



AGENDA

COMMITTEE OF THE WHOLE WORKSHOP BOARD OF COUNTY COMMISSIONERS

Board Chambers
Suite 100
Escambia County Governmental Complex
221 Palafox Place

March 8, 2012
9:00 a.m.

Notice: This meeting is televised live on Cox Cable 98 and recorded for rebroadcast on the same channel.

1. Call to Order

(PLEASE TURN YOUR CELL PHONE TO THE SILENCE OR OFF SETTING.)
2. Was the meeting properly advertised?
3. Fiscal Year 2012-2013 Budget Update (BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)
(Amy Lovoy - 30 min)
 - A. Board Discussion
 - B. Board Direction
4. Perdido Key Master Plan
(T. Lloyd Kerr - 15 min)
 - A. Board Discussion
 - B. Board Direction
5. AICUZ (Air Installations Compatible Use Zones) Map Revision
(T. Lloyd Kerr - 15 min)
 - A. Board Discussion
 - B. Board Direction
6. Perdido Methodist Church Skate Area
(Randy Oliver - 5 min)
 - A. Board Discussion
 - B. Board Direction
7. Affordable Housing - (REFERRED FROM 02/16/2012 BCC MEETING)
(Bob Cole, Santa Rosa County Commissioner - 30 min)
 - A. Board Discussion
 - B. Board Direction

8. Escambia County's Logo
(Alison P. Rogers - 10 min)
 - A. Board Discussion
 - B. Board Direction

9. Fortune-tellers and Clairvoyants - Amending Escambia County Ordinance 90-22
(Alison P. Rogers - 5 min)
 - A. Board Discussion
 - B. Board Direction

10. Amending the Santa Rosa Island Non-Ad Valorem Special Assessment Ordinance
(BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)
(Alison P. Rogers - 5 min)
 - A. Board Discussion
 - B. Board Direction

11. Adjourn

Committee of the Whole

3.

Meeting Date: 03/08/2012

Issue: Fiscal Year 2012-2013 Budget Update

From: Amy Lovoy, Department Head

Information

Recommendation:

Fiscal Year 2012-2013 Budget Update (BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)

(Amy Lovoy - 30 min)

A. Board Discussion

B. Board Direction

Committee of the Whole

4.

Meeting Date: 03/08/2012

Issue: Perdido Key Master Plan

From: T. Lloyd Kerr, AICP, Department Director

Information

Recommendation:

Perdido Key Master Plan

(T. Lloyd Kerr - 15 min)

A. Board Discussion

B. Board Direction

Attachments

PK Master Plan RLI

PK Master Plan Presentation

Escambia County
REQUEST FOR LETTER OF INTEREST

Perdido Key Master Plan
Scope of Services

Introduction:

Escambia County Development Services Department is seeking the services of a highly qualified professional consultant team with considerable expertise in master planning for mixed use communities utilizing the principles of New Urbanism and Sustainable Development. The consultant must have demonstrated experience in the fields of economic development, Florida land use planning, contemporary planning codes and architectural guidelines. Furthermore, the professional consultant must develop a public participation plan that actively and fully engages the citizens and stakeholders in the preparation of the master plan.

This project will be completed by the consultant with the assistance of **the West End Advisory Committee** working cooperatively as the project team. It will be essential to build consensus among these stakeholders, other citizens, and any governmental agencies participating in the process.

Proposed revisions to the Land Development Code must be in the form of an ordinance. Comprehensive Plan revisions must be in the form of a Comprehensive Plan Amendment and ordinance. All revisions and amendments will be reviewed by the Local Planning Agency and Board of County Commissioners. Detailed expectations of the consultant team will be reflected in the "Scope of Services".

Project Area

The project boundaries include all of Perdido Key from the FL/AL Line eastward to the western boundary of Gulf Islands National Seashore. Also included are the parcels south of Bayou Garcon, west of Treasure Hill Park and Sunburst Subdivisions to the west boundary of C-1 zoning along Custer Drive and Monterey Avenue. The parcels south of Zodiac Drive and Big Lagoon State Park are not included.

Scope of Services

A. Visioning

- Prepare a vision for the master plan that promotes Perdido Key as "great place to visit, live, work, and to invest".

B. Survey of existing conditions

- Description of project area.
- History, historic resources, and background.
- Review and analysis of existing planning, environmental studies and projects in the subject area
- Review the Future Land Use Element of the 2030 Comprehensive Plan.
- Demographic overview of population and employment.
- Survey of existing property attributes including land use, zoning, property values, building floor area, height, housing conditions, and number of residential units.
- Existing real estate market data.
- Review and analysis of all existing roads and streets along with their level of service; review of current and future transportation plans & maps; review of traffic patterns; review capital improvement projects that are associated with the project area and Review all existing transportation studies and modals;

C. New Urbanism and Sustainable Development

Incorporates principles of New Urbanism and Sustainable Development:

- Urban design guidelines and contemporary planning methodologies.
- Creation of a “Commercial Corridor/Gateway Areas”
- Creation of an attractive and strong sense of place to include the following:
 - Streetscape design
 - Architectural and site design
 - Vehicular and pedestrian access
 - Pedestrian and bicycle connectivity
 - Signage.
 - Review and analysis of other planning issues.

D. Public Beach

- Evaluation of the public beach, access points and service
- Identify additional services, and a funding source, necessary to support beach tourism, i.e trolley operations, lifeguards, beach re-nourishment, event/event promotion, and etc.

- Identify additional beach access points and identify a funding source for acquisition of beach access

E. Transportation

- Provide for recommendations that are consistent with the future development of a 4-lane roadway, including Theo Baars Bridge.
- Analysis of capital improvement needs for the proposed master plan and identify a funding source
- Feasibility of the multi-modal transportation network throughout the project area.

F. Economic Development Element

Formation plan encouraging economic growth and preserving the community uniqueness and character.

- Quantitative and qualitative information including economic trends, employment forecast, type of business (retail uses, restaurants, entertainment, and etc.), tourism, and business development.
- Identify and provide recommendations for those areas within project area that could provide for good business investment opportunities.
- Provide recommendations, for tax incentives, grants, “business zoning districts” regulatory language, and land use changes that will promote and encourage economic development.

G. Effective Public Participation

Escambia County requires that there be a robust public participation. It is essential that all citizens have adequate opportunity to comment on the Plan and that those comments be well documented. It is equally important that due consideration be given those comments. The selected consultant will be solely responsible for the public participation component of this project, specifically in organizing, staffing, marketing and presenting. Additionally, it is imperative that the consultant plans for meetings with citizens, **West End Advisory Committee**, and the local government. Once established, the project team will determine the timing of such meetings. The consultant may conduct workshops, charettes or other forms of public participation and will participate in the statutorily required public hearings before the Planning Board and Board of County Commissioners.

Effective Coordination with County Staff and Others

The proposed master plan proposal requires effective coordination with the project team and other participants. Although planning staff will likely be the main county contacts leading up to public hearings, the selected consultant should anticipate direct contacts with other county staff, the consultant(s) for the ongoing project work, and local and state agencies. The consultant must maintain timely and effective communication and coordination with all participants, and should be able and prepared to accomplish all tasks with minimal staff assistance.

H. Other General Conceptual Planning & Design

- Include an assessment of existing and future storm drainage for the area.
- Prepare preliminary engineering of recommended improvements
- Assessment of the impact/benefit to the community for each improvement
- Estimate a timetable for predicted infrastructure improvements
- Prioritize and schedule all proposed improvements.
- Include an alternative schedule that could serve as a “pay-as-you-go” plan.
- Implementation strategies, timelines, budget estimations and possible revenue sources.

Detailed scheduling of the project and deliverables will be negotiated during the contract negotiations between the selected consultants and the Development Services Division.

Timeline: 12-18 months, beginning in 2012

Project Budget

Anticipated cost of project **\$300,000.**

Internal Consistency: It is critical that the selected consultant ensures internal consistency with the Comprehensive Plan and the Land Development Code and does not create conflicts with any proposed revisions, or amendments produced under this scope of services.

User-Friendly Format: Land Development Code revisions and Comprehensive Plan amendments must be well organized, well written, easily understood and easy to use. Their structure must be such that future additions and revisions can be easily accommodated. Illustrations and other graphics should be included where appropriate to simplify concepts and aid the reader. This is particularly important for form-based elements. Regulations must be clear to all users, minimizing the direct involvement required of county staff in code interpretation, application, and review..

Anticipated Disciplines (Function Codes) for this project

Code	Description
06	Architect
12	Civil Engineer
18	Cost Engineer/Estimator
20	Economist
23	Environmental Engineer
29	Geographic Information System Specialist
38	Land Surveyor
39	Landscape Architect
47	Planner Urban/Regional
48	Project Manager
60	Transportation Engineer

Anticipated Experience Categories (Profiles Codes) for this project

Code	Description
C07	Coastal Engineering
C08	Codes; Standards; Ordinances
C10	Commercial Building (Low Rise); Shopping Centers
C18	Cost Estimating; Cost Engineering and Analysis
E09	Environmental Impact Studies, Assessments
E10	Environmental and natural resources
E11	Environmental Planning
H07	Highways; Streets;
H11	Housing
L02	Land Surveying
L03	Land Architecture
P05	Planning (Community, Regional, and etc.)
R04	Recreation Facilities (Parks, Marinas, Etc.)
S11	Sustainable Design
Z01	Zoning; Land Use Studies

Firms Evaluations and Selection

The County shall follow the procedures of the Consultants Competitive Negotiation Act, Title XIX, Chapter 287, Section 055 of the Florida Statutes. The selection committee shall consider such factors as:

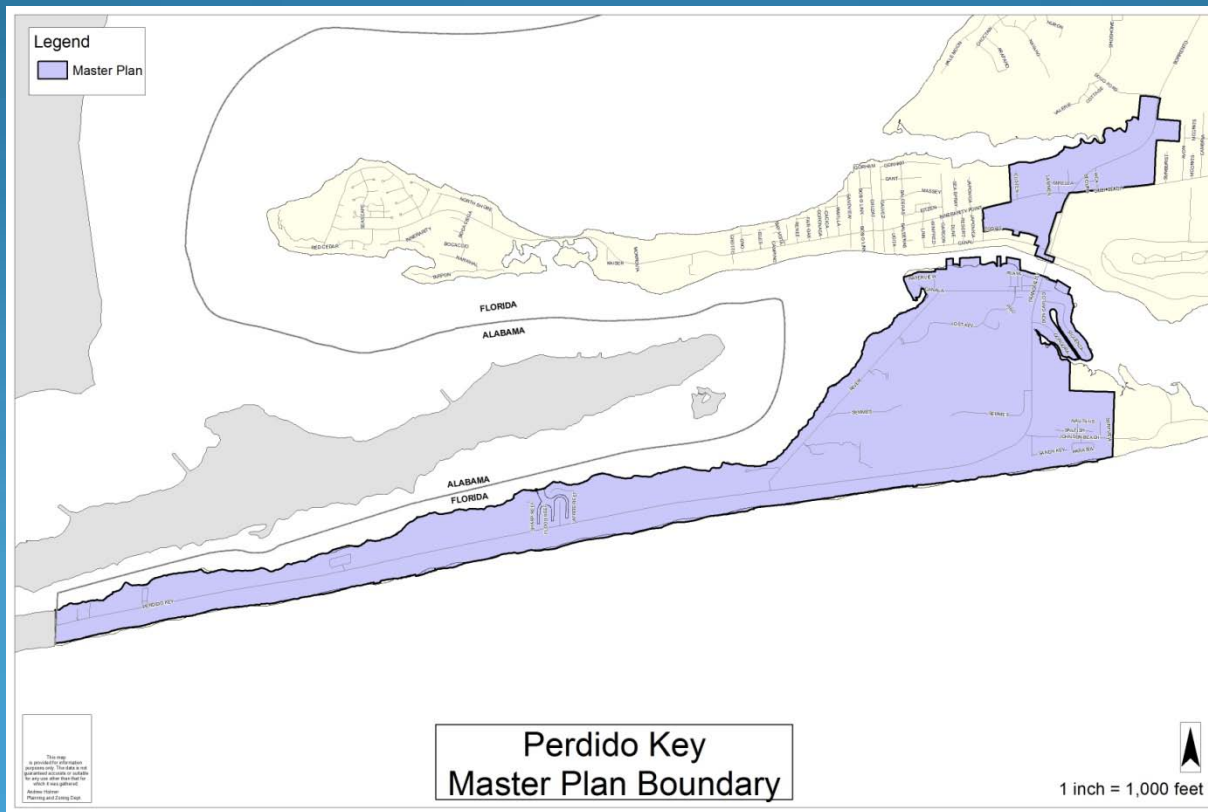
	Points
1. Qualifications of the firm and individual team members	10
2. Project understanding and depth of interdisciplinary skills related to urban design,	20

land use planning and analyses.

3. Experience and work history preparing the specifics of the Scope of Work. 10
4. Familiarity with FDOT standards, traffic management and infrastructure improvements. 10
5. Knowledge and expertise in economic development. 20
6. Knowledge of relevant statues, rules and regulations of the State of Florida. 20
7. Approach to Public Participation. 10

Perdido Key Master Plan

Boundaries



Public Participation

Multiple community meetings

Workshops

Charettes

West End Advisory Committee as steering committee

Plan

Beach Access

Utilities

Land Use

Transportation (Perdido Key Drive as four-lane)

Environmental

Economics

Zoning (No down zoning)

Development Regulations

Committee of the Whole

5.

Meeting Date: 03/08/2012

Issue: AICUZ Map Revision

From: T. Lloyd Kerr, AICP, Department Director

Information

Recommendation:

AICUZ (Air Installations Compatible Use Zones) Map Revision

(T. Lloyd Kerr - 15 min)

A. Board Discussion

B. Board Direction

Attachments

AICUZ Information

AICUZ Presentation

1 Introduction



The goal of the AICUZ Program is to protect military operational capabilities and the health, safety, and welfare of the public by achieving compatible land use patterns and activities in the vicinity of a military installation.

Historically, military bases were established in rural areas of the country. However, over time, many of these areas have experienced associated population growth and increased development in close proximity to the military installation. This growth can be seen immediately outside facility fence lines as well as throughout the surrounding areas, and the developments primarily take the form of new housing and commercial sites. New homes are constructed close to the installation to allow both military and civilian personnel to live near their employer. Similarly, businesses are established near the facility to take advantage of the large workforce that becomes a strong consumer base for goods and services.

As the number of residences, commercial developments, and other land uses around the military installations rise, the potential for the establishment of incompatible land uses can also increase. If the growth of a community is not controlled by local government through the use of comprehensive zoning and land use planning that takes the operational activities of a military airfield into account, both the mission of the military field and the well-being of the community can be adversely impacted.

The United States Department of Defense (DoD) initiated the Air Installations Compatible Use Zones (AICUZ) Program to help governmental entities and communities anticipate, identify, and promote compatible land use and development near military installations. The goal of this program is to protect the health, safety, and welfare of those living or working near military air installations, as well as protect the military operational capabilities of the air station. This is achieved by promoting compatible land use patterns and activities in the vicinity of a military installation.

The AICUZ Program recommends that noise levels, Accident Potential Zones (APZs), and flight clearance requirements associated with military airfield operations be incorporated into local community planning programs in order to maintain the airfield's operational requirements while minimizing the impact to residents in the surrounding community. Mutual cooperation between military airfield planners and community-based counterparts serves to increase public awareness of the importance of air installations and the need to address mission requirements and associated noise and risk factors. As the communities that surround airfields grow and develop, the United States Department of the Navy (Navy) has the responsibility to communicate and collaborate with local government on land use planning, zoning, and similar matters that could affect the installations' operations or missions.

This AICUZ study has been prepared for Naval Air Station (NAS) Pensacola and Navy Outlying Landing Field (NOLF) Saufley, both of which are located in Pensacola, Florida. This 2010 AICUZ looks comprehensively at past, present, and future operational requirements and expectations for the two fields, in association with current and proposed land use trends within Escambia County. The purpose of this document is to assist Navy and community planners in ensuring compatible development around NAS Pensacola and NOLF Saufley, while simultaneously maintaining the operational integrity of both airfields into the foreseeable future.

This study provides background on the AICUZ Program and historical data from previous AICUZ studies for both NAS Pensacola and NOLF Saufley (Section 1) and describes locations and features of these facilities (Section 2). Section 3 discusses present-day and projected aircraft operations. Section 4 presents the updated aircraft noise contours, outlining the methodology for how the noise contours were determined, what changes have occurred, and what the future expectations are for change, as well as what measures have been implemented by the Navy to mitigate any community noise concerns. Aircraft safety issues and the development of APZs are discussed in Section 5. Section 6 evaluates the compatibility of both current and

proposed land uses as provided by Escambia County. Finally, Section 7 provides recommendations to Navy installation planners for promoting land use compatibility consistent with the goals of the AICUZ Program.

1.1 AICUZ Program Requirements

In the early 1970s, the DoD established the AICUZ Program to balance the need for aircraft operations and community concerns over aircraft noise and accident potential. The AICUZ Program was developed in response to growing incompatible urban development (encroachment) around military airfields. The objectives of the AICUZ Program, according to the Chief of Naval Operations Instruction (OPNAVINST 11010.36C), are as follows:

- To protect the health, safety, and welfare of civilians and military personnel by encouraging land use which is compatible with aircraft operations;
- To protect Navy and Marine Corps installation investments by safeguarding the installations' operational capabilities;
- To reduce noise impacts caused by aircraft operations while meeting operational, training, and flight safety requirements, both on and in the vicinity of air installations; and
- To inform the public about the AICUZ Program and seek cooperative efforts to minimize noise and aircraft accident potential impacts by promoting compatible development in the vicinity of military air installations.

Noise zones and APZs are planning tools for both the air installation and local planning departments. These zones represent areas that are vital to the continuing operations of the air installation. Since they may extend beyond the "fence line" of the installation, presentation of the most current dimensions of noise zones and APZs through development of an updated AICUZ study to community-based planners is essential to fostering mutually beneficial land use.

In addition to the Navy AICUZ instruction, the Federal Aviation Administration (FAA) and DoD also have developed specific instructions and guidance to encourage local communities to restrict development or land uses that could endanger aircraft in the vicinity of

the airfield, including lighting (direct or reflected) that would impair pilot vision; towers, tall structures, and vegetation that penetrate navigable airspace or are constructed near the airfield; uses that generate smoke, steam, or dust; uses that attract birds, especially waterfowl; and electromagnetic interference (EMI) sources that may adversely affect aircraft communication, navigation, or other electrical systems. These issues are discussed in greater detail in Section 5 of this study.

Key documents that outline the authority for the establishment and implementation of the NAS Pensacola and NOLF Saufley AICUZ Programs, as well as guidance on facility requirements, are derived from:

- DoD Instruction 4165.57, "Air Installations Compatible Use Zones," dated November 8, 1977;
- OPNAVINST 11010.36C, "Air Installations Compatible Use Zones Program," dated October 9, 2008;
- Unified Facilities Criteria 3-260-01, "Airfield and Heliport Planning and Design," dated May 19, 2006;
- Naval Facilities Engineering Command P-80.3, "Facility Planning Factor Criteria for Navy and Marine Corps Shore Installations: Airfield Safety Clearances," dated January 1982; and
- United States Department of Transportation, FAA Regulations, Code of Federal Regulations, Title 14, Part 77, "Objects Affecting Navigable Airspace."

1.2 Purpose, Scope, and Authority

The purpose of the AICUZ Program is to achieve compatibility between air installations and neighboring communities. OPNAVINST 11010.36C is the current Navy guidance document that governs the AICUZ Program. To satisfy the purpose of the AICUZ Program, the military installation must work with the local community to discourage incompatible development of lands adjacent to the installation. As development encroaches upon the airfield, more people are potentially exposed to noise and accident potential associated with aircraft operations. The scope of the AICUZ study includes an analysis of:

- Aircraft noise zones for existing conditions and future-year forecasts, as well as APZs;

The AICUZ study analyzes community development trends, land-use tools, and mission requirements to develop a recommended strategy for communities to prevent incompatible land development adjacent to the installation.

- Land use compatibility;
- Operational alternatives;
- Noise reduction strategies; and
- Possible solutions to existing and potential incompatible land use problems.

The AICUZ study uses an analysis of community development trends, land use tools, and mission requirements at the airfield to develop a recommended strategy for communities that prevents incompatible land development adjacent to the installation. AICUZ considerations are based on the impacts of noise, the safety considerations of aircraft accidents, and economic considerations relating to public funds and local economic viability. The basis for implementing AICUZ guidelines lies in the air installation commander's cooperation with the local governments to protect the installation's mission requirements while simultaneously protecting and promoting the public's health, safety, and welfare.

1.3 Responsibility for Compatible Land Use

Ensuring land use compatibility within the AICUZ is the responsibility of many organizations, including the DoD and Navy, the local naval air installation command, local planning and zoning agencies, real estate agencies, residents, developers, and builders. Military installations and local government agencies with planning and zoning authority share the responsibility for preserving land use compatibility near the military installation. Cooperative action by all parties is essential to prevent land use incompatibility and hazards to the neighboring community. Table 1-1 identifies some responsibilities for various community stakeholders residing in proximity to an installation.

Table 1-1 Responsibility for Compatible Land Uses

Navy	<ul style="list-style-type: none"> ▪ Examine air mission for operation changes that could reduce impacts. ▪ Conduct noise and APZ studies. ▪ Develop AICUZ maps. ▪ Examine local land uses and growth trends. ▪ Make land use recommendations. ▪ Release an AICUZ study. ▪ Work with local governments and private citizens. ▪ Monitor operations and noise complaints. ▪ Update AICUZ plans, as required.
Local Government	<ul style="list-style-type: none"> ▪ Incorporate AICUZ guidelines into a comprehensive development plan and zoning ordinance. ▪ Regulate height and obstruction concerns through an airport ordinance. ▪ Regulate acoustical treatment in new construction. ▪ Require fair disclosure in real estate for all buyers, renters, lessees, and developers.
Private Citizens	<ul style="list-style-type: none"> ▪ Educate oneself on the importance of the installation's AICUZ Program. ▪ Identify AICUZ considerations in all property transactions. ▪ Understand AICUZ effects before buying, renting, leasing, or developing property.
Real Estate Professionals	<ul style="list-style-type: none"> ▪ Ensure potential buyers and lessees receive and understand AICUZ information on affected properties. ▪ When working with builders/developers, ensure an understanding and evaluation of the AICUZ Program.
Builders/Developers	<ul style="list-style-type: none"> ▪ Develop properties in a manner that appropriately protects the health, safety, and welfare of the civilian population by constructing land use facilities which are compatible with aircraft operations (e.g., sound attenuation features, densities, occupations).

1.4 Previous AICUZ Efforts and Studies

The original, complete AICUZ for NAS Pensacola was approved by the Chief of Naval Operations and published in January 1976. This study was partially updated through various addenda, studies, and technical memoranda between 1983 and 1990. These addenda were developed to account for changes in aircraft that were being used at the facilities, changes in operational parameters such as revised flight tracks, and changes derived from revisions to the Navy AICUZ instructions.

The following list highlights the NAS Pensacola AICUZ timeline along with key changes which triggered the modifications to the 1976 AICUZ study:

- **1976 AICUZ Study for NAS Pensacola.** This original AICUZ was a result of exhaustive analysis of all known methods of reducing

noise impacts on the surrounding community and incorporated flight patterns, increased and modified operations, and methods for achieving compatible land uses within the impact areas. "Aircraft Noise Study Naval Station Pensacola, Florida," from June 1972, was the source for existing composite noise rating zones and some of the flight operations.

- **1988 AICUZ Technical Memorandum for NAS Pensacola.** This memorandum was an update to the 1976 AICUZ study and provided a historical assessment of flight operations between 1976 and 1987, which validated the accuracy of prior updates. This memorandum collectively presented data that was made available in the following updates for NAS Pensacola:
 - *1983 AICUZ Noise Footprint Update.* This update was completely superseded in 1986 due to a change in flight operations and changes in aircraft.
 - *1987 AICUZ Noise Footprint Update.* Airfield field noise measurements were collected in 1986 to support this study. In addition, detailed data on numbers of operations, percent use of each arrival, departure, and pattern, aircraft power settings, speed and altitudes, and number and duration of run-ups were collected. No records summarizing this type of detailed information were collected or kept at NAS Pensacola prior to this update.
- **1990 AICUZ Addendum for NAS Pensacola.** This update to the 1976 AICUZ included the use of revised noise methodology, operations that are flown by quieter aircraft, new APZ guidelines, and changes in runway utilization. The update also included data made available from the 1987 update.

A noise study was completed for NOLF Saufley in 1986 as part of a larger study for NAS Whiting Field and several other outlying landing fields (OLFs) in Florida and Alabama. The noise study for NOLF Saufley was revised in 2000 and again in 2007 through updates that were developed to assess the impacts of replacing the T-34 "Turbomenter" aircraft with the T-6 "Texan" Joint Primary Aircraft Training System (JPATS). There is limited information for activities for NOLF Saufley prior to the 1986 noise study. Therefore, early operational activities are based on historic accounts and not necessarily AICUZ or noise study specific documents.

Previous AICUZ documents for NAS Pensacola and NOLF Saufley were examined and used as the baseline for the Escambia County 2003 JLUS.

The noise contours for NAS Pensacola (1990 AICUZ addendum) and the noise contours for NOLF Saufley (2000 noise study update) were utilized in the 2003 JLUS.

1.5 Changes that Require an AICUZ Update

AICUZ studies should be updated when an air installation has a significant change in aircraft operations (i.e., the number of takeoffs and landings), a change in the type of aircraft stationed and operating at the installation, or changes in flight paths or procedures. The history of prior AICUZ studies and the changes that resulted in revisions to earlier AICUZ documents were described in the previous section.

In accordance with OPNAVINST 11010.36C, this AICUZ update has been prepared to reflect changes in airfield operations at NAS Pensacola since the last AICUZ update (prepared in 1976) including changes in aircraft type, to incorporate NOLF Saufley into the study, to examine any reasonable projected mission changes over the next five years, and to incorporate the Joint Strike Fighter (JSF) as a transient aircraft as it is expected to be operational within this decade.

1.5.1 Changes in Operations Level

The primary mission of NAS Pensacola in 1976 was associated with aviation, naval training, and aircraft research. As a result, flight activities at NAS Pensacola were extremely varied, from student pilots making their first jet aircraft flight, to experienced pilots flying the Navy's most advanced aircraft. In 1976, NAS Pensacola also trained helicopter pilots to fly the large twin-rotor HH-46 Boeing Sea Knight aircraft. Navigation and radar training was also conducted at NAS Pensacola. Due to training missions, flight operations over this time period varied depending on the number of student aviators at NAS Pensacola. The five-year average between 1970 and 1974 was 187,539 annual flights.

Currently, NAS Pensacola conducts significant naval aviation training and serves as the home field for all Training Air Wing

(TRAWING) 6 operations. Fixed-wing and rotary-wing operations are also generated by the Blue Angels Flight Demonstration Team training, 479th Flying Training Group, fleet detachments, and transient aircraft. Touch-and-go, emergency landing practice and instrument approach practice account for the bulk of NAS Pensacola operations (Table 1-2).

Table 1-2 Annual Military and Civilian Operations by Year at NAS Pensacola

Calendar Year	Annual Operations				Total
	Military		Civilian		
	Navy	Other	Air Carrier	General Aviation	
2008	79,954	8,534	144	880	89,512
2007	77,188	7,977	8	166	85,339
2006	76,025	6,799	23	874	83,721
2005	88,025	9,100	68	1,682	98,875
2004	86,958	9,117	53	2,133	98,261
2003	119,996	8,685	74	1,200	129,955
2002	99,115	9,021	75	1,375	109,586
2001	94,203	7,342	43	1,013	102,601
2000	96,433	10,177	44	1,541	108,135
1999	89,549	13,613	119	1,138	104,419

Source: Adapted from Wyle August 2008 and NAS Pensacola 2009

Over time, the operational tempo at NOLF Saufley has fluctuated. NOLF Saufley has been redesignated several times, and most recently has been used in coordination with the Federal Emergency Management Agency (FEMA) in response to Hurricane Ivan in 2004. Additionally, NOLF Saufley has been used as a NOLF to support TRAWING 5 of NAS Whiting Field and TRAWING 6 of NAS Pensacola. Prior to Hurricane Ivan, during 2002, NOLF Saufley generated 43,093 flight operations.

1.5.2 Changes in Aircraft Mix

Aircraft mix at NAS Pensacola has changed significantly since the 1976 AICUZ. At that time, 11 types of aircraft used the airfield and, by 1985, there were 16 types. For Calendar Year (CY) 2008, there were

27 types of aircraft that utilized NAS Pensacola and NOLF Saufley. Table 1-3 outlines the mix of both permanently stationed and transient aircraft operating from the two airfields being studied.

1.5.3 Changes in Flight Tracks and Procedures

There have been notable changes that have occurred in flight tracks and procedures for NAS Pensacola since the 1976 AICUZ Study and 1990 AICUZ update were published. Flight tracks established by NAS Pensacola are dependent on aircraft mix, operational level, runway usage, and control measures. As summarized in Table 1-3, there has been a significant change in aircraft mix, which results in changes in flight tracks and procedures as each individual aircraft has specific requirements for operation. Additionally, as summarized in Table 1-2, the operational level over time has changed which, in turn, results in changes in flight tracks and procedures.

Since its designation as an OLF in 1976, NOLF Saufley has had notable changes in flight tracks and procedures due to previous inconsistent use as an OLF, changes in runway conditions, and changes in aircraft that use the field. However, today, NOLF Saufley is an established NOLF used regularly by NAS Whiting Field and NAS Pensacola.

Table 1-3 Aircraft Types at NAS Pensacola and NOLF Saufley by Year

1976	1985	2008	2012*
Permanent	Permanent	Permanent	Permanent
T-2	T-2	T-6	T-6
A-4	A-4	T-39	T-39
TA-4	TA-4	T-1	T-1
T-39	T-39	T-2	T-45
H-34	HH-46A	F/A-18A/B	F/A 18-C/D
A-6	A-6	H-60	Transient
F-14	F-14	Transient	F/A-18E/F
T-28	T-34	T-45	F-35A/B/C
F-9	T-47	TH-57	T-45
S-2	P-3	T-34	BE20
A-7	C-130	AV-8	TH-57
T-39	C-141	F-5	P-3C
F-4	C-5	P-3	H-60
VT-4	F/A-18	H-60	T-38
VT-10	UH-IN	T-38	H-3
HH-46	SH-3D	H-3	BE-9
		BE-9	F-16
		F-16	C-40
		S-3	C-130
		DC-9	B-190
		C-130	C-2
		B-190	C-560
		B-737	EA-18G
		C-2	EA-6B
		C-560	F-15
		EA-6B	F-22
		F/A-18E/F	UAVs (RQ-4, MQ-8)
		F-15	P-8
		C-40	
		BE-20	

Source: AICUZ 1976; AICUZ Addendum 1985; Wyle Noise Study August 2008

Notes:

* = All foreseeable projections out to 2012 and includes projections of the F-35 as transient aircraft which are expected to occur this decade

Bold = also at NOLF Saufley.

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2 NAS Pensacola & NOLF Saufley

2.1 Location

Naval Air Station (NAS) Pensacola and Navy Outlying Landing Field (NOLF) Saufley are located in Escambia County in the Florida Panhandle. NAS Pensacola is located on a peninsula within the Pensacola Bay system between Pensacola Bay and Bayou Grande, approximately 5 miles (8.3 kilometers [km]) from downtown Pensacola, Florida (Figure 2-1). NAS Pensacola comprises approximately 5,800 acres (2,350 hectares [ha]) and Corry Station comprises an additional 2,623 acres (1,060 ha), collectively known as the NAS Pensacola Complex. NOLF Saufley, comprises approximately 970 acres (392 ha.) and is geographically separated from, but part of, the NAS Pensacola Complex. It is located approximately 10 miles (16 km) north of NAS Pensacola and approximately 8 miles (12.8 km) west of Pensacola Regional Airport (Figure 2-1) and borders Tarklin Bayou.

2.2 Mission

NAS Pensacola supports many activities, including headquarters and staff of Chief of Naval Education and Training (CNET), Training Air Wing (TRAWING) 6, Naval Operational Medicine Institute (NOMI), Naval Aerospace Medical Institute (NAMI), Naval Aerospace Medical Research Laboratory (NAMRL), Naval Orientation Recruiting Unit (NORU), Naval Air Technical Training Center (NATTC), Naval Aviation Schools Command (NASC), Naval Computer and Telecommunications Station, Marine Aviation Training Support Group (MATSG-21), USAF 479th Flying Training Group, and the Navy Flight Demonstration Squadron (Blue Angels).

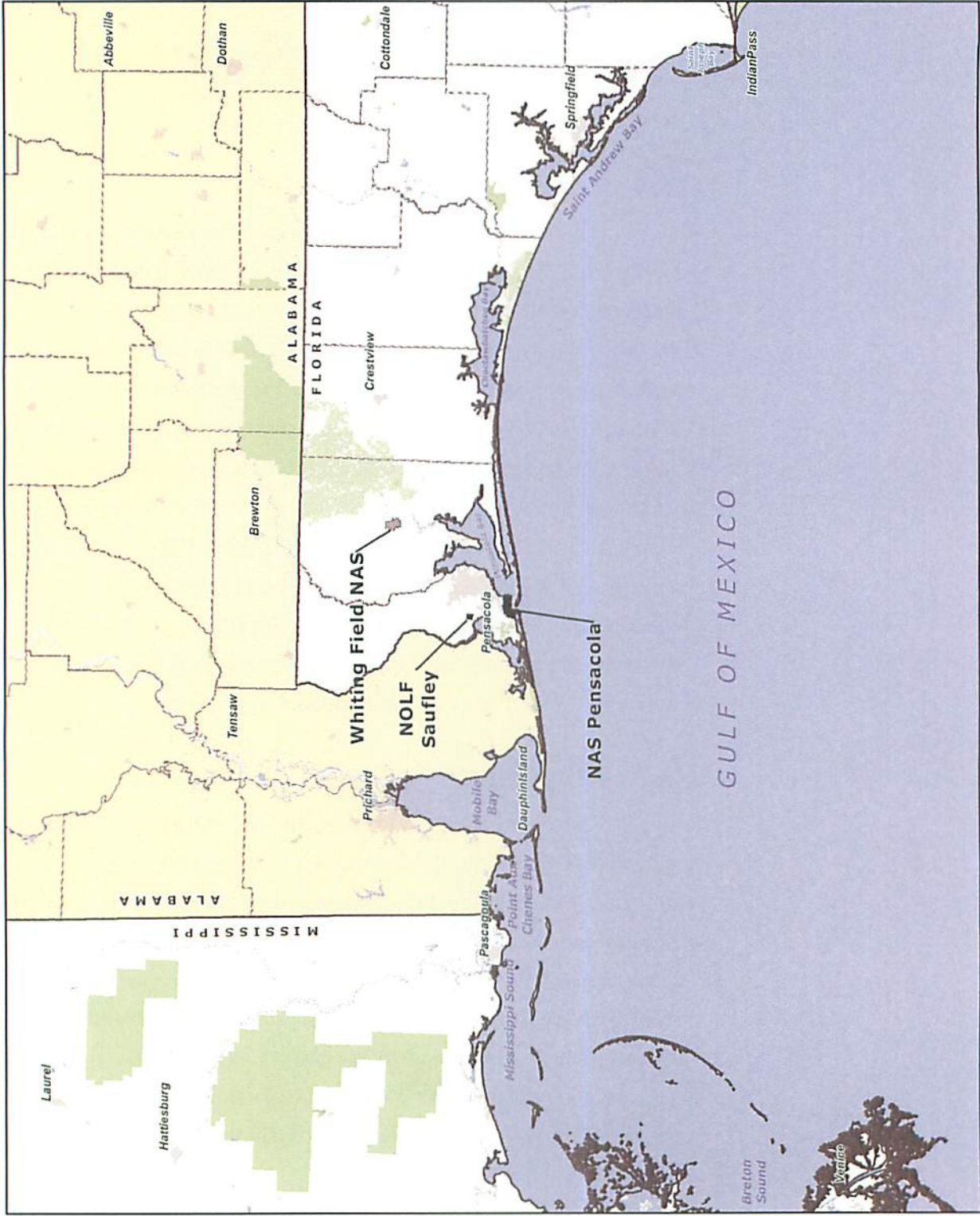


Figure 2-1
 Regional Location Map
 NAS Pensacola and
 NOLF Sausley Field

Legend

- NAS Pensacola
- Water Bodies
- Parks
- Alabama Counties
- Florida Counties
- State Boundary

Source:
 ESRI, 2005



NAS Pensacola also supports non-defense related tenants including the National Park Service, Barrancas National Cemetery (administered by Veterans Affairs), the Federal Aviation Administration (FAA), and the National Museum of Naval Aviation. Support services located on NAS Pensacola include bachelor officers' quarters, morale, welfare, and recreation (MWR), a family services center, security, a commissary, and exchanges.

NOLF Saufley is used for practice landings and takeoffs ("touch-and-go's") by training aircraft from NAS Pensacola and other fields. Currently, NOLF Saufley hosts the Naval Education and Training Program Development and Technology Center (NETPDTTC), a subordinate command of the Naval Education & Training Command (NETC), and is also home to a minimum-security federal prison camp, a Naval Reserve Center, and NETC's Professional and Technology Center.

2.3 History

The Navy's presence was first established at the site of NAS Pensacola in 1825 when President John Quincy Adams and Secretary of the Navy, Samuel Southard, arranged to build a Navy Yard on the southern tip of Escambia County. Construction of the Pensacola Navy Yard began in 1826 and grew to be one of the best equipped naval stations in the country. The Navy Yard was decommissioned in 1911. However, in 1914, the first U.S. NAS was established on the abandoned Navy Yard site and has become the primary installation providing aviation training to the Navy. In 1971, NAS Pensacola was selected as the headquarters site for CNET, a new command that combined the direction and control of all Navy education and training. The Naval Air Basic Training Command was absorbed by the Naval Air Training Command (NATC) (which moved to Corpus Christi, Texas) and is known as Chief of Naval Air Training (CNATRA); NAS Pensacola provides support for the operation of the Chief of Naval Air Training. Known as the "Cradle of Naval Aviation," the air station serves as the launching point for the flight training of every Naval Aviator, Naval

Both NAS Pensacola and NOLF Saufley are established and recognized airfields in the Florida Panhandle region.

Flight Officer (NFO), and enlisted air crewman. In addition, it is the Navy's premier location for enlisted aviation technical training.

What was originally known as "Felton's Field," NOLF Saufley was constructed in 1933 as a satellite airfield for NAS Pensacola. Due to pre-World War II (WWII) military build-up, the Navy significantly expanded the airfield, officially opening Saufley Field in 1940. It conducted primary training, instrument training, and fighter training. Then, in 1943, Saufley Field was commissioned as a Naval Auxiliary Air Station used for a variety of training in SNJ-1 Texans and N2S Kaydet aircraft. In 1944, the number of aircraft peaked at 160 with over 2,200 personnel, and remained open following the end of WWII. Saufley Field was then redesignated as a NAS in 1968 having four active runways, was decommissioned less than 10 years later in 1976, and became a NOLF. Saufley Field was again reactivated in 1979 when NETPDTC, a subordinate command of NETC, relocated to Saufley Field and when NAS Whiting Field (TRAWING 5) began to use Saufley Field as a NOLF for pilot training.

In 2004, the United States Department of Defense (DoD) and the Federal Emergency Management Agency (FEMA) designated NOLF Saufley as a temporary Logistical Staging Area (LSA) for federal, state, and non-governmental agencies in response to Hurricane Ivan. Hundreds of 18-wheeled trucks filled with ice, food, and drinking water were staged on NOLF Saufley ramps to provide relief for victims of Hurricane Ivan. Continuing through 2006, NOLF Saufley's north/south runway was used to house FEMA trailers for victims displaced by the hurricane. Flying operations were temporarily suspended while the runways were being used by FEMA.

Today, NOLF Saufley is an active runway and spans an area of approximately 860 acres (348 ha). The site currently has 63 buildings and three aircraft hangars. As of 2008, two runways were active and serve as an NOLF for Training Air Wings 5 and 6, where the facility is used for practice landings and take-offs of T-34C and T-6A aircraft. Other flight activities include touch-and-go operations by the TH-57 aircraft.

2.4 Operational Areas

Figures 2-2 and 2-3 provide a depiction of NAS Pensacola and NOLF Saufley airfields, respectively. The landing area at NAS Pensacola, also commonly called Sherman Field, consists of three runways, Runway 01/19, Runway 07L/25R, and Runway 07R/25L. As of July 2007, the field elevation at NAS Pensacola averaged 28 feet (8.5 meters) above Mean Sea Level (MSL). The landing area at NOLF Saufley consists of two runways, Runway 05/23 and Runway 14/32, and one helicopter pad. Runways are numbered according to their magnetic heading for aircraft on approach or departure. For example, on Runway 01/19, the numbers 01 and 19 signify that this runway is most closely aligned with a compass heading of 10 and 190 degrees, respectively. Table 2-1 provides detailed information about the length and width of each runway.

Table 2-1 NAS Pensacola and NOLF Saufley Runways

NAS Pensacola Runway	Length (feet)	Width (feet)
01/19	7,137	200
07L/25R	8,000	200
07R/25L	8,000	200
NOLF Saufley Runway	Length (feet)	Width (feet)
05/23	4,000	200
14/32	4,000	200

Source: NAS Pensacola 2008

2.5 Local Economic Impacts

Similar to other areas where major military bases are located, the NAS Pensacola Complex has a significant impact on the economy in the greater Pensacola area. The jobs associated with NAS Pensacola and its tenants, the salaries paid to its workers, and the spending associated with both the workers and the facility ripple through the entire region's economy.

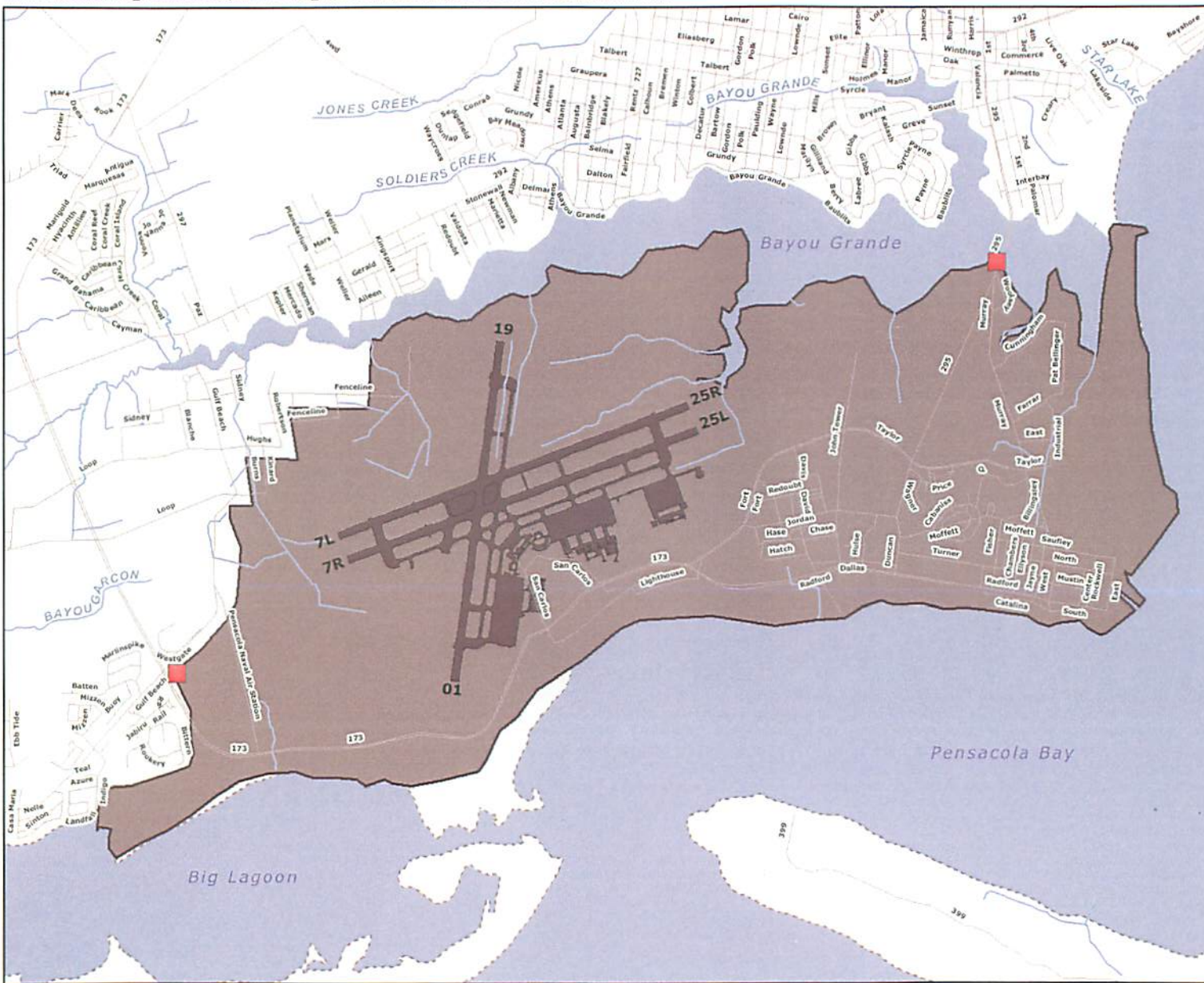


Figure 2-2
 NAS Pensacola
 Airfield Map

Legend

- Gate
- Runway
- NAS Pensacola
- County Boundary
- Water Bodies

Source:
 ESRI, 2005



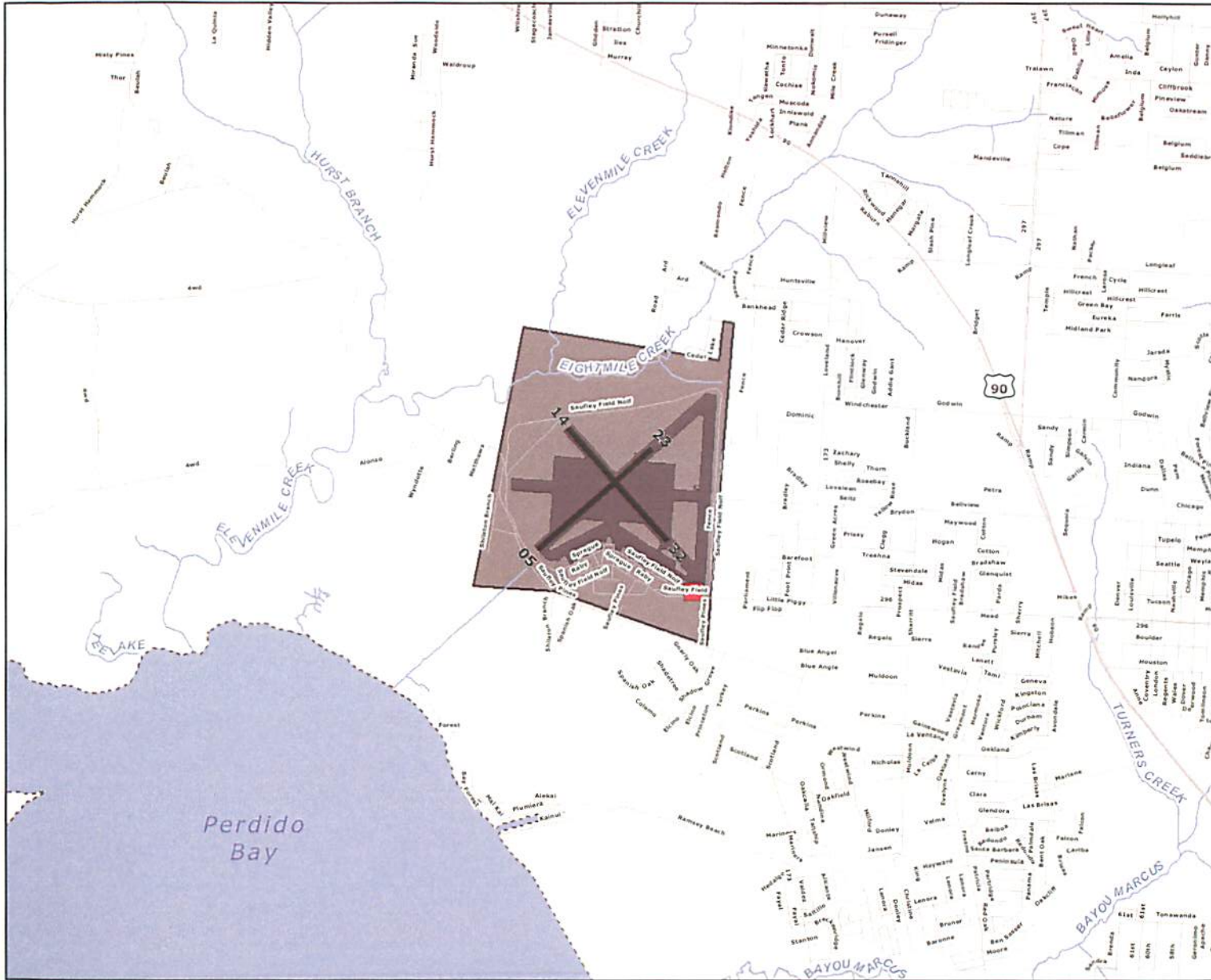
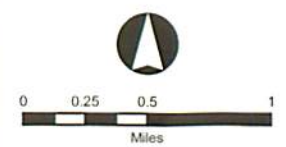


Figure 2-3
 NOLF Saufley
 Airfield Map

Legend

- Gate
- NOLF Saufley
- Runway
- County Boundary
- Water Bodies

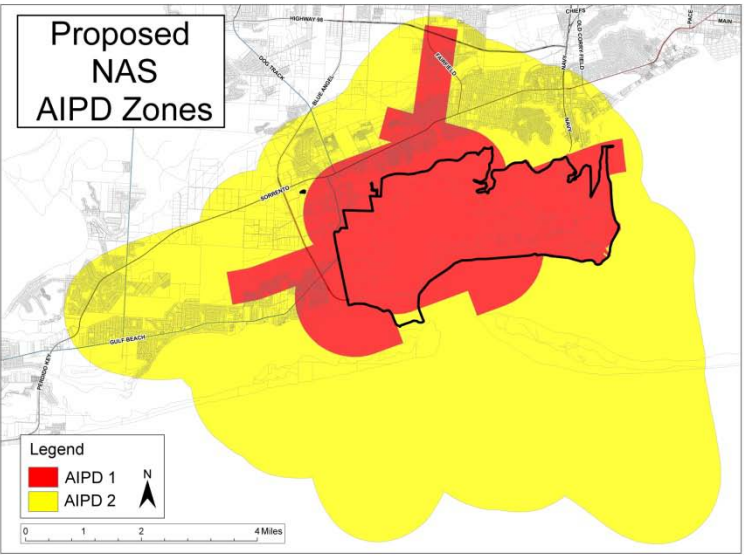
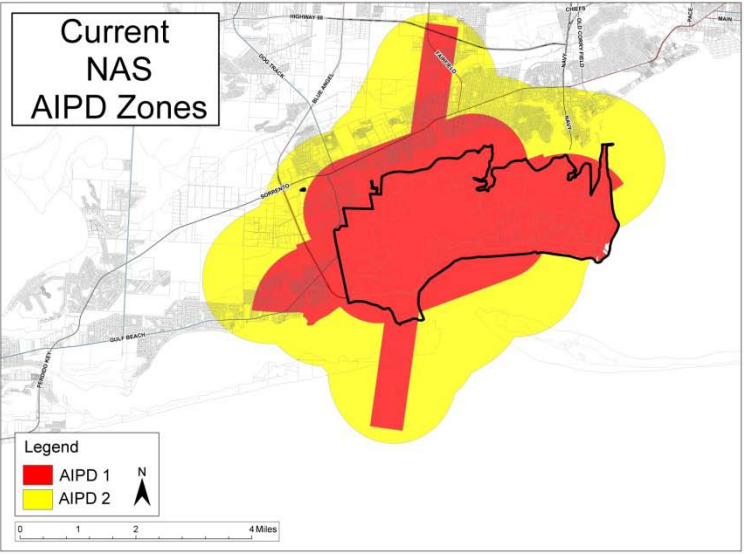
Source:
 ESRI, 2005



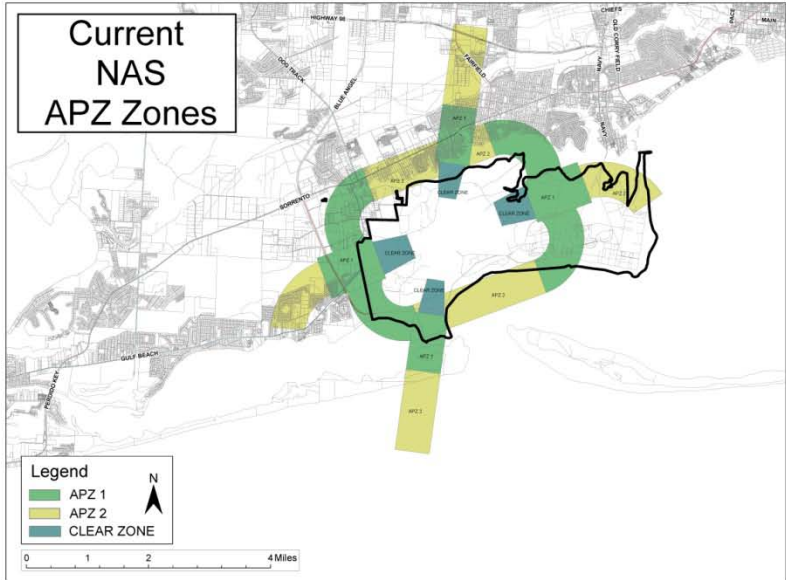
NAS Pensacola is the employer of a combined workforce of approximately 23,000 military and civilian personnel (NAS Pensacola, 2008). The DoD (including NAS Pensacola) is the largest economic engine in the greater Pensacola area, with more than \$5.1 billion in salary and wages produced (Pensacola Bay Area Chamber of Commerce 2008). Specifically, the economic benefits are from the following sources:

- Jobs;
- Worker salaries or personal income;
- Local sales to workers and their families;
- Revenues to local businesses; and
- Residential property in the community owned or occupied by military personnel and employees of the facilities.

AIPD Map Revisions



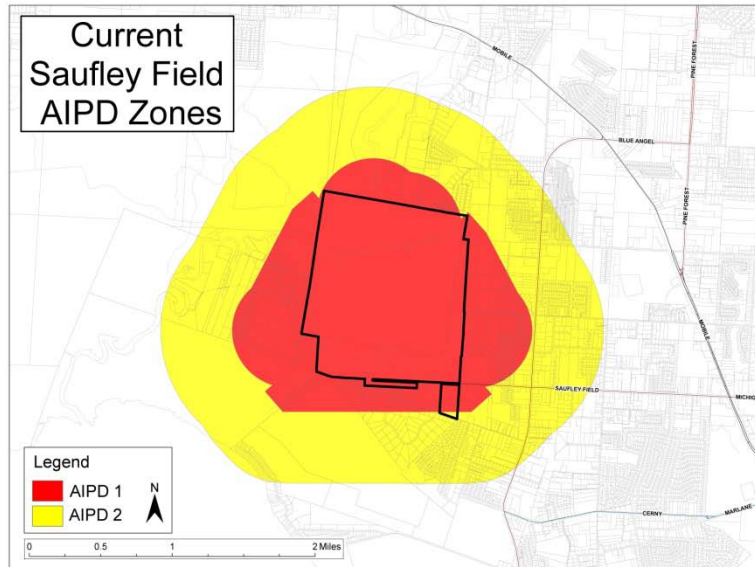
Current NAS APZ Zones



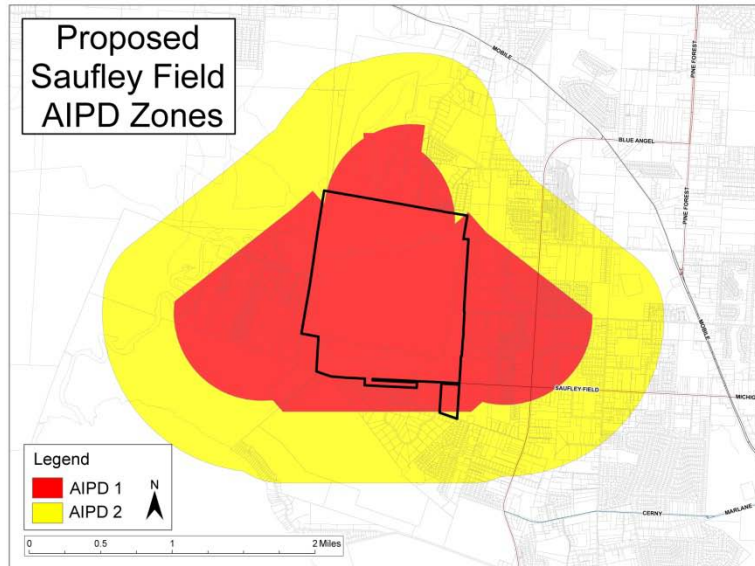
Proposed NAS APZ Zones



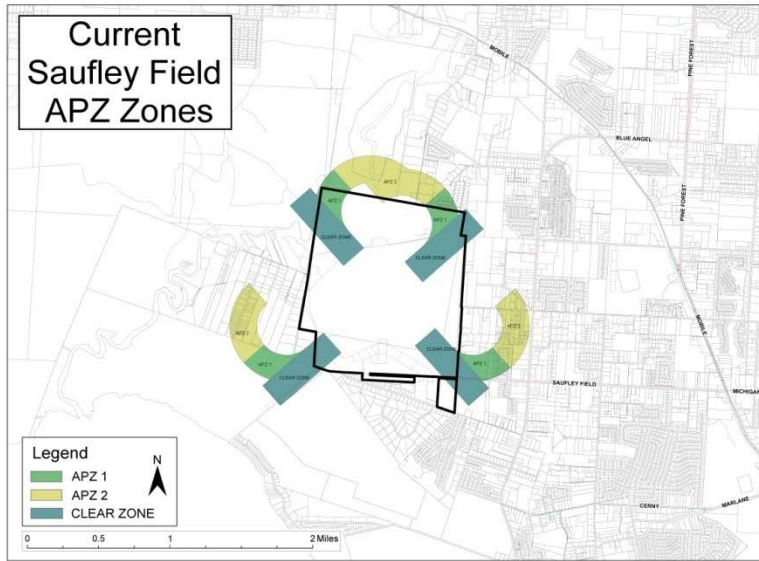
Current Saufley Field AIPD Zones



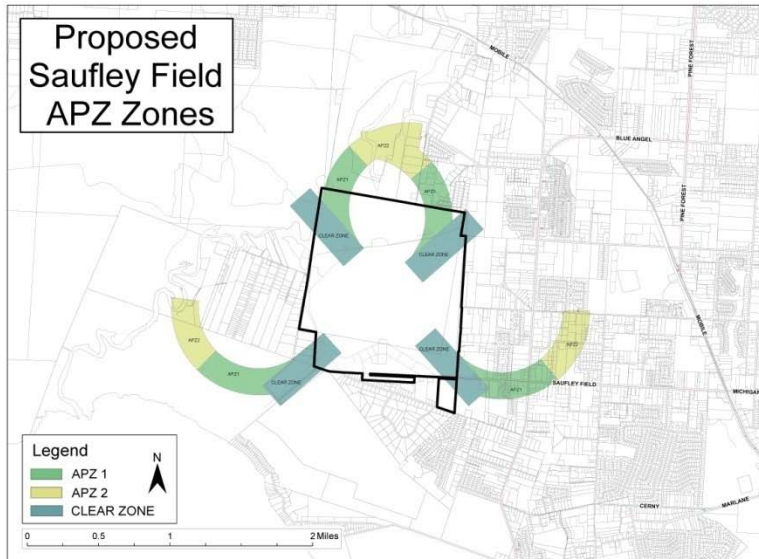
Proposed Saufley Field AIPD Zones



Current Saufley Field APZ Zones



Proposed Saufley Field APZ Zones



Affected parcels

Number of parcels 186

Residential 149

Commercial & other 37

Size

-1 acre	115	9 ac.	2
1-2 ac.	33	13 ac.	1
2-3 ac.	14	18 ac.	1
3-4 ac.	5	19 ac.	1
4-5 ac.	5	39 ac.	1
5-6 ac.	5	89 ac	1
6 ac.	1		
8 ac.	1		

Impact

Estimated liability if all affected parcels filed claims for diminished value:

\$9 million

Committee of the Whole

6.

Meeting Date: 03/08/2012

Issue: Perdido Methodist Church Skate Area

From: Michael Rhodes, Dept Director

Information

Recommendation:

Perdido Methodist Church Skate Area

(Randy Oliver - 5 min)

A. Board Discussion

B. Board Direction

Attachments

Perdido Methodist Church Skate Area

Perdido Methodist Church Skate Area













Escambia County Skate Park



Warning: Use of this facility for skateboarding or in-line skating could be hazardous recreational activity which may result in death, paralysis, brain damage, broken bones, or other serious injuries. Use this facility at your own risk.

GENERAL RULES OF CONDUCT

General Skate Park Rules

- This facility is open from sunrise until sunset.
- This facility is non-supervised and designed for skateboarding and in-line skating only. Participants are advised to use at your own risk.
- Participants must wear helmets at all times while using this facility.
- Additional obstacles or other materials (ramps/jumps) may not be added.
- No glass, food, or drinks are allowed in skating area.
- Spectators must watch from outside the skating boundaries.
- No pets are allowed in the skate park.
- Profanity, abusive language, disruptive behavior, and graffiti (tagging) is strictly prohibited and will result in loss of park privileges or closure of the facility.
- Please place trash in barrels provided.
- Please adhere to age restrictions and directions posted on other sign.
- Escambia County retains the right to close this facility or otherwise restrict its use under any circumstances. Persons who violate the rules or display inappropriate behavior may be prohibited from using the facility.
- Escambia County is not responsible for lost or stolen items.
- Loud music shall comply with Escambia County's Noise Ordinance, Section 42-65.
- For more information, please contact the Escambia County Parks and Recreation Department at (850) 475-5220.
- To report illegal activities or emergencies, call Escambia County Sheriffs Department at (850) 436-9620 or DIAL 911.

Age Restrictions & Guidelines

- Children under age 5 are not allowed to use this facility.
- Youth ages 17 and under may not use this facility without a parent or legal guardian providing signed written consent. To complete this process, please visit the Parks and Recreation office located at 1651 E. Nine Mile Road, Pensacola, Florida.
- Upon providing proper consent, a sticker will be issued by the County that must be placed on the participant's helmet and worn at all times while using this facility.
- Youth ages 17 and under must be accompanied by a parent or legal guardian while using the facility.
- For more information please contact the Escambia County Parks and Recreation Department at (850) 475-5220.

**THANK YOU FOR
YOUR COOPERATION AND
PLEASE ENJOY
ESCAMBIA COUNTY PARKS!**

Responsibilities

- Church to make necessary repairs as identified by Parks and Recreation. Repairs shall be inspected and approved by both Parks and Recreation and Risk Management prior to moving forward.
- Church to perform all future general maintenance which will be subject to Parks and Recreation, along with Risk Management inspections.
- Church shall collect signed participant waiver forms and issue facility use decals.
- Parks and Recreation staff to collect participant waiver forms and perform facility inspection on a monthly basis.

Committee of the Whole

7.

Meeting Date: 03/08/2012

Issue: Affordable Housing

From: Charles R. (Randy) Oliver, County Administrator

Information

Recommendation:

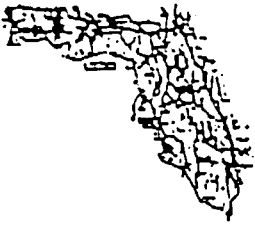
Affordable Housing - (REFERRED FROM 02/16/2012 BCC MEETING)

(Bob Cole, Santa Rosa County Commissioner - 30 min)

- A. Board Discussion
 - B. Board Direction
-

Attachments

Affordable Housing



**NORTHWEST FLORIDA GROUPING OF NON-PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS
EQUAL HOUSING OPPORTUNITIES**

BAYSHORE HOUSING CORPORATION – Brierwood & Golflinks
BLACKWATER HOUSING CORPORATION
CORDOVA COMMUNITY FACILITIES CORPORATION –
Beauclerc Creekside
PERDIDO HOUSING CORPORATION – Lamplighter & Colony House

Board of Directors: Benjamin N. Pearce Laura B. Wright
Cynthia A. Wilcox Robert A. Cole

Executive Director
Laura B. Wright
110 Perry Avenue
Fort Walton Beach, Florida 32548
Telephone 850-244-2116
Fax 850-243-1436

Thursday - Escambia County Commission
 February 16, 2012

CONTENTS

Board(s) of Directors	1 page
Robert A. Cole's presentation	- 2 pages
Data on the non-profits Affordable Housing/Rental Fla. Corporations	6 pages
Comprehensive list of NW Fla. non-profit Affordable rentals	1 page
Background Data on the Maison DeVille apts. (which had been one of the two projects of the Cordova/Royal Arms Bond Issue	4 pages
Florida Department of State Division of Corporations - -on each of the non-profits Affordable corporations	8 pages
Wellington Arms Projects Historical perspective	1 page
Wellington Arms "Proposed" Interlocal Agreement:	8 pages
Background Material on non- profit's endeavor to acquire Wellington portfolio	10 pages



MY NAME IS ROBERT COLE AND I AM ON THE SANTA ROSA COUNTY COMMISSION.

ONE OF MY ROLES AND RESPONSIBILITIES ON THAT COMMISSION IS TO SERVE ON THE BOARD OF THE BLACKWATER HOUSING CORPORATION, A NON-PROFIT AFFORDABLE HOUSING/RENTAL CORPORATION – LOCATED IN MILTON.

I HAVE SERVED ON THIS BOARD FOR THE PAST TEN YEARS. AS A CONSEQUENCE, I HAVE BECOME THOROUGHLY FAMILIAR WITH THE OPERATION AND BENEFITS DERIVED FROM THE PRESENCE OF THE BLACKWATER'S TEN APARTMENT PROJECTS.

I ALSO SERVE ON THE BOARDS OF DIRECTORS OF PERDIDO HOUSING AND CORDOVA COMMUNITY FACILITIES CORPORATIONS WHICH HAVE NON-PROFIT AFFORDABLE PROJECTS IN ESCAMBLA COUNTY.

AND, I SERVE ON THE BAYSHORE HOUSING CORPORATION WHICH HAS NON-PROFIT AFFORDABLE PROPERTIES IN OKALOOSA COUNTY.

I HAVE BECOME ACQUAINTED WITH THE PROPERTY MANAGEMENT SERVICES OF PROGRESSIVE MANAGEMENT OF AMERICA, INC. WHICH IS THE MANAGEMENT COMPANY UNDER CONTRACT BY THE NON-PROFITS FOR HANDLING THE LEASING, REPAIRS, MAINTENANCE, ET CETERA OF THE NORTHWEST FLORIDA GROUPING OF NON-PROFIT AFFORDABLE RENTAL PROJECTS.

I HAVE ATTENDED THE ANNUAL JUNE SEMINARS THAT ARE ATTENDED BY THE TRUSTEE, THE BANK OF OKLAHOMA; MET AND TALKED WITH THE NON-PROFITS BOND COUNSEL, CHIX MILLER OF MACON, GEORGIA; AND MET AND TALKED WITH THE VARIOUS BOND DEALERS WHO HAVE SOLD THE NON-RATED BONDS.

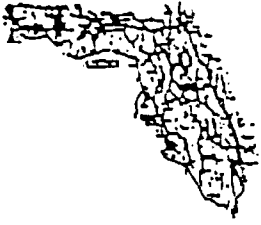
IN ALL OF MY DEALINGS WITH THE AFFAIRS OF THE NON-PROFIT AFFORDABLE RENTAL CORPORATIONS, I HAVE FOUND THIS ACCUMULATION OF VITALLY NEEDED AFFORDABLE RENTALS TO SERVE A USEFUL PURPOSE.

(CONTINUED)

BOARD MEMBERS ARE NON-COMPENSATED, HARD-WORKING CONSCIENTIOUS CIVIC MINDED PEOPLE WHOSE CONCERNS ARE TO SERVE THE NEEDS OF LOW TO MODERATE INCOME PEOPLE IN OUR THREE COUNTIES OF NORTHWEST FLORIDA.

WE HAVE PREPARED A PACKET OF DATA FOR YOUR BENEFIT, TOGETHER WITH CERTAIN BACKGROUND INFORMATION ON THE PROPOSED WELLINGTON PORTFOLIO.

WE ARE OPEN TO YOUR QUESTIONS AND APPRECIATE YOUR ALLOWING US TO APPEAR AT THIS SESSION OF YOUR ESCAMBIA COUNTY COMMISSION.



**NORTHWEST FLORIDA GROUPING OF NON-PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS
EQUAL HOUSING OPPORTUNITIES**

BAYSHORE HOUSING CORPORATION – Brierwood & Golflinks

BLACKWATER HOUSING CORPORATION

CORDOVA COMMUNITY FACILITIES CORPORATION –

Beauclerc Creekside

PERDIDO HOUSING CORPORATION – Lamplighter & Colony House

Board of Directors: Benjamin N. Pearce Laura B. Wright

Cynthia A. Wilcox Robert A. Cole

*Executive Director
Laura B. Wright
110 Perry Avenue
Fort Walton Beach, Florida 32548
Telephone 850-244-2116
Fax 850-243-1436*

**NORTHWEST FLORIDA
BOARD OF DIRECTORS**

Bayshore Housing Corporation
Blackwater Housing Corporation
Perdido Housing Corporation

Cordova Community Facilities
Corporation (former Escambia Corp.)

Benjamin N. Pearce - President
Cynthia A. Wilcox - Vice President
Laura B. Wright - Secretary
Robert A. Cole - Director

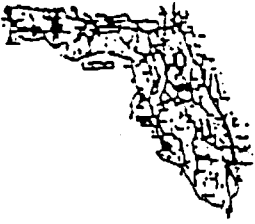
**EMERALD COAST BOARD
OF DIRECTORS**

Emerald Coast Housing II, Inc.
ECH II Captains Quarters, LLC
Emerald Cost Housing Corporation
Emerald Coast Housing - Wellington LLC

Benjamin N. Pearce - President
Jeff Van Husan - Vice President
Rebecca Freeman - Secretary/Treasurer
Veneta Finley - Director

**LAURA B. WRIGHT
Executive Director**





**NORTHWEST FLORIDA GROUPING OF NON-PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS
EQUAL HOUSING OPPORTUNITIES**

**BAYSHORE HOUSING CORPORATION – Brierwood & Golflinks
BLACKWATER HOUSING CORPORATION
CORDOVA COMMUNITY FACILITIES CORPORATION –**

Beauclerc Creekside

PERDIDO HOUSING CORPORATION – Lamplighter & Colony House

**Board of Directors: Benjamin N. Pearce Laura B. Wright
Cynthia A. Wilcox Robert A. Cole**

*Executive Director
Laura B. Wright
110 Perry Avenue
Fort Walton Beach, Florida 32548
Telephone 850-244-2116
Fax 850-243-1436*

**NORTHWEST FLORIDA GROUPING OF AFFORDABLE
HOUSING/RENTAL NON-PROFIT CORPORATIONS**

**DATA
ON THE
NON-PROFIT AFFORDABLE
HOUSING/RENTAL FLORIDA
CORPORATIONS**



**NORTHWEST FLORIDA GROUPING OF NON-PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS**

501©(3) non-profit corporations – under the Internal Revenue Code of 1986 as amended, wherein interest on bonds (unrated) is excluded from gross income for federal income tax purposes. The bonds are not the debt of the county of issuance, nor of the State of Florida. Bonds are payable solely from the rents and other revenues, as defined in the bond issue. Purpose of the non-profit corporations is to provide (rental) housing for persons of low to moderate means, to promote neighborhood and community redevelopment within the local governments, to provide (rental) housing affordable to members of the United States Armed Forces, to assist in delivering governmental services, and to otherwise assist in furthering the local governments policies of providing (rental) housing for persons of low and modern means, - and promoting community interest and welfare and lessening the burdens of government in providing (rental) housing for persons of low and moderate means.

*Emerald Coast Housing II, Inc. – 501©(3) with multi-family rentals/Okaloosa County
ECH II Captains Quarters LLC – 501©(3) with multi-family rentals/Okaloosa County
Bayshore Housing Corporation - 501©(3) with multi-family rentals/Okaloosa County
Blackwater Housing Corporation-501©(3) w/multi-family rentals/Santa Rosa County
Perdido Housing Corporation - 501©(3) with multi-family rentals/Escambia County
Cordova Community Facilities Corporation
(formerly Escambia Housing Corporation/renamed 11/21/1997)
- 501©(3) with multi-family rentals/Escambia County*

LOW OR MODERATE INCOME TENANTS – means persons or families within the meaning as used in Treasury Regulation 1.1038(b)(8)(v) and as modified by Proposed Treasury Regulations 1.103-8(b)(8)(v), i.e., individuals or families having income as determined under Section 142(d) of the Code, which are equal to or less than the income limit for “a very low income” family of the size, as determined by the Department of Housing and Urban Development under Section 8 of the United States Housing Act of 1937.

At all times at least 20% of the units in the facility will be occupied or made available for occupancy by low income tenants, 50% of tenants at less than 100% of median income and all tenants less than 150% of median income. All dwelling units will be occupied or held available for rental only to members of the general public, without regard to race, creed, religion, national origin or sex.

Non-Profit Projects shall issue Compliance Certificates to Trustee evidencing low or moderate income status of tenants.

BANK OF OKLAHOMA, N.A. - Trustee

The Trustee is a national banking association and is lawfully empowered to execute and accepts the trusts contemplated and provided by the Bond Indenture.

MANAGEMENT COMPANY – Progressive Management of America, Inc.

Michael G. Kent, President.

The Non-Profit Corporation(s) have entered into property management agreement(s) (five year term(s)), - with management company – for said management company to handle leases, enforce leases, collect rents, maintain records, and books of accounts, hiring and managing personnel, performing all repairs, maintenance of Project(s), purchasing of goods and services for the operation of the Project(s), arrange for all utilities, and insure compliance with governmental orders or other legal requirements. 50% of the management fee is subordinate to debt service payments.

Certified Public Accountant – O’Sullivan Creel – has been retained by non-profit Corporations to prepare tax returns, prepare financial statements, and provide on-site compliance of procedures in place for collection of rents, et cetera.

Oversight Inspections – performed annually or semi-annually as needed. Written Oversight Annual Reports, together with pictures of rental properties, are published and submitted to county where non-profit projects are located, to Trustee, to Bond Counsel, and to Board(s) of Directors.

Board(s) of Directors – Board meetings are held three to four times per year, with Election held at first meeting each year. Board members are non-compensated (according to terms of Bond Indentures) and serve the non-profit corporations as civic obligations in order to insure the presence of safe, clean, affordable rentals to low and moderate income tenants.

Board of Directors

**Emerald Coast Housing II, Inc.
ECH II Captains Quarters, LLC
Emerald Coast Housing Corporation
Benjamin N. Pearce, - President
Jeff Van Husan – Vice President
Rebecca Freeman – Secretary/Treas.
Veneta Finley - Director**

Board of Directors

**Bayshore Housing Corporation
Blackwater Housing Corporation
Perdido Housing Corporation
Cordova Community Facilities
Corporation (formerly Escambia Corp.)
Benjamin N. Pearce - President
Cynthia A. Wilcox – Vice President
Laura B. Wright – Secretary
Robert A. Cole – Director**

**NW Florida Grouping
NOT FOR PROFIT FLORIDA CORPORATIONS:**

Affordable housing/rentals...

<i>Emerald Coast Housing II, Inc.</i>	<i>FEI # 593316619</i>	<i>4/20/92</i>
<i>ECH II Captains Quarters LLC</i>	<i>FEI # 593316619</i>	<i>12/27/07</i>
<i>Bayshore Housing Corporation</i>	<i>FEI # 593411499</i>	<i>3/14/96</i>
<i>Blackwater Housing Corporation</i>	<i>FEI #593221444</i>	<i>4/28/92</i>
<i>Perdido Housing Corporation</i>	<i>FEI # 593411287</i>	<i>10/8/96</i>
<i>Cordova Community Facilities Corporation (formerly Escambia Corp.)</i>	<i>FEI # 593362279</i>	<i>11/15/95</i>

The Northwest Florida Grouping of non-profit 501©(3) “Affordable Rental Housing” Corporations are NOT Section 8 housing. These non-profits entities are NOT tax-credit apartments. No subsidy is received by these non-profits entities from either local, state or Federal governmental “rental/tenant” subsidies.

The mandate contained within the 501©(3) non-profit restrictions requires that affordable rental be made available to low and moderate income tenants, and that compliance with regard to rental income is ascertained and “income compliance certificates” are reported regularly to Trustee.

All rental income is turned over to Trustee – a national banking association with trust qualifications. Trustee disburses payments for (1) insurance (2) r.e. taxes (3) repairs and maintenance (4) all other operating expenses according to budgeted guidelines established according to bond indentures mandates; and (5) issuing of payments on bond debts, principal and interest to bondholders.

Property manager does not “own” the non-profit projects and does not have any position on the Board of Directors. Property management is paid according to property management agreements, at management rates lower than is standard for the industry; because the rentals are non-profit and held for rental to low and moderate income tenants.

Repairs and maintenance are the responsibility of the 501©(3) non-profit projects – with property management in charge of carrying out repairs and maintenance – with payment of such expenses coming out of rental revenues – under Trustee disbursement of funding; guided by budgets.

OWNERSHIP OF NON-PROFIT

501©(3) Affordable Rental Housing Projects

Title to all of the non-profit projects is vested in the non-profit 501©(3) corporations. The Board(s) of Directors are the duly designated officials of the non-profit Corporations .

The 501©(3) non-profits serve in a “management/ownership” role as “custodians” of the projects, assist local governments in rental roles with low to moderate income tenants; and serve to protect and preserve the actual physical properties so that they are not lost to demolition but continue to serve the needs of rental to low to moderate income tenants.

There is no guarantee that collected rents maintain the level that is optimal and desired to cover bond debt payment(s), insurance, taxes, payroll, repairs, maintenance and capital improvements. During period of economic stress, rental revenue falls. During declining rental periods, responsibility to maintain and keep up the aging projects became a task that requires enormous energy and determination.

At time of acquisition of the various “older” rental properties, in-depth studies were performed by appraisal experts, engineers, architects, market and rental analysts. A major consideration at that time was the “NEED” for Affordable rental housing of the type contained within the Bond Purchase Acquisition. Evidence confirmed the NEED for such Affordable rental housing for low to moderate income tenant/families.

Recognition of the Federal guidelines contained within the 501©(3) Affordable Housing Act that “OLDER” multi-family properties be preserved has been a driving concern of the non-profit corporations. Preserving “OLDER” multi-family properties is a task being handled by these non-profit entities.

An internet WEB search at this time (2/12) indicates that within the Section 8, “assisted living” projects, tax credit housing, Assistance/HUD Section 202, Assistance/Hud Section 221, Assistance/HUD Section 236, Rental Recovery Loan rentals, State Home rentals, and “SAIL” rentals – there could be a total of 4095 “assisted” rentals under HUD (or otherwise) available within the Escambia area.

Added to that number, but NOT UNDER HUD HOUSING, the Northwest Florida Grouping of non-profit Affordable 501©(3) housing/rental offered to low and moderate income tenants totals: 1,134 units.

These 1,133 units are located within 202 buildings in 9 separate multi-family apartment projects in the Pensacola/Escambia County area:

<i>Perdido Housing Corporation</i>	<i>Colony House Apts.</i>	<i>84 units</i>
	<i>The Oaks Apts.</i>	<i>37 units</i>
	<i>Creekside II</i>	<i>120 units</i>
	<i>Total 241 units</i>	

<i>Perdido Housing Corporation</i>	<i>Lamplighters Apts/</i>	<i>347 units</i>
------------------------------------	---------------------------	------------------

<i>Cordova Community Facilities Corporation (formerly Escambia Corp.)</i>	<i>Creekside I</i>	<i>97 units</i>
	<i>Bayfront Apts</i>	<i>86 units</i>
	<i>Steeplechase Apts</i>	<i>72 units</i>
	<i>Total 255 units</i>	

<i>Cordova Comm. Fac. Corp.</i>	<i>Beauclers Apts.</i>	<i>158 units</i>
	<i>Essex Point Apts</i>	<i>133 units</i>
	<i>Total 291 units</i>	

LAND USE RESTRICTIONS

Whereas the proceeds of the sale of Bonds (unrated) are loaned to the non-profit Affordable Housing/Rental Corporations – to finance the acquisition of multi-family apartment properties under a requirement that 20% or more of the units within the projects shall be occupied by individuals whose income is 50% or less of the median gross income for the area; with the rental facility occupied at least partially by individuals of low or moderate income within the meaning of Section 142(d) of the Code (Internal Revenue Code of 1986, as amended) – the covenants, restrictions and Reservations are set forth in “Land Use Restrictions” and run with the land.

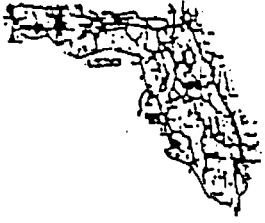
CHARITABLE ENDEAVORS

The 501©(3) non-profits help provide rental housing to a variety of Charitable/special needs organizations with need-for-rental housing to their clientele – providing rental concessions whenever possible. During the crisis that followed Hurricane Katrina, the Northwest Florida Grouping of non-profit “Affordable” rental/housing stepped up to assist with temporary rental housing for persons dispossessed by the Hurricane’s destruction.

In Okaloosa County, Bridgeway (mental health) clients are being served – by virtue of our affordable rentals being made available to Bridgeway – with Bridgeway’s supervision and involvement. Shelter House organizations are assisted with special rental/housing arrangements.

In Santa Rosa County, Lakeview Center clients are being served – by virtue of our affordable rentals being made available to Lakeview Center (mental health organization) – with Lakeview’s supervision and involvement.

Our Escambia County non-profit rentals are available for similar purposes, as that being utilized in Okaloosa and Santa Rosa Counties.



**NORTHWEST FLORIDA GROUPING OF NON-PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS
EQUAL HOUSING OPPORTUNITIES**

BAYSHORE HOUSING CORPORATION – Brierwood & Golflinks

BLACKWATER HOUSING CORPORATION

CORDOVA COMMUNITY FACILITIES CORPORATION –

Beauclerc Creekside

PERDIDO HOUSING CORPORATION – Lamplighter & Colony House

Board of Directors: Benjamin N. Pearce Laura B. Wright

Cynthia A. Wilcox Robert A. Cole

Executive Director

Laura B. Wright

110 Perry Avenue

Fort Walton Beach, Florida 32548

Telephone 850-244-2116

Fax 850-243-1436

C O M P R E S E N S I V E

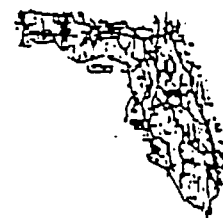
L I S T

OF NORTHWEST FLORIDA NON-PROFIT

AFFORDABLE RENTALS



**NORTHWEST FLORIDA GROUPING OF NON - PROFIT
AFFORDABLE HOUSING/RENTAL CORPORATIONS
EQUAL HOUSING OPPORTUNITIES
501 © (3) Non-Profit Corporations**



EMERALD COAST HOUSING CORPORATION - 501©(3) Florida Corporation
EMERALD COAST HOUSING - Wellington, LLC -
EMERALD COAST HOUSING 11, INC. - 501 ©(3) / Royale Bone Issue
ECH 11 - CAPTAINS QUARTERS, LLC.

**Board of Directors: Benjamin N. Pearce Jeff Van Husan
Rebecca Freeman**

Total Number of Units in NW Florida 3-county area 2,466
 Total number of projects 52
 Total number of buildings 402

Escambia - Pensacola
 Okaloosa - Ft. Walton
 Crestview & Niceville
 Santa Rosa - Milton,

BAYSHORE HOUSING CORPORATION - Brierwood & Golflinks
BLACKWATER HOUSING CORPORATION
CORDOVA COMMUNITY FACILITIES CORPORATION - Beauclerc & Creekside
PERDIDO HOUSING CORPORATION - Lamplighter & Colony House

**Board of Directors: Benjamin N. Pearce Laura B. Wright
Cynthia A. Wilcox Robert A. Cole**

ECH II - Captains Quarters, LLC as of 12/20-27-07
 16 separate buildings
 45 buildings

Captains Quarters	80
Third Street Apts	18
Walton Isle	8
Cape Drive Apts	12
Viking Apts	10
Lowery Village	16
Oakleaf Apts	16
Union Village	16
Soft Breeze Apts	16
Landview	4
Niceville Apts	20
Sugarloaf Apts	7
Westvue Apts	50
Shangra Woods	48
Monta Villa Apts	12
Glenwood	18
Kelly St/FWB	6
Total	355

Emerald Coast Housing 11, Inc
 Okaloosa County
 3 separate apartment projects
 24 buildings

Royale	99
Consul	84
Quinta Villa	
Crestview	32
Total	214

Bayshore Housing Corporation
 Golflinks Bond Issue
 Okaloosa County
 5 separate apartment projects
 40 buildings

Golflinks	97
Oak Breeze	11
Aplin	80
Imetow	14
Ridgewood	32
Total	234

Cordova - Creekside Bond Issue
 Pensacola, Escambia County
 3 separate apartment projects
 32 buildings

Creekside I	97
Bayfront	86
Steepchase	72
Total	255

Bayshore Housing Corporation
 Brierwood Bond Issue
 Okaloosa County
 9 separate apartment projects
 35 buildings

Brierwood	54
Boyette	6
Walton Cove	43
Billfish	21
Bonita I	7
Bonita II	15
Twin Oaks	20
Country Lane	16
Miramar	50
Total	232

Lamplighter Bond Issue

Perdido Housing Corp.
 Escambia County
 Pensacola, Florida
 61 buildings

Lamplighter 347 units total
Cordova - Beauclerc Bond Issue
 Pensacola, Escambia County
 2 separate apartment projects
 71 buildings

Beauclerc	158
Essex Point	133
Total	291

Blackwater Housing Corporation
 10 separate apartment projects
 56 buildings
 Milton, Santa Rosa County

Park Place E	32
Park Place	50
Boardwalk	64
Brauhouse	16
Park Ave	12
Pineywood	56
Quinn Bayou	31
Sugarwood	20
Thacker I	12
Thacker II	5
Total	298

- Colony House Bond Issue

Perdido Housing Corporation
 Pensacola, Escambia County
 3 separate apartment projects
 38 buildings

Colony House	84
The Oaks	36
Creekside II	120
Total	240

Wellington

Pensacola	
Escambia County	
6 separate apartment projects	
62 buildings	
Wellington Arms	132
Dogwood	96
Aspen	40
Myrtle Grove	34
Crow Rd.	36
Guidy Lane	18
Total	356

Executive Director: Laura B. Wright
 110 Perry Ave., Ft. Walton Beach, Fl. 32548 Tel 850-244-2116 Fax 850-243-1436



Okaloosa County	Sites	Bldgs	Units
	33	144	1035
Santa Rosa County	10	56	298
Escambia County	9	202	1133

BACKGROUND DATA

ON THE

MAISON DeVILLE APARTMENTS

**(which has been one of the two
projects of the Cordova-Royale Arms
Bond Issue)**

**Maison DeVille Apartments
4805 9th Avenue, Pensacola, Escambia County, State of Florida**

**. . . was acquired by Escambia County Community Land Trust, Inc.
whose president was John H. Wyche – on September 12, 2005**

**Address of Escambia County Community Land Trust, Inc.
at time of acquisition was: 861 Maplewood Circle, Suite 410
Pensacola, Florida 32505**

**Attorney for Corporation was: Brian W. Hoffman, Shell Fleming
Davis & Menge, egal Counsel for Trust, 226 Palafox Place,
Ninth Floor Seville Tower, Pensacola, Florida 32502**

**With notices of sale to Escambia County – Neighborhood
Enterprise Foundation, Inc (NEFI)
Randy Wilkerson, Executive Director
3420 Barancas Ave., Pensacola, Fl. 32507**

**Maison Deville was sold with its Land Use Restrictions that require
rental to Affordable tenants with at least 20% of units rented
to very low income tenants.**

Sales Price: \$4,100,000 9/12/2005

**Seller: Cordova Community Facilities Corporation entered into a “forced”
sale with Escambia County (at time Sacred Heart Health Systems, Inc.
5151 North 9th Ave., Pensacola, Florida acquired the Royal Arms
apartments) -**

**Cordova “sold” both Royale Apts and Maison DeVille (since both
apartment projects were under the Royale Bond Issue) in order to
facilitate the sale to Sacred Heart Health Services, Inc. of the Royal
Arms – at the specific request of Escambia County.**

**Note: it had been reported (in a newspaper article) Sacred Heart intended to replace
the apartments with “a children’s hospital”. At present, the former site of the Royal
Arms Affordable apartments is a parking lot with Sacred Heart signage thereon. The
demolition of the 276 unit rental project by Sacred Heart resulted in a parking lot.
Whether Sacred Heart eventually will build a children’s hospital on the site is not
known.**

**Sales Price of the Royal Arms Apartments: \$10,849,880.53 including \$476,589.12
in settlement chargers.**

September 12, 2005 – check in the amount of \$14,473,291.41 was paid over to Bank of Oklahoma by the Board of County Commission, Escambia County, Fla. Robert A. Emmanuel – attorney. .. for the full amount due the bondholders for both Royale & Maison DeVille.

*Pensacola News Journal July 12, 2009 reported:
Housing Probe deepens. 2 accused of 'robbing Peter to pay Paul'*

By Kris Wernowsky:

"In October, 2004, John Wyche paid the Escambia County School District \$64,000 for the former L.A.Kirksey Elementary School on North D Street in downtown Pensacola.

"Three years later, Wyche sold the property for \$160,000 to the Escambia County Community Land Trust, a nonprofit organization of which he was executive director.

"The plan was to build 20 'so-called' affordable condos at \$350,000 to \$500,000 each on the property and then use the profits on those sales to build low income housing.

"The land trust bought the property with some of the proceeds of a \$281,270 loan from The Florida Housing Finance Corp., a program that helps nonprofits acquire land for affordable housing.

"After purchase the Kirksey School was torn down.

"Five years later, the property remains vacant, one of the many casualties in a multifamily financial fiasco that involved hundreds of thousands of taxpayer dollars, destroyed ambitious plans to provide housing for poor people and brought an end to a charter school for at-risk teenagers.

"The Kirksey School transaction is one of numerous transactions revealed in thousands of pages of investigative documents filed in the State Attorney's office.

"The State Attorney's office and state Financial Services are conducting a complicated probe into the intermingling of money between the two major entities under the land Trust, an arm for affordable housing and an arm for a charter school known as the Life Skills Center.

(continued)

“Last month, Wyche and O.J. Rembert, the land trust treasurer, were charged with aggravated white collar crime and conducting unlawful financial transactions. They are accused of transferring some \$494,000 in state dollars earmarked for the charter school to pay for their other personal and business ventures.

“Wyche, 51, retired from the Air Force in 2005 after 20 years on active duty and in the reserves. Wyche was involved in a number of projects.

“In September 2005, the land trust paid \$4.1 million to Escambia County to buy Maison Deville which included 144 units of low income housing, formerly owned by Cordova Community Facilities Corporation.

“Bank of Pensacola, now Costal Bank & Trust financed \$3.75 million of this purchase.

“The Institute of Community Economics, a nonprofit in Massachusetts, financed the remaining \$555,000.

“Darden personally guaranteed the \$3.75 million – according to a March 19 memo recounting a Financial Service Investigator’s interview of Darden. (Oliver Darden, owner of Darden & Associates, a business consulting firm in Pensacola.

“A review of bank records showed \$172,500 of charter school money transferred to a land trust account to subsidize projects unrelated to the school. Another \$322,387 of charter school money was transferred to Maison Deville.

“The land trust housing director accused Wyche of sexual harassment.

“In June 2008, the board personally ousted Wyche.

“Today, the land trust exists only in name.”

Note:

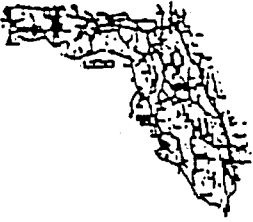
It is not known whether the Land Use Restrictions that had been part of the Maison DeVille Apartments still remain of legal record; or whether there had been a clear-cut foreclosure which could have “wiped out” the land Use restrictions.

(continued)

Second Note:

After Hurricane Ivan (9/16/04) – the Maison DeVille property was completely renovated from insurance proceeds.

Maison DeVille property was accepted by Wyche's group prior to their closing the transaction for their acquisition of the property.



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BLACKWATER HOUSING CORPORATION
CORDOVA COMMUNITY FACILITIES CORPORATION –**

Beauclerc Creekside

PERDIDO HOUSING CORPORATION – Lamplighter & Colony House

**Board of Directors: Benjamin N. Pearce Laura B. Wright
Cynthia A. Wilcox Robert A. Cole**

*Executive Director
Laura B. Wright
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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

on each of the

Non-Profit Affordable Rental Housing
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Florida Non Profit Corporation

EMERALD COAST HOUSING II INC.

Filing Information

Document Number N48506
 FEI/EIN Number 593316619
 Date Filed 04/20/1992
 State FL
 Status ACTIVE
 Last Event AMENDMENT
 Event Date Filed 06/02/1997
 Event Effective Date NONE

Principal Address

110 PERRY AVENUE
FT. WALTON BCH. FL 32548 US

Changed 02/12/2001

Mailing Address

205 BROOKS ST SE
STE 201
FT. WALTON BCH. FL 32548 US

Changed 03/27/2009

Registered Agent Name & Address

WRIGHT, LAURA B
110 PERRY AVENUE
FT. WALTON BCH. FL 32548 US

Name Changed: 02/12/2001

Address Changed: 02/12/2001

Officer/Director Detail

Name & Address

Title DP

PEARCE, BEN
551 MOONEY ROAD
FORT WALTON BEACH FL 32547

Title DS

FREEMAN, REBECCA
9 MAGNOLIA STREET

www.sunbiz.org - Department of State

FORT WALTON BEACH FL 32548

Title DV

VANHUSAN, JEFF
253 VENTURA CIRCLE
FORT WALTON BEACH FL 32548

*Veneta
Fuley
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Florida Limited Liability Company

ECH II - CAPTAINS QUARTERS, LLC

Filing Information

Document Number L07000069867
FE/EIN Number 281527838
Date Filed 07/03/2007
State FL
Status ACTIVE

Principal Address

110 PERRY AVENUE
FORT WALTON BEACH FL 32548
Changed 03/27/2009

Mailing Address

205 BROOKS ST. SE
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Changed 03/27/2009

Registered Agent Name & Address

WRIGHT, LAURA B
110 PERRY AVENUE
FORT WALTON BEACH FL 32548

Manager/Member Detail

Name & Address

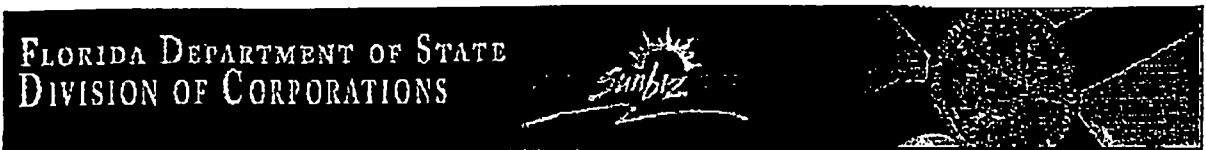
Title DP
PEARCE, BEN
551 MOONEY RD
FORT WALTON BEACH FL 32547

Title DV
VANHUSAN, JEFF
253 VENTURA CIR
FORT WALTON BEACH FL 32548

Title DS
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Title MGRM

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Florida Limited Liability Company
EMERALD COAST HOUSING - WELLINGTON, LLC

Filing Information
Document Number L10000101680
FEI/EIN Number 593078731
Date Filed 09/28/2010
State FL
Status ACTIVE

Principal Address
110 PERRY AVENUE
C/O LAURA B. WRIGHT, EXECUTIVE DIRECTOR
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Changed 02/23/2011

Mailing Address
205 BROOKS STREET S.E. SUITE 201
C/O LAURA B. WRIGHT, EXECUTIVE DIRECTOR
FORT WALTON BEACH FL 32548

Registered Agent Name & Address
WRIGHT, LAURA B
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FORT WALTON BEACH FL 32548

Manager/Member Detail

Name & Address

Title MGRM
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FORT WALTON BEACH FL 32547

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9 MAGNOLIA STREET
FORT WALTON BEACH FL 32548

Title DV
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253 VENTURA CIRCLE
FORT WALTON BEACH FL 32548

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Florida Non Profit Corporation

EMERALD COAST HOUSING CORPORATION

Filing Information

Document Number N44060
FEI/EIN Number 593078731
Date Filed 06/24/1991
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 10/29/2010
Event Effective Date NONE

Principal Address

110 PERRY AVE SE
 FT WALTON BCH FL 32548 US
 Changed 07/10/2001

Mailing Address

205 BROOKS ST. SE
 STE. 201
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 Changed 03/27/2009

Registered Agent Name & Address

WRIGHT, LAURA B
 205 BROOKS ST. SE
 STE. 201
 FT. WALTON BEACH FL 32548 US
 Name Changed: 07/10/2001
 Address Changed: 03/27/2009

Officer/Director Detail

Name & Address

<p>Title DP</p> <p>PEARCE, BEN 551 MOONEY RD. FORT WALTON BEACH FL 32547</p> <p>Title DS</p> <p>FREEMAN, REBECCA</p>	<p>www.sunbiz.org - Department of State</p> <p>9 MAGNOLIA STREET FT. WALTON BEACH FL 32548</p> <p>Title DV</p> <p>VANHUSAN, JEFF 253 VENTURA CIRCLE FT. WALTON BEACH FL 32548</p>	<p><i>Director:</i> Veneta Juley 210A Alh St FWB</p>
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Florida Non Profit Corporation

BAYSHORE HOUSING CORPORATION

Filing Information

Document Number N96000001686
FE/EIN Number 593411499
Date Filed 03/14/1996
State FL
Status ACTIVE
Effective Date 03/13/1996
Last Event AMENDMENT
Event Date Filed 10/24/1997
Event Effective Date NONE

Principal Address

110 PERRY AVE.
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Changed 03/27/2009

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Address Changed: 03/27/2009

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Florida Non Profit Corporation

BLACKWATER HOUSING CORPORATION

Filing Information

Document Number N48575
 FEI/EIN Number 593221444
 Date Filed 04/28/1992
 State FL
 Status ACTIVE
 Last Event AMENDMENT
 Event Date Filed 01/21/1998
 Event Effective Date NONE

Principal Address

110 PERRY AVE SE
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Changed 02/12/2003

Mailing Address

205 BROOKS ST STE 201
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Changed 03/13/2006

Registered Agent Name & Address

KENT, MICHAEL G
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Name Changed: 10/10/1994

Address Changed: 03/19/2004

Officer/Director Detail

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Title DS

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 FORT WALTON BEACH FL 32548

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COLE, ROBERT
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Title DV

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 FORT WALTON BEACH FL 32548

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Florida Non Profit Corporation

CORDOVA COMMUNITY FACILITIES CORPORATION

Filing Information

Document Number N97000003515
FEI/EIN Number 593362279
Date Filed 11/15/1995
State FL
Status ACTIVE
Effective Date 11/13/1995
Last Event AMENDMENT AND NAME CHANGE
Event Date Filed 11/12/1997
Event Effective Date NONE

Principal Address

110 PERRY AVE SE
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Changed 03/13/2006

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Title DV

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FORT WALTON BEACH FL 32548

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Florida Non Profit Corporation

PERDIDO HOUSING CORPORATION

Filing Information

Document Number N96000005222
FEI/EIN Number 593411287
Date Filed 10/08/1996
State FL
Status ACTIVE
Effective Date 10/02/1996

Principal Address

110 PERRY AVE SE
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Changed 02/12/2003

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FT. WALTON BEACH FL 32548

Changed 03/13/2006

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KENT, MICHAEL G
205 BROOKS ST. STE 201
FT. WALTON BEACH FL 32548 US

Address Changed: 03/19/2004

Officer/Director Detail

Name & Address

Title D

COLE, ROBERT
200 WILLING ST
MILTON FL 32570

Title DP

PEARCE, BENJAMIN N
551 MOONEY RD
FORT WALTON BEACH FL 32547

Title DS

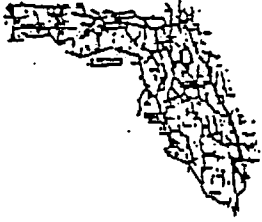
WRIGHT, LAURA B
110 PERRY AVE

www.sunbiz.org - Department of State

FORT WALTON BEACH FL 32548

Title DV

WILCOX, CYNTHIA
110 PERRY AVE SE
FORT WALTON BEACH FL 32548



EMERALD COAST HOUSING – WELLINGTON, LLC
501©(3) Florida Corporation – Affordable Rental Housing
A single member Limited Liability Corporation
Owned by EMERALD COAST HOUSING CORPORATION
EQUAL Housing Opportunity

Executive Director
Laura B. Wright
110 Perry Avenue
Ft. Walton, Florida 32548
Tel 850-244-2116
Fax 850-243-1436

Board of Directors: Benjamin N. Pearce
Jeff Van Husan
Rebecca Freeman

WELLINGTON ARMS PROJECT
HISTORICAL PERSPECTIVE

Re: Wellington Arms Portfolio – Historical Perspective

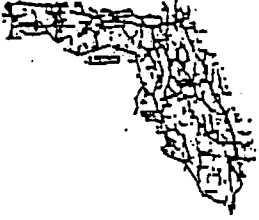
The 6 property portfolio was purchased in 1996 by Cordova Community Facilities Corporation for \$9,339,600.00. The acquisition was financed with tax exempt bonds with a Series A amount of \$10,650,000.00 and a subordinated Series B amount of \$815,000.00. All of the Senior Bonds were purchased by a single institution. In 2003, the current property owner, WCDM, LLC purchased all of the Senior Bonds from the institution for \$7,000,000.00.

In 2009, WCDM, LLC decided to sell the portfolio due to other financial difficulties with other projects, and determined that the properties would be more saleable as a fee simple ownership rather than a bond sale. The Owner foreclosed the bond issue and bid the properties in to obtain ownership in February, 2009.

The mortgage with Regions Bank was initiated in 2003 with the bonds as collateral. The collateral was replaced with a first mortgage on the properties when the foreclosure was completed. The mortgage amount remained at \$7,000,000.00.

The loan became due in March 10, 2010 and the Owner defaulted on the payoff. Regions Bank then initiated an effort to sell the \$7,000,000.00 note for a discounted price of \$3,600,000.00. The note sale was completed September 30, 2010.

Emerald Coast Housing – Wellington Arms, LLC is prepared to purchase the portfolio from the Owner with tax exempt bond financing including an agreement with the purchaser of the note. The Owner has executed a sales contract to purchase the portfolio for \$4,000,000.00 cash and a corporate taxable subordinated note for \$1,500,000.00.



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Jeff Van Husan
Rebecca Freeman
Veneta Findley 2/23/11

WELLINGTON ARMS

"PROPOSED" INTERLOCAL AGREEMENT

(between Town of Shalimar
and Escambia County)



INTERLOCAL AGREEMENT

This AGREEMENT made and entered into this _____ day of _____, 20____ by and between the TOWN OF SHALIMAR, a legal entity duly created under Chapters 163, Part I and 617, Florida Statutes (hereinafter referred to as the "Issuer"), and the ESCAMBIA COUNTY, FLORIDA a municipal corporation of the State of Florida (hereinafter referred to as the "County");

WITNESSETH:

WHEREAS, the Issuer represents that it is a public agency of the State of Florida, is empowered pursuant to the applicable law and a resolution of the governing board of the Issuer, adopted on _____, as amended and supplemented (the "Resolution"), to issue revenue bonds for the purpose of providing funds to pay all or any part of the cost of any project (as defined in the Resolution); and

WHEREAS, the County represents that it is authorized to finance projects in accordance with applicable Florida law; and

WHEREAS, Emerald Coast Housing - Wellington, LLC, a Florida corporation (the "Corporation") whose principal place of business is 110 Perry Avenue, Fort Walton Beach, FL 32548, (the "Company"), has requested the Issuer to issue its revenue bonds in one or more series and loan the proceeds of such bonds to the Company for the purposes described on Schedule I attached hereto (the "Local Project") within the jurisdiction of the County; and

WHEREAS, the Local Project in the area of operation of the County will provide a public purpose; in furtherance of the purposes for which the County and the Issuer were created; and

WHEREAS, the Issuer having already established a bond program for Projects of the Company, the Company can realize economies of scale in having the Issuer finance the Local Project along with other Projects of the Company, and such financings will decrease burdens upon administrative resources of the public agencies of the State; and

WHEREAS, the Issuer is willing to issue not exceeding \$7,500,000 of its revenue bonds (the "Bonds") from time to time in one or more series to provide the financing requested by the Company for the Local Project; and

WHEREAS, Section 163.01, Florida Statutes, and other applicable provisions of law authorize this Agreement by conferring upon the Issuer, as a public agency within the meaning of said section, the authority to exercise or contract by agreement for the Issuer to exercise those powers which are common to it and the County for the purpose of issuing bonds to (1) make

available funds to finance the Local Project located within the jurisdiction of the County in accordance herewith, (2) establish the reserves therefor, and (3) pay the costs of issuance thereof.

NOW THEREFORE, the parties agree as follows:

Section 1. Application; Substitution of Bonds.

The County hereby authorizes the Issuer to issue and apply sufficient proceeds of the Bonds from time to time for the purpose of financing the Local Project by making funds available to the Company for the Local Project. Any Bonds issued for such purposes in the area of operation of the County are hereby deemed to be in full substitution for an equivalent principal amount of the County's bonds which could have been issued for such purpose. The Issuer shall be the bond-issuing agency with respect to such Local Project for the Bonds. All revenues generated by bonds issued pursuant to this Agreement and by the use of the proceeds thereof, will be administered by the Issuer or its agents and all payments due from such revenues shall be paid by the Issuer or its agents without further action by the County.

Section 2. Administration.

The Issuer hereby assumes responsibility for administering this Agreement by and through its employees, agents and officers; provided, however, that the County retains and reserves its right to require reasonable reporting on programs operated within the area of operation of the County. The Issuer and its agents shall provide the County with such reports as may be necessary to account for funds generated by this Agreement, upon written request.

The Issuer shall have full authority and responsibility to negotiate, define, validate, market, sell, issue and deliver its Bonds, based upon the amounts required for the financing of the Local Project, and to take such other action as may be necessary or convenient to accomplish such purpose.

The issuance and administration costs and expenses related to the Bonds issued to finance the Local Project and administration of such program shall be paid from proceeds of the Bonds and revenues generated from the loan program.

Pursuant to the provisions of the Act and the Resolution, the Issuer has the right to exercise jointly with the County, a public agency of the State of Florida, any power, privilege, or authority which such agencies share in common and which each might exercise separately.

Section 3. Reimbursement of County.

The fees and expenses of the County shall be paid by the Company in the manner and to the extent mutually agreed upon by the officials of the County and the Company at or prior to issuance of the Bonds.

Section 4. Term.

This Agreement will remain in full force and effect from the date of its execution until such time as it is terminated by any party upon ten (10) days written notice to the other party hereto. Notwithstanding the foregoing, it is agreed that this Agreement may not be terminated by any party during any period in which any Bonds issued pursuant to the terms hereof remain outstanding (or a purchase contract for such Bonds is in effect), or during any period in which the proceeds of such Bonds are still in the possession of the Issuer, the Company or its agents pending distribution, unless either (1) the parties to this Agreement mutually agree in writing to the terms of such termination or (2) such termination, by its terms, only applies prospectively to the authorization to issue the Bonds for which no purchase contract has been entered into. It is further agreed that in the event of termination the parties to this Agreement will provide continuing cooperation to each other in fulfilling the obligations associated with the issuance of the Bonds pursuant to this Agreement.

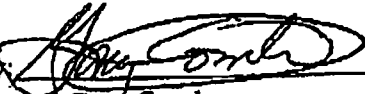
Section 5. Indemnity.

The Issuer agrees to require the Company to hold (i) the County, its officers, agents and employees, harmless from any and all liability, including payment of all applicable costs and reasonable attorneys fees, pursuant to the City's involvement with the financing and/or operation of the Local Project, including but not limited to the repayment of principal of and interest or penalty on the Bonds and payment or reimbursement of any costs, fees, charges or other amounts that may become payable in any manner whatsoever relating to the Bonds, any governmental proceedings in connection therewith, or relating to or arising on account of this Agreement, and (ii) the members and officials of the County harmless from any and all liability, including payment of all applicable costs and reasonable attorneys fees, in connection with the approval rendered pursuant to applicable federal and Florida laws. The Issuer agrees that any offering, circular or official statement approved by and used in marketing the Bonds will include a statement to the effect that Bondowners may not look to the County for payment of the Bonds and interest or premium thereon or other payments in respect thereto.


IN WITNESS WHEREOF, the parties to this Agreement have caused their names to be affixed hereto by the proper officers thereof as of the ____ day of _____, 20____.

TOWN OF SHALIMAR
the Issuer,

(SEAL)

By: 
Name: Gary Combs
Its: Mayor

ATTEST:

By: 
Name: THOMAS H. BURNS
Its: Clerk

ESCAMBIA COUNTY, FLORIDA
the County

(SEAL)

By: _____
Name: _____
Its: Commission Chairman

ATTEST:

By: _____
Name: _____
Its: County Clerk

STATE OF FLORIDA

COUNTY OF OKALOOSA

I, Sheila Hansen, a Notary Public in and for the said County in the State aforesaid, do hereby certify that Gary Combs, the Mayor of the Town of Shalimar and ~~Thomas A. Burns~~ the Clerk of the Town of Shalimar, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he, being thereunto duly authorized signed and delivered the said instrument as the free and voluntary act of said Authority for the uses and purposes therein set forth and took an oath.

IN WITNESS WHEREOF, under my hand and notarial seal this 2 day of February, 2011.

Sheila Hansen
Notary Public

(SEAL)



SHEILA HANSEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE001591
Expires 6/16/2014

My Commission Ends: 6/16/2014
Name: Sheila Hansen
Address: 501 E Timberlake DR
Mary Esther FL 32569

Personally Known or
Produced Identification _____
Type of Identification Produced _____

**A RESOLUTION OF ESCAMBIA COUNTY, FLORIDA
APPROVING A PLAN OF FINANCE INCLUDING THE
ISSUANCE BY THE TOWN OF SHALIMAR OF ITS REVENUE
BONDS IN ONE OR MORE SERIES FOR THE FINANCING A
356 UNIT MULTI-JURISDICTIONAL MULTI-FAMILY
RESIDENTIAL FACILITIES FOR PERSONS OF LOW OR
MODERATE INCOME LOCATED IN ESCAMBIA COUNTY,
FLORIDA**

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Town of Shalimar, a public agency of the state of Florida (the "Agency"), has conducted a public hearing following reasonable public notice regarding the issuance of revenue bonds by the Agency in one or more series (the "Bonds") as part of a debt offering in a total amount of not more than \$7,500,000 in the aggregate, to be issued in one or more installments, for the purpose, among other things of providing funds to be loaned to Emerald Coast Housing - Wellington, LLC, a Florida limited liability corporation (the "Corporation") whose principal place of business is 110 Perry Avenue, Fort Walton Beach, FL 32548 for financing the acquisition, rehabilitation, ownership by the Company of the facilities described on Schedule I attached hereto (collectively, the "Project"), to be financed in an amount of not more than \$7,500,000;

WHEREAS, the Agency has submitted to Escambia County, Florida (the "County") a Report of Hearing Officer and an Affidavit of Publication containing the notice of public hearing as published, describing the proceedings from such hearing, both attached hereto as Exhibit A; and

WHEREAS, in order to satisfy the requirements of Section 147(f) of the Code, it is necessary for the County to approve the Bonds after the public hearing has been held.

THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ESCAMBIA COUNTY THAT:

Section 1. The issuance of the Bonds by the Agency, and the plan of finance for the Project, are approved.

Section 2. This Resolution is given for the purpose, among other things, of complying with the provisions of Section 147(f) of the Code, and the Bonds shall in no way be an obligation or liability of the County, or any other political subdivision, agency or corporate body.

Section 3. The appointment of _____ to conduct a public hearing regarding "host approval," as defined in Section 147(f) of the Code and the applicable United States Treasury Regulations thereunder, in connection with issuance of the Bonds is hereby acknowledged and accepted.

PASSED AND ADOPTED, this ____ day of _____, 2010

ESCAMBIA COUNTY, FLORIDA

By: _____
Its: Commission Chariman

ATTEST:

By: _____
Its: County Clerk

SCHEDULE I

PROJECT DESCRIPTION

The Project consists of the financing of (i) the acquisition and rehabilitation of 356 unit multi-family residential rental facilities (the "Facilities") (six (6) properties described below, in Escambia County, Florida; (ii) the establishment of a debt service reserve fund; and (iii) the payment of certain costs of issuing the Bonds (hereinafter, collectively, the "Project")

Property and Address	Number of Units
Wellington Arms 100 Redwood Circle, Pensacola	132
Dogwood 1665 Dogwood Place, Pensacola	96
Aspen Village 1460 E. Johnson Avenue, Pensacola	40
Crow Road 270 Crow Road, Pensacola	36
Myrtle Grove Villas 5398 Lillian Highway, Pensacola	34
Guidy Lane 100163 Guidy Lane, Pensacola	18

EMERALD COAST HOUSING II, INC. - 501©(3) not-for-profit Florida Corporation

Royale Project

ECH II - CAPTAINS QUARTERS, L.L.C.

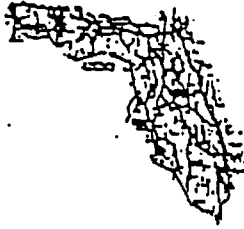
A single member Limited Liability Corporation

Owned by EMERALD COAST HOUSING II, INC.

501©(3) not-for-profit Florida Corporation.

Equal Housing Opportunity

Affordable Housing/Rentals



Executive Director

Laura B. Wright

110 Perry Avenue

Fort Walton Beach, Florida 32548

Telephone 850-244-2116

Fax 850-243-1436

EMERALD COAST HOUSING - WELLINGTON, LLC

501©(3) Florida Corporation - Affordable Rental Housing

A single member Limited Liability Corporation

Owned by EMERALD COAST HOUSING CORPORATION

EQUAL Housing Opportunity

Board of Directors

Benjamin N. Pearce, President

Jeff Van Husan, Vice President

Rebecca Freeman, Secretary/Treasurer

BACKGROUND MATERIAL

on

non-profit's endeavor to acquire

the Wellington Apartment portfolio

in Pensacola, Fla.

*501 © (3) Florida Non-Profit Affordable
Housing/Rental
Equal Housing Opportunities*



EMERALD COAST HOUSING CORPORATION

Emerald Coast Housing Corporation – Wellington, LLC

110 Perry Ave., Ft. Walton, Florida 32548

Tel 850-244-2116 Fax 850-243-1436

January 31, 2011

Escambia County Commission – Pensacola, Florida

Attention: Kevin White - Chairman

Wilson Robertson –Vice Chairman

Gene Valentino

Marie Young

Grover Robinson

County Administrator – Charles R. “Randy” Oliver

Our non-profit 501©(3) Florida Corporation is seeking to acquire six foreclosed Properties (held by Jerry Stephens of Georgia), formerly an affordable rental project under Cordova Community Facilities Corporation. Due to the structure of the earlier Bond acquisition, interest rate and overall purchase price of the properties (over \$10 Million), couples with damages from hurricanes, caused the portfolio to fall into “default”. Mr. Stephens foreclosed in February 2009.

By virtue of this foreclosure the land use restrictions which mandated “affordable” rentals were extinguished.

During Mr. Stephens’ ownership following foreclosure, he continued to remain in contact with us, and has now asked us to again take title as a non-profit in one of the Northwest Florida 502©(3) corporations.

Accordingly, we began the procedure that served us in 2007 when Emerald Coast Housing II, Inc. acquired 355 affordable apartments in Okaloosa County – with the Town of Shalimar as issuer of the tax-free bonds. Richard Lott is the Bond counsel for the Town of Shalimar.

The Town of Shalimar desires to serve as issuer of the Wellington portfolio. Shalimar Is conversant with the underlying bond procedure, and knows of our performance on the CQ portfolio.

We are requesting that Escambia County Commission enter into an Inter-local Agreement with the Town of Shalimar. Tom Burns, Town Manager, personally viewed the six properties on November 10, 2010, and responded favorably to the Town of Shalimar Commission.

Escambia County Commission

It is to be noted that Emerald Coast Housing Corporation – Wellington LLC is a non-profit affordable housing/rental corporation formed September 28, 2010 for the purpose of serving as the ownership entity for the Wellington Arms 356 unit project in Pensacola/ Escambia County, Florida – which went under foreclosure in September 2009 . . . by a single bond holder, Jerry Stephens of Georgia.

The property had been under default and as a result Stephens mandated that the affordable property be foreclosed by the Trustee, Bank of Oklahoma. By foreclosure, the land use restrictions which controlled the “Affordable” rental housing mandate were extinguished.

Emerald Coast Housing – Wellington LLC’s acquisition of this 356 unit multi-family portfolio will enable the six separate apartment projects to be returned to “affordable” rental land use restrictions; to serve low to moderate income singles and families of the area.

Since the properties were foreclosed the Board of Directors has remained in contact with Mr. Stephens out of interest in the Wellington portfolio. During 2010 it became apparent when Stephens could find no buyer for the six properties willing to enter into ownership on a “market-rent” basis that there is a path to re-acquiring the portfolio (under a new non-profit: Wellington, LLC), through the Town of Shalimar as Issuer of the bonds; working with Bergen Capital for sale of bonds – under “our” corporate “mission” of preserving Affordable rental housing, under the Federal 501©(3) rulings.

Acquisition of the six Escambia properties appear to be available at a figure far below the previous value (bond debt payments became too difficult and thus the “default” that enabled the bond holder (Stephens) to foreclose). The appraisal, engineering, surveys and environment studies have been completed. The appraisal came in at \$6.8 million.

The previous Wellington portfolio was in the \$10 million range with interest rates too high to permit the project to perform in a feasible manner (under terms of that earlier bond indenture). Combined with the fact that storm damages (with not “all” of the damages covered by insurance settlements) handicapped the properties; resulting in the “default” of 2008 and foreclosure in 2009.

Insurance proceeds to repair this portfolio after Hurricane Ivan (9/16/04) were approximately \$5 million. The purchase price for the new acquisition is \$4 million cash plus a subordinate note to the owner for \$1,500,000. This new structure will allow the corporation to pay all debt service payments on this new acquisition.

**EMERALD COAST HOUSING CORPORATION
WELLINGTON, LLC**

RESOLUTION

BE IT RESOLVED

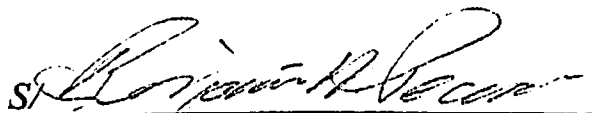
***Emerald Coast Housing – Wellington, LLC
shall proceed with its endeavor to acquire the
Wellington rental portfolio in Pensacola, Escambia
County, State of Florida –***

***...consisting of Wellington Arms Apartments, Dogwood
Apartments, Aspen Apartments, Myrtle Grove Apartments,
Crow Rd. Apartments, and Guidy Lane Apartments
for a total of 355 rental apartments –***

***With the condition and understanding that these apartments
shall be returned to “Affordable” status;***

***Further that the acquisition shall be limited to a total of
\$5,500,000 – (\$4,000,000 payment to seller plus
\$1,500,000 – note to seller, on terms
established by Bergen Capital – all predicated on
Bergen Capital to sell sufficient tax exempt bonds
in timely manner for sale to take place;***

With Town of Shalimar as sponsor.

***
Benjamin N. Pearce, President***

***
Laura B. Wright, Executive Director***

Dated 22nd of Sept. 2010

**EMERALD COAST HOUSING CORPORATION
WELLINGTON, LLC**

RESOLUTION

BE IT HEREBY RESOLVED . . .

OVERSIGHT PROVIDER

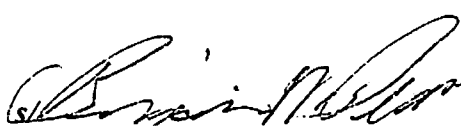
WHEREAS, the Affordable Housing Program through tax exempt programs was established by the Federal Government more than thirty years ago to encourage private investors to invest in affordable housing rental programs to lessen the burden of government;

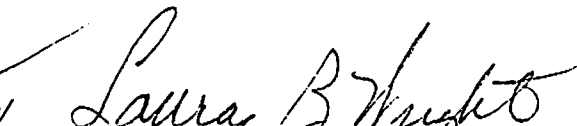
. . . with the result that non-profit Affordable Housing bonds were created under non-profit 501©(3) corporations as owners of the rental properties;

. . . with the proviso that these rental properties held under these bond issues would receive oversight inspections on an annual and/or semi-annual basis with consequent written oversight reports covering the results of the oversight inspections to be provided to the Board of Directors, the Trust Officer, and the County Commission (as Issuer of bonds);

NOW THEREFORE, the Board of Directors authorizes and appoints Laura B. Wright as Corporate Oversight Provider;

Payment for Oversight services to be handled as an administrative corporate expense, according to formula established for NW Florida Grouping of non-profit Affordable rentals


Benjamin N. Pearce, President

si 
Laura B. Wright, Oversight Provider

Dated this 22nd day of Sept. 2010

THE BORROWER

The Borrower of the Project is Emerald Coast Housing – Wellington, LLC, a Florida limited liability company formed on Sept. 28, 2010. The sole member of the Borrower is Emerald Coast Housing Corporation, a Florida nonprofit corporation qualified under section 501(c)(3) of the Code (“Emerald Coast Housing Corporation”) incorporation on June 24, 1991.

Emerald Coast Housing Corporation was established to acquire and rehabilitate older apartment communities to provide and preserve safe, sanitary and affordable housing for families of low and moderate income and to lessen the burdens of local government relating to the rental housing needs of communities in Florida. The officers and board members of Emerald Coast Housing Corporation are:

Benjamin R. Pearce, President/Director. Mr. Pearce retired as president of West Florida Auto Parts and is now a managing partner of a regional warehouse storage and equipment rental facility. He has owned residential and commercial investment properties and has been on the Board of Directors of 6 non-profit affordable housing corporations since 1992.

Jeff VanHusan, Vice-President/Director. Mr. VanHusan is a licensed Florida Building Contractor and president of JVH Consulting, Inc. He has 14 years experience as a Facilities Director and was the former president of Alpha Restoration Services, Inc. He received his B.A. in Finance from Grand Valley State College.

Rebecca Freeman, Secretary/Treasurer/Director. Ms. Freeman is an acupuncture physician with a private practice. She received her B.A. in Health Information Management from the Medical College of Georgia and a Masters in Oriental Medicine with certifications in Acupuncture and Oriental Medicine from the International Institute of Chinese Medicine. She began her career in the healthcare profession as a Registered Health Information Administrator and has worked in both hospital and corporate settings.

Neither the Borrower nor its member or affiliates will be personally liable to pay the principal of and interest on the Bonds. Furthermore, no representation is made that the Borrower will have substantial funds available for the Project. Accordingly, neither the Borrower’s financial statements nor those of its affiliates or partners are included in this Official Statement.

The Board of Directors of the Borrower is also the board of ECHI – Captains Quarters, LLC a related entity that purchased a 16 property portfolio from Emerald Coast Housing Corporation on December 27, 2007. The portfolio is in Okaloosa County, Florida and the tax exempt bond financing to purchase the portfolio was the same as is contemplated for the current Wellington transaction. The 2007 transaction also included an Interlocal Agreement with Okaloosa County. The 2007 transaction is current with all of its financial obligations and is not in default of any bond indenture provisions.

This Board of Directors is committed to finding whatever financial resources are available to refinance or restructure tax exempt bond transactions completed in the past and currently in default so as to permanently preserve the affordable housing stock in the communities it serves



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EQUAL Housing Opportunity

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Laura B. Wright
110 Perry Avenue
Ft. Walton, Florida 32548
Tel 850-244-2116
Fax 850-243-1436

Board of Directors: Benjamin N. Pearce
Jeff Van Husan
Rebecca Freeman

October 5, 2010

(1)

The Corporation shall promote the long-term preservation of decent, safe and affordable housing/rentals for low and moderate income persons and families. The Corporation shall also seek to combat community deterioration and promote economic revitalization of distressed areas. The Corporation's Affordable rental apartments shall be operated for the benefit of low to moderate income persons in need of safe and adequate housing, and consistent with the manner and purpose of providing low-income housing recognized as charitable by the Internal Revenue Code of 1986, as amended.

Attached are color pictures of the six (6) separate multi-family properties located in Escambia County, Florida. The six projects, together, represent 356 apartment units.

The Wellington portfolio went through a foreclosure February 2009 – brought about by the decision on the part of the major bond-holder, Jerry Stephens of Macon, Georgia. The Wellington portfolio had been a bond issue of Cordova Community Facilities Corporation and had incurred certain financial defaults. The Wellington/Cordova bond issue had been an approximate \$11 million issue. Following loss of population and resultant rental income incurred after Hurricane Ivan 9/16/04, the portfolio had difficulty recovering.

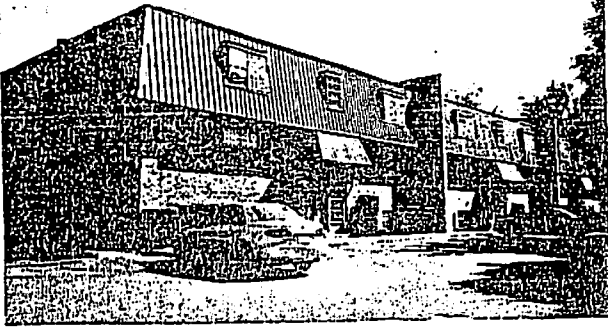
At foreclosure, Escambia County's reversionary rights were extinguished, as was the "Affordable" land use requirements. Stephens took back all six projects at foreclosure – since there were no outside bidders. Stephens retained the services of Progressive Management of America, Inc. as his property manager.

Under the current declining economy, efforts on the part of Stephens to sell to willing and able third party multi-family buyers met with failure. Stephens has now turned to our corporate non-profit affordable entities. With the successful conclusion of this acquisition, Emerald Coast Housing – Wellington, LLC will become owner at less than half of the 1996 purchase price.

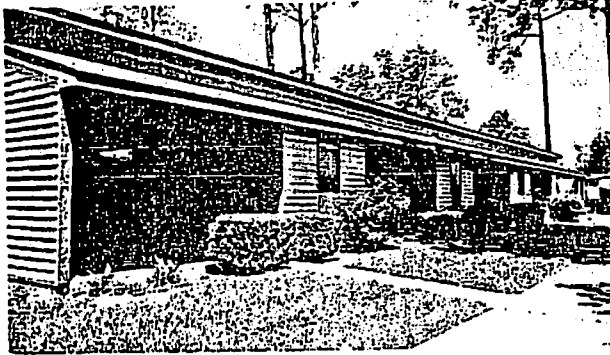
Wellington Arms

(356 units)

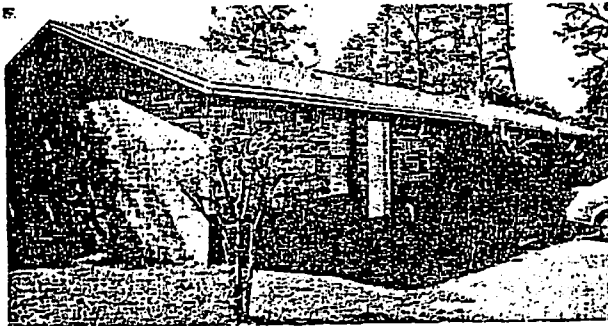
WELLINGTON ARMS APARTMENTS-132 UNITS



MYRTLE GROVE VILLAS-34 UNITS



GUIDY LANE APARTMENTS-18 UNITS



CROW ROAD APARTMENTS-36 UNITS



ASPEN APARTMENTS-40 UNITS



DOGWOOD PLACE APARTMENTS-96 UNITS



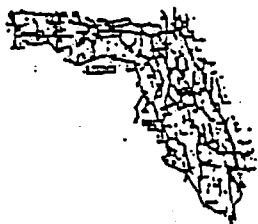

Equal Housing
AFFORDABLE HOUSING
APARTMENTS

Carole B. Night, P.A.

OVERSIGHT PROVIDER
PENSACOLA, FLORIDA

Escambia County

2008



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October 5, 2010

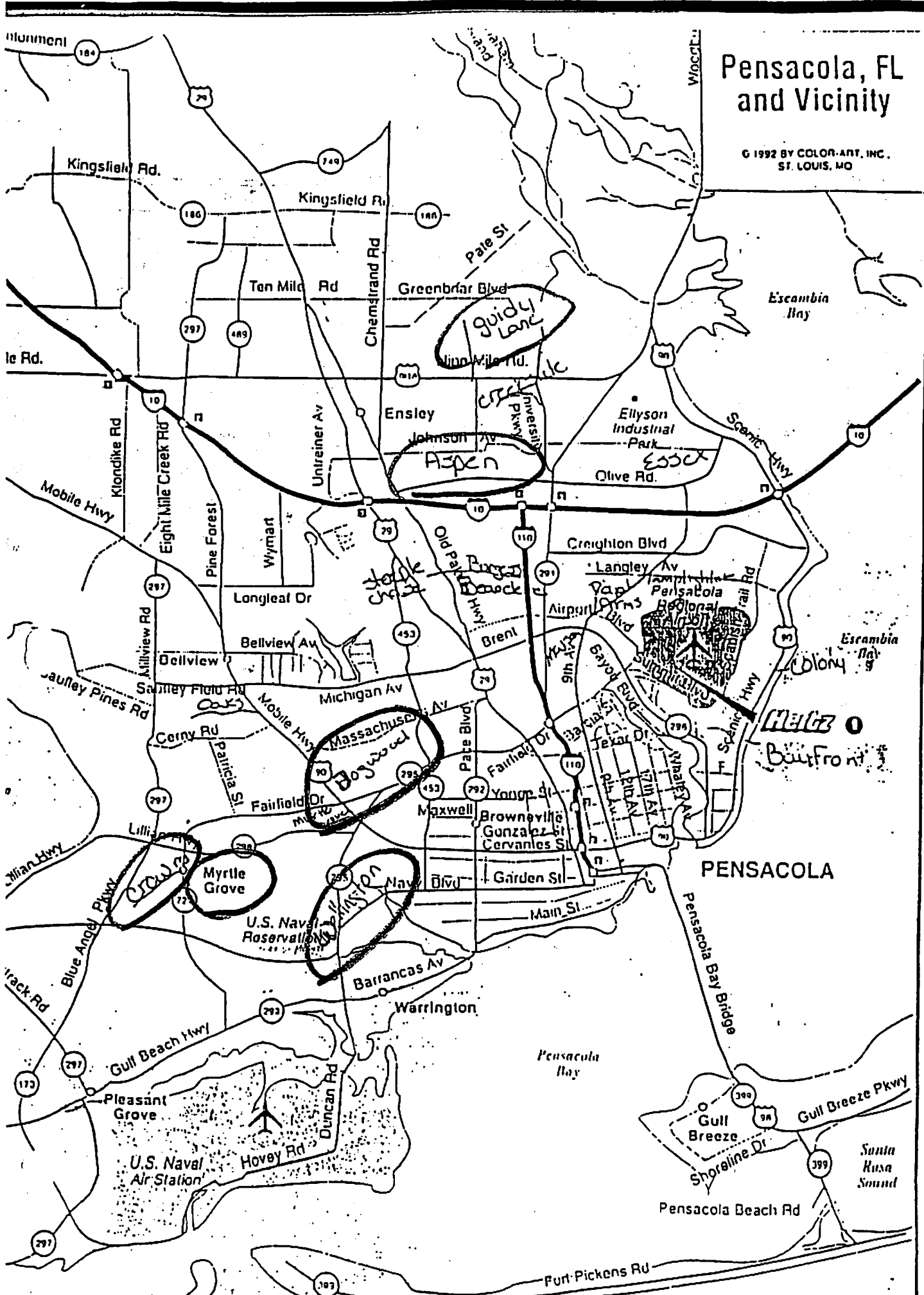
WELLINGTON PORTFOLIO

1. Wellington Arms Apartments	100 Redwood Circle Pensacola, Fla.	132 units	6.33 acr.
2. Dogwood Place Apartments	1665 Dogwood Place Pensacola, Fla.	96 units	7.64 acr.
3. Aspen Village Apartments	1460 E. Johnson Ave. Pensacola, Fla.	40 units	2.92 acr
4. Myrtle Grove Villas	5398 Lillian Hwy Pensacola, Fla.	34 units	2.94 acr
5. Crow Road Apartments	270 No. Crow Rd. Pensacola, Fla.	36 units	
6. Guidy Lane Apartments	10163 Guidy Lane Pensacola, Fla.	18 units	1.19 acr
		=====	
		356 units	



Pensacola, FL and Vicinity

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Committee of the Whole

8.

Meeting Date: 03/08/2012

Issue: Escambia County's Logo

From: Alison P. Rogers, County Attorney

Information

Recommendation:

Escambia County's Logo

(Alison P. Rogers - 10 min)

A. Board Discussion

B. Board Direction

Attachments

Draft Ordinance

1 (b) The official seal is to be used only for official County business by authorized
2 County officials or employees in the performance of their official duties, unless express
3 written authorization is obtained from the Escambia County Board of County
4 Commissioners.

5
6 (c) Any unauthorized manufacture, use, display, facsimile or reproduction of the
7 Official Seal of Escambia County, Florida is hereby prohibited and shall be punishable
8 as a second degree misdemeanor as provided in §165.043, Florida Statutes.

9
10 **Section 3. Severability.**

11
12 That if any section, sentence, clause or phrase of this Ordinance is held to be
13 invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall
14 in no way affect the validity of the remaining portions of this Ordinance.

15
16 **Section 4. Inclusion in the Code.**

17
18 That it is the intent of the Board of County Commissioners that the provisions of
19 this Ordinance shall become and be made a part of the Escambia County Code; and
20 that the sections of this Ordinance may be renumbered or relettered and the word
21 “ordinance” may be changed to “section”, “article”, or such other appropriate word or
22 phrase in order to accomplish such intent.

23
24 **Section 5. Effective Date.**

25
26 That this Ordinance shall become effective upon filing with the Department of
27 State.

28
29 **DONE AND ENACTED THIS ____ DAY OF _____, 2012.**

30
31 **BOARD OF COUNTY COMMISSIONERS**
32 **ESCAMBIA COUNTY, FLORIDA**

33
34 BY: _____
35 Wilson B. Robertson, Chairman

36 **ATTEST:** ERNIE LEE MAGAHA
37 Clerk to the Circuit Court

38
39 BY: _____
40 Deputy Clerk

41
42 **(Seal)**

43
44 **Enacted:**
45 **Filed with Department of State:**
46 **Effective:**

Committee of the Whole

9.

Meeting Date: 03/08/2012

Issue: Fortune-tellers and Clairvoyants - Repealing Escambia County Ordinance 90-22

From: Alison P. Rogers, County Attorney

Information

Recommendation:

Fortune-tellers and Clairvoyants - Amending Escambia County Ordinance 90-22

(Alison P. Rogers - 5 min)

A. Board Discussion

B. Board Direction

Attachments

Ordinance

Committee of the Whole

10.

Meeting Date: 03/08/2012

Issue: Amending the Santa Rosa Island Non-Ad Valorem Speciall Assessment Ordinance

From: Alison P. Rogers, County Attorney

Information

Recommendation:

Amending the Santa Rosa Island Non-Ad Valorem Special Assessment Ordinance (BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)

(Alison P. Rogers - 5 min)

- A. Board Discussion
 - B. Board Direction
-