

**W 76 Street LLC**  
7735 NW 146 Street, Suite 306  
Miami Lakes, Fl 33016  
(305) 821-0330 Fax (305) 821-0402

RECEIVED  
12 APR 19 PM 1:56  
FLORIDA HOUSING  
FINANCE CORPORATION

April 18, 2012

FHFC 2012-022UC

Corporation Clerk

Florida Housing Finance Corporation

227 North Bronough Street, Suite 5000

Tallahassee, Fl 32301-1329

Re: Petition for Initiation of Proceedings per 28-106.301

2011 Universal Cycle

a) Agency Name and Address, File Number

W 76 Street LLC

7735 NW 146 Street, Suite 306, Miami Lakes, Fl 33016

305-821-0330

File # 2011-081C

Lake Point Plaza Apartments

b) Petitioner

Lewis Swezy

7735 NW 146 Street, Suite 306, Miami Lakes, Fl 33016

305-821-0330

Petitioner is the Managing Member and sole owner of the Applicant entity; as such he is directly and materially affected by the agency's determination as to the allocation of housing credits to his project. The project needs the tax credits to be realized.

c) Interest Affected

Petitioner is the Managing Member and sole owner of the Applicant entity; as such he is directly and materially affected by the agency's determination as to the allocation of housing credits to his project. The project needs the tax credits to be realized.

d) Agency Decision Notice

The Final "Scoring Summary Report" dated 3/28/12 was viewed on 3/30/12 on FHFC's website by Petitioner.

e) Statements of Fact

The subject application was deemed by FHFC to not meet threshold as a result of a discrepancy in loan terms in the Local Government Verification of Contribution – Loan form and the corresponding commitment letter, both provided by Miami-Dade County. The letter contained a typographical error.

FHFC has in this cycle consistently accepted the Local Government Verification of Contribution – Loan form as a loan commitment despite the fact that the form fails to name the applicant as borrower. In an effort to be complete, we provided a proper commitment letter in addition to the form. Unfortunately, the letter provided by Miami-Dade County had a typographical error in it. *The fact that our letter includes a typographical error should not matter since the other applicants were allowed – in violation of application instructions - to omit the letter altogether.* Miami-Dade County has nevertheless confirmed that the form submitted is correct as submitted and acknowledges that the 30 year term in the letter was a typographical error. See Exhibit 1. A commitment letter without a typo is also attached.

Supporting Statements of Fact – Details:

1. **All** applicants who submitted the “Local Government Verification of Contribution – Loan” form as a loan commitment and source of funds

without also providing a commitment letter were allowed to do so without penalty despite the fact that a loan commitment is required per Universal Cycle instructions to include “Specific reference to the Applicant as the borrower or direct recipient”. The Local Government Verification of Contribution - Loan form does not name the applicant. See Exhibit 2. *We are being penalized for submitting the proper, required loan commitment letter with a typographical error while **all** applicants providing a correct local government contribution form as a funding source met threshold despite failure to submit any loan commitment letter at all. Threshold would have been met had we too ignored rules and omitted the commitment letter.*

2. The NOPSE Scoring Summary indicated under Item #11S that “The application is not eligible for automatic points”, referring to the 5 points available either from local government contribution or automatically for certain applications including those qualifying for the “Preservation” development category. Being a “Preservation” development category project, Lake Point Plaza does qualify for automatic points. As we pointed out in our “cure” submittal (see Exhibit 3), this NOPSE error by FHFC forced us in an abundance of caution to submit cures for the local government contribution documents which ultimately lead to the subject loan term inconsistency. The local government contribution form and

letter were revised in the cure process to change the expiration date from 6/30/12 to 9/7/12. Miami-Dade County staff inadvertently typed 30 instead of 35 in the letter.

3. The local government contribution form and letter provided with our initial application submittal were consistent, both showing 35 years, but rejected due to 6/30/12 expiration dates. Five points for local government contribution has been awarded to **all** Miami-Dade and Broward applicants who submitted the form with the incorrect 6/30/12 expiration date without any need to file a cure. See examples at Exhibit 4. *Only because we were required to cure the expiration date of the form and the letter did the loan term inconsistency arise.*
4. Numerous applications met threshold despite inconsistencies between contribution form, loan commitment and proforma. Government contribution forms used as loan commitment indicate a construction period of 17 years in one place and 18 years in another. Proforma does not refer to correct exhibit. Government loan is part of exhibit, but not part of proforma. Loan commitment fails to separate construction and permanent loan terms. Examples are provided as Exhibit 5.
5. All applicants submitting local government contribution loan documents for projects located in Miami-Dade County show a loan term of 35 years.

There can not exist any doubt that that our loan commitment is the same regardless of a typographical error.

f) Rules and Statutes

Part V.D.1.(a) of the 2011 Universal Cycle Instructions require loan commitments to include “Specific reference to the Applicant as the borrower or direct recipient” as a threshold requirement. Consistently allowing applicants to submit loan commitments without this required element as well as other consistently allowed inconsistencies demonstrates a level of flexibility that certainly would be applicable to a typographical error as well.

g) Relief Sought

Petitioner seeks to have FHFC accept our surtax loan commitment and have the final scoring for the subject application be changed from not meeting threshold to meeting threshold.

h) Material Facts

There appears to be no material fact to dispute.

Sincerely,

Lewis Swezy, Managing Member

enclosures

## CERTIFICATE OF SERVICE

I, LEWIS SWEZY, hereby certify that on APRIL 19, 2012, I  
[name] [date]

served copies of ELECTION OF RIGHTS AND  
PETITION TO INITIATE PROCEEDINGS  
[name of document]

on the following parties by way of FEDERAL EXPRESS 8996 7733 5420 :  
[U.S. mail, UPS, overnight mail, email, fax, courier, etc.]

CORPORATION CLERK  
FLORIDA HOUSING FINANCE CORPORATION  
227 NORTH BRUNOWA STREET, SUITE 5000  
TAUAHASSEE, FL 32301-1329

4/18/12  
Date

  
Signature

# EXHIBIT 1





Carlos A. Gimenez, Mayor

**Public Housing and Community Development**

701 NW 1st Court • 16th Floor  
Miami, Florida 33136-3914  
T 305-469-4100 F 786-469-4199

miamidade.gov

April 17, 2012

Florida Housing Finance Corp.  
227 North Bronough Street  
Suite 5000  
Tallahassee, FL 32301

Re: Lakepoint Plaza Apartments

To Whom It May Concern:

It has been brought to my attention that the 2012 Universal Cycle application for the above referenced property (according to the applicant), failed to meet threshold because of an inconsistency between the Local Government Contribution Loan form (stating a term of 35 years) and the corresponding commitment letter (stating a term of 30 years).

The discrepancy was a result of a typographical error made by County staff. The applicant is not at fault for this mistake.

Our intent has always been to document the fact that the applicant has been awarded the same local government contribution loan as any other participating project receiving tax credits that is located in Miami-Dade.

Feel free to contact me at 786-469-4106, should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregg Fortner", written over a horizontal line.

Gregg Fortner  
Executive Director



OFFICE OF THE MAYOR  
MIAMI-DADE COUNTY, FLORIDA

CARLOS A. GIMENEZ  
MAYOR

April 11, 2012

Lewis Swezy  
RS Development Corp.  
5709 NW 158<sup>th</sup> Street  
Miami Lakes, FL 33014

RE: Applicant: W 76 Street, LLC  
Development: Lake Point Plaza Apartments  
Location: Miami-Dade County

Dear Mr. Swezy:

As part of the County's commitment to affordable housing, this letter is to confirm the local government contribution for the 2011 Universal Tax Credit Cycle, for the above referenced project. This commitment outlines terms and conditions of the \$175,000.00 Surtax 2011 local match as approved by the County. This commitment is effective through September 7, 2012. The terms are as follows:

**Loan Amount:** \$175,000.00 (Surtax 2011)  
**Interest Rate:** Construction and permanent loan terms of FY 2011 funds are zero percent interest years 1 through 17 with no payments required in those years, and 0.50 percent interest years 18 through 35 subject to project cash flow.

If you have any questions regarding this local government contribution, please contact Gregg Fortner, Director, Public Housing and Community Development (PHCD), at (786) 469-4106.

Sincerely,

  
Russell Benford  
Deputy Mayor

c: Gregg Fortner, Director, PHCD

## EXHIBIT 2

1. Firm Commitment, Proposal or Letter of Intent (Threshold)

To meet the threshold requirements, all funding commitments, whether in the form of a firm commitment, proposal or letter of intent, must meet the following criteria. Evidence for each firm commitment, proposal or letter of intent must be behind its own tab.

(a) A firm commitment, proposal or letter of intent shall contain:

- Terms;
- Proposed interest rate of the construction loan (a published variable index will be acceptable);
- Proposed interest rate of the permanent loan (a published variable index will be acceptable);
- Specific reference to the Applicant as the borrower or direct recipient;
- Signature of all parties, including acceptance by the Applicant (Note: In order to be considered 'firm', Local Government financial commitments are not required to be signed by the Applicant if the Applicant provides the properly completed Local Government Verification of Contribution form); and
- A statement that states the commitment, proposal or letter of intent does not expire before a date that is nine (9) months after the Application Deadline for the 2011 Universal Application Cycle, with the exception of tax-exempt multifamily bonds issued by an entity other than the Corporation or a County Housing Finance Authority.

Firm does  
not  
work!



- (b) In order for a financing commitment, proposal or letter of intent to count as a permanent financing source, it must have a term of at least 10 years.
- (c) If the financing has closed, a copy of the executed note or executed loan agreement, which shows the Applicant as the borrower/direct recipient/mortgagee and contains the terms and interest rate, and a copy of the recorded mortgage, if applicable, must be included. Except for HUD and RD funding, if the note/agreement involves an assumption, the Applicant must also provide evidence that the lender approves of the assumption. If the proper documentation is provided, financing that has closed will count as a firm commitment, but in order for it to count as a permanent financing source, it must have a term of at least 10 years.
- (d) No evidence of ability to fund Developer fee is required.
- (e) If the commitment, proposal or letter of intent is not from a regulated Financial Institution in the business of making loans or a governmental entity, evidence of ability to fund must be provided. Evidence of ability to fund includes: (1) a copy of the lender's most current audited financial

# Scoring Summary Report

File #: 2011-097C    Development Name: Fairfield Manor

As of: 03/27/2012

	Met Threshold	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Total Points		Y/N	Y	Y	Y	
Ability to Proceed Tie-Breaker Points		79	76.00	76.00	79.00	
Proximity Tie-Breaker Points		6	6.00	6.00	6.00	
Eligible for 1/8th Mile Ranking Preference		37	28.00	28.00	28.00	
Eligible for Age of Development Tie-Breaker Ranking Preference		Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference		Y/N	N	N	N	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference		Y/N	N	N	N	
RA Level Classification (preference given to the lowest RA Level Classification)		1 - 6	6	6	6	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00	0.00	3.00	
<b>Developer</b>									
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant was awarded zero points for Housing Credit Development Experience because, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application instructions, the Applicant listed the name of the Developer (The Paces Foundation, Inc.).	Preliminary	Final

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	5.50	5.50	5.50	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	3.00	3.00	3.00	
4P	III.	A.	10.a	Medical Facility	4.00	2.00	2.00	2.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	8.50	8.50	8.50	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.50	1.50	1.50	
6P	III.	A.	10.a	Community Center	2.00	0.50	0.50	0.50	
7P	III.	A.	10.a	Pharmacy	2.00	1.75	1.75	1.75	
8P	III.	A.	10.a	Public Library	2.00	0.25	0.25	0.25	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$1. Therefore, the Developer fee and the Total Development Cost were reduced by this amount. This had no material impact on the Development's financing.	Preliminary	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(2) of the Application.	Preliminary	



**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Fairfield Manor  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 1412 West Fairfield Drive  
Pensacola, Escambia County, Florida  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Escambia County committed \$ 50,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0.000 % per annum over a period of 20 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

0% interest, deferred payment, to be forgiven at the end of the twenty-year affordability period

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Randy Wilkerson, Neighborhood Enterprise Foundation, Inc.  
Address (street address and city): P.O. Box 18178  
Pensacola, Florida 32523-8178  
Telephone Number: 850-458-0466

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 09/30/2012.

Date (mm/dd/yyyy)

Charles R. Oliver 10/27/11  
Signature

Charles R. Oliver  
Print or Type Name

850-595-4946  
Telephone Number

County Administrator  
Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

## Scoring Summary Report

File #: 2011-099C    Development Name: Scott Carver Phase III

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	Y	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	34.50	34.50	34.50	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	2	2	2	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	6.00	6.00	6.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	2.50	2.50	2.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	2.50	2.50	2.50	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						Y	Y	Y	
<b>Total Tier 1 Service Score</b>					12.00	12.00	12.00	12.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	2.00	2.00	2.00	
7P	III.	A.	10.a	Pharmacy	2.00	1.50	1.50	1.50	
8P	III.	A.	10.a	Public Library	2.00	1.00	1.00	1.00	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	2.g.	HOPE VI	Although the Applicant indicated that the proposed Development is being revitalized utilizing HOPE VI funding and HOPE VI funds are listed as a financing source, the proposed Development does not qualify as a HOPE IV Development for purposes of this Application because the Applicant did not provide the required letter from HUD.	Preliminary	
2C	V.	B.		Pro Forma	The Applicant listed operating/insurance reserves totaling \$742,000. No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$742,000.	Preliminary	
3C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Scott Carver Phase III

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

West side of the intersection of NW 22nd Avenue and NW 72nd Street, Miami-Dade County,

Development Location: Florida 33147

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of ~~8~~ % per annum over a period of 32 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

\* Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only

payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD

Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136

Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 09/07/2012

Date (mm/dd/yyyy)

Signature

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

# Scoring Summary Report

File #: 2011-101C    Development Name: The Lansing

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	Y	Y	
Total Points	79	74.00	74.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	35.25	27.25	30.25	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	6.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	0.00	0.00	0.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

Reason(s) Scores Not Maxed:

Item #	Reason(s)	Created As Result	Rescinded As Result
11S	The Applicant provided a Local Government Verification of Contribution-Loan form. However, the payment stream provided for the NPV calculation is inconsistent with the terms provided on the Local Government Verification of Contribution-Loan form. Therefore, the contribution cannot be considered and zero points were awarded. The Application is not eligible for automatic points.	Preliminary	Final



**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	6.00	6.00	6.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	4.00	0.00	3.00	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	0.00	0.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	12.00	4.00	7.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	2.00	2.00	2.00	
7P	III.	A.	10.a	Pharmacy	2.00	1.75	1.75	1.75	
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.50	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
2P	Evidence provided in a NOPSE calls into question whether the Grocery Store listed on the Surveyor Certification for Competitive HC Applications form consists of at least 4,500 square feet of air-conditioned space available to the public.	NOPSE	Final
4P	Evidence provided in a NOPSE calls into question whether the Medical Facility listed on the Surveyor Certification for Competitive HC Applications form provides general medical treatment or general surgical services to any physically sick or injured person.	NOPSE	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both co-Developers, with each Developer committing to defer \$1,217,593 during construction financing. The total maximum combined amount of deferred Developer fee allowed is \$2,167,349, which is the amount utilized by Florida Housing as a source for construction financing.	Preliminary	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
3C	V.	B.		Pro Forma	The Applicant listed lease up reserves in the amount of \$162,000 and operating deficit reserves in the amount of \$235,906. No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$397,906.	Preliminary	
4C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$63,665. Therefore, the Developer fee and the Total Development Cost were reduced by this amount.	Preliminary	
5C	V.	D.	1.	Non-Corporation Funding	Because the City of St. Petersburg loan is not eligible for Local Government Contribution points (see item 11S above), the loan could not be considered as a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources	Preliminary	Final
6C	III.	A.	10.	Proximity	The Applicant attempted to cure item 4P by defending "Pinellas County Health Center"; however, evidence provided in a NOAD demonstrates that the services are only provided to residents of Pinellas County who meet certain qualifications and not to any sick or injured person as required by the 2011 Universal Application Instructions.	Final	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: The Lansing

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

1050 1st Avenue North

Development Location: St. Petersburg, Florida 33705

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of

City of St. Petersburg committed \$ 120,000.00 in the form of a reduced interest rate loan.  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0.000 % per annum over a period of 40 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Non-recourse, 0.00% interest, subordinate loan

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Joshua A. Johnson

Address (street address and city): One 4th Street North  
St. Petersburg, Florida 33701

Telephone Number: (727) 892-5585

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 12/30/2012.  
Date (mm/dd/yyyy)

Tish Elston  
Signature

Tish Elston  
Print or Type Name

(727) 893-7201  
Telephone Number

City Administrator  
Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of this contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

## Scoring Summary Report

File #: 2011-118C    Development Name: Palmetto Court Apartments

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	32.50	27.00	33.00	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	2	2	2	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00	6.00	6.00	6.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	0.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	V.	D.	1.	Non-Corporation Funding	The Applicant provided documentation for the first mortgage financing from Wells Fargo. However, the loan commitment was not signed by the lender. Therefore, the loan commitment cannot be used as a source of financing.	Preliminary	Final
2T	V.	B.		Construction/Rehab. Analysis	The Applicant has a construction financing shortfall of \$1,899,814.	Preliminary	Final

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	5.50	0.00	5.50	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	1.00	1.00	1.00	
3P	III.	A.	10.a	Public School	4.00	3.00	3.00	3.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	4.00	4.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						Y	Y	Y	
<b>Total Tier 1 Service Score</b>					12.00	12.00	12.00	12.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.75	1.75	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.50	1.50	1.50	
7P	III.	A.	10.a	Pharmacy	2.00	0.25	0.25	0.25	
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.75	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
1P	Evidence provided in a NOPSE calls into question whether the Public Bus Transfer Stop listed on the Surveyor Certification for Competitive HC Applications form has scheduled stops for each route at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday.	NOPSE	Final

**Additional Application Comments:**

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(2) of the Application.	Preliminary	



**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - GRANT**

Name of Development: Palmetto Court Apartments  
(Part III.A.1. of the 2011 Universal Application)

Development Location: See attached Exhibit A  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of City of Fort Myers committed \$ 75,000.00 as a grant to the Applicant for its use  
(Name of City or County)

solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This grant is provided specifically with respect to the proposed Development.

The source of the grant is: General Revenue  
(e.g. SRP, HOME, CDDO)

The following government point of contact can verify the above stated contribution:

Name of Government Contact: William P. Mitchell, City Manager  
Address (street address and city): 2200 Second Street Fort Myers

Telephone Number: 239-321-7022

**CERTIFICATION**

I certify that the foregoing information is true and correct and that this commitment is effective through 12/31/2012

Date (mm/dd/yyyy) CITY OF FORT MYERS

By: William P. Mitchell  
Signature

William P. Mitchell  
Print or Type Name

239-321-7022  
Telephone Number

City Manager  
Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 36"

ATTEST: Marie Adams  
Marie Adams, MMC, City Clerk

# Scoring Summary Report

File #: 2011-132C    Development Name: Campbell Landings

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	Y	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	34.50	32.50	34.50	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	6.00	6.00	6.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	4.00	4.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	11.50	11.50	11.50	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	2.00	0.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.50	1.50	1.50	
7P	III.	A.	10.a	Pharmacy	2.00	1.75	1.75	1.75	
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
5P	Evidence provided in a NOPSE calls into question whether the Public Park listed on the Surveyor Certification for Competitive HC Applications form meets the definition of Public Park. A linear bike trail is a location not intended for use by the general public.	NOPSE	Final

**Additional Application Comments:**

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
2C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both Co-Developers, with each Developer committing to defer \$2,130,000 during construction and permanent financing. The total maximum combined amount of deferred Developer Fee allowed is \$2,130,000, which is the amount utilized by Florida Housing as a source of construction and permanent financing.	Preliminary	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Campbell Landings  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: NW Corner of the intersection of 6th Street South and 4th Avenue South, St. Petersburg  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of City of St. Petersburg committed \$ 120,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0.000 % per annum over a period of 30 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-30: 0% rate, no repayments. Loan repaid at the end of year 30.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Tish Elston, City Administrator  
Address (street address and city): 175 Fifth Street North  
St. Petersburg  
Telephone Number: 727-893-7201

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 12/30/2012.

Date (mm/dd/yyyy)

Tish Elston  
Signature

Tish Elston  
Print or Type Name

727-893-7201  
Telephone Number

City Administrator  
Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"  
and Exhibit 50

# Scoring Summary Report

File #: 2011-183C    Development Name: City Center II

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	32.75	32.75	32.75	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	6.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	C.	2.	Site Control	The Agreement for Sale and Purchase provided to demonstrate site control was signed by Matthew S. Greer as Manager of 1754 City Center, LLC, the General Partner of Applicant. However, this is inconsistent with Exhibit 9 which identifies Matthew Greer as Manager of 1754 City Center II, LLC, the General Partner of Applicant.	Preliminary	Final



**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.00	3.00	3.00	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.00	3.00	3.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	10.00	10.00	10.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.75	1.75	1.75	
6P	III.	A.	10.a	Community Center	2.00	1.75	1.75	1.75	
7P	III.	A.	10.a	Pharmacy	2.00	1.00	1.00	1.00	
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	D.	1.	Non-Corporation Funding	The Applicant provided The Local Government Verification of Contribution - Loan form. Because the commitment is not effective through September 7, 2012 (a date that is nine (9) months after the Application Deadline), it cannot be considered a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources.	Preliminary <i>Applicant not named as borrower.</i>	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	

\* Proforma assumes \$175,000 SURTAX

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: City Center II  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 1151 NW 1st Court, Miami, FL  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of    \* % per annum over a period of 35 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

\* Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

Date (mm/dd/yyyy)

Signature

(305) 375-5071

Telephone Number

Carlos A. Gimenez

Print or Type Name

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

**CONSTRUCTION or REHAB ANALYSIS**

	Amount	Location of Documentation
A. Total Development Cost:	\$26,795,946.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	
3. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$19,587,000.00	Exhibit 47
4. First Mortgage Financing	\$7,500,000.00	Exhibit 48
5. Second Mortgage Financing		Exhibit
6. Third Mortgage Financing		Exhibit
7. Deferred Developer Fee	\$3,261,000.00	Exhibit 45
8. Grants		Exhibit
9. HC Equity - Partner's Contribution		Exhibit
10. USDA RD Financing:		
a. RD 514/516		Exhibit
b. RD 515		Exhibit
c. RD 538		Exhibit
11. Other: Loan	\$175,000.00	Exhibit 49
12. Other:		Exhibit
13. Total Sources	\$30,523,000.00	
<b>C. Financing Shortfall: (A. - B.13.)</b>	(\$3,727,054.00)	

Each Exhibit must be listed behind its own Tab. DO NOT INCLUDE ALL EXHIBITS BEHIND ONE TAB.

**PERMANENT ANALYSIS**

	Amount	Location of Documentation
A. Total Development Cost:	\$26,795,946.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	

3. HC Syndication/HC Equity Proceeds	\$23,046,000.00	Exhibit 47
4. First Mortgage Financing	\$2,875,000.00	Exhibit 48
5. Second Mortgage Financing		Exhibit
6. Third Mortgage Financing		Exhibit
7. Deferred Developer Fee	\$3,261,000.00	Exhibit 45
8. Grants		Exhibit
9. HC Equity - Partner's Contribution		Exhibit
10. USDA RD Financing		
a. RD 514/516		Exhibit
b. RD 515		Exhibit
c. RD 538		Exhibit
11. Other: loan	\$175,000.00	Exhibit 49
12. Other:		Exhibit
13. Total Sources	\$29,357,000.00	
<b>C. Financing Shortfall: (A. - B.13.)</b>	(\$2,561,054.00)	

## Scoring Summary Report

File #: 2011-191C    Development Name: Northwest Gardens IV

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	Y	N	Y	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	4.00	6.00	
Proximity Tie-Breaker Points	37	33.00	33.00	34.25	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	5	5	5	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00	6.00	6.00	6.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	0.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	C.	4.	Zoning	Information provided by a NOPSE included a Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form, signed by Greg Brewton, that was obtained from the City of Fort Lauderdale which reflects a zoning designation of RMM-25, RM-15, RC-15. This information is inconsistent with the zoning designation listed on the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form, signed by Greg Brewton that is included in the Application, which reflects a zoning designation of RMM-25, RM-15.	NOPSE	Final
2T	III.	C.	1.	Site Plan Approval/Plat Approval	The inconsistent zoning designation information on the Local Government Verification that Development is Consistent with Zoning and Land Use Regulations forms (see Item 1T above), calls into question whether the zoning designation reflected on the Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (RMM-25, RM-15) is correct.	NOPSE	Final

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	0.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	0.00	1.00	

**Reason(s) for Failure to Achieve Selected Ability To Proceed Tie-Breaker Points:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for site plan approval. See Item 2T above.	NOPSE	Final
6A	The Application is not eligible for 1 Ability to Proceed Tie-Breaker Point for appropriate zoning and land use approval. See Item 1T above.	NOPSE	Final



Proximity Tie-Breaker Points:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	5.00	5.00	5.50	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.00	3.00	3.50	
3P	III.	A.	10.a	Public School	4.00	3.50	3.50	4.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.00	3.00	2.50	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						Y	Y	Y	
<b>Total Tier 1 Service Score</b>					12.00	12.00	12.00	12.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.75	1.75	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.75	1.75	2.00	
7P	III.	A.	10.a	Pharmacy	2.00	1.50	1.50	1.75	
8P	III.	A.	10.a	Public Library	2.00	1.00	1.00	1.00	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	D.	1.	Non-Corporation Funding	The Applicant provided The Local Government Verification of Contribution - Loan form behind Exhibit 38. Because the commitment is not effective through September 7, 2012 (a date that is nine (9) months after the Application Deadline), it cannot be considered a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources.	Preliminary	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A. 10.b.(1) of the Application.	Preliminary	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Northwest Gardens IV  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: See attached  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Broward County committed \$ 160,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0.000 % per annum over a period of 30 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

30-year term, non-amortizing, balloon payment at the end of the term.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Ralph Stone, Broward County Housing Finance & Community Development Division  
Address (street address and city): 110 NE 3rd Street  
Fort Lauderdale, FL 33301  
Telephone Number: 954-357-5320

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

Date (mm/dd/yyyy)

Signature

954-357-7362

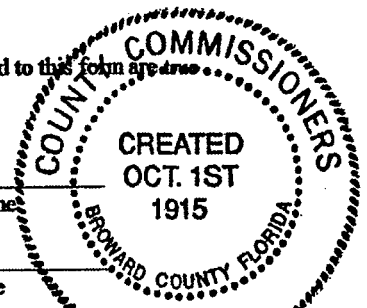
Telephone Number

Bertha Henry

Print or Type Name

County Administrator

Print or Type Title



This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

# Scoring Summary Report

File #: 2011-192C    Development Name: City Center

As of: 03/27/2012

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

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00	3.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00	6.00	6.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.00	3.00	3.00	
3P	III.	A.	10.a	Public School	4.00	4.00	4.00	4.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.00	3.00	3.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	10.00	10.00	10.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.50	1.50	1.50	
6P	III.	A.	10.a	Community Center	2.00	1.50	1.50	1.50	
7P	III.	A.	10.a	Pharmacy	2.00	1.00	1.00	1.00	
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
2C	V.	D.	1.	Non-Corporation Funding	The Applicant provided the Local Government Verification of Contribution - Loan form behind Exhibit 38. Because the commitment is not effective through September 7, 2012 (a date that is nine (9) months after the Application Deadline), it cannot be considered a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources.	Preliminary	

No mention of back of commitment wanting applicant.

\* PROFERMA ASSUMES \$175,000 SURPLOT

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: City Center  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 105 NW 11th Terrace, Miami, FL  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (Loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \* % per annum over a period of 35 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

\* Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

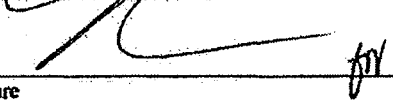
No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

  
Signature \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_  
\_\_\_\_\_ Carlos A. Gimenez \_\_\_\_\_  
\_\_\_\_\_ Mayor \_\_\_\_\_  
\_\_\_\_\_ Telephone Number \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_ Print or Type Title \_\_\_\_\_

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"



# EXHIBIT 3

Brief Statement of Explanation regarding  
Application 2011 – 081C

Provide a separate brief statement for each Cure

Item #11S Contributions - Loan

Our application qualifies for 5 points automatically because the selected

Development Category is "Preservation".

However, since the NOPSE Scoring Summary Report states that "The application is not eligible for automatic points.", we are attaching:

- a revised loan commitment form and letter which extend through 9/7/12
- a revised NPV calculation that reflects the terms of the loan
- an application page revising item IV, Section A, Subsection 2. to include the corrected NPV of the loan even if not needed.

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The HC Development experience chart provided by the Applicant is incomplete. The county for each Development is not listed.	Preliminary	Final
9S	The Applicant failed to qualify for the Elderly Demographic. Therefore, the Applicant is not eligible to select Qualified Resident Programs for Elderly Developments.	Preliminary	Final
11S	The Applicant provided a Local Government Verification of Contribution - Fee Waiver form; however, the calculations by which the total amount of each waiver is determined were not attached. Therefore, the contribution cannot be considered and zero points were awarded. The Application is not eligible for automatic points.	Preliminary	Final
11S	The Applicant provided a Local Government Verification of Contribution-Loan form. However, the payment stream provided for the NPV calculation is inconsistent with the terms provided on the Local Government Verification of Contribution-Loan form. Therefore, the contribution cannot be considered and zero points were awarded. The Application is not eligible for automatic points.	Preliminary	Final
11S	The Applicant provided a cure for Item 11S. The Local Government Verification of Contribution-Loan form is not eligible for the local government contribution points (see item 10T).	Final	

# EXHIBIT 4

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Lake Point Plaza Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 1005 and 1025 West 76th Street, Hialeah, FL 33014  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \_\_\_\_\_% per annum over a period of \_\_\_\_\_ years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

Date (mm/dd/yyyy)

Signature

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"



OFFICE OF THE MAYOR  
MIAMI-DADE COUNTY, FLORIDA

CARLOS A. GIMENEZ  
MAYOR

November 23, 2011

Lewis Swezy  
RS Development Corp.  
5709 NW 158<sup>th</sup> Street  
Miami Lakes, FL 33014

RE: Applicant: W 76 Street, LLC  
Development: Lake Point Plaza Apartments  
Location: Miami-Dade County

Dear Mr. Swezy:

As part of the County's commitment to affordable housing, this letter is to confirm the local government contribution for the 2011 Universal Tax Credit Cycle, for the above referenced project. This commitment outlines terms and conditions of the \$175,000.00 Surtax 2011 local match as approved by the County. This commitment is effective through June 30, 2012. The terms are as follows:

**Loan Amount:** \$175,000.00 (Surtax 2011)  
**Interest Rate:** Construction and permanent loan terms of FY 2011 funds are zero percent interest years 1 through 17 with no payments required in those years, and 0.50 percent interest years 18 through 35 subject to project cash flow.

If you have any questions regarding this local government contribution, please contact Gregg Fortner, Director, Public Housing and Community Development (PHCD), at (786) 469-4106.

Sincerely,

  
Russell Benford  
Deputy Mayor

c: Gregg Fortner, Director, PHCD

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00			
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00			
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00			
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00			
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00			
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00			
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00			
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00			
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00			
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00			
8S	III.	E.	3.	Affordability Period	5.00	5.00			
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	6.00			
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00			
9S	III.	F.	3.	Programs for Elderly	6.00	0.00			
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00			
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00			
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00			

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: West Brickell Vistas II

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

245 SW 11 Street; 251 SW 11 Street; 253 SW 11 Street; 255 SW 11 Street;

Development Location: 267 SW 11 Street, Miami, Florida 33130

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website

[http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of

Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan

(Name of City or County)

(loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \_\_\_\_\_ % per annum over a period of 35 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only

payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD

Address (street address and city): 701 NW 1st Court, 16th Floor

Miami, FL 33136

Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

Date (mm/dd/yyyy)

Signature

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager / Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"



**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00			
<b>Developer</b>									
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00			
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00			
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00			
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00			
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00			
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00			
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00			
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00			
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00			
8S	III.	E.	3.	Affordability Period	5.00	5.00			
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00			
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00			
9S	III.	F.	3.	Programs for Elderly	6.00	6.00			
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00			
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00			
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00			

## 2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - LOAN

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Collins Park Apartments

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

3620 NW 19 Avenue; 3630 NW 19 Avenue; 3615 NW 20 Avenue;

Development Location: 3625 NW 20 Avenue; 3635 NW 20 Avenue; 3645 NW 20 Avenue, Miami, Florida 33142

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of

Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \_\_\_\_\_% per annum over a period of 35 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only

payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD

Address (street address and city): 701 NW 1st Court, 16th Floor

Miami, FL 33136

Telephone Number: 786-469-4106

### CERTIFICATION

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

Date (mm/dd/yyyy)

Signature \_\_\_\_\_

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00			
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00			
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00			
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00			
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00			
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00			
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00			
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00			
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00			
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00			
8S	III.	E.	3.	Affordability Period	5.00	5.00			
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00			
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00			
9S	III.	F.	3.	Programs for Elderly	6.00	6.00			
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00			
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00			
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00			

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant indicated that a Principal of the Developer has completed at least 1,000 Housing Credit units in Florida. However, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application Instructions, the Applicant listed the name of the Developer (Landmark Development Corp.).	Preliminary	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: City Heights Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 145, 153 SW 8th Street and 144 SW 7th Street, Miami, FL 33130  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \_\_\_\_\_% per annum over a period of \_\_\_\_\_ years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

Date (mm/dd/yyyy)

Signature

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00			
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00			
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00			
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00			
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00			
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00			
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00			
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00			
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00			
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00			
8S	III.	E.	3.	Affordability Period	5.00	5.00			
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00			
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00			
9S	III.	F.	3.	Programs for Elderly	6.00	6.00			
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00			
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00			
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00			

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant indicated that a Principal of the Developer has completed at least 1,000 Housing Credit units in Florida. However, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application Instructions, the Applicant listed the name of the Developer (Landmark Development Corp.).	Preliminary	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: City River Apartments  
(Part IIIA.1. of the 2011 Universal Cycle Application)

Development Location: 600, 612 & 642 NW 7th St.; 620 & 626 NW 6th Ave; & 605 NW 6th St, Miami, FL 33136  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of \_\_\_\_\_% per annum over a period of \_\_\_\_\_ years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

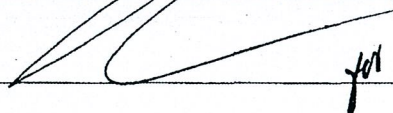
No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

	Date (mm/dd/yyyy)
Signature	<u>Carlos A. Gimenez</u>
	Print or Type Name
<u>(305) 375-5071</u>	<u>Mayor</u>
Telephone Number	Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Developer Housing Credit Development Experience	3.00	3.00	3.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Northwest Gardens II  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: See attached  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Broward County committed \$ 160,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0.000 % per annum over a period of 30 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:  
30-year term, non-amortizing, balloon payment at the end of the term.

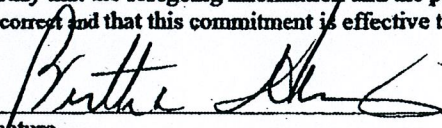
No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Ralph Stone, Broward County Housing Finance & Community Development Division  
Address (street address and city): 110 NE 3rd Street  
Fort Lauderdale, FL 33301  
Telephone Number: 954-357-5320

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

  
Signature

Date (mm/dd/yyyy)

Bertha Henry

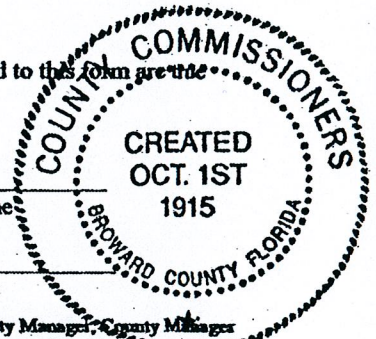
Print or Type Name

954-357-7362

Telephone Number

County Administrator

Print or Type Title



This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"



# EXHIBIT 5

# Scoring Summary Report

File #: 2011-162C    Development Name: Rio Vista

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	N	
Total Points	79	73.00	73.00	73.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	30.50	30.50	30.50	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Developer</b>									
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	0.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

TWO ERRORS IN FORM

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
9S	The Applicant failed to qualify for the Elderly Demographic. Therefore, the Applicant is not eligible to select Qualified Resident Programs for Elderly Developments.	Preliminary	

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	D.		Demographic Commitment	The Applicant failed to qualify for the Elderly Demographic because it did not provide a market analysis as required in the 2011 Universal Application Instructions.	Preliminary	
2T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety – Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety – Phase II Environmental Site Assessment form.	Preliminary	
3T	II.	B.	2.	Management Company	The name of the Management Company on the Management Company or Principal of Management Company Certification form is Lincoln BP Management, Inc. and the space for name of principal of Management Company is blank. This information is inconsistent with the name of the Management Company or Principal of Management Company listed on the prior experience chart (Lincoln Property Company, Chris Burns).	Preliminary	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.50	3.50	3.50	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>							N	N	
<b>Total Tier 1 Service Score</b>					12.00	7.00	7.00	7.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.50	1.50	1.50	
7P	III.	A.	10.a	Pharmacy	2.00	2.00	2.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.50	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
3P	Because the proposed Development does not qualify for the Elderly Demographic, it is not eligible for proximity points for Senior Center.	Preliminary	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both co-Developers, with each Developer committing to defer \$3,253,776 during construction and permanent financing. The total maximum combined amount of deferred Developer fee allowed is \$3,253,776.	Preliminary	
2C	V.	D.	1.	Non-Corporation Funding	One of the requirements for a financing commitment is that it contain a statement that the commitment does not expire before September 7, 2012 (a date that is 9) months after the Application Deadline). Because the Local Government Contribution Loan from Miami-Dade County (Exhibit 49) does not include this statement, it cannot be considered a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources.	Preliminary	NO mention of 1) Term inconsistency within Exh. 38/49 2) Form failing to name applicant as borrower (Exh 38/49)
3C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
4C	V.	B.		Pro Forma	The Applicant listed rent-up reserves and operating/debt reserves of \$448,942. However, No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$448,942.	Preliminary	
5C	V.	B.		Pro Forma	The loan commitment provided states a loan commitment fee of 1% of the construction loan amount. However, the amount listed on the proforma for loan origination fees exceed this amount. Therefore, the Total Development Cost was reduced by \$43,432. This had no material impact on the Development's financing.	NOPSE	
6C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$6,949. Therefore, the Developer fee and the Total Development Cost were reduced by this amount. This had no material impact on the Development's financing.	NOPSE	

\* Pro-Forma Assesses \$175,000 SURTAX

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

**To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.**

Name of Development: Rio Vista  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 1000 NW 7 St; 1020 NW 7 St; 1030 NW 7 St; and 628 NW 10 Avenue, Miami, FL 33130  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0 % per annum over a period of 18 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

INCONSISTENT NOT MENTIONED IN FAFK SCREEN

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

Date (mm/dd/yyyy)

Signature [Signature] Carlos A. Gimenez  
Print or Type Name

(305) 375-5071 Mayor  
Telephone Number Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

Exh. 49

No "specific reference to the Applicant as borrower" as required per p. 103 of the instructions.

# Scoring Summary Report

File #: 2011-163C    Development Name: Casa Bonita

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	N	
Total Points	79	73.00	73.00	73.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	31.00	31.00	31.00	
Eligible for 1/8th Mile Ranking Preference	Y/N	Y	Y	Y	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	



**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	0.00	0.00	0.00	0.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
9S	The Applicant failed to qualify for the Elderly Demographic. Therefore, the Applicant is not eligible to select Qualified Resident Programs for Elderly Developments.	Preliminary	

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	D.		Demographic Commitment	The Applicant failed to qualify for the Elderly Demographic because it did not provide a market analysis as required in the 2011 Universal Application Instructions.	Preliminary	
2T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety – Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety – Phase II Environmental Site Assessment form.	Preliminary	
3T	II.	B.	2.	Management Company	The name of the Management Company on the Management Company or Principal of Management Company Certification form is Lincoln BP Management, Inc. and the space for name of principal of Management Company is blank. This information is inconsistent with the name of the Management Company or Principal of Management Company listed on the prior experience chart (Lincoln Property Company, Chris Burns).	Preliminary	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	7.00	7.00	7.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	3.50	3.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	0.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.50	3.50	3.50	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	7.00	7.00	7.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	1.75	1.75	1.75	
6P	III.	A.	10.a	Community Center	2.00	1.75	1.75	1.75	
7P	III.	A.	10.a	Pharmacy	2.00	2.00	2.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	1.50	1.50	1.50	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
3P	Because the proposed Development does not qualify for the Elderly Demographic, it is not eligible for proximity points for Senior Center.	Preliminary	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both Co-Developers, with each Developer committing to defer \$2,300,454 during construction and permanent financing. The total maximum combined amount of deferred Developer fee allowed is \$2,300,454, which was utilized by Florida Housing as a source for construction financing to minimize construction shortfalls. Florida Housing utilized the amount of \$215,358 as a source for permanent financing to minimize permanent financing shortfalls.	Preliminary	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
3C	V.	D.	1.	Non-Corporation Funding	The Applicant provided a Local Government Verification of Contribution - Loan form at Exhibit 38. Because the loan is not effective through September 7, 2012 (a date that is nine (9) months after the Application Deadline), it cannot be considered a source of financing.	Preliminary	No mention of: Exh 38/49 Term inconsistency Applicant not issued
4C	V.	B.		Pro Forma	The Applicant listed rent-up reserves and operating deficit Reserves of \$291,315. However, No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$291,315.	Preliminary	
5C	V.	B.		Pro Forma	The loan commitment provided states a loan commitment fee of 1% of the construction loan amount. However, the amount listed on the proforma for loan origination fees exceed this amount. Therefore, the Total Development Cost was reduced by \$23,799. This had no material impact on the Development's financing.	NOPSE	
6C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$1,248. Therefore, the Developer fee and the Total Development Cost were reduced by this amount. This had no material impact on the Development's financing.	NOPSE	

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Casa Bonita  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 1200 NW 36th Street and 3512 NW 12th Avenue, Miami, FL 33142  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0 % per annum over a period of 18 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

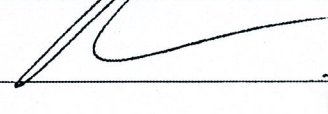
No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

Signature:  Date (mm/dd/yyyy) 06/30/2012  
Print or Type Name: Carlos A. Gimenez  
Telephone Number: (305) 375-5071 Mayor Print or Type Title: Mayor

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

## Scoring Summary Report

File #: 2011-164C    Development Name: San Marino

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	N	
Total Points	79	79.00	79.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	35.75	30.25	30.25	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

Scores:

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1S	II.	B.	1.c.	<b>Developer</b> Housing Credit Development Experience	3.00	3.00	3.00	3.00	3.00
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	12.00
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	0.00
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	0.00
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	4.00
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	3.00
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	5.00
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	0.00
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	6.00
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	8.00
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	5.00
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	4.00

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	III.	C.	5.	Environmental Site Assessment	The Applicant failed to provide the required Verification of Environmental Safety – Phase I Environmental Site Assessment form and, if applicable, the Verification of Environmental Safety – Phase II Environmental Site Assessment form.	Preliminary	
2T	II.	B.	2.	Management Company	The name of the Management Company on the Management Company or Principal of Management Company Certification form is Lincoln BP Management, Inc. and the space for name of principal of Management Company is blank. This information is inconsistent with the name of the Management Company or Principal of Management Company listed on the prior experience chart (Lincoln Property Company, Chris Burns).	Preliminary	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	



**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	6.50	6.50	6.50	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	3.50	0.00	0.00	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	4.00	4.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						N	N	N	
<b>Total Tier 1 Service Score</b>					12.00	11.50	8.00	8.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	2.00	2.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	2.00	2.00	2.00	
7P	III.	A.	10.a	Pharmacy	2.00	2.00	0.00	0.00	
8P	III.	A.	10.a	Public Library	2.00	1.75	1.75	1.75	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
2P	Evidence provided in a NOPSE calls into question whether the Grocery Store listed on the Surveyor Certification for Competitive HC Applications form consists of at least 4,500 square feet of air-conditioned space available to the public.	NOPSE	
7P	Evidence provided in a NOPSE calls into question whether the Pharmacy listed on the Surveyor Certification for Competitive HC Applications form is a community pharmacy operating under a valid permit issued pursuant to s. 465.018, F. S. and open to the general public at least five (5) days per week.	NOPSE	
7P	Evidence provided in a NOPSE calls into question whether the Pharmacy listed on the Surveyor Certification for Competitive HC Applications form was in existence and available for use by the general public as of December 6, 2011, the Application Deadline.	NOPSE	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Developer Fee	The Applicant provided a Commitment to Defer Developer Fee form from both co-Developers, with each Developer committing to defer \$3,177,018 during construction and permanent financing. The total maximum combined amount of deferred Developer fee allowed is \$3,177,018. The amount of \$3,087,677 was utilized by Florida Housing as a source for construction financing to minimize construction shortfalls. Florida Housing utilized the amount of \$413,119 as a source for permanent financing to minimize permanent financing shortfalls.	Preliminary	
2C	V.	D.	1.	Non-Corporation Funding	The Applicant provided a Local Government Verification of Contribution-Loan form at Exhibit 38. Because the loan is not effective through September 7, 2012 (a date that is nine (9) months after the Application Deadline), it cannot be considered a source of financing. However, this did not result in any financing shortfalls because the Applicant has sufficient other financing sources.	Preliminary	Exh. 38/49 • TERM INCONSISTENCY • APPLICANT NOT NAMED • <del>EXHIBIT 38</del> • Proforma does not refer to Exh. 49.
3C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(1) of the Application.	Preliminary	
4C	V.	B.		Pro Forma	The Applicant listed rent-up reserves and operating deficit reserves of \$436,134. However, No. 5 on the Development Cost Pro Forma Notes states "For purposes of the Development Cost calculation in this Application, the only reserves allowed are contingency reserves for rehabilitation and construction..." Therefore, the Total Development Cost was reduced by \$436,134.	Preliminary	
5C	V.	B.		Pro Forma	The loan commitment provided states a loan commitment fee of 1% of the construction loan amount. However, the amount listed on the proforma for loan origination fees exceed this amount. Therefore, the Total Development Cost was reduced by \$42,303. This had no material impact on the Development's financing.	NOPSE	
6C	V.	B.		Pro Forma	The maximum Developer fee of 16% was exceeded by \$6,769. Therefore, the Developer fee and the Total Development Cost were reduced by this amount. This had no material impact on the Development's financing.	NOPSE	

Assumed \$175,000 SURTAX

Pro Forma

Pro Forma

Pro Forma refers to Exh. 49

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: San Marino

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

Located approximately 100' East of the Northeast corner of NW 6th Avenue and

Development Location: NW 1st Street, Miami, FL 33128

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0 % per annum over a period of 18 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only

payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD

Address (street address and city): 701 NW 1st Court, 16th Floor

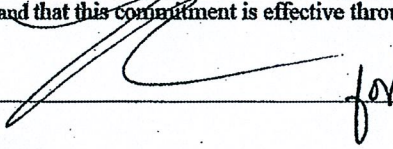
Miami, FL 33136

Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012

Date (mm/dd/yyyy)

Signature 

Carlos A. Gimenez

Print or Type Name

(305) 375-5071

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

K EXH 49

**CONSTRUCTION or REHAB ANALYSIS**

	Amount	Location of Documentation
A. Total Development Cost:	\$26,685,517.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	
3. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$7,707,839.00	Exhibit 48
4. First Mortgage Financing	\$15,890,000.00	Exhibit 47
5. Second Mortgage Financing		Exhibit
6. Third Mortgage Financing		Exhibit
7. Deferred Developer Fee	\$2,912,678.00	Exhibit 45
8. Grants		Exhibit
9. HC Equity - Partner's Contribution		Exhibit
10. USDA RD Financing:		
a. RD 514/516		Exhibit
b. RD 515		Exhibit
c. RD 538		Exhibit
11. Other: Loan	\$175,000.00	Exhibit 38 49?
12. Other:		Exhibit
13. Total Sources	\$26,685,517.00	
<b>C. Financing Shortfall: (A. - B.13.)</b>	\$0.00	

Each Exhibit must be listed behind its own Tab. DO NOT INCLUDE ALL EXHIBITS BEHIND ONE TAB.

**PERMANENT ANALYSIS**

	Amount	Location of Documentation
A. Total Development Cost:	\$26,685,517.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	

3. HC Syndication/HC Equity Proceeds	\$22,022,398.00	Exhibit	48
4. First Mortgage Financing	\$4,250,000.00	Exhibit	47
5. Second Mortgage Financing		Exhibit	
6. Third Mortgage Financing		Exhibit	
7. Deferred Developer Fee	\$238,119.00	Exhibit	45
8. Grants		Exhibit	
9. HC Equity - Partner's Contribution		Exhibit	
10. USDA RD Financing			
a. RD 514/516		Exhibit	
b. RD 515		Exhibit	
c. RD 538		Exhibit	
11. Other: Loan	\$175,000.00	Exhibit	38 49?
12. Other:		Exhibit	
13. Total Sources	\$26,685,517.00		
<b>C. Financing Shortfall: (A. - B.13.)</b>	\$0.00		

## Scoring Summary Report

File #: 2011-200C    Development Name: Las Palmas Apartments

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	Y	
Total Points	79	76.00	76.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	10.00	10.00	30.00	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	Y	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	2	2	2	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00	0.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	0.00	0.00	0.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	10.00	10.00	10.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant was awarded zero points for Housing Credit Development Experience because, rather than listing the name of a Principal of the Developer on the Housing Credit Development Experience chart as required by the Application Instructions, the Applicant listed the name of the Developer (Volunteers of America National Services).	Preliminary	Final

**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	II.	A.	3.	Principals	The Applicant failed to identify the manager(s) or member manager(s) of NHT Equity, LLC, the limited partner of the Applicant entity.	Preliminary	Final
2T				Financial Arrears	Pursuant to subsection 67-48.004(5), F.A.C., NOPSE scoring may include financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of an Applicant or the Developer is in arrears to the Corporation or an agent or assignee of the Corporation as of the due date for NOPSE filing (January 25, 2012). As provided in paragraph 67-48.004(13)(d), F.A.C., following the submission of the "Cures," the Corporation shall reject an Application if the Applicant fails to satisfy any arrearages described in subsection 67-48.004(5), F.A.C. The Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or the Developer is listed on the January 25, 2012 Past Due Report as being in arrears to the Corporation in connection with the following Development(s): La Estancia. The January 25, 2012 Past Due Report is posted to the FHFC Website at <a href="http://www.floridahousing.org/PropertyOwnersAndManagers/PastDueReports/">http://www.floridahousing.org/PropertyOwnersAndManagers/PastDueReports/</a> . Payments and questions should be addressed to the servicer.	NOPSE	Final

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	



**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	2.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	0.00	0.00	4.00	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	3.00	
4P	III.	A.	10.a	Medical Facility	4.00	0.00	0.00	4.00	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>							N	N	
<b>Total Tier 1 Service Score</b>					12.00	0.00	0.00	11.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	0.00	0.00	1.75	
6P	III.	A.	10.a	Community Center	2.00	0.00	0.00	1.75	
7P	III.	A.	10.a	Pharmacy	2.00	0.00	0.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	0.00	0.00	1.50	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	10.00	10.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
1P-8P	As stated at Part III.A.10.a.(1) of the 2011 Universal Application Instructions, the seconds for the Tie-Breaker Measurement Point must be truncated after one decimal place. Because the latitude coordinates for the Tie-Breaker Measurement Point on the Surveyor Certification for HC Applications form are not truncated, the Tie-Breaker Measurement Point was not considered, and the proposed Development is not eligible for proximity tie-breaker points for any Transit, Tier 1 or Tier 2 Services.	Preliminary	Final
3P	The Senior Center stated on the Surveyor Certification for Competitive HC Applications form is not represented on the 2011 FHFC's Senior Center List.	Preliminary	Final

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	IV.	A.	*	Local Government Contributions	The Local Government Verification of Contribution- Loan Commitment provided by the Applicant does not include the payment stream used to calculate the net present value of the contribution. However, because the Development Category is Acquisition and Preservation, the Applicant received automatic points.	Preliminary	
2C	III.	A.	10.b.	Proximity to Developments on FHFC Development Proximity List	The Application qualifies for 10 automatic proximity points at Part III.A.10.b.(7) of the Application.	Preliminary	
3C				Age of Development Preference	As demonstrated in the November 15, 2011 letter from HUD that was provided at Exhibit 23, the proposed Development was built after 1982 and, therefore, is not eligible for the Age of Development tie-breaker preference.	NOPSE	

\* - Form contains term inconsistency, so it is inconsistent with other commitments.  
(Compare Exh 38 to Exh 47)

- Commitment letters not submitted as separate exhibits

- \$175,000 is part of Exh 47, but not included in proforma



OFFICE OF THE MAYOR  
MIAMI-DADE COUNTY, FLORIDA

CARLOS A. GIMENEZ

MAYOR

December 2, 2011

Kevin White  
Volunteers of America National Services  
1660 Duke Street  
Alexandria, VA 22314

RE: Applicant: Las Palmas VOA Affordable Housing, LP  
Development: Las Palmas Apartments  
Location: Miami-Dade County

Dear Mr. White:

As part of the County's commitment to affordable housing, this letter is to confirm the local government contribution for the 2011 Universal Tax Credit Cycle, for the above referenced project. This commitment outlines terms and conditions of the \$175,000.00 Surtax 2011 local match as approved by the County. This commitment is effective through September 7, 2012. The terms are as follows:

**Loan Amount:** \$175,000.00 (Surtax 2011)  
**Interest Rate:** Construction and permanent loan terms of FY 2011 funds are zero percent interest years 1 through 17 with no payments required in those years, and 0.50 percent interest years 18 through 35 subject to project cash flow.

If you have any questions regarding this local government contribution, please contact Gregg Fortner, Director, Public Housing and Community Development (PHCD), at (786) 469-4106.

Sincerely,

  
Russell Benford  
Deputy Mayor

c: Gregg Fortner, Director, PHCD

**2011 UNIVERSAL CYCLE - LOCAL GOVERNMENT VERIFICATION  
OF CONTRIBUTION - LOAN**

To be eligible to be considered for points, a sheet showing the payment stream for which the net present value of the loan was calculated must be attached to this verification form.

Name of Development: Las Palmas Apartments  
(Part III.A.1. of the 2011 Universal Cycle Application)

Development Location: 740 NW 25th Avenue, Miami, FL 33125 and 2501 NW 7th Street, Miami, FL 33125  
(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide (i) the street name, closest designated intersection and city if located within a city or (ii) the street name, closest designated intersection and county if located in the unincorporated area of the county.)

On or before the Application Deadline for the 2011 Universal Application Cycle (as stated on the FHFC Website [http://apps.floridahousing.org/StandAlone/FHFC\\_ECM/ContentPage.aspx?PAGE=0238](http://apps.floridahousing.org/StandAlone/FHFC_ECM/ContentPage.aspx?PAGE=0238)) the City/County of Miami-Dade County committed \$ 175,000.00 in the form of a reduced interest rate loan  
(Name of City or County) (loan amount)

to the Applicant for its use solely for assisting the proposed Development referenced above. The loan will bear interest at a rate of 0 % per annum over a period of 18 years. The loan's repayment period, amortization period, payment frequency and other applicable terms are:

Years 1-17: 0% rate, no repayments. Years 18-35: 0.5%, monthly interest only  
payments subject to available cash flow.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This loan is provided specifically with respect to the proposed Development.

The following government point of contact can verify the above stated contribution:

Name of Government Contact: Gregg Fortner, Director, PHCD  
Address (street address and city): 701 NW 1st Court, 16th Floor  
Miami, FL 33136  
Telephone Number: 786-469-4106

**CERTIFICATION**

I certify that the foregoing information and the payment stream stated on the sheet attached to this form are true and correct and that this commitment is effective through 06/30/2012.

Date (mm/dd/yyyy)

Signature

(305) 375-5071

Telephone Number

Carlos A. Gimenez

Print or Type Name

Mayor

Print or Type Title

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

This contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is scanned, imaged, altered, or retyped. The certification may be photocopied.

The Application may still be eligible for automatic points.

Provide Behind a Tab Labeled "Exhibit 38"

CONSTRUCTION or REHAB ANALYSIS	Amount	Location of Documentation
A. Total Development Cost:	\$24,072,959.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	
3. HC Equity Proceeds Paid Prior to Completion of Construction which is Prior to Receipt of Final Certificate of Occupancy or in the case of Rehabilitation, prior to placed-in service date as determined by the Applicant.	\$3,545,304.00	Exhibit 47
4. First Mortgage Financing	\$17,700,000.00	Exhibit 47
5. Second Mortgage Financing		Exhibit
6. Third Mortgage Financing		Exhibit
7. Deferred Developer Fee	\$3,014,000.00	Exhibit 45
8. Grants		Exhibit
9. HC Equity - Partner's Contribution		Exhibit
10. USDA RD Financing:		
a. RD 514/516		Exhibit
b. RD 515		Exhibit
c. RD 538		Exhibit
11. Other:		Exhibit
12. Other:		Exhibit
13. Total Sources	\$24,259,304.00	
<b>C. Financing Shortfall: (A. - B.13.)</b>	<b>(\$186,345.00)</b>	

Each Exhibit must be listed behind its own Tab. DO NOT INCLUDE ALL EXHIBITS BEHIND ONE TAB.

PERMANENT ANALYSIS	Amount	Location of Documentation
A. Total Development Cost:	\$24,072,959.00	
B. Sources:		
1. MMRB Requested	\$0.00	
2. HOME Loan Requested	\$0.00	

3. HC Syndication/HC Equity Proceeds	\$17,726,520.00	Exhibit 47
4. First Mortgage Financing	\$4,900,000.00	Exhibit 47
5. Second Mortgage Financing		Exhibit
6. Third Mortgage Financing		Exhibit
7. Deferred Developer Fee	\$1,582,252.00	Exhibit 45
8. Grants		Exhibit
9. HC Equity - Partner's Contribution		Exhibit
10. USDA RD Financing		
a. RD 514/516		Exhibit
b. RD 515		Exhibit
c. RD 538		Exhibit
11. Other:		Exhibit
12. Other:		Exhibit
13. Total Sources	\$24,208,772.00	
<b>C. Financing Shortfall:</b>		
<b>(A. - B.13.)</b>	(\$135,813.00)	

# Scoring Summary Report

File #: 2011-107C      Development Name: Twin Lakes at Lakeland

As of: 03/27/2012

	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Met Threshold	Y/N	N	N	N	
Total Points	79	76.00	76.00	79.00	
Ability to Proceed Tie-Breaker Points	6	6.00	6.00	6.00	
Proximity Tie-Breaker Points	37	0.00	0.00	32.25	
Eligible for 1/8th Mile Ranking Preference	Y/N	N	N	N	
Eligible for Age of Development Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Concrete Construction Tie-Breaker Ranking Preference	Y/N	N	N	N	
Eligible for Florida General Contractor Tie-Breaker Ranking Preference	Y/N	Y	Y	Y	
RA Level Classification (preference given to the lowest RA Level Classification)	1 - 6	6	6	6	

**Scores:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Developer</b>									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	0.00	0.00	3.00	
<b>Construction Features and Amenities</b>									
2S	III.	B.	3.a.	Optional - NC & Rehab. Units	9.00	9.00	9.00	9.00	
3S	III.	B.	3.b.	Optional - All Developments Except SRO	12.00	12.00	12.00	12.00	
3S	III.	B.	3.c.	Optional - SRO Developments	12.00	0.00	0.00	0.00	
4S	III.	B.	3.d.	Optional - Universal Design & Visitability	10.00	10.00	10.00	10.00	
5S	III.	B.	5.a.(1)	Green Building Features (NC & Redev.)	7.00	0.00	0.00	0.00	
5S	III.	B.	5.a.(2)	Green Building Certification (NC & Redev.)	10.00	10.00	10.00	10.00	
5S	III.	B.	5.b.	Green Building Features (Rehab. & Preserv.)	10.00	0.00	0.00	0.00	
<b>Set-Aside Commitments</b>									
6S	III.	E.	1.b.(2)	Special Needs Households	4.00	4.00	4.00	4.00	
7S	III.	E.	1.b.(3)	Total Set-Aside Commitment	3.00	3.00	3.00	3.00	
8S	III.	E.	3.	Affordability Period	5.00	5.00	5.00	5.00	
<b>Resident Programs</b>									
9S	III.	F.	1.	Programs for Non-Elderly & Non-Homeless	6.00	0.00	0.00	0.00	
9S	III.	F.	2.	Programs for Homeless (SRO & Non-SRO)	6.00	0.00	0.00	0.00	
9S	III.	F.	3.	Programs for Elderly	6.00	6.00	6.00	6.00	
10S	III.	F.	4.	Programs for All Applicants	8.00	8.00	8.00	8.00	
<b>Local Government Contributions</b>									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
<b>Local Government Incentives</b>									
12S	IV.	B.		Incentives	4.00	4.00	4.00	4.00	

**Reason(s) Scores Not Maxed:**

Item #	Reason(s)	Created As Result	Rescinded As Result
1S	The Applicant was awarded zero points for Housing Credit Development Experience because the Principal listed on the Housing Credit Development Experience chart (Lakeland Housing Authority) is not identified as a Principal of the Developer (Polk County Housing Developers, Inc.) at Exhibit 9 of the Application.	Preliminary	Final



**Threshold(s) Failed:**

Item #	Part	Section	Subsection	Description	Reason(s)	Created as Result of	Rescinded as Result of
1T	V.	D.	1.	Non-Corporation Funding	The Applicant submitted a loan commitment letter from the Housing Authority of the City of Lakeland, Florida. However, the commitment letter is not signed by the lender. Therefore, the loan could not be considered a source of financing.	Preliminary	Final
2T	V.	B.		Permanent Analysis	The Applicant has a permanent financing shortfall of \$218,054.	Preliminary	NOPSE
3T	II.	A.	2.a.	Applicant	The Applicant provided a Certification of Limited Partnership. However, it failed to provide a valid Certificate of Good Standing from the Florida Secretary of State as required by the Application Instructions.	Preliminary	Final
4T	V.	B.		Permanent Analysis	The Applicant has a permanent financing shortfall of \$168,554.	NOPSE	
5T	V.	D.	1.	Non-Corporation Funding	The Applicant attempted to cure Items 1T and 4T by submitting a signed loan commitment letter from the Housing Authority of the City of Lakeland, Florida. However, the commitment letter is for 144 elderly tax credit units, whereas the Application states the total number of proposed units is 88. Therefore, the loan could not be considered a source of financing.	Final	

**Ability To Proceed Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
1A	III.	C.	1.	Site Plan/Plat Approval	1.00	1.00	1.00	1.00	
2A	III.	C.	3.a.	Availability of Electricity	1.00	1.00	1.00	1.00	
3A	III.	C.	3.b.	Availability of Water	1.00	1.00	1.00	1.00	
4A	III.	C.	3.c.	Availability of Sewer	1.00	1.00	1.00	1.00	
5A	III.	C.	3.d.	Availability of Roads	1.00	1.00	1.00	1.00	
6A	III.	C.	4.	Appropriately Zoned	1.00	1.00	1.00	1.00	

**Proximity Tie-Breaker Points:**

Item #	Part	Section	Subsection	Description	Maximum Available Points	Preliminary	NOPSE	Final	Final Ranking
<b>Transit Services</b>									
1P	III.	A.	10.a	Public Bus Stop	2.00	0.00	0.00	0.00	
1P	III.	A.	10.a	Public Bus Transfer Stop or Public Bus Transit Stop	6.00	0.00	0.00	4.50	
1P	III.	A.	10.a	Public Rail Station	7.00	0.00	0.00	0.00	
<b>Tier 1 Services</b>									
2P	III.	A.	10.a	Grocery Store	4.00	0.00	0.00	2.50	
3P	III.	A.	10.a	Public School	4.00	0.00	0.00	0.00	
3P	III.	A.	10.a	Senior Center	4.00	0.00	0.00	3.00	
4P	III.	A.	10.a	Medical Facility	4.00	0.00	0.00	2.50	
<b>Eligible for Tier 1 Service Score Boost (Yes/No)</b>						Y	Y	Y	
<b>Total Tier 1 Service Score</b>					12.00	0.00	0.00	12.00	
<b>Tier 2 Services</b>									
5P	III.	A.	10.a	Public Park	2.00	0.00	0.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	0.00	0.00	1.00	
7P	III.	A.	10.a	Pharmacy	2.00	0.00	0.00	1.75	
8P	III.	A.	10.a	Public Library	2.00	0.00	0.00	1.00	
<b>FHFC Proximity List</b>									
9P	III.	A.	10.b	Proximity to Developments on FHFC Development Proximity List	10.00	0.00	0.00	10.00	

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

Item #	Reason(s)	Created As Result	Rescinded As Result
1P-8P	The Yes/No box on the Surveyor Certification for Competitive HC Applications form certifying that part of the boundary of each Scattered Site is located within 1/2 mile of the site with the most units was not checked. Because of this, the form could not be considered, and the proposed Development is not eligible for proximity tie-breaker points for any Transit, Tier 1 or Tier 2 Services.	Preliminary	Final
9P	The proposed Development was not eligible for proximity tie-breaker points based on its location because the Surveyor Certification for Competitive HC Applications form was not considered (see Item 1P - 8P).	Preliminary	Final

**Additional Application Comments:**

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	V.	B.		Pro Forma	The loan commitment provided states a loan commitment fee of 1% of the construction loan amount. However, the amounts listed on the proforma for loan origination fees exceed this amount. Therefore, the Total Development Cost was reduced by \$49,500.	NOPSE	



*The Housing Authority of the City of Lakeland, Florida*

November 28, 2011

Twin Lakes at Lakeland, LLLP  
c/o Lakeland-Polk Housing Corporation  
430 Hartsell Avenue  
Lakeland, Florida 33815  
Attn: John Calcagni, Secretary of GP of Applicant

Re: Commitment of Funds to Twin Lakes at Lakeland

Dear Sir:

This letter is to confirm the terms of the loan from the Housing Authority of the City of Lakeland, Florida (the "Housing Authority") to Twin Lakes at Lakeland, LLLP (the "Partnership"), using replacement housing factor funds for purposes of completing credit underwriting with Florida Housing Finance Corporation ("FHFC") for competitive 9% Housing Credits, to develop 88 elderly tax credit units as further described in the Partnership's FHFC 2011 Universal Application (the "Project"). The terms of the Housing Authority's firm commitment to the Partnership for construction and permanent financing of the Project are as follows:

Maximum Loan Amount:	\$2,000,000	
Interest Rate:	0% during construction period; 1% permanent	CONST. TERM?
Period:	30 years	PERMANENT TERM?
Debt Service:	Annual payments of interest only to the extent of available cash flow, if any	
Repayment:	Principal balance and any unpaid, accrued interest will be payable at maturity	

This commitment does not expire before December 31, 2012.

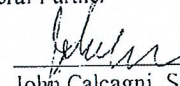
Please sign below to acknowledge your acceptance of this loan commitment.

Sincerely,

John Calcagni  
Interim Executive Director  
Housing Authority of the City of Lakeland, Florida

TWIN LAKES AT LAKELAND, LLLP,  
a Florida limited liability limited partnership

By: Lakeland-Polk Housing Corporation,  
a Florida not-for-profit corporation,  
its General Partner

By:   
John Calcagni, Secretary of GP of Applicant

430 South Hartsell Avenue P.O. Box 1009 Lakeland, Florida 33802-1009  
(863) 687-2911 Fax (863) 603-0793