

MCP RESIDENTIAL DEVELOPERS

2101 W. Commercial Boulevard, Suite 4800
Fort Lauderdale, FL 33309

June 9, 2023

VIA EMAIL

Alaina Ray, Director
Neighborhood Development Services
City of North Port
4970 City Hall Boulevard, North Port FL 34286

Re: Funding Request and Mixed-Use Proposal for the Promenade on Price

Dear Ms. Ray,

MCP Residential Developers, an affiliate of Marquesa Capital Partners, is proposing the Promenade on Price, a mixed-use project that aims to provide much-needed workforce housing in North Port.

1. Project Details:

The Promenade on Price is a proposed mixed-use workforce housing development to be constructed in two phases. Phase I will consist of up to 122 units and Phase II will consist of up to 144 units. The project will consist of eight residential buildings and either, two non-residential building per phase with a minimum footprint of 1,250 square feet each for a total of 2,500 square feet, or other non-residential uses that the City deems appropriate and consistent with the current zoning of the property and the Live Local Act (see Section 5. for details). The development will feature amenities designed to enhance the residents' quality of life, including a clubhouse, playground (tot lot), and community garden. The project is located at 1800 E Price Blvd, North Port, FL, comprised of four parcels with the following parcel numbers: 1119240416, 1119241517, 1119241913, and 1120155312. A location map is attached for further reference.

2. Financial Aspects:

Development costs, including construction, land acquisition, and other expenses, are estimated to be upwards of \$85 million for the entire project. We are seeking a cash grant or cash loan of \$460,000 for Phase II and a \$50,000 contribution for Phase I from the City. We are open to receiving the City's financial contribution in the form of fee waivers or deferrals for the \$50,000 contribution required under RFA 2023-205. However, the \$460,000 contribution must be a cash loan or cash grant as stipulated in RFA 2023-201. The City's financial contributions will be used to partially fund the construction of the affordable housing units in Phase I and II, as more particularly described below.

The \$460,000 contribution will be used to partially fund the construction of Phase II of the proposed development and shall be paid in full by the City of North Port no later than 90 days following the date Phase II of the proposed development is placed in-service. The \$460,000 contribution is in connection with Florida Housing Finance Corporation's (FHFC) requirements

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to qualify for the Local Government Area of Opportunity (LGAO) Funding Goal under Request For Applications 2023-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties which requires applicants to demonstrate a high level of Local Government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants. In order to be eligible to be considered for LGAO Funding, the cash loans and/or cash grants must be demonstrated via either the Florida Housing Local Government Verification of Contribution forms (Form Rev. 07-2022), called “Local Government Verification of Contribution – Loan” form and/or the “Local Government Verification of Contribution – Grant” form. Both loan and grant forms are attached for reference. It is important to note that the dedication of land to the city provided as an option in Section 5 is not in relation to any local government contribution requested hereunder. Rather, if this option is elected by City, the dedication of land will be provided to effectuate the approval of a mixed-use development through the Live Local Act and will be honored regardless of the City’s contribution to the project.

The \$50,000 will be used to partially fund the construction of Phase I of the proposed development. The \$50,000 contribution is in connection with Florida Housing Finance Corporation’s (FHFC) requirements to qualify under Request For Applications 2023-205 SAIL Financing of Affordable Multifamily Housing Developments which requires applicants to provide evidence of a Local Government grant, loan, fee waiver and/or fee deferral that is effective as of the Application Deadline (currently August 3, 2023), is in effect at least through December 31, 2023, and has a value whose dollar amount is equal to or greater than \$50,000. Loan, grant, fee waiver, and fee deferral forms are attached for reference.

3. Experience of the Developers:

MCP Residential Developers is led by Daniel Lopez, Peter Olesiewicz, and Scot Lloyd.

Daniel Lopez, Principal, has been instrumental in the workforce housing development initiatives since he joined MCP. Mr. Lopez has successfully financed and developed over 1,000 multifamily units through diverse funding sources, including 9% and 4% Housing Credits, SAIL, HOME, HODAG, and Miami-Dade County Surtax. Throughout his career, his efforts to work together with various municipalities and government agencies have consistently led to the acquisition of significant affordable housing funds which allowed for the development of successful communities that serve areas in need of attainable housing options. Prior to joining MCP, Mr. Lopez held leading roles at esteemed organizations like McDowell Housing Partners and Landmark Companies, making considerable contributions to the financing and development of multifamily projects across Florida. For example, his recent collaboration with the City of North Port on a 136-unit workforce housing development project underscores his commitment to providing successful workforce housing solutions for communities in need across the state.

Peter Olesiewicz, Founding Partner, is currently leading the development of market rate multifamily projects on the west coast of Florida, while providing a supporting role in the development of workforce housing developments. Market rate development projects in progress include The Villas at Gulf Coast and the Villas at Venice. At his prior firm, Mr. Olesiewicz co-headed the lending team, where he successfully structured over \$250 million of debt investments.

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Prior to joining the lending group, Mr. Olesiewicz played a role in the decision-making, management, and execution of many of the investments the company made in +30,000 multifamily units across +100 properties around the country, especially as it related to asset management, portfolio management, and capital transaction decisions.

Scot Lloyd is also a Founding Partner where he oversees day-to-day operations of the company. Prior to founding the group, Mr. Lloyd was co-founder and COO of TowerCo, a company that grew from its inception in 2004 to become one of the largest privately held tower companies in the US. In his tenure at TowerCo, he worked extensively with municipalities to locate towers in preferred locations, then entitled and developed those sites in locations where local planning staffs preferred them and that would both serve the residents' needs.

The team is further strengthened by the expertise of Tom Olesiewicz, a CPA with an extensive real estate background, and Joe Papasso, the head of construction, who has developed over 3,000 multifamily units among numerous other projects.

4. Affordability Parameters:

The project is dedicated to workforce housing, aiming to serve the workforce of North Port. 100% of the units will be set-aside for households earning 70% or less of the Area Median Income (AMI) of Sarasota County. Per these parameters, the 2023 rents for these units are as follows:

Unit Type	Rent (70% AMI Units)
1 Bedroom/1 Bath	\$1,134
2 Bedroom/2 Bath	\$1,359
3 Bedroom/2 Bath	\$1,571

5. Mixed-Use Component:

We propose what we believe is a compelling option to the City of North Port. The City is offered the opportunity to acquire the remaining property, not allocated for residential purposes, for a nominal fee of \$10. This area, estimated to be between 7 to 8 acres, includes a drainage retention area designed to serve the entire project. This provision empowers the City to plan any use it deems appropriate, potentially catalyzing further development, civic uses, or incentivizing targeted non-residential users. If the City chooses to acquire the property, MCP will collaborate with the City on potential uses for the property at no cost to the City. If the City does not opt for this, MCP will proceed to develop a non-residential building of at least 1,250 square feet per phase, as permitted in the NC zoning district. Both options will satisfy the requirements of the Live Local Act.

6. Community Impact and Benefits:

The Promenade on Price project is expected to yield several benefits to the City of North Port, including increased workforce housing options, potential convenient retail options, employment opportunities, and/or civic uses. Further, the project will provide increased property tax revenue to serve the City and its residents. The entire project will likely exceed \$100M in valuation upon

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stabilization. Upon completion, the project is estimated to generate several hundred thousand dollars of annual revenue for the City.

7. Housing Affordability and Need Analysis:

The Housing Affordability Index for the North Port-Sarasota-Bradenton, FL area is currently at 133.9, a drop from 148.7 a year ago. This represents a decrease in housing affordability of nearly 10% within a year. This declining affordability could make it increasingly difficult for the local workforce to find reasonably priced housing.

Focusing on North Port, and specifically on zip code 34288 where the proposed project is located, the housing cost as a percentage of income is significantly high at 22.6%. This is above the city average of 19.6% and indicates that residents in this area are spending a substantial part of their income on housing. The generally accepted affordability threshold is 30% of income spent on housing, so this high percentage indicates a pressing need for more affordable housing options in this zip code.

The COVID-19 pandemic has significantly influenced housing markets, including in North Port. The shift to remote work has changed homebuying trends, with many individuals choosing to purchase homes in more affordable areas, away from traditional job centers. This shift could increase the demand for affordable housing in areas like North Port.

The pandemic has also magnified housing challenges for lower-income households, many of whom experienced job losses in the hardest-hit industries. This situation has led to alternatives like multiple families living together or individuals moving back in with their families, contributing to a decline in rental demand.

In conclusion, the evidence points towards a heightened need for workforce housing in North Port, especially in the 34288 zip code area. The Promenade on Price could play a pivotal role in addressing these housing challenges. By offering more affordable rental options for the local workforce, it could help to bridge the affordability gap, meet the evolving housing needs triggered by the pandemic, and ensure that North Port remains a viable place for the workforce to live.

8. Risk Assessment:

Every project comes with potential risks. These could include unforeseen construction costs, delays in obtaining necessary approvals, and changes in the economic landscape that could impact the housing market. Our experienced team will continuously monitor these factors and take proactive measures to mitigate these risks, ensuring the project stays on schedule and within budget.

9. Sustainability:

Promenade on Price will be developed with adherence to the National Green Building Standard (NGBS) sustainability standards. We commit to using low-flow water fixtures, energy-efficient HVAC units with low SEER rating, among other sustainable practices.

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10. Project Timeline:

The anticipated financial closing is expected in July 2025, with the project's completion forecasted for March 2027. As per RFA requirements, the local government contributions shall be paid in full by the City of North Port no later than 90 days following the date the proposed development is placed in-service.

11. Request Amount Consideration:

If the City is unable to commit to the request for \$460,000, we would still desire a commitment of \$50,000 for Phase II to satisfy the minimum threshold requirements set by the RFA 2023-205 and remain competitive in the scoring process.

12. Other Requirements:

To ensure compliance with RFA 2023-205 and RFA 2023-201, we would also need the City's signature on the following forms:

- ZONING Ability to Proceed form, Rev 06-2023
- Local Government Verification of Status of Site Plan Approval for Multifamily Developments Rev. 7-2022
- Verification of Availability of Infrastructure – Water Rev. 7-2022
- Verification of Availability of Infrastructure - Sewer Capacity, Package Treatment, or Septic Tank Rev. 7-2022

These forms, attached hereto, are crucial for confirming the readiness and feasibility of the proposed project and are necessary for the financing and approval process.

We believe that the Promenade on Price project aligns with North Port's objectives of providing workforce housing, mixed-use, and promoting sustainable development. We look forward to discussing this proposal with you.

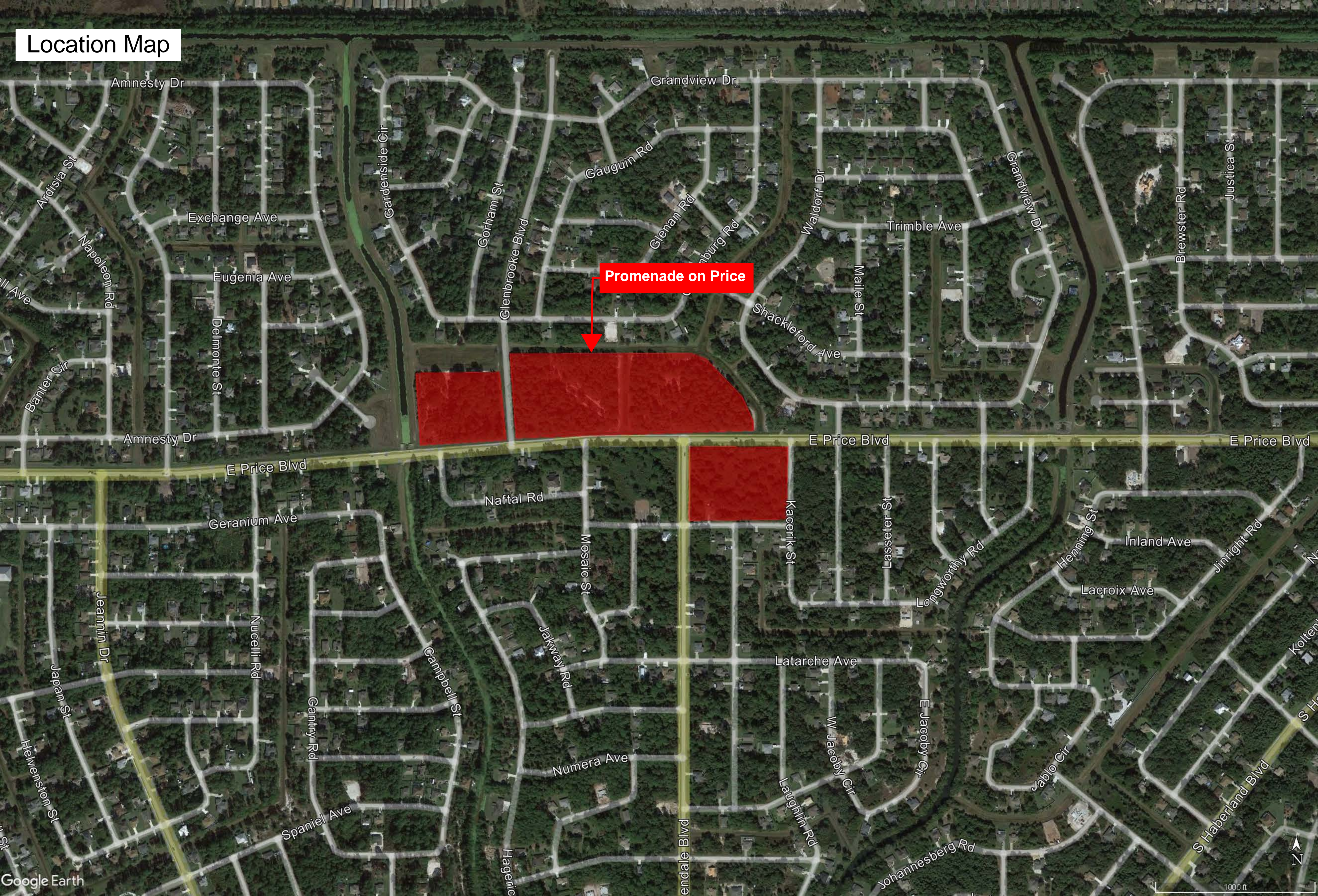
Sincerely,



Daniel Lopez, Principal
MCP Residential Developers, LLC

cc: Jerome Fletcher, Jason Yarborough, Juliana Bellia, Lori Barnes, Sherry Willette-Grondon, Vinnie Mascarenhas, Peter Olesiewicz

Location Map



Promenade on Price



**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: _____

Development Location: _____

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned Local Government representative confirms that, as of the date that this form was signed, the above referenced Development’s proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation, was approved pursuant to sections 125.01055(6) and 166.04151(6), Florida Statutes, are consistent with sections 125.01055 (7) and 166.04151 (7), Florida Statutes, or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Address (street address, city, state)

Print or Type Name

Address (street address, city, state)

Print or Type Title

Telephone Number (including area code)

Date Signed

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, has been approved for the above referenced Development by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or

(ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the signature date below by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify status of site plan
(Name of City or County)

Approval as specified above and I further certify that the information stated above is true and correct.

Signature

Print or Type Name

Print or Type Title

Date Signed

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or 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 Development Location Point is located.)

The City/County of _____, commits \$ _____ at face value, (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced loan, based on its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

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

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or 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 Development Location Point is located.)

The City/County of _____ commits \$ _____ as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: _____
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

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

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - FEE WAIVER FORM**

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or 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 Development Location Point is located.)

The City/County of _____, pursuant to _____,
waived the following fees: _____
(Reference Official Action, cite Ordinance or Resolution Number and Date)

Amount of Fee Waiver: \$ _____.

No consideration or promise of consideration has been given with respect to the fee waiver. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. This fee waiver must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION - FEE DEFERRAL FORM**

Name of Development: _____

Development Location: _____
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or 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 Development Location Point is located.)

The City/County of _____ commits to defer \$ _____ at face value in fees for the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced fee deferral, based on its payment stream, inclusive of a reduced interest rate and designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the fee deferral. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this fee deferral must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Potable water is available to the proposed Development, subject to item 2 below.
2. To access such water service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

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. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE –
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, Sewer Capacity or Package Treatment is available to the proposed Development; or there are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

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. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE –
SEWER CAPACITY, PACKAGE TREATMENT, OR SEPTIC TANK**

Name of Development: _____

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: _____

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, Sewer Capacity or Package Treatment is available to the proposed Development; or there are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Address (street address, city, state)

Print or Type Title

Date Signed

Telephone Number (including area code)

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. In addition, signatures from elected local government officials are not acceptable. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.