

Exhibit 6

THE LEGACY VILLAGE



THE LEGACY VILLAGE

A vibrant and cohesive residential community designed to embrace mixed incomes and diverse uses, serving as a catalyst for reimagining and revitalizing NW 22nd Road.



This initiative aims to create a safe, healthy, and nurturing environment where families can thrive and businesses can prosper.

SUBJECT:

Response to Request For Proposal To Acquire and Develop Fort Lauderdale Community Redevelopment Agency Properties on NW 22 Road and on NW 24 Avenue

PROPOSER:

Central County Community Development Corporation, a subsidiary of the Urban League of Broward County in partnership with Ellavoz Impact Capital, LLC; and Minority Builders Coalition, Inc.

ADDRESS

560 NW 27th Avenue
Fort Lauderdale, FL 33311

TELEPHONE

954.584.0777

January 6, 2025



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COVER LETTER

SECTION ONE



**"THE GREATNESS OF A COMMUNITY IS MOST
ACCURATELY MEASURED BY THE
COMPASSIONATE ACTION OF ITS MEMBERS."**

CORETTA SCOTT KING
LEGACY ELDER



January 6, 2025
Mr. Bob Wojcik
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

RE: NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE

Dear Mr. Wojcik:

The Central County Community Development Corporation Inc, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc, appreciates the opportunity to respond to the notice of intent to accept proposals to acquire and develop Fort Lauderdale Community Redevelopment Agency properties on NW 22 Road and on NW 24 Avenue. Our goal for this multi-site development is to create a cohesive, vibrant, attractive residential community of mixed incomes and mixed uses and to utilize this opportunity of investment to be catalytic in reimagining and reviving NW 22nd Road to a safe, healthy, and nurturing environment for families to live and businesses to thrive. As an equity partner and co-developer, our intent with Legacy Village is to highlight the significant history of the target area, co-create with legacy landowners and community stakeholders, and to advance the intersectionality of health, housing, economic development and public safety through intentional community redevelopment.

Since 1975, the Urban League of Broward County, led by Dr. Germaine Smith Baugh, has been serving residents of Broward County and provides a myriad of programs in the areas of: housing, health, entrepreneurship, education, justice and jobs. To directly address the challenges related to economic and community development through affordable housing and small business lending, the Urban League created a subsidiary, Central County Community Development Corporation (CCCCDC). The CCCDC is certified by the State of Florida as Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These two designations have allowed the CCCDC to leverage millions in private capital investments as well as state and federal dollars to address the economic development needs of our local community.

The Broward County Minority Builders Coalition, Inc. (dba Minority Builders Coalition, Inc.), led by Brian C. Johnson, President/CEO, is an equity partner and co-developer in the proposed project.

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Tel. 954.584.0777 | Fax 754-200-5750
www.cccdc.org

For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core. As such, MBC is a leading nonprofit developer/manager of affordable housing for moderate/low-income families and seniors. Furthermore, MBC has been the leading advocate and support service provider for MWBE construction related firms throughout South Florida for more than five decades.

Ellavoz Impact Capital (EIC), led by Robert Hutchins, is an equity partner and co-developer in the proposed project. EIC is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

Our proposed project builds on decades of experience in community and economic development, as well as family support services, including health, jobs, entrepreneurship, and housing. The Central County CDC and its partners recognize the historic contributions that many families have made to this area. The proposed project honors the legacy of families like ours by committing to preserving the vital resources (including healthcare services, small business support, and healthy food options) these families have provided to our communities.

This proposal incorporates a comprehensive viewpoint of the current state of the target area and its needs, including public safety and health, while providing a realistic approach to its future development. With time and investment from legacy entities, like the community partners included in the proposal, we strongly believe that this community can be a safe, nurturing and healthy place for families to raise their children, for elders to age with dignity, and professionals to be groomed for the health disciplines. This proposal provides opportunities for affordable rental units, introduces live/work ownership options, and wellness facilities aimed at supporting women and family health. Through co-creation with legacy landowners and property acquisitions, additional phases can include the consideration of adding a food pharmacy in the form of an appropriately sized grocer, community gardens, and other economic drivers.

This development will meet the Northwest-Progresso-Flager Heights Community Redevelopment Area Community Redevelopment Plan goals and requirements. With the local and national experience of the development team and the financial strength of each entity, we believe that this is an opportune time to create the Legacy Village Community, co-created with local landowners and community stakeholders. The proposed multi-site development will improve the quality of life for the current residents through health access and public safety, introduce new residents of mixed incomes through affordable residential units, promote public/private partnerships, create job opportunities for local minority owned firms, and capitalize on the social impact work of several local nonprofits.

The proposed concepts outlined in The Legacy Village will substantially transform the targeted area from one that is currently substantially blighted to an attractive new corridor where young adults, families and professionals can live and work. The modern urban design capitalizes on the current zoning and the Live Local Act provisions providing an estimated 64 residential units; along with up to 9,400 square feet of amenity space, including community meeting space, outdoor terraces, and fitness areas and introduces a wellness facility of approximately 8,900 square feet. Additionally, our strategic uses will boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

Furthermore, we intend to work with the City of Fort Lauderdale Police Department on strategies to address crime and public safety in the immediate area; Broward County Transportation to upgrade existing transportation hubs and bus sites; and State of Florida Office of Broadband to address digital access through upgraded infrastructure.

PURCHASE OFFER

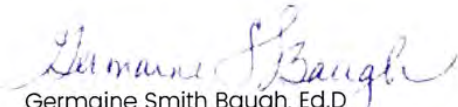
The Central County Community Development Corporation and its partners propose affordable housing targeting AMI of 80% and below and workforce housing up to 140%. Given the rent restrictions for housing affordability and to ensure a financially viable development that can be developed, constructed, and stabilized, the purchase offer for each parcel is outlined below:

Parcel #1 - \$10; Parcel #2 - \$10; Parcel #3 - \$10; and Parcel #4 - \$10

Our concept proposal envisions an exchange of value where we are requesting the lots at minimal cost in exchange for increased community benefits including, but not limited to, affordable housing, health services and small business support.

Thank you for consideration of this concept proposal and look forward to the opportunity to partner with the City of Fort Lauderdale and the NPF-CRA on this transformative redevelopment endeavor.

Sincerely,


Germaine Smith Baugh, Ed.D
Board Chair, CCCDC and CEO, ULBC

cc: Brian C. Johnson, President/CEO, Minority Builders Coalition, Inc.
Robert Hutchins, President, Ellavoz Impact Capital, LLC.

EXECUTIVE SUMMARY

SECTION TWO



**“A GOOD DOCTOR IS ONE WHO IS CONCERNED
ABOUT GIVING SERVICE...”**

DR. CALVIN H. SHIRLEY
LEGACY ELDER

EXECUTIVE SUMMARY

The Central County Community Development Corporation Inc, a subsidiary of the Urban League of Broward County, in partnership with Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc, appreciates the opportunity to respond to the notice of intent to accept proposals to acquire and develop Fort Lauderdale Community Redevelopment Agency properties on NW 22 Road and on NW 24 Avenue. The Central County CDC and its partners (Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.) are proposing to leverage the Fort Lauderdale CRA lots into the development of a broader community revitalization project that we call The Legacy Village. Our working concept, in response to this Notice of Intent, consists of a series of integrated projects that individually provide critical services to residents in our targeted area. Collectively, these integrated projects create a holistic development delivering critical services, attractive and engaging buildings, and sustainable economic activity that will transform an expansive corridor on NW 22nd Road. The target area of NW 22nd Road faces systemic barriers to economic stability and social well-being. Factors such as unemployment, healthcare access, and limited affordable housing contribute to cycles of poverty. Additionally, this target area is disproportionately affected by food insecurity, crime, and insufficient infrastructure.

The Legacy Village concept is a mixed-used, mixed-income affordable and workforce housing community "village" with multiple buildings across the available footprint, including community facilities, residential amenities, and wellness center. The primary objective of The Legacy Village is to invest in critical services aimed at enhancing the social, physical, and economic well-being of Broward residents and to enhance geographic targeted areas with documented needs for resources. This project concept builds on decades of community and economic development experience and family support services, including health, jobs, entrepreneurship, and housing. Through this proposed project, assets will be aligned with critical community needs to foster community-led revitalization.

The proposed concepts outlined in The Legacy Village will substantially transform the targeted area from one that is currently substantially blighted to an attractive new corridor where elders, young adults, families and professionals can live and work. The modern urban design envisions an estimated 64 residential units; along with up to 9,400 square feet of amenity space, including community meeting space, outdoor terraces, and fitness areas and introduces a wellness facility of approximately 8,900 square feet. Additionally, our strategic uses will boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

The Central County Community Development Corporation and Ellavoz Impact Capital, as lead developer and guarantors, respectively, for the Legacy Village, have the financial capability to undertake this multi-site development. Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

Our goal for this multi-site development is to create a cohesive, vibrant, attractive residential community of mixed incomes and mixed uses and to utilize this opportunity of investment to be catalytic in reimagining and reviving NW 22nd Road to a safe, healthy, and nurturing environment for families to live and businesses to thrive.

DEVELOPMENT TEAM INFORMATION

SECTION THREE



**"YOU MUST BE BOLD, BRAVE, AND COURAGEOUS
AND FIND A WAY...TO GET IN THE WAY."**

JOHN LEWIS
LEGACY ELDER

DEVELOPMENT TEAM

Principal Address for Proposer



560 NW 27th Avenue
Fort Lauderdale, FL 33311

Project Contact Information



**GERMAINE
SMITH-BAUGH, ED.D**

PRIMARY CONTACT
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JEFF CRUM

Ellavoz Impact Capital, LLC
EIN: 84-3027865
908-581-1419
Jeff@ellavoz.com
www.ellavoz.com



BRIAN C. JOHNSON

Minority Builders Coalition, Inc
EIN: 23-7170674
954-792-1121 ext.16
Bcjohnson@minoritybuilders.org
www.minoritybuilders.org



PROJECT MANAGEMENT STRUCTURE



Management Structure

The Central County Community Development Corporation is the applicant for this notice for property development on NW 22nd Road and NW 24 Avenue. Upon the approval of the application by the City of Fort Lauderdale, the Central County CDC along with its co-development partners will form a new special purpose entity—Legacy Village FTL, LLC—for the purposes of acquiring the land, financing the development projects, constructing the buildings, and providing services to stabilize and manage the community development activities. Presently, there is an executed Memorandum of Agreement between the Central County CDC and Ellavoz Impact Capital that outlines the roles and responsibilities of the parties and the creation of the Project Partnership Entity. It is anticipated that the Project Partnership Entity will enter into an Agreement with the City of Fort Lauderdale CRA that details the intended goals and objectives of the partnership and the development.

PARTNER	ROLE SUMMARY
Central County Community Development Corporation, Inc	Communication with City/County officials and incorporate project recommendations; negotiate final agreement with the City of FLL CRA; coordinate with co-developers and oversee development process and project management; manage development accounting with partners; liaison with community stakeholders
Ellavoz Impact Capital, LLC	Provide capital market services to raise, equity, debt, and subsidy resources for the Project; Negotiate capital terms and manage the closing of construction and permanent capital; assist with land development activities including oversight of Project professional management; and oversee development accounting with lead developer.
Minority Builders Coalition, Inc	Support and assist with development planning; conduct construction planning and oversight; oversee local contractor participation and serve as community liaison



ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Serving residents of Broward County since 1975, the Urban League of Broward County provides a myriad of programs in the areas of: housing, health, entrepreneurship, education, justice and jobs to more than 14,000 annually. To directly address the challenges related to economic development through housing development and small business lending, the Urban League created a subsidiary, Central County Community Development Corporation (CCCDC). The CCCDC is certified by the State of Florida as a Community Housing Development Organization (CHDO) and nationally certified by the U.S. Department of Treasury as a Community Development Financial Institution (CDFI). These two designations have allowed the CCCDC to leverage private capital investments as well as state and federal dollars to address economic development needs of our local community.

The CCCDC has directly developed 200+ residential units, a significant portion of this development involved the rehabilitation and resale of foreclosed homes to assist low to moderate income families under the federal Neighborhood Stabilization Program. Additionally, the CCCDC has been selected by Broward County's Housing Finance and Community Redevelopment Division in three competitive rounds to finance, construct, and sell single-family homes in the Broward Municipal Service District, creating 40+ new homes with other nonprofit developers and neighborhood revitalization efforts. We have partnered with for profit developers to develop a 224-unit affordable housing community in Pompano Beach, Florida and as a co-developer worked on its capitalization strategy, including tax credits. The Community Empowerment Center, a 28,000 square foot community and administrative building in the heart of Fort Lauderdale redevelopment area was master developed by the Urban League, including entitlement, design, construction, stabilization, and property management of the Center. Presently, we have assembled the largest number of acres by a social nonprofit organization to develop a mixed income affordable housing development (469 residential units) including community facilities. As the master developer, we successfully navigated the entitlement and up-zoning process with no community challenges to the process in public forums where unanimous votes of elected bodies were gained at both the City and County level.

The CCCDC is a nonprofit corporation with a nine-member Board of Directors. The Board of Directors is chaired by the President and CEO of the Urban League of Broward County. There is an operating agreement between the CCCDC and the Urban League for shared services, including human resources, marketing, and accounting. The staff includes an executive vice president, director of housing development, and a project manager.

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Key Staff + Personnel



GERMAINE SMITH-BAUGH, ED.D

Dr. Germaine Smith Baugh is the President and CEO of the Urban League of Broward County and the Chair of the Central County Community Development Corporation. In this role, she directs and manages all aspects of the Urban League and its subsidiaries, including financial, governance, operations, fundraising, and communications. Through Dr. Baugh's leadership efforts, the work of the Urban League is well respected throughout the region and is nationally recognized as a pace setter affiliate amongst Urban League affiliates.

Dr. Baugh's development experience includes developing and constructing a 28,000 square foot community center and administrative offices, negotiating partnerships with for profit developers and municipalities, and conducting a comprehensive entitlement process for a 469 affordable residential unit development in the City of Oakland Park. She is a fierce advocate for minority participation in community development projects. Dr. Baugh brings her analytical and strategic partnership building skills to advance social and economic initiatives. She serves on national, state, and local boards, including the Florida Community Loan Fund, Grounded Solutions Network, and the Greater Fort Lauderdale Alliance.



COURTNEE BISCARDI

Courtnee M. Biscardi, serves as Executive Vice President for the Urban League of Broward County. As Executive Vice President, Mrs. Biscardi oversees the Urban League's Community Development Financial Institution (CDFI) and Community Development Housing Organization (CHDO), the Central County Community Development Corporation (CCCCDC). Ms. Biscardi's team ensures access to training, technical assistance and capital for qualified minority and women owned small businesses through the Small Business Loan Fund and affordable housing opportunities through its housing development efforts.

Ms. Biscardi, holding a Masters of Public Administration, has dedicated her entire 25 year professional career to the non-profit field. For most of her career, she focused on community and economic development including fair housing, housing affordability and asset building strategies that move low-income families out of poverty to prosperity. Ms. Biscardi has also served in other community leadership roles in her tenure including technical assistance consultant for the National Urban League's Financial Empowerment Center pilot project, Chair of the Children's Services Council Strategic Plan Prosperity Committee, and Board President of Broward Alliance for Neighborhood Development (BAND). Presently, she serves as a Broward Housing Finance Agency Board Member, Board Vice-Chair of Community Reinvestment Alliance of Florida, TD Bank's Community Development Corporation Advisory Board Member, and Co-Chair of the South Florida Anchor Alliance's Small Business Technical Assistance Working Group.

CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION

Key Staff + Personnel



JOHN P. PANTOJA

John P. Pantoja has over 33 years of extensive experience in finance, auditing, and accounting. He previously held the finance manager position at Lucha, a prominent non-profit housing development organization in San Juan, Puerto Rico. In this role, Mr. Pantoja was responsible for the comprehensive management of budgeting and the oversight of the organization's federal, state, and grant awards under the auspices of the Department of Housing and Urban Development (HUD). His considerable expertise includes managing financial operations associated with low-income housing tax credit programs and overseeing the management of grant awards for HUD's Home and Continuum of Care initiatives.

In 2015, Mr. Pantoja played a significant role in the development of two tax credit projects Puerto Rico: an 86-unit senior housing development, and a 50-unit housing project addressing homelessness. His contributions encompassed all stages of these developments, from securing initial capital contributions to facilitating project stabilization and ensuring final capital disbursement. In January 2019, Mr. Pantoja joined the Neighborhood Housing Services of South Florida, where he actively participated in the negotiation and initial phases of developing a 75-unit multi-level building. Additionally, he played a key role in a four-unit infill affordable housing development in Broward County in 2020.

Presently, Mr. Pantoja serves as the director of housing development and social enterprise at the Urban League. Working closely with the CEO and EVP, he oversees the development of infill lots in the conveyance and pre-development stages and provides financial analysis and development oversight for Urban League's capital assets and development projects. Mr. Pantoja's expertise is critical in aligning financial strategies with the organization's mission of promoting affordable housing solutions.



ORGANIZATIONAL HISTORY + PROJECT TEAM BACKGROUND

ELLAVOZ IMPACT CAPITAL LLC

Ellavoz Impact Capital (EIC) is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC's strategy concentrates investments into price attainable housing and economic development projects by working with socially aligned operators, local nonprofits, and governmental agencies to deliver positive community outcomes and double bottom line returns.

Based in Belmar, New Jersey, EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

While EIC is an emerging firm, its principals have decades of experience leading large accounting firms, community development financial institutions, private institutional real estate investment offices, and nonprofit organizations. Collectively, the management team has led transactions with a total capitalization value of nearly \$2 billion.

ELLAVOZ IMPACT CAPITAL LLC

Key Staff + Personnel



ROBERT HUTCHINS

Mr. Hutchins is a Certified Public Accountant (inactive) and Certified Valuation Analyst. He was cofounder and chairman of Biofortis, Inc. and a tax Partner of WithumSmith+Brown. Mr. Hutchins is founder and chairman of Ocean Housing Alliance Inc., cofounder and treasurer of Joan Dancy & P.A.L.S, co-chairman of the American Cancer Society's Grant Research Council and trustee of Georgian Court College. He is also an advisor to Ultra High Net-Worth individuals and family offices on private equity investments. He is a recognized thought leader on impact investing strategies.



JEFF CRUM

Jeffrey Crum is a seasoned community development and affordable housing executive with nearly two decades of experience. Jeff spent more than a decade with New Jersey Community Capital as the firm's Chief Investment Officer and head of its real estate affiliate, Community Asset Preservation Corporation (CAPC). During his tenure, NJCC built/renovated nearly 2,500 housing units in multiple states. Jeff has also worked for nonprofits, a Low-Income Housing Tax Credit developer, and an affordable housing REIT. In total, he has worked on projects with a total capitalization of approximately \$3 billion.

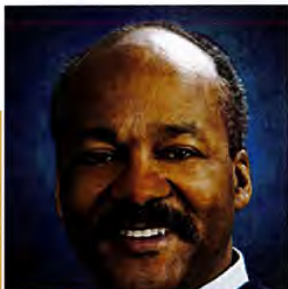


CHRIS FERRY

Mr. Ferry has over 30 years of experience in real estate development, management and marketing. He is an expert in business development, digital marketing and branding. Mr. Ferry is liaison to strategic partnerships, focusing on co-marketing opportunities. Additionally, he is responsible for site acquisition and leads the Ellavoz Impact Angel Network, which invests in student entrepreneurship through mentoring and grants. The network emphasizes clean tech and other impact investments solutions.

ELLAVOZ IMPACT CAPITAL LLC

Key Staff + Personnel



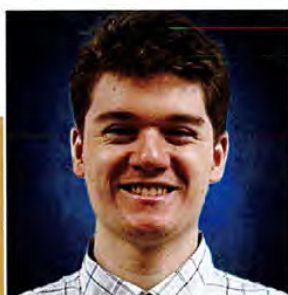
GEORGE PARNELL

Mr. Parnell, J.D., has more than 35 years of legal transactions experience. He has previously served as a Partner in the Corporate practice of the law firm Schiff Hardin LLP and as a Member of Norris McLaughlin, P.A. Mr. Parnell is the Managing Partner of Parnell Law, PLLC. His expertise includes M&A transactions, '34 Act, Registration D, private equity, and venture capital, transactional matters and organizational governance matters. Mr. Parnell is responsible for oversight of legal and administrative matters.



THOM LIGGETT

Thom Liggett served on the leadership teams of multiple institutionally backed investment fund service platforms with a focus on residential housing. Over \$20 Billion in capital has been deployed nationally through these platforms since 2012. Thom created national performance management standards while building and managing teams with responsibility for many thousands of assets and over \$2 Billion capital deployed. With 30+ years experience, Thom has also led over 1,000 performance improvement engagements for corporate asset portfolios.



JACK MILNE

Jack Milne, Financial Analyst at Ellavoz Impact Capital, brings a unique blend of financial acumen and social impact passion to the table. He is committed to investing with a purpose, as he started as an intern with Ellavoz in February 2023. Jack leverages his analytical skills to support responsible investments while actively contributing as a Trustee for Ocean Housing Alliance. Jack graduated from Georgian Court as a magna cum laude with a degree in Finance in the Spring of 2024.



ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

MINORITY BUILDERS COALITION INC.

The Broward County Minority Builders Coalition (MBC) is a 501c(3) nonprofit corporation that was founded in 1971 under the direction of the late E. Pat Larkins, a former city commissioner and local businessman. Our mission is to:

- Enhance physical quality and affordability of homes for seniors and moderate to low-income persons in our communities
- Support the growth/viability of disadvantage businesses – particularly minority, women, and veteran owned firms as well as race and gender neutral certified small businesses throughout South Florida
- Increase employment opportunities for local job seekers

MBC has a sound track record for the successful completion of projects through coordinating trades, developing partnerships, and building positive rapport with architects, engineers, local officials, vendors and clients while maintaining costs. Our core competencies are shaped by decades of expertise in construction planning & scheduling, contract negotiations, project estimating, architectural and engineering design review, organization & time management, safety & compliance management document preparation, building code and regulations, material purchasing, site management through certification of occupancy. For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core.

We currently partner with various governmental entities (including City of Lauderhill, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and unincorporated Broward County) to provide new home construction and home rehabilitation services delivering critical necessary repairs so that low/moderate income families can afford to stay in their current homes. As such, we have accumulated extensive construction/rehabilitation experience in the development of single-family housing projects.

MINORITY BUILDERS COALITION INC.

Key Staff + Personnel



BRIAN C. JOHNSON

Brian C. Johnson is the President/CEO of Minority Builders Coalition. In this role, he is one of the chief advocates for small/minority businesses across the state of Florida. He initiated the efforts that established a 30% local business participation goal for the Broward County's Transportation Surtax; projected to create \$1.5 billion in economic opportunities for MWBEs over the next 30 years. He led Broward County Public School's Diversity Study Workgroup; which created the existing Supplier Diversity Outreach Program. He chaired the Stakeholders Workgroup that created policies and programs to increase MWBE contracting for the Solid Waste Authority of Palm Beach County.

He has also been a key contributor to disparity studies for Miami-Dade County, Miami-Dade Schools, the City of Miramar, and the City of West Palm Beach. Brian's development project experience includes coordinating creation of affordable housing for over 600 seniors and low-income families, constructing site work for a regional shopping facility, coordinating construction of over 103,000 SF of retail outparcels and leading development of a pad for a Walmart Supercenter. Brian spent two decades of his early career working with at-risk youth across Broward County.

An ardent community contributor, he is a founding Board Member for the Broward County Black Chamber of Commerce. He served on the Board of Directors for the Greater Fort Lauderdale Alliance. He was a three-term Chair of the Broward County Small Business Development Advisory Board.



BRIAN POWELL

Brian Powell is President of Sagoma Construction Services, Inc. and Construction Manager for MBC. Brian Powell brings over 27 years of construction industry experience covering pre-construction, project engineering, onsite supervision, and project management aspects of various projects in the residential, commercial, industrial communications and marina sectors.

Brian is the President of Sagoma Construction Services, Inc. – a Trustee Member of the Minority Builders Coalition, Inc. Brian has successfully led the firm for 15 years. He manages the overall operations of the business starting the preconstruction phase through project closeout. Brian regularly collaborates with his project staff and manages all financial aspect to ensure that each project is completed on time and within budget.

ORGANIZATION HISTORY + PROJECT TEAM BACKGROUND

DESIGN2FORM ARCHITECTURAL FIRM

Design2Form (D2F) is an architectural, interior design, planning, and project management firm serving Florida and Georgia. Founded in 2002, by the Owner and Principal Architect, Mr. Zamarr T. Brown, RA, LEED AP. Design2Form strives to put forth the greatest effort possible on every project to produce a sustainable, high-quality outcome. Mr. Brown, along with his firm's key associates are experienced in a wide variety of projects including residential, commercial, educational, hospitality, healthcare, industrial, religious, and municipal facilities.

Our team strives for professionalism. With over 95 years of combined experience, we possess a wealth of knowledge to contribute to our projects. Our firm is highly experienced in public and private sector projects from the development and redevelopment of small single-site projects to large-scale projects including master planning, new construction, renovations, remodels, and other A/E services.

Working in underprivileged communities is important to us and we have had the opportunity to engage community leaders, agencies, business owners, residents, and local youth while working on various projects. Our team is honored to serve as their common voice and source of motivation and inspiration.

The Design2Form team of LEED Accredited Professionals makes every attempt to maintain environmental consciousness throughout all of our work. Our Eco-friendly approach takes into consideration the life cycle, consumption of resources, waste management, and quality of life for all our projects. In the greatest effort to be green, we aim to increase energy, water efficiency, durability, and air quality and use environmentally preferable products.

D2F is a well-sought architectural firm and our commitment to excellence in the community has not gone unnoticed, we've received the 2013 Top Minority Business Award in the Outstanding Minority (Small) Business of the Year category by the Greater Miami Chamber of Commerce and the Legacy Magazine 2013 40 Under 40 Black Leaders of Today & Tomorrow. In 2021, Design2Form was recognized by the City of West Palm Beach's Community Redevelopment Agency for its innovative contributions to the West Palm Beach community.

DESIGN2FORM ARCHITECTURAL FIRM

Key Staff + Personnel



MR. ZAMARR BROWN

A visionary business owner, Mr. Zamarr Brown is the Owner and Principal Architect of Design2Form (D2F), an Architectural, Interior Design, Planning and Project Management Firm serving South Florida since 2002. Mr. Brown has over 22 years of experience with several facets of project types such as commercial, institutional, municipal, hospitality, inspirational, industrial, recreational, single family residential and multi-family residential facilities.

A registered Architect in the state of Florida and Georgia, Mr. Brown is a LEED Accredited Professional and a Certified CPTED Practitioner. Well respected among his peers, Mr. Brown has received several accolades from community organizations. Mr. Brown is an active member in his community and sits on the City of Opa-Locka Historic Environmental Preservation Board and annually showcases the architecture field to local public-school students in their annual Career Day event. Mr. Brown recognizes the importance of building communities by revitalizing the fabric of neighborhoods and commercial corridors through responsible, environmentally conscious and contextual embraced design. His goal on any project is to stand as a common thread uniting ideas, concepts, budgets and contexts.



JOELLE FLOWERS

Joelle Flowers is a project architect at Design2Form. She is originally from Montego Bay, Jamaica. She holds a Bachelor of Architecture (Summa Cum Laude) from Howard University in Washington, DC (2006) and a Master of Architecture in Suburb and Town Design from the University of Miami (2008). Joelle has over 16 years of experience in the Architectural field including Multi-Family Residential, Commercial, and Urban Design. Joelle has also taught as a part-time Lecturer at the University of Miami.

As a Registered Architect in Florida and LEED AP (Leadership in Energy and Environmental Design Accredited Professional), she takes special interest in Sustainable Design and Community Oriented Design. She holds an NCARB Certificate (National Council of Architectural Registration Boards), and is a member of USGBC (U.S. Green Building Council) and NOMA (National Organization of Minority Architects). Some of the notable projects that she has worked on are the Urban League of Broward County Community Empowerment Center (Fort Lauderdale, FL), Magnolia North Revitalization Project in (Opa-Locka, FL), Marlins Stadium Parking Garage (Miami, FL), 3 Miami Central (Miami, FL) and the Heart and Soul Park (West Palm Beach, FL).

PROJECT CONCEPT + PLANS

SECTION FOUR



**“...PROVIDE FOR NEW HOUSING AND IMPROVED
NEIGHBORHOOD SERVICES WHILE ENCOURAGING NEW
RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITHIN AN
URBAN VILLAGE APPROACH”**

NPF- CRA PLAN



INTRODUCTION

The Central County CDC and its partners (Ellavoz Impact Capital, LLC and Minority Builders Coalition, Inc.) are proposing to leverage the Fort Lauderdale CRA lots into the development of a broader community revitalization project that we call The Legacy Village. Our working concept, in response to this Notice of Intent, consists of a series of integrated projects that individually provide critical services to residents in our targeted area. Collectively, these integrated projects create a holistic development delivering critical services, attractive and engaging buildings, and sustainable economic activity that will transform an expansive corridor on NW 22nd Road.

The Legacy Village concept is a mixed-used, mixed-income affordable and workforce housing community "village" with multiple buildings across the available footprint, including community facilities, residential amenities, and wellness center. The primary objective of The Legacy Village is to invest in critical services aimed at enhancing the social, physical, and economic well-being of Broward residents and to enhance geographic targeted areas with documented needs for resources.

This project concept builds on decades of community and economic development experience and family support services, including health, jobs, entrepreneurship, and housing. Through this proposed project, assets will be aligned with critical community needs to foster community-led revitalization.

STATEMENT OF NEED

The target area of NW 22nd Road faces systemic barriers to economic stability and social well-being. Factors such as unemployment, healthcare access, and limited affordable housing contribute to cycles of poverty. Additionally, this target area is disproportionately affected by food insecurity, crime, and insufficient infrastructure. According to HRSA ZCTA data, the target area (33311) has a population of 75,000 residents with approximately 42,000 between the ages of 18-64. The poverty rate is 28% and the rate of uninsured is 17% and 41% for health center patients. Medicaid recipients comprise 30% of the population and 52% are Medicare/private insured.

Key Challenge #1: Health and Food Insecurity

Maternal and Infant Mortality: Black infants in Broward County face mortality rates nearly 3x higher than White infants. Some of the contributing factors include inadequate prenatal care, preterm births and low birth weight babies. 20% of Florida women of childbearing age lack health insurance, limiting access to prenatal care.

Chronic Disease: The target area has high rates of hypertension (17%), diabetes (29%), and obesity (40%), especially among minority populations. Lack of preventive care, access to healthy food, and lifestyle management resources exacerbate these issues.

Healthcare Accessibility: According to the HRSA, the target area of this notice of intent has healthcare options that are over 2 miles away, making it difficult to access for residents without reliable transportation.

Limited Access to Healthy Food: There are currently limited full-service grocery stores in this neighborhood, and few options for purchasing fresh produce and protein. Residents of the target area often rely on corner stores and fast-food outlets, which creates a food desert for the families. Poor nutrition contributes to obesity, diabetes, hypertension and heart disease. In addition, nutritional deficiencies and higher health care costs arise from limited access to fresh foods.

In summary, the health data for the target geographic area demonstrates high disparities in chronic diseases, including diabetes, heart disease, and various cancers. In addition, the area is a maternal health desert with limited OB/GYN services for women and families. The historical context of the challenges in this community related to food desert, environmental pollution, low education, and housing affordability contribute to health disparities.

Key Challenge #2: Housing

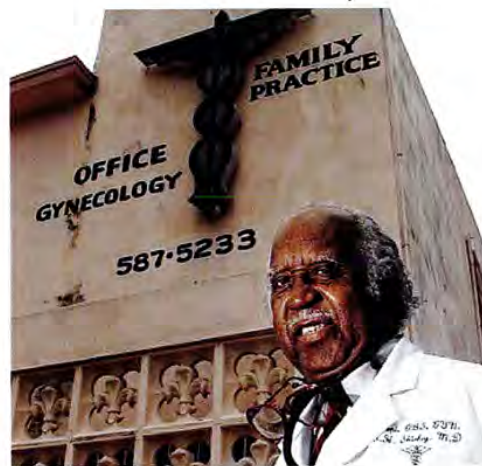
Fort Lauderdale faces a critical need for affordable housing due to a combination of rising rents, rapidly appreciating property values, a growing population, and stagnant wages. Many working families, seniors, and professionals essential to the local economy are increasingly unable to afford housing within the city limits. Addressing this need requires a focus on developing affordable rental units and homeownership opportunities, ensuring long-term affordability, and implementing policies that promote equitable housing access for all residents. Broward County's 10 Year Affordable Housing Master Plan outlines aggressive strategies to be undertaken by local municipalities to help close this housing gap. 61% of Broward residents are burdened with housing costs meaning they spend more than 30% of their income on housing related housing-related expenses.

According to the Broward County Housing Master Plan, the dynamics driving housing affordability in Broward County have been moving in the wrong direction — housing prices and rents increasing extraordinarily faster than wages, slow higher-wage job creation, tightening vacancy rates, and rapid appreciation that permanently removes more units each year from the local market. Broward County has an affordable rental housing unit gap of 74,000 units; Fort Lauderdale ranks second among the 31 Broward County municipalities in their gap of affordable rental units.

LEGACY ON NW 22ND ROAD

The concept for The Legacy Village was first derived from community conversations that highlighted the rich legacies associated with health and economic development that was initiated along this corridor north of the historic Sistrunk Blvd. Today, on the corner of NW 22nd Road and Sistrunk Blvd, there is the legacy establishment, Betty's Soul Food Restaurant. On this same road, other black owned businesses and family legacies were produced and supported. Particularly, there are many stories of community engagement, personal sacrifices and professional excellence that came out of the targeted area. These include, but are not limited to, the invaluable contributions of Dr. Calvin Shirley, Mr. Henry Scurry and the Minority Builders Coalition, Inc. - all of whom made significant impacts on black communities throughout Broward County while having their main offices on NW 22nd Road. The Legacy Village seeks to center their contributions, highlight their stories and continue their community impacts on black communities throughout Broward County for future generations.

Dr. Calvin H. Shirley opened his OB/GYN practice on NW 22nd Road; women ushered Dr. Calvin Shirley into expanding his practice to the entire family and community once he delivered their babies. Dr. Shirley came to Ft. Lauderdale in 1949 when there were only two other black physicians at that time, who were all practicing at Provident Hospital since 1938. Dr. Shirley had four sites across two counties from Fort Lauderdale to Delray Beach to Belle Glade providing OB/GYN care. Women paved the way to actualize the vision for family-centered care to ensure the wellbeing for themselves, their families, and the community. In addition to the health offices, Dr. Shirley also believed that doctors and interns/residents benefitted from living in the communities where they served patients and as a result, was ahead of his time in creating on site residential units located at the practice office.



Mr. Henry Scurry was well respected in the South Florida community as a tenured college professor at Miami Dade College for thirty-one years, including fourteen years as Department Chair. Mr. Scurry spent considerable time providing impressive subject matter knowledge to aspiring nurses, physicians and funeral directors who were required to pass his class. Mr. Scurry was a member of New Mount Olive Baptist Church in Fort Lauderdale for over 40 years, a member of the Zeta Alpha Lambda Chapter of Alpha Phi Alpha Fraternity, Inc. and the Pride of Fort Lauderdale Elks Lodge #652 and a Life Member of the National Association for the Advancement of Colored People (NAACP). He served on the Boards of United Way of Broward County and Girl Scouts of Southeast Florida and the Fort Lauderdale Cemetery System Board of Trustees.

In 1980 on NW 22nd Rd, Mr. Scurry opened Scurry Funeral Home, Ltd., which continues to exist today. For decades, Mr. Scurry was considered one of the most prominent black businessmen in Fort Lauderdale, and Scurry Funeral Home became a well-known institution in Fort Lauderdale's black community.

LEGACY ON NW 22ND ROAD

On this same NW 22nd Road, in 1971, the Broward County Minority Builders Coalition, Inc was founded under the leadership of the late E. Pat Larkins, a former city commissioner and local businessman. Seven black and one Hispanic entrepreneur focused on unifying to create economic opportunities and promote and the collective prosperity of minority construction professionals.

MBC's formative years were spent on the property that is now the current site of Franklin Bail Bonds at 771 NW 22nd Road. Nearly 54 years later, MBC continues to be a leading nonprofit affordable housing developer and a fierce advocate for minority participation in community and economic development projects across South Florida.

Currently on NW 22nd Road, there are long tenured churches, such as Bethel Missionary Baptist Church and civic and fraternal organizations, including Kappa Alpha Psi Fraternity House. These legacies serve as a foundation for re-imagining this NW 22nd Road corridor to once again focus on economic growth, healthy living, and prosperity into the future.

MINORITY BUILDERS COALITION FOUNDING BOARD MEMBERS (1971)





THE LEGACY VILLAGE DEVELOPMENT CONCEPT

Building on the rich history, recognizing the current challenges and opportunities, and co-creating with community and business stakeholders, the Central County CDC and its partners introduce concept of The Legacy Village. The target area is comprised of multiple sites acquired by the Fort Lauderdale CRA along the NW 22nd Road and NW 24th Avenue.

The Central County CDC has developed a working concept for the use of the land assets which will address the following goals in the NPR CRA Implementation Plan (February 2008):

- History – The preservation and recognition of history and enhancing the general image of the area
- Housing – Provide a mixture of housing that provides housing opportunities for all segments of the community.
- Connections – Internal and external connections to jobs, services, transit, and public places are important to the overall redevelopment opportunities in the area.
- Economic Development – How location, past success and the tools of a local community redevelopment agency may be used to bring development opportunities to the area.

Proposed Solution to Affordable Housing Need: Legacy Living I and II

Among the two primary sites, including the proposed acquisition of 748 NW 22nd Road, The Legacy Village proposes Legacy Living I and II, up to 60 affordable and workforce rental units, along with introducing up to 4 live/work units on the two infill sites. Legacy Living I and II proposes residential units including studios, 1 BR, and 2 BR. The live/work units proposed are 3 BR units. Residential amenities include terrace pavilions, fitness areas and community facilities. The affordable housing solution is intended to target households with 80% AMI and below and the workforce housing will target households up to 140%.

Proposed Solution to Need for Health Access: Legacy Health

On the primary site fronting NW 22nd Road, The Legacy Village proposes approximately 8,900 square feet of space to create comprehensive, data/research informed, culturally responsive, community-based wellness hub that is female-centered and family-focused. This intersectionality of health and housing would augment existing services and address continued gaps for access to health care services with a direct focus on female-focused community health model. The wellness center will be operated in collaboration with health care partnerships with existing health care providers as well as partnerships with Medicaid and Medicare managed care plans for a sustained patient base. It will establish primary prevention health care access with office spaces for rotating specialties with an emphasis initially on women's health services.

In addition to the health care programming, the proposed development concept will include affordable residential units targeting health care professionals, including doctors in residence programs and interns, with priority given to those working in the geographic area. This will create a live/work/learn experience supporting the goals of the initiative and addressing the challenges of affordable workforce housing. This may create expanded opportunities for partnerships with the university and college systems as well as hospital entities.

As a community of social impact organizations, we are also committed to a comprehensive approach to addressing the social determinants of health and wealth for families; therefore, engaging households on the full range of social and economic mobility resources is an imperative for a lasting and transformative change. To bring this comprehensive vision to life will require the input and support from legacy community stakeholders, potentially including, but not limited to community partnerships with entities such as, Minority Builders Coalition, Inc., Urban League of Broward County, Inc., Handy, Inc., Broward Community & Family Health Center, Inc., Community Based Connections, Inc., Mt. Olive Development Corporation Inc., Nova Southeastern University and Broward College.



THE LEGACY VILLAGE DEVELOPMENT CONCEPT

Additional development (related services that compliment uses on CRA land)

Proposed Solution to Food Access: Legacy Healthy Market and Urban Garden

The need for a neighborhood grocery store offering healthy food options is both urgent and essential, particularly in this targeted area on NW 22nd Road. This area is considered a food desert with limited or no access to affordable and nutritious food within more than a mile. The residents in the area face significant barriers, such as distance or lack of transportation, in accessing full-service grocery stores offering fresh produce and other healthy foods. This lack of access contributes to poor dietary habits and increased prevalence of chronic health conditions like obesity, diabetes, and cardiovascular disease. For low-income families living in food deserts, the absence of nearby healthy food options often forces reliance on fast food or convenience store purchases, perpetuating cycles of poor health.

A new neighborhood-based grocery store with healthy food selections would directly address these basic community needs by providing a reliable source of fresh, affordable, and nutritious food. In doing so, it would empower residents to make healthier choices, improve community health outcomes, and reduce health disparities. We are also exploring the potential of placing an urban garden on the site where produce can be locally grown and supplied to the grocery store. Beyond meeting immediate dietary needs, a local grocery store with an urban farm, can catalyze economic development by creating jobs for community members, including positions in retail, logistics, farming and management, while also fostering ancillary commercial activity by attracting nearby businesses. The store/garden can become a hub for economic activity, helping to uplift the area, increase property values, and build a stronger, more resilient community.

Infrastructure: Public Safety, Broadband and Transportation

In addition to the development of the land assets, the Central County CDC and its partners desire to address transportation needs in the area, partnering with Broward County Transportation Division to upgrade bus shelters in the target area as well as with Florida Commerce and local internet service providers to address broadband access through infrastructure improvement. In collaboration with legacy landowners in the target area, the Central County CDC and its partners have drafted concepts for the inclusion of their property in future development strategies. In addition, but as important to the physical structures, we intend to work strategically with the City Commission and the City of Fort Lauderdale Police Department to strategize on crime deterrent and prevention strategies.

URBAN DESIGN

Integration of urban design in affordable housing is a vital approach to creating sustainable, inclusive, and vibrant communities. The Legacy Village has chosen an approach that is inclusive and yet challenges the existing status quo of the surrounding assets. The CRA Plan supports efforts of urban design and increased density with smart growth strategies. Below are some key principles and strategies:

Mixed-Used Development

The Legacy Village integrates residential, commercial, and public spaces to create a more vibrant community on NW 22nd Road. The design encourages walkability between the sites, with ground floor activity and community services and fosters economic activity.

Connectivity and Accessibility

Collaborating with the Broward County Transportation Department and the City of Fort Lauderdale, improving the public transportation options, including bus shelters, along the NW 22nd Road corridor would be beneficial to current and future residents of the area, enhancing mobility for residents.

Inclusive Public Spaces

Utilizing design principles, the architects provided unique opportunities for communal living through outdoor terraces, pavilions, and community and fitness areas all of which are designed to promote social interaction and mental health.

Sustainable Design

The residential units will incorporate energy-efficient mechanical systems, lighting, and low-flow water fixtures to reduce utility costs for residents, improve the overall air quality in units, and support global environmental sustainability goals.

Scalability and Flexibility

The mixed residential unit typology was intentionally considered to adapt to family sizes and community needs; thereby, supporting a diverse population of residents and reducing the need for relocation so families can remain in the neighborhood without being displaced by The Legacy Village's revitalization efforts.

Preservation of Cultural Identity

Essential to The Legacy Village is the preservation of history and cultural identity and this is accomplished through design of public art on the buildings, and the intention to have a health legacy of Sistrunk also reflected in the lobbies and corridors of the wellness hub.

Integration with Social Services

Through partnership with local nonprofit organizations, The Legacy Village will co-locate access to healthcare, financial literacy, digital access, and economic services for current residents and the surrounding with the primary goal of improving the quality of life for all residents.

By embedding these principles of urban design into the development concept of The Legacy Village, affordable and workforce housing can become more than just a shelter—it becomes a foundation for thriving communities, including health, public safety and education.



Up to 64
Residential Units



~103,000
Total Sq Ft.



~9400 sq ft
Amenity Space



~8900 sq ft
Wellness Hub



25



INTRODUCTION PLANS + RENDERINGS

The design of The Legacy Village features a modern style that incorporates a range of textures and patterns that give interest to the buildings in a cost effective way. Textures, colors and patterns are consistent throughout the different designs for each building, creating a motif that connects the buildings while allowing each to have its own identity.

Main Design Elements

- Pattern of horizontal stucco reveals on solid walls, strategically placed to add character to the buildings and highlight key areas.
- Laser cut aluminum screen which is used as balcony railings, and to enclose open-air stairwells. The screen pattern will become a symbol of the Legacy Village, unifying the various buildings as a whole. The screen is also functional as it provides security to open-air stairwells and corridors.
- Open-air corridors and stairwells allow for natural ventilation and daylighting of these areas, which saves on building development and operational costs and also provides a healthier environment for the building residents.
- Brightly colored awnings highlighting the storefront windows on each building. All residential units have a balcony to enhance the connection to outdoors.

The result is a bright and uplifting design that will be a catalyst for additional development and growth in the neighborhood.



LEGACY LIVING I – CONCEPTUAL 3D RENDER

EX. OF ATRIA IN APT. BLDG.



CONCEPTUAL 2ND & 3RD FLOOR PLAN

The Legacy Village proposes a 4 story residential building, Legacy Living I, with approximately twenty six (26) affordable rental units on NW 24th Ave.

Main Design Elements

- First floor provides a liner which conceals the surface parking from the street, and includes a lobby, community room and management office as well as utility spaces and stairwells.
- CPTED strategies such as storefront design connecting the lobby, community room and management office to the street help to provide eyes on the street and activate the streetscape
- Second floor is a dramatic transition, as the building circulation opens up to become a grand covered atrium, provides an open-air landscaped space.
- The corridors on the third and fourth floors overlook this second floor garden.
- At the North and South ends of this circulation space are two amenity spaces, possibly a play area or other garden space and a common Terrace overlooking the corner of NW 24th Avenue and NW 22nd Road.
- Both ends feature laser-cut aluminum screens in The Legacy Villages signature pattern, allowing for cross-ventilation through the building.

See Section 7 for architectural drawings



EX. OF TERRACE CONCEPT



LEGACY LIVING II – CONCEPTUAL 3D RENDER



CONCEPTUAL FLOOR PLAN - 1ST FLOOR PLAN

The Legacy Village proposes a six-story mixed-use residential building, Legacy Health and Legacy Living II, with approximately 34 affordable rental units and 8000 square feet of health and wellness space on the first floor.

Main Design Elements

- Second and third floors are occupied by structured parking while the fourth through sixth floors house the residential units.
- Fourth floor optimizes space by utilizing a roof terrace over the parking structure providing amenity green space.
- Similar key elements as Living Legacy I, including laser cut screens at the stairwells and elevator lobby allow ventilation into the corridors.
- This building has an additional design feature to highlight community legacy pioneers with a focus as well on the future generations, 2nd and 3rd floor parking levels are clad with perforated metal screen custom cut with photomontage mural.

See Section 7 for architectural drawings



LEGACY LIVE/WORK- CONCEPTUAL 3D RENDER



The Legacy Village proposes to introduce a live-work typology as an in-fill solution on sites 660 and 744 to the Sistrunk Corridor.

Main Design Elements

- Maximize the narrower lot, the live-work typology features two-stacked residential units on the 2nd and 3rd Floor, with a work space on the on the 1st Floor.
- Parking is constituted in the rear of the building so that the storefront faces and connects to the street, supporting CPTED strategies.
- Each 3-BR unit has a large balcony overseeing the streetscape.

See Section 7 for architectural drawings



CONCEPTUAL 3D RENDER
 NOT TO SCALE

Design7Fort

The Legacy Village proposes to collaborate with community stakeholders and current legacy landowners in re-imagining and co-creating the use of their property.

The concept for the Legacy Healthy Market and Urban Garden. The modern design relates to the other buildings in the project development. The market would provide a source of healthy groceries and fresh foods to the community and also cultivate a community urban garden on the rooftop.



LEGACY VILLAGE PROJECT TIMELINE

	Task	Start Date	End Date	Total Days	Months
Overall					
	Application Submission	1/6/2025	1/6/2025	1	
	CRA Review & Award Designation	1/6/2025	4/15/2025	99	
	Negotiate Redevelopment Agreement	4/16/2025	6/30/2025	75	
	Complete Project	6/30/2025	1/1/2027	550	
Building 1					
	Program Development	3/16/2025	3/30/2025	14	
	Schematic Design	4/1/2025	5/1/2025	30	
	Zoning Change	5/1/2025	7/30/2025	90	
	Design Development	5/2/2025	7/30/2025	89	
	Site Plan Submittal & Approval	8/11/2025	12/1/2025	112	
	Construction Documents	8/15/2025	12/31/2025	138	
	Bidding & Permitting	1/1/2026	3/15/2026	73	
	Construction Period	3/16/2026	12/30/2026	289	
	Lease-up & Occupancy	1/1/2027			18 Months from Agreement to Completion
Building 2					
	Program Development	3/16/2025	3/30/2025	14	
	Schematic Design	4/1/2025	5/1/2025	30	
	Design Development	5/2/2025	7/30/2025	89	
	Site Plan Submittal & Approval	8/11/2025	12/1/2025	112	
	Construction Documents	8/15/2025	12/31/2025	138	
	Bidding & Permitting	1/1/2026	3/15/2026	73	
	Construction Period	3/16/2026	12/30/2026	289	
	Lease-up & Occupancy	1/1/2027			

FINANCIAL INFORMATION

SECTION FIVE



**"MY SUCCESS WAS POSSIBLE DUE TO THE POSITIVE
INPUT OF MY GRANDMOTHER, TEACHERS, AND
COMMUNITY LEADERS WHO RECOGNIZED MY
POTENTIAL. I KNOW IT TAKES A VILLAGE."**

HENRY L. SCURRY
LEGACY ELDER

FINANCIAL CAPACITY

Central County CDC and its partners are committed to addressing the critical need for affordable housing in Fort Lauderdale/Broward County. This narrative outlines our financial capacity to successfully execute the proposed affordable housing development, ensuring its long-term sustainability and community impact. The Central County Community Development Corporation and Ellavoz Impact Capital, as lead developer and guarantors, respectively, for the Legacy Village, have the financial capability to undertake this multi-site development in a phased approach. The Central County CDC is a subsidiary of the Urban League of Broward County, and each entity retains assets. The consolidated assets of the entities have approximately \$10 million in real estate assets under management. Additionally, the Urban League of Broward County has added 19.5 acres in land assets that is valued at approximately \$16 million.

Ellavoz Impact Capital, LLC (EIC) is a social impact investor, asset manager, and real estate developer focused on sponsoring, developing, and owning workforce and affordable housing. Its principals have more than 20 years of experience in the affordable housing and community development sector and have led transactions with a total capitalization of approximately \$2 billion. EIC owns and has invested in numerous affordable housing projects in FL, NJ, MN, and NY. Today, the company has approximately \$350 million in assets under management. EIC manages numerous Opportunity Zone and other impact investment funds. EIC is an approved "Key Borrower Principal" by Freddie Mac. The company has also been approved as a borrower of EB-5 program financing. EIC's principals have experience borrowing from and partnering with more than a dozen CDFIs and numerous CRA-motivated banking institutions. For this transaction, EIC as a co-General Partner sponsor and any required lender guarantees jointly with its partners.

Each organization has a history of successfully completing affordable housing projects as outlined in the experience section in Attachment B. These projects showcase the respective organization's ability to manage budgets, secure funding, and adhere to timelines while delivering high-quality housing for low to moderate income populations. Central County CDC and Ellavoz Impact Capital maintains a robust financial foundation as evidenced by the financial documents attached in the response. Consolidated financial audits for the Urban League of Broward County and the financial audits for the Central County CDC for the last three years are included in Attachment C. EIC's balance sheets and profit and loss statements have been provided to the Fort Lauderdale CRA under TRADE SECRET – FINANCIAL STATEMENTS document.

Given the current market conditions and the need for affordable housing options, developers have had to explore unique and extensive financing options to ensure the viability of affordable housing projects. Communities, like the one targeted in this response, are in dire need of reinvestment; however, the cost to construct and stabilize is often more than the market can accommodate. Therefore, it takes tremendous commitment from developers to partner to make these deals effective. EIC and its principals are well-versed in utilizing various financial products, tax credits, and concessionary capital sources, such as Opportunity Zone investment vehicles to capitalize affordable housing and community development real estate projects. Our partnership is readily equipped to move quickly to take advantage of market conditions and mitigate any negative challenges in the current construction and lending environment. The team has vetted construction costs, potential sources of subsidies, debt financing and partnerships. With a mix of public and private funding to support this development, these assumptions are outlined in the narrative and have been actively pursued by the development team.

Key partnerships with lending institutions, including Freddie Mac, Florida Community Loan Fund, LISC, Reinvestment Fund, and various CRA-motivated financial institutions and government entities, further strengthen our capacity to execute this project. These entities bring additional expertise, funding, and risk mitigation to the table.

The financial capacity of the partner organizations is well-aligned with the requirements of this affordable housing development. We are confident in our ability to deliver a community-focused project on time, within budget, and with enduring value to the community.

The included project Sources and Uses, operating projections, and rental mix reflect Central County CDC's current vision for developing a holistic community revitalization project on these CRA-owned parcels. The approach seeks to provide access to health services, healthy foods, quality affordable housing options, and wealth-building opportunities that will benefit existing and future community residents.

The proposed financial documents capture one version of how the Central County CDC and its partners could develop buildings that foster this vision. Should Central County CDC successfully secure the award to develop these parcels, the development team invites the engagement of the Fort Lauderdale CRA on modifications to its development plans, unit mix, rents, and sources of funds to best reflect current conditions and needs of the community to ensure a viable and sustainable community development.

PROJECT SOURCES & USES*

Development Costs/ Uses		Construction	Per Unit
Hard Construction		\$ 15,457,970	\$ 257,633
Hard Contingency	5% of hard costs	\$ 772,899	\$ 12,882
Architect/Engineering/Legal		\$ 1,020,000	\$ 17,000
General Development Costs & Surveys		\$ 145,000	\$ 2,417
Permits, Connection Fees & Other Fees		\$ 165,000	\$ 2,750
Marketing & Residential Lease-up		\$ 75,000	\$ 1,250
Planner & Landscape Engineer		\$ 20,000	\$ 333
Soft Cost Contingency	5.00%	\$ 115,173	\$ 1,920
Developers Fee	12.00%	\$ 2,237,940	\$ 37,299
Construction Period Interest		\$ 497,260.72	\$ 8,288
Loan Origination Fee	1.00%	\$ 61,201	\$ 1,020
Insurance		\$ 320,000	\$ 5,333
TOTAL DEVELOPMENT COSTS		\$ 20,887,444	\$ 348,124

Development Sources		
Partner Equity	\$ 2,120,000	\$ 35,333
Construction Loan	\$ 6,120,132	\$ 102,002
Affordable Housing Subsidy (See Exhibit for details)	\$ 12,647,312	\$ 210,789
TOTAL SOURCES OF FUNDING	\$ 20,887,444	\$ 348,124

*Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

CONSTRUCTION COSTS & DEBT ASSUMPTIONS*

ESTIMATED PROJECT SIZE	ESTIMATED TOTAL CONSTRUCTION COST	CONSTRUCTION COST PER GROSS S.F.	CONSTRUCTION COST PER UNIT
103,383 S.F.	\$16,230,869	\$157	\$261,788

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	INTEREST ONLY	DSCR
Construction Loan	\$ 6,120,132	7.5%			Yes	---
Permanent Loan	\$ 6,242,535	6%	\$ 449,125	30	No	1.20X
TOTAL HARD DEBT PAYMENTS			\$ 449,125			

RESIDENTIAL TARGET MARKET & RENTS*

UNIT TYPE BY AMI	NO. OF UNITS	NO. OF BDRMS	HOUSEHOLD INCOME RANGE	MONTHLY RENT
Affordable (50% AMI)	11	1/1	\$38,000 - \$39,575	\$989
Affordable (60% AMI)	7	1/1	\$45,000 - \$47,490	\$1,187
Affordable (60% AMI)	7	Studio	\$42,000 - \$44,340	\$1,108
Workforce (80% AMI)	18	1/1	\$60,000 - \$63,320	\$1,583
Workforce (80% AMI)	17	2/2	\$69,000 - \$71,760	\$1,900
TOTAL	60		\$38,000 - \$71,760	\$986-\$1900

*Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

5-YEAR OPERATING PROFORMA*

CONSOLIDATED RENTAL OPERATING PROJECTIONS:

	Yr 1 Op	Yr 2 Op	Yr 3 Op	Yr 4 Op	Yr 5 Op
OPERATING INCOME					
Residential Gross Rent	\$ 1,077,673	\$ 1,099,226	\$ 1,121,211	\$ 1,143,635	\$ 1,166,508
Commercial Gross Rent	\$ 78,240	\$ 79,805	\$ 81,401	\$ 83,029	\$ 84,689
Commercial Vacancy & Collection Loss	\$ (3,912)	\$ (3,990)	\$ (4,070)	\$ (4,151)	\$ (4,234)
Residential Vacancy & Collection Loss	\$ (53,884)	\$ (54,961)	\$ (56,061)	\$ (57,182)	\$ (58,325)
Other income - CAM Charges					
Effective Gross Income	\$ 1,098,117	\$ 1,120,080	\$ 1,142,481	\$ 1,165,331	\$ 1,188,637
<i>Commercial Rent as a % of Income</i>					
OPERATING EXPENSES					
Resi - Commercial Opex	\$ 541,076	\$ 557,309	\$ 574,028	\$ 591,249	\$ 608,986
Total Operating Expenses	\$ 541,076	\$ 557,309	\$ 574,028	\$ 591,249	\$ 608,986
Net Operating Income	\$ 557,041	\$ 562,771	\$ 568,453	\$ 574,082	\$ 579,651
Debt Service	\$ 459,010	\$ 449,126	\$ 449,126	\$ 449,126	\$ 449,126
Building Profit Loss	\$ 98,031	\$ 113,645	\$ 119,328	\$ 124,956	\$ 130,525
Senior DSCR		1.25	1.27	1.28	1.29

*Financial projections are based on initial project concept, design, and market conditions. These assumptions are subject to change based on the modifications to the project by the Fort Lauderdale CRA or applicant.

ATTACHMENTS



ATTACHMENTS



Attachment A
Letters of Support

December 30, 2024

Clarence Woods, Executive Director
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Re: Central County Community Development Corporation's response to NOTICE OF INTENT
TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE IN THE
NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

Dear Mr. Woods:

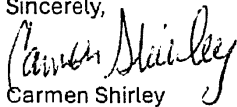
I am writing to express my support for *the Legacy Village Project* proposed by the Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, along with their development partners. The Central County CDC and its partners are making significant investments in essential infrastructure designed to revitalize the neighborhood, boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

The project builds on decades of experience in community and economic development, as well as family support services, including health, jobs, entrepreneurship, and housing. The Central County CDC recognizes the historic contributions that many families have made to this area. The proposed project honors the legacy of families like ours by committing to preserving the vital resources (including healthcare services, small business support, and health food options) these families have provided to our communities.

In partnership with legacy landowners, including my family, the Central County CDC has reimagined the integration of our property into future development plans. As a result, the *Legacy Village* project is uniquely positioned to deliver cohesive and complementary development and resources throughout the area. Additionally, the Central County CDC and its partners are dedicated to collaborating with the Fort Lauderdale Police Department to develop and implement strategies aimed at reducing crime and enhancing public safety for residents.

By valuing and centering the legacies of historic families, providing essential socioeconomic services, enhancing the area's appeal, stimulating the local economy, and improving public safety, the benefits of the *Legacy Village Project* are substantial and urgently needed. On behalf of my family, I wholeheartedly support the *Legacy Village Project* and hope that the Fort Lauderdale CRA will partner with the Central County CDC and its collaborators to bring this vision to life.

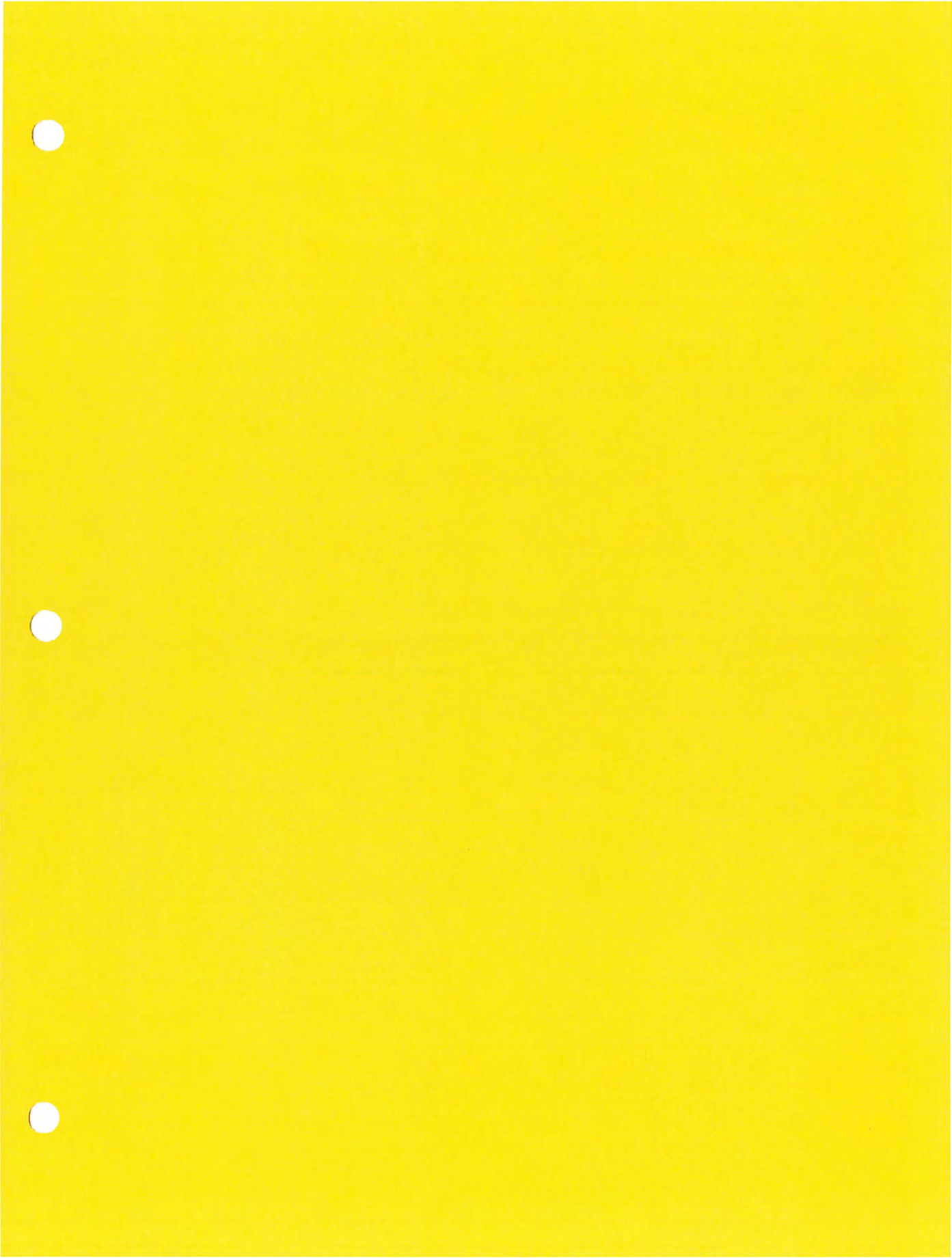
Sincerely,



Carmen Shirley

On behalf of the Shirley Family

cc: Dr. Germaine Smith-Baugh, CEO, Urban League of Broward County



Scurry Funeral Home & Cremation Services
738 NW 22nd Road
Fort Lauderdale, Florida 33311

January 2, 2025

Clarence Woods, Executive Director
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Re: Central County Community Development Corporation's response to NOTICE OF INTENT TO
ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTIES ON NW 22 ROAD AND ON NW 24 AVENUE IN THE
NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

Dear Mr. Woods:

I am writing to express my support for the *Legacy Village Project* proposed by the Central County Community Development Corporation, a subsidiary of the Urban League of Broward County, along with their development partners. The Central County CDC and its partners plan to make significant investments in essential infrastructure designed to revitalize the neighborhood, boost economic activity, and improve the social well-being, physical health, and economic mobility of residents in the targeted area.

The project builds on decades of experience in community and economic development, as well as family support services, including health, jobs, entrepreneurship, and housing. The Central County CDC recognizes the historic contributions that many families have made to this area. The proposed project honors the legacy of families like ours by committing to preserving the vital resources (including healthcare services, small business support, and health food options) these families have provided to our communities.

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By valuing and centering the legacies of historic families, providing essential socioeconomic services, enhancing the area's appeal, stimulating the local economy, and improving public safety, the benefits of the *Legacy Village Project* are substantial and urgently needed. On behalf of my family, I wholeheartedly support the *Legacy Village Project* and hope that the Fort Lauderdale CRA will partner with the Central County CDC and its collaborators to bring this vision to life.

Sincerely,



Regina R. Kelly-Scurry, Ph. D.
On behalf of the Scurry Family
Owner, Scurry Funeral Home & Cremation Services

cc: Dr. Germaine Smith-Baugh, CEO, Urban League of Broward County

Attachment B
Partner Experience



Central County Community Development Corporation (CCCDC) was established in 1993 as a subsidiary of the Urban League of Broward County, Incorporated. The CCCDC was originally established to address the revitalization of the central unincorporated areas of Broward County through affordable housing and neighborhood revitalization. Projects have included and expanded throughout Broward County to include new home construction, rehabilitation of existing properties, acquisition of vacant land, and technical assistance and direct lending to non-profit affordable housing developers. The CCCDC currently is certified as a Community Housing Development Organization, CHDO. With the mission to activate community and economic development revitalization efforts in low-income communities and to transform the physical, social and economic infrastructures for better outcomes for residents and businesses, in 2015, the CCCDC expanded to include economic development through technical assistance and direct loan financing to small businesses, particularly minority and women-owned enterprises.

For over thirty years, CCCDC has been involved in producing affordable housing throughout Broward County. In this time CCCDC has developed nearly two hundred (200) residential units independently and in partnership with others. Much of this development took place during between 2010 and 2014 when CCCDC partnered with Broward Alliance for Neighborhood Development as a part of a development team that purchased, rehabbed and resold foreclosed homes to low-to-moderate income homebuyers as a part of the federal Neighborhood Stabilization Program.

Central County Community Development Corporation (CCCDC), as a subsidiary of Urban League of Broward County, was also selected to work in partnership with Broward County Housing Finance & Community Redevelopment Division to redevelop scattered, single-family residential home sites within the Broward Municipal Service District (BMSD). CCCDC along with other participating non-profit organizations worked independently to develop a total of forty (40) new single-family homes, while working collaboratively to engage the community and create a neighborhood revitalization effort to be proud of. CCCDC was the first of the ten (10) non-profits to complete our four infill homes. Not only did CCCDC complete the homes within twelve months (well before the required 18-month project completion date), but we were also the first to complete due to having access to a line of credit and assets developed over time. In 2019, CCCDC was approached to develop three (3) additional homes within the BMSD as one of the previously awarded non-profits was unable to complete their project. The properties were conveyed shortly before the onset of the Covid 19 pandemic. Today, CCCDC is working with Broward County Housing Finance Division once more in response to a new revitalization project in Central Broward's unincorporated Municipal Services District. CCCDC was one (1) of three (3) non-profits selected as a part of a competitive Request for Application process

(RFA) to develop four (4), three bedroom, two bath (3/2) homes each. The project is pending conveyance in February 2025. The new project, along with the other completed projects, is listed on the chart below.

Completed Projects List:

Property Type	Location	Project Type	# Of Units	Year Completed
Broward County Broward Municipal Services District Infill Lots	1454 NW 27 Avenue, Ft. Lauderdale 33311	Single Family Housing 3/2	1	7/27/2023
Broward County Broward Municipal Services District Infill Lots	857 NW 27 Terrace, Fort Lauderdale 33311	Single Family Housing 3/2	1	1/10/2023
Broward County Broward Municipal Services District Infill Lots	1517 NW 27 Avenue, Ft. Lauderdale 33311	Single Family Housing 3/2	1	1/1/2023
Broward County Broward Municipal Services District Infill Lots	2850 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	10/15/2018
Broward County Broward Municipal Services District Infill Lots	2743 NW 6 Court Fort Lauderdale 33311	Single Family Housing 3/2	1	8/20/2018
Broward County Broward Municipal Services District Infill Lots	2719 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	8/2/2018
Broward County Broward Municipal Services District Infill Lots	2713 NW 8 Street Fort Lauderdale 33311	Single Family Housing 3/2	1	8/2/2018
Chase Foreclosure Donation Program	10304 Sunrise Lakes Blvd. #112, Sunrise 33322	Complete Rehab of foreclosed home 2/2	1	2016
Chase Foreclosure Donation Program	4063 Lakeside Drive, Tamarac 33319	Complete Rehab of foreclosed home 2/2	1	2016

Chase Foreclosure Donation Program	7106 NW 73 Avenue, Tamarac 33321	Complete Rehab of foreclosed home 3/2	1	2015
Chase Foreclosure Donation Program	2445 SW 18 Terrace, Ft. Lauderdale	Complete Rehab of foreclosed home 2/1	1	2013
NSP 1 & NSP2	Various locations throughout Broward County	Single Family Housing Complete Rehab New Construction- (from 4/2s- 3/2s)	186	2010-2014
ULBC LAND	2905 NW 7 Street, Ft. Lauderdale	Single Family Housing 3/2	1	2009
Lot 7, Block 1, Broward Park, Unincorporated Broward County, Florida.	NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 2, Block 20, Washington Park Unincorporated Broward County, Florida.	NW 8 th Road, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 8, Block 1, Broward Park, Unincorporated Broward County, Florida.	216 NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Lot 15, Harris Subdivision First Unincorporated Broward County, Florida.	873 NW 27 th Terrace, Fort Lauderdale, Florida 33311	Single Family Housing 3/2	1	Anticipated Fall 2025
Total			202	By Fall 2025

MBC Organizational History/Experience

The Broward County Minority Builders Coalition (MBC) is a 501c(3) nonprofit corporation that was founded in 1971 under the direction of the late E. Pat Larkins, a former city commissioner and local businessman. Our mission is to:

- **Enhance physical quality and affordability of homes** for seniors and moderate to low-income persons in our communities
- **Support the growth/viability of disadvantage businesses** – particularly minority, women, and veteran owned firms as well as race and gender neutral certified small businesses throughout South Florida
- **Increase employment opportunities** for local job seekers

MBC has a sound track record for the successful completion of projects through coordinating trades, developing partnerships, and building positive rapport with architects, engineers, local officials, vendors and clients while maintaining costs. Our core competencies are shaped by decades of expertise in construction planning & scheduling, contract negotiations, project estimating, architectural and engineering design review, organization & time management, safety & compliance management document preparation, building code and regulations, material purchasing, site management through certification of occupancy.



For nearly 54 years, MBC has also been a valuable community asset in addressing the housing needs of residents living in Broward County's urban core. We currently partner with various governmental entities (including City of Lauderhill, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and unincorporated Broward County) to provide new home construction and home rehabilitation services delivering critical necessary repairs so that low/moderate income families can afford to stay in their current homes. As such, we have accumulated extensive construction/rehabilitation experience the development of single-family housing projects.

- 28 single family new construction homes completed
- 4 single family new construction homes currently under pre-construction
- More than 40 years of home rehabilitation for moderate, low and very low-income residents
- More than 40 years of home rehabilitation services for elderly residents of Broward County
- Nearly 30 years of weatherization/energy efficiency retrofit program experience
- Manage/own affordable rentals units for low/moderate income families
- Supporting a network of construction-related MWBE firms throughout South Florida

Our Services/Impact



MORE THAN 14,000
L/MI HOMES
REMODELED



MORE THAN 5,000 HOMES
RETROFITTED FOR INCREASED
ENERGY EFFICIENCY



NEARLY 22,000
SENIOR HOMES
REPAIRED



MORE THAN 40 YEARS OF
OWNER-OCCUPIED REHAB
EXPERIENCE



MANAGE/OWN
AFFORDABLE RENTAL APTS
9 UNITS



28 NEW SINGLE
FAMILY HOMES
CONSTRUCTED



NEARLY 54 YEARS AS LEADING
ADVOCATE FOR MWBE
CONSTRUCTION RELATED FIRMS

Related Experience: Past & Present Projects

Agreement Type	Reference Contact Funding Agency	Location	Project Type	No. of Units	Year Completed
Single Family In-Fill Lot Homes	Ralph Stone, Executive Director Housing Finance and Community Development Division Broward County	BMSD	New Construction of Single-Family Homes	4	In progress
Single Family In-Fill Lot Homes	Kametra Driver Executive Director City of Broward County BMSD	City of Homestead CRA	New Construction of Single-Family Homes	4	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Oscar Barco-Miami Dade County PHCD Infill Housing	City of Homestead	New Construction of Single-Family Homes	2	In progress
Single Family In-Fill Lot Homes	Kenneth Hobbs Assistant City Manager City of Lauderhill	City of Lauderhill CRA – Cannon Point	New Construction of Single-Family Homes	8	2023
Single Family In-Fill Lot Homes	Ralph Stone, Executive Director Housing Finance and Community Development Division Broward County	BMSD	New Construction of Single-Family Homes	4	2019
Commercial Façade Program	Kenneth Hobbs Assistant City Manager City of Lauderhill	City of Lauderhill	Construction & program management	4	2020
Subcontractor Agreement "Paint, Plant and Pave" Pilot Program	NW Pompano Beach CRA through Broward County Housing Finance and Collective Community Initiative, LLC	NW Pompano Beach CRA	Home Repair/Exterior beautification	14	In progress
Owner Occupied Housing Rehabilitation	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program and Special Needs- Barrier Free	*	In Progress
Minor Home Repairs 2018/2019 2019/2020 2020/2021 2021/2022	Susan DiLaura City of Plantation SHIP & CDBG	City of Plantation	Minor Home Repair Program & Special Needs	85	In Progress
Minor Home Repairs 2018/2019 2019/2020 2020/2021	Tameka Dorsett Finance Manager City of Lauderhill	City of Lauderhill	Minor Home Repair Program	7	In Progress

Agreement Type	Reference Contact Funding Agency	Location	Project Type	No. of Units	Year Completed
Home Repair Special Needs Barrier Free 2017/2018	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program and Special Needs- Barrier Free	8	2019
Home Repair 2018/2019	Mildred Reynolds Broward County Housing Finance SHIP	Broward County- wide	Minor Home Repair Program	12	2022
Minor Home Repairs 2017/2018	Neirah Sankar City of Coral Springs	The City of Coral Springs	Minor Home Repair Program and Special Needs	20	2020
Minor Home Repairs 2016/2017	Neirah Sankar City of Coral Springs	The City of Coral Springs	Minor Home Repair Program	42	2019
Minor Home Repairs 2017/2018 2020-2021	Tanya Davis-Hernandez City of Lauderdale Lakes	The City of Lauderdale Lakes	Minor Home Repair Program	14	2019-2022
Minor Home Repairs 2017/2018	Suzanne Weiss Broward County Housing Finance	Broward County	Minor Home Repair Program, Water- Sewer, Exterior Paint	85	2018
Special Needs Barrier Free 2016/2017	Mildred Reynolds Broward County Housing Finance	Broward County- wide	Minor Home Repair Program SFR	4	2018
RCMP 2016	Suzanne Fejes Broward County Housing Finance	Broward County- wide	Residential Construction Mitigation Program SFR	10	2017
HLMP 2017	Susan Weiss Broward County Housing Finance	Broward County- wide	Hurricane Loss Mitigation Program SFR	14	2018



917 Main Street • 2nd Floor • Belmar, New Jersey 07719 • 732.749.7709
www.ellavoz.com

Company Overview

Ellavoz Impact Capital (EIC) is a social impact investor, advisor, asset manager, and real estate developer focused on sponsoring, developing and owning workforce and affordable housing assets and other community-oriented real estate properties. EIC's strategy concentrates investments into price attainable housing and economic development projects by working with socially aligned operators, local nonprofits, and governmental agencies to deliver positive community outcomes and double bottom line returns.

Based in Belmar, New Jersey, EIC currently has nearly \$350 million in assets under management. Its current investments are located in New Jersey, Florida, South Carolina, Minnesota, and New York. While national in scope, EIC seeks to geographically concentrate its investments to spark community revitalization. Current assets include single-family, multifamily, and mixed-use properties.

While EIC is an emerging firm, its principals have decades of experience leading large accounting firms, community development financial institutions, private institutional real estate investment offices, and nonprofit organizations. Collectively, the management team has led transactions with a total capitalization value of nearly \$3 billion.

Attachment C

ULBC Consolidated Audits/ CCCDC Audits

Attachment D
Equity Letter/ Subsidy Source



917 Main Street • 2nd Floor • Belmar, New Jersey 07719 • 732.749.7709
www.ellavoz.com

December 20, 2024

EQUITY INVESTMENT COMMITMENT

Ms. Germaine Smith-Baugh, ED.D.
President and CEO
Central County Community Development Corporation

**RE: Opportunity Zone Equity Commitment Letter for
Legacy Village Fort Lauderdale, Florida**

To whom this may concern:

On behalf of Ellavoz Shared Values Opportunity Fund III, LLC ("Fund III"), I am pleased to provide this Commitment Letter for [\$2 million] in Opportunity Zone investment capital. This equity will be invested into Legacy Village (the "Project") to enable the development, construction, and operations of this important community project. Proceeds of this equity shall be used to support pre-development acquisitions and construction of the four (4) buildings consisting of roughly 60 apartment units and 8,500 sq ft of commercial space located on the parcels currently owned by Fort Lauderdale Community Redevelopment Agency CRA.

This commitment of equity is conditional upon the Fort Lauderdale Community Redevelopment Agency selecting Central County Community Development Corporation as the purchaser and redeveloper of the Project sites as well as satisfactory due diligence of the Project and land.

Upon completion of satisfactory due diligence, Central County Community Development Corporation will be required to enter into Operating Agreement with Fund III to memorialize the proposed investment.

We look forward to working with you to develop this important community project.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Robert H. Hutchins", is written over a horizontal line.

Robert H. Hutchins,
CEO Ellavoz Impact Capital,
Manager of Ellavoz Shared Values Opportunity Fund III, LLC

Potential Development Subsidy Sources

The Project is considering multiple forms of development subsidies:

Broward County Housing Finance	Broward County created a program for the 2024 fiscal year of 25M dollars in gap financing. This program is intended to release a request for application for the 2025 fiscal year granting up to 7M dollars per Project.
Florida Community Loan Fund	Florida Community Loan Fund – The Florida Community Loan Funds provide commercial loans for development of affordable housing. These loans include: Construction Lines of Credit, Term and permanent loans, and refinancing options.
HOME Funds	The program provides formula grants to states and localities that communities use partnership with local nonprofit groups to fund new construction activities for affordable housing for rent or homeownership to low-income individuals.
Housing Opportunities for Persons With AIDS (HOPWA)	The program is a federal program dedicated to the housing needs of people living with HIV/AIDS. HOPWA funds can be used for the construction of new housing units.
Live Local Act	The Act provides numerous advantageous development incentives such as tax exemptions of up to 100%, low interest supplemental loans, and land use and zoning flexibility. The Live Local Act can be used in conjunction with the SAIL Program.
State Apartment Incentive Loan Funds (SAIL)	SAIL Funds are low interest loans provided on a competitive basis through the Florida Housing Finance Corporation.
State Housing Initiatives Partnership (SHIP)	SHIP provides funds to local governments as an incentive to create partnerships for the creation of new affordable housing opportunities. SHIP funds can best help serve very-low-income households (up to 50% AMI) as well as allows for the assistance of up to 140% of AMI households.

Attachment E
Evidence of CHDO and CDFI Status



**DEPARTMENT OF THE TREASURY
COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS FUND
1500 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20220**

July 22, 2020

JC Toussaint
Central County Community Development Corporation
560 NW 27th Ave
Fort Lauderdale, FL 33311

Email: jctoussaint@ulbcfl.org

Re: Notice of CDFI Certification Certification Number: 181CE050718

Dear JC Toussaint,

I am pleased to inform you that the U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) has certified Central County Community Development Corporation as a Community Development Financial Institution (CDFI). This letter officially documents your organization's certification as a CDFI, and it sets forth the terms under which continued and revised certification is granted. Capitalized terms not defined in this letter have the meaning ascribed to them in the CDFI Program regulations at 12 CFR Part 1805.

CDFI certification means that an organization meets the requirements described in the CDFI Program regulations at 12 CFR section 1805.201. These requirements include the following: having a Primary Mission of promoting community development; predominantly serving and maintaining Accountability to eligible Target Markets; being a Financing Entity; providing Development Services; and being neither a government entity nor controlled by a government entity. CDFI certification does not constitute an opinion by the CDFI Fund or the U.S. Department of the Treasury as to the effectiveness or financial viability of an organization, nor does it indicate that the organization will be selected to receive an award from the CDFI Fund.

This CDFI certification is effective as of the date of this letter unless, as a result of a review of the organization by the CDFI Fund, the CDFI Fund, in its sole discretion, provides notification of termination of certification.

CDFI certification does not obligate the CDFI Fund and will not result in an exchange of funds, personnel, property, services, or any kind of financial commitment. Further, the CDFI Fund is not deemed to control the CDFI by reason of CDFI certification, for the purpose of any applicable law, nor does CDFI certification imply that the CDFI is an agent of the Federal government.

Your organization is certified as a CDFI with the Target Market(s) specified in Attachment A to this letter.

Compliance with Certification Requirements

In order for your organization to maintain its CDFI certification, your organization must continuously meet CDFI certification standards.

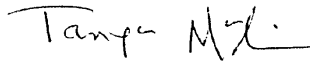
Thus, pursuant to 12 CFR section 1805.201(c), your organization must submit an Annual Certification Report (AnCer Report) at the time and manner proscribed by the CDFI Fund, along with such additional information as may be required to demonstrate its continued compliance with CDFI certification requirements.

Your organization's CDFI certification status will be reviewed annually or as deemed appropriate by the CDFI Fund, to ensure that it meets the certification criteria in effect at the time of review. At the CDFI Fund's sole discretion, the CDFI Fund may provide an opportunity to cure deficiencies prior to issuing a notice of termination of certification to your organization. Please note that from time to time, the CDFI Fund may revise its guidance for CDFI certification. Such changes may have the potential to impact your organization's annual reporting and ongoing certification status. The CDFI Fund will provide notice of changes to guidance via its website and/or direct notices. Your organization is strongly encouraged to monitor your e-mail boxes for such notices, to subscribe for email updates from the CDFI Fund, and to check the CDFI Fund website to monitor any changes to the CDFI Program regulations which may affect certification. Regulatory changes will be published in the Federal Register and on the CDFI Fund website.

If you have questions concerning this letter and your organization's CDFI certification, please contact the CCME Help Desk at (202) 653-0423 or ccme@cdfi.treas.gov.

The CDFI Fund looks forward to continuing to work with and support your organization.

Sincerely,



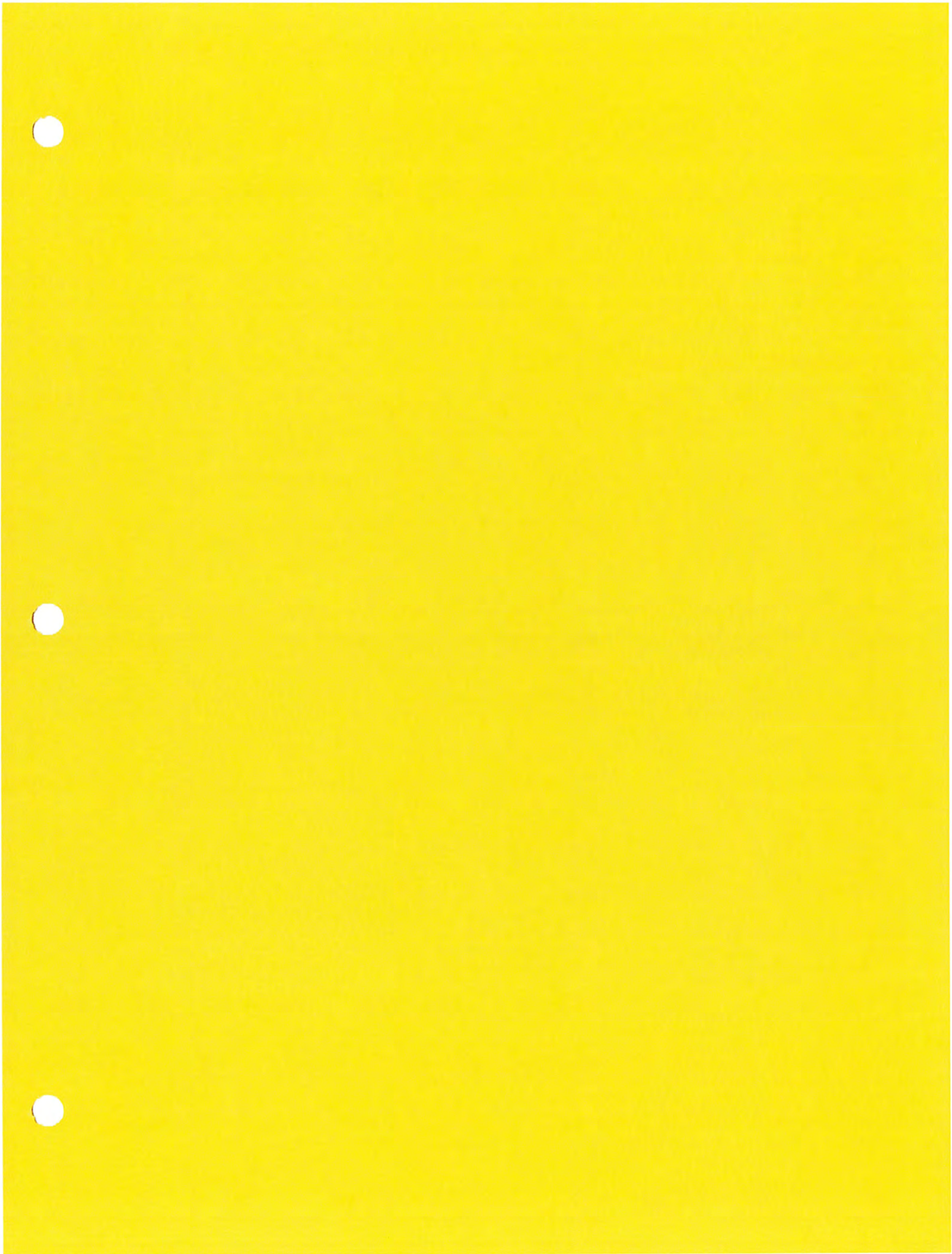
Tanya L. McInnis
Program Manager
Office of Certification, Compliance Monitoring and Evaluation

Attachment A: Target Market for CDFI Certification

Attachment A

Target Market for CDFI Certification: Central County Community Development Corporation
Certification Number: 181CE050718

Name of Target Market (per submitted electronic map(s))	Describe Target Market
OTP-CDFI in New York	An Other Targeted Population - Certified CDFIs in New York
CCCDC Service Area	An Other Targeted Population - African American in Broward, Miami-Dade and Palm Beach counties in Florida





227 North Bronough Street, Suite 5000 • Tallahassee, Florida 32301
850.488.4197 • Fax: 850.488.9809 • www.floridahousing.org

September 13, 2024

Courtnee Biscardi, Executive Vice President
Central County Community Development Corporation
560 NW 27th Avenue
FT. Lauderdale, FL 33311

RE: Community Housing Development Organizations (CHDO)
Service Area: Broward County

Dear Ms. Biscardi:

In response to your letter regarding the CHDO status of Central County Community Development Corporation, Florida Housing Finance Corporation (Florida Housing) is pleased to certify your organization as a Community Housing Development Organization (CHDO). This certification will expire September 30, 2025. Florida Housing will send a notice annually to request updated information as required to monitor compliance with CHDO eligibility.

This notice does not guarantee approval for funding but precertifies the CHDO prior to application. If your CHDO applies for Florida Housing HOME funds, an updated CHDO Checklist will be required at the time of application. Florida Housing appreciates your efforts to provide affordable housing. If you have any questions, please feel free to contact me at (850) 488-4197.

Sincerely,

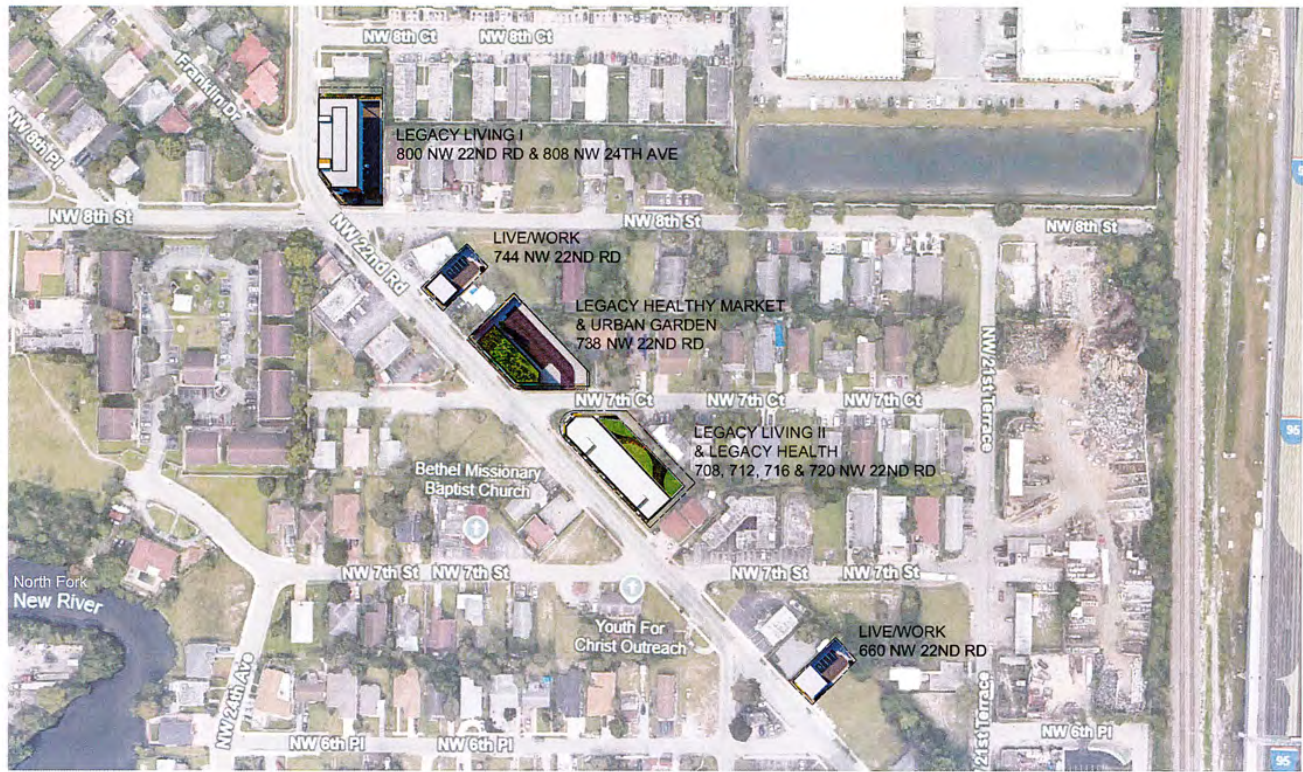
David Woodward
Federal Loan Program Administrator

Ron DeSantis, Governor

Board of Directors: Ryan Benson, Chair • Sandra Einhorn, Vice Chair
Larry Cretul • Justin Damer • Mario Facella • David Hall • Olivia Habit • Jody Hudgins • Ron Lieberman • Daniel Martell • Dev Motwani

THE LEGACY VILLAGE
NW 22ND ROAD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2025



OVERALL AERIAL PLAN
NOT TO SCALE

Design2Form

THE LEGACY VILLAGE
NW 22ND ROAD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2025



STREET VIEW - CONCEPTUAL 3D RENDER
NOT TO SCALE




Design2Form

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

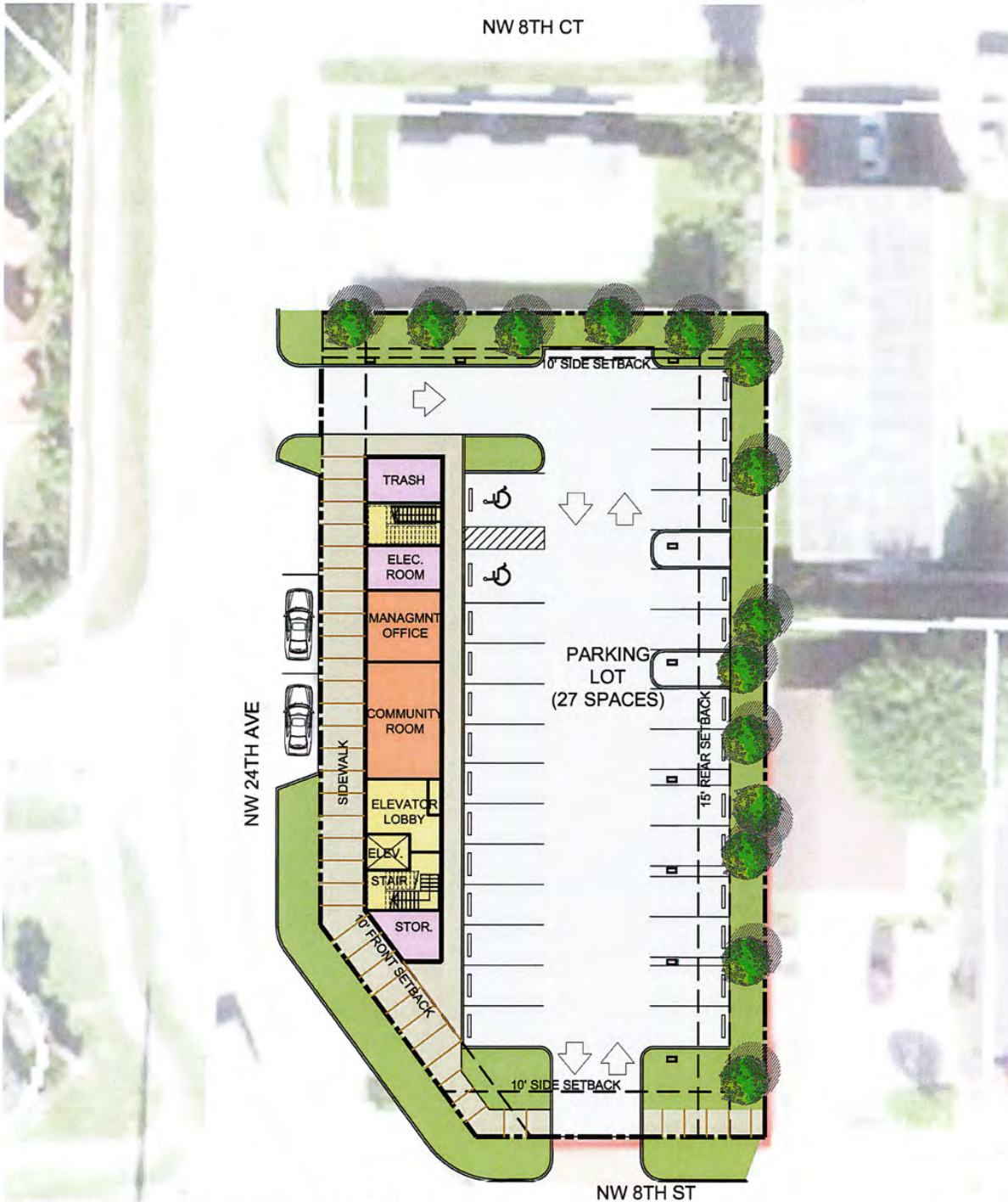
LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	 MEDICAL OFFICES
 ANCILLARY & SUPPORT SPACES	 1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	 TERRACE	 AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC. REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC. REQ.)
TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.



CONCEPTUAL MASSING SITE PLAN / 1ST FLOOR PLAN
SCALE: 1/32" = 1'-0"

Design2Form

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

LEGEND

COMMERCIAL	BUILDING CIRCULATION	2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	MEDICAL OFFICES
ANCILLARY & SUPPORT SPACES	1-BEDROOM UNITS 585 SF (TYPICAL UNIT SIZE)	TERRACE	AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC REQ.)

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.

TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES



CONCEPTUAL 2ND & 3RD FLOOR PLAN

SCALE: 1/32" = 1'-0"

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THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1 800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311

LEGEND

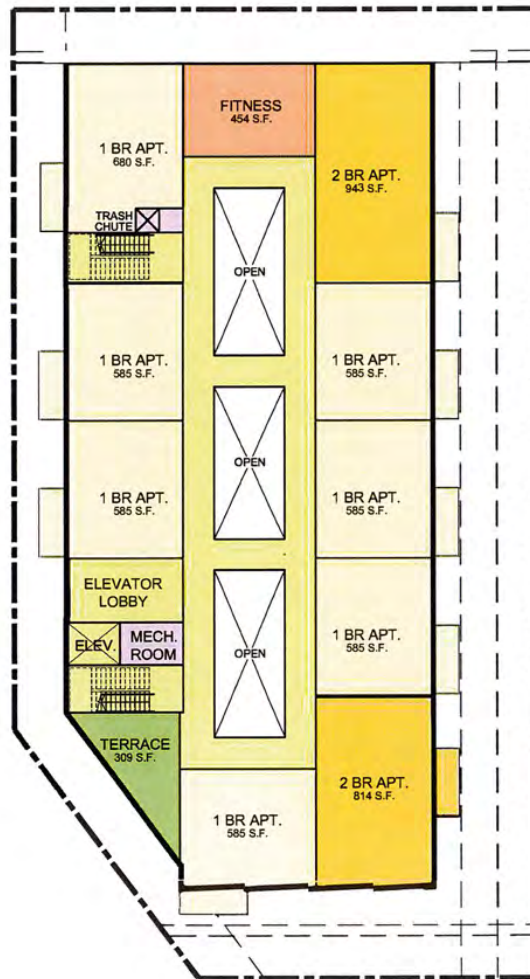
COMMERCIAL	BUILDING CIRCULATION	2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	MEDICAL OFFICES
ANCILLARY & SUPPORT SPACES	1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	TERRACE	AMENITY SPACE

SUMMARY

RESIDENTIAL:
APARTMENTS (2ND TO 4TH FLOOR):
1-BEDROOM UNITS: 21 TOTAL (36.75 SPC REQ.)
2-BEDROOMS UNITS: 6 TOTAL (12 SPC REQ.)

NOTE: PARKING CALCULATIONS BASED ON: REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.

TOTAL APARTMENT UNITS = 27
TOTAL PARKING REQUIRED: 49 SPACES
TOTAL PARKING PROVIDED: 27 SPACES



CONCEPTUAL 4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"

Design2Form

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY LIVING - RESIDENTIAL BUILDING #1
800 NW 22ND RD & 808 NW 24TH AVE, FORT LAUDERDALE, FL 33311



CONCEPTUAL 3D RENDER
NOT TO SCALE

Design2Form

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

COMMERCIAL	BUILDING CIRCULATION	2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	MEDICAL OFFICES
ANCILLARY & SUPPORT SPACES	1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	TERRACE	AMENITY SPACE

NOTE: PARKING CALCULATIONS BASED ON REGULAR MARKET-RATE UNITS. AFFORDABLE HOUSING, BIKE RACK REDUCTIONS AND OTHER POSSIBLE REDUCTIONS ARE NOT YET COUNTED.

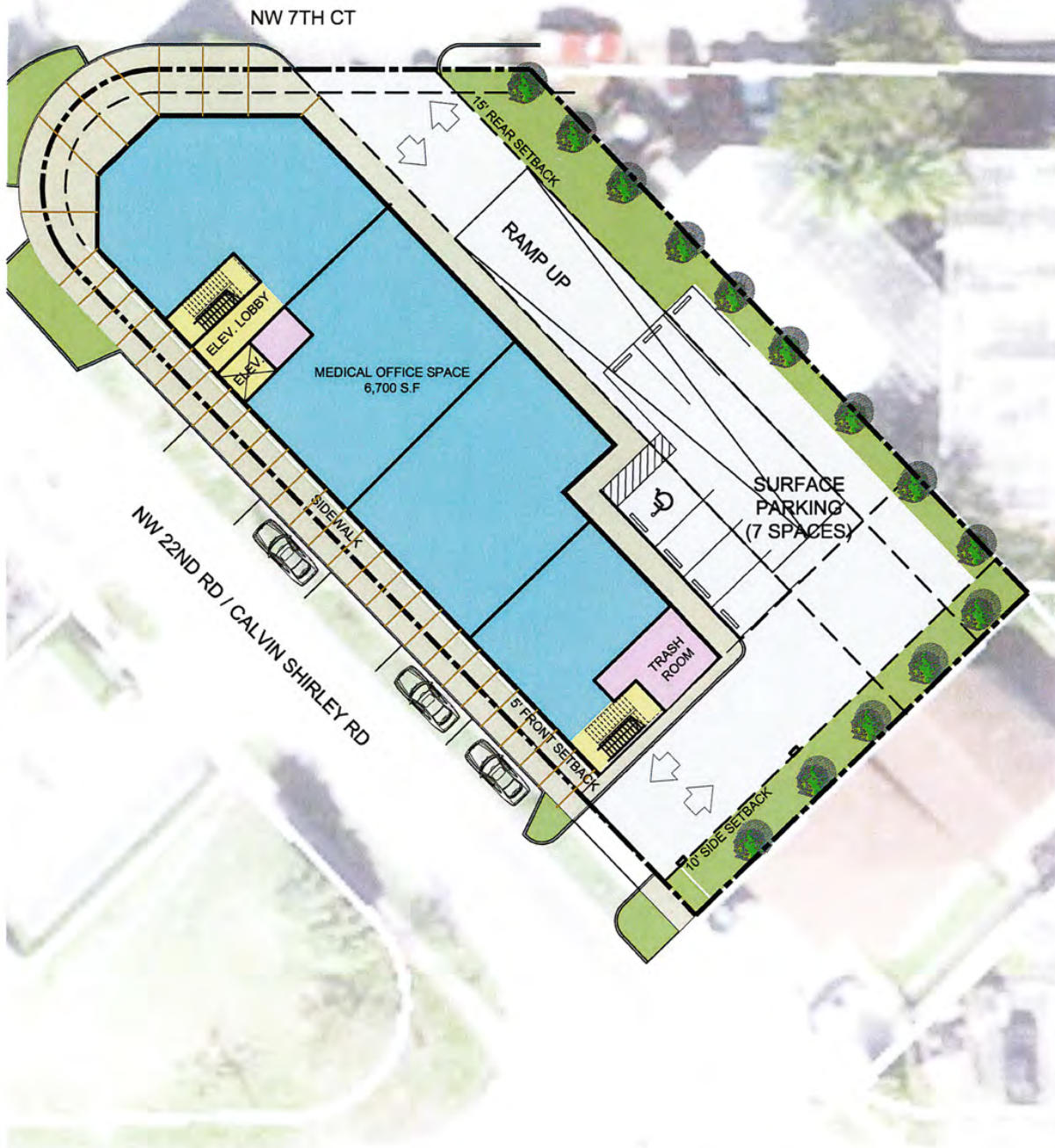
SUMMARY

MEDICAL OFFICES:
1ST FLOOR: 6,700 S.F.
2ND & 3RD FLOOR: 1,726 S.F.
TOTAL MEDICAL FLOOR AREA = 8,426 S.F.
DIV BY 250 = 34 PKG. SPACES REQ.

RESIDENTIAL:

APARTMENTS (4TH TO 6TH FLOOR):
STUDIO UNITS: 7 TOTAL (12.25 SPC. REQ.)
1-BEDROOM UNITS: 16 TOTAL (28 SPC. REQ.)
2-BEDROOMS UNITS: 11 TOTAL (22 SPC. REQ.)

TOTAL APARTMENT UNITS = 34
TOTAL PARKING REQUIRED: 97 SPACES
TOTAL PARKING PROVIDED: 63 SPACES



CONCEPTUAL MASSING SITE PLAN / 1ST FLOOR PLAN
SCALE: 1/32" = 1'-0"

Design2Form

THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	 MEDICAL OFFICES
 ANCILLARY & SUPPORT SPACES	 1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	 TERRACE	 AMENITY SPACE

NOTE:
PARKING CALCULATIONS
BASED ON REGULAR
MARKET-RATE UNITS.
AFFORDABLE HOUSING, BIKE
RACK REDUCTIONS AND
OTHER POSSIBLE REDUCTIONS
ARE NOT YET COUNTED.

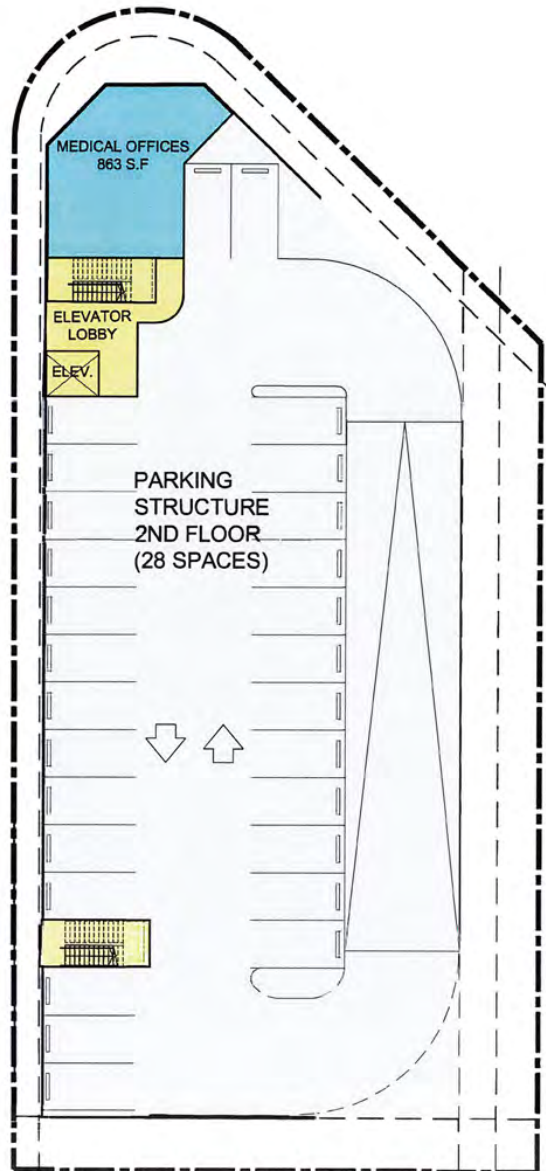
SUMMARY

MEDICAL OFFICES:
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2ND & 3RD FLOOR: 1,726 S.F.
TOTAL MEDICAL FLOOR AREA = 8,426 S.F.
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2-BEDROOMS UNITS: 11 TOTAL (22 SPC. REQ.)

TOTAL APARTMENT UNITS = 34
TOTAL PARKING REQUIRED: 97 SPACES
TOTAL PARKING PROVIDED: 63 SPACES



CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

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THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

COMMERCIAL	BUILDING CIRCULATION	2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	MEDICAL OFFICES
ANCILLARY & SUPPORT SPACES	1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	TERRACE	AMENITY SPACE

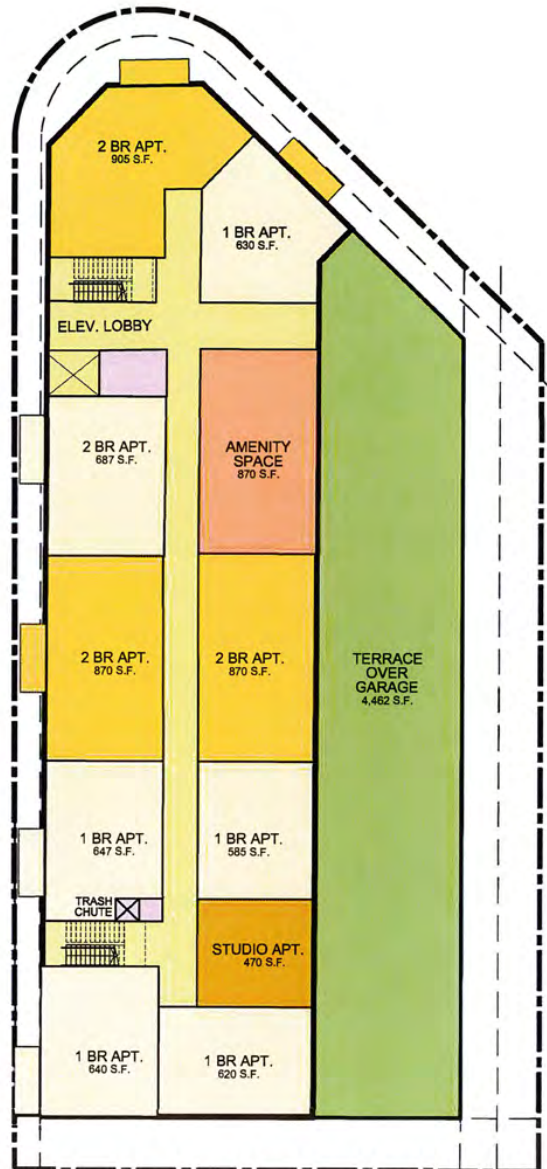
NOTE:
PARKING CALCULATIONS
BASED ON: REGULAR
MARKET-RATE UNITS.
AFFORDABLE HOUSING, BIKE
RACK REDUCTIONS AND
OTHER POSSIBLE REDUCTIONS
ARE NOT YET COUNTED.

SUMMARY

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TOTAL PARKING PROVIDED: 63 SPACES



CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

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THE LEGACY VILLAGE

JANUARY 6, 2025

LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE 708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 2-BEDROOM UNITS 850 SF (TYPICAL UNIT SIZE)	 MEDICAL OFFICES
 ANCILLARY & SUPPORT SPACES	 1-BEDROOM UNITS 595 SF (TYPICAL UNIT SIZE)	 TERRACE	 AMENITY SPACE

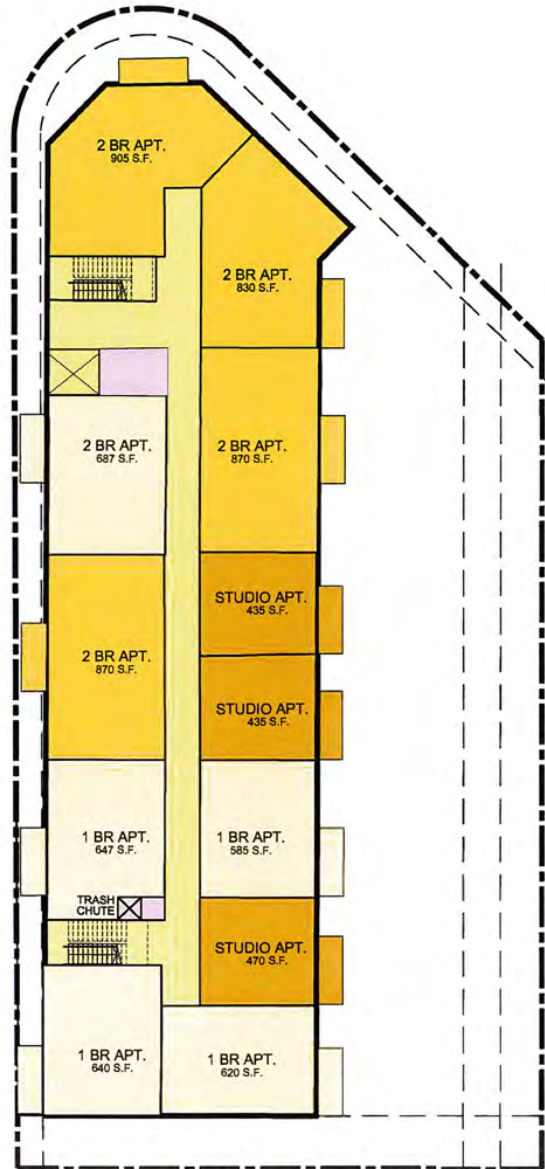
NOTE:
PARKING CALCULATIONS
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AFFORDABLE HOUSING, BIKE
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TOTAL PARKING REQUIRED: 97 SPACES
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CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/32" = 1'-0"

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THE LEGACY VILLAGE
LEGACY HEALTH & LIVING - BUILDING #2, MIXED-USE
708, 712, 716 & 720 NW 22ND RD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2023



CONCEPTUAL 3D RENDER
NOT TO SCALE



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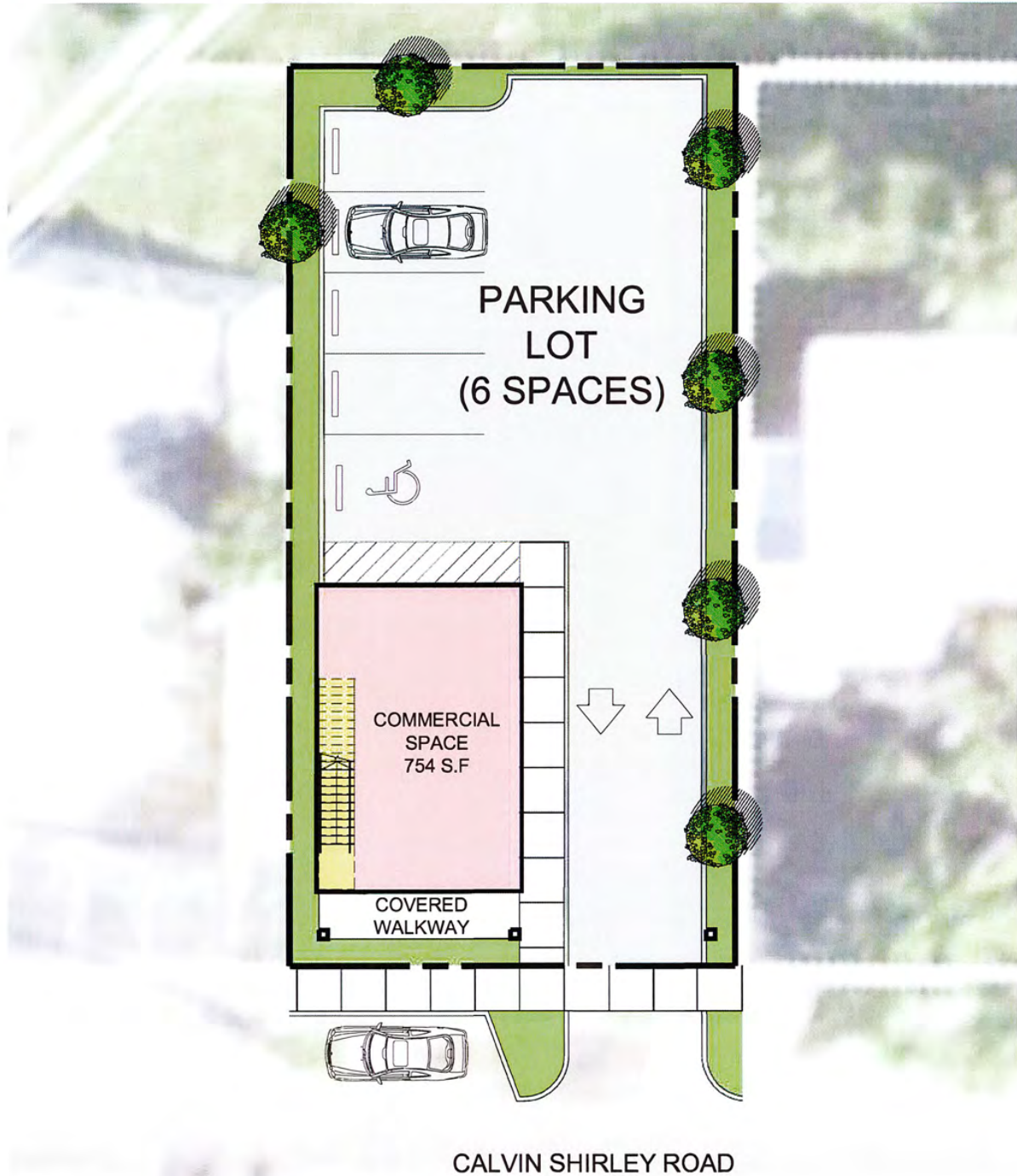
THE LEGACY VILLAGE


JANUARY 2, 2025

LIVE / WORK UNITS
660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311

LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 PARKING LOT
 BALCONY	 3-BEDROOM UNITS 1,300 SF (TYPICAL UNIT SIZE)	 LANDSCAPING



 CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"







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THE LEGACY VILLAGE


JANUARY 6, 2025

LIVE / WORK UNITS
660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311

LEGEND

 COMMERCIAL	 BUILDING CIRCULATION	 PARKING LOT
 BALCONY	 3-BEDROOM UNITS 1,300 SF (TYPICAL UNIT SIZE)	 LANDSCAPING



 CONCEPTUAL 2ND & 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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THE LEGACY VILLAGE

JANUARY 6, 2025

LIVE / WORK UNITS

660 & 744 NW 22 ROAD FORT LAUDERDALE, FL 33311



CONCEPTUAL 3D RENDER
NOT TO SCALE

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THE LEGACY VILLAGE

LEGACY HEALTHY MARKET & URBAN GARDEN (FUTURE / NON-CRA OWNED)
738 NW 22ND RD, FORT LAUDERDALE, FL 33311

JANUARY 6, 2025



CONCEPTUAL 3D RENDER
NOT TO SCALE

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