



Legislation Text

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**File #:** 25-1092, **Version:** 1

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**Interoffice Memorandum**

**DATE:** July 30, 2025

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** NA

**FROM:** Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department

**CONTACT:** Mitchell Glasser, Manager

**PHONE:** 47-836-5190

**DIVISION:** Housing and Community Development Division

**ACTION REQUESTED:**

Approval and execution of Multi-Family Affordable Housing Developer's Agreement for Impact Fee Exemption (Barnett Villas) by and among Orange County, Florida, BDG Barnett Villas, LP, and The School Board of Orange County, Florida providing an exemption in the amount of \$2,211,036.36. District 6. (Housing and Community Development Division)

**PROJECT:** Multi-Family Affordable Housing Developer's Agreement For Impact Fee Exemption (Barnett Villas)

**PURPOSE:** On June 22, 2021, Orange County adopted Ordinance Nos. 2021-28 and 2021-29, and on January 10, 2023, adopted Ordinance Nos. 2023-01, 2023-02, and 2023-03, which among other things, provides the opportunity for exemption from the payment of impact fees for school and transportation, fire rescue, law enforcement, and parks and recreation, respectively, for certain affordable housing projects in accordance with Section 163.31801, Florida Statutes. Barnett Villas, LP (Developer) is the owner of a certain tract of real property upon which it plans to construct a multi-family affordable housing project known as Barnett Villas (the Project). The Developer requested to enter into the Multi-family Affordable Housing Developer's Agreement for Impact Fee Exemption by and among the County, the Developer, and The School Board of Orange County, to be exempted from the payment of school, transportation, fire rescue, law enforcement, and parks and recreation impact fees. The Project is located at Barnett Villas Drive, Orlando and will consist of 156 units, which will be rented to low-income households whose average household income does not exceed 70 percent of the area median income and shall remain affordable for a period of 20 years. The

Developer has exceeded the definition of affordable in accordance with Section 163.31801, Florida Statutes (2023), and provided documentation of such to the County's satisfaction prior to receiving any impact fee exemptions. Upon execution of this agreement and assuming continued compliance with the terms thereof, the Developer shall have documented the affordability of the Project to the County's satisfaction. Only units that are defined as affordable units shall be entitled to an exemption from school, transportation, fire rescue, law enforcement, and parks and recreation impact fees. The total amount of County impact Fees exempted under the Agreement is \$2,211,036.36.

**BUDGET:** N/A

BCC Mtg. Date: August 26, 2025

Return to:  
Orange County Housing  
and Community Development Division  
525 E. South Street Orlando, FL  
32801-2891  
Attn: Angela Abrusci

**MULTI-FAMILY AFFORDABLE HOUSING  
DEVELOPER'S AGREEMENT FOR  
IMPACT FEE EXEMPTION  
(BARNETT VILLAS)**

**THIS MULTI-FAMILY AFFORDABLE HOUSING DEVELOPER'S AGREEMENT FOR IMPACT FEE EXEMPTION ("Agreement")** is entered into by and among **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose address is 525 East South Street, Orlando, FL 32801 (the "**County**"), **BDG BARNETT VILLAS, LP**, a Florida limited partnership whose address is 501 N. Magnolia Avenue, Orlando, FL 32801 (the "**Owner**") and **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, FL, 32801(the "**School Board**").

**RECITALS**

**WHEREAS**, the Owner owns that certain tract of real property, as described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "**Property**"); and

**WHEREAS**, the Owner is developing a multi-family rental affordable housing project to be known as **Barnett Villas**, (the "**Project**") on the Property; and

**WHEREAS**, the County and the School Board find creating affordable housing opportunities for low to extremely low-income residents of Orange County, Florida to be a valid public purpose under the laws of the State of Florida; and

**WHEREAS**, in accordance with Section 163.31801, F.S., as may be amended from time to time, the County amended Sections 23-32, 23-62, 23-98, 23-161, and 23-183, Orange County Code, which, respectively, provide, in part, an opportunity for exemption from the payment of law enforcement, fire/rescue services, transportation, school, and parks & recreation impact fees (collectively, "County Impact Fees") for certain affordable housing projects; and

**WHEREAS**, the County supports the exemption of all or a portion of County Impact Fees, and the School Board supports the exemption of all or a portion of school impact fees for the purpose of providing affordable rental units for low to extremely low-income Orange County, Florida residents.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein as a material part of this Agreement.

**Section 2. Definitions.** In construing this Agreement, the following words, phrases, and terms shall have the following meanings, unless the context requires otherwise:

- A. *Affordable* shall be defined as a rental development in which monthly rents including utilities do not exceed thirty percent (30%) of that amount which represents no more than 80 percent of the median adjusted gross annual income for an Eligible Household.
- B. *Affordable Units* shall be defined as those rental units described in Section 3 hereof.
- C. *Orlando Metropolitan Statistical Area ("MSA ")* shall include the counties of Orange, Lake, Seminole, and Osceola in the State of Florida as well as the municipalities within their respective jurisdictions.

**Section 3. Scope of Project.**

The Project shall consist of one hundred fifty-six (156) multi-family units. Specifically, thirty-nine (39) units shall be set aside and rented only to those households whose household income does not exceed fifty percent (50%) of the MSA median income, seventy-eight (78) units shall be set aside and rented only to those households whose income does not exceed sixty percent (60%) of the MSA median income, thirty-nine (38) units shall be set aside and rented only to those households whose income does not exceed seventy percent (70%) of the MSA median income; provided, however, the Owner may alter the foregoing unit mix with the County's prior consent and approval (not to be unreasonably withheld, conditioned or delayed), so long as the average income of the Project's residential tenants is no greater than 60% AMI. One (1) unit shall be set aside for the property manager. To the extent permitted by all applicable governing law, Owner will give priority consideration to Orange County Public School employees for up to ten (10) housing units based on the applicant's ability to meet eligibility standards and requirements. This obligation shall not be considered to supersede Owner's existing obligations relative to the units for which they have financial or regulatory responsibility.

**Section 4. Exemption of Payment of Law Enforcement, Fire/Rescue Services, Transportation, School, and Parks and Recreation Impact Fees**

The Owner shall make payment of all law enforcement, fire/rescue, transportation, school, parks and recreation impact fees, and sewer and water connection fees upon submittal of their building permit application in accordance with the applicable provisions of Chapter 23, Impact Fees, Orange County Code.

- A. Section 23-32 (h) of Article II, Chapter 23, Orange County Code, provides that the payment of all or a portion of Law Enforcement Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2023, provided the level and duration of such affordability is documented to the County's satisfaction prior to the granting of any impact fee exemption.
- B. Section 23-62 (h) of Article III, Chapter 23, Orange County Code, provides that the payment of all or a portion of Fire/Rescue Services Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2023, provided the level and duration of such affordability is documented to the County's satisfaction prior to the granting of any impact fee exemption.

- C. Section 23-98 (a)(11) of Article IV, Chapter 23, Orange County Code, provides that the payment of Transportation Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2023, provided the level and duration of such affordability is documented to the County's satisfaction prior to the granting of any impact fee exemption.
- D. Section 23-161 (b) of Article V, Chapter 23, Orange County Code, provides that the payment of all or a portion of School Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2023, provided the level and duration of such affordability is documented to the County's satisfaction prior to the granting of any impact fee exemption.
- E. Section 23-183 (g) of Article VI, Chapter 23, Orange County Code, provides that the payment of all or a portion of Parks and Recreation Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2023, provided the level and duration or such affordability is documented to the County's satisfaction prior to the granting of any impact fee exemption.
- F. Upon execution of this Agreement, and assuming continued compliance with the terms hereof, the Owner shall have documented the affordability of the Project to the County's satisfaction; provided, however, that only those units defined as Affordable Units hereunder shall be entitled to an exemption from County Impact Fees. The total amount of County Impact Fees exempted under this agreement is **Two Million Two Hundred Eleven Thousand Thirty-Six Dollars and Thirty-Six Cents (\$2,211,036.36)**; of that total the Impact Fees are broken down as follows:
  - i. **Law Enforcement Impact Fee** – Thirty-Two Thousand Six Hundred Four Dollars (\$32,604.00);
  - ii. **Fire/Rescue Services Impact Fee** - Forty Thousand Two Hundred Forty-Eight Dollars (\$40,248.00);
  - iii. **Transportation Impact Fee** - Eight Hundred Seventy-Four Thousand Four Hundred Twenty-Eight Dollars and Thirty-Six Cents (\$874,428.36);
  - iv. **School Impact Fee** - One Million Fifty-Three Thousand One Hundred Fifty-Six Dollars (\$1,053,156.00); and
  - v. **Parks and Recreation Impact Fee** - Two Hundred Ten Thousand Six Hundred Dollars (\$210,600.00).

**Section 5. Restrictive Covenant.**

- A. The Owner acknowledges that this Agreement creates a restrictive covenant and that such covenant shall run with the Property.
- B. The Owner, its successors and assigns shall utilize the Property for the rental of one hundred fifty-six (156) multi-family housing units. In order to be deemed affordable, thirty-nine (39) units shall be set aside and rented only to those households whose household income does not exceed fifty percent (50%) of the MSA median income, seventy-eight (78) units shall be set aside and rented only to those households whose income does not exceed sixty percent (60%) of the MSA median income, and thirty-nine (38) units shall be

set aside and rented only to those households whose income does not exceed seventy percent (70%) of the MSA median income; provided, however, the imputed incomes of the units may be changed throughout the Affordability Period to the extent permitted by FHFC, as long as after such change the average of the imputed incomes for the units remains at or below 60% of AMI. One (1) unit shall be set aside for the property manager. Rent levels of the 156 units shall be in accordance with Section 7 of this Agreement, for a period of twenty (20) years from the date of issuance of the first certificate of occupancy for the Project Affordability Period. Provided further, however, that Owner's construction loan lender, permanent loan lender, or any subsequent mortgage shall, at its option, have the right to foreclose on the Property with this restrictive covenant in place or, in the alternative, to pay the County, the principal amount of Two Million Two Hundred Eleven Thousand Thirty-Six Dollars and Thirty-Six Cents (\$2,211,036.36) in order to obtain from the County a release of the restrictive covenant provisions as set forth herein. Owner's construction loan lender, permanent loan lender or other senior lender shall pay for the cost of recording any such release and any other expenses incident thereto.

**Section 6. Income Verification.**

- A. The Owner shall verify the household income of the occupants of the Affordable Units prior to the initial occupancy of such units, and thereafter Developer shall do so in accordance with FHFC requirements for 100% Affordable projects. Developer shall provide to the County a copy of FHFC's Annual Owner's Certificate of Housing Credit Program Compliance (form AOC-1) (**Exhibit "B"**) annually.
- B. The Owner shall maintain complete and accurate records of the income for each of the qualifying occupants and the rents charged for the Affordable Units. All records shall be maintained in accordance with Chapter 67-37, Florida Administrative Code. The Owner shall permit any duly authorized representative of the County to inspect the books and records upon reasonable notice.
- C. The Owner shall furnish to the County's Housing and Community Development Division an Annual Report demonstrating all Affordable Units are in compliance with this Agreement. Similar reports required by Florida Housing Finance Corporation may be used to satisfy this requirement. Copies shall be submitted on annual basis subsequent to the issuance of the first certificate of occupancy for the Project.

**Section 7. Rents, Lease Provisions, and Administration.**

- A. The Owner agrees that the initial gross rents charged for the Affordable Units shall comply with the gross rent restrictions established by the Florida Housing Finance Corporation or the HUD rent limits, whichever is more restrictive, adjusted for family size and number of bedrooms.
- B. The Owner may, for good cause, refuse to rent the Affordable Units to individuals or families who otherwise meet the income and eligibility guidelines set forth herein. Good cause may include, but shall not be limited to, the failure of the applicant to comply with the terms and conditions of past rental agreements.
- C. For purposes of complying with the requirements of this Agreement, if the income of an individual or family renting an Affordable Unit initially meets the applicable income

limitation at the commencement of occupancy of the unit, the income of such individual or family shall be treated as continuing to not exceed the applicable income limits so long as the rent charged for such Affordable Unit remains in accordance with the gross rent restrictions established by the Florida Housing Finance Corporation and Section 7 of this Agreement. The preceding sentence shall cease to apply to any individual or family whose income, as of the most recent determination, exceeds one hundred forty percent (140%) of the applicable income limit, if after such determination, but before the next income determination, any set-aside affordable unit of comparable or smaller size in the Project is occupied by a new resident whose income exceeds the applicable income limit for a very low or low income tenants as defined in this Agreement.

- D. Owner shall not be deemed to have breached this Agreement if in verifying the household income of the occupants of the Affordable Units, Owner (i) has relied in good faith upon information supplied to Owner by the occupant; (ii) has no reason to believe such information is false; and (iii) shall have complied with all requirements of this Agreement with respect to verification of household income.
- E. The Owner or its management company shall obtain a certification of income for each prospective tenant prior to admission to the Project. Source documentation for each adult household member shall be obtained to support income claims. The form of certification shall be as required by the Florida Housing Finance Corporation. Should the annual income recertification of such households result in non-compliance with income occupancy requirements, the next available unit must be rented to a qualifying household in order to ensure continuing compliance of the Project.
- F. The Owner shall not discriminate against any person or family on the grounds of race, color, national origin, religion, familial status, sex, sexual orientation, or disability. The Owner shall comply with the applicable provisions of the Human Rights Ordinance, Chapter 22 of the Orange County Code, including, but not limited to, the Fair Housing provisions contained in Article IV, thereof, all as may be amended from time to time. The Owner shall abide by the following:
  - 1. The Owner shall provide rental information and attract eligible persons in the housing market area without regard to race, color, national origin, religion, sex, sexual orientation or disability.
  - 2. The Owner shall employ the Equal Housing Opportunity slogan, logo or statement in all solicitations for tenants and posters with the fair housing logo will be prominently displayed at the Project.
  - 3. The Owner shall maintain records of its affirmative marketing efforts and keep them available for review by the County's Housing and Community Development Division staff.
  - 4. The Owner shall assess the success of its affirmative action efforts and when applicable, undertake all necessary corrective actions as mandated by the County, when affirmative marketing requirements are not met.

- G. The Owner shall not evict or terminate the tenancy of any tenant of any unit within the Project other than for good cause and shall not increase the gross rent with respect to any Affordable Unit in excess of the amount allowed herein.
- H. Upon receipt of the first certificate of occupancy, the Owner shall provide notice to the County that they have received their certificate of occupancy.

**Section 8. Default; Remedies.**

- A. If the Owner breaches any provision set forth in this Agreement, other than the affordability levels contained in Section 5 and the rental requirements contained in Section 7, the Owner shall cure the breach within thirty (30) days of receiving notice of such breach. In the event that the Owner is unable to cure the breach within the allotted thirty (30) days, the Owner shall request an extension of time not to exceed ninety (90) days. Any such request for extension shall be made in writing and shall be submitted to the County within the first thirty (30) days' time period. In such instances where the Owner is unable to correct the breach within the allotted thirty (30) day time period, the Owner shall commence such correction(s) within the ninety (90) days, and thereafter diligently pursue the same to completion within such period. In the event that the Owner fails to comply with the requirements of this Section, the Owner shall pay to the County the principal amount of Two Million Two Hundred Eleven Thousand Thirty-Six Dollars and Thirty-Six Cents (\$2,211,036.36), which is equal to the total sum of County Impact Fees exempted pursuant to Section 4, hereof. Upon full repayment by the Owner to the County of the total sum of the exempted impact fees, this Agreement shall become null and void and shall automatically terminate.
- B. If the Owner rents Affordable Units to individuals or families whose income is not in accordance with the affordability level provided for in Section 5 of this Agreement or rents any such unit above the applicable rental rate required in Section 7.A. such that the Project no longer qualifies as a qualified low-income housing project under Section 42 of the Internal Revenue Code, the Owner shall be deemed to be in default of this Agreement resulting in the disqualification of the Affordable Units. Upon the disqualification of any Affordable Unit(s) by Orange County, Owner shall pay to the County the principal amount of Two Million Two Hundred Eleven Thousand Thirty-Six Dollars and Thirty-Six Cents (\$2,211,036.36), which is equal to the total sum of County Impact Fees exempted pursuant to Section 4, hereof. Upon full repayment by the Owner to the County of the total sum of the exempted County Impact Fees, this Agreement shall become null and void and shall automatically terminate.
- C. Notwithstanding the foregoing, the construction loan lender, permanent loan lender or the other senior lender shall have the right, but not the obligation, to cure any default and the parties hereto agree that any cure of any default made or tendered by the construction loan lender, permanent loan lender or other senior lender shall be deemed to be a cure by the Owner and shall be accepted or rejected as if made or tendered by the Owner.
- D. In addition to any other remedies contained herein, in the event of a breach of any material term of this Agreement, the County may avail itself of any remedy available at law or equity.

**Section 9. Foreclosure.**



COPY: County Administrator  
Orange County Administration  
201 S. Rosalind Avenue, 5<sup>th</sup> Floor  
Orlando, Florida 32801

COPY: Email: [Iris.Harkonen@ocfl.net](mailto:Iris.Harkonen@ocfl.net)  
Email: [Nathan.Phillips@ocfl.net](mailto:Nathan.Phillips@ocfl.net)

SCHOOL BOARD: School Board of Orange County Florida  
Attn: Superintendent  
445 West Amelia Street  
Orlando, Florida 32801

COPY: Orange County Public Schools  
Attn: Facilities Planning Department  
6501 Magic Way, Building 200  
Orlando, FL 32809

OWNER: BDG Barnett Villas, LP  
501 N. Magnolia Avenue  
Orlando, FL 32801  
Attn: Project Contact

COPY: Mr. Lou Vogt  
501 N. Magnolia Avenue  
Orlando, FL 32801

Mr. Scott Zimmerman  
501 N. Magnolia Avenue  
Orlando, FL 32801

Zimmerman, Kiser & Sutcliffe, P.A.  
315 East Robinson Street  
Suite 600  
Orlando, FL 32801  
Attn: John P. Grygiel, Esq.

Enterprise Neighborhood Impact Fund III, LLC  
c/o Enterprise Community Asset Management, Inc.  
70 Corporate Center  
11000 Broken Land Parkway, Suite 700  
Columbia, Maryland 210044  
Attention: Asset Management

Email: [legalstaff@enterprisecommunity.com](mailto:legalstaff@enterprisecommunity.com)  
Attention: Chief Legal Officer  
Kenneth S. Gross, Esq.  
Gallagher Evelius & Jones LLP  
218 North Charles Street, Suite 400  
Baltimore, Maryland 21201

NLP: Neighborhood Lending Partners of  
Florida, Inc.  
3615 West Spruce Street  
Tampa, FL 33607  
Email: mfellows@ NLP-INC.COM  
gromagnoli@ NLP-INC.COM

**Section 14. Incorporation of County Policies.** This Agreement shall be read in conjunction with and be subject to all applicable County regulations, policies, resolutions, and ordinances; such County regulations, policies, resolutions, and ordinances are incorporated herein by reference.

**Section 15. Termination of Approvals.** The County shall, in its sole discretion, have the right to terminate all approvals and acceptances granted by this Agreement in the event Owner fails to comply with any of the terms and conditions of this Agreement. All approvals granted by this Agreement are conditioned upon the continued compliance with the terms of this Agreement as well as the payment of the applicable impact fees at the appropriate time, including the payment of County Impact Fees as outlined in Section 4 hereof.

**Section 16. Disclaimer of Third-Party Beneficiaries.** This Agreement is solely for the benefit of the County and the Owner and no right or cause of action shall accrue to or for the benefit of any third party.

**Section 17. Assignment.** The County shall have the right to assign or transfer this Agreement in whole or in part to any properly authorized commission, authority, or other public agency empowered by law to serve the unincorporated area of Orange County, Florida. The Owner shall not assign, sell, bargain, convey or transfer its interest in this Agreement without the prior written consent of the County.

**Section 18. Recordation of the Agreement.** The parties hereto agree that a fully executed original of this Agreement shall be recorded, at Owner's expense, in the Public Records of Orange County, Florida. The obligations imposed in this Agreement shall be deemed a restrictive covenant which shall run with the Property and shall be binding upon Owner's successors and assigns. The County or any successor agency or entity will, from time to time and upon the request of the Owner, execute and deliver estoppel letters affirming the status of this Agreement.

**Section 19. Severability.** If any sentence, phrase, paragraph, provision, or portion of this Agreement is found invalid or unenforceable by a court of competent jurisdiction, such portion shall be considered an independent provision and the finding shall have no effect on the validity or the balance of this Agreement.

**Section 20. Entire Agreement and Modification.** This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements relating to the matters set forth herein. Any changes to this Agreement shall be made in writing and approved and executed by the authorized representatives of the respective parties.

**Section 21. No Partnership or Agency.** Nothing in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relations of principal/agent, employer/employee, or joint venture partnership between the parties.

**Section 22. Land Use Approvals.** This Agreement shall not be construed as granting, assuring, or in any way indicating any future grant of any land use, zoning, or density approvals, development approvals, permissions, or rights with respect to the Property.

**Section 23. Effective Date; Term.** This Agreement shall become effective upon the date of full execution by the authorized representatives of the Owner, the County, and the School Board, and, except as otherwise set forth in Section 8 hereof, shall terminate twenty (20) years from the date of issuance of the first certificate of occupancy for the Project.

**Section 24. Headings.** The headings of the sections, paragraphs and subdivisions of this Agreement are for the convenience of reference only and shall not limit or otherwise affect any of the terms hereof.

**Section 25. Counterpart Signatures.** This Agreement may be executed in one or more counterparts, all of which shall constitute, collectively, one and the same instrument.

***(REMAINDER OF PAGE INTENTIONALLY BLANK  
SIGNATURE PAGES TO FOLLOW)***

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

"COUNTY"

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners



BY: *Jerry L. Demings*

for Jerry L. Demings  
Orange County Mayor

Date: August 26, 2025

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

BY: *Jennifer Ann Klimetz*  
Deputy Clerk

*(ADDITIONAL SIGNATURE PAGES TO FOLLOW)*

**"SCHOOL BOARD"**

Signed and sealed in the presence of:

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida

*[Handwritten Signature]*

Print Name: Nancy L. Connor  
445 W. Amelia St., Orlando, Florida 32801

By: *[Handwritten Signature]*

Teresa Jacobs, Chair

*[Handwritten Signature]*

Print Name: Analiz Rivera  
445 W. Amelia St., Orlando, Florida 32801

Date: 8/7/25

STATE OF FLORIDA                    )  
  ) s.s.:  
COUNTY OF ORANGE                )

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 7 day of August, 2025 by Teresa Jacobs, Chair of The School Board of Orange County, Florida; a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who  is personally known to me or [ ] had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

*[Handwritten Signature]*  
NOTARY PUBLIC OF FLORIDA

Print Name: Rebeca Hernandez  
Commission No: HH 686484  
Expires: 6/10/29

**(ADDITIONAL SIGNATURE PAGES TO FOLLOW)**





## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

**Address(es): 1007; 1020; 1030; 1040; and 1050 Barnett Villas Drive, Orlando, FL 32808**  
**PID: 19-22-29-0510-01-000**

(North Parcel)

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 22 South, Range 29 East, Orange County, Florida; thence South 89°51'50" West, a distance of 250.00 feet along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence departing said South line North 00°27'19" West, a distance of 83.37 feet to a point on the North right of way line of State Road 50 per Florida Department of Transportation Section Number 75050, F.P. No. 239535-4; thence departing said North right of way line continue North 00°27'19" West, a distance of 422.49 feet to a point on the North right of way line of La Grange Avenue, according to the plat thereof; as recorded in Plat Book 7, Page 96 and Official Records Book 1517, Page 922, Public Records of Orange County, Florida; said point also being the POINT OF BEGINNING; thence South 89°52'10" West, a distance of 101.65 feet along said North right of way line, thence departing said North right of way line North 00°27'19" West, a distance of 150.00 feet to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence South 89°52'10" West, a distance of 308.45 feet along said North line to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence North 00°26'37" West, a distance of 242.31 feet along the West line of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence departing said West line North 89°51'37" East, a distance of 2.97 feet to a point on the East right of way line of Swiss Lane as shown on Sun Ray Terrace according to the Plat thereof as recorded in Plat Book Y, Page 97, Public Records of Orange County, Florida; thence North 00°18'43" West, a distance of 413.58 feet along said East right of way line to a point on the North line of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence North 89°52'31" East, a distance of 656.05 feet along said North line to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence South 00°27'19" East, a distance of 612.28 feet along the East line of the Southeast 1/4 of said Section 19; thence departing said East line South 89°52'10" West, a distance of 250.00 feet; thence South 00°27'19" East, a distance of 193.56 feet to the POINT OF BEGINNING.

Containing 10.01 acres, more or less.

(South Parcel)

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 22 South, Range 29 East, Orange County, Florida; thence South 89°51'50" West, a distance of 250.00 feet along the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence departing said South line North 00°27'19" West, a distance of 83.37 feet to a point on the North right of way line of State Road 50 per Florida Department of Transportation Section Number 75050, F.P. No. 239535-4; said point also being the POINT OF BEGINNING; thence South 89°51'50" West, a distance of 84.40 feet along said North right of way line; thence departing said North right of way line North 44°32'41" East, a distance of 14.06 feet; thence North 00°27'19" West, a distance of 29.42 feet to a point of curvature of a curve concave Westerly, having a radius of 75.00 feet and a central angle of 20°33'07"; thence Northerly along the arc of said curve a distance of 26.90 feet to a point of tangency; thence North 21°00'26" West, a distance of 36.61 feet to a point of curvature of a curve concave Easterly, having a radius of 225.00 feet and a central angle of 20°33'07"; thence Northerly along the arc of said curve a distance of 80.71 feet to a point of tangency; thence North 00°27'19" West, a distance of 62.66 feet; thence North 89°52'10" East, a distance of 3.61 feet; thence North 00°27'19" West, a distance of 145.00 feet to a point on the South right of way line by maintenance of La Grange Avenue, according to the plat thereof as recorded in Plat Book 7, Page 96, Public Records of Orange County, Florida; thence North 89°52'10" East, a distance of 102.78 feet along said South right of way line by maintenance; thence departing said South right of way line by maintenance South 00°27'19" East, a distance of 386.49 feet to the POINT OF BEGINNING.

Containing 0.86 acres, more or less.

Altogether containing 10.87 acres, more or less.

**CERTIFICATE (AOC) OF HOUSING CREDIT PROGRAM COMPLIANCE**

**To: Florida Housing Finance Corporation**  
 Attention: Compliance Department  
 227 North Bronough Street, Suite 5000  
 Tallahassee, FL 32301-1329  
[Compliance.Reporting@floridahousing.org](mailto:Compliance.Reporting@floridahousing.org)

**CC: Orange County Housing & Community Development Division**  
 525 E. South Street  
 Orlando, FL 32801  
[Housing@ocfl.net](mailto:Housing@ocfl.net)

<b>Certification Dates:</b>	<b>From:</b>	<b>Through:</b>	
<b>Property Name:</b>			<b>Project No:</b>
<b>Property Address:</b>	<b>City:</b>		<b>ZIP:</b>
<b>TAX ID # of Ownership Entity:</b>			

No buildings have been Placed in Service

At least one building has been placed in Service but owner elects to begin credit period in the following year.

If either of the above applies, please check the appropriate box, and proceed to page 2 to sign and date this form.

The undersigned \_\_\_\_\_ on behalf of \_\_\_\_\_ (the "Owner"), hereby certifies that:

- The project meets the minimum requirements of: (check one)
  - 20 - 50 test under Section 42(g)(1)(A) of the Code
  - 40 - 60 test under Section 42(g)(1)(B) of the Code
  - 15 - 40 test for "deep rent-skewed" projects under Section 42(g)(4) and 142(d)(4)(B) of the Code
- There has been **no change in the applicable fraction** (as defined in Section 42(c)(1)(B) of the Code) for any building in the project:
  - NO CHANGE**
  - CHANGE**

If "**Change**", list on page 3 the applicable fraction to be reported to the IRS for each building in the project for the certification year.
- The owner has received a Tenant Income Certification from each low-income resident and documentation to support the certification at their initial occupancy; and has received an annual Tenant Income Certification from each low-income resident and documentation to support the certification, or the owner has a recertification waiver letter from the IRS in good standing, or the exception to annual current income determination requirement, of Subparagraph (A) of IRC section 142(d)(3), applies.
  - YES**
  - NO**
- Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:
  - YES**
  - NO**
- All low-income units in the project are and have been for use by the general public (as defined in 26 CFR 1.42-9) and are used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) of the Code):
  - YES**
  - NO**
  - HOMELESS**
- No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C 3616a(a)(1), or an adverse judgment from a federal court:
  - NO FINDING**
  - FINDING**
- Each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project:
  - YES**
  - NO**

If "**No**", state nature of violation on page 3 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.

**Appendix Y – Housing Credit Annual Owner's Certification, Form AOC-1**

8. There has been no change in the eligible basis (as defined in Section 42(d) of the Code) of any building in the project since last certification submission:  
 **NO CHANGE**                       **CHANGE**  
 If "**Change**", state nature of change (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed to the allocating authority in writing) on page 3:
9. All tenant facilities included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the buildings:  
 **YES**                                       **NO**
10. If a low-income unit in the project has been vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:  
 **YES**                                       **NO**
11. If the income of tenants of a low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:  
 **YES**                                       **NO**
12. An extended low-income housing commitment as described in section 42(h)(6) was in effect. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a voucher under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437f; and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment:  
 **YES**                                       **NO**                                       **N/A**
13. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code.  
 **YES**                                       **NO**                                       **N/A**
14. There has been no change in the ownership or management of the project:  
 **NO CHANGE**                       **CHANGE**  
 If "**Change**", complete page 3 detailing the changes in ownership or management of the project.

**Note: Failure to complete this form in its entirety will result in noncompliance with program requirements. In addition, any individual other than an owner or general partner of the project with legal signatory authority is not permitted to sign this form.**

The project is otherwise in compliance with the Code, including any Treasury Regulations, the applicable State Allocation Plan, and all other applicable laws, rules and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY.

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

(Ownership Entity)

