur Housing Partners, Ltd.	Alachua	Medium	FP		\$650,000.00			168	GA	66.00	Y	6.50	66.00	Y	6.50	156	A	0.00%
2002-081S	University Club Apartments	Sandspur Housing Partners, Ltd.	Sarasota	Medium	FP	\$1,500,000.00				192	GA	71.00	N	7.25	71.00	Y	7.25	179	A	9.01%
2002-082S	Oak Glen Apartments	ELCO Housing Partners, LLC	Orange	Large	FP	\$560,000.00				86	GA	66.00	Y	7.00	66.00	Y	7.00	154	B	7.45%
2002-083C	The Oaks at St. Johns	ELCO Housing Partners, LLC	St. Johns	Medium	FP		\$650,000.00			160	GA	71.00	N	0.00	70.00	N	0.00	195	A	0.00%
2002-084C	Summit Pointe Apartments	ELCO Housing Partners, LLC	Hernando	Medium	FP		\$650,000.00			192	GA	71.00	N	0.00	71.00	Y	3.75	50	A	0.00%
2002-085C	Magnolia Terrace	ELCO Housing Partners, LLC	Sumter	Small	FP		\$975,000.00			160	GA	66.00	N	4.75	66.00	N	3.75	57	A	0.00%
2002-086BS	Chasey Lane Apartments	ELCO Housing Partners, LLC	Pasco	Medium	FP	\$1,500,000.00	\$14,750,000.00			320	GA	68.00	N	5.75	68.00	N	5.75	183	A	6.14%
2002-087BS	Callina Cove Senior Apartments	ELCO Housing Partners, LLC	Duval	Large	FP	\$2,000,000.00	\$5,500,000.00			160	GA	71.00	N	4.50	71.00	Y	6.00	104	A	15.54%
2002-088BS	Whispering Oaks Apartments	ELCO Housing Partners, LLC	Bradford	Small	FP	\$1,000,000.00	\$4,560,000.00			120	GA	71.00	N	6.25	71.00	Y	6.25	131	A	11.40%
2002-089C	Oakwood Terrace Apartments	Oakwood Terrace Apartments, Inc.	Hillsborough	Large	FP					241	GA	61.00	N	5.50	61.00	N	5.50	14	A	0.00%
2002-090S	Regency Gardens Apartments	Regency Gardens, Inc & Project Teamwork, Inc.	Broward	Large	NP	\$700,000.00				94	GA	71.00	N	4.50	71.00	Y	7.00	86	A	7.90%
2002-091B	Southern Palms Apartments	Pointe Heritage Ltd.	Duval	Large	FP	\$20,000,000.00				361	GA	67.00	N	0.00	67.00	N	0.00	73	A	0.00%
2002-092B	Legacy Lakes Apartments	Devo Heritage Ltd.	Martin	Medium	FP		\$14,450,000.00			217	GA	67.00	N	0.00	67.00	N	7.25	96	A	0.00%



Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

Fiscal Stage  
 Sorted by File Number

File Number	Development Name	Developer	County		NPI/FP	Funding Request Amount			Demos/ Area Commit.	Development		Preliminary		NOPSE		Fiscal		Leveraging Group	SAIL %		
			Name	Site		SAIL	MMRB	HC		Total Units	Design	Score	Proximity Points	Threshold Met	Score	Proximity Points	Threshold Met			Score	Proximity Points
2002-092B	Sandpiper Cove Apartments	David Heritage Ltd.	Martin	Medium	FP	\$25,500,000.00		LF 361	GA	87.00	N	0.00	87.00	N	0.00	87.00	N	0.00	135	A	0.00%
2002-094B	Audubon Cove Apartments	David Heritage Ltd.	Duval	Large	FP	\$19,650,000.00		LF 289	GA	87.00	N	0.00	87.00	N	0.00	87.00	N	0.00	84	A	0.00%
2002-095B	Osprey Cove Apartments	David Heritage Ltd.	Lee	Medium	FP	\$21,000,000.00		LF 337	GA	71.00	Y	5.50	71.00	Y	5.50	71.00	Y	5.50	128	A	0.00%
2002-096B	Barclay Forge Apartments	David Heritage Ltd.	Hernando	Medium	FP	\$15,200,000.00		LF 273	GA	71.00	Y	6.00	71.00	Y	6.00	71.00	Y	6.00	10	A	0.00%
2002-097B	Huntington Oaks Apartments	David Heritage Ltd.	Hillsborough	Large	FP	\$16,700,000.00		LF 277	GA	71.00	Y	0.25	71.00	Y	1.25	71.00	Y	2.25	171	A	0.00%
2002-098B	Binnell Bay Apartments	David Heritage Ltd.	Lee	Medium	FP	\$18,500,000.00		LF 301	GA	71.00	N	7.00	71.00	N	7.00	71.00	Y	7.25	88	A	0.00%
2002-099B	Stratford Mill Apartments	David Heritage Ltd.	St. Johns	Medium	FP	\$16,300,000.00		LF 241	GA	71.00	Y	4.50	71.00	Y	4.50	71.00	Y	6.75	27	A	0.00%
2002-100B	The Reserve at Moss Creek Apartments	David Heritage Ltd.	Orange	Large	FP	\$18,450,000.00		LF 265	GA	87.00	N	0.00	87.00	N	0.00	87.00	N	0.00	148	A	0.00%
2002-101S	Camden Club Apartments	Wendover Housing Partners, Inc.	Orange	Large	NP	\$2,000,000.00		E* 215	GA	60.00	N	6.25	60.00	N	6.25	60.00	Y	6.25	163	A	11.87%
2002-102C	Madison Green Apartments	Wendover Florida, Inc.	Flagler	Small	FP	\$733,850.00		LF 128	GA	66.00	Y	6.25	66.00	Y	6.25	71.00	Y	6.25	129	A	0.00%
2002-103C	Shirley Hills Apartments	Park Ridge Development, Inc.	Orange	Large	FP	\$1,400,000.00		LF 272	GA	66.00	N	7.50	66.00	N	7.50	71.00	Y	7.50	196	A	0.00%
2002-104C	Madison Woods Apartments	Wendover Florida, Inc.	Duval	Large	FP	\$1,223,760.00		LF 240	GA	71.00	Y	7.50	71.00	Y	7.50	71.00	Y	7.50	31	A	0.00%
2002-105B	Charleston Cay Apartments	Wendover Florida, Inc.	Collier	Medium	FP	\$14,250,000.00		LF 224	GA	71.00	N	6.00	71.00	N	6.00	71.00	Y	6.00	132	A	0.00%
2002-106B	Addison Place	Nemahle Housing LLC	Okaloosa	Medium	FP	\$9,100,000.00		LF 160	GA	71.00	N	5.75	71.00	N	5.75	71.00	Y	5.75	144	A	0.00%
2002-107B	Andrews Place	Nemahle Housing LLC	Bay	Medium	FP	\$9,850,000.00		LF 200	GA	71.00	N	6.75	71.00	N	5.50	71.00	Y	6.75	65	A	0.00%
2002-108BS	Hibiscus Pointe Apartments	Concrete Group Development, L.L.C.	Miami-Dade	Large	FP	\$2,000,000.00		LF 212	GA	71.00	N	7.50	71.00	N	0.00	71.00	Y	7.50	19	A	11.40%
2002-109S	Capiva Club Apartments	Concrete Group Development, LLC	Miami-Dade	Large	FP	\$2,000,000.00		LF 136	GA	66.00	Y	6.50	66.00	N	0.00	71.00	Y	6.50	110	A	15.54%
2002-110S	The Meridian	Triad Housing Partners, L.L.C.	Broward	Large	FP	\$2,000,000.00		E 160	HR/NC	71.00	N	7.00	71.00	N	0.00	71.00	Y	6.00	68	B	12.95%
2002-111S	Colonial Park	Triad Housing Partners, L.L.C.	Broward	Large	FP	\$2,000,000.00		E 160	MR	71.00	N	6.25	71.00	N	0.00	71.00	Y	7.25	178	B	14.01%
2002-112BS	Wellesley	TWC Twenty-Two Development, Inc.	Orange	Large	FP	\$2,000,000.00	\$16,840,000.00	LF 312	GA	71.00	Y	7.50	71.00	Y	6.25	71.00	Y	7.50	33	A	7.37%
2002-113BS	Wenford	TWC Thirty-Six Development, Inc.	Hillsborough	Large	FP	\$2,000,000.00	\$16,855,000.00	LF 324	GA	71.00	Y	7.00	71.00	N	5.75	71.00	Y	5.75	124	A	7.81%
2002-114S	Wilmington	TWC Twenty-Five Development, Inc.	Polk	Medium	FP	\$1,500,000.00		LF 200	GA	66.00	N	7.50	66.00	N	6.25	71.00	Y	6.25	168	A	9.20%
2002-115C	Westleyan	TWC Thirty-Four Development, Inc.	Sumter	Small	FP		\$975,000.00	LF 196	GA	71.00	N	6.75	66.00	N	4.25	71.00	N	4.25	111	A	0.00%
2002-116C	Wyngate	TWC Twenty-Nine Development, Inc.	Pinellas	Large	FP		\$1,400,000.00	LF 288	GA	71.00	N	7.25	71.00	N	7.25	71.00	Y	7.25	165	A	0.00%
2002-117BS	Providence Reserve II Apartments	LCA Development II, Inc. (LCA)	Polk	Medium	FP	\$1,030,000.00	\$10,300,000.00	U 240	GA	66.00	Y	3.75	66.00	Y	3.75	71.00	Y	3.75	149	A	5.37%
2002-118C	Camellia Pointe Apartments	LCA Development II, Inc. (LCA)	Orange	Large	FP		\$661,900.00	LF 169	GA	61.00	Y	7.50	61.00	Y	0.00	71.00	N	0.00	77	A	0.00%
2002-119CS	Siena Gardens Apartments	The Gatehouse Group, Inc.	Bay	Medium	FP	\$1,051,700.00	\$830,000.00	E 150	GA	73.00	Y	7.50	73.00	Y	7.50	73.00	Y	7.50	113	A	10.27%
2002-120CS	Jamestown Woods Apartments	The Gatehouse Group, Inc.	Leon	Medium	FP	\$1,125,000.00	\$639,996.00	E 150	GA	73.00	Y	6.25	73.00	Y	6.25	73.00	Y	7.50	40	A	10.58%
2002-121BS	The Gardens at Rose Harbor	The Gatehouse Group, Inc.	Hillsborough	Large	FP	\$2,000,000.00	\$5,740,000.00	E 160	GA	71.00	Y	5.00	71.00	Y	5.00	71.00	Y	7.25	194	A	16.94%

Demographic Legend: E = Ethnic, F = Family, G = Family, H = Florida Keys, I = Free Press, J = Large Family, K = RG, L = Urban In-Fit  
 Shaded rows indicate Application Withdrawn.

Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

Final Stage  
 Sorted by File Number

File Number	Development Name	Developer	County		NP/FP	Funding Request Amount			Dema/Total Area	Development Design	Preliminary		NOPSE		Final		Leveraging Group	SAL %				
			Name	Size		SAIL	MMRB	HC			Score	Threshold Met	Proximity Points	Score	Threshold Met	Score			Threshold Met	Proximity Points	Lottery Number	
2002-122C	Sailboat Cove	The Gatehouse Group, Inc.	Miami-Dade	Large	FP	\$1,695,000.00		FP*	172	TH	89.58	N	5.75	64.58	N	4.50	84.58	N	4.50	83	A	0.00%
2002-123CS	Magnolia Cove Apartments	The Gatehouse Group, Inc.	Nassau	Small	FP	\$999,270.00		E	150	GA	87.00	N	6.00	87.00	N	6.00	73.00	Y	6.00	21	A	10.15%
2002-124BS	Madison Cay Apartments	Windover Florida, Inc.	Nassau	Small	FP	\$1,000,000.00	\$8,250,000.00	LF	168	GA	72.00	N	4.75	72.00	N	4.75	73.00	Y	4.75	160	A	7.11%
2002-125S	Lindsey Terrace Apartments	Venzor Development Corporation, Inc.	Duval	Large	FP	\$2,000,000.00		LF	336	GA	87.00	N	3.75	67.00	N	3.75	67.00	N	3.75	75	A	7.90%
2002-126BS	Thomas Chase Apartments	Venzor Development Corporation, Inc.	Duval	Large	FP	\$2,000,000.00	\$12,250,000.00	LF	268	GA	71.00	Y	7.00	71.00	Y	7.00	71.00	Y	7.00	36	A	9.42%
2002-127BS	Cape Island Apartments	Venzor Development Corporation, Inc.	Osceola	Medium	FP	\$1,500,000.00	\$12,150,000.00	LF	279	GA	68.00	Y	6.50	67.00	N	6.50	71.00	Y	6.50	16	A	7.18%
2002-128C	Carni Green Apartments	Venzor Development Corporation, Inc.	Duval	Large	FP	\$2,000,000.00		E	160	MR	71.00	Y	6.25	71.00	Y	6.25	71.00	Y	6.25	74	A	0.00%
2002-129BS	Calee Crossing Apartments	Venzor Development Corporation, Inc.	Duval	Large	FP	\$2,000,000.00	\$9,850,000.00	LF	216	GA	71.00	Y	7.50	71.00	Y	7.50	71.00	Y	7.50	184	A	11.55%
2002-130C	Newport Sound Apartments - Phase I	Sandspur Housing Partners, Ltd.	Volusia	Medium	FP	\$1,000,000.00		LF	192	GA	71.00	Y	5.00	71.00	Y	5.00	71.00	Y	5.00	42	A	0.00%
2002-131BS	Heather Glenn Apartments	Sandspur Housing Partners, Ltd.	Osceola	Medium	FP	\$1,500,000.00	\$7,560,000.00	LF	168	GA	72.00	N	6.00	72.00	N	6.00	73.00	Y	6.00	81	A	10.70%
2002-132BS	Stony Point Apartments	Sandspur Housing Partners, Ltd.	Leon	Medium	FP	\$1,500,000.00	\$8,640,000.00	LF	192	GA	69.00	Y	7.00	69.00	Y	7.00	73.00	Y	7.00	35	A	9.37%
2002-133C	Oxford Glenn Apartments	Sandspur Housing Partners, Ltd.	Hillsborough	Large	FP	\$1,400,000.00		LF	288	GA	66.00	N	6.00	66.00	N	6.00	66.00	Y	6.00	141	A	0.00%
2002-134C	Timber Pines Apartments	The Richman Group of Florida, Inc.	Brevard	Medium	FP	\$496,800.00		E	108	GA	71.00	Y	3.75	71.00	Y	3.75	71.00	Y	0.00	116	A	0.00%
2002-135BS	Spring Haven Apartments	The Richman Group of Florida, Inc.	Hernando	Medium	FP	\$1,500,000.00	\$6,200,000.00	LF	176	GA	67.00	N	0.00	67.00	N	0.00	71.00	Y	6.25	54	A	11.05%
2002-136C	Highland Lakes Apartments	The Richman Group of Florida, Inc.	Highlands	Small	FP	\$684,400.00		LF	116	GA	68.76	N	6.00	68.76	N	6.00	71.00	Y	6.00	1	A	0.00%
2002-137S	Royal Palm Key Apartments	The Richman Group of Florida, Inc.	Hillsborough	Large	FP	\$1,750,000.00		LF	240	GA	66.00	N	6.50	66.00	N	6.50	66.00	Y	7.50	92	A	9.18%
2002-138B	Sawgrass Pines Apartments	The Richman Group of Florida, Inc.	Collier	Medium	FP	\$3,688,519.00		LF	140	GA	63.00	N	5.00	63.00	N	5.00	63.00	N	5.75	197	A	0.00%
2002-139BS	Sumner Housing	Revelon Enterprises LLC	Orange	Large	FP	\$2,000,000.00	\$4,600,000.00	LF	148	GA	71.00	N	0.00	67.00	N	0.00	71.00	Y	7.50	130	A	20.52%
2002-140C	Arrowhead Apartments	MDO Capital Corporation	Collier	Medium	NP			LF	208	GA	71.00	N	7.25	71.00	N	7.25	71.00	N	7.25	185	A	0.00%
2002-141CS	Hambel at Tuscany	Royal Castle Builders, LLC	Miami-Dade	Large	FP	\$1,600,000.00		E	160	MR	71.00	N	0.00	71.00	N	0.00	71.00	Y	0.00	145	A	10.49%
2002-142CS	Covington Point Senior Apartments	Poema Affordable Development, LLC	Hillsborough	Large	FP	\$1,045,800.00		E	120	MR	71.00	Y	6.75	71.00	N	6.75	71.00	Y	6.75	20	A	10.00%
2002-143MS	Minerva Cove	Blissman Advisors, Inc.	Duval	Large	FP	\$1,500,000.00	\$16,415,000.00	LF	208	GA	71.00	Y	5.25	71.00	Y	5.25	71.00	Y	5.25	45	B	5.78%
2002-144C	Eagle Ridge Apartments	Poema Affordable Development, LLC	Highlands	Small	FP			LF	100	GA	71.00	N	6.00	71.00	N	6.00	71.00	Y	6.00	76	A	0.00%
2002-145B	Tierra Bay	Blissman Advisors, Inc.	Collier	Medium	FP		\$20,980,000.00	LF	272	GA	71.00	Y	5.75	71.00	N	5.75	71.00	N	5.75	180	A	0.00%
2002-146CS	Cedar Point Senior Apartments	Poema Affordable Development, LLC	Volusia	Medium	FP	\$1,500,000.00		E	120	MR	66.00	N	6.75	66.00	N	6.75	71.00	Y	6.75	18	A	15.48%
2002-147C	Woodland Point Apartments	Poema Affordable Development, LLC	Pulman	Small	FP			LF	120	GA	71.00	Y	6.75	71.00	Y	6.75	71.00	Y	6.75	120	A	0.00%
2002-148C	Cypress Shores Apartments	Poema Affordable Development, LLC	Polk	Medium	FP			LF	192	GA	71.00	N	6.00	71.00	N	6.00	71.00	Y	6.00	17	A	0.00%
2002-149C	Summer Chase Apartments	Poema Affordable Development, LLC	Hernando	Medium	FP			LF	160	GA	71.00	Y	5.75	71.00	Y	5.75	71.00	Y	5.75	58	A	0.00%
2002-150CS	Sunset Landing	Blissman Advisors, Inc.	Brevard	Medium	FP	\$1,500,000.00		E	140	MR	71.00	N	7.50	71.00	N	7.50	71.00	Y	7.50	157	A	12.59%

Development Legend: E = Ethnic, F = Family, FD = Florida Dept, FP = First Floor, LF = Large Family, R = RD, U = Urban In-Fit  
 \*Special uses include Application Withdrawn

Florida Housing Finance Corporation  
 Universal Application Spreadsheet  
 Subject to further validation and verification.

File Number	Development Name	Developer	County		NPI FP	Funding Request Amount		Dense Area Comm.	Total Units	Development		Preliminary		NOI/SI		Final		Lottery Number	Leveraging Group	SAIL %		
			Name	Size		SAIL	MURB			HC	Score	Design	Threshold Met	Proximity Points	Score	Threshold Met	Proximity Points				Score	Threshold Met
2002-151BS	Aveton Reserve	CA Development II, Inc (LCA)	Orange	Large	FP	\$1,500,000.00	\$15,000,000.00	LF	300	GA	71.00	N	7.50	71.00	N	5.00	71.00	Y	5.00	105	A	5.70%
2002-152CS	McPines Apartments	Housing for Rural, Inc	De Soto	Small	FP	\$1,000,000.00	\$216,056.00	R	64	Other	71.00	N	0.00	70.00	N	0.00	71.00	Y	2.50	162	A	22.39%
2002-153CS	Whispering Pines	Housing for Rural, Inc	Polk	Medium	FP	\$1,282,000.00	\$346,834.00	F	64	Other	62.00	N	0.00	62.00	N	0.00	66.00	Y	0.00	71	B	24.92%
2002-154CS	Oceanside Apartments	Heritage Affordable Development, Inc.	Monroe	Small	FP	\$1,000,000.00	\$399,500.00	FD	39	Other	66.00	N	6.00	66.00	N	6.00	70.50	Y	6.00	72	B	18.99%
2002-156CS	Trawhead Hammocks II	Heritage Affordable Development, Inc	Monroe	Small	FP	\$1,000,000.00	\$469,000.00	FD	52	GA	71.00	N	0.00	71.00	N	0.00	73.00	Y	5.50	32	B	14.11%
2002-158CS	Jordan Landings	Heritage Affordable Development, Inc.	Bay	Medium	FP	\$1,340,000.00	\$397,027.00	E	60	Other	64.00	N	0.00	64.00	N	0.00	64.00	N	0.00	29	B	24.94%
2002-157C	Westgate Estates	Heritage Affordable Development, Inc.	Pinellas	Large	FP		\$196,378.00	FP	24	GA	57.00	N	0.00	56.00	N	0.00	71.00	Y	7.25	24	A	0.00%
2002-158CS	Okeechobee Too	Heritage Affordable Development, Inc.	Okeechobee	Small	FP	\$1,000,000.00	\$432,874.00	E	50	Other	72.00	N	5.00	72.00	N	5.00	73.00	Y	6.25	114	B	22.30%
2002-159CS	Magnolia Walk Apartments, Phase II	John M. Curtis	Marion	Medium	NP	\$1,000,000.00	\$906,380.00	E	144	MR	71.00	Y	0.00	71.00	Y	0.00	71.00	Y	7.50	99	A	10.06%
2002-160C	Kendall Court Apartments	John M. Curtis	Sumter	Small	FP		\$174,915.00	LF	23	TH	70.60	N	0.00	70.60	N	0.00	70.60	Y	0.00	151	A	0.00%
2002-161C	New Signillary	Teleson Miami Corporation	Manatee	Medium	FP		\$1,116,080.00	FP	117	Other	71.00	N	4.25	66.00	N	4.25	71.00	Y	5.25	11	A	0.00%
2002-162C	The Crossings at Leesburg	Community Housing Partners Corporation	Lake	Medium	NP	\$1,105,000.00	\$1,105,000.00	U	168	GA	71.00	Y	7.00	71.00	Y	6.25	71.00	Y	7.00	8	A	0.00%
2002-163S	Southwood Apartments	Community Housing Partners Corporation	Leon	Medium	NP	\$900,000.00		U	99	GA	73.00	N	5.25	68.00	N	5.25	73.00	Y	5.25	119	A	24.91%
2002-164S	The Hilton House	Tax Credit Senior Properties, LLC	Jackson	Small	FP	\$1,000,000.00		E	76	MR	51.00	N	0.00	51.00	N	0.00	66.00	N	0.00	190	A	15.80%
2002-165C	Pelican Cove Apartments	G.S. Construction, Inc.	Clats	Medium	FP		\$163,490.00	R	85	GA	51.00	N	0.00	51.00	N	0.00	64.00	Y	0.00	87	A	0.00%
2002-166BS	Meadow Pointe	Bridges Advisors, Inc.	Brevard	Medium	FP	\$1,500,000.00	\$3,190,000.00	LF	236	GA	67.00	N	4.50	67.00	N	4.50	71.00	N	4.50	192	A	7.06%
2002-167C	Britas Del Mar Apartments	The Gateway Group, Inc.	Miami-Dade	Large	FP		\$1,595,000.00	U	160	HRNG	71.00	Y	6.00	71.00	Y	6.00	71.00	Y	7.50	15	A	0.00%
2002-168C	Birchton Station	John M. Curtis	Marion	Medium	FP		\$1,102,725.00	FP	145	TH	62.00	N	0.00	62.00	N	0.00	62.00	N	0.00	186	A	0.00%
2002-169C	Temple Court	Regency Development Associates, Inc., CHF Affordable Housing Foundation, Inc.	Miami-Dade	Large	NP		\$392,700.00		61	MR	55.00	N	6.00	55.00	N	6.00	60.00	Y	6.00	52	A	0.00%
2002-170C	Lakeside Commons	Landmark Development Corp.	Palm Beach	Large	FP		\$793,839.00	LF	99	GA	62.00	N	7.50	62.00	N	6.25	71.00	Y	7.25	123	A	0.00%
2002-171BS	The Village at Cortez	Landmark Development Corp	Manatee	Medium	FP	\$1,500,000.00	\$21,500,000.00	LF	384	GA	70.00	N	4.75	70.00	N	4.75	71.00	Y	4.75	3	A	4.76%
2002-172C	Club Wildwood	Regency Development Associates, Inc.	Sumter	Small	FP		\$485,030.00	LF	72	GA	71.00	Y	7.50	71.00	Y	6.25	71.00	Y	7.25	85	A	0.00%
2002-173C	Carroll Village	Regency Development Associates, Inc.	Lee	Medium	FP		\$525,005.00	LF	100	GA	62.00	N	5.25	62.00	N	5.25	71.00	Y	5.25	198	A	0.00%
2002-174CS	River Shores	Regency Development Associates, Inc. & CHF Housing Development, LLC	St. Johns	Medium	FP		\$425,006.00	E	84	MR	71.00	N	7.00	71.00	N	4.75	71.00	N	4.75	175	A	0.00%
2002-175B	Morse Landing	Regency Development Associates, Inc.	Duval	Large	FP		\$14,000,000.00	LF	234	GA	66.00	N	4.50	66.00	N	4.50	71.00	N	4.50	158	A	0.00%
2002-176BS	Magnolia Pointe	Regency Development Associates, Inc. & CHF Housing Development, LLC	Chalco	Medium	FP	\$1,500,000.00	\$7,550,000.00	LF	150	GA	72.00	N	5.75	72.00	N	5.75	73.00	Y	6.00	6	A	10.73%
2002-177C	Ochoctonee Pointe	Clifton Housing Development Company	Gadsden	Small	FP		\$636,722.00	LF	96	GA	71.00	N	0.00	71.00	N	0.00	71.00	N	0.00	44		0.00%
2002-178C	Villas on the Green	Landmark Development Corp	Sarasota	Medium	FP		\$1,000,000.00	LF	200	GA	0.00	N	0.00	0.00	N	0.00	0.00	N	0.00	51		0.00%
2002-179B	Cirrocross Hills	Regency Development Associates, Inc.	Orange	Large	FP		\$17,220,000.00	LF	286	GA	0.00	N	0.00	0.00	N	0.00	0.00	N	0.00	23		0.00%

\*\* Applicant recently requested \$1,200,000 in Non-Compete Housing Credits

Demographic/Area Comment Equivalent

## **EXHIBIT B**

### **Summit Pointe**

### **Locating the Grocery Store on Delorme 9.0 - Street Atlas USA**

Begin with calling up the program.

Choose: NEW

If the Program asks you if you want to (Clear Draw Objects) Choose: OK

From anywhere in the State of Florida, Click the magnification to (Mag 14) |-----| 0.500 miles.

**Choose: Locate by Latitude/Longitude**

Type in the Latitude and Longitude for the Tie-Breaker Measurement Point. This is as follows:

**Latitude: N28 34.529**

**Longitude: W82 24.095**

This will bring you to the Brooksville, area and in the center of your screen will be those coordinates. With the Crosshair still there right click your mouse and place a Lat/Lon Mapnote at the point. Again, it should read (Latitude: N28 34.529 Longitude: W82 24.095)<sup>1</sup>

If you cannot get it that accurate (zoom in) and hold the mouse roughly in the middle of the screen, moving it slowly, line it up at the correct coordinates, by using the Lat/Lon Display, at the lower left of your screen. Once there, Right Click to bring up the Menu and place a: Lat/Lon Mapnote on the spot.

The point of the Lat/Lon Mapnote (on the screen) will give you the center location of the 1 Mile Circle you will add next.

### **Placing the 1 Mile Circle**

Go to: Edit

Click: Draw Palette

Choose the Box with the Circle in it.

Click it once. The box highlights and is ready to choose a point of reference.

Move the Mouse to the tip of the Lat/Lon Mapnote on the screen.

Click it once. This sets a small square over the tip. The draw circle box now asks for a Radius in Miles. Take your Mouse to the 0.00 Box and adjust to 1.00 miles.

This places a Circle on the screen at that distance or 1 Mile Radius.

Click: Finish next. The (Circle forms to a Medium Thickness).

Close the box by clicking: X Note: if the circle thickness is not medium adjust to medium while still in the box.

Repeat this process placing (a 2.00 miles box for) the 2 Mile Circle on the map.

<sup>1</sup> Since FHFC is proficient in this program, they are aware that locating L/L w/crosshairs can result in minute(s) measurements that could be within feet of the location.

**Placing the Store inside the 2 Mile Circle**

Go to: Edit in the tool bar.

Click: Points of Interest (No box should be checked at this time).

Click: Business (In left Box).

In the Right Box should appear, 5 types.

Check: Food Store only.

Click: OK At the bottom of the box.

Small Blue Squares will appear on the Map.

The Square just outside of the 1 Mile Circle is the Save-A-Lot, Food Store. This places the Store inside the 2 Mile Circle.

Right Click the top box.

Click: Label with Mapnote

The Mapnote will designate it as Save-A-Lot, Food Store(352-754-1809) (Phone Number).<sup>2</sup>

**Information: Save-A-Lot  
676 South Broad Street  
Brooksville, FL 34605  
PH: 352-754-1809**

This places the Grocery Store(requirement) inside the 2 Mile Circle and allows for a total of 1 Point.

<sup>2</sup> The telephone number listed above was called and the address was verified.

## EXHIBIT C

### **Summit Pointe**

### **Locating the Public School on Delorme 9.0 - Street Atlas USA**

Begin with calling up the program.

Choose: NEW

If the Program asks you if you want to (Clear Draw Objects) Choose: OK

From anywhere in the State of Florida, Click the magnification to (Mag 14) |-----| 0.500 miles.

**Choose: Locate by Latitude/Longitude**

Type in the Latitude and Longitude for the Tie-Breaker Measurement Point. This is as follows:

**Latitude: N28 34.529**

**Longitude: W82 24.095**

This will bring you to the Brooksville, area and in the center of your screen will be those coordinates. With the Crosshair still there right click your mouse and place a Lat/Lon Mapnote at the point. Again, it should read (Latitude: N28 34.529 Longitude: W82 24.095)<sup>1</sup>

If you cannot get it that accurate hold the mouse roughly in the middle of the screen and moving it slowly, line it up at the correct coordinates, by using the Lat/Lon Display, at the lower left of your screen. Once there, Right Click to bring up the Menu and place a: Lat/Lon Mapnote on the spot.

The point of the Lat/Lon Mapnote (on the screen) will give you the center location of the 1 Mile Circle you will add next.

### **Placing the 1 Mile Circle**

Go to: Edit

Click: Draw Palette

Choose the Box with the Circle in it.

Click it once. The box highlights and is ready to choose a point of reference.

Move the Mouse to the tip of the Lat/Lon Mapnote on the screen.

Click it once. This sets a small square over the tip. The draw circle box now asks for a Radius in Miles. Take your Mouse to the 0.00 Box and adjust to 1.00 miles.

This places a Circle on the screen at that distance or 1 Mile Radius.

Click: Finish next. The (Circle forms to a Medium Thickness).

Close the box by clicking: X Note: if the circle thickness is not medium adjust to medium while still in the box.

Repeat this process placing (a 2.00 miles box for) the 2 Mile Circle on the map.

<sup>1</sup> Since FHFC is proficient in this program, they are aware that the L/L w/crosshairs can result in minutes(s) measurements that could be within feet of the location.

**Placing the School inside the 2 Mile Circle**

Go to: Edit in the tool bar.

Click: Points of Interest (No box should be checked at this time).

Click: Education and Technology (In left Box).

In the Right Box should appear, 5 types.

Check: School only.

Click: OK At the bottom of the box.

Small Blue Squares will appear on the Map.

The Square just outside of the 1 Mile Circle is the Hernando High School. This places the School inside the 2 Mile Circle.

Right Click the top box.

Click: Label with Mapnote

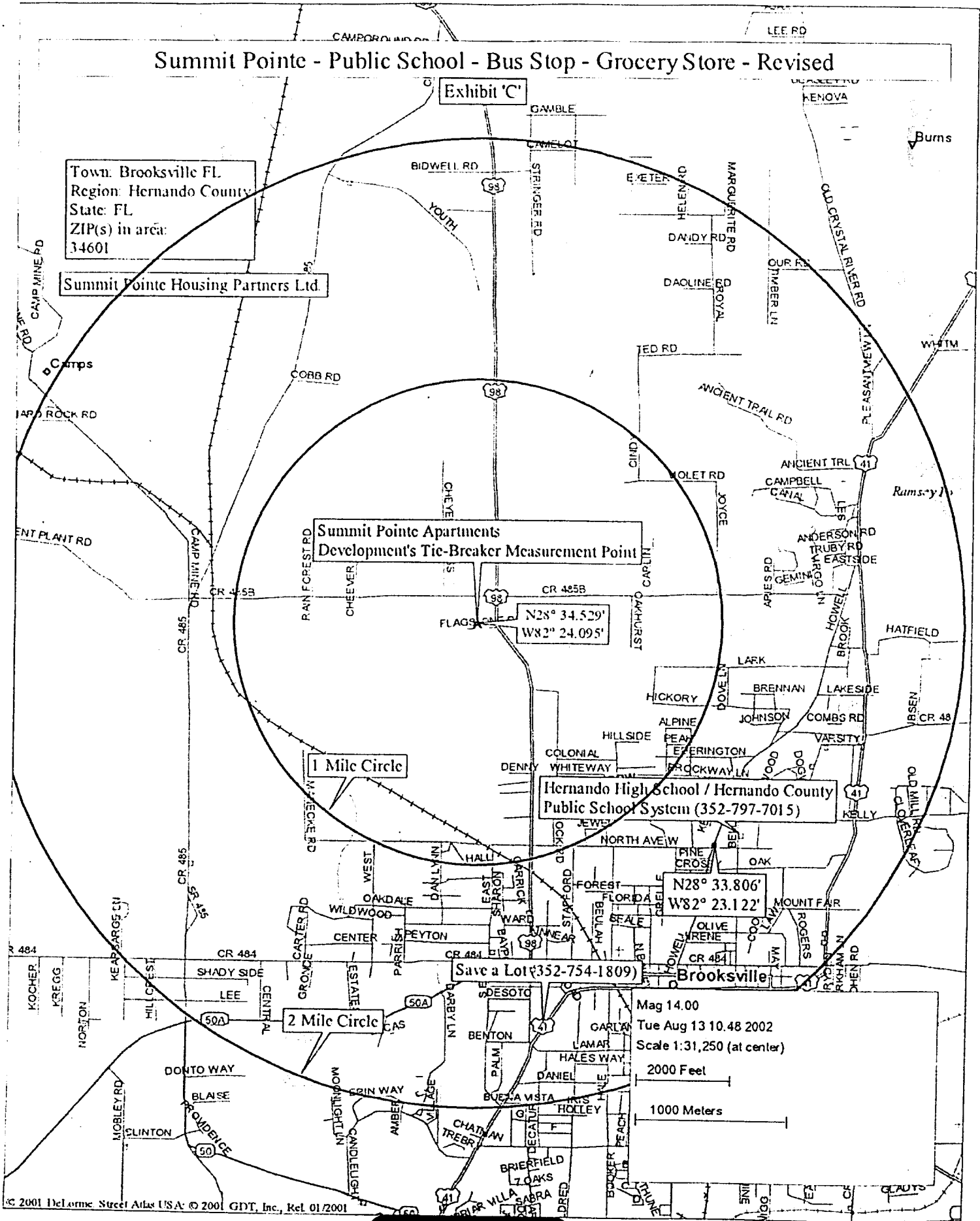
The Mapnote will designate it as Hernando High School (352-797-7015) (Phone Number).<sup>2</sup>

**Information: Hernando High School  
700 Bell Ave.  
Brooksville, FL 34602  
PH: 352-797-7015**

This places the Public School (requirement) inside the 2 Mile Circle and allows for a total of 1 Point.

<sup>2</sup> The telephone number listed above was called and the address was verified.

# Summit Pointe - Public School - Bus Stop - Grocery Store - Revised



**EXHIBIT**

D

tabbles