

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

In Re: Centerra Associates, Ltd.,

FHFC CASE NO.: 2017-056VW

ORDER GRANTING WAIVER OF RULE 67-48.0072(26)

THIS CAUSE came on for consideration and final action before the Board of Directors of the Florida Housing Finance Corporation on July 28, 2017, pursuant to a "Petition for Waiver" ("Petition"). Florida Housing Finance Corporation ("Florida Housing") received the Petition on July 12, 2017, from Sunset Pointe Associates, Ltd. ("Petitioner"). Notice of the Petition was published on July 14, 2017, in Volume 43, Number 136, of the Florida Administrative Register. Florida Housing received no comments regarding the Petition. After careful review of the record and being otherwise fully advised in the premises, the Board of Directors (the "Board") of Florida Housing hereby finds:

1. The Board has jurisdiction over the subject matter of this case and the parties hereto.
2. Petitioner was selected to receive HOME funding in conjunction with Florida Housing-Issued MMRB and Non-Competitive Housing Credits under Request for Application ("RFA") 2015-110 to assist in the construction of Centerra,

FILED WITH THE CLERK OF THE FLORIDA
HOUSING FINANCE CORPORATION

Gmiles L. Marshall /DNL. 7/28/2017

a 104-unit family housing development in Miami-Dade County, Florida. Petitioner's Application Number was 2016-104H (the "Application").

3. Petitioner seeks a waiver from Rule 67-48.0072(26), Fla. Admin. Code.
4. Rule 67-48.0072(26), Fla. Admin. Code provides the following:

For SAIL, EHCL, and HOME, that is not in conjunction with Competitive HC, these Corporation loans and other mortgage loans related to the Development must close within 120 Calendar Days of the date of the firm loan commitment(s), unless the Development is a Tax-Exempt Bond-Financed Development which then the closing must occur within 180 Calendar Days of the firm loan commitment(s). Unless an extension is approved by the Board, failure to close the loan(s) by the specified deadline outlined above shall result in the firm loan commitment(s) being deemed void and the funds shall be de-obligated. Applicants may request one (1) extension of the loan closing deadline outlined above for a term of up to 90 Calendar Days.... In the event the Corporation loan(s) does not close by the end of the extension period, the firm loan commitment(s) shall be deemed void and the funds shall be de-obligated.

5. Petitioner was previously granted a ninety-day extension of the HOME loan closing deadline from December 24, 2016 to March 24, 2017. Then, Petitioner petitioned for and was granted a waiver of the above rule to extend the HOME loan closing deadline to June 22, 2017 under FHFC Case No. 2017-003VW. Petitioner now requests another waiver of the above Rule to allow a further extension of the HOME closing deadline from June 22, 2017 to October 20, 2017. Petitioner asserts

that the extension is necessary due to delays in the process for obtaining building and development permits and to account for any further unforeseen delay.

6. The Board finds that granting the waiver will not have any impact on other participants in funding programs administered by Florida Housing, nor would it have a detrimental impact on Florida Housing or the Development.

7. Section 120.542(2), Florida Statutes provides in pertinent part:

Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person and when application of a rule would create a substantial hardship or would violate principles of fairness.

8. Petitioner has demonstrated that strict application of the above Rules under these circumstances would constitute a substantial hardship and violate the principals of fairness. Petitioner has also demonstrated that the purpose of the underlying statute, which is to “encourage development of low-income housing in the state” (§420.5099, Fla. Stat.), would still be achieved if the waiver is granted.

9.. The Board finds that strict application of the above Rules under these circumstances would cause substantial hardship to Petitioner, and that granting this request furthers Florida Housing's statutory mandate to provide safe, sanitary and affordable housing to the citizens of Florida.

IT IS THEREFORE ORDERED:

Petitioner's request for a waiver of Rule 67-48.0072(26), Florida Administrative Code is hereby **GRANTED** to allow an extension of the HOME loan closing deadline from June 22, 2017 to October 20, 2017.

DONE and ORDERED this 28th day of July, 2017.

Florida Housing Finance Corporation

By: 
Chair

Copies furnished to:

Hugh R. Brown
General Counsel
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

Ken Reecy
Director of Multifamily Development Programs
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

Brian J. McDonough, Esq.
Stearns Weaver Miller Weissler Alhdadeff & Sitterson, P.A.
150 West Flagler Street, Suite 150
Miami, Florida 33131

Joint Administrative Procedures Committee
Attention: Ms. Yvonne Wood
120 Holland Building
Tallahassee, Florida 32399-1300

NOTICE OF RIGHT TO ADMINISTRATIVE REVIEW

A PARTY WHO IS ADVERSELY AFFECTED BY THIS ORDER IS ENTITLED TO ADMINISTRATIVE REVIEW PURSUANT TO SECTIONS 120.542(8), 120.569, AND 120.57, FLORIDA STATUTES. SUCH PROCEEDINGS ARE COMMENCED PURSUANT TO CHAPTER 67-52, FLORIDA ADMINISTRATIVE CODE, BY FILING AN ORIGINAL AND ONE (1) COPY OF A PETITION WITH THE AGENCY CLERK OF THE FLORIDA HOUSING FINANCE CORPORATION, 227 NORTH BRONOUGH STREET, SUITE 5000, TALLAHASSEE, FLORIDA 32301-1329.