

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING
FINANCE CORPORATION

MEDVIN APARTMENTS II, LTD.,

Petitioner,

vs.

Application No. 2011-216C
2011 Universal Cycle

FHFC FILE NO.: 2012-017UC

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

_____ /

PETITION FOR ADMINISTRATIVE HEARING

Petitioner Medvin Apartments II, Ltd. ("Petitioner"), pursuant to sections 120.569 and 120.57(1), Florida Statutes, and rules 28-106.201 and 67-48.005, Florida Administrative Code, files this petition for a formal administrative hearing concerning the 2011 Universal Cycle Final Scoring Summary Report for Petitioner's proposed development, Brickell Gate, and states:

1. The sole issue in this proceeding is whether Respondent Florida Housing Finance Corporation ("Florida Housing") erred by not awarding two proximity tie-breaker points to Brickell Gate for its proximity to a "public library." Petitioner provided information to Florida Housing demonstrating that the Brickell Eco Library and Resource Center is within .25 miles of the Brickell Gate's "tie-breaker measurement point." For that reason, and because the Brickell Eco Library meets the definition of "public library" in Florida Housing's Universal Application Instructions ("Instructions"), Florida Housing erred by awarding Brickell Gate zero proximity tie-breaker points for proximity to a library.

Parties

2. The agency affected in this proceeding is Florida Housing, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The agency's file number is 2011-216C.

3. The Petitioner is Medvin Apartments II, Ltd., 2950 SW 27th Avenue, Suite 200, Miami, Florida 33133. The Petitioner's telephone numbers are 305-476-8118 (phone) and 305-476-1557 (facsimile).

4. The Petitioner's attorney is Donna E. Blanton, Radey Thomas Yon & Clark, P.A., 301 S. Bronough Street, Suite 200, Tallahassee, Florida, 32301. The attorney's telephone numbers are 850-425-6654 (phone) and 850-425-6694 (facsimile).

Notice

5. The Petitioner received notice of the Final Scoring Summary Report on March 29, 2012, along with a memorandum to all applicants and a notice of rights from Kevin Tatreau, Florida Housing's Director of Multifamily Development Programs.

Substantial Interests

6. The Petitioner's substantial interests are affected by the Final Scoring Summary Report because Medvin Apartments II, Ltd. timely filed an application with Florida Housing for Housing Credits in the 2011 Universal Cycle in connection with the development of Brickell Gate, an apartment complex in Miami, Florida. But for the erroneous determination that Brickell Gate was not entitled to two proximity tie-breaker points for a public library, Brickell Gate would have been in the funding range in the 2011 Universal Cycle. As a result of Florida Housing's scoring error, Brickell Gate's proximity tie-breaker point total in the Final Scoring Summary Report will make it non-competitive for funding in the 2011 Universal Cycle.

Background

7. Florida Housing is a public corporation organized under Chapter 420, Florida Statutes, to provide and promote the public welfare by administering the governmental function of financing and refinancing houses and related facilities in Florida in order to provide decent, safe, and affordable housing to persons and families of low, moderate, and middle income. Florida Housing is governed by a Board of Directors consisting of nine individuals appointed by the Governor and confirmed by the Florida Senate.

8. Florida Housing provides funding through a number of different federal and state programs to assist in the development of affordable housing in this state. As required by the federal government, the state each year adopts a Qualified Allocation Plan (“QAP”), which is incorporated into Florida Housing’s rules. The QAP sets forth the selection criteria and the preferences for developments that will be awarded Housing Credits each year. *See* Rule 67-48.002(94), Fla Admin. Code. In most years Florida Housing conducts a “Universal Cycle,” through which applicants for certain Florida Housing multi-family programs submit a single application (the “Universal Cycle Application”) by which projects are evaluated, scored, and competitively ranked. *See* Ch. 67-48, Fla. Admin. Code. The requirements for participating in the cycle are governed by Part V of Chapter 420, Florida Statutes; Rule Chapter 67-48; and by the Instructions and forms that are incorporated by reference into Florida Housing’s rules. R. 67-48.004(1)(a), Fla. Admin. Code.

9. Among the programs included in the Universal Cycle is the Housing Credit program, which was created in section 42 of the Internal Revenue Code by the federal government in 1986. Housing Credits (also called tax credits) come in two varieties: competitively awarded nine percent credits and non-competitively awarded four percent credits.

For the nine percent credits, the federal government annually allocates to each state a specific amount of credits using a population-based formula. Housing Credits are a dollar-for-dollar offset to federal income tax liability over a 10-year period. A developer awarded Housing Credits often sells the future stream of credits to a syndicator, which in turn sells the credits to investors seeking to shelter income from federal income taxes. The developer receives cash equity for the credits with no associated debt.

10. The Housing Credit program always is extremely competitive, and the number of applicants greatly exceeds the amount of housing credits available. Thus, Florida Housing has developed ranking and selection criteria that require applicants to meet certain “threshold” requirements, as well as earn points for various aspects of the proposed development in order to be eligible for an allocation of credits. In the 2011 cycle, applicants are eligible for a maximum of 79 application points. *See* Instructions, p. iii. Because many applicants will score the maximum number of points, Florida Housing also has developed a series of tie-breakers, including an award of up to six points for a demonstrated ability to proceed and an award of up to 37 points for proximity to certain services, such as transit facilities, a grocery store, a medical facility, a public school, a public park, a community center, a pharmacy, and a public library. *Id.*, p. iv. Florida Housing also awards credits based on certain geographic and demographic factors. Finally, a lottery is used to prioritize developments for an allocation of housing credits. Because of the competitive nature of the program, applicants often must achieve the maximum number of points available in order to be eligible for housing credits in a particular cycle.

11. Florida Housing’s rules also contemplate a multiple-round scoring process that allows competing applicants to identify possible scoring errors and deficiencies in each others’ applications. R. 67-48.004, Fla. Admin. Code. First, Florida Housing issues “preliminary

scores” based on a review of each applicant’s submitted application. *Id.*, R. 67-48.004(3). Then competitors are allowed to submit “Notices of Possible Scoring Errors” (“NOPSEs”) to Florida Housing identifying potential mistakes that Florida Housing made in its scoring process. *Id.*, R. 67-48.004(4). Florida Housing then issues a second set of scores based on its review of the NOPSEs. *Id.*, R. 67-48.004(5). Applicants then are allowed to submit “cures” intended to correct errors or omissions in the original application, whether identified by Florida Housing or by a competitor in a NOPSE. Cures, with some exceptions, may be submitted in circumstances where the applicant either failed to achieve threshold or did not score the maximum number of available points. *Id.*, R. 67-48.004(6).¹ Competitors then have another chance to notify Florida Housing of errors that applicants made in their cures. They may submit “Notices of Alleged Deficiencies” (“NOADs”) identifying “issues created by document revisions, additions, or both” when a competing applicant submitted a cure. *Id.*, R. 67-48.004(7). Finally, after taking into account the NOADs, Florida Housing issues final scores for each proposed development in the form of a Final Scoring Summary Report. *Id.*, R. 67-48.004(9). These final scores come with a point of entry for each applicant to challenge any of Florida Housing’s scoring decisions concerning its own application. R. 67-48.005(1), Fla. Admin. Code.

Definition of “Public Library”

12. For the first time, Florida Housing in the 2011 cycle awarded points to proposed developments that were in close proximity to a “public library,” which is among so-called Tier 2 services, which also include a public park, a community center, and a pharmacy. Applicants could receive up to eight points for proximity to Tier 2 services. Instructions, p. iv. In order to

¹ Certain items, not at issue in this case, must be included in an original application and may not be cured. R. 67-48.004(14), Fla. Admin. Code.

receive the maximum of two points for each Tier 2 service, a proposed development's "tie-breaker measurement point" must be within .25 miles of the service. *Id.*, Part III.A.10.a.(2)(c) (page 37).² Lesser points, measured in quarter-point increments, are awarded for proposed developments where the tie-breaker measurement point is farther away. For example, a development with a tie-breaker measurement point two miles away from a particular service would only earn .25 proximity tie-breaker points. *Id.*

13. The phrase "public library" is broadly defined in the Instructions:

Public Library – For purposes of proximity tie-breaker points, a Public Library means a library that is part of a city, county, or regional public library system or cooperative and has materials available for the public to borrow at no cost.

Instructions, Part III.A.10.a.(2)(c)(iv) (page 36). Florida Housing's definition of "public library" itself does not provide any guidance as to what constitutes a "city, county, or regional public library system or cooperative," nor is it clear if the phrase "city, county, or regional" modifies the phrase "public library system or cooperative" or just "public library system." There are no definitions or other information anywhere else in the statutes, rules, or Instructions governing the Universal Cycle that provide guidance as to what constitutes a "public library." A search of the general Florida Statutes also uncovers no definition of "city, county, or regional public library system or cooperative" or of such subsets of that phrase as "regional public library system" or "library cooperative."³

² The tie-breaker measurement point is "a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the Development. For a Development which consists of Scattered Sites, this means the single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development." R. 67-48.002(114), Fla. Admin. Code.

³ Section 257.40 addresses, but does not define, "library cooperatives." It states:

14. “Public library” and “library” are variously defined in common dictionaries. For example, Merriam-Webster’s on-line dictionary definition of “public library” is “a nonprofit library maintained for public use and usually supported in whole or in part by local taxation.” Webster’s Third New International Dictionary of the English Language (1991) defines “library” as “a room, a section or series of sections of a building, or a building itself given over to books, manuscripts, musical scores, or other literary and sometimes artistic materials (as paintings or musical recordings) usually kept in some convenient order for use but not for sale.” These definitions – as is Florida Housing’s – are general, illustrating that there are many different types of libraries. Florida Housing could have narrowly defined the phrase “public library,” but it chose not to do so, instead broadly defining it to encompass many types of library facilities. When a term used in a statute or rule is not defined, it should be given its plain and ordinary meaning. *See, e.g., Nehme v. Smithkline Beecham Clinical Labs*, 863 So. 2d 201, 204 (Fla. 2003). “When necessary, the plain and ordinary meaning of words can be ascertained by

It is the intent of the Legislature to meet the educational and informational needs of the residents of this state by encouraging and assuring cooperation among libraries of all types for the development of library services. It is the further intent of the Legislature to foster cooperative programs to meet the needs of state residents which cannot be met independently by local libraries; to build upon the strength of local libraries and to augment their resources with regional and statewide services; to maintain local autonomy and to make cooperation in regional or statewide activities voluntary; and to recognize programs of cooperation undertaken by libraries and provide for state financial assistance to encourage library cooperative development.

(Emphasis supplied); *see also* §§ 267.171 (authorizing local units of government to establish multicounty libraries, which are not defined); 257.41 (authorizing libraries to establish non-profit library cooperatives “for the purpose of sharing resources.”). Although section 257.41 does not define “library cooperatives,” it states: “Library cooperatives shall be constituted of more than one type of library, including any combination of academic, school, special, state institutional, and public libraries.” (Emphasis supplied).

reference to a dictionary.” *Id.* Thus, Florida Housing’s definition of “public library” must be broadly construed.

15. Notably, Florida Housing’s definitions of other services are much more precise than the definition of “public library.” For example, the definition of “grocery store” in Part IIIA.10.a.(2)(b)(i) of the Instructions provides in relevant part:

Grocery Store – For purposes of proximity tie-breaker points, a Grocery Store means a retail establishment, open to the public, regardless of a requirement of a membership fee, consisting of 4,500 square feet or more of contiguous air conditioned space available to the public, which as its major retail function sells groceries, including foodstuffs, fresh and packaged meats, produce and dairy products, which are intended for consumption off-premises, and household supplies, such as Publix Super Markets, Winn Dixie Stores, Super Wal-Mart Stores, etc. “Grocery Store” does not include any retail establishment which sells groceries in addition to its major retail function, such as the sale of gasoline, drugs, or sundries, where the sale of groceries is not a major retail function, based on allocated space or on gross sales, such as CVS Drug Stores, Walgreen Drug Stores, Dollar General Stores, Family Dollar Stores, etc.

16. Unlike the definition of “public library,” the definition of “grocery store” includes physical space requirements, a size requirement, acceptable examples of a “grocery store,” and unacceptable examples of a “grocery store.”⁴ All other defined services also include these or additional types of details so that applicants know what qualifies for points and what does not. For example, an eligible “senior center” must be among specific properties identified on a list of senior centers. *See* Part IIIA.10.a.(2)(b)(iii) of the Instructions. The definition of “public park” makes clear that it must be an outdoor location that is at least one acre in size, is listed with and maintained by a local government department that manages parks and for which no admission fee is required, and that “[l]ocations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses.” *Id.* at Part

⁴ Florida Housing’s definition of “grocery store” has evolved over the years, at least in part because of litigation concerning whether or not a particular establishment met the definition.

III.A.10.a.(2)(c)(i). Attached as **Exhibit A** is a chart showing the elements of Florida Housing’s definitions of “grocery store,” “public school,” “senior center,” “medical facility,” “public park,” “community center,” “pharmacy,” and “public library.” (Full definitions for all of these services are found in Part III.A.10.a. of the Instructions). The chart illustrates the level of detail and guidance provided in the other definitions, which is in sharp contrast with the definition of “public library,” which provides little of either. The lack of detail and guidance for only one of the eight services must be construed as intentional.

17. Florida Housing, in making determinations about whether applicants have met the requirements of its rules and Instructions, is required to adhere to the plain language of those rules and Instructions. *See, e.g., SAS Fountains at Pershing Park v. Florida Housing Finance Corp.*, DOAH Case No. 10-8219, Recommended Order, at ¶ 78 (“Respondent cannot add additional requirements into the qualification process after the fact.”) (September 30, 2010). This general rule applies to the award of proximity tie-breaker points, which must be based on the plain language of the definitions of identified services. Florida Housing in this cycle already has recognized the importance of adhering to the plain language of its definitions by restoring proximity tie-breaker points for a public park – another proximity service included for the first time in this year’s cycle – to two proposed developments, Campbell Landings (2011-132C) and Urban Edge (2011-235C). *See Composite Exhibit B* (Final Scoring Summary Reports for Campbell Landings and Urban Edge; NOPSEs relating to the public park; and the applicants’ cures relating to the public park).

18. Both Campbell Landings and Urban Edge sought two points for their proximity to the Pinellas Trail Linear Park. A NOPSE filed in connection with both applications alleged that the park “is merely a bike trail in the City street” and that the applicants should not be entitled to

points. When NOPSE scores were released, Florida Housing removed the proximity tie-breaker points for public park, stating: “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.” *Id.* In other words, the agency initially had determined, independent of its definition of a public park, that a linear bike trail was not “park enough” for Florida Housing.

19. Both applicants submitted cures explaining that the Pinellas Trail Linear Park satisfies each of the elements of Florida Housing’s actual definition of “public park”⁵: (1) It is an outdoor public location; (2) it is at least one acre in size; (3) it is listed and maintained by a Local Government Department (Pinellas County Parks and Preserves Department) and (4) it does not require a fee. *Id.* Florida Housing wisely restored the applicants’ two proximity tie-breaker points for a public park when the Final Scoring Summary Reports were released, thus recognizing that the definitions must be followed when awarding proximity tie-breaker points.

20. The same reasoning should be applied to the award of proximity tie-breaker points for Brickell Gate’s proximity to a “public library.” Moreover, unlike Florida Housing’s definition of “public park,” which is precise, the definition of “public library” is broad. Therefore, in accordance with its broad definition, Florida Housing should accept as a “public library” many different types of libraries and should not exclude those that someone decides are not “library enough.”

⁵ The full definition provides:

Public Park – For purposes of proximity tie-breaker points, a Public Park means an outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses.

Scoring of the Brickell Gate Application

21. When Florida Housing issued its Preliminary Scores on January 19, 2012, Brickell Gate received 1.25 proximity tie-breaker points for its proximity to the Miami Dade County Main Library.⁶ Because the proposed development did not receive the maximum available points for proximity to a library, Brickell Gate was entitled to submit a “cure” relating to scoring. In its cure, Brickell Gate submitted a revised Surveyor Certification Form (Exhibit 25) substituting the Brickell Eco Library and Resource Center (“Eco Library”) as the closest public library. *See Exhibit C.* The cure explained that the Eco Library is within .25 miles of Brickell Gate’s tie-breaker measurement point and, therefore, Brickell Gate is entitled to two full points for proximity to a public library.

22. The cure also explained that the Eco Library was opened on December 5, 2011, by Dream in Green, Inc., a non-profit organization headquartered in the Brickell area, and that the Eco Library’s mission is “to promote environmental awareness by partnering with other libraries and educational institutions to provide free access to books and other resources about ‘green’ issues to the general public.” As part of its cure, Brickell Gate attached documents demonstrating that the Eco Library has agreements with Florida International University (“FIU”) as “part of a library cooperative with the Florida International University’s Library System” and with the FIU Office of Sustainability, which pledged resource materials and training. Additionally, a letter attached to the cure explained that the Eco Library “is part of a cooperative with the Miami International University of Art and Design,” and additional documents explained that the Eco Library has an agreement with the Little Green Library, which is part of the Broward County library system. Thus, the cure explained that the Eco Library is part of several

⁶ Proximity to all services is identified on a Surveyor Certification Form, which must be included as Exhibit 25 to Universal Cycle applications.

regional library cooperatives. *See also Composite Exhibit D* (affidavit from Dream in Green, including pictures of the facility).

23. Seven competing applicants submitted NOADs attacking the Eco Library on various grounds. Although each of the NOADs argued that Brickell Gate should not receive two proximity tie-breaker points for the Eco Library, the reasoning of the NOADs varied.

24. When Florida Housing issued its Final Scoring Summary Report for Brickell Gate on March 28, 2012, no points were awarded for proximity to a public library. In the section of the report entitled “Reason(s) for Failure to Achieve Selected Proximity Tie-Breaker Points” Florida Housing stated:

The Applicant provided a new Surveyor Certification for Competitive HC Applications form with Brickell Eco Library as a replacement for the Miami Dade County Main Library previously submitted. Based on evidence provided in several NOADs, the Brickell Eco Library does not meet the definition of Public Library as defined in Part III.A.10.a.(2)(c)(iv) of the 2011 Universal Application Instructions.

(Emphasis supplied). A copy of the Final Scoring Summary Report is attached as **Exhibit E**.

25. Florida Housing did not explain which arguments in the NOADs it found persuasive or why Florida Housing believes Eco Library does not meet the definition of “public library.” Consequently, Brickell Gate is forced to dispute a vast array of arguments made in the various NOADs, many of which may not even have been relevant in Florida Housing’s decision.

Disputed Issues of Material Fact and Law

26. Disputed issues of material fact and law, including the arguments made in the NOADs, include:

a. Whether the Eco Library “was created/funded by the applicant to score Tier 2 tie-breaker proximity points for a library” and whether that is relevant under Florida Housing’s definition of “public library”;

b. Whether the “library opened, without fanfare, by the Application Deadline to try to meet Florida Housing’s definition” and whether that is relevant under Florida Housing’s definition of “public library”;

c. Whether the Eco Library is contrary to “the intent when Florida Housing requested that developers provide housing next to services,” and if deemed to contradict the intent, whether Florida Housing can add additional requirements into its definitions after its rules are finalized;

d. Whether the Eco Library qualifies as a “cooperative,” a term that is not defined in Florida Housing’s rules, and whether Florida Housing can deviate from the plain and ordinary meaning of this term;

e. Whether a typo on a website made the “exact and accurate location” of the Eco Library unclear to Florida Housing, despite an uncontested Surveyor Certification Form identifying the exact latitude and longitude of the Eco Library;

f. Whether the Eco Library meets the definition of “public library” in the Instructions;

g. Whether the definition of “public library” in the Instructions is ambiguous;

h. Whether the Eco Library is authorized under the City of Miami’s newly adopted zoning code, whether the use restrictions under the new zoning code apply to a building permitted under a prior zoning code, and whether that is relevant under Florida Housing’s definition of “public library”;

i. Whether the Building Certificate issued to the Brickell Eco Library by the City of Miami includes accurate information, and whether that is relevant under Florida Housing’s definition of “public library”;

j. Whether the construction of a bathroom in the Brickell Eco Library “was done using falsified documentation and fraudulent authorizations,” and whether that is relevant under Florida Housing’s definition of “public library”;

k. Whether the Eco Library has materials available to the public at no cost as required by the definition of “public library”;

l. Whether the Eco Library is “a bare retail storefront, with hardly any books” and whether that is relevant under Florida Housing’s definition of “public library”;

m. Whether “[t]here are no library cards or registration required to take a book, and whether that is relevant under Florida Housing’s definition of “public library”;

n. Whether there is “no way to search for or request other books from other libraries” and whether that is relevant under Florida Housing’s definition of “public library”;

o. Whether Florida Housing has a responsibility to provide clear, unambiguous definitions of services that qualify for proximity tie-breaker points and that adequately put applicants on notice of what will and will not be accepted; and

p. Whether Florida Housing must apply generally accepted definitions of terms that are not otherwise defined in applying its rules and Instructions to Petitioner.

27. Ultimate facts alleged, including those that warrant reversal or modification of the proposed agency action, are: (i) the Eco Library meets the definition of “public library” in the Instructions; (2) the Eco Library is within .25 miles of the Brickell Gate tie-breaker measurement point; and (3) Brickell Gate is entitled to two Tier 2 proximity tie-breaker points for proximity to a public library.

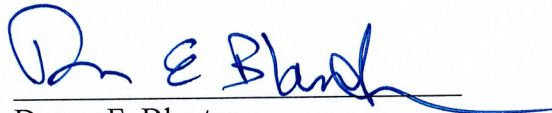
28. Rules and statutes that require reversal of the proposed agency action are the Florida Housing Finance Corporation Act (sections 420.501 et. seq., Florida Statutes), sections

120.569 and 120.57(1), Florida Statutes, and rule chapter 67-48, Florida Administrative Code, including the Universal Application Instructions, which are incorporated by reference into the rules. An explanation of how the facts in this petition relate to specific provisions of the Instructions has been included above.

29. Based on the foregoing, the Petitioner respectfully requests that Florida Housing transfer this petition to the Division of Administrative Hearings (“DOAH”) for assignment of an Administrative Law Judge (“ALJ”) to conduct an administrative hearing pursuant to sections 120.569(1) and 120.57(1), Florida Statutes. The Petitioner further requests entry of a Recommended Order finding that Brickell Gate is entitled to two proximity tie-breaker points for its proximity to a public library as defined in the Instructions, and that Florida Housing enter a Final Order adopting the Recommended Order of the ALJ.

Dated: 4-19-12

Respectfully submitted,



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EXHIBIT A

DEFINITIONAL REQUIREMENTS	Grocery	Public School	Senior Center	Medical Facility	Park	Community Center	Pharmacy	Public Library
Physical Space	"a retail establishment, open to the public"	NONE	NONE	NONE	"an outdoor public location"	"an air-conditioned facility"	NONE	NONE
Size	"4500 SF"	NONE	NONE	NONE	1 Acre	NONE	NONE	NONE
Hour	NONE	NONE	NONE	"at least five days per week"	NONE	"at least 20 hours a week...and in which the public may enjoy...activities at least five (5) days per week."	open to the general public at least five (5) days per week	NONE
Operating	"regardless of a requirement of a membership fee...as its major retail function sells groceries, including foodstuffs, fresh and packaged meats, produce and dairy products, which are intended for consumption off-premises, and household supplies"	"where the principal admission criterion is the geographic proximity to the school"	"provides a broad spectrum of services suited to the diverse needs and interests of independent older persons"	"provides general medical treatment or general surgical services...to any physically sick or injured person."	"for which no admission fee is required."	"publicly sponsored social, recreational or educational activities"	"operating under a valid permit...without the requirement of a membership fee"	"has materials available for the public to borrow at no cost."
Acceptable Examples	"Publix Super Markets, Winn Dixie Stores, Super Wal-Mart Stores, etc."	"including a charter school"	"among the properties identified on the 2011 FHFC Senior Center List, effective 12-9-10"	"(that does not require a prior appointment)"	NONE	NONE	NONE	NONE
Unacceptable Examples	"does not include any retail establishment which sells groceries in addition to its major retail function, such as the sale of gasoline, drugs, or sundries, where the sale of groceries is not a major retail function, based on allocated space or on gross sales, such as CVS Drug Stores, Walgreen Drug Stores, Dollar General Stores, Family Dollar Stores, etc."	"except for a charter school that is not generally available to appropriately aged children in the radius area."	Any property NOT on the 2011 FHFC Senior Center List would not qualify	NONE	"Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses."	NONE	NONE	NONE
Regulatory	NONE	Public schools are not regulated by FHFC, but are regulated by other governmental entities	NONE	Medical facilities are not regulated by FHFC, but are regulated by other governmental entities	"listed with and maintained by a Local Government department that manages parks"	"listed with and maintained by a Local Government department that manages community centers"	"S. 465.018, F.S."	NONE
Definitional Requirements per Service	5	4	3	4	5	4	3	1

EXHIBIT B

Scoring Summary Report

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

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			79.00	79.00	79.00	
Proximity Tie-Breaker Points		6	6.00	6.00	6.00	
Eligible for 1/8th Mile Ranking Preference		37	34.50	32.50	34.50	
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
Developer									
1S	II.	B.	1.c.	Housing Credit Development Experience	3.00	3.00	3.00	3.00	
Construction Features and Amenities									
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	
Set-Aside Commitments									
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	
Resident Programs									
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	
Local Government Contributions									
11S	IV.	A.		Contributions	5.00	5.00	5.00	5.00	
Local Government Incentives									
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
Transit Services									
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	
Tier 1 Services									
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	
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	
Total Tier 1 Service Score					12.00	11.50	11.50	11.50	
Tier 2 Services									
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	
FHFC Proximity List									
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	

Copy

Brief Statement of Explanation regarding
Application No. 2011 - 132C

Provide a separate brief statement for each NOPSE

At Exhibit 25, Applicant submitted Pinellas Trail Linear Park as its Public Park. As shown on the attached Google aerial, Pinellas Trail is not a park at the location indicated (it is merely a bike trail in the City street), nor is it a park than can be used by all residents; i.e.; young children playing on this section of Pinellas Trail would be in danger of being hit by cars. The Application Instructions state "...a Public Park means an outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses." Per our examination of Pinellas Trail, it is not intended for the general public and therefore fails the definition of Public Park. Therefore, the Applicant should lose the 2.00 Proximity Tie-Breaker Points awarded for a Public Park.

Copy

2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE BIDDING

Name of Development: Cannibal Landing
(See B.A.C. of the 2011 Universal Cycle Application)

Development Location: NW Corner of the intersection of 6th Street South and 4th Avenue South, St. Petersburg
(As 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 the street name, closest designated intersection and city if located within a city or (a) the street name, closest designated intersection and county if located in the unincorporated area of the county.) If the Development consists of finished lots, the Development Location stated above must reflect the Scattered Sites where the Tie-Breaker Measurement Point is located.)
The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6. F.A.C.

State the Tie-Breaker Measurement Point	N 27 Degrees	46 Minutes	03.3 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	33.1 Seconds (truncated after 1 decimal place)
---	--------------	------------	--	--------------	------------	--

If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of the Scattered Site with the most units?
 Yes or No (Must check one if Development consists of Scattered Sites.)

To be eligible for proximity tie-breaker points, Degree and Minutes must be stated as whole numbers and Seconds must be truncated after 1 decimal place. The Corporation will utilize Street Atlas USA 2010, published by DeLorme, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

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

Public Bus Stop	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public Bus Transfer Stop or Public Bus Rapid Transit Stop	N 27 Degrees	46 Minutes	03.1 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	40.9 Seconds (truncated after 1 decimal place)
Public Rail Station	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)

Tier 1 and Tier 2 Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.

Tier 1 Services:	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Grocery Store: Name - <u>Publix</u> Address - <u>351 3rd Street South</u>	N 27 Degrees	46 Minutes	08.3 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	12.2 Seconds (truncated after 1 decimal place)
Public School: Name - <u>N/A</u> Address - _____	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
Medical Facility: Name - <u>Bayfront Medical Center</u> Address - <u>701 6th Street South</u>	N 27 Degrees	45 Minutes	50.5 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	33.0 Seconds (truncated after 1 decimal place)
Senior Center: Name - <u>Sunshine Senior Center</u> Address - <u>350 5th Street North</u>	N 27 Degrees	46 Minutes	32.2 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	25.0 Seconds (truncated after 1 decimal place)
Tier 2 Services:	Latitude			Longitude		
Public Park: Name - <u>Pinellas Trail Linear Park</u> Address - <u>SW Corner of 6th St. S & 1st Ave. S</u>	N 27 Degrees	46 Minutes	12.9 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	30.8 Seconds (truncated after 1 decimal place)
Community Center: Name - <u>Cannibal Park Recreation Center</u> Address - <u>601 14th Street South</u>	N 27 Degrees	45 Minutes	50.0 Seconds (truncated after 1 decimal place)	W 82 Degrees	39 Minutes	12.2 Seconds (truncated after 1 decimal place)
Flourmill: Name - <u>Wharves</u> Address - <u>601 7th Street South</u>	N 27 Degrees	45 Minutes	49.4 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	36.8 Seconds (truncated after 1 decimal place)
Public Library: Name - <u>St. Petersburg Library</u> Address - <u>280 5th Street North</u>	N 27 Degrees	46 Minutes	28.7 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	25.0 Seconds (truncated after 1 decimal place)

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

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

Catherine A. Bosco
Signature

Catherine A. Bosco, PSM, Project Surveyor
Print or Type Name and Title of Signatory

George F. Young, Inc.
Name of Surveyor

299 Dr. MLK Jr. Street North, St. Petersburg, Florida
Address (street address, city, state)

186287
Florida License Number

727-822-4317

Telephone Number (including area code)

61G16 (Rev. 2-11) 67-48.004(1)(a), 67-31.007(1)(a), F.A.C.

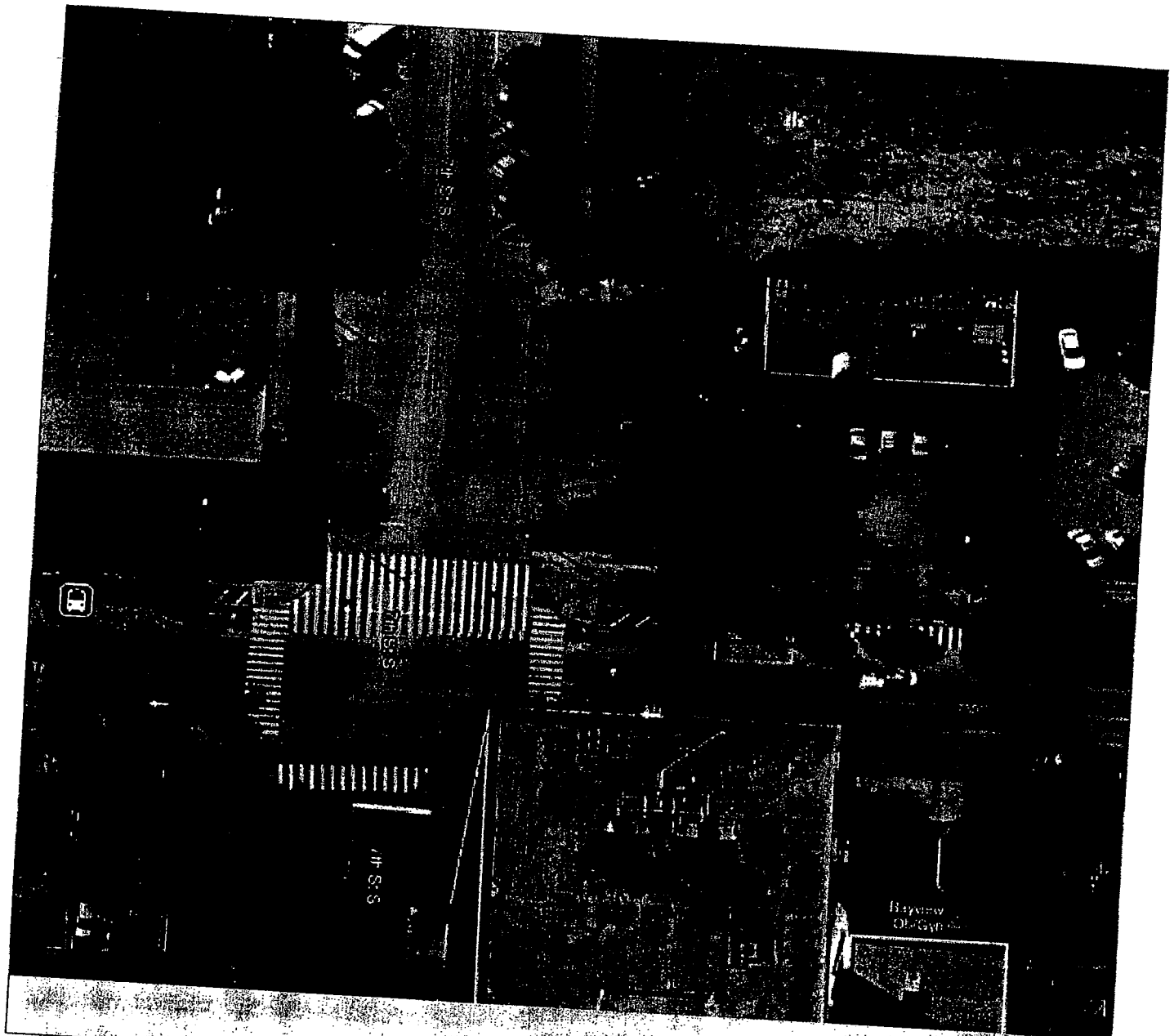
This certification consists of 2 pages. This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not be eligible to receive proximity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

Provide Behind a Tab Labeled "Exhibit 25"

Google

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To see all the details that are visible on the screen, use the Print link next to the map.



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- Beaches & Outdoors
- Arts & Culture
- Dining & Entertainment
- Events & Festivals
- Cities & Towns
- Maps & Planning
- Hotels & Rentals

fred marquis pinellas trail

12020 Walsingham Rd.
Largo, FL 33778
727-549-6099 , 727-582-2100
fax: 727-582-2550

<http://www.pinellascounty.org/trailgd>



Pinellas Bike Trail

Top Features

- Pets on Leash Allowed
- Wheelchair-friendly
- Bicycling

Description

A unique linear park extending nearly 50 miles from St. Petersburg to Tarpon Springs, with great hiking, walking and biking.

Amenities

- Bicycling
- Wheelchair-friendly
- Pets on Leash Allowed
- City/County Park
- Hours: 7am to dusk

Map and Directions



Attractions nearby

Restaurants nearby

Learn More

- ARTICLE : Explore St. Pete Area Arts Districts on Foot
- ARTICLE : Pet-Friendly Places
- ARTICLE : Explore Outdoors: St. Pete Clearwater Area Preserves
- ARTICLE : A Child's Adventure Tale
- ARTICLE : Romantic Weekend Getaway in St Pete/Clearwater
- ARTICLE : Clearwater
- ARTICLE : St. Pete/Clearwater Parks & Preserves
- ARTICLE : Great Places to Run or Walk in St Pete/Clearwater

- Meetings
- Media
- Travel Trade
- Sports
- Film
- Weddings

BEACHES

- St. Pete Beach
- Clearwater Beach
- Fort De Soto Park
- Caladesi Island
- Honeymoon Island

HOTELS

- Hotels
- Condos
- Motels
- Bed & Breakfasts
- Superior Small Lodging

EXPERIENCES

- Restaurants
- Family Attractions
- Beaches
- Outdoors
- Culture

COMMUNITIES

- St. Petersburg
- St. Pete Beach
- Clearwater
- Clearwater Beach
- Tarpon Springs

EVENTS

- What's on Now
- January
- February
- March
- April

MAPS & GETTING HERE

- Weather & Temps
- Airport Info
- Driving Distances
- Interactive Maps

LANGUAGE

- Spanish
- German
- French

WEDDINGS

- Reception Venues
- Hotel Venues
- [More >>](#)

[Sand Key Park](#)
[More >>](#)

[Vacation Rentals](#)
[More >>](#)

[Golf & Sports](#)
[GLBT](#)
[More >>](#)

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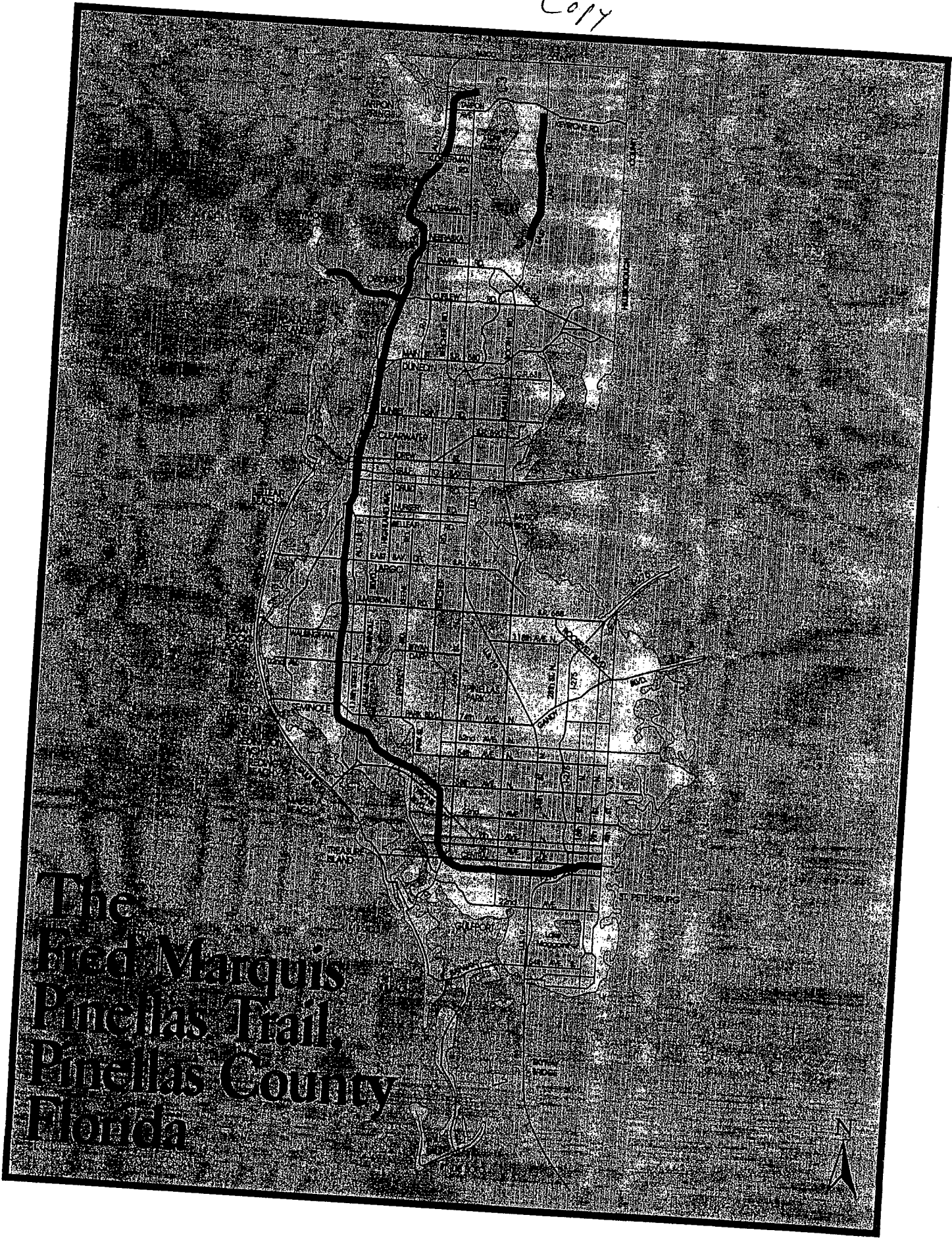
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727.454.7200 / 877.352.3224

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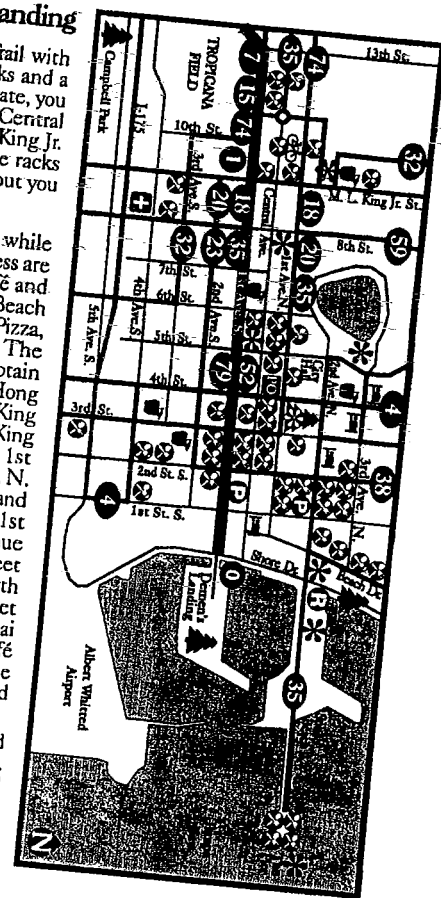
The
Fred Marquis
Pinellas Trail
Pinellas County
Florida



Downtown St. Petersburg- Tropicana Field to Demen's Landing

Copy

Downtown St. Petersburg is by far the busiest destination on the Pinellas Trail with over 65 restaurants, hundreds of shops and galleries, plenty of museums, parks and a wide range of attractions from Tampa Bay to Tropicana Field. To help you navigate, you need to know that all streets run north/south, while all avenues run east/west. Central Avenue is the dividing line between north and south avenues, and Dr. M. L. King Jr. Street delineates the 900 block of east/west address numbers. There are bike racks everywhere and plenty to see and do. You can be anything you want in St. Pete, but you can't be bored. It's just not possible.



The Coney Island Grill is on Dr. M. L. King Jr. St. just south of 3rd Avenue North while The Hooker Tea Company, Pacuigo Café, Parkshore Grill and Marketplace Express are all along Beach Drive on either side of 3rd Avenue North. The Daily Grind Café and Zapata's Mexican Restaurant are on 2nd Avenue North between 1st Street and Beach Drive. BayWalk, on 2nd Ave. N. between 1st and 2nd Streets, hosts Ammazza Pizza, Ben & Jerry's Ice Cream, Gratzzi Ristorante, Grill 121 and the Tokyo Sushi Café. The Pier, on the east end of 2nd Avenue North, offers Burger Bay, Café Morrows, Captain Al's, Cha Cha Coconuts, The Columbia Restaurant, Cones Ice Cream and the Hong Kong Corner. Café 10-0-One is on 1st Avenue N. between 11th Street and M. L. King Street with The Chatterbox Grill on the southwest corner of 1st Ave. North and King Street. Tangiers' Deli, Bada Bing Pizza and The Globe Coffee Lounge are on 1st Avenue N. between 5th and 6th Streets, The Gaslight Gourmet Deli is on 1st Ave. N. between 4th and 5th Streets and Five Guys Burgers is on 3rd Street between 1st and 2nd Avenues North. Ratchada Thai is on the southeast corner of 3rd St. and 1st Avenue N., while Tangelo's, Joey Brooklyn's Pizza and Angie's Café are on 1st Avenue N. between 2nd and 3rd Streets. Starbuck's is on the northeast corner of 2nd Street and 1st Avenue North, with The Atlanta Bread Company on 1st Avenue North between 1st and 2nd Streets. The Full Monty Frozen Yogurt clothes 2nd Street are along Central just west of 11th Street (the roundabout), while The Bohemia Café is on Central between 11th Street and M. L. King Street. There's a Subway on the corner of M. L. King Street and 1st Avenue South. Bangkok Thai, The Dome Grill and the Central Coffee Shop are on Central between 5th and 6th Streets.

The King and I Thai, Grillside Central, Lonni's Sandwiches, The Cupcake Spot and The Schokolad Chocolate Factory are on Central Avenue between 4th and 5th Streets. G's Rotisserie Grill and the Primi Urban Café are on 4th Street between Central and 1st Avenue North, while The Green Chili Indian Bistro is on Central Avenue between 3rd and 4th Streets. The Athenian Garden and The Burrito Border are on 3rd Street corner of Central Avenue and 1st Avenue South. The Lucky Dill on the northeast corner of Central Avenue and 3rd Street. Zurrito's is on 3rd Street just south of

Fortunato's Pizza, the Central Avenue Oyster Bar, Chappy's Louisiana Kitchen, the Central Café and Organics, The Garden Restaurant and Subway are all along Central Avenue between 2nd and 3rd Streets. The Buona Vita Ristorante is on 1st Avenue South between 2nd and 3rd Streets. The Midtown Restaurant is on the southwest corner of 1st Avenue South and 2nd Street, while the Z Grille is on the southeast corner of that same intersection. The Red Mesa Cantina is on 3rd Street at 2nd Avenue South, the Hong Kong buffet is on M. L. King Street at 3rd Avenue South and there's a Domino's Pizza on 8th Street at 4th Avenue South. The China Kitchen and a Subway are in the shopping center on 3rd Street at 3rd Avenue South. There's a Starbuck's on the corner of 1st Street and 4th Avenue South and the Barnes & Noble bookstore on the southeast corner of 3rd Street and 5th Avenue South has its own café.

The Downtown Food Mart is on M. L. King Street at 2nd Avenue North, the Central Quick Stop Deli is on Central Avenue between 6th and 7th Streets, John's Variety is on 4th Street between 2nd and 3rd Avenues North and The Food Mart is on the southeast corner of 4th Street at 1st Avenue North. There's a Publix grocery store on 3rd Street just south of 2nd Avenue South and a CVS drugstore on the southwest corner of 3rd Street and 3rd Avenue South.

The 66 Fixed bicycle shop offers sales and service on 1st Avenue North just west of M. L. King Street.

The Courtyard Marriott is on the northwest corner of 4th Street and 3rd Avenue North, with America's Best Inn on 3rd Avenue North just east of 4th Street. The Pier Hotel is on 2nd Avenue North between 2nd and 3rd Streets and The Williams Park Plaza Hotel is on 1st Avenue North between 3rd and 4th Streets. The Hampton Inn Suites are on Beach Drive at Central Avenue.

Campbell Park runs along the south side of 5th Avenue South east of 16th Street, Williams Park is at 4th Street and 1st Avenue North and Straub Park is between Beach and Shore Drives north of 2nd Avenue North. Demen's Landing is on Tampa Bay at the east end of 1st Avenue South.

There are public restrooms on 2nd Avenue North at Shore Drive.

There are parking garages between 1st and 2nd Ave. N. between 1st and 2nd St. and between Central Ave. and 1st Ave. S.

The St. Petersburg Police Department is on Central Avenue at 13th Street and the Greyhound bus station is on M. L. King Street just south of 2nd Avenue North. The Chihuly Collection will be on the northeast corner of Central Avenue and 8th Street and the Minor Lake Public Library is on the southwest corner of 5th Street and 3rd Avenue North. Williams Park, on 4th Street at 1st Avenue North, is a PSTA bus hub. The Museum of Fine Arts and the Museum of History are both on 2nd Avenue North on either side of Shore Drive. BayWalk, on 2nd Avenue North between 1st and 2nd Streets, offers dining and entertainment, including the Muvico 20 movie theater. The Pier, at the east end of 2nd Avenue North, offers dining, entertainment, shopping and a great view of both Tampa Bay and downtown St. Pete from the observation deck.

St. Pete Fire Station #1 is on the southeast corner of 8th Street and 4th Avenue South. In case of emergency dial 911.

2011 CURE FORM

(Submit a SEPARATE form for EACH reason relative to EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2011- 132 C** and pertains to:

Part III Section A Subsection 10.a Exhibit No. 25 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____ S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____ A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. ____ T	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Proximity Points Not Maxed	Item No. <u>5</u> P	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____ C	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:
 This revision or additional documentation is submitted to address an issue resulting from a cure to Part ____ Section ____ Subsection ____ Exhibit ____ (if applicable).

Brief Statement of Explanation regarding Cure for Application No. 2011-132C

The Applicant identified the Pinellas Trail as its Public Park for Proximity Tie-Breaker Points. A NOPSE claimed the Pinellas Trail was not a park, but "merely a bike trail in the City street," and that it could not be used by all residents.

The NOPSE challenger cited a "Google Aerial" as its basis to challenge the Pinellas Trail as a qualifying park. Florida Housing provided the following explanation when it scored the Pinellas Trail as a non qualifying park: "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."

Page 36 of the Application Instructions define a Public Park as:

1. An outdoor public location;
2. At least one acre in size, and
3. Listed with and maintained by a Local Govt department that manages parks, and
4. For which no fee is required.

As shown in the Pinellas County Parks and Preserves website (pages attached). The Pinellas Trail is a protected greenspace for "walking, jogging, skating, and biking." Further, the County website states that the Pinellas County Parks & Conservation Resources Department is responsible for the Trails maintenance and operating costs. Accordingly, the Pinellas Trail:

1. Is an outdoor public location;
2. Is at least one acre in size (extends from downtown St Pete to the northern part of the county);
3. Is listed and maintained by a Local Government Department (Pinellas County Parks and Preserves Department), and
4. Does not require a fee.

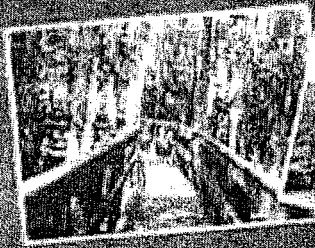
Further, as noted on the County Parks website, the Pinellas Trail serves "runners, bicyclists, walkers, skaters and other outdoor enthusiasts." The Pinellas Trail is not a single-purpose park (like a skate park, golf course etc), but is a "unique, protected greenspace" according to the County Parks website.

In light of the foregoing, the Pinellas Trail clearly meets the definition of a Public Park, as defined in the Application Instructions, and Florida Housing should reinstate the 2.0 proximity tie-breaker points awarded during preliminary scoring.

In the event that Florida Housing does not accept the above explanation, attached is a Surveyor's Certificate showing that the development is within .50 miles of Campbell Park. This will result in the Applicant being awarded 1.75 proximity tie-breaker points. The Applicant is reserving its right to challenge Florida Housing's NOPSE determination that the Pinellas Trail is not a qualifying Public Park.



Parks & Preserves

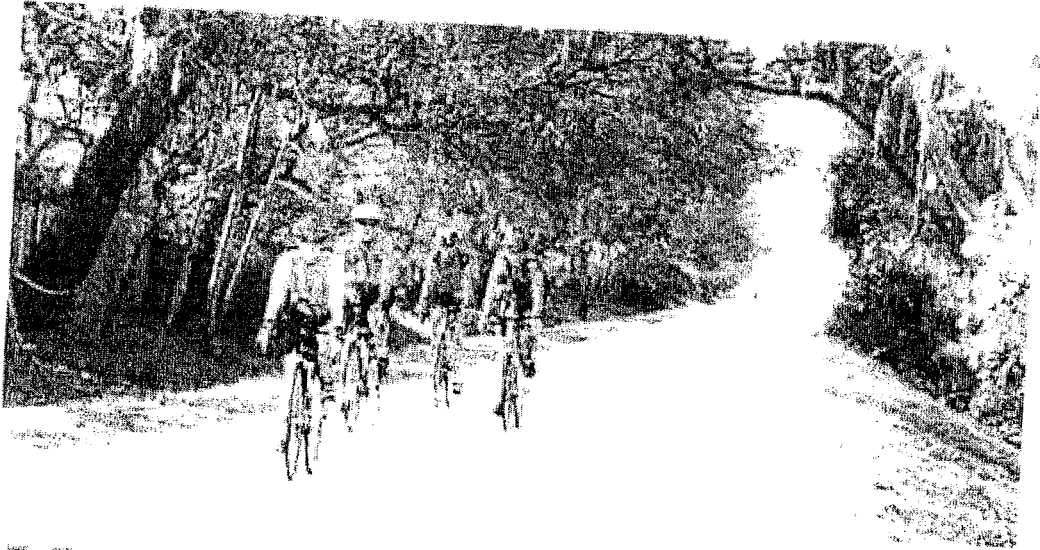


Official Government Website

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News | Media SHARE

- Parks & Preserves Home
- Select a Park / Preserve
- General Info / Hours
- Boat Ramps / Beach Parking
- Managed Areas
- Reserve a Campsite
- Reserve a Picnic Shelter
- Private Events / Weddings
- Publications
- Trails / Nature Walks
- Volunteer In Parks



Pinellas Trail

Parks & Conservation Resources
 12520 Ulmerton Road
 Largo, FL 33774
 (727) 549-6099
 Park Ranger (727) 582-2100

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The Trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. Pinellas County Parks & Conservation Resources is responsible for the Trail's maintenance and operating costs.

Parks & Conservation Resources
 Administration
 12520 Ulmerton Road
 Largo, FL 33774
 (727) 582-2100
 Contact Us

Mileage Maps:

All trail maps are in pdf format:

- [Pinellas Trail Locator Map](#)
- [Overview Map of the Trail](#)
- [Mileage: North Section](#)
- [Mileage: South Section](#)

About the Pinellas Trail:

- [History](#)
- [Timeline](#)
- [Art on the Pinellas Trail](#)
- [Trail Awards](#)
- [Trail Rules](#)

Individual Pinellas Trail Maps:

(Note: Individual maps could have changed.)

- [Tarpon Springs](#)
- [South Tarpon Springs](#)
- [Crystal Beach](#)

Other Information:

[Bike/Skate Rentals near Trail](#)
[Bikes on Buses](#) For information on bus routes near the Trail,

[Palm Harbor/Ozona](#)
[North Dunedin](#)
[Honeymoon Island Trail Spur](#)
[Downtown Dunedin](#)
[North Clearwater](#)
[Downtown Clearwater](#)
[South Clearwater/North Largo](#)
[South Largo](#)
[North Seminole](#)
[Seminole](#)
[Bay Pines Area](#)
[Tyrone Area](#)
[Pasadena Area](#)
[North Gulfport Area](#)
[St. Petersburg 34th St. area](#)
[St. Petersburg 34th St. to Trop](#)
[St. Petersburg Downtown](#)
[Map Icons Legend](#)
[All maps in one](#)

360° Views of Pinellas Trail:

[Cross Bayou](#)
[Dunedin](#)
[Honeymoon Island](#)
[Stevenson Creek](#)
[Tarpon Springs](#)
[Taylor Park](#)

Trail News:

[Emergency Response Decals on Trail](#)
[Pinellas Trail 20th Anniversary](#)

Most Pinellas County residents have bicycled, walked, jogged or in-line skated on it. The Fred Marquis Pinellas Trail, a project that is the source of great community pride, is a multi-use trail everyone can enjoy.

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. The County's Parks & Conservation Resources Department is responsible for the trail's maintenance and operating costs.

When completed this unique linear park will convert approximately 47 miles of unused railroad easement and other rights of way into a trail for runners, bicyclists, walkers, skaters and other outdoor enthusiasts. The trail now extends

please call the Pinellas Suncoast Transit Authority at (727) 540-1900.

[Pinellas Trail as an Interactive GIS Map](#). select the "Parks and Recreation" category called "Fred Marquis Trail"

[Volunteer - Pinellas Trails, Inc.](#) - a volunteer citizens fund-raising group who support the trail.

[Progress Energy Trail](#)

[Pinellas Trailways Bicycle Lanes](#)

[Blueways Paddling Trail](#)

Free Pinellas Trail Guide Map: (all maps are online)

The Guide to the Pinellas Trail is a convenient, pocket-sized flip chart map for navigating the Trail. The trail guide details rest stops, service stations, restaurants, pay phones, bicycle shops, park areas, and much more along the entire length of the Pinellas Trail.

You can pick up a trail guide at the Park Office, area libraries, chambers of commerce, bicycle shops, or at the Pinellas County Courthouse Information Desk.

For more information, please call (727) 464-8200 or write to: Pinellas County Planning Department, 600 Cleveland Street, Suite 750, Clearwater, FL 33755.



from northernmost Pinellas County to the southern end of the county, offering Pinellas County citizens a diversified recreational opportunity.

To help everyone enjoy the trail, there are some basic rules:

The trail is only open during daylight hours.

Alcoholic beverages are prohibited.

Pedestrians and handicapped have the right of way, wheelchairs should use the pedestrian lanes and electric handicap wheelchairs are always permitted.

Bicyclists are required to obey all traffic controls and signals.

Bicyclists are not permitted to wear headphones at any time.

Under age 16, they must wear a helmet.

Electric bicycles are prohibited.

Bicyclists and skaters should obey the posted speed limits. No racing, race training or pace lines. Skaters should use the bicycle lanes, and both skaters and cyclists should give an audible warning when passing.

Motorized vehicles (except electric handicap wheelchairs, maintenance, law enforcement and emergency vehicles) are prohibited.

Horses are prohibited.

Pets must be kept on a 6-foot leash and under control.

Trail News:

Emergency Response System - Decals

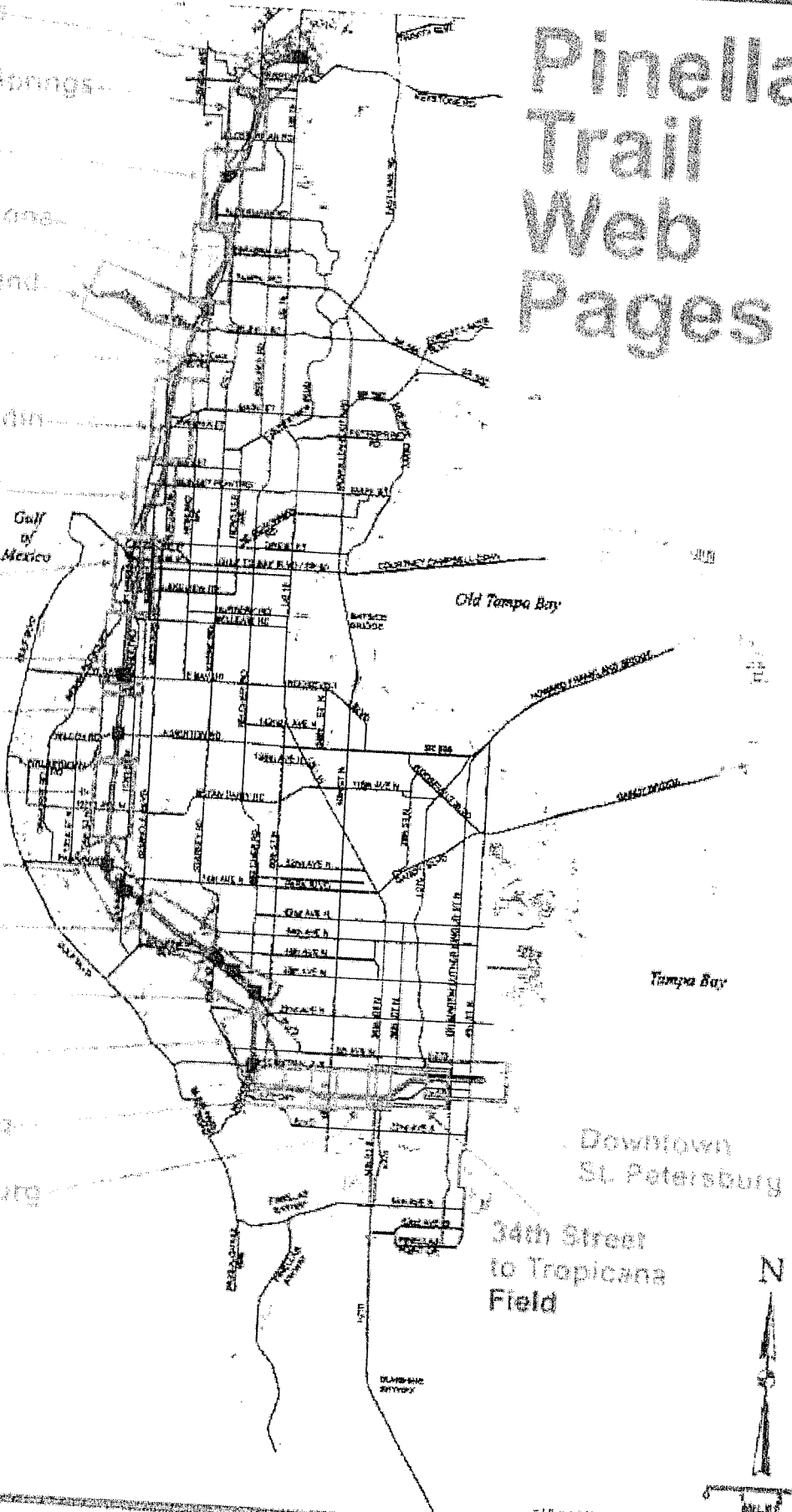
The trail now has an emergency response system with decals! The emergency response system will help keep the trail system safer and enable emergency response vehicles to pinpoint the exact location of an incident. The bright yellow decals are adhered directly onto the trail surface approximately 200 feet apart and have unique location numbers. The decals also provide contact information to report maintenance problems. The decals begin at Demens Landing in downtown St. Petersburg with PT-0000, and continue to east of U.S. Highway 19 in Tarpon Springs, where the Trail currently ends at Melon Street and Keystone Road with PT-0699.

Select Language

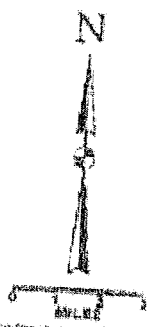


Pinellas Trail Web Pages

- Tarpon Springs
- South Tarpon Springs
- Crystal Beach
- Palm Harbor/Ozona
- Honeymoon Island
- North Dunedin
- Downtown Dunedin
- North Clearwater
- Downtown Clearwater
- Clearwater/Largo
- Largo
- North Seminole
- Seminole
- Bay Pines Area
- Lynne Area
- Pasadena Area
- West St. Petersburg
- Central St. Petersburg



34th Street to Tropicana Field



2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE HC APPLICATIONS

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 the street name, closest designated intersection and city if located within a city or (a) the street name, closest designated intersection and county if located in the unincorporated area of the county.) * If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Tie-Breaker Measurement Point is located.)
 The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point: ¹	N 27 Degrees	46 Minutes	03.3 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	31.1 Seconds (truncated after 1 decimal place)
---	-----------------	---------------	--	-----------------	---------------	--

If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of the Scattered Site with the most units?
 Yes or No (Must check one if Development consists of Scattered Sites.)
 To be eligible for proximity tie-breaker points, Degrees and Minutes must be stated as whole numbers and Seconds must be truncated after 1 decimal place. The Corporation will utilize Street Atlas USA 2010, published by DeLorme, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

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

Public Bus Stop	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public Bus Transfer Stop or Public Bus Rapid Transit Stop	N 27 Degrees	46 Minutes	03.1 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	40.9 Seconds (truncated after 1 decimal place)
Public Rail Station	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)

Tier 1 and Tier 2 Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below: ³

Tier 1 Services:	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Grocery Store: Name - Publix Address - 350 3rd Street South	N 27 Degrees	46 Minutes	08.3 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	12.2 Seconds (truncated after 1 decimal place)
Public School: Name - N/A Address -	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Medical Facility: Name - Bayfront Medical Center Address 701 6th Street South	N 27 Degree	45 Minutes	50.5 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	33.0 Seconds (truncated after 1 decimal place)
Senior Center: Name - Sunshine Senior Center Address - 330 5th Street North	N 27 Degree	46 Minutes	32.2 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	25.0 Seconds (truncated after 1 decimal place)
Tier 2 Services:	Latitude			Longitude		
Public Park: Name - Campbell Park Address - 601 14th Street South	N 27 Degrees	45 Minutes	54.9 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	54.1 Seconds (truncated after 1 decimal place)
Community Center: Name - Campbell Park Recreation Center Address - 601 14th Street South	N 27 Degrees	45 Minutes	50.0 Seconds (truncated after 1 decimal place)	W 82 Degrees	39 Minutes	12.2 Seconds (truncated after 1 decimal place)
Pharmacy: Name - Walgreens Address - 601 7th Street South	N 27 Degrees	45 Minutes	48.4 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	36.8 Seconds (truncated after 1 decimal place)
Public Library: Name - St. Petersburg Library Address 280 5th Street North	N 27 Degrees	46 Minutes	28.7 Seconds (truncated after 1 decimal place)	W 82 Degrees	38 Minutes	25.0 Seconds (truncated after 1 decimal place)

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

I, Nicholas M. Circello, PSM, Project Surveyor
 Print or Type Name and Title of Signatory

George F. Young, Inc.
 Name of Surveyor

299 Dr. MLK Jr. Street North, St. Petersburg, Florida
 Address (street address, city, state)

LS4898
 Florida License Number

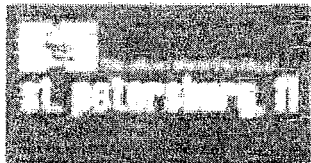
727-822-4317

Telephone Number (including area code)

UA1016 (Rev. 2-11) 67-48.004(1)(a); 67-21.003(1)(a), F.A.C.

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

Provide Behind a Tab Labeled "Exhibit 25"



Residents

Visitors

Business

City Government

Services

Search / Keyword



CAMPBELL PARK

City of St. Pete Beach

601 - 14th St. S

Campbell Park is a beautiful park located in St. Pete Beach, Florida. It features a large grassy field, mature trees, and a paved walking path. The park is a great place for families to enjoy outdoor activities and relaxation.

Hours

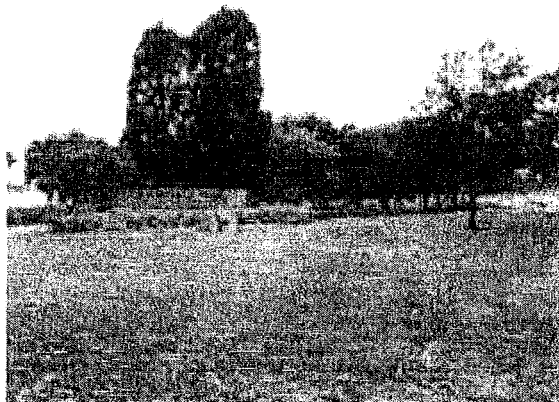
Hours

Hours

Hours

Hours

Campbell Park



Scoring Summary Report

File #: 2011-235C Development Name: Urban Edge

As of: 03/27/2012

	Met Threshold	Maximum Points/Eligibility	Preliminary	NOPSE	Final	Final Ranking
Total Points		Y/N	N	N	Y	
Ability to Proceed Tie-Breaker Points		79	79.00	79.00	79.00	
Proximity Tie-Breaker Points		6	6.00	6.00	6.00	
Eligible for 1/8th Mile Ranking Preference		37	34.75	32.25	30.75	
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	Developer	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
2S	III.	B.	3.a.	Construction Features and Amenities						
3S	III.	B.	3.b.	Optional - NC & Rehab. Units		9.00	9.00	9.00	9.00	9.00
3S	III.	B.	3.c.	Optional - All Developments Except SRO		12.00	12.00	12.00	12.00	12.00
4S	III.	B.	3.d.	Optional - SRO Developments		12.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.a.(1)	Optional - Universal Design & Visitability		10.00	10.00	10.00	10.00	10.00
5S	III.	B.	5.a.(2)	Green Building Features (NC & Redev.)		7.00	0.00	0.00	0.00	0.00
5S	III.	B.	5.b.	Green Building Certification (NC & Redev.)		10.00	10.00	10.00	10.00	10.00
6S	III.	E.	1.b.(2)	Set-Aside Commitments		10.00	0.00	0.00	0.00	0.00
7S	III.	E.	1.b.(3)	Special Needs Households		10.00	10.00	10.00	10.00	10.00
8S	III.	E.	3.	Total Set-Aside Commitment		10.00	0.00	0.00	0.00	0.00
				Affordability Period		4.00	4.00	4.00	4.00	4.00
9S	III.	F.	1.	Resident Programs		3.00	3.00	3.00	3.00	3.00
9S	III.	F.	2.	Programs for Non-Elderly & Non-Homeless		5.00	5.00	5.00	5.00	5.00
9S	III.	F.	3.	Programs for Homeless (SRO & Non-SRO)		6.00	0.00	0.00	0.00	0.00
10S	III.	F.	4.	Programs for Elderly		6.00	0.00	0.00	0.00	0.00
				Programs for All Applicants		6.00	6.00	6.00	6.00	6.00
11S	IV.	A.		Local Government Contributions		8.00	8.00	8.00	8.00	8.00
				Contributions		5.00	5.00	5.00	5.00	5.00
12S	IV.	B.		Local Government Incentives		4.00	4.00	4.00	4.00	4.00
				Incentives		5.00	5.00	5.00	5.00	5.00

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 SAS Urban Edge Apartments Managers, LLC, the general 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): Beach Village at Palm Coast. The January 25, 2012 Past Due Report is posted to the FHFC Website at http://www.floridahousing.org/PropertyOwnersAndManagers/PastDueReports/ . 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
Transit Services									
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	
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	4.00	4.00	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	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	4.00	3.50	0.00	
Eligible for Tier 1 Service Score Boost (Yes/No)						N	N	N	
Total Tier 1 Service Score					12.00	12.00	11.50	8.00	
Tier 2 Services									
5P	III.	A.	10.a	Public Park	2.00	2.00	0.00	2.00	
6P	III.	A.	10.a	Community Center	2.00	1.25	1.25	1.25	
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	
FHFC Proximity List									
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
4P	The Applicant attempted to cure Item 4P by providing a revised Surveyor Certification for Competitive HC Applications form changing the name of the Medical Facility to All Children's Hospital; however, evidence provided in NOADs demonstrates that All Children's Hospital does not provide general medical treatment to any physically sick or injured person.	Final	
4P	Evidence provided in a NOPSE calls into question whether the latitude and longitude coordinates for the Medical Facility stated on the Surveyor Certification for Competitive HC Applications form are located at Bayfront Medical Center at 701 6th Street S. The NOPSE states that the coordinates are for Bayfront Baby Place and All Children's Hospital, located at 501 6th Avenue South, which does not meet the definition of Medical Facility because it does not provide general medical treatment or general surgical services to any physically sick or injured person. A Surveyor Affidavit provided in the NOPSE provided the corrected latitude and longitude coordinates of Bayfront Medical Center. This revision reduces the proximity tie-breaker score by 0.50 points.	NOPSE	Final
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	

Copy
**UNIVERSAL APPLICATION PACKAGE
 NOTICE OF POSSIBLE SCORING ERROR (NOPSE)
 REQUEST FOR REVIEW FORM**

Notice of Possible Scoring Error(s) regarding Application No. 2011- 235C
 (one Application number per notice)

Part / <u>III</u> <u>III</u>	Section / <u>A</u> <u>C</u>	Subsection / <u>10.a</u> <u>1</u>	Exhibit No. <u>25</u> <u>26</u>	Number of Issues For Review <u>1</u> <u>1</u>
_____	_____	_____	_____	_____
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Total Number of Issues For Review				<u>2</u>

COPY
 NOPSE TRACKING NO.
 335

Submitted by Authorized Representative for Application Number 2011- 061C

Signature of Authorized Representative for above-designated Application.
 Signature: Michael A. Hartman
 Print Name: Michael A. Hartman

All notices must be submitted in accordance with subsection 67-48.004(4), F.A.C., and should contain enough information for staff to evaluate them. This will include, but may not be limited to, a detailed description of the issue being identified and action requested by the submitting Applicant, such as reduction of score or threshold failure. Attach additional pages if necessary. All notices should be submitted in typewritten form.

Copy

Brief Statement of Explanation regarding
Application No. 2011 - 235C

Provide a separate brief statement for each NOPSE

At Exhibit 25, Applicant submitted Pinellas Trail as its Public Park. As shown on the attached Google aerial, Pinellas Trail is not a park at the location indicated (it is merely a bike trail in the City street), nor is it a park than can be used by all residents; i.e.; young children playing on this section of Pinellas Trail would be in danger of being hit by cars. The Application Instructions state "...a Public Park means an outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses." Per our examination of Pinellas Trail, it is not intended for the general public and therefore fails the definition of Public Park. Therefore, the Applicant should lose the 2.00 Proximity Tie-Breaker Points awarded for a Public Park.

Copy

2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE HC APPLICATIONS

Name of Development: Urban Edge

(Per H.A.1. of the 2011 Universal Cycle Application)

North east corner of 4th St S and Delmar Terrace, St. Petersburg

Development Location: (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 (a) the street name, closest designated intersection and city located within a city or (b) the street name, closest designated intersection and county if located in the unincorporated area of the county) ... The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

Table with 6 columns: Degrees, Minutes, Seconds (truncated after 1 decimal place), Degrees, Minutes, Seconds (truncated after 1 decimal place). Values: N 27, 46, 00.0, W 82, 38, 17.8

If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of the Scattered Site with the nearest public Corporation will utilize Street Atlas USA 2010, published by DeLorme, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

Transit Service - State the latitude and longitude coordinates for one (1) Transit Service on the chart below:

Table with 6 columns: Public Bus Stop, Latitude (Degrees, Minutes, Seconds), Longitude (Degrees, Minutes, Seconds). Values: N 27, 46, 13.0, W 82, 38, 17.5

Tier 1 and Tier 2 Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below:

Table with 6 columns: Name - Public, Address, Latitude (Degrees, Minutes, Seconds), Longitude (Degrees, Minutes, Seconds). Lists services like Grocery Store, Public School, Medical Facility, Senior Center, Public Park, Community Center, Pharmacy, Public Library.

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

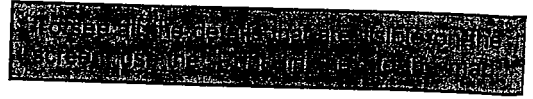
CERTIFICATION: Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature: James L. Rickman, Vice President PSM# 5833
Name of Surveyor: Allen & Company
Address: 213 S. Dillard Street, Suite 210, Winter Garden, FL 34787
Telephone Number: (407) 654-5355

UA1016 (Rev. 2-11) 67-0004(1)(a) 67-21.009(1)(a) F.A.C.
This certification consists of 2 pages. This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principal or Financial Beneficiary of the Applicant. If the certification is inappropriately signed, the Application will not be eligible to receive proximity tie-breaker points. If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the Application will not be eligible to receive proximity tie-breaker points. The Application may still be eligible for automatic points. The certification may be photocopied. To be considered for scoring purposes, at least page 1 of this 2 page certification form must be provided by the Applicant. Provide Behind a Tab Labeled "Exhibit 25"

Google

Copy



Copy



- Beaches & Outdoors
- Arts & Culture
- Dining & Entertainment
- Events & Festivals
- Cities & Towns
- Maps & Planning
- Hotels & Rentals

fred marquis pinellas trail

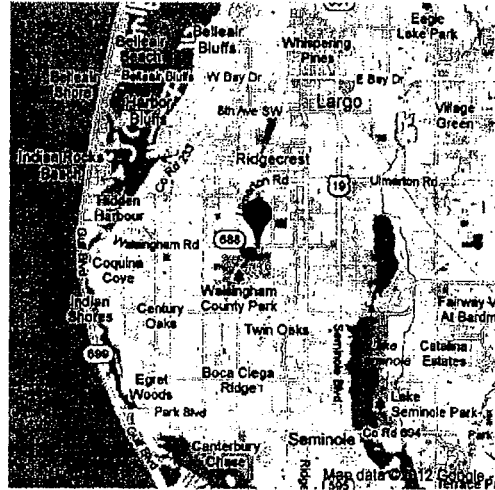
12020 Walsingham Rd.
 Largo, FL 33778
 727-549-6099 , 727-582-2100
 fax: 727-582-2550

<http://www.pinellascounty.org/trailqd>



Pinellas Bike Trail

Map and Directions



Top Features

- Pets on Leash Allowed
- Bicycling
- Wheelchair-friendly

Description

A unique linear park extending nearly 50 miles from St. Petersburg to Tarpon Springs, with great hiking, walking and biking.

Amenities

- Bicycling
- Wheelchair-friendly
- Pets on Leash Allowed
- City/County Park
- Hours: 7am to dusk

Attractions nearby

Restaurants nearby

Learn More

- ARTICLE : Explore St. Pete Area Arts Districts on Foot
- ARTICLE : Pet-Friendly Places
- ARTICLE : Explore Outdoors: St. Pete Clearwater Area Preserves
- ARTICLE : A Child's Adventure Tale
- ARTICLE : Romantic Weekend Getaway in St. Pete/Clearwater
- ARTICLE : Clearwater
- ARTICLE : St. Pete/Clearwater Parks & Preserves
- ARTICLE : Great Places to Run or Walk in St. Pete/Clearwater

- Meetings
- Media
- Travel Trade
- Sports
- Film
- Weddings

BEACHES

- St. Pete Beach
- Clearwater Beach
- Fort De Soto Park
- Caladesi Island
- Honeymoon Island

HOTELS

- Hotels
- Condos
- Motels
- Bed & Breakfasts
- Superior Small Lodging

EXPERIENCES

- Restaurants
- Family Attractions
- Beaches
- Outdoors
- Culture

COMMUNITIES

- St. Petersburg
- St. Pete Beach
- Clearwater
- Clearwater Beach
- Tarpon Springs

EVENTS

- What's on Now
- January
- February
- March
- April

MAPS & GETTING HERE

- Weather & Temps
- Airport Info
- Driving Distances
- Interactive Maps

LANGUAGE

- Spanish
- German
- French

WEDDINGS

- Reception Venues
- Hotel Venues
- [More >>](#)

Sand Key Park
[More >>](#)

Vacation Rentals
[More >>](#)

Golf & Sports
GLBT
[More >>](#)

[More >>](#)

[More >>](#)

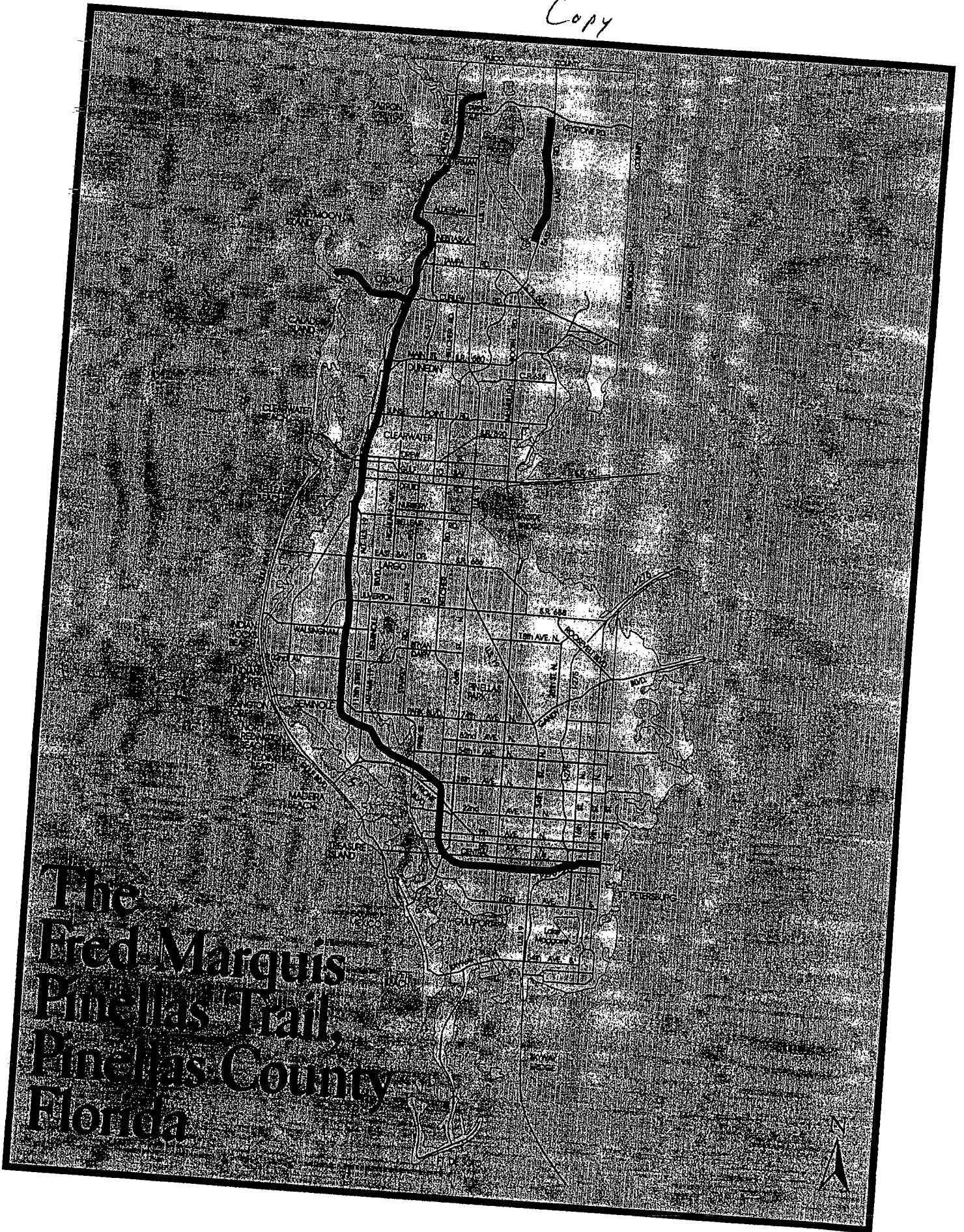
Roads & Car Rentals
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St. Petersburg/Clearwater Area Convention & Visitors Bureau : 13805 58th Street North, Suite 2-200, Clearwater, FL 33760.
727.464.7200 / 877.352.3224

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The
Fred Marquis
Pinellas Trail,
Pinellas County
Florida



Copy

Downtown St. Petersburg- Tropicana Field to Demen's Landing

Downtown St. Petersburg is by far the busiest destination on the Pinellas Trail with over-65 restaurants, hundreds of shops and galleries, plenty of museums, parks and a wide range of attractions from Tampa Bay to Tropicana Field. To help you navigate, you need to know that all streets run north/south, while all avenues run east/west. Central Avenue is the dividing line between north and south avenues, and Dr. M. L. King Jr. Street delineates the 900 block of east/west address numbers. There are bike racks everywhere and plenty to see and do. You can be anything you want in St. Pete, but you can't be bored. It's just not possible.

The Coney Island Grill is on Dr. M. L. King Jr. St. just south of 3rd Avenue North while The Hooker Tea Company, Pacuigo Café, Parkshore Grill and Marketplace Express are all along Beach Drive on either side of 3rd Avenue North. The Daily Grind Café and Zapata's Mexican Restaurant are on 2nd Avenue North between 1st Street and Beach Drive. BayWalk, on 2nd Ave. N. between 1st and 2nd Streets, hosts Ammazza Pizza, Ben & Jerry's Ice Cream, Gratzzi Ristorante, Grill 121 and the Tokyo Sushi Café. The Pier, on the east end of 2nd Avenue North, offers Burger Bay, Café Morrows, Captain Al's, Cha Cha Coconuts, The Columbia Restaurant, Cones Ice Cream and the Hong Kong Corner. Café 10-0-One is on 1st Avenue N. between 11th Street and M. L. King Street with The Chatterbox Grill on the southwest corner of 1st Ave. North and King Street. Tangiers' Deli, Bada Bing Pizza and The Globe Coffee Lounge are on 1st Avenue N. between 5th and 6th Streets, The Gaslight Gourmet Deli is on 1st Ave. N. between 4th and 5th Streets and Five Guys Burgers is on 3rd Street between 1st and 2nd Avenues North. Ratchada Thai is on the southeast corner of 3rd St. and 1st Avenue N., while Tangelo's, Joey Brooklyn's Pizza and Angie's Café are on 1st Avenue N. between 2nd and 3rd Streets. Starbucks is on the northeast corner of 2nd Street and 1st Avenue North, with The Atlanta Bread Company on 1st Avenue North between 1st and 2nd Streets. The Full Monty Frozen Yogurt clothes 2nd Street between 1st and 2nd Avenues North. Savannah's Café, DJ's Café and Chang Mai Thai are along Central just west of 11th Street (the roundabout), while The Bohemia Café is on Central between 11th Street and M. L. King Street. There's a Subway on the corner of M. L. King Street and 1st Avenue South. Bangkok Thai, The Dome Grill and the Central Coffee Shop are on Central between 5th and 6th Streets.

The King and I Thai, Grillside Central, Lonni's Sandwiches, The Cupcake Spot and The Schokolad Chocolate Factory are on Central Avenue between 4th and 5th Streets. G's Rotisserie Grill and the Primi Urban Café are on 4th Street between Central and 1st Avenue North, while The Green Chili Indian Bistro is on Central Avenue between 3rd and 4th Streets. The Athenian Garden and The Burrito Boarder are on 3rd Street between Central Avenue and 1st Avenue South, with The Lucky Dill on the northeast corner of Central Avenue and 3rd Street. Zurruto's is on 3rd Street just south of Central Avenue.

Fortunato's Pizza, the Central Avenue Oyster Bar, Chappy's Louisiana Kitchen, the Central Café and Organics, The Garden Restaurant and Subway are all along Central Avenue between 2nd and 3rd Streets. The Buona Vita Ristorante is on 1st Avenue South between 3rd and 4th Streets, while Café Alma is on 1st Avenue South between 2nd and 3rd Streets. The Midtown Restaurant is on the southwest corner of 1st Avenue South and 2nd Street, while the Z Grille is on the southeast corner of that same intersection. The Red Mesa Cantina is on 3rd Street at 2nd Avenue South, the Hong Kong buffet is on M. L. King Street at 3rd Avenue South and there's a Domino's Pizza on 8th Street at 4th Avenue South. The China Kitchen and a Subway are in the shopping center on 3rd Street at 3rd Avenue South. There's a Starbucks on the corner of 1st Street and 4th Avenue South and the Barnes & Noble bookstore on the southeast corner of 3rd Street and 5th Avenue South has its own café.

The Downtown Food Mart is on M. L. King Street at 2nd Avenue North, the Central Quick Stop Deli is on Central Avenue between 6th and 7th Streets, John's Variety is on 4th Street between 2nd and 3rd Avenues North and The Food Mart is on the southeast corner of 4th Street at 1st Avenue North. There's a Publix grocery store on 3rd Street just south of 2nd Avenue South and a CVS drugstore on the southwest corner of 3rd Street and 3rd Avenue South.

The 66 Fixed bicycle shop offers sales and service on 1st Avenue North just west of M. L. King Street.

The Courtyard Marriott is on the northwest corner of 4th Street and 3rd Avenue North, with America's Best Inn on 3rd Avenue North just east of 4th Street. The Pier Hotel is on 2nd Avenue North between 2nd and 3rd Streets and The Williams Park Plaza Hotel is on 1st Avenue North between 3rd and 4th Streets. The Hampton Inn Suites are on Beach Drive at Central Avenue.

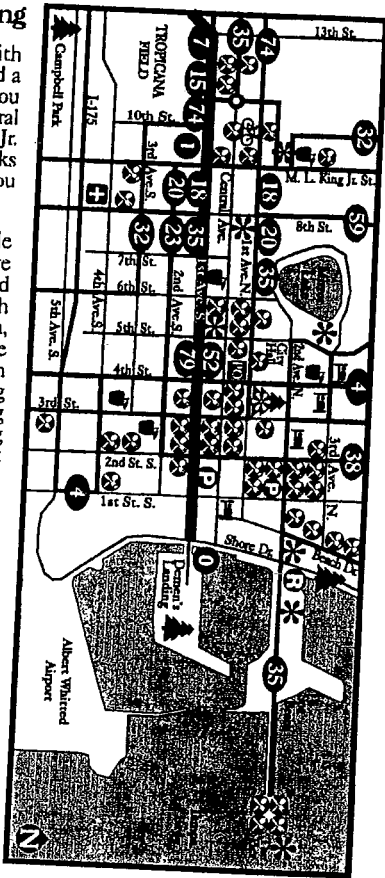
Campbell Park runs along the south side of 5th Avenue South east of 16th Street, Williams Park is at 4th Street and 1st Avenue North and Straub Park is between Beach and Shore Drives north of 2nd Avenue North. Demen's Landing is on Tampa Bay at the east end of 1st Avenue South.

There are public restrooms on 2nd Avenue North at Shore Drive.

There are parking garages between 1st and 2nd Ave. N. between 1st and 2nd St. and between Central Ave. and 1st Ave. S. between 1st and 2nd Streets.

The St. Petersburg Police Department is on Central Avenue at 13th Street and the Greyhound bus station is on M. L. King Street just south of 2nd Avenue North. The Chihuly Collection will be on the northeast corner of Central Avenue and 8th Street and the Mirror Lake Public Library is on the southwest corner of 5th Street and 3rd Avenue North. Williams Park, on 4th Street at 1st Avenue North, is a PSTA bus hub. The Museum of Fine Arts and the Museum of History are both on 2nd Avenue North on either side of Shore Drive. BayWalk, on 2nd Avenue North between 1st and 2nd Streets, offers dining and entertainment, including the Muvico 20 movie theater. The Pier, at the east end of 2nd Avenue North, offers dining, entertainment, shopping and a great view of both Tampa Bay and downtown St. Pete from the observation deck.

St. Pete Fire Station #1 is on the southeast corner of 8th Street and 4th Avenue South. In case of emergency dial 911.



2011 CURE FORM

(Submit a SEPARATE form for EACH reason relative to
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2011-235C** and pertains to:

Part III Section A Subsection 10.a. Exhibit No. 25 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. ____T	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Proximity Points Not Maxed	Item No. 5P	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part ____ Section ____ Subsection ____ Exhibit ____ (if applicable).

**Brief Statement of Explanation regarding
Application 2011 – 235C**

Provide a separate brief statement for each Cure

**Please see the attached detailed explanation, additional documentation, and other
information regarding Proximity Tie-Breaker Point Issue 5P.**

235C: Urban Edge – Item 5P: Public Park

The 2/22/2012 Scoring Summary for Application No. 235C identifies as Tie-Breaker Proximity Point Item 5P the following:

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.

The Applicant hereby provides the following additional documentation and other information to address this issue.

The Public Park identified by the Applicant is the Pinellas Trail. The Scoring Summary's only criticism of the Pinellas Trail is that it is "a location not intended for use by the general public."

The Pinellas Trail is clearly a park intended for use by the general public. An excerpt of the description of the Pinellas Trail from the Pinellas County Parks and Preserves website describes the Pinellas Trail as "a linear park and recreation trail" and "a unique, protected greenspace for walking, jogging, skating, and biking." A copy of the Pinellas County website is attached as Exhibit "A." The Pinellas Trail is further described as "a multi-use trail everyone can enjoy." There are no fees charged for use of the trail.

The website also provides a list of basic rules for use of the trail, including:

* * *

Pedestrians and handicapped have the right of way, wheelchairs should use the pedestrian lanes and electric handicap wheelchairs are always permitted.

* * *

Bicyclists and skaters should obey the posted speed limits ...both skaters and cyclists should give an audible warning when passing.

* * *

Motorized vehicles (except electric handicap wheelchairs, maintenance, law enforcement and emergency vehicles) are prohibited.

The trail is clearly designated for multiple forms of public use, and precautions have been taken to insure the safety of pedestrians, wheelchair users, and electric handicap wheelchairs. It is hard to imagine a public park that is more inclusive than the Pinellas Trail.

Florida Housing's definition of "Public Park" does not support the Scoring Summary reason for rejection of the Pinellas Trail. That definition reads:

(i) Public Park – For purposes of proximity tie-breaker points, a Public Park means an outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses.

There is no question that the Pinellas Trail is an outdoor public location that is least an acre in size, is listed with and maintained by Pinellas County's Parks and Preserves Department, and charges no admission fee. It is not a dog park, skate park, or golf course. And contrary to the Scoring Summary assertion, it is available to the general public.

It should also be kept in mind that Urban Edge will be an elderly development. Many exercise opportunities available in other public parks that would qualify as a "Public Park" for Florida Housing's purposes may be of no use to many elderly residents because of the strenuous nature of the activity: basketball, baseball, football, soccer, or tennis for example.

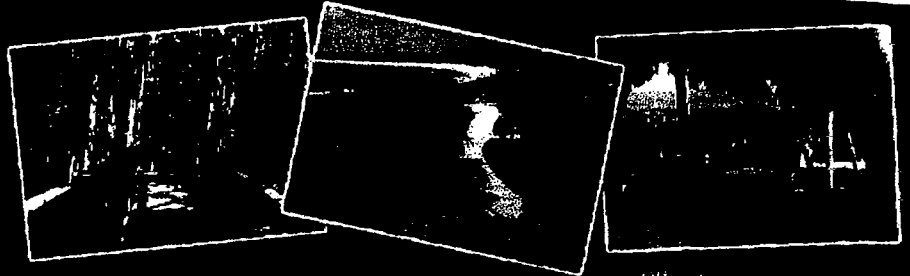
Bicycling is a more feasible exercise option for many elderly. Walking is the most feasible, as it requires no specialized equipment and can be done at the walker's own pace. Even wheelchair bound residents can enjoy the benefits of exercise, sunshine, and fresh air on the Pinellas Trail, whereas they would likely be left out of most other outdoor exercise opportunities.

The Applicant should receive the full 2.0 Proximity Tie-Breaker points for Public Park for the Pinellas Trial.

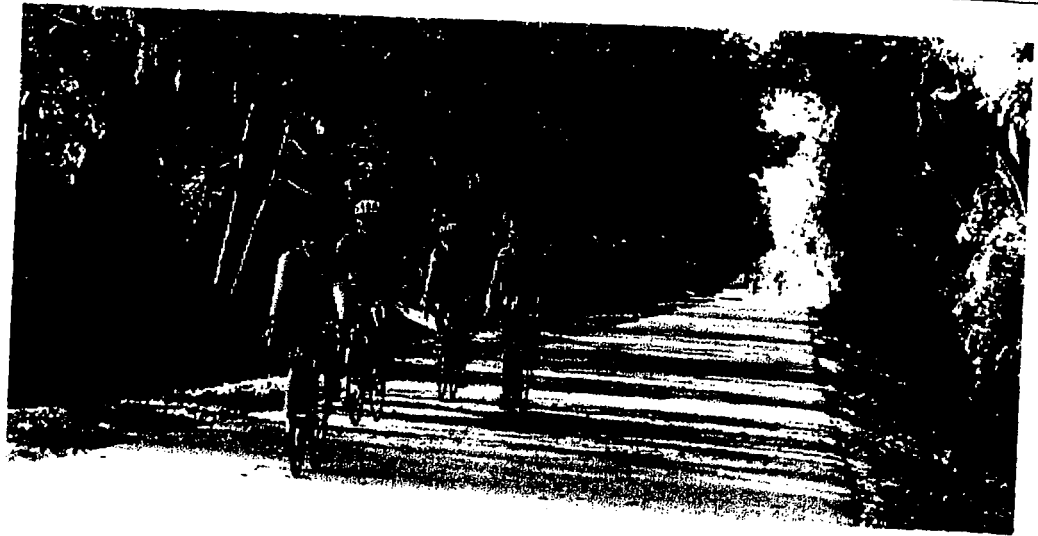
F:\MCB\2624 Atlantic Housing\2012 NOPSEs\Urban Edge Issue 5P.docx



Parks & Preserves



Official Government Website



Guide to the Pinellas Trail

Parks & Conservation Resources

12520 Ulmerton Road

Largo, FL 33774

(727) 549-6099

Park Ranger (727) 582-2100

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The Trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. Pinellas County Parks & Conservation Resources is responsible for the Trail's maintenance and operating costs.

Mileage Maps:

All trail maps are in pdf format:

[Pinellas Trail Locator Map](#)

[Overview Map of the Trail](#)

[Mileage: North Section](#)

[Mileage: South Section](#)

Individual Pinellas Trail Maps:

(Note: individual maps could have changed.)

[Tarpon Springs](#)

[South Tarpon Springs](#)

About the Pinellas Trail:

[History](#)

[Timeline](#)

[Art on the Pinellas Trail](#)

[Trail Awards](#)

[Trail Rules](#)

Other Information:

[Bike/Skate Rentals near Trail](#)

[Bikes on Buses](#) For information on bus routes near

Exhibit "A"

Home | Weather | Privacy | [Parks & Preserve Web Home](#)

Select a Park / Preserve

General Info / Hours

Boat Ramps / Beach Parking

Managed Areas

Reserve a Campsite

Reserve a Picnic Shelter

Private Events / Weddings

Publications

Trails / Nature Walks

Volunteer in Parks

Crystal Beach

Palm Harbor/Ozona

Dunedin

Honeymoon Island Trail Spur

Downtown Dunedin

North Clearwater

Downtown Clearwater

South Clearwater/North Largo

South Largo

North Seminole

Seminole

Bay Pines Area

Tyrone Area

Pasadena Area

North Gulfport Area

St. Petersburg 34th St. area

St. Petersburg 34th St. to Trop

St. Petersburg Downtown

Map Icons Legend

All maps in one

the Trail, please call the Pinellas Suncoast Transit Authority at (727) 540-1900.

[Pinellas Trail as an Interactive GIS Map](#). select the "Parks and Recreation" category called "Fred Marquis Trail"

[Volunteer - Pinellas Trails, Inc](#) - a volunteer citizens fund-raising group who support the trail.

[Progress Energy Trail](#)

[Pinellas Trailways Bicycle Lanes](#)

[Blueways Paddling Trail](#)

Free Pinellas Trail Guide Map: (all maps are online)

The Guide to the Pinellas Trail is a convenient, pocket-sized flip chart map for navigating the Trail. The trail guide details rest stops, service stations, restaurants, pay phones, bicycle shops, park areas, and much more along the entire length of the Pinellas Trail.

You can pick up a trail guide at the Park Office, area libraries, chambers of commerce, bicycle shops, or at the Pinellas County Courthouse Information Desk.

For more information, please call (727) 464-8200 or write to: Pinellas County Planning Department, 600 Cleveland Street, Suite 750, Clearwater, FL 33755.

Parks & Conservation Resources Administration
12520 Ulmerton Road
Largo, FL 33774
(727) 582-2100
Contact Us - gmap

360° Views of Pinellas Trail:

- [Cross Bayou](#)
- [Dunedin](#)
- [Honeymoon Island](#)
- [Stevenson Creek](#)
- [Tarpon Springs](#)
- [Taylor Park](#)

Trail News:

[Emergency Response Decals on Trail](#)
[Pinellas Trail 20th Anniversary](#)



Pinellas Trail 20th Anniversary Dedication Ceremony

Most Pinellas County residents have bicycled, walked, jogged or in-line skated on it. The Fred Marquis Pinellas Trail, a project that is the source of great community pride, is a multi-use trail everyone can enjoy.

The Fred Marquis Pinellas Trail is a linear park and recreation trail currently extending from St. Petersburg to Tarpon Springs. The trail, created along an abandoned railroad corridor, provides a unique, protected greenspace for walking, jogging, skating, and biking. The County's Parks & Conservation Resources Department is responsible for the trail's maintenance and operating costs.

When completed this unique linear park will convert approximately 47 miles of unused railroad easement and other rights of way into a trail for runners, bicyclists, walkers, skaters and other outdoor enthusiasts. The trail now extends from northernmost Pinellas County to the southern end of the county, offering Pinellas County citizens a diversified recreational opportunity.

To help everyone enjoy the trail, there are some basic rules:

- The trail is only open during daylight hours.
- Alcoholic beverages are prohibited.
- Pedestrians and handicapped have the right of way, wheelchairs should use the pedestrian lanes and electric handicap wheelchairs are always permitted.
- Bicyclists are required to obey all traffic controls and signals.
- Bicyclists are not permitted to wear headphones at any time.
- Under age 16, they must wear a helmet.
- Electric bicycles are prohibited.
- Bicyclists and skaters should obey the posted speed limits. No racing, race training or pace lines. Skaters should use the bicycle lanes, and both skaters and cyclists should give an audible warning when passing.
- Motorized vehicles (except electric handicap wheelchairs, maintenance, law enforcement and emergency vehicles) are prohibited.
- Horses are prohibited.
- Pets must be kept on a 6-foot leash and under control.

Trail News:

Emergency Response System - Decals

The trail now has an emergency response system with decals! The emergency response system will help keep the trail system safer and enable emergency response vehicles to pinpoint the exact location of an incident. The bright yellow decals are adhered directly onto the trail surface approximately 200 feet apart and have unique location numbers. The decals also provide contact information to report maintenance problems. The decals begin at Demens Landing in downtown St. Petersburg with PT-0000, and continue to east of U.S. Highway 19 in Tarpon Springs, where the Trail currently ends at Melon Street and Keystone Road with PT-0699.

EXHIBIT C

2011 CURE FORM

(Submit a SEPARATE form for EACH reason relative to
EACH Application Part, Section, Subsection, and Exhibit)

This Cure Form is being submitted with regard to **Application No. 2011-216C** and pertains to:

Part III Section A Subsection 10.a Exhibit No. 25 (if applicable)

The attached information is submitted in response to the 2011 Universal Scoring Summary Report because:

1. Preliminary Scoring and/or NOPSE scoring resulted in the imposition of a failure to achieve maximum points, a failure to achieve threshold, and/or a failure to achieve maximum proximity points relative to the Part, Section, Subsection, and/or Exhibit stated above. Check applicable item(s) below:

	2011 Universal Scoring Summary Report	Created by:	
		Preliminary Scoring	NOPSE Scoring
<input type="checkbox"/> Reason Score Not Maxed	Item No. ____S	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Ability to Proceed Score Not Maxed	Item No. ____A	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reason Failed Threshold	Item No. ____T	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Reason Proximity Points Not Maxed	Item No. 8P	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Comment	Item No. ____C	<input type="checkbox"/>	<input type="checkbox"/>

2. Other changes are necessary to keep the Application consistent:

This revision or additional documentation is submitted to address an issue resulting from a cure to Part ____ Section ____ Subsection ____ Exhibit ____ (if applicable).

2011 UNIVERSAL CYCLE - SURVEYOR CERTIFICATION FOR COMPETITIVE HC APPLICATIONS

Name of Development: Brickell Gate

(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.) * If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Tie-Breaker Measurement Point is located.)

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

State the Tie-Breaker Measurement Point. ¹	N <u>25</u> Degrees	<u>45</u> Minutes	<u>45.0</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>54.3</u> Seconds (truncated after 1 decimal place)
---	---------------------	-------------------	---	---------------------	-------------------	---

If the Development consists of Scattered Sites, is a part of the boundary of each Scattered Site located within 1/2 mile of the Scattered Site with the most units?
 Yes or No (Must check one if Development consists of Scattered Sites.)²

To be eligible for proximity tie-breaker points, Degrees and Minutes must be stated as whole numbers and Seconds must be truncated after 1 decimal place. The Corporation will utilize Street Atlas USA 2010, published by DeLorme, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

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

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public Bus Stop						
Public Bus Transfer Stop or Public Bus Rapid Transit Stop						
Public Rail Station	N <u>25</u> Degrees	<u>45</u> Minutes	<u>48.6</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>43.6</u> Seconds (truncated after 1 decimal place)

Tier 1 and Tier 2 Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.³

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (truncated after 1 decimal place)	W Degrees	Minutes	Seconds (truncated after 1 decimal place)
Tier 1 Services:						
Grocery Store: Name - <u>Publix Supermarket</u> Address - <u>134 SW 13 Street, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>39.8</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>46.7</u> Seconds (truncated after 1 decimal place)
Public School: Name - _____ Address - _____	N _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)	W _____ Degrees	_____ Minutes	_____ Seconds (truncated after 1 decimal place)
Medical Facility: Name - <u>Medico Urgent Care</u> Address <u>900 SW 2 Ave, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>54.3</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>51.6</u> Seconds (truncated after 1 decimal place)
Senior Center: Name - <u>La Havana Activites & Nut Center</u> Address - <u>700 SW 8 Street, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>57.3</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>12</u> Minutes	<u>21.4</u> Seconds (truncated after 1 decimal place)
Tier 2 Services:						
Public Park: Name - <u>Southside Park</u> Address - <u>100 SW 11 Street, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>48.1</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>46.0</u> Seconds (truncated after 1 decimal place)
Community Center: Name - <u>Jose Marti Community Center Gym</u> Address - <u>434 SW 3 Avenue, Miami, FL</u>	N <u>25</u> Degrees	<u>46</u> Minutes	<u>10.0</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>57.6</u> Seconds (truncated after 1 decimal place)
Pharmacy: Name - <u>Walgreens</u> Address - <u>200 SW 13 Street, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>40.8</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>51.7</u> Seconds (truncated after 1 decimal place)
Public Library: Name - <u>Brickell Eco Library & Resource Center</u> Address <u>70 SW 12th Street, Miami, FL</u>	N <u>25</u> Degrees	<u>45</u> Minutes	<u>44.6</u> Seconds (truncated after 1 decimal place)	W <u>80</u> Degrees	<u>11</u> Minutes	<u>39.9</u> Seconds (truncated after 1 decimal place)

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

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

Signature: *Kenneth C. Jackson* Kenneth C. Jackson, Vice President
 Name of Surveyor: Sea Diversified, Inc. 310 North Swinton Avenue, Delray Beach, FL 33444
 Florida License Number: 4549
 Telephone Number (including area code): 561-243-4920

UA1016 (Rev. 2-11) 67-48.004(1)(a); 67-21.003(1)(a), F.A.C.
 This certification consists of 2 pages. This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not be eligible to receive proximity tie-breaker points. If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the Application will not be eligible to receive proximity tie-breaker points. The Application may still be eligible for automatic points. The certification may be photocopied. To be considered for scoring purposes, at least page 1 of this 2 page certification form must be provided by the Applicant.

Provide Behind a Tab Labeled "Exhibit 25"

¹ Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units.

² If the proposed Development meets the definition of Scattered Sites, a part of the boundary of each Scattered Site must be located within 1/2 mile of the Scattered Site with the most units. "Scattered Sites," as applied to a single Development, means a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within a Scattered Site Development, a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement provided the easement is not a roadway or street. (See Rule 67-48.002, F.A.C.)

³ The latitude and longitude coordinates for all Proximity Services must represent a point as outlined below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds truncated after one decimal place. If the degrees and minutes are not stated as whole numbers and the seconds are not truncated after one decimal place, the Applicant will not be eligible for proximity tie-breaker points for that service.

The Corporation will utilize Street Atlas USA 2010, published by DeLorme, using the method described below, to determine the proximity of an eligible service to the proposed Development's Tie-Breaker Measurement Point.

Service	Location where latitude and longitude coordinates must be obtained																										
Grocery Store, Public School, Medical Facility, Community Center, Senior Center, Public Library and Pharmacy	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.																										
Public Park	Coordinates must represent a point that is on the premises; however, the point may not be located in the parking lot, street, or any area that is not intended for recreational activities. Additionally, if the area intended for recreational activities is enclosed, the coordinates must represent the public ingress/egress point of entry to the enclosed area.																										
Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop and Public Rail Station	<p>With the exception of SunRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train. SunRail Rail Stations coordinates must represent the coordinates listed below:</p> <table border="1"> <thead> <tr> <th>Station Name</th> <th>Latitude/Longitude Coordinates</th> </tr> </thead> <tbody> <tr> <td>Altamonte Springs Station</td> <td>N 28 39 50.1, W 81 21 23.4</td> </tr> <tr> <td>Church Street Station</td> <td>N 28 32 20.3, W 81 22 50.6</td> </tr> <tr> <td>DeBary Station</td> <td>N 28 51 20.3, W 81 19 24.1</td> </tr> <tr> <td>Florida Hospital Station</td> <td>N 28 34 21.8, W 81 22 17.4</td> </tr> <tr> <td>Lake Mary Station</td> <td>N 28 45 31.8, W 81 19 04.3</td> </tr> <tr> <td>Longwood Station</td> <td>N 28 42 04.1, W 81 20 43.4</td> </tr> <tr> <td>LYNX Central Station</td> <td>N 28 32 52.2, W 81 22 51.0</td> </tr> <tr> <td>Maitland Station</td> <td>N 28 38 03.7, W 81 21 44.7</td> </tr> <tr> <td>Orlando Amtrak/ORMC Station</td> <td>N 28 31 39.5, W 81 22 55.6</td> </tr> <tr> <td>Sand Lake Road Station</td> <td>N 28 27 11.3, W 81 22 1.0</td> </tr> <tr> <td>Sanford/SR46 Station</td> <td>N 28 48 49.8, W 81 17 56.9</td> </tr> <tr> <td>Winter Park/Park Ave Station</td> <td>N 28 35 51.5, W 81 21 6.0</td> </tr> </tbody> </table>	Station Name	Latitude/Longitude Coordinates	Altamonte Springs Station	N 28 39 50.1, W 81 21 23.4	Church Street Station	N 28 32 20.3, W 81 22 50.6	DeBary Station	N 28 51 20.3, W 81 19 24.1	Florida Hospital Station	N 28 34 21.8, W 81 22 17.4	Lake Mary Station	N 28 45 31.8, W 81 19 04.3	Longwood Station	N 28 42 04.1, W 81 20 43.4	LYNX Central Station	N 28 32 52.2, W 81 22 51.0	Maitland Station	N 28 38 03.7, W 81 21 44.7	Orlando Amtrak/ORMC Station	N 28 31 39.5, W 81 22 55.6	Sand Lake Road Station	N 28 27 11.3, W 81 22 1.0	Sanford/SR46 Station	N 28 48 49.8, W 81 17 56.9	Winter Park/Park Ave Station	N 28 35 51.5, W 81 21 6.0
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If there is no exterior public entrance to the Tier 1 or Tier 2 Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

The Applicant may not use any other Tier 1 or Tier 2 Service for multiple point items unless they are separate functioning services that are housed at the same location. For instance, an Applicant may not use a Senior Center as both a Senior Center and a Community Center. However, Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

EXHIBIT D

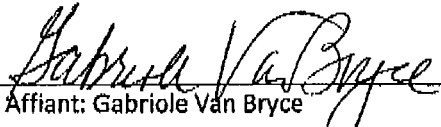
AFFIDAVIT

BEFORE ME, the undersigned authority ("Affiant") personally appeared, who being by me first duly sworn on oath, Affiant says:

1. I am over 18 years of age and duly competent and authorized to provide this Affidavit. I make this Affidavit on my own personal knowledge and not upon information or belief and the statements herein are true and correct.
2. I am currently the Executive Director of Dream in Green Inc., a Florida corporation not for profit ("DIG").
3. I was authorized by DIG's board to create The Brickell Eco Library and Resource Center, which is currently located at 70 SW 12th Street, Miami, Florida 33130, (the "Library").
4. The Library has been open at its current location since December 5, 2011, and since then has been owned and operated solely by DIG.
5. The Library is a special, single subject library meant to further the overall mission of DIG by proffering educational materials to the public at no cost.
6. The Library has letters establishing a cooperative arrangement with each of the following organizations or libraries: The Little Green Library In Broward County, Florida International University, Florida International University's Office of Sustainability, and Miami International University of Art and Design.
7. The Library is open to the public Monday through Friday between the hours of 10 am and 4 pm.
8. The Library is staffed by a full time employee of DIG, who is responsible for maintaining the Library's selection, organizing returns, registering borrowings, and contact holders of overdue borrowings.
9. Additionally I am expanding the library's cooperative network and am in discussions with the following organizations: United States Green Building Council (South Florida Chapter), FAU Department of Environmental Education and Miami-Dade County Office of Sustainability.
10. Further the Affiant sayeth naught.

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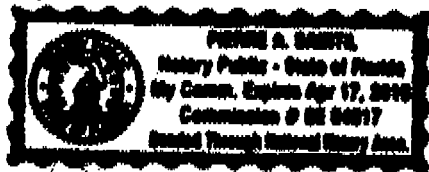
Affiant has executed this Instrument on this 19 day of April 2012.


Affiant: Gabriole Van Bryce
Executive Director, Dream In Green Inc.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SUBSCRIBED AND SWORN TO before me this 19 day of April 2012 by Affiant who ___ is personally known to me or has produced a valid driver's license as identification.



Notary Public

Print Name: Pierre A. Sarrin

Commission#:

Expires: SEAL [Signature]

Eco Library book
check out log



Clients information for book check out log

Check out dates beginning ear December 2011



Name	Address	Phone	Email	Book Title	Out	Due
Fernando Lopez	255 SW 2AVE MIAMI FL	(786) 776-3079	Algenius@gmail.com	The new solar home	12/5/11	12/6
Maria Phillips	70 SW 3rd St Miami FL	917 467 3497	instillmaria@yahoo.com	1001 Ways to Save the Earth	12/5/11	12/21/11
Kristina Brown	601 SW 8th Ave, MIAMI FL	994-702-1347	kryston@mommylighthouse.org	pettib green	12/5/11	
Jessica Castilho	170 SE 14 ST MIAMI FL	305-903-0527	JESSYCASTILHO@hotmail.com	WHAT IN THE WORLD	12/5/11	12/20
DOUGLAS E HASMER	5100 SW 121 AVE COOPER CITY, FL	(770) 222-2573	DOUG33187@YAHOO.COM	50 Simple Things You Can Do to Save the Earth	12/6/11	12/12
JEREMY FINEK	8101 BISCAYNE BLVD, MIAMI	305-776-1747	jj4finek@gmail.com	BAKING SODA	12/6/11	12/20
Jessica Castilho	"	"	"	THE MINIMALIST COOKBOOK	12/6/11	12/20
Lamarie Nicholas	520 NW 20th Street Miami	305 747 2290	lamarie@slamminggreen.org	ALLEN CITY the Green Construction Story	12/14/11	1/14
Pink Diggz	15420 SW 75 lane	786 27 4453	pinkdiggz@gmail.com		12/24/11	1/14
LUCIANA	"	"	"		outside	
SEBASTIAN GUZMAN	79 SW 12 ST. APT 1504	954 865 5368	ololc12c@xphoo.com	Fundraising		
Felipe Turbay	121 Condon blvd		chem15-2002@gmail.com		2/1/12	
Crick Anthony	1348 Drexel Ave, apt 18		turbayf@xphoo.com		2/1/12	
ANDY MAH	MIAMI BEACH FL		mooredrinks31@xphoo.com	Managing Sustainable Development	2/15/12	
Brickell eco Library			MAHIMATTERS@GMAIL.COM			

Eco library most recent check out logs

Name	Address	Phone	Email	Book Title	Date	Days
Jose Manuel Romero	1508 Bery rd, # 819 HB, F 305-979-5581	305-979-5581	jromero@comcast.com	Zero carbon footprint	05/16/12	05/16/12
Oliver D. Pfeiffer	7610 Miami seaward, miami by 305-608-7182	305-608-7182	oliver.pfeiffer@earthlink.net	Green building A-Z	05/16/12	05/16/12
"	"	"	"	The Green Environmentalist	05/16/12	05/16/12
"	"	"	"	Green from the ground up	05/16/12	05/16/12
Robert K. Lomas	1000 N US Hwy 5, E. Leffler 102, Suwanee, FL 33477	334-020-79483	lomas@comcast.net	New Green Home Solutions	05/16/12	05/16/12

Eco Library entrance lobby
Located adjacent to an
Elementary school



Eco Library public computer



Eco library main conference table



Single Subject Books



EXHIBIT E

Scoring Summary Report

File #: 2011-216C Development Name: Brickell Gate

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	34.25	34.25	34.75	
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
2S	III.	B.	3.a.	Construction Features and Amenities 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
6S	III.	E.	1.b.(2)	Set-Aside Commitments 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
9S	III.	F.	1.	Resident Programs 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
11S	IV.	A.		Local Government Contributions Contributions	5.00	5.00	5.00	5.00	5.00
12S	IV.	B.		Local Government Incentives 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 Ground Lease between Carlisle Development Group, LLC, as Tenant, and Miami-Dade County, as Landlord, does not contain a commencement date.	Preliminary	Final
2T	III.	C.	2.	Site Control	The Ground Lease is not executed on behalf of the Landlord.	Preliminary	Final
3T	III.	C.	2.	Site Control	The Ground Lease is incomplete. Section 1.1(j) states that the environmental assessments are described in Exhibit D; however, no Exhibit D was included with the Lease.	Preliminary	Final
4T	III.	C.	2.	Site Control	Section 8.4(b) of the Ground Lease states that the Lease and the parties' obligations are contingent upon the final approval of the Lease by the Miami-Dade Board of County Commissioners. No evidence was provided that such final approval has been secured.	Preliminary	Final
5T	III.	C.	2.	Site Control	The Ground Lease does not reflect the Applicant as the Tenant, and no assignment or sublease was provided.	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
Transit Services									
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	
Tier 1 Services									
2P	III.	A.	10.a	Grocery Store	4.00	4.00	4.00	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	4.00	4.00	4.00	
4P	III.	A.	10.a	Medical Facility	4.00	3.50	3.50	4.00	
Eligible for Tier 1 Service Score Boost (Yes/No)									
Total Tier 1 Service Score					12.00	11.50	11.50	12.00	
Tier 2 Services									
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	1.75	
7P	III.	A.	10.a	Pharmacy	2.00	1.00	1.00	2.00	
8P	III.	A.	10.a	Public Library	2.00	1.25	1.25	0.00	
FHFC Proximity List									
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
8P	The Applicant provided a new Surveyor Certification for Competitive HC Applications form with Brickell Eco Library as a replacement for the Miami Dade County Main Library previously submitted. Based on evidence provided in several NOADs, the Brickell Eco Library does not meet the definition of Public Library as defined in Part III.A.10.a.(2)(c)(iv) of the 2011 Universal Application Instructions.	Final	

Additional Application Comments:

Item #	Part	Section	Subsection	Description	Comment(s)	Created as Result of	Rescinded as Result of
1C	III.	A.	2.e.	Site with Existing Declaration of Trust	Because the Applicant did not provide a letter from the PHA certifying that there is an existing Declaration of Trust between the PHA and HUD for the proposed Development site, the Application is not eligible for the Proximity Tie-Breaker Tier 1 Score boost.	Preliminary	Final
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	