

Exhibit 3



**SUBMITTED BY:
SISTRUNK VIEW, LLC**

Matthew Rieger
Roosevelt Bradley
Greg Brewton

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Miami, FL 33133

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SISTRUNK VIEW

REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF
CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND
NW 8th AVENUE



SISTRUNK VIEW

Subject:

Response to Request For Proposal For Purchase and Development of CRA Property On Sistrunk Boulevard, NW 7th Terrace and NW 8th Avenue

Proposer:

Sistrunk View, LLC,
an affiliate of Housing Trust Group, LLC, Elite Equity Development, Inc. and Greg Brewton and Associates, Inc.

Address:

3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

Telephone / Fax Numbers:

(305) 860-8188 / (305) 639-8427

March 25, 2022

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Executive Summary

"The Sistrunk Boulevard and NW Seventh Avenue Initiative envision this as the preferred location for new multi-family housing, retail and mixed use development. The goal is to reestablish this area as the "heart" of the Northwest as it was historically."

-NPF-CRA

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March 25, 2024

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

**RE: REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON
SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE RESPONSE**

Dear Mr. Wojcik:

Housing Trust Group, LLC ("HTG") in partnership with Elite Equity Development, Inc. ("EED") and Greg Brewton and Associates, Inc. ("GBA") (collectively known as the "Sistrunk View, LLC" or the "Developer") appreciates the opportunity to respond to the Request for Proposals and Qualifications to develop the subject property on Sistrunk Boulevard ("RFP"). Our goal for this site is to create a vibrant, attractive, mixed-income/mixed-use community named Sistrunk View, where people of all economic strata, races, and cultures can live, learn, work, and play near employment, retail, and cultural opportunities. Our mission is simple - to provide, without compromise, the highest quality multifamily communities in a professional and ethical manner.

HTG has developed over 8,000 units of multifamily and workforce housing, working closely with local government agencies, including CRAs in Broward, Miami-Dade, and Palm Beach Counties, as well as throughout Florida. We are committed to providing individuals, families and seniors with quality, safe, and amenity-rich, luxury communities to call "Home," irrespective of whether we are building for the affordable, workforce, or market rate resident. HTG's team is comprised of some of the most experienced and passionate professionals in the workforce/affordable housing business. In addition to the over 8,000 units our organization has developed as principals, HTG's primary development personnel have orchestrated the development of over 30,000 housing units. HTG and its dedicated staff have earned a reputation as a quality public-private development partner by way of our ability to execute, and a resolute commitment to work in collaboration with all community stakeholders.

EED, led by Roosevelt Bradley, is an equity partner in the proposed development. EED will be involved in every facet of the development process. As the Director of Miami-Dade Transit, Mr. Bradley pioneered Public-Private Partnerships for TODs in Miami -Dade County, resulting in the development of the Allapattah Gardens, Overtown Transit Village, Santa Clara I and II as well as the South-Dade Busway. Currently, he is the co-developer of three large-scale developments in Miami-Dade County, representing over \$500 million of development activity.

GBA, led by Greg Brewton, will serve as a co-developer, primarily overseeing the entitlement and permitting process. GBA will also oversee the local hiring efforts, on-the-job training programs, the inclusion of W/M/DBEs, and communications with the community and local organizations. Mr. Brewton has over thirty-five years of successful planning and zoning management experience for the City of Fort Lauderdale.

Our proposal incorporates a thoughtful blend of mixed-income housing with neighborhood retail, and an exceptional amenities package, all contained in a sustainable, green building with modern design features

that fit well with the local community. This development will meet the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA") Community Redevelopment Plan goals and requirements with regard to affordability, introducing modern residential units at workforce-friendly rates. This development will build upon the new wave of mixed-use urban infill in the NPF-CRA and will be a model for mixed-income housing throughout the City.

We believe that our team's local experience and financial strength make us the ideal development partner for the NPF-CRA, as demonstrated by the recent completion of two major multi-family housing developments within the NPF-CRA's boundaries. Furthermore, our proposed development will improve the overall quality of life, create job opportunities for local residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.

The design capitalizes on the site's zoning by offering a mix of a **minimum of 75 apartment homes and a maximum of 106 apartment homes** subject to additional State and or County funding availability, over 10,000 sf of active amenity uses, and 5,700 sf of commercial spaces for potential retail, office, and food and beverage concepts. Specifically, our proposal for the development will provide the following to the NPF-CRA:

- Payment of 1% annual interest on both the \$5M DIP incentive loan and on the \$1.3M Seller's Note being requested; generating \$63,000 per year in interest income to the CRA with full repayment of the capital amounts at the end of the term;
- Up to 106 units of much-needed mixed-income housing serving residents with incomes between 30% to 80% of the area median income;
- 5,700 square feet of commercial space master-leased to the NPF-CRA. Strategically located along Sistrunk Boulevard, this space will further activate this major thoroughfare and provide small business opportunities to local residents.
- Stringent requirements to create jobs for local workers.
- Preference to local businesses for leased retail spaces.
- Creates much-needed residential and active-use spaces within an efficient, and aesthetically pleasing design that incorporates key planning principles of the CRA and City.

We greatly appreciate your consideration of our team and development proposal and look forward to the opportunity to partner with the NPF-CRA on this transformative development.



Matthew A. Rieger
Manager of Sistrunk View, LLC
3225 Aviation Avenue, 6th Fl
Miami, FL 33133
305-860-8188
matr@htgf.com

cc: Greg Brewton, Principal of Greg Brewton & Associates, Inc.
Roosevelt Bradley, President of Elite Equity Development, Inc.



Company Information

"Sistrunk Boulevard corridor capitalizes on its proximity to Fort Lauderdale's downtown and urban core with strong access to key assets such as Jobs, Services, Shopping, Dining and Entertainment."

-NPF-CRA

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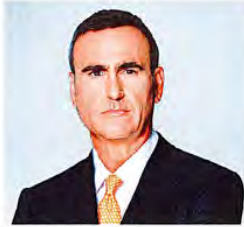
1. DEVELOPER INFORMATION



Principal address for Proposer:

SISTRUNK VIEW, LLC

3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133



Project Contact Information:

Matthew Rieger
Housing Trust Group, President & CEO
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(305) 860-8188
matr@htgf.com
www.htgf.com



Roosevelt Bradley
Elite Equity Development, Inc., Director
EIN: 82-4906507
(305) 335-1469
rbradley@mavenstrategiesllc.com



Greg Brewton
Greg Brewton & Associates, Inc., Principal
EIN: 47-4121559
(954) 408-2939
gregbrewton@gbaftl.com
www.gbaftl.com

Name of Main Project Manager representing firm and able to negotiate with the CRA:



Elon Metoyer
Housing Trust Group, EVP of Development
(305) 860-8308
elonm@htgf.com

Having developed over 3,800 units over his 25+ year career, Elon Metoyer, individually, has the necessary relevant experience in new construction and managing development projects in Florida.

State of Florida

Department of State

I certify from the records of this office that SISTRUNK VIEW, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of March, 2024*



A handwritten signature in black ink, appearing to be "C. J. Scott", written over a horizontal line.

Secretary of State

Tracking Number: 4432254820CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

2. PROJECT ORG. STRUCTURE



NAME, TITLE, & LOCATION	EXTENT OF WORK
Housing Trust Group, LLC 3225 Aviation Avenue, 6th Floor Coconut Grove, FL 33133	LEAD DEVELOPER
Matthew Rieger - President & CEO	Communication with City/County officials and project recommendations
Elon Metoyer - SVP of Development	Overseeing the entire development process and lead developer
Spencer Sorfleet - AVP of Development	Day-to-day project management
Mario Robaina - CFO	Communication with lenders and managing financial closings
Jordan Tolman - COO	Managing operations for development
Bert Del Valle - EVP of Construction	Construction Management
Al Hernandez - SVP of Accounting	Oversees development accounting
Elite Equity Development, Inc. 7942 NW 164th Terrace Miami Lakes, FL 33016	EQUITY PARTNER & CO-DEVELOPER
Roosevelt Bradley - Principal	Equity Partner and Co-developer overseeing the development process and project management
Greg Brewton & Associates, Inc. 6410 SW 183rd Way Southwest Ranches, FL 33331	CO-DEVELOPER, MINORITY HIRING & PERMITTING
Greg Brewton - Principal	Entitlements, permitting, and local hiring efforts
HTG Management, LLC 3225 Aviation Avenue Coconut Grove, FL 33133	PROPERTY MANAGEMENT COMPANY
David Chadwick - EVP of Management	Overseeing property management, compliance & resident programs
Dennis McWilliams - Regional Manager	Overseeing the Property Manager assigned and day-to-day operations

Corwil Architects, Inc. 4210 Laguna Street Coral Gables, FL 33146	ARCHITECTURAL FIRM
Albert Cordoves - Principal	Project Designer & Construction Administration
Witkin Hults + Partners 307 South 21st Avenue Hollywood, Florida 33020	LANDSCAPE ARCHITECTURE FIRM
Andrew Witkin - President & CEO	Overseeing project progress through construction administration
Kelly Ann Hults - Managing Principal	Landscape and hardscape design coordination for the project
Stearns Weaver Miller Weissler Alhadeff and Sitterson, P.A.; 150 W Flagler St, Suite 2200 Miami, FL 33130	TAX CREDIT & LEGAL COUNSEL
Brian McDonough - Shareholder	Financial Transaction Attorney
Abney & Abney Green Solutions PO BOX 919 Palm City, FL 34991	GREEN CONSULTANT
Kyle Abney - Principal	Green Design Solutions Consultant for Certification

3. PROJECT TEAM RESUMES

HOUSING TRUST GROUP SUMMARY AND EXPERIENCE



ROLE: LEAD DEVELOPER OVERSEEING DEVELOPMENT, FINANCING, CONSTRUCTION MANAGEMENT AND PROPERTY MANAGEMENT OF THE PROPOSED PROJECT

When assembling our team, it was essential that all of our professional consultants had a combination of local and national experience working on similar projects. Our team has substantial experience working in the State of Florida. Our home is South Florida and therefore, we have a vested interest to do our part to ensure that every person in our community is provided the opportunity to improve their lives. HTG's goal is to create vibrant, attractive, mixed-income communities, where people of all economic strata, races, and cultures will live, learn, work, and play in close proximity to employment, retail, and cultural opportunities. HTG's development team has the staffing and financial capacity to immediately begin working on this development. There are no existing time commitments that would impair any member of the proposed development team, internally or externally, from proceeding expeditiously.

Since our inception in 1997, HTG has developed more than 8,000 units of multi-family housing, often working closely with local governments throughout the State of Florida. Our team is comprised of principals and staff with extensive experience developing and operating communities of equivalent scale and structure to the proposed development. HTG's real estate professionals have successfully closed more than \$5 billion in commercial, land and residential developments. Combined, these professionals have delivered over 30,000 multifamily units, 18,000 Low Income Housing Tax Credit (LIHTC) units, 12,000 Market Rate units, and over 2,000,000 square feet of commercial and retail space.

HTG has over 25 years of experience in partnering with local municipalities, public housing authorities and nonprofit organizations to provide quality affordable housing and resident services. Our continued success is derived from our ability to develop unique partnerships with both the private and public sectors, a strategy we have replicated throughout the State of Florida. The development team's experience, track record, and strong relationships with trusted, long term financial partners continually allow HTG to secure the most competitive terms within debt and equity markets.

HTG's fully integrated platform includes development, finance, accounting, legal, compliance, construction management, property management, and asset management. This allows us to provide a superior level of service to our partners and stakeholders, which is critical to working together to create new communities.

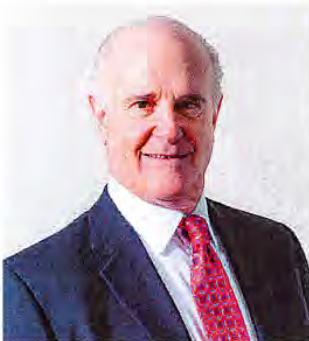
60 YEARS
OF COMBINED
DEVELOPMENT
EXPERIENCE

HOUSING TRUST GROUP KEY STAFF AND PERSONNEL



● MATTHEW RIEGER, PRESIDENT & CEO

Matthew Rieger has led HTG to become the award-winning, full-service development group whose transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, Illinois, Texas, the Southeastern U.S. and Arizona. Prior to joining HTG, Matthew served as an attorney at a large law firm where he was involved in over \$1 billion worth of transactions including acquisitions, development, refinancings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, Matthew has expanded HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials and legislators to shape policies that benefit working-class communities and families. Matthew is a third generation Floridian. He is a member of the Florida Bar Association and American Bar Association and earned his Juris Doctorate from Nova Southeastern University. Matthew also holds a Bachelor of Arts degree in Geography from the University of Florida.



● RANDY RIEGER, CHAIRMAN AND FOUNDER

Randy Rieger is the Chairman and Founder of HTG, a multifaceted real estate development company that develops, owns, and manages properties throughout the United States. Housing Trust Group and its related entities specialize in the development of multi-family rental communities, affordable multi-family rentals, multi-family student housing communities, commercial developments and multi-family housing sales. The company has developed, acquired, owned and managed several thousand units nationwide and is headquartered in Coconut Grove, Florida.



● ELON METOYER, SVP OF DEVELOPMENT

Elon Metoyer brings more than 25 years of knowledge and experience to HTG in the real estate development industry, including finance, management, and community redevelopment. Over his career he has developed over 3,800 units of housing. He served as Senior Vice President of New Urban Development the development arm of the Urban League of Greater Miami. In addition, he served as a Senior Vice President of Bank of America Community Development Corporation and served as a consultant for various housing authorities. Elon will function as the lead developer for this initiative.



● JORDAN TOLMAN, COO

Jordan Tolman is the Chief Operating Officer of Housing Trust Group (“HTG”) an award-winning vertically integrated developer of affordable housing across the country. Jordan is responsible for overseeing the overall business operations and strategy for the growth and success of HTG. Jordan oversees Construction, Management, Operations and Development at HTG. He is results driven and cultivates teamwork in all aspects of the business. Prior to joining HTG, Jordan acted as a principal of a real estate development company headquartered in New York City. Before that, Jordan was a partner of two law firms where he represented numerous clients in diverse legal areas such as: drafting and negotiation of construction contracts and consulting agreements, commercial and residential leasing, and building management. Jordan represented developers, owners, and management companies in all facets of the development cycle. Jordan is a graduate of the University of Pennsylvania, where he earned a bachelor’s degree, and The Benjamin N. Cardozo School of Law where he earned a Juris Doctor degree (J.D.).



● MARIO ROBAINA, CFO

Mario Robaina has over 25 years of experience in Finance in Real Estate, Investment Banking and Private Equity focused primarily on structured and project-based finance. At HTG Mr. Robaina is responsible for accounting, budgeting, and forecasting, strategic planning, cash management and asset management for the entire HTG enterprise. Joining HTG in 2015 as EVP of Development Finance, he was primarily responsible for structuring, modeling, underwriting, negotiating, and closing of a variety of multi-family 9% and 4% LIHTC developments. In addition, he has been involved as the Asset Manager of a portion of HTG’s Operating Portfolio. Prior to joining HTG, he closed over \$1 billion in all manner of new construction, redevelopment and refinancing real estate transactions including condominium, market-rate rental, LIHTC rental, commercial, office and industrial developments. Mr. Robaina received his Bachelor of Science in Industrial Engineering from Stanford University and holds an MBA from the University of Miami focusing on Finance and Management.



● BERT DEL VALLE, EVP OF CONSTRUCTION

General Contractor with over twenty-five years of experience in both residential and commercial/industrial construction. Responsible for over \$1.1 billion dollars in development and construction projects. Proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. Bert holds a bachelor’s degree in Finance from Florida International University, as well as a General Contractors License, Master Plumbing License, and Real Estate Broker’s License in the state of Florida.



● AL HERNANDEZ, SVP OF ACCOUNTING

Al has 30 years of experience in the finance and accounting sectors for private and public companies. Prior to joining Housing Trust Group, he was the Chief Financial Officer of The Easton Group, a commercial real estate broker, property owner, and manager. Previously he was the Chief Accounting Officer for The Related Group, the largest multifamily condominium and apartment builder in the country. He started his accounting career with General Development Corporation as a senior accountant. Al is a Certified Public Accountant and holds a Bachelor of Business Administration Degree in Accounting from FIU.



● SPENCER SORFLEET, AVP OF DEVELOPMENT

Spencer Sorfleet offers invaluable development support, marked by coordination of essential documentation and critical meetings. With a focus on multi-family housing projects, he leverages an intricate understanding of Federal, State, and Local funding sources to drive developments across Florida. Over a span of three years, Spencer has played a pivotal role in facilitating the development of more than 770 affordable housing units, demonstrating a strong commitment to addressing housing needs. Holding a Bachelor's degree in Real Estate and a Master's degree in Real Estate Development and Urbanism from the University of Miami, Spencer has a solid foundation in both theoretical and practical aspects of real estate development.

ELITE EQUITY DEVELOPMENT (“ELITE”)

ROLE: EQUITY PARTNER & CO-DEVELOPER



Elite will be involved in every facet of the development process, leading communications with the NPF-CRA community and organizations, as well as community engagement during the pre-construction process to facilitate and coordinate the participation of W/M/DBEs and local area residents.

Elite is professionally managed by Roosevelt Bradley. Mr. Roosevelt Bradley has 30 years of experience in the transit industry, serving in senior management roles for both the public and private sectors. He previously held a number of increasingly responsible positions with Miami-Dade Transit (MDT). Mr. Bradley brings unmatched experienced in community engagement, having led hundreds of community meetings during his 22-year tenure as a County official. As Director of Miami-Dade Transit, he pioneered Public-Private Partnerships for Transit Oriented Development's in the County, resulting in the development of the Allapattah Gardens, Overtown Transit Village, Santa Clara I and II as well as the South-Dade Busway.

Under his guidance as Director, MDT developed a strategic vision that led the agency to an unprecedented expansion, which resulted in exponential growth and improved service. He was instrumental in garnering public support for the People's Transportation Plan (PTP), a one-half cent sales tax increase dedicated to transportation in Miami-Dade County. By generating nearly \$170 million annually, the PTP surtax monies will support more than \$90 million of bus transit improvements, and more than \$7 billion in rail transit improvements for MDT.

Mr. Bradley is adept at managing a dynamic work environment impacted by political, economic, social and operational issues, and has been strongly focused on aligning transportation needs with regional business and customer requirements through collaboration with public, professional and business organizations. He has also been an active advocate for innovations that improve transportation systems as well as for career opportunities in the transportation field. Mr. Bradley maintains numerous professional and civic affiliations, upholding his commitment to contribute to the community and the industry. He is currently a board member of the national chapter of the Conference of Minority Transportation Officials (COMTO), serving as Secretary/Treasurer. He was previously President of COMTO's Miami Chapter growing the Chapter from 12 to 100 members, and was Chairman of the Transit Federal Credit Union.

Mr. Bradley holds a Bachelor's Degree in Politics and Public Affairs from the University of Miami.

GREG BREWTON & ASSOCIATES (“GBA”)

ROLE: EQUITY PARTNER & CO-DEVELOPER

Greg Brewton is a former director of the Department of Sustainable Development for the City of Fort Lauderdale who retired after almost 36 years of devoted public service in 2014; his successor acknowledged that Greg was leaving a legacy upon his retirement. There is no doubt that Greg has a genuine love for the City of Fort Lauderdale. He grew up there from humble beginnings and lived in the Northwest area, off Sistrunk Blvd. He is a proud graduate of Dillard High School where he received a football scholarship to Michigan State University. He graduated with a degree in Urban Planning and Design. Greg was a star football player for MSU, and was subsequently drafted by the St. Louis football Cardinals. Alas, his football career was shortened by a head injury, however he still has an utmost love for the sport. He learned teamwork, leadership, discipline, and resilience on the gridiron, all transferable skills which he carried on in his life after football.



In July 1979, Greg returned to his hometown and began his career at the City of Fort Lauderdale as a planning assistant. As a result of his diligence and determination, he was promoted several times over his long-standing career. He rose to planner, principal planner, zoning administrator, deputy director of planning, planning director and finally Director of the Department of Sustainable Development (DSD) after the reorganization and combination of 7 city departments into DSD.

Among his many awards and achievements are:

- Recipient of the 2013 Brian Piccolo award in South Florida.
- Dedication awards from the Haitian Community of Fort Lauderdale
- Community Activist Award by the Mount Olivet Seventh Day Church in Fort Lauderdale
- Public Service Award from the Community Development Corporation (CDC)
- Hall of Fame Honoree for the Greater Fort Lauderdale Chamber of Commerce
- Michigan State University for Outstanding Public Service to the City of Fort Lauderdale
- Nominated for the Broward County School Board 2015 Hall of Fame Outstanding Achievement

Greg was also honored as a founding member of the 100 Black Men of America, Broward County Chapter. Colleagues, friends and family celebrated his retirement on December 19, 2014; a proclamation was signed by the City Commission to name that day “The Greg Brewton Day.” The event was celebrated at the DSD building which was renamed the “Greg Brewton Sustainable Development Center.” He was also awarded the 2014-2015 Exemplary Employee of the Year.

Greg has since established Greg Brewton and Associates a Land Development consultancy business, where he oversees several projects within the Broward County area. This business specializes in all Land Development initiatives such as Planning, Zoning, Site Plan Approval, Code Enforcement, CRA and Community Outreach. In addition, Greg has developed Detox Centers of America, which is a behavioral health facility located in Fort Lauderdale.

Greg has certainly established a legacy that many aspire to achieve. He embodies the ethics, and moral values that are of integral to public service. Greg continues to serve in the Broward County area that he dearly loves.

HTG MANAGEMENT, LLC (“HTGM”)

ROLE: PROPERTY MANAGEMENT COMPANY

HTGM's role is as property manager for all mixed-income apartment units proposed for Sistrunk View. HTGM is a highly experienced property management company with over 20 years of experience. HTGM currently oversees a portfolio of 37 properties, consisting of 3,847 multifamily apartment units and with the expectation of growing further with multiple properties under construction and planned to be delivered within the next 2 years. HTGM manages all the multifamily residential units that HTG has developed in Broward County. HTGM has the experience, staff, and capacity to market, lease, and operate Sistrunk View.



Since 1999, under the name of Housing Trust Management Group, HTG Management, LLC (“HTGM”) has managed over 40 multi-family residential communities throughout the Southeast United States, comprising over 4,500 apartments units. Our management company has experience in managing affordable housing, workforce housing, student housing and luxury market-rate communities.

HTG Management, LLC is deeply committed to providing the highest quality of housing throughout the entire Southeast United States. HTGM strives to be recognized as an honorable and professional group that gives and receives respect at all times. All our communities are designed and built according to the highest standards. We stand behind our product and are proud to provide a public benefit through our efforts.

If awarded, Sistrunk View, LLC would enter into a Property Management Agreement with HTGM. For all purposes, HTG Management, LLC will be the sole property management company for this proposed mixed-income and mixed-use development.

David Chadwick, Executive Vice President of Property Management



David Chadwick boasts an extensive background in multifamily management, accumulating over 15 years of valuable experience in the field. His career is marked by a strong commitment to excellence and a diverse set of certifications that showcase his expertise.

With a wealth of experience, a proven track record, and a commitment to excellence, Chadwick continues to be a driving force in the success of HTG Management, embodying the qualities of a seasoned and accomplished executive in the multifamily management industry.

CORWIL ARCHITECTS



ROLE: ARCHITECTURAL FIRM

Founded in 1992 and located in Coral Gables, Corwil is the preeminent mixed income/mixed use architect in South Florida. Corwil has vast knowledge and experience working in Southeast Florida, having designed and overseen the construction of 68 multi-family and mixed-use developments with over 8,800 units with related amenities, retail/commercial space, and parking structures. While their experience is vast, they have made a concerted effort to focus on designing best in class developments that have a substantial mixed-income component over the past several years.

Albert Cordoves, the President and founding member of Corwil, brings over thirty years of experience in the design, architectural and construction industry. Albert received his Bachelor of Architecture from the University of Miami, and immediately thereafter started his career in architecture as a designer and on-site Project Manager.



Corwil's designs are tailored to each project's specific requirements and incorporate preservation of historical details, environmentally friendly designs and a balanced structure that complements and enhances the neighborhood. Corwil's team embodies the proven experience of seasoned architects with the ingenious creativity of their junior team members. Their services provide for a complete design package from zoning analysis, assistance with site plan approval, preparation of construction documents utilizing Revit BIM models and assistance with standard AIA construction administration services through the completion of the project.

Corwil is very familiar with the local and state rules, practices and conditions that are important to accomplish the development of these sites. Their team has extensive experience working in Broward County with HTG and many other affordable housing developers.



CORWIL ARCHITECTS: OUR TEAM

The Corwil team embodies the proven experience of seasoned architects with the ingenious creativity of our junior team members. Our company enjoys an excellent staff retention record and our project managers are professionals who have developed within the firm. Their commitment to excellence coupled with their team leadership skills has been the driving force behind our continued success.

Alberto Cordoves // President & Principal Founder (Primary Point of Contact) acordoves@corwilarchitects.com; (305) 448-7383

A graduate of the school of Architecture from The University of Miami in 1985, Alberto has over 35 years of experience. His designs are heavily influenced by his interest in creating experiences that unite interior and exterior spaces and complement our daily interactions within the live, work and play environment. According to Alberto what he loves most about design is "Unleashing one's creativity from a piece of scratch paper to reality and being able to enjoy all phases from conceptual, documentation and construction. There is always an opportunity at each of these phases to create and continue to perfect until fruition, culminating with an absolute enjoyment of seeing the built product." His hobbies include research and learning about new technologies.



Felix Jorge Cordoves // Vice-President

A Senior Architect who graduated from the University of Havana, Cuba in 1970, Jorge's career has been heavily influenced by his time in academia as a professor of Architecture, teaching in the University of Havana as well as field construction experience as an international General Contractor with projects in Cuba, Costa Rica, U.S. Virgin Islands and South Florida. Within our team, his insight into architectural detailing and how it is understood by field personnel serves to guide our quality control program. In our studio, he has implemented a peer review process which includes in-house review of all projects, lessons learned meetings as well as regularly scheduled lunch and learn presentations.

Don Sackman

Don is a seasoned architect with over 45 years of experience in the South Florida community. A member of the City of Coral Gables Board of Architects and previous member of the City of Coral Gables Board of Adjustment, Don is well known and respected within the local architectural circles. In Corwil, he serves as Senior Architect. In this capacity, he oversees quality control and represents Corwil in our community outreach efforts.

BROWARD COUNTY EXPERIENCE (CORWIL + HTG)

1 Arbor View (Margate/Affordable)
100 units completed in June 2018



2 Village View (Ft. Lauderdale/Affordable)
96 units completed in October 2021



3 University Station (Hollywood/Affordable)
216 units to be completed in Q4 2024



4 Hudson Village (Hollywood/Affordable)
96 units completed in April 2022



OTHER SOUTH FL. EXPERIENCE (CORWIL + HTG)

5 Princeton Park (Miami/Affordable) -
150 units completed in December 2018



6 Wagner Creek (Miami/Affordable) -
73 units completed in January 2017



8 Tucker Tower (Miami/Affordable)
120 units completed in December 2023



7 Flagler Station (West Palm Beach/Afford.)
94 units completed in May 2023



WITKIN HULTZ DESIGN GROUP (“WITKIN”)

ROLE: LANDSCAPE ARCHITECTURE FIRM

Witkin has established itself as a leading planning and landscape architectural firm with an award winning project portfolio and a diversified client base. Founded in 1988, the firm is widely recognized for its abilities to deal with a variety of complex landscape architectural projects both domestically and internationally. Its experience spans the south eastern United States, the Caribbean, and Brazil. The firm has the resources to manage every planning and design challenge for its clients. The Witkin staff consists of landscape architects with backgrounds in architecture and interior design as well as support personnel. The firm has earned a reputation for innovative, high-quality work. Clients have found that its ability to capitalize on the design opportunities inherent in a specific site helps to position their properties at the top of their categories.

Every Witkin project is executed with thorough professionalism, personal attention, and expert knowledge. Success depends on comprehensive planning, team work, creative solutions, management accountability, budget control, and attention to every detail. In addition, the firm's expertise in the particulars of climate, governmental and environmental issues, plant materials, lighting and hard-scape designs brings measurable value to our projects. The staff believes in providing unparalleled professional services and is guided by honesty and respect for the members of the team and a desire to fulfill the stated mission.

Lifestyle Design

In 1988, the firm's assignments were single family and mid rise residential communities, as well as commercial projects. The next year however, it was retained to design exteriors for The Great House, sited on famed 7 Mile Beach in Grand Cayman. A series of resort commissions followed including projects in locations such as Turks & Caicos, Grenada, St. Thomas, Cancun, and Paradise Island for such clients as Ritz Carlton, Wyndham Resorts, and Sandals Resorts International. Today Witkin has completed projects for various clients on more than a dozen Caribbean Islands, as well as 3 Commissions in Rio de Janeiro. Closer to home Witkins is please to have provided landscape architectural services for the W Hotel in Fort Lauderdale for the DYL Group, Little Palm Island for Noble House Hotels, Marriot Autograph in Key Largo and many others. In addition, Witkin has created resort style living for thousands of homes in communities throughout South Florida for Lennar Homes, Related Group, and dozens of other developers. These projects demonstrate the firm's commitment to produce fully-integrated exterior environments, its understanding of the resort lifestyle concept, recreational components, and its ability to deliver quality, multi-discipline services on time and within budget.



W H

D

QUALIFICATIONS + EXPERIENCE

ANDREW M. WITKIN

DISCIPLINE / POSITION

President & Founder Witkin Hults Design Group
Registered Professional Landscape Architect; State of Florida, 1982. Lic. #LA0000889

EDUCATIONAL BACKGROUND

Bachelor of Landscape Architecture from The Pennsylvania State University, 1979
Bachelor of Science in Landscape Architecture, from The Pennsylvania State University, 1978

PROFESSIONAL AFFILIATIONS

Andrew is a Member of the American Society of Landscape Architects, a full Member of the Urban Land Institute, the Life Director of the Builders Association of South Florida, a Member of the Builders Association of South Florida Hall of Fame, a past Chairman of the Miami Dade County Shoreline Development Review Committee, and a Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee.

FIELDS OF EXPERTISE

Andrews expertise includes Landscape Architectural and Lighting Design, Large-scale Residential & Commercial Development, Caribbean Hospitality Design, Project Management & Contract Administration, Coastal Environmental Planting Design, and Municipal Approval Process. Andrew has had numerous speaking engagements including the 2006 International Builders Show - Landscaping as a Marketing Tool, 2007 International Builders Show - Hurricane Restoration and TND Design, 2007 Southeastern Builders Conference - TND Design, 2007 Urban Land Institute - The Changing Role of Design in Today's Urban Market, and the 2008 International Builders Show - Landscape Architecture & First Impressions



KELLY ANN HULTS, LEED AP

DISCIPLINE / POSITION

President Witkin Hults Design Group

EDUCATIONAL BACKGROUND

Master of Landscape Architecture from Florida International University, 1998
Bachelor of Arts in Interior Design from Florida International University, 1995

PROFESSIONAL AFFILIATIONS

Kelly is an Associate Member of the American Society of Landscape Architects since 1998, a Member of the US Green Building Council, and an allied member of the AIA, Broward Chapter.

FIELDS OF EXPERTISE

Kellys expertise includes Landscape Architectural, Hardscape, and Lighting Design, Site planning for large scale residential and hospitality developments, Project Management & Presentation, Computer aided drafting and design using Autodesk, Corel & Adobe, and Production of large volume publications.



ABNEY + ABNEY GREEN SOLUTIONS (“ABNEY”)

ROLE: GREEN CONSULTANT

Abney is an approved certifying agent for all available green certification programs in Florida. Abney delivers sustainable development consulting through a simple framework that is tailored to meet the needs of each project while providing peace of mind and reliability to every client. Abney provides a turn-key approach to managing the green building certification process. From serving as the project’s representative with the selected certifying body organization, to coordinating each and every green aspect of the project, to finalizing the submissions for certification review, they passionately manage the green details, allowing the design and construction team to concentrate on what matters most, a quality, finished project.

ABNEY
+
ABNEY
GREEN
SOLUTIONS

STEARNS WEAVER MILLER WEISSLER ALHADEFF AND SIT- TERSON, P.A. (“SWM”)

STEARNS
WEAVER
MILLER

ROLE: TAX CREDIT & LEGAL COUNSEL

SWM is HTG’s financial transaction attorney. SWM represents developers who use tax credits, tax-exempt bond financing and other public funds for the construction of affordable housing. SWMs’ lawyers counsel clients on every aspect of the transaction, including the structure of the project partnership (including admission of the equity investor as a limited partner), the application for tax credits, the securing of the supplemental financing from public and private sources, the review and negotiation of loan documents for every aspect of the transaction and title, survey, and site planning issues. In addition to handling all real estate, corporate, and tax matters involved in an individual transaction, they assist clients with post-closing matters such as construction issues, compliance monitoring, and continuing disclosure duties.



Brian McDonough is a Shareholder in the Real Estate Department. He is a member of the firm’s Board Committee, and he is the Chairperson of the firm’s Affordable Housing and Tax Credit Practice Group. He represents developers using government loan programs, community housing development organizations and 501(c)(3) organizations using qualified 501(c)(3) bonds for multifamily housing developments. Brian assists clients with matters involving multifamily housing, low income housing tax credits and loan programs implemented by the U.S. Department of Housing & Urban Development. Brian also represents lenders in all types of real estate loans and in particular, loans related to affordable housing.

Brian is a frequent lecturer and panelist on current matters affecting affordable housing. In addition, Brian has authored several articles on matters affecting affordable housing.

4. EXPERIENCE & QUALIFICATIONS

List of HTG's prior development experience and pipeline.

FLORIDA					
DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
1 Grande Pointe	Orange	Garden Style	276	August-01	\$ 17,969,282
2 Colony Park	Palm Beach	Garden Style	130	May-02	\$ 13,241,339
3 Emerald Palms	Broward	Duplex	318	June-02	\$ 23,792,185
4 The Chateau	Leon	Garden Style	36	August-02	\$ 4,500,000
5 Venice Cove	Broward	Garden Style	150	November-02	\$ 15,074,942
6 Marina Bay	Palm Beach	Garden Style	192	December-02	\$ 16,145,375
7 Venetian Isles I	Palm Beach	Garden Style	288	February-03	\$ 29,426,693
8 Preserve at San Luis	Leon	Townhome	190	August-03	\$ 23,000,000
9 Groves At Wimauma	Hillsborough	Garden Style	108	October-03	\$ 4,300,000
10 The Kensington	Palm Beach	Garden Style	163	January-04	\$ 18,523,429
11 Venetian Isles II	Palm Beach	Garden Style	112	February-04	\$ 14,192,003
12 Chapel Trace	Orange	Garden Style	312	February-04	\$ 16,249,000
13 Malibu Bay	Palm Beach	Garden Style	264	April-05	\$ 29,521,257
14 Campus Club	Hillsborough	Mid-Rise	64	August-05	\$ 12,017,644
15 Preserve at River's Edge	Volusia	Garden Style	180	September-05	\$ 7,200,000
16 The Oasis at Pearl Lake	Seminole	Garden Style	316	March-07	\$ 12,640,000
17 Green Cay Village Town Homes	Palm Beach	Townhome	100	June-07	\$ 2,840,666
18 Green Cay Village Condominium	Palm Beach	Garden Style	160	June-07	\$ 4,762,779
19 Palm Park	Palm Beach	Garden Style	160	August-07	\$ 24,780,341
20 Veranda Senior Apartments	Miami-Dade	Garden Style	99	January-12	\$ 20,796,870
21 540 Town Center	Pinellas	High-Rise	146	January-13	\$ 24,500,000
22 Pine Run Villas	Palm Beach	Townhome	63	July-13	\$ 13,431,509
23 Village Place	Broward	Mid-Rise	112	November-14	\$ 25,016,992
24 Whispering Palms	Pinellas	Garden Style	63	November-15	\$ 11,000,000
25 Valencia Grove	Lake	Garden Style	144	November-16	\$ 21,000,000
26 Courtside Apartments	Miami-Dade	Mid-Rise	84	November-16	\$ 20,000,000
27 Wagner Creek	Miami-Dade	High-Rise	73	January-17	\$ 22,800,000
28 Freedom Gardens	Hernando	Garden Style	96	August-17	\$ 17,300,000
29 Park at Wellington	Pasco	Garden Style	110	August-17	\$ 19,500,000

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
30 Park at Wellington II	Pasco	Mid-Rise	110	March-18	\$ 16,800,000
31 Hammock Ridge	Hernando	Garden	104	April-18	\$ 18,000,000
32 Covenant Villas	Palm Beach	Garden	144	May-18	\$ 21,900,000
33 Arbor View	Broward	Mid-Rise	100	June-18	\$ 27,000,000
34 Princeton Park	Miami-Dade	Garden	150	December-18	\$ 34,710,617
35 Douglas Gardens V	Broward	Mid-Rise	110	March-19	\$ 21,000,000
36 Twin Lakes Estates, Phase I	Polk	Garden	100	March-19	\$ 17,000,000
37 Heron Estates Sr.	Palm Beach	Garden	101	July-20	\$ 20,000,000
38 Hammock Ridge II	Hernando	Mid-Rise	92	May-20	\$ 16,400,000
39 Freedom Gardens II	Hernando	Garden	94	February-20	\$ 15,000,000
40 The Addison	Manatee	Mid-Rise	90	July-20	\$ 21,600,000
41 Luna Trails	Brevard	Garden	86	November-20	\$ 16,300,000
42 Isles of Pahokee, II	Palm Beach	Garden	129	January-20	\$ 15,500,000
43 The Palms at Town Center	Flagler	Garden	88	October-20	\$ 16,000,000
44 Osprey Pointe	Pasco	Garden	110	December-20	\$ 22,350,000
45 Twin Lakes Estates, Phase II	Polk	Garden	132	May-21	\$ 19,000,000
46 Max's Landing	Miami-Dade	Garden	76	September-21	\$ 16,800,000
47 Village View	Broward	High-Rise	100	October-21	\$ 31,500,000
48 Oaks at Lakeside	Manatee	Garden	96	July-21	\$ 18,000,000
49 Father Marquess-Barry Apartments	Miami-Dade	Garden	50	February-22	\$ 12,600,000
50 Lafayette Gardens	Leon	Garden	96	January-22	\$ 20,400,000
51 Valencia Grove II	Lake	Garden	110	December-21	\$ 20,200,000
52 Hudson Village	Broward	High-Rise	96	April-22	\$ 34,900,000
53 Oak Valley	Marion	Garden	96	May-23	\$ 18,100,000
54 Heron Estates Family	Palm Beach	Garden	79	December-22	\$ 20,900,000
58 Shoreline Villas	Okaloosa	Garden	72	November-22	\$ 15,635,992
56 Flagler Station	Palm Beach	High-Rise	94	May-23	\$ 31,049,662
55 Tucker Tower	Miami-Dade	High-Rise	120	December-23	\$ 38,352,406
57 Bryce Landing	Clay	Garden	96	Est. March-23	\$ 21,896,000
59 Park Ridge	Polk	Garden	96	Est. May-23	\$ 22,725,693
60 Mount Hermon Apartments	Broward	High-Rise	104	Est. June-24	\$ 39,616,847

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
61 Riverview6	Manatee	Garden	80	Est. Aug-24	\$ 23,300,000
62 University Station	Broward	High-Rise	216	Est. Apr-24	\$ 100,101,000
63 Astoria on 9th	Manatee	Mid-Rise	120	Est. Sept-24	\$ 28,368,154
64 Princeton Grove	Manatee	Garden	107	Est. July-24	\$ 24,264,379
65 Orchid Lake	Brevard	Garden	90	Est. March-25	\$ 21,300,000
66 Hillsboro Landing	Broward	High-Rise	75	Est. Apr-25	\$ 27,550,000
67 Naranja Grand	Miami-Dade	High-Rise	120	Est. Sept-24	\$ 36,700,000
68 Oasis at Aventura	Miami-Dade	High-Rise	95	Est. Nov-24	\$ 31,000,903
69 Rainbow Village - Phase I	Miami-Dade	High-Rise	299	Est. Feb-25	\$ 116,101,794
70 Courtside Apartments II	Miami-Dade	Mid-Rise	120	Est. March-25	\$ 34,919,000
71 Naranja Grand II	Miami-Dade	High-Rise	200	Est. April-25	\$ 53,340,000
			9,148		

Outside of Florida

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
1 River Ridge	Cherokee, TN	Garden Style	356	March-03	\$ 28,423,763
2 Reserve at Creekside	Hamilton, TN	Garden Style	192	June-05	\$ 14,122,555
3 Forest Cove, Phase I	Hamilton, TN	Garden Style	120	August-14	\$ 14,462,555
4 Forest Cove, Phase II	Hamilton, TN	Garden Style	72	February-17	\$ 9,000,000
5 Aviva	Maricopa, AZ	Garden Style	325	August-18	\$ 63,937,136
6 Aviva Goodyear	Maricopa, AZ	Garden Style	288	October-22	\$ 57,626,086
7 Crescent Place	Cook County, IL	Garden Style	40	October-23	\$ 18,100,000
8 The Rushmore	Harris, TX	Mid-Rise	101	Est. Dec-23	\$ 25,106,591
9 Inn Town Lofts	Lubbock, TX	Mid-Rise	56	Est. Dec-23	\$ 28,736,056
10 Park Tower	Tarrant, TX	Mid-Rise	90	Est. November-22	\$ 24,310,142
			1,640		

VILLAGE PLACE



PROJECT INFORMATION:

Address:
720 NE 4th Avenue
Ft. Lauderdale, Florida 33304

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 112
Funding: 9% tax credits
Completion Date: November 2014
Status: Completed

PROJECT DESCRIPTION:

Village Place is located in the heart of downtown Fort Lauderdale, near Las Olas. Village Place Apartments is a new construction, six-story midrise development with 112 affordable apartments targeted for people aged 55-and-older who earn between 25 percent and 60 percent of the area's median income.

The community helped create a safe and attractive environment for its residents with access to amenities like a clubhouse, fitness center, library, courtyard, rooftop pool, and private garage parking.

Village Place won the National Association of Home Builder's Silver Award in 2017 for Best of 55+ Affordable Rental Community category.

**DEVELOPMENT COMPLETED
WITHIN THE NPF-CRA
BOUNDARIES**

VILLAGE VIEW



PROJECT INFORMATION:

Address:
640 N Andrews Ave
Ft. Lauderdale, Florida 33311

Property Size: 0.94-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 100
Funding: 9% tax credits
Completion Date: July 2021
Status: Completed

PROJECT DESCRIPTION:

Village View is located in a prime location in the City of Fort Lauderdale near multiple market-rate and affordable housing including HTG's owned and operated affordable senior community Village Place, which has been at 100% occupancy since opening in 2014.

The development incorporates contemporary design elements with a large rooftop pool, clubroom with lounging and entertainment areas and a fully-equipped fitness center. The building also has a state of the art security system for the added safety of our residents.

**DEVELOPMENT COMPLETED
WITHIN THE NPF-CRA
BOUNDARIES**

MOUNT HERMON APARTMENTS



PROJECT INFORMATION:

Address:
750 NW 4th Street
Fort Lauderdale, FL 33128

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 104
Funding: 9% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

PROJECT DESCRIPTION:

Mount Hermon Apartments will be reserved for income-qualifying residents 62 and older who earn at or below 25 and 60 percent of the area median income (AMI), with rents ranging from \$425 to \$1,225 per month.

The 7-story development will offer a mix of one- and two-bedroom units ranging from 650 square feet to 950 square feet. Amenities include but are not limited to a rooftop pool and expansive deck with lounge seating, state-of-the-art fitness center, a multipurpose clubroom with kitchenette, and an outdoor community gathering space.

**DEVELOPMENT UNDER
CONSTRUCTION WITHIN THE
NPF-CRA BOUNDARIES**

HUDSON VILLAGE



PROJECT INFORMATION:

Address:
901 S Federal Hwy
Hollywood, Florida 33020

Property Size: 0.87-acres
Property Type: Affordable Family
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 1
Number of Units: 96
Funding: 9% tax credits
Completion Date: April 2022
Status: Completed

PROJECT DESCRIPTION:

Hudson Village is located a few blocks from Young Circle and just 1.5 miles East of I-95. The site has direct access to other major cities and employment hubs in the area.

Hudson Village is a 96-unit family development in one 8-story high-rise building, 2,232 SF multi-purpose room, fitness center, swimming pool deck with lounging areas, business center with computers and over 110 on-site parking spaces. The architectural elements and design make this development stand out, even among its market rate equivalents.

Resident Programs that promote independence include Adult Literacy training, Employment Assistance and Financial Management.

ARBOR VIEW



PROJECT INFORMATION:

Address:
3100 N State Road 7
Margate, Florida 33063

Property Size: 2.4-acres
Property Type: Affordable Senior
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 100
Funding: 9% tax credits
Completion Date: June 2018
Status: Completed

PROJECT DESCRIPTION:

The 2.5 acre development is located within the city of Margate, Broward County on a major transit corridor, State Road 7.

Arbor View is a Senior community. The unit mix consists of sixty-four (64) 1bed/1bath units, and thirty-six (36) 2bed/2bath units. Ninety (90) of the total units are set-aside for tenants earning at or below 60% AMI, and 10 of the units are set-aside for tenants earning at or below 33% AMI.

The community offers a resort style swimming pool, a dog park, shuffle board courts, fitness center and many other amenities for our residents.

UNIVERSITY STATION



PROJECT INFORMATION:

Address:

309 N 21st Avenue

Hollywood, Florida 33020

Property Size: 2.5-acres

Property Type: Affordable Multi-Family

Community Style: High-rise

Building Height: 8 stories

Number of Buildings: 3

Number of Units: 216

Funding: SAIL/4% tax credits

Completion Date: Est. 2025

Status: Under Construction

PROJECT DESCRIPTION:

University Station is a new \$100 million, mixed-use development in Hollywood, Florida. A true Public-Private Partnership with the City of Hollywood, the development is Housing Trust Group's largest development to date, featuring workforce and affordable housing, retail space, a separate parking garage for public and private use, and a new home for Barry University's College of Nursing and Health Services. Construction will commence in June 2023, with completion expected in Spring 2025.

Located on 2.5 acres of city-owned land next to the future proposed Broward Commuter Rail South Station, the development consists of 216 apartments, more than 2,000 square feet of commercial and retail space, 12,210 square feet of educational space that will be leased to Barry University, and a parking garage with 635 spaces. 100% of the apartments will be reserved for individuals and families at various income thresholds below 80 percent of the area median income (AMI).

FLAGLER STATION



PROJECT INFORMATION:

Address:
951 Banyan Blvd
West Palm Beach, FL 33401

Property Size: 0.76-acres
Property Type: Affordable Senior
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 1
Number of Units: 94
Funding: 9% tax credits
Completion Date: September 2022
Status: Completed

PROJECT DESCRIPTION:

Flagler Station is located a few blocks from the Brightline West Palm Beach Station and a few hundred feet away from the Tri-Rail. It is located amidst one of the fastest growing areas in West Palm Beach, particularly for market rate multi-family project starts.

Amenities include a state-of-the-art multipurpose clubroom with kitchenette and lounge seating, an outdoor lounge and seating area, a conference room, a resort style swimming pool, a business center, over 2,500 square feet of commercial/retail space, a fitness center with yoga studio, a package locker room, a ground floor linear park with various active open spaces, electric car charging stations, and it was designed and will be built to the National Green Building Standard.

HILLSBORO CROSSING



PROJECT INFORMATION:

Address:
3851 N Dixie Highway
Deerfield Beach, FL 33064

Property Size: 1.05-acres
Property Type: Affordable Senior
Community Mid-Rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 75
Funding: SAIL/4% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

PROJECT DESCRIPTION:

Apartments at Hillsboro Crossing will be reserved for income-qualifying residents aged 62 and older who earn at or below 22, 25 and 60 percent of the area median income (AMI). Monthly rents will range \$374 to \$1,225.

Hillsboro Crossing will be a six-story, pet-friendly residential building featuring spacious one and two-bedroom apartments, with 45 one-bedroom units spanning 702 square feet and 30 two-bedroom units spanning 927 square feet. It will have 5,000 square feet of amenity space including a multipurpose room, state-of-the-art fitness center, bocce ball court and outdoor rooftop terraces, along with 96 parking spots. The National Green Building Standard Certified property will also have energy-efficient lighting and appliances.

5. BUSINESS REFERENCES

Contact names and information for some of HTG's past community and business partners.

COMMUNITY PARTNER

James McQueen, Interim Executive Director
Southeast Overtown Park West CRA
JMcQueen@miamigov.com / (305) 679-6800
Courtside Apartments, 84 units
Completed in November 2016
\$21,741,941 Total Development Cost



SOUTHEAST OVERTOWN / PARK WEST
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY PARTNER

Jeff Burton, Executive Director
City of Bradenton CRA
jeff.burton@bradentonfl.gov / (941) 932-9439
The Addison, 90 units
Completed in July 2020
\$22,159,088 Total Development Cost



HOUSING AUTHORITY

Ann Deibert, Executive Director
Broward County Housing Authority
adeibert@bchafll.org / (954) 739 1114 ext 2329
Hillsboro Crossing, 75 units
Under Construction
\$27,016,935 Estimated Total Development Cost



HOUSING AUTHORITY

John Hurt, Executive Director
Riviera Beach Housing Authority
jhurt@rivierabeachha.com / (561) 845-7450
Heron Estates Senior, 101 units
Completed in March 2020
\$24,098,619 Total Development Cost



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

6. BUSINESS LICENSES

Licenses for the partnership's affiliates, since Sistrunk View, LLC is a single-purpose entity with no current business licenses.

003974

Local Business Tax Receipt

Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

LBT

EXPIRES
SEPTEMBER 30, 2024
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

5458633

BUSINESS NAME/LOCATION
HOUSING TRUST GROUP LLC
3225 AVIATION AVE 602
MIAMI FL 33133

RECEIPT NO.
RENEWAL
5698460




OWNER
HOUSING TRUST GROUP LLC

SEC. TYPE OF BUSINESS
218 FINANCE/INVESTMENT/HOLDING CO

PAYMENT RECEIVED BY TAX COLLECTOR
\$270.00 07/19/2023
FPPU05-23-002771

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.
The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-27b.
For more information, visit www.miamidade.gov/taxcollector

Housing Trust Group, LLC's main business address and headquarters are located in Miami-Dade County. The partnership entity for this development, Sistrunk View, LLC, will obtain a Broward County business license upon commencement of development activities in connection to this proposed project.





Ron DeSantis, Governor
Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE
THE BROKER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

RIEGER, RANDY E
3225 AVIATION AVENUE SUITE 602
COCONUT GROVE FL 33133

LICENSE NUMBER: BK3298704
EXPIRATION DATE: MARCH 31, 2025
Always verify licenses online at MyFloridaLicense.com
ISSUED: 03/13/2024
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

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3:18:10 PM 3/13/2024

ONLINE SERVICES	LICENSEE DETAILS
Apply for a License Verify a Licensee View Food & Lodging Inspections File a Complaint Continuing Education Course Search View Application Status Find Exam Information Utilized Activity Search AB&T Delinquent Invoice & Activity List Search	Licensee Information Name: HTG MANAGEMENT LLC (Primary Name) Main Address: 3225 AVIATION AVE SUITE 602 COCONUT GROVE Florida 33133 County: DADE License Location: 3225 AVIATION AVE SUITE 602 COCONUT GROVE FL 33133 County: DADE License Information License Type: Real Estate Corporation Rank: RE Corp. License Number: CQ1046340 Status: Current/Active License Date: 06/10/2014 Expires: 09/30/2024 Special Qualifications: Qualification Effective Alternate Names View Related License Information View License Complaint



CITY OF FORT LAUDERDALE
BUSINESS TAX YEAR 2023-24



Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-21020046 Business Name: GREG BREWTON AND ASSOCIATES INC
Business Address: 633 SE 3 AVE # 4F

GREG BREWTON
GREG BREWTON AND ASSOCIATES INC
6410 SW 183 WAY
SOUTHWEST RANCHES FL 33331

TAX CATEGORIES

406208 REAL ESTATE CONSULTANT (NO ST LIC)

Contact: GREG BREWTON
Business Email: Gregbrewton.Gba@Gmail.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than \$3.00, no more than \$25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than \$3.00, no more than \$25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

Greg Brewton & Associates, Inc's main business address and offices are located in Broward County, where they have an active business license.



Community and Economic Benefits

"The plan envisions Sistrunk Boulevard as a source of pride being a multi-cultural community with mixed-income residents, more retail serving the community and upgraded affordable housing stock."

-NPF-CRA

3

SISTRUNK VIEW: AN OVERVIEW

INCENTIVES VS. BENEFITS

The following table summarizes the incentives requested by the Respondent and the benefits that will be provided to the NPF-CRA, the Fort Lauderdale Community Redevelopment Agency (FCRA) and City of Fort Lauderdale (City) through the minimum development of 75 units which may increase subject to additional subsidy availability.

INCENTIVE REQUESTED/ PHASE	APPROXIMATE DATE NEEDED	AMOUNT
DIP Award structured as a low interest loan;	Disbursed April 2025 - June 2026	\$5,000,000
Land Conveyance via Seller's Note*	Note provided at financial closing	\$0
TOTAL INCENTIVES REQUESTED		\$5,000,000
BENEFIT TO CITY/ NPF-CRA	APPROXIMATE DATE RECEIVED	AMOUNT
Purchase and Sale Agreement - Payment	At maturity (Year 32)	\$1,300,000
Property Taxes paid by Sistrunk View	Annual Recurring (Years 1-32)	\$5,512,790
Annual Interest-Only Payments on Loans	Annual Recurring (Years 3-32)	\$1,890,000
Repayment of CRA DIP Loan Capital	At maturity (Year 32)	\$5,000,000
Rental Income Benefits**	Annual Recurring (Years 1-32)	\$45,857,025
TOTAL BENEFITS RECEIVED		\$59,559,815

*this is not a cash incentive

**using market rents from the Apartments.com February 2024 Rental Market Trends in Fort Lauderdale, FL vs. the 2023 HUD Schedule rent limits by income.

DIRECT ECONOMIC BENEFITS

We are requesting a DIP Incentive Loan in an amount of \$5 Million for development activities through the NPF-CRA's Incentive Programs. The loan will bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 - 32. The principal amount will be due at maturity, which means a full return on investment capital plus \$1,500,000 additional in interest earned.

We are also requesting assistance in the form of Seller's financing, or a Seller Note, in order to allow Sistrunk View to pay the purchase of the land back. This note would also bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 - 32. The principal amount will be due at maturity, which means the full purchase price plus \$390,000 in additional interest earned.

In addition, over the course of the loans, we anticipate that the development will generate approximately \$5,512,790 in property taxes and over \$687,500 in permit, water & sewer connections, and impact fees. Overall, the NPF-CRA's \$5 Million appropriation will leverage \$18 Million in total development costs, producing a minimum of 75 new homes, generating 276 jobs, and producing more than \$30 Million in direct economic impact for the area (from construction activities).

INDIRECT ECONOMIC & COMMUNITY BENEFITS

In addition, the development will generate over \$45M in rental income benefits to the local community thanks to the rental restrictions (the difference between estimated market rents in Fort Lauderdale vs rent restricted rents of Broward County). Lower living costs means more disposable income per capita, which translates into more dollars being spent within the surrounding area and more savings leading to upward mobility and homeownership.

There is no denying the fact that South Florida is experiencing an affordable housing crisis of epic proportions. In a recent article in the Miami Herald titled "With rising rents and low wages, how will Broward address housing affordability", it is seen that rental prices in Broward County increased at a rapid pace of 39% from 2021 to 2022. Compared to data pulled from HUD Median Income analysis, median income in Broward county only rose 11% from 2021 to 2022 and from 2022 to 2023 it only rose an additional 7% which is clearly outpaced by rent growth in the area.

Escalating housing prices are impacting households' ability to access food, health care and other basic needs, which has increased homelessness and decreased economic security and wellbeing. Working families, Seniors, youth aging out of foster care, and persons with disabilities are also unjustly affected by the scarcity of options, leading to a greater reliance on the social services system. A recent report by the Department of Housing and Urban Development reiterates that a lack of affordable housing is the singular driver in the rise of homelessness today.

Sistrunk View, will help to alleviate some of this crisis by providing a minimum of 75 units of much needed affordable/workforce housing to the most vulnerable families in the community by providing housing to households with incomes ranging from 30% to 80% of the area median income.

In addition to the minimum 75 units, Sistrunk View will:

1. Provide housing to families with incomes from \$20,160 to \$76,800
2. Create an estimated 276 jobs of which 10% to 30% will be reserved for local CRA residents
3. Provide on the job training opportunities for CRA residents
4. Provide units for local artists
5. Provide 5,700 square feet of built-out commercial space. This space will be master leased to the NPF-CRA at reduced rates and will provide commercial space that:
 - Best serves the resident needs
 - Prioritizes with local businesses
 - Offers rental rates that are realistic and affordable to local, small businesses and startups and
 - Provides NPF-CRA residents and local businesses the opportunity to participate in and benefit from the redevelopment process.





Financial Information

The site is within the Flagler Heights RAC Area, where proposed design guidelines were adopted to foster and encourage development taking the form of and creating the environment typical of an urban village.

4

1. FINANCIAL CAPACITY

Housing Trust Group and its principals (collectively "HTG"), as head developer and guarantors for Sistrunk View, have the resources and financial capacity to undertake such a large-scale development effort. HTG through its affiliated entities currently has over \$378 million in real estate assets under management, and has ownership interests in real estate assets worth more than \$354 million. HTG stands ready to provide customary guarantees associated with the development of Sistrunk View.

\$378
MILLION

**in Real Estate Assets
Under Management**

\$354
MILLION

**Ownership Interest
in Real Estate Assets**

Financial statements for Housing Trust Group, LLC for the last two years have been made available to the CRA provided under **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION**, for added privacy and to accommodate the file size. Neither Housing Trust Group, LLC nor any of its employees or consultants, or any of its co-developer partners in this response, have been involved in any prior pending litigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered herein.

HTG's vertically integrated team of over 175 employees has the staffing and financial capacity to immediately begin working on this development. The team handles all aspects of development from financing to construction management and operations. There are no existing time commitments that would impair any member of the proposed development team, internal and external, from proceeding expeditiously.

Current market conditions due to the economic hardships being experienced worldwide, coupled with rising construction costs and interest rates in the industry, are persistent barriers to developing and operating new construction mixed-use developments. As a result, unique financing executions, long term debt and equity relationships and unconventional partnerships have become more crucial in structuring financially feasible, quality developments. HTG's experience, track record, and strong relationships with financial partners continually allow us to secure the most competitive terms in the debt and equity markets.

Our plan for Sistrunk View is to immediately proceed to an expeditious closing to minimize any negative economic effects in the lending and equity markets. Our partnership is readily equipped to perform all obligations necessary in a swift manner. As is the case in all of our developments, we commit to provide all the upfront pre-development capital necessary for the financial closing of Sistrunk View, as well as provide all the required financial and construction guarantees and fill any funding shortfalls that may arise.

Throughout our history we have always found the necessary public and private sources to close every development we have undertaken. These sources often include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d)(4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Federal Home Loan Bank Grants, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF and renewable energy incentives, as well as various other state and local programs.

2. MANAGING FINANCIAL RISK

In order to best manage financial risk in our developments, HTG only pursues financing with the most favorable terms from lenders and partners we have experience in working with or from which we can obtain solid references. We are conservative in projecting our income, operating, and development cost. We only hire fully bondable general contractors with solid balance sheets who have a proven track record of bringing developments in on time and on budget. We ensure adequately funded contingencies and reserves to cover unforeseen costs.

Just over the past 5 years, HTG has developed 23 developments consisting of 2,217 units. Therefore, HTG has an up to date database of operating expenses and construction costs. HTG uses this information to model all new developments and conduct a thorough sensitivity analysis to minimize and anticipate risk. There are two types of financial risk associated with affordable housing development: 1) short term risk which is experienced during the development/construction phase of the project, and 2) long term risk which is experienced during the project's operations.

The short-term risks typically experienced during the development/construction phase of a development include project approval/permit delays, design issues, cost overruns, unforeseen site conditions, and financing (interest rate and equity pricing). To mitigate these risks, HTG has ensured or will ensure the following:

1. Our team has vast experience with the City of Fort Lauderdale and Broward County to obtain the required permits;
2. Selected a design team that has experience completing developments in the City of Fort Lauderdale and have an existing relationship with HTG;
3. Our SVP of Construction will work directly with the Contractor to ensure the development is built on time and on budget. In addition, the Contractor will provide a 100% payment and performance bond and guarantee lien-free construction;
4. Conduct a thorough geotechnical analysis to identify any unforeseen site conditions and
5. Proceed to an expeditious closing to minimize changes in the lending and equity markets.

HTG's approach to mitigating long-term financial operational risk is to use high-quality construction materials that minimize long term maintenance and replacement costs and to use real-time underwriting expenses based on market comparable properties. In addition, HTG will provide an operating deficit guaranty.

3. HTG'S FINANCIAL REFERENCES

Contact names and information for financial institutions with which we routinely and successfully execute financial transactions.

TAX CREDIT INVESTOR

Sean Jones, Director
Raymond James Tax Credit Funds, Inc.
SeanJones@RaymondJames.com
(727) 567-5703



TAX CREDIT INVESTOR

Mike Boyle, Senior Vice President
CREA
mboyle@creallc.com
(727) 329-5479



LENDER

Jessica Deeney, Director
Walker & Dunlop
jdeeney@walkerdunlop.com
(781) 972-4940



LENDER

Tammy Haylock-Moore, Executive Director
Chase Bank
Tammy.Haylock-Moore@chase.com
(813) 483-8297



4. PROPOSED FINANCING PLAN

Financing Approach: Local Broward County Housing Finance Authority Bonds, Equity from NON-COMPETITIVE 4% Tax-Credits and CRA Gap Funding. There are no further applications for competitive financial sources that are needed for project feasibility.

Incentives desired to improve project feasibility:

Financially speaking, Sistrunk View maximizes development on this unique site by leveraging the available funding to allow for a blend of residential and commercial space allowed by each of the two different zoning designations. That is how we arrived at a minimum of 75 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels and have the potential for an increased unit count of 106 units based on the availability of additional funding and market conditions. At the minimum of 75 units, accounting for operating expenses, the project can only leverage about \$7.9 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NPF-CRA through the Development Incentive Program ("DIP") as follows:

- \$5,000,000 DIP Award structured as a low interest development loan. This note would bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 - 32. The principal amount will be due at maturity, which means the full \$5M plus \$1.5M in additional interest earned (\$50K annually).

The proposed project meets the DIP guidelines: it is new construction containing a combination of residential units with commercial and office uses. The project will comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations and current code requirements. The development will also meet the Job Creation requirements and use best efforts to hire Fort Lauderdale contractors. The full application for this DIP incentive request is included in the additionally provided **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION** document due to sensitive information being contained within the Credit Check Release and Personal History Statement forms within. Only a portion of the application is shown within this proposal.

Our financing plan does NOT require us to seek 9% competitive tax credits or competitive SAIL financing from Florida Housing Finance Corporation ("FHFC").

Land Acquisition Strategy

The financial structure for the development assumes that Sistrunk View will enter into a Purchase and Sale Agreement with the NPF-CRA for \$1,300,000. Sistrunk View is requesting that the NPF-CRA provide a Seller Note for the \$1,300,000 as a vehicle to pay back the CRA for the purchase of the land in a way that better accommodates the lower cash flow associated with affordable housing developments.

This note would also bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 - 32. The principal amount will be due at maturity, which means the full purchase price plus \$390,000 in additional interest earned (\$13K annually). This purchase strategy allows the project to directly pay approximately \$5,512,790 in Property Taxes to the City over the lifetime of the development. To ensure that the CRA maintains some control over the use of the property, Sistrunk View will enter into a Development Agreement and Land Use Restriction Agreement with the CRA.

5. CONSTRUCTION COSTS AND DEBT ASSUMPTIONS

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 16,000,000	7.33%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 7,879,000	5.77%	\$ 524,579	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			\$ 524,579		
HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	DSCR
CRA D.I.P. Soft Loan	\$ 5,000,000	1.00%	\$ 50,000	30	N/A
CRA Seller Note	\$ 1,300,000	1.00%	\$ 13,000	30	N/A
TOTAL SOFT DEBT PAYMENTS			\$ 63,000		

ESTIMATED PROJECT SIZE	ESTIMATED TOTAL CONSTRUCTION COST	CONSTRUCTION COST PER GROSS S.F.	CONSTRUCTION COST PER UNIT
90,181 S.F.	\$18,263,939	\$202.53	\$243,519

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	\$ 18,263,939	61%
Hard Cost Contingency (5% of Hard Costs)	\$ 913,197	3%
Financial Costs (Loans and Bond Fees)	\$ 2,215,071	7%
General Development Costs	\$ 1,543,541	5%
Permit & Impact Fees	\$ 530,000	2%
Utility Connection Fees	\$ 157,500	1%
Legal Fees	\$ 335,144	1%
Marketing & Lease-Up	\$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	\$ 115,809	0.5%
Operating Deficit Reserve	\$ 264,897	1%
Developer Fee	\$ 4,351,356	14%
Land Acquisition	\$ 1,300,000	4%
TOTAL USES	\$ 30,090,454	

DEVELOPMENT SOURCES	AMOUNT (CONST.)	AMOUNT (PERM.)
4% Tax Credit Equity	\$ 5,097,085	\$ 12,742,712
Private Construction Loan (Bond-Financed)	\$ 16,000,000	-
Private Permanent Loan (Bond-Financed)	-	\$ 7,879,000
NPF-CRA DIP Soft Loan	\$ 5,000,000	\$ 5,000,000
NPF-CRA Seller's Note	\$ 1,300,000	\$ 1,300,000
Deferred Developer Fee	\$ 2,693,369	\$ 3,168,742
TOTAL SOURCES	\$ 30,090,454	\$ 30,090,454

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a \$16M Construction and a \$7.9M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating Chase's interest in this product and location.

Raymond James Tax Credit Equity Investment Commitment

Raymond James ("RJ") will provide \$12,742,712 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES

Income:	Per Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Housing											
Net Rental Income	13,771	1,032,867	1,053,514	1,074,584	1,096,076	1,117,997	1,140,357	1,163,165	1,186,428	1,210,156	1,234,359
Laundry	518	38,880	39,658	40,451	41,260	42,085	42,927	43,785	44,661	45,554	46,465
Other	230	17,280	17,626	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651
Vacancy Reserve @ 4.0%	(551)	(41,314)	(42,141)	(42,983)	(43,843)	(44,720)	(45,614)	(46,527)	(47,457)	(48,406)	(49,374)
Total Housing	13,969	1,047,703	1,068,657	1,090,030	1,111,830	1,134,067	1,156,748	1,179,883	1,203,481	1,227,550	1,252,102
Commercial											
	Per Sq Ft										
Net Rental Income	17	94,050	96,872	99,778	102,771	105,854	109,030	112,301	115,670	119,140	122,714
Reserve for Vacancy @ 10.0%	(2)	(9,405)	(9,687)	(9,978)	(10,277)	(10,585)	(10,903)	(11,230)	(11,567)	(11,914)	(12,271)
Total Commercial	15	84,645	87,184	89,800	92,494	95,269	98,127	101,071	104,103	107,226	110,443
Total Income	15,098	1,132,348	1,155,841	1,179,830	1,204,324	1,229,336	1,254,875	1,280,954	1,307,584	1,334,776	1,362,544
Expenses:											
	Per Unit										
Management Fee (% of EGI)	559	41,908	42,746	43,601	44,473	45,363	46,270	47,195	48,139	49,102	50,084
Administrative	408	30,577	31,494	32,439	33,412	34,414	35,447	36,510	37,605	38,734	39,896
Contracted Services	331	24,842	25,587	26,365	27,146	27,960	28,799	29,663	30,553	31,469	32,413
Leasing and Marketing	54	4,035	4,156	4,281	4,409	4,541	4,678	4,818	4,963	5,111	5,265
Maintenance	279	20,947	21,575	22,223	22,889	23,576	24,283	25,012	25,762	26,535	27,331
Payroll	1,699	127,413	131,235	135,172	139,228	143,404	147,707	152,138	156,702	161,403	166,245
Utilities	331	24,844	25,589	26,367	27,147	27,962	28,801	29,665	30,555	31,471	32,415
Real Estate Taxes	1,400	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001
Insurance	1,659	124,392	128,124	131,968	135,927	140,005	144,205	148,531	152,987	157,576	162,304
Replacement Reserves	300	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	7,019	526,458	541,832	557,660	573,953	590,727	607,996	625,773	644,074	662,915	682,311
Commercial Expenses	\$ 1.5 psf	8,550	8,807	9,071	9,343	9,623	9,912	10,209	10,515	10,831	11,156
Total Expenses	7,133	535,008	550,639	566,730	583,296	600,350	617,907	635,982	654,589	673,746	693,467
Net Operating Income	8,079	605,890	614,009	622,170	630,371	638,608	646,879	655,181	663,510	671,862	680,233

DEBT SERVICE & CASH FLOW

Permanent Loan 1	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
Total Hard Debt	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
1st Mort Coverage + Hard Fees		1.16x	1.17x	1.19x	1.20x	1.22x	1.23x	1.25x	1.26x	1.28x	1.30x
Waterfall Cashflow	2,087,147	81,311	89,430	97,591	105,792	114,029	122,300	130,602	138,930	147,282	155,654
Soft Debt											
CRA D IP Loan	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	74	5,569	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid	-	13,001	56,120	63,001	63,001	63,001	63,001	63,001	63,001	63,001	63,001
All DSCR		1.14x	1.14x	1.06x	1.07x	1.09x	1.10x	1.12x	1.13x	1.14x	1.16x
Net Cashflow	1,084	81,311	76,428	41,471	42,790	64,029	59,299	67,601	75,929	84,281	92,653



March 12, 2024

Matthew Rieger, Principal
Housing Trust Group, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

**Re: Sistrunk View
Fort Lauderdale, Broward County, Florida**

Dear Mr. Rieger:

Thank you for considering JPMorgan Chase Bank, N.A. (“JPMorgan Chase” or “Lender”) as a potential construction and permanent lender for the development of affordable rental housing to be known as **Sistrunk View** in Broward County, Florida. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. Of course, this letter is for discussion purposes only and does not represent a commitment by JPMorgan Chase to provide financing for the project nor an offer to commit, but is rather intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Facilities: JPMorgan Chase is proposing to provide a tax-exempt bond facility in the amount of **\$16,000,000**, the proceeds of which will fund a construction loan to the Borrower. Upon meeting the conditions required for the permanent period, the Construction Loan will convert to a Permanent Loan in an amount not to exceed **\$7,879,000**.

Borrower: Sistrunk View, LLC

Developer: A to-be-formed single-asset entity affiliated with the Developer.

Project: Sistrunk View will consist of a 75-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount: Approximately \$16,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.

Initial Term: 24 months.

Interest Rate: The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the One-Month Term SOFR plus 200 basis points (the “Interest Rate”). Any one-month Term SOFR less than 3.00% shall be deemed to be 3.00%. The construction

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.483.8297; tammy.haylock-moore@chase.com

interest reserve will be calculated with a cushion determined by Lender. The current indicative rate is 7.33%.

Commitment Fee:	1% of the loan amount.
Extension Option:	One, conditional, six-month maturity extension.
Extension Fee:	0.25% of the sum of the loan balance and the amount remaining of the original commitment.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	Full payment and completion guarantees and environmental indemnity by guarantors/indemnitor(s) satisfactory to JPMorgan Chase.
Developer Fee:	Assigned to Lender. Notwithstanding provisions of the LP or LLC Agreement, any payments of developer fee prior to permanent debt conversion are subject to Lender's prior approval.
Tax Credit Equity:	At least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to the Lender in its sole discretion.
Subordinate Liens:	Subordinate financing will be permitted subject to approval of terms by JPMorgan Chase.
Repayment:	Construction Loan will be repaid from equity funded up to and including conversion to the permanent financing and from the permanent loan.
Loan to Value:	Up to 80% including the value of the real estate and low income housing tax credits.
Contract Bonding:	100% Payment and Performance Bonds from "A" rated surety

Permanent Loan

Amount:	\$7,879,000 subject to final underwriting.
Funding:	24 months after Construction Loan closing an amount of the Construction Loan equal to the Permanent Loan amount will convert to a fixed interest rate. The interest-only period may be extended for 6 months.
Commitment Fee:	1% of the Permanent Loan amount payable at Construction Loan closing.
Interest Rate:	The interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is 5.77%
	Please note that credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to commitment.
Term:	15 years.
Amortization:	35 years.

Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals.
Loan to Value:	Up to 80% of the stabilized rent-restricted value.
Conversion Requirements:	<ul style="list-style-type: none"> • 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all "hard debt" loans requiring debt service payment. Commercial income will be excluded from DSCR analysis. • 90% economic and physical occupancy for 90 days. • 10-year pro-forma forecast shows annual DSCR (based on annual revenue growth of 2% and annual expense growth of 3%) of 1.20x or greater, else the Permanent Loan amount may be resized at conversion.
Prepayment Terms:	Prepayment prior to three years before the Permanent Loan maturity date will be subject to a prepayment fee equal to the greater of 1% of the Loan balance or yield maintenance. Thereafter, prepayment will be without premium.
Escrows/Reserves:	Bank controlled escrows required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of \$300/unit/year funded at conversion with 3-month initial deposit. In addition, an Operating and Debt service guarantee will be required from the individual guarantor as approved by Lender. The reserve or agreement will have a minimum term of five years and will not terminate unless DSC is at least 1.20x in the year of termination.

We appreciate the opportunity to provide construction and permanent financing for the proposed project with you. This letter of interest is for your and the tax credit allocating agency's information and use only, and is not to be shown to or relied upon by other parties. Please note that JPMorgan Chase and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. JPMorgan Chase and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires July 31, 2024 serves as an outline of the principal terms of the proposed facility, and is subject to receipt and satisfactory review of all due diligence materials by Lender and to change as described above. Please note, JPMorgan Chase Bank N.A. cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A

By: _____
 Tammy Haylock-Moore, Authorized Officer

RAYMOND JAMES

March 12, 2024

Matthew Rieger
Sistrunk View, LLC
c/o Housing Trust Group, LLC
3225 Aviation Avenue, Suite 602
Miami, FL 33133

Re: Project: Sistrunk View
Partnership/Applicant: Sistrunk View, LLC
Fund: To be determined
Property Location: Fort Lauderdale, Broward County, Florida

This letter of intent for construction and permanent financing will confirm our agreement (“Agreement”) whereby Raymond James Affordable Housing Investments, Inc. (“RJAHI”) shall attempt to effect a closing (“Closing”) of an investment by a Fund sponsored by RJAHI (the “RJAHI Fund”) in the above named partnership (“Partnership”) on the assumptions, terms, and conditions contained in this letter of intent, or such other assumptions, terms and conditions as are acceptable to you, RJAHI and the RJAHI Fund.

Based upon the Partnership receiving \$1,385,216 in annual low income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJAHI Fund in the Project is \$12,742,712 or \$0.92 per low income housing tax credit allocated to the RJAHI Fund, subject to market conditions. The Applicant is the beneficiary of the equity proceeds. The RJAHI Fund anticipates purchasing \$13,850,774 (99.99%) of the total low income housing tax credits allocated to the Applicant. The RJAHI Fund’s net investment is anticipated to be funded based upon the following schedule:

- 15% (\$1,911,407) paid prior to or simultaneous with the closing of construction financing
- 25% (\$3,185,678) paid at 50% construction completion
- 20% (\$2,548,542) paid at 98% construction completion
- Balance (\$5,097,085) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$7,645,627.

This letter of intent is subject to RJAHI’s satisfactory completion of its normal due diligence, and is also subject to the approval by the Investment Committee of RJAHI of the terms and conditions of the investment in its sole discretion based on then current market conditions, including availability of investment funds and pricing for tax credits.

Raymond James Affordable Housing Investments, Inc.
A Subsidiary of Raymond James Financial, Inc.

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for over 2,300 tax credit properties nationwide. We look forward to working with you.

Sincerely,



Sean Jones
VP - Director of Acquisitions
Raymond James Affordable Housing Investments, Inc.

Acknowledged and Accepted:

Sistrunk View, LLC, a Florida limited liability company

By: 

Name: Matthew Rieger

Title: Manager

Date: March 19, 2024

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Matthew Rieger		Tel. No. (305) 860-8188	E-Mail Address mattr@htgf.com
Primary Contact for this CRA Request Elon Metoyer		Tel. No. (305) 860-8308	E-Mail Address elonm@htgf.com
Name of Business Sistrunk View, LLC		Tax I.D. No. in process	Company Website htgf.com (a affiliate parent comany)
Business Address 3225 Aviation Ave., 6th Floor		Tel. No. (305) 860-8188	Fax No. (786) 408-7542
City Coconut Grove		State FL	Zip Code 33133
Commencement Date to Begin Project: <u>April 2025</u>		JOB INFORMATION	
Completion Date for Project: <u>June 2026</u>			
Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business		Project Type <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Relocation	
Facility Description Existing Space <u>0</u> sq. ft. New Space _____ sq. ft.		Full Time Equivalent (FTE) Jobs to be created <u>3</u> Existing Jobs <u>0</u> Total FTE Jobs <u>3</u>	
NAICS Code / Industry Type 236116 Multifamily Construction		Date of Incorporation 04/13/2022	
State where the business was incorporated Florida		TYPE OF BUSINESS	
Proposed Project Location/City Fort Lauderdale		Proposed Address 790 Sistrunk Blvd.	
Property Control Number(s) 8 parcels, see attached Exhibit A		Property Owner Fort Lauderdale Community Redevelopment Agency	
Owner Tel. No. (include Area Code) (954) 828-4519		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No	
Bank(s) Where Business Accounts for Projects Are Held 1. JPMorgan Chase Bank, N.A. (Accounts to be formed) 2.			
Name of Participating Bank/Lender JPMorgan Chase Bank, N.A.			
Amount \$ 16,000,000		Contact Person Tammy Haylock-Moore	
Name of Other Financial Source Raymond James Tax Credit Equity Funds		Tel. No. (include Area Code) (813) 483-8297	
Amount \$ 12,742,712		Contact Person Sean Jones	
Name of Other Financial Source		Tel. No. (include Area Code) (727) 567-5703	
Amount \$		Contact Person	
Name of Other Financial Source		Tel. No. (include Area Code)	
Amount \$		Contact Person	
Name of Other Financial Source		Tel. No. (include Area Code)	
Project Purpose and Economic Impact 5- to 6-story mixed-use and mixed-income multi-family community with a minimum of 75 apartment homes, over 10,000 sf of active residential amenity uses, 5,700 sf of commercial spaces for potential retail, food & beverage, or office concepts, and 78 parking spaces.			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name An affiliate single purpose member entity of Housing Trust Group, LLC to be formed if awarded	Complete Address 3225 Aviation Ave., 6th Floor Coconut Grove, FL 33133	% Owned 65%	From May 2006	To Present
Name Elite Equity Development, Inc.	Complete Address 7942 NW 164th Terrace Miami Lakes, FL 33016	% Owned 17.5%	From April 2022	To Present
Name Greg Brewton and Associates, Inc.	Complete Address 6410 SW 183 Way, Southwest Ranches, FL 33331	% Owned 17.5%	From April 2022	To Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost.	\$ 30,090,454
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 30,090,454
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify) JPMorgan Chase Bank, N.A.	\$16,000,000**		2 yrs
City funds			
CRA funds D.I.P. Incentive Loan	\$5,000,000	1%	30 yrs
Company's current cash assets			
Owner equity (specify) Deferred Fee	\$2,693,369		
Other (specify) Tax Credit Equity (During Construction) - RJ	\$5,097,085		
Other (specify) CRA Seller Note	\$1,300,000	1%	30 yrs
Other (specify)			
Total Sources	\$30,090,454		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No	\$1,300,000	
Real Property Acquisition Marketing, Lease-Up, ODR, and Soft Cost Contingency		\$480,706	
Utility and road infrastructure improvements	Yes	\$157,500	
New construction of commercial and industrial buildings	No	\$18,263,939	
Rehabilitation of commercial and industrial buildings Hard Cost Contingency		\$913,197	
Purchase and installation of equipment and fixtures		\$350,000	
Other (specify) Impact Fees and Permit Fees		\$530,000	
Other (specify) Developer Fee		\$4,351,356	
Other (specify) General Development Cost, Legal Fees, and Financial Costs		\$3,743,756	
Total Uses		\$30,090,454	

**converts to 35-year perm loan (5.33% indicative rate per Chase LOI)

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: N/A	\$ 0	N/A	\$ 0	% <input type="text"/>	N/A	\$ 0
Name: _____	\$ _____	_____	\$ _____	% <input type="text"/>	_____	\$ _____
Name: _____	\$ _____	_____	\$ _____	% <input type="text"/>	_____	\$ _____
Name: _____	\$ _____	_____	\$ _____	% <input type="text"/>	_____	\$ _____
Name: _____	\$ _____	_____	\$ _____	% <input type="text"/>	_____	\$ _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (personal returns may also be requested).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (required for all non-profit organizations only).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (if the applicant is the owner)
12. Copy of By-Laws (required for all non-profit organizations only).
13. Please sign and submit Statement of Personal History and Credit Check Release (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

Please refer to Exhibit A of this Application for responses to these items.

The following items are also needed, if your funding request is \$500,000 or more
(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

17. CPA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (i.e., attorney, engineer, architect, general contractor, etc.).

- 26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
- 27. Existing Leases, Lease commitments and tenant makeup (if applicable).
- 28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
- 29. Copy of Appraisal Report (if applicable).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Sistrunk View, LLC

By:  Manager March 19, 2024
 Signature and Title Date

Guarantors:  Manager March 19, 2024
 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name: SISTRUNK VIEW, LLC

Developer agrees to purchase the Properties at the below stated price in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

Purchase Offer for Property \$ 1,300,000

CRA Financial Resources (If Required) \$ 1,300,000

Submitted by:

Matthew A. Rieger
Name (printed)


Signature

March 19, 2024
Date

Manager of Sistrunk View, LLC
Title



Project Plans and Information

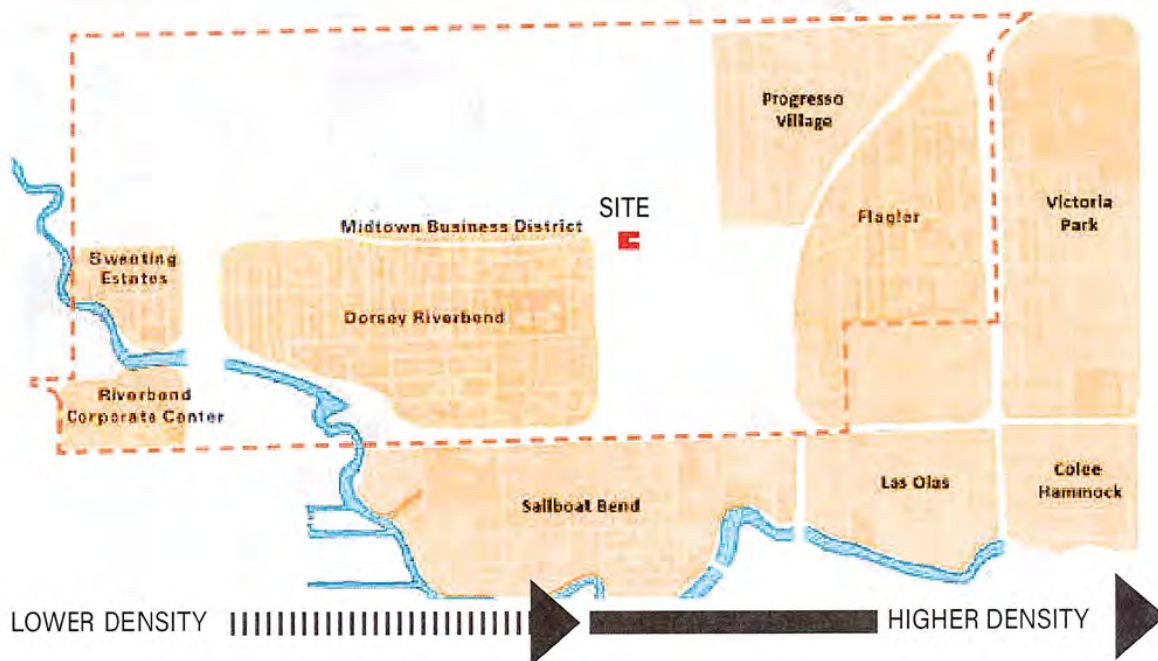
Sistrunk View's design aligns with the NPF-CRA's desired increase in density and intensity of uses in vacant land located along major arterial streets by adding 106

5

1. DEVELOPMENT CONCEPT

EXECUTIVE SUMMARY

The target site is comprised of roughly 1 acre of Fort Lauderdale CRA-owned real estate with main frontage on Sistrunk Boulevard (Site). The Northwest Progresso Flagler Heights Area Community Redevelopment Plan (CRA Plan) envisions this District as a mixed-use and commercial destination that also serves the needs of the community. The urban planning directive for Sistrunk View is to help in creating a transition between the higher residential market-rate density in the neighborhoods East, North and South while also supporting the less-dense, business-oriented neighborhoods to the West with the addition of 5,700 square feet of ground floor retail. The plan for this site is a 5- to 6-story, mixed-use affordable housing development that can support the CRA's goals and add to the CRA's ongoing efforts to bring meaningful infill redevelopment opportunities in the area.



This proposal also calls for features that will provide a public benefit through improved streetscapes for better pedestrian conditions. Prominent public and private entrances, glass storefronts and tree-lining the Boulevard will enhance the quality of the surrounding area with the objective of creating a livable neighborhood that can support a healthy lifestyle for its residents.

This proposal aims to be an element that will draw growth and increased activity in the area by providing a minimum of 75 and a maximum of 106 new, mixed-income and mixed-use units for Fort Lauderdale's workforce. Our proposal responds to the increased need for affordable and workforce housing in the City of Fort Lauderdale, and more broadly, Broward County. The 5,700 square feet of commercial space will further help to activate this corridor to its full potential.



75+
RESIDENTIAL
UNITS

+



5,700 sf
COMMERCIAL
SPACE

+



78+
COVERED
PARKING

+



10,000 sf
RESIDENTIAL
AMENITIES

+



5,000 sf
RESIDENTIAL
GREEN SPACES

URBAN DESIGN

We believe that good design starts at the street level. It is well documented that complete street designs are catalysts for increasing property values and well-designed streets attract investments. Current trends of successful mixed used developments have a heavy mix of residential and commercial with limited or less forward-facing office space. Walkability and connected networks are key to the success of these developments. Utilizing both the objectives of the Design Standards street typology as well as complete street principles, the project proposes the following enhancements:

- Pedestrian experience with 7' sidewalks with hard and soft landscape improvements
- Provide for traffic calming with tree canopy planting
- Provide for primary vehicular connection along NW 7th Terrace to avoid traffic issues along Sistrunk Boulevard
- Define a street edge that is comfortable and safe

Another major contributor to increased property values is safety. When people of all ages and abilities feel safe enough to be able to walk and bike through their neighborhood property values increase. The existing streets are sterile and isolated. Buildings are setback from the edge of the street and do not provide a clear line of sight from passing vehicles or from the inside of the existing developments or building. Our proposal faces out to each street, engages with the street edge by encouraging active ground floor uses, and provides "eyes" on the streets. Our team utilizes the principles of CPTED (Crime Prevention Through Environmental Design) which takes a multi-disciplinary approach to safe design and is based on the following three main strategies.



Natural Surveillance -This will be accomplished with increased pedestrian and bicycle usage to activate the street. This natural surveillance is critical to a sense of safety.



Access Control – Building entrances are clearly defined and well pronounced. Gateways into the project mark private vs public spaces with the placement of architectural elements and electronic access control systems.

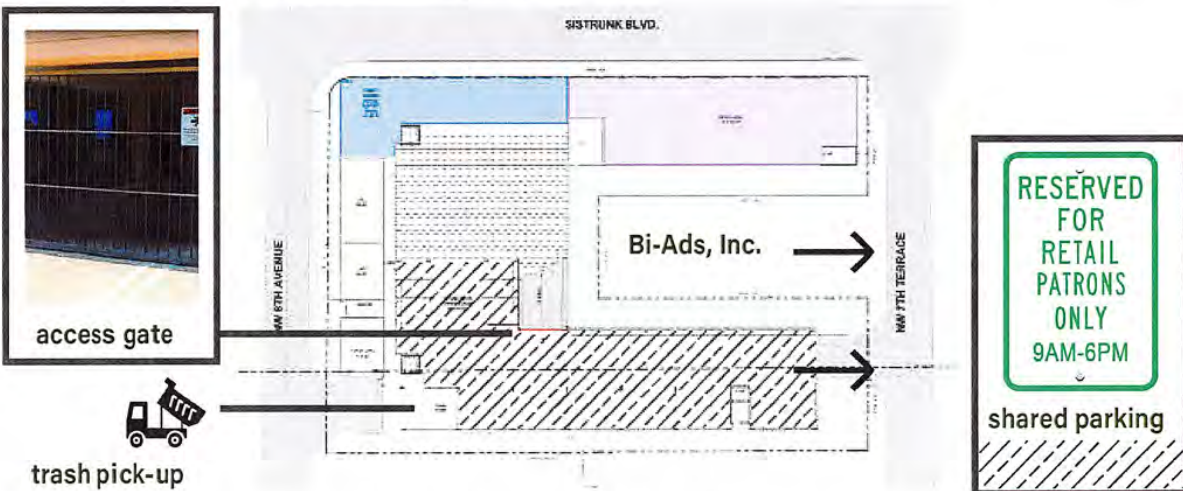


Territorial Reinforcement - Creating a sense of ownership within the community will transform the corridor into a place, not merely a mechanism to travel Downtown, and a sense of pride of ownership from the community.

2. VEHICLE CIRCULATION & PARKING

Vehicle access to the site is provided through a private driveway on NW 7th Terrace that connects directly to the building's covered parking garage. This will be the main point of access for the public and the residents to the parking garage, with the residential area being separated through gated entry. The parking structure can provide for 78 parking spaces which are more than sufficient to accommodate this particular mix of uses.

This parking count can allow for the ground floor to serve as shared-parking that can be reserved exclusively for the retail spaces during regular business hours. This arrangement will still leave about 63 parking spaces exclusively for the residential units, almost achieving a 1:1 parking ratio which is a very healthy ratio in such prime urban locations. Our building was designed with key urban planning principles in mind, which includes the orientation of all back-of-house, parking areas and hallways in the interior of the site to let the residential units enjoy more openness and better views. All parking is being screened from public view by the building and the width and number of access points is minimized to provide limited conflicts with pedestrian movement along the street rights-of-way.

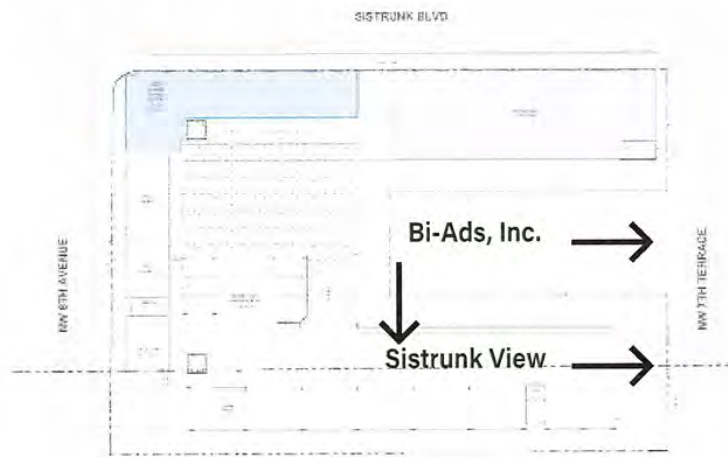


We are also conscious of the existing right-of-access that Bi-Ads has towards Sistrunk Boulevard, and as such, we have ensured that our design has the flexibility to accommodate three different solutions to this problem. It is our philosophy to always design with future issues in mind, applying that here will put us in a better position to negotiate with Bi-Ads towards a mutually beneficial solution.

On the following pages are two of the alternative configurations that we have taken into consideration. Regardless of the final agreement achieved with Bi-Ads, Inc., even in the worst of scenarios, the total unit count and parking count will not be decreased.

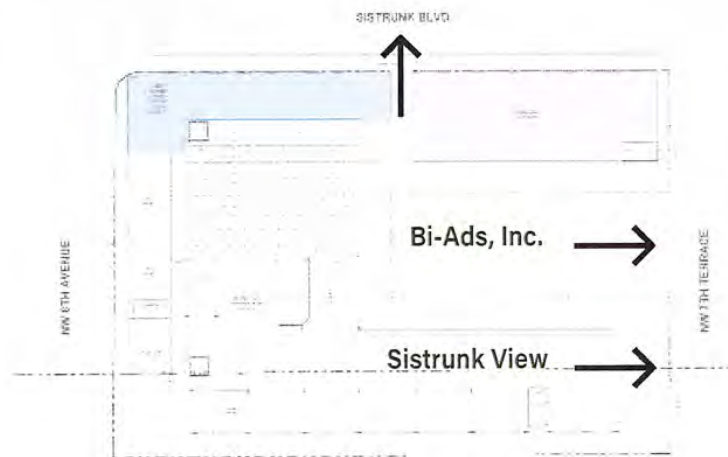
The current site plan design without modifications is the best option in terms of urban design, pedestrian safety and overall safety for both Bi-Ads and Sistrunk View tenants. The access point on NW 7th Terrace was chosen strategically to avoid another curb cut on Sistrunk Boulevard that would be less than 150 feet from the nearest intersections. Irregular access points can create dangerous situations for both pedestrians and vehicles.

PLAN B



This is the second best alternative. If simply having a secondary access point is the concern, an alternative access agreement can be reached whereby a second access is provided using the same access point for Sistrunk View. This prevents dangerous conditions on Sistrunk Blvd. and provides a hidden access that is safer from intruders and loitering.

PLAN C

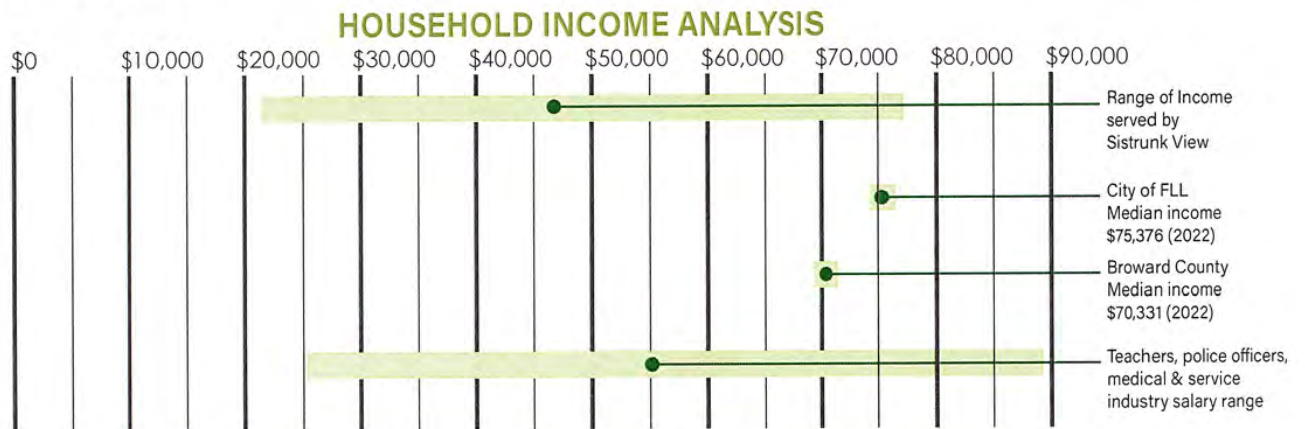


This alternative assumes no changes to the existing access agreement. Although not ideal, our building design is not affected significantly other than a minor reduction of the commercial square footage.

3. RESIDENTIAL TARGET MARKET & RENTS



All of the residential units in Sistrunk View will be for rent; the rental schedule is outlined in the table below. 85% of the units will be available to households whose income range is perfectly aligned with the CRA's goal to provide workforce rental units to meet the housing demand for office employees, medical workers and the hospitality industry in the Downtown Fort Lauderdale Core. The affordability period for all of the units will be 50 Years.



SISTRUNK VIEW HOUSEHOLD INCOME BREAKDOWN

UNIT TYPE BY AMI	NO. OF UNITS	NO. OF BDRMS	HOUSEHOLD INCOME RANGE	MONTHLY RENT
Low-Income (30% AMI)	9	1/1	\$ 20,160 - \$ 23,040	\$ 594
Low-Income (30% AMI)	3	2/2	\$ 23,040 - \$ 28,800	\$ 713
Affordable (60% AMI)	20	1/1	\$ 40,320 - \$ 46,080	\$ 1,188
Affordable (60% AMI)	7	2/2	\$ 46,080 - \$ 57,600	\$ 1,426
Workforce (70%-80% AMI)	27	1/1	\$ 47,040 - \$ 61,440	\$ 1,386 - \$ 1,440
Workforce (70%-80% AMI)	9	2/2	\$ 53,760 - \$ 76,800	\$ 1,663 - \$ 1,728
TOTAL	75		\$ 20,160 - \$ 76,800	\$ 594 - \$ 1,728

4. COMMERCIAL SPACE

The proposal currently includes approximately 5,700 square feet of retail space on the ground floor of the building, all along Sistrunk Boulevard. This is an essential piece to bringing activity to the area and creating a true, mixed-use and walkable community.

The retail space will be leased to the NPF-CRA at a heavily discounted price (estimated \$15 psf) in order to allow the CRA to have a role in the selection of local tenants while also obtaining an economic benefit from those profits. We will also assist retail tenants with the buildout of their proposed spaces through Tenant Improvement Allowances built into the leasing agreements. The size of these spaces will be ideal for locally-owned businesses and small businesses to have a footprint near downtown Fort Lauderdale.

Since the NPF-CRA's input will be vital in the solicitation of new tenants and even in the way those retail spaces are designed/distributed within the volume, we have omitted letters of intent from prospective tenants. Nevertheless, the proposal envisions start ups and small businesses ranging from coffee shops to fitness concepts, beauty services or medical office spaces.

The retail lease up rates in the surrounding areas are in the \$25-\$30 range. Counting the 5,700 square feet, this space can potentially generate up to \$85,500 in additional profits annually via subleasing.

\$30 PSF MARKET - **\$15 PSF SPECIAL RATE** = **\$15 PSF ESTIMATED VARIABLE INCOME**



PRIME CORNER FRONTAGE ON SISTRUNK BOULEVARD

Larger, more detailed plans and drawings provided later in this proposal.



CO-WORKING ● BOUTIQUES ● BEAUTY ● HEALTH & WELLNESS



5. ZONING DATA & UNIT MIX BREAKDOWN

SITE DATA

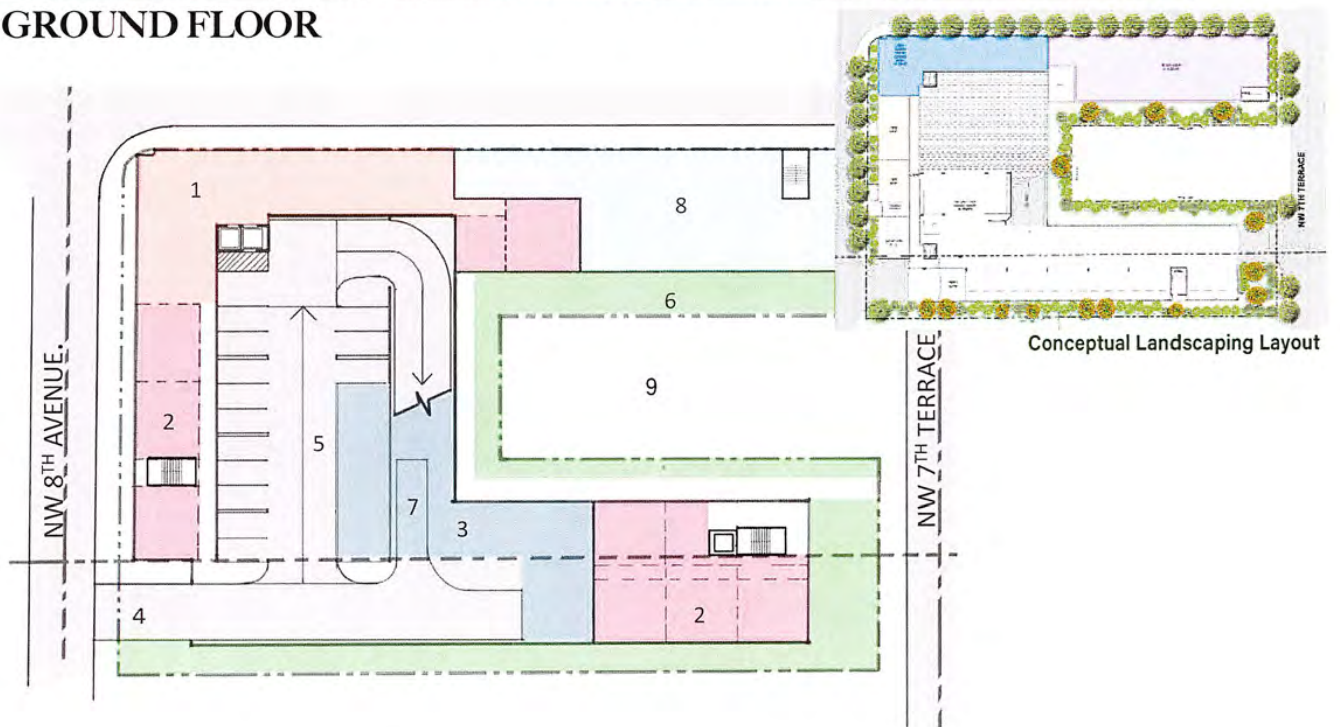
ADDRESS	790 NW 6th St, Fort Lauderdale, FL 33311		
LOT AREA	+/- 1 acre	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	RMM-25		
USES	Multifamily, Single Family, Duplex, Hotel		Multifamily Residential
<u>YARD REQUIREMENTS</u>			
Minimum Front Yard	25 feet	25 feet	25 feet
Minimum Side Yard	10 feet	10 feet	10 feet
Minimum Rear Yard	20 feet		N/A (no rear)
BUILDING HEIGHT	55 feet	55 feet (5 stories)	
ZONING DISTRICT	NWRAC-MUw		
BUILDING HEIGHT	65 feet in accordance with the performance standards in Section 47-13.52B		65 feet (6 stories)
<u>YARD REQUIREMENTS</u>			
Primary Street (Sistrunk Blvd)	0 feet	0 feet	0 feet
Secondary Streets (7th Terr. & 8th Ave.)	5 feet	5 feet	5 feet
Sides Abutting Bi-Aids, Inc.	15 feet	15 feet	15 feet

	PARKING	RESIDENTIAL UNIT TYPES		
		1BR	2BR	TOTAL
Ground Floor	14			
2nd Floor	22			
3rd Floor	21			
4th Floor	21			
5th Floor	N/A			
Total Parking	78			
Shared Use Parking	15			
Total D.U.		56	19	75
Average Area S.F.		600	900	

*There are no parking requirements when located in a R.A.C. Since the majority of the site meets that condition, the parking provided meets the minimum for the entire site.

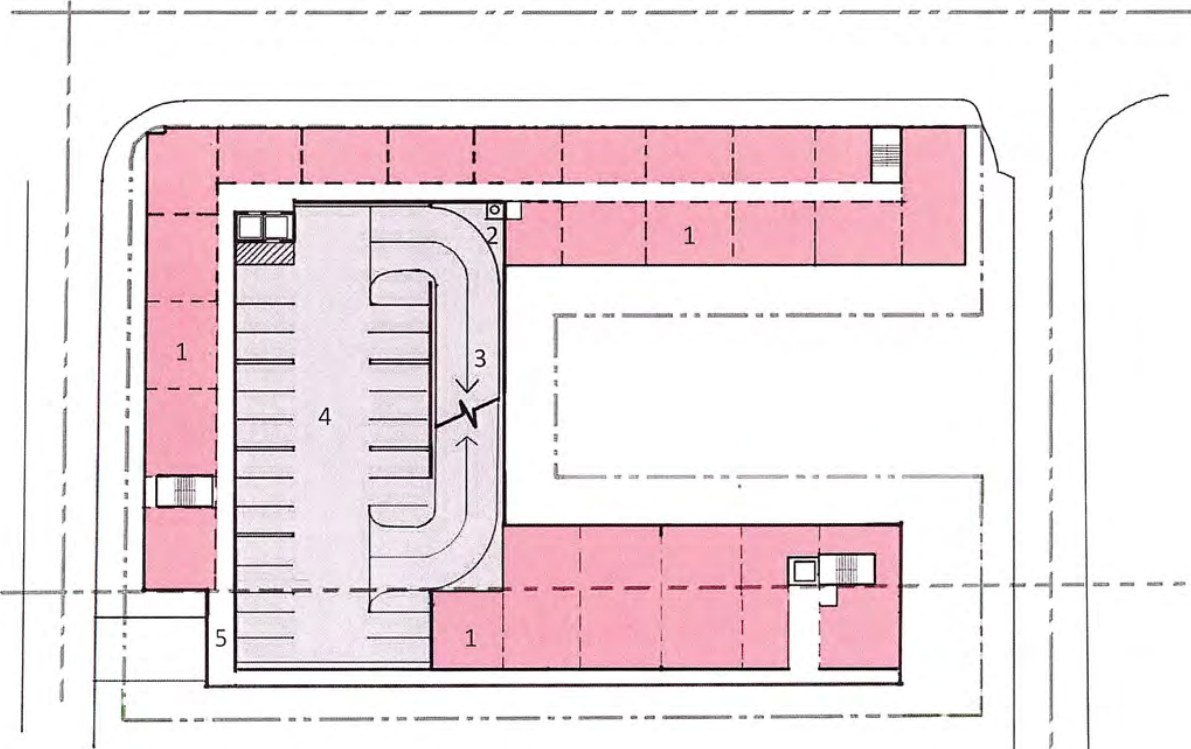
6.5 STORY CONCEPTUAL SITE + LANDSCAPE PLAN

GROUND FLOOR



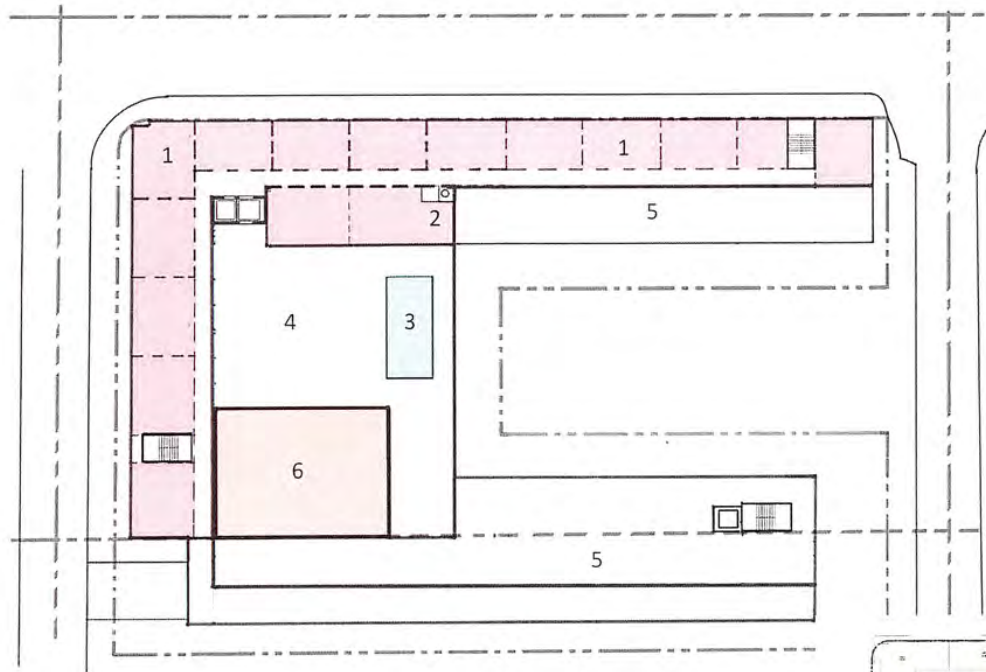
- | | | | |
|---|---|---|-------------------------------------|
| 1 | Sistrunk View Lobby & Management Office | 5 | Parking Garage |
| 2 | Ground floor apartment units | 6 | Open Areas |
| 3 | BOH | 7 | Loading Zone |
| 4 | Garage Access | 8 | 5,700 SF of Commercial Retail Space |
| | | 9 | Bi-Aids, Inc. |

CONCEPTUAL FLOOR PLANS: LEVELS 2-4



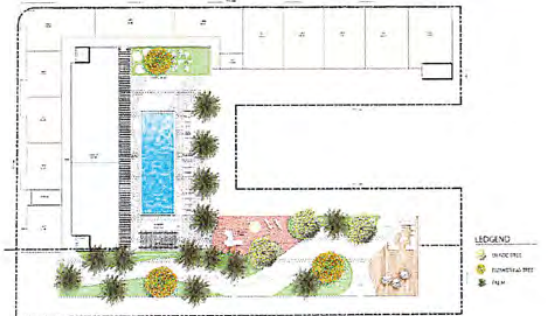
- 1. Dwelling Units
- 2. Trash Chute
- 3. Garage Ramp
- 4. Parking Garage
- 5. Open Breezeway

CONCEPTUAL SITE + LANDSCAPE PLAN: LEVEL 5



- 1. Dwelling Units
- 2. Trash Chute
- 3. Swimming Pool
- 4. Pool Deck Area
- 5. Roof Area Below
- 6. Amenity Area

Alternative Conceptual Landscaping Layout



LANDSCAPE IMAGERY BOARD FOR THE PROJECT



NATIVE CANOPY TREES



MULTI TRUNK TREES



CHARACTER FLOWERING TREES



SMALL FLOWERING TREES



NATIVE FLOWERING SPECIES



BEDS OF FERNS



LARGE DATE PALMS



CLIPPED HEDGES



CLIMBING GREEN WALLS



TROPICAL HAMMOCK LANDSCAPE



COLORFUL ACCENTS THROUGHOUT

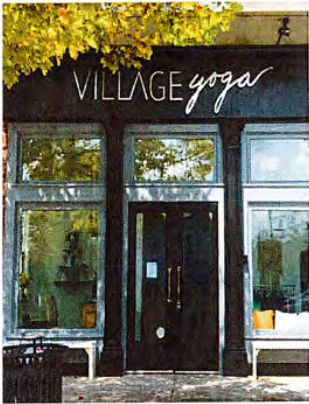
WITKIN HULTS LANDSCAPE ARCHITECT:

The landscape approach is to provide vegetative cover throughout the site that exceeds the minimum requirements set forth by code. A variety of tree / palm species are being provided in groupings of different sizes and configurations to achieve an engaging and natural feel. Large canopy trees have been selected for street trees to provide shade along sidewalks. Mixes of trees and palm clusters are used for screening and buffering and to help define outdoor spaces. Flowering trees punctuate landscape groupings to provide focal points and visual interest throughout the site.

AERIAL LOOKING SOUTHEAST



NORTHEAST CORNER CONCEPTUAL



Inspirational images of ideal local retail concepts for Sistrunk View's ground floor.



NORTHWEST CORNER CONCEPTUAL



Open Bright Green



Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES DECK



DEVELOPMENT CONCEPT:

AMENITIES

Sistrunk View's amenities were specifically selected in order to be useful and beneficial to residents of the development and the surrounding area. The high-end amenities were designed with the intention of improving wellness, access, and social interaction. HTG has earned a superior reputation for designing and developing ultra-luxury communities that are enhanced by outdoor and in-unit amenities. The residential building will be designed and constructed with a strong focus on energy and water efficiency, durability and healthy indoor air quality. Our overall goal for this community is to improve residents' lives and ensure that the investment benefits accrue to the entire neighborhood through resident services, amenities, and opportunities.

The spectacular outdoor amenities, in addition to the commercial/retail options that will be on-site, include a resort-style outdoor pool surrounded by chaise loungers and seating areas. For outdoor entertainment, residents will be able to socialize at the community's outdoor dining and BBQ area for all types of gatherings. Amenities also include a rooftop garden with both relaxing seating areas and separate play areas for children. Residents and guests will also have access to a fully-loaded clubhouse that includes a large gathering area with a catering kitchen for entertainment, a media and game room, co-working spaces, and a fitness center that includes cardio machines and free weights.

SISTRUNK VIEW COMMON AREA AMENITIES

Community Room with catering kitchen for entertaining	Motion sensor exterior lighting with daylight sensors
State-of-the-art fitness center	A full-coverage security camera system
Picturesque pool with lounge seating areas	Clubhouse with co-working flex spaces
Controlled access to building, garage, and elevators	Bike Racks
Clubhouse with media room and computers access	NGBS Green Certification
Retail Shops and parking	Rooftop garden with play areas
Outdoor dining and BBQ area	Professional, friendly on-site management

The quality of living extends to in-unit amenities. A few stand-out in-unit amenities are listed below. Market research and our experience in other similar markets have shown that working professionals and families are searching for attainable luxury living that meets all their needs as renters. HTG is confident that the amenities proposed herein will provide the City of Fort Lauderdale with a superior line of affordable housing living comparable to market rate options.

SISTRUNK VIEW RENTAL IN-UNIT AMENITIES

Modern open floor plan	Integrated HVAC/Smart Fan Systems
Contemporary kitchens, with ample cabinet space	Sleek Vinyl plank luxury flooring
Stainless Steel Energy-efficient appliances	Comfort-height bathroom vanities
Quartz/Granite counter-tops	Balcony/Private Terraces
Eco-friendly shower heads and faucets	Full-size washer and dryers hook-ups

PHOTOGRAPHS OF AMENITIES IN HTG COMMUNITIES:



PHOTOGRAPHS OF UNIT INTERIORS IN HTG COMMUNITIES:



7. GREEN BUILDING EXPERIENCE

Sistrunk View will obtain a National Green Building Standard Certification, highlighting the importance of creating an environmentally friendly community for our residents and the neighbors' environment through the utilization of sustainable construction practices. HTG has Abney & Abney Green consultants on retainer for all developments. Kyle Abney, principal of Abney and Abney begins working on a project from its inception to ensure we develop the appropriate scope of work to achieve our certification goals. **All of HTG's developments that have been completed or are under construction in Florida incorporate official Green Building practices and certifications through LEED or NGBS certification programs.** Sistrunk View was intentionally designed with a strong focus on integrating energy, water, and material efficient features thereby reducing impact on natural resources so as to decrease maintenance and utility costs, and promote an active, healthy lifestyle for the long term benefits of its future residents.

HTG's lead architect and project designer, Corwil Architects ("Corwil"), is committed to the incorporation of sustainable Green principles in its designs and its integrated approach can help shorten the overall timeline of a project while maintaining the integrity of the design. This process also facilitates the design and delivery of excellent indoor and outdoor environmental quality. Through the application of sustainable design tenets, Corwil has created unique spaces that provide highly efficient operational systems and healthy environments for its residents, visitors, the neighborhood, and transit patrons. Corwil has completed numerous projects that have attained NGBS, LEED or other accredited Green building design certifications. The architectural firm is thoroughly familiar with the certification requirements and works closely with the green building consultants to ensure the owner's goals are always met. Corwil is always conscious of the demands of the hot and humid climate in South Florida, they have made a great effort to ensure an eco-friendly design throughout the different unique spaces. When working at the schematic and later at the construction documents level, Corwil's designers will be conscious of the orientation of the building, the efficiency of the AC system, shading coefficient for windows and the R-value rating for the roof assembly, just to name a few. Corwil has also successfully implemented green lush vertical wall systems in some of their previous developments, a unique design concept that is being incorporated into Sistrunk View.



The sustainable and high performance programs for Sistrunk View were proposed and recommended by Abney + Abney Green Solutions ("Abney + Abney"), one of the development team members and one of the premier green building consulting firms in Florida. Abney + Abney, experts in their field, have worked on certifying green building designs for various other projects located in Broward County. Abney + Abney is not only one of the most experienced firms in their field, but is extremely familiar with all local and federal regulations that may be necessary or beneficial to implement. When integrating these features, it was important that we recognized the importance of environmentally and economically sustainable communities both for residents and neighbors alike. Reducing the environmental impact and footprint while providing a direct savings in utilities for our residents is an attainable win-win scenario.



Sistrunk View will also look into obtaining a Brownfield Designation for the property in order to capitalize on the redevelopment of this infill site. This designation will benefit the financial feasibility of the project, while also demonstrating the high level of commitment to revitalizing the Sistrunk Boulevard corridor.



8. ENERGY EFFICIENT FEATURES

Energy efficiency is essential to the well-being and long-term success of our residents and given the high cost of utilities, we take great pride in building communities that integrate sustainable design and construction techniques. Reducing the environmental impact while providing a direct savings in utilities for our residents is an attainable win-win scenario. Green features will include windows with high performance low-e glass, native species landscaping, high Seasonal Energy Efficiency Ratio (SEER 16 or better) HVAC systems, low flow plumbing fixtures and eco-friendly materials such as Green Label flooring, formaldehyde free cabinetry and low VOC paint, to name a few.

As recommended by Abney + Abney, HTG in its design and construction of Sistrunk View will adhere to implementing the following five green building features as guiding principles to our sustainable community:



1. SUSTAINABLE SITE

- a. An infill and previously developed site is selected
- b. Directly connected to multi-modal public transit opportunities
- c. Pedestrian activities are provided
- d. Close proximity to multiple community resources
- e. Outdoor activity opportunities are provided for the public and residents to enjoy
- f. Protection during construction of existing vegetation that is considered high priority
- g. Low-impact design of stormwater collection system
- h. Light color roofing materials and hardscapes to mitigate the heat island effect



2. RESOURCE EFFICIENCY

- a. High density of over 100 units/acre requires less resources to build and operate
- b. Use of durable materials extends their lifespan and reduces replacement needs and costs
- c. Termite-resistant foundation, walls and floors
- d. Advanced moisture control measures:
 - Extensive flashing
 - Covered exterior doors
 - Horizontal ledgers are sloped away from building
 - Third-party water tightness testing of the building's envelope
 - No valleys in the roof design
 - Final grade sloped away from the foundation
 - Stormwater from building is directed to the underground stormwater system
- e. Construction waste management plan with a goal of 80% diversion from landfill
- f. Regional material use as a priority



3. ENERGY EFFICIENCY

- a. Smaller unit sizes reduce the required energy to operate
- b. HVAC systems properly sized for optimal performance
- c. Third-party verification of insulation to assure proper installation
- d. High performance building elements:
 - Energy modeling to quantitatively optimize the design
 - Tightly sealed envelope and ductwork
 - Appropriate insulation R values
 - Minimum 15 SEER of the AC systems
 - Windows with a low Solar Heat Gain Coefficient (SHGC)
 - Water heaters with a high Energy Factor
 - High-efficiency lighting fixtures that utilize LED bulbs
 - ENERGY STAR bathroom exhaust fans
- e. Commissioning of the HVAC, water heating and lighting controls systems
- f. Extensive training of management and tenants to ensure proper operations of installed systems



4. WATER EFFICIENCY

- a. Outdoor water use:
 - Florida-friendly and drought-tolerant landscape materials
 - Reduced use of turf
 - High-efficient irrigation techniques
 - Use of reclaimed water for irrigation if attainable
- b. Indoor water use
 - Low-flow plumbing fixtures used for all showerheads, toilets, bathroom faucets, and public urinals
 - ENERGY STAR dishwashers and washing machines



5. INDOOR ENVIRONMENTAL QUALITY

- a. No solid fuel-burning appliances
- b. Enhanced air barrier design to prevent carbon monoxide from entering the building from the attached garage.
- c. Reduced use or carpet
- d. Low Volatile Organic Compound (VOC) paints and adhesives
- e. Urea formaldehyde-free insulation
- f. Direct outside air makeup for each unit
- g. Minimum of a MERV 8 air filter for the AC units
- h. HVAC protection during construction to prevent pollutants from contaminating the installed systems
- i. All plumbing and ductwork will be inside the thermal envelope of the building
- j. Increased daylighting strategies
- k. No smoking allowed anywhere on the property during construction and after occupancy, including in the units.

9. SOCIAL SUSTAINABILITY: SUPPORTIVE SERVICES

Sistrunk View will provide supportive services to its residents. By providing educational and extracurricular activities, our developments are able to foster a sense of community while also providing residents opportunities to learn meaningful skills for personal and professional growth. These skills can translate into upward mobility, both in the workplace and in moving towards homeownership. HTG Management, LLC will also provide support services tailored to the needs of the resident families.

These services will include:

- Job Readiness Training
- Job Placement
- Employment Assistance Program
- Credit Counseling
- Budgeting
- Tax Preparation Education
- Computer Classes
- Adult Literacy Training
- Community Activities



10. PROJECT TIMELINE

DAYS PER TASK GROUP	ACTIONS/TASKS	ESTIMATED		Days	Months
		START	FINISH		
RFP Due Date		23-June-24 24-June-26			
3/25/2024					
223	Award and Signed Development Agreement	03/25/24	06/23/24	90	3.0
	Formal Engagement of all Professionals (Architect, Landscape Architect, Structural Engineer, MEP, Civil Engineer, Traffic Consultant & Green Consultant)	06/23/24	06/26/24	3	7.4
	Schematic/Conceptual Design	06/26/24	07/11/24	15	
	Site Plan Approval per Section 33-304 of the Code	07/11/24	11/03/24	115	
	Construction Document (100% Progress Set), Final Specs	11/03/24	02/01/25	90	
80	GC Bid Package to Subcontractors	02/01/25	02/04/25	3	2.7
	GC Bids Received, Reviewed, & Formal Selection of GC	02/04/25	02/25/25	21	
	GC Contract Draft and Execution	02/25/25	03/02/25	5	
	Submission of Building Permit Application	02/01/25	02/06/25	5	
	Master Building Permit	02/06/25	04/17/25	70	
	Financial Closing	04/17/25	04/22/25	5	
4	Notice to Proceed	04/22/25	04/23/25	1	0.1
	Commencement of Construction	04/23/25	04/26/25	3	
393	Pre-Lease Up of Commercial/Retail	04/26/25	10/23/25	180	13.1
	Temporary Certificate of Occupancy	04/26/25	05/10/26	379	
	Certificate of Occupancy/Certificate of Completion for Project	05/10/26	05/24/26	14	
120	Stabilization of the Project	05/24/26	9/21/26	120	4

23.3 months

Key Tasks for the Project:	
7.4	# of Months from Award until Completion of Design
10.1	# of Months from Award until Lease Closing
10.2	# of Months from Award until Construction Commencement
23.3	# of Months from Award until issuance of CO/COC
Total Time from Award to Construction Completion:	
700	Total # of Days
93	Total # of Weeks
23	Total # of Months

- Activities Expected in Year 2024
- Activities Expected in Year 2025
- Activities Expected in Year 2026

11. MARKETING PLAN



HTG and its management arm, HTG Management, LLC, have built and leased-up over 40 developments across all submarkets throughout the State of Florida. More specifically, that number includes 7 multi-family properties in Broward County alone (of which 4 have been completed within the last 8 years). This translates into a very strong sense of the local market and absorption rates.

Luckily, as is the case with most affordable housing units built nationwide, every single property HTG has leased up in South Florida has had extensive waiting lists of residents several months in advance of construction completion. This allows our regional and property managers sufficient time to qualify and vet residents ahead of time, so by the time certificates of occupancy have been obtained by the

General Contractor the entire lease-up and move-in process can happen expeditiously (1-2 months).

Nevertheless, we do employ certain key strategies that start at the pre-construction stages and which help promote the development to gather resident interest. HTG has an in-house Public Relations Coordinator that handles press releases and the social media presence for our portfolio.

Our marketing plan will be centered around and include the following:

1 Timely press releases - Press Releases will be strategically planned and initiated by our public relations firm. They will largely be centered around milestones achieved during the development process such as the award of the RFP, the closing of financing, the ribbon cutting or groundbreaking of the community, the grand opening of the community, and potential local and nationwide awards which often follow suit.

2 In-person event ceremonies - Our in-person event ceremonies go hand-in-hand with the press releases. These ceremonies will be held for both the ribbon cutting or groundbreaking and grand opening of the community. These events are often unmatched opportunities for our team to promote the community while inviting local media outlets and expressing gratitude to every single firm and individual that had a part in its success including the NPF-CRA, City of Fort Lauderdale, Broward County, all professionals (architect, engineer, general contractor, etc.), lenders, government officials, and the community.

3 Community Meetings - These targeted events are another essential marketing tool that ensures a smooth development process. Our team values the input and communication received from the NPF-CRA and the local community. It is with their support, relationships, and constructive feedback that we can truly deliver a product that serves and lives up to their expectations for this great location.



4 Social media advertising - Social media advertising is a free marketing tool that our team loves to utilize due to its far-reaching capabilities. Using this platform strategically can amplify our outreach and grab the attention of many different demographics, including students, younger working professionals, and young families. This is where we would feature the latest drone footage and progress of the community, property photos, live video testimonials, milestone updates, latest lease or concession



5 Digital marketing - Similar to our social media outreach, our digital marketing campaign will be focused on advertising with other platforms such as: Apartments.com, CoStar/LoopNet, Apartment Guide, and Apartment Finder. Each of these digital marketing platforms will include up-to-date information on our asking rents, lease availability and countless other marketing features such as pictures, videos, floor plans, site maps, and a host of in-unit and community amenities list and descriptions.

















6 Temporary leasing space on-site during construction - During construction of the development, a temporary leasing space is opened to pre-lease the units and showcase the proposed finishes and amenities. We will have physical samples of countertops, finishes, unit floor plans, and renderings throughout.

7 Referral programs - Our referral programs are just as important as oftentimes word of mouth can be one of the best tools to utilize. Our team will establish a collaborative marketing effort with surrounding local community retailers such as restaurants/bars, entertainment, clothing shops, etc., in order to promote the development among the local workforce.



Employment Goals MBE, WBE Participation

The combination of the planned reconstruction of Sistrunk Boulevard, the revitalization of NW 7th Avenue and Sistrunk View will revitalize the CRA and bring hundreds of jobs that can be filled locally.

6

1. PROCUREMENT GOALS: MBE AND WBE COMMITMENT

HTG is committed to investing its resources into underserved communities in need of affordable housing. HTG clearly understands the need to use these investments not just for brick and mortar but, whenever possible, to create meaningful employment opportunities for minority-owned, woman-owned, and socially or economically disadvantaged contractors and suppliers.

This commitment begins with the selection of the team's key partners and carefully controlling our hiring practices. Elite and GBA, two of the three co-developer partners in this project, are 100% MINORITY-OWNED BUSINESSES. The third partner, HTG, actively ensures the selection of diverse talent by carefully reviewing HR policies and practices to identify barriers and opportunities for improvement. The following are some of the practices employed in HTG's hiring process:

- Providing Appropriate Language When Advertising Job Opportunities
- Advertising to Diverse Constituencies
- Establishing a Fair and Consistent Method of Interviewing
- Asking Questions Relevant to the Position—and Avoiding Questions that May Be Discriminatory
- Evaluating Consciously

SISTRUNK VIEW'S MINORITY AND WOMEN BUSINESS ENTERPRISE GOALS WILL BE:

30% Thirty percent of the dollar value of the contract will be awarded to MBE's and WBE's.

HTG will assure that all appropriate hiring language is contained in all procurement contracts and commits to providing appropriate notifications to residents about these opportunities.

AFFIRMATIVE STEPS TOWARDS DBE/MBE/WBE GOALS:

To reach the goals mentioned previously, HTG and its contractor will commit to:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation mailing lists;
2. Assuring that small and minority business and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
4. Establishing delivery schedules, where the requirements permit, that encourage participation by small and minority business and women's business enterprises;
5. Using the services and assistance of Career Source Broward and OIC of South Florida; and
6. Requiring the prime contractor, if subcontractors are to be let, to take affirmative steps listed in this subsection.

PAST SBD/MBE/WBE EFFORTS:

Over the years, HTG has successfully developed several affordable housing initiatives that are jointly owned or funded by public entities. These transactions have either federal, state, and/or local hiring requirements in which minority and local business practices, Section 3 and Davis Bacon have been implemented. Below, please review a sampling of projects that have had this implemented:

- **Wagner Creek** is a 73 unit, new construction mixed-income high-rise in Miami-Dade County. The development included a HOME loan from the City of Miami whereby Section 3 hiring was required. HTG managed this process in coordination with the general contractor and exceeded all expectations.



- **Courtside Apartments** is an 84 unit, new construction, multifamily residential building in the Overtown Neighborhood of the City of Miami. The development benefited from a direct investment of \$7.5MM from the Overtown Community Revitalization Agency (CRA). The CRA required that 40% of the project's unskilled labor emanate from the Overtown neighborhood. HTG reached its hiring goals by working with local community organizations to conduct pre-construction employment workshops and hiring a consultant to monitor our project local employment data which was reported directly to the CRA on a monthly basis. We have met and exceeded all required goals.



- **Heron Estates Senior** is a new construction development on property leased by from the Riviera Beach Housing Authority. The project entails the development of 101 affordable rental units for elderly residents. HTG in conjunction with Mosnar Group, a minority-owned business (which has a 20% stake in the development) made up the development team. As a principal in the transaction, Mosnar Group managed all aspects of implementing RBHA's Section 3 requirements and the procurement processes for goods and services. HTG hired a Davis Bacon and prevailing wage consultant to facilitate contractor/subcontractor's adherence to HUD guidelines.

- **Covenant Villas** is a 144 unit acquisition rehabilitation project that was developed by a partnership between HTG and an affiliate of the Palm Beach County Housing Authority, the Spectra Organization. The development adhered to Davis Bacon, Section 3 and procurement goals of the Palm Beach County Housing Authority. In this instance the Mosnar Group facilitated the implementation of our hiring strategy.

2. LOCAL JOBS CREATED

SISTRUNK VIEW'S LOCAL EMPLOYMENT GOALS WILL BE AS FOLLOWS:

1. Ten percent (10%) to thirty percent (30%) of all new hires shall be local workers.
2. Ten percent (10%) of the value of the contracts awarded for construction shall be awarded to local businesses.
3. Three percent (3%) of the value of the contract for non-construction work shall be awarded to local businesses.

Hiring preferences shall first go to residents in the NPF-CRA area where the work is being performed, and second to residents and other low and very low income persons in the City of Fort Lauderdale. Priority preferences will be given for businesses that are fifty-one percent (51%) owned by City of Fort Lauderdale and Broward County residents and for business concerns whose permanent workforce is at least thirty percent (30%) composed of current local residents.

Based on information provided by the National Association of Home Builders and Florida Housing Finance Corporation, and our own experience, we estimate this development will generate :

- 276** Jobs during development & construction, of which **10% - 30%** will be filled by local workers;
- 21** Permanent ongoing local jobs supported after the new apartments are occupied;
- 4** Permanent ongoing local jobs directly from the operations of the building and retail.

We will aim to hire CareerSource Broward and OIC South Florida graduates to ensure that local residents are given the first opportunity to apply and interview for all vacant positions. In addition, through the CRA's involvement in the selection of retail establishments, we can implement a preference for business with employees that are local residents.

To ensure we meet these goals, we will provide the CRA monthly reports to identify local hires and monitor and track hiring results. Our mission is to provide capacity building assistance to small contractors in the South Florida area and to prepare contractors to become more competitive in the marketplace.

The following are just some of the various construction trades that typically generate jobs from construction of projects of similar type and scale:



- Cabinets
- Concrete Shell
- Doors
- Drywall & Framing
- Electrical
- Fire Sprinklers
- Fireproofing
- Flooring
- HVAC
- Insulation
- Landscape & Irrigation
- Painting
- Plumbing
- Railings & Handrails
- Roofing
- Site Work
- Stucco
- Waterproofing
- Caulking
- Windows
- Labor



RFP Required Forms

Sistrunk View meets the key initiatives outlined in the implementation plan, including Small Business Development, Infill Housing, Green Streets, and Neighborhood Traffic Calming initiatives in addition to the Redevelopment of Sistrunk Blvd.

7

1. SAMPLE INSURANCE CERTIFICATE

**2. ACTIVE STATUS PAGE AND ARTICLES OF INCORPORATION
FROM FLORIDA DIVISION OF CORPORATIONS**



INSURANCE REQUIREMENTS

Housing Trust Group, LLC ("HTG") and HTG Management, LLC ("HTGM") will be the parent companies providing the required insurance to the CRA and the City of Fort Lauderdale on behalf of Sistrunk View, LLC.

The following page contains a sample Certificate of Insurance ("COI") from one of the 30+ properties that HTG and HTGM routinely update for compliance with third parties, including our partners and lenders. This sample certificate shows coverage that is often required on similar projects. Per the RFP, further insurance requirements shall be incorporated into the Development Agreement and other supplemental and ancillary agreements as are required.

We will provide the City and CRA with valid certificates of Insurance no later than 10 days prior to the start of work contemplated in this Agreement. The City shall be named as an Additional Insured on the liability policy and the policy shall include coverage for contractual liability and independent contractors.

Sistrunk View will have the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention, including any costs for adding the City and the CRA as an Additional Insured.

Our third-party contractors (GC, Architects, etc.) are also accustomed to routinely issuing COIs naming HTG, our partners and our lenders as additional insured. We will also be responsible for obtaining these COIs from our third party contractors.

The following insurance policies and coverages are demonstrated in the sample COI:

Commercial General Liability with limits not less than:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc 5000 SW 75th Avenue Suite 202 Miami FL 33155		CONTACT NAME: Aileen Acosta PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: aacosta@risk-strategies.com	
INSURED Housing Trust Group, LLC & HTG Management, LLC 3225 Aviation Ave 6th Floor Coconut Grove FL 33133		INSURER(S) AFFORDING COVERAGE	
		INSURER A :	Hiscox Insurance Company
		INSURER B :	Technology Insurance Company
		INSURER C :	Peleus Insurance Company
		INSURER D :	Great American Insurance Company
		INSURER E :	Zurich American Insurance Company
		INSURER F :	Lloyds of London

COVERAGES **CERTIFICATE NUMBER:** 22/23 ALL POLICIES **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Professional Liability			ANE214799222	02/25/2022	02/25/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ OTHER \$
	<input checked="" type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						
	AUTOMOBILE LIABILITY: <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ OTHER \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below.			TWC4077180	03/11/2022	03/11/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Excess Professional Liability			121XS0207944-00	02/25/2022	02/25/2023	Each Occurrence \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: HTG Valencia II, LLC DBA Valencia Grove II

to be issued with the CRA and City as Certificate Holders 10 days prior to the start of work outlined in this proposal.

to be issued with "Sistrunk View, LLC DBA Sistrunk View" or the title of the agreement as identifying reference.

CERTIFICATE HOLDER Raymond James Tax Credit Fund XX, LLC ISAOA 800 Carillon Pkwy St Petersburg FL 33716	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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State of Florida

Department of State

I certify from the records of this office that SISTRUNK VIEW, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of March, 2024*



A handwritten signature in black ink, appearing to be "C. J. Scott", written over a horizontal line.

Secretary of State

Tracking Number: 4432254820CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

2024 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L22000178514

Entity Name: SISTRUNK VIEW, LLC

Current Principal Place of Business:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL 33133

Current Mailing Address:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL 33133 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MATTHEW RIEGER, P.A.
3225 AVIATION AVE.
6TH FLOOR
COCONUT GROVE, FL 33133 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MATTHEW RIEGER, P.A.

03/11/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name RIEGER, MATTHEW
Address 3225 AVIATION AVE. 6TH FLOOR
City-State-Zip: COCONUT GROVE FL 33133

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATTHEW RIEGER

MANAGER

03/11/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000178514
FILED 8:00 AM
April 13, 2022
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:
SISTRUNK VIEW, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL, US 33133

The mailing address of the Limited Liability Company is:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL, US 33133

Article III

The name and Florida street address of the registered agent is:

MATTHEW RIEGER, P.A.
3225 AVIATION AVE.
6TH FLOOR
COCONUT GROVE, FL. 33133

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MATTHEW RIEGER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
MATTHEW RIEGER
3225 AVIATION AVE. 6TH FLOOR
COCONUT GROVE, FL. 33133 US

L22000178514
FILED 8:00 AM
April 13, 2022
Sec. Of State
jafason

Signature of member or an authorized representative

Electronic Signature: MATTHEW RIEGER

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HOUSING TRUST GROUP, LLC

Filing Information

Document Number L06000052865
FEI/EIN Number 20-5641453
Date Filed 05/12/2006
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 06/20/2017
Event Effective Date NONE

Principal Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Mailing Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Registered Agent Name & Address

MATTHEW RIEGER, P.A.
3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Name Changed: 03/31/2011

Address Changed: 03/31/2019

Authorized Person(s) Detail

Name & Address

Title MGR

RIEGER, MATTHEW
3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Annual Reports

Report Year	Filed Date
2021	04/27/2021
2022	03/15/2022
2023	04/20/2023

L06000052865
Division of Corporations Page 1 of 2

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H17000163753 3))



H17000163753ABCD

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To: Division of Corporations
Fax Number : (850)617-8383

From: Account Name : BROAD AND CASSEL - AFFORDABLE HOUSING
Account Number : 220160000981
Phone : (407)839-4277
Fax Number : (407)839-4254

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
HOUSING TRUST GROUP, LLC

Certificate of Status	1
Certified Copy	0
Page Count	01
Estimated Charge	\$30.00

RECEIVED
2017 JUN 20 AM 9:44
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

FILED
2017 JUN 20 AM 9:43
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

Electronic Filing Menu Corporate Filing Menu Help

<https://efile.sunbiz.org/ser/pse/efileover.exe>

K SALY
JUN 21 2017

6/20/2017

FILED
2017 JUN 20 AM 9:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT TO
ARTICLES OF ORGANIZATION OF
HOUSING TRUST GROUP, LLC

The undersigned, as the managers of Housing Trust Group, LLC, a Florida limited liability company (the "Company"), desire to amend the Articles of Organization of the Company pursuant to Section 605.0202 of the Florida Revised Limited Liability Company Act (the "Act"), states as follows:

1. The current name of the Company is Housing Trust Group, LLC.
2. Articles of Organization were originally filed with the Florida Department of State on May 12, 2006 under the name Housing Trust, LLC, and were later amended changing the entity name to Housing Trust Group, LLC, by filing Articles of Amendment with the Florida Department of State on April 16, 2007, and were further amended by filing Articles of Amendment with the Florida Department of State on December 5, 2011, August 23, 2012, and June 23, 2014.
3. The Articles of Organization of the Company are hereby further amended by deleting Article IV in its entirety and inserting the following section in its place and stead:

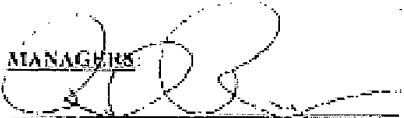
ARTICLE IV:


The Company is manager-managed. The names and addresses of the current Managers of the Company are:

Randy Rieger	Matthew Rieger
3225 Aviation Avenue, Suite 602	3225 Aviation Avenue, Suite 602
Coconut Grove, Florida 33133	Coconut Grove, Florida 33133

IN WITNESS WHEREOF, the undersigned have executed these Articles of Amendment to Articles of Organization as of the 22 day of June, 2017.

MANAGERS:


 Randy Rieger


 Matthew Rieger

000000000000
110000000000
000000000000

206000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700096436057

04/13/07--03093--006 **25.00

FILED
2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AL

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: HOUSING TRUST, LLC
(Name of Limited Liability Company)

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Matthew Rieger, Esq.
(Name of Person)

HTG
(Firm/Company)

3250 Mary St. Suite #500
(Address)

Coconut Grove, FL 33133
(City/State and Zip Code)

FILED
2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Matthew Rieger at (305) 854-9099
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$25.00 Filing Fee
- \$30.00 Filing Fee & Certificate of Status
- \$55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

HOUSING TRUST, LLC

(Present Name)
(A Florida Limited Liability Company)

FIRST: The Articles of Organization were filed on 5/12/2006 and assigned
document number L06000052865.

SECOND: This amendment is submitted to amend the following:

HOUSING TRUST GROUP, LLC

FILED
2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dated March 26, 2007



Signature of a member or authorized representative of a member

Matthew Rieger

Typed or printed name of signer

Filing Fee: \$25.00

L06000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer.

Office Use Only



100074172711

05/12/06--01029--024 **125.00

RECEIVED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 12 AM 9:47

B. McKnight MAY 23 2006

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: HOUSING TRUST, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Matthew Rieger
(Name of Person)

Matthew Rieger, P.A.
(Firm/Company)

3250 Mary Street, Suite 500
(Address)

Coconut Grove, FL 33133
(City/State and Zip Code)

For further information concerning this matter, please call:

Matthew Rieger at (305) 854-9099
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

HOUSING TRUST, LLC

(Must end with the words "Limited Liability Company," "Limited Company" or their abbreviation "LLC," or "L.C.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

3250 Mary Street, Suite 500
Coconut Grove, FL 33133

3250 Mary Street, Suite 500
Coconut Grove, FL 33133

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Matthew Rieger, P.A.
Name

3250 Mary Street, Suite 500
Florida street address (P.O. Box **NOT** acceptable)

Coconut Grove FL 33133
City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.


Registered Agent's Signature (REQUIRED)

(CONTINUED)
Page 1 of 2

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 12 AM 9:17

ARTICLE IV- Manager(s) or Managing Member(s):

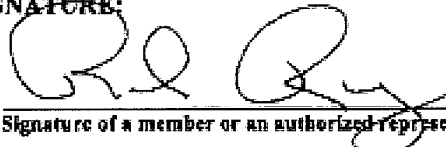
The name and address of each Manager or Managing Member is as follows:

<u>Title:</u>	<u>Name and Address:</u>
"MGR" = Manager "MGRM" = Managing Member	
<u>MGR</u>	<u>Randy Rieger</u> <u>3250 Mary Street, Suite 500</u> <u>Coconut Grove, FL 33133</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Typed or printed name of signer

Filing Fees:

- \$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
- \$ 30.00 Certified Copy (Optional)
- \$ 5.00 Certificate of Status (Optional)

FILED
SECTIONARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 12 AM 9:47

Detail by Entity Name

Florida Profit Corporation
ELITE EQUITY DEVELOPMENT, INC

Filing Information

Document Number P18000027546
FEI/EIN Number 82-4906507
Date Filed 03/23/2018
State FL
Status ACTIVE

Principal Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Mailing Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Registered Agent Name & Address

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Officer/Director Detail

Name & Address

Title President

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Title VP

BRADLEY, NICOLE
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2022	03/23/2022
2023	02/28/2023
2024	02/21/2024

Document Images

02/21/2024 – ANNUAL REPORT	View image in PDF format
02/28/2023 – ANNUAL REPORT	View image in PDF format
03/23/2022 – ANNUAL REPORT	View image in PDF format
04/22/2021 – ANNUAL REPORT	View image in PDF format

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet
P18000093475

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H18000093475 3))



H18000093475ABC4

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To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : CORP USA
Account Number : 072450063255
Phone : (305)634-3694
Fax Number : (305)633-9696

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

FLORIDA PROFIT/NON PROFIT CORPORATION
ELITE EQUITY DEVELOPMENT, INC.

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

134365

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
ELECTRONIC FILING SERVICES

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2018 MAR 23 AM 10: 47

FILED

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MAR 28 2018

Electronic Filing Menu

Corporate Filing Menu

Help

6

H180000 93475

ARTICLES OF INCORPORATION
OF
ELITE EQUITY DEVELOPMENT, INC.

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a Corporation under the State of Florida.

ARTICLE I - NAME OF CORPORATION

The name of the corporation is ELITE EQUITY DEVELOPMENT, INC. with principal office and mailing address located at 7942 NW 164TH Terrace, Miami Lakes, Florida 33016.

ARTICLE II
DURATION AND BEGINNING OF CORPORATE EXISTENCE

The corporation shall exist perpetually. The Corporate existence shall commence as of filing of the Articles of Incorporation.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

The corporation is organized to have outstanding one class of stock. The maximum number of Shares designed as common stock. The maximum number of shares of common stock, which the corporation is authorized to have outstanding, is 100 shares of common stock at \$1.00 per share.

Holders of common stocks are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. Holders of common stock shall not have prescriptive rights to subscribe to the corporation's securities.

ARTICLE V

ELITE EQUITY DEVELOPMENT, INC. has named Roosevelt Bradley of 7942 NW 164th Terrace, Miami Lakes, Florida 33016 the initial Registered Agent to accept service of process within Florida. The principal place of business of the corporation in the state of Florida is 7942 NW 164th Terrace, Miami Lakes, Florida 33015.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The corporation shall have one director. The number of directors may be increased or decreased from time to time in the manner provided in the bylaws of the Corporation. The name and street address of the one initial Director is:

Roosevelt Bradley	7942 NW 164 th Terrace, Miami Lakes, Florida 33016
Nicole Bradley	7942 NW 164 th Terrace, Miami Lakes, Florida 33016

ARTICLE VII

INCORPORATION

The name and address of the incorporator of these articles of Incorporation is Roosevelt Bradley of 7942 NW 164th Terrace, Miami Lakes, Florida 33016.

ARTICLE VIII

BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the Shareholders

ARTICLE IX

INDEMNIFICATION

The corporation shall indemnify to the full extent permitted by law, the incorporator, any officer, director, employee, or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise.

ARTICLE X

AMENDMENT

This corporation reserves the right to amend or repeal any prior provisions contained in these Articles of Incorporation or any amendment thereto.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, the 21 day of March, 2018.


ROOSEVELT BRADLEY

PAGE 04/08

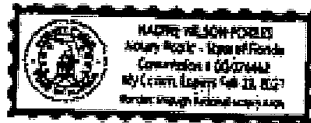
COPY USA
C MARIE BRUETT SCOT

03/23/2018 10:41 AM
305633956

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared Roosevelt Bradley known to me and known by me to be the person who executed the foregoing Article of Incorporation, and he/she acknowledged before me that he/she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in the State and County aforesaid, this 21 day of March 2018.



[Signature]
NOTARY PUBLIC
State of Florida at Large

05/08 PAGE 05

0 MARIE BREWITT SOND
CORP USA

03/23/2018 10:41 085633953E
085633953E

**CERTIFICATE DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF
AGENT UPON WHOM PROCESS MAY BE SERVED.**

In compliance with Sections 48.091 and 807.034, Florida Statutes the following is submitted:
FIRST that **ELITE EQUITY DEVELOPMENT, INC.** is desiring to organize or qualify under the
laws of the State of Florida with its principal place of business at 7942 NW 164th Terrace, Miami
Lakes, Florida 33016. Has named **Roosevelt Bradley** of 7942 NW 164th Terrace, Miami Lakes,
Florida 33016 as its Registered Agent to accept service of process within Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, at place
designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply
with the provisions of all statutes relative to the proper performance of my duties.

Dated this 21 day of March, 2018.

BY: 
ROOSEVELT BRADLEY
Registered Agent

PAGE 06/08
PAGE 08

03/23/2018 10:41:30 AM
CORP USA

03/23/2018 10:41:30 AM
3056339596

H182002093475

Detail by Entity Name

Florida Profit Corporation
GREG BREWTON AND ASSOCIATES, INC

Filing Information

Document Number P15000030015
FEI/EIN Number 47-4121559
Date Filed 04/02/2015
State FL
Status ACTIVE

Principal Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Mailing Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Registered Agent Name & Address

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Officer/Director Detail

Name & Address

Title D

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Title D

BREWTON, ANGELA
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2021	04/19/2021
2022	04/27/2022
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- ANNUAL REPORT	View image in PDF format
06/28/2020 -- ANNUAL REPORT	View image in PDF format

P 15000030015

Greg Browton
(Requestor's Name)

6410 SW 183 way
(Address)

Southwest Ranches FL 33331
(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

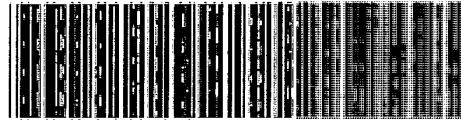
(Business Entity Name)

(Document Number)

Certified Copies Certificates of Status

Special Instructions to Filing Office:

Office Use Only



000269838900

04/02/15--01005--026 **97.50

APPROPRIATE
FILED
15 APR -2 PM 12:48
RECEIVED
BIRMINGHAM, ALABAMA
STATE DEPARTMENT OF REVENUE

10
4/6/15

ARTICLES OF INCORPORATION
OF
Greg Brewton and Associates, Inc

APPROVED
AND
FILED

15 APR -2 PM 12:49

The Incorporator named herein does hereby subscribe to and file these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

**ARTICLE I
NAME**

The name of this Corporation is:

Greg Brewton and Associates, Inc

**ARTICLE II
PURPOSE**

This Corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

**ARTICLE III
CAPITAL STOCK**

This Corporation is authorized to issue Five Hundred (500) shares of One Dollar (\$1.00) par value common stock.

**ARTICLE IV
PRINCIPAL OFFICE/MAILING ADDRESS OF CORPORATION**

The principal office and mailing address of this corporation is:

6410 SW 183 Way
Southwest Ranches Fl 33331

**ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT**

The initial registered agent and the street address of the initial registered office of this Corporation in the State of Florida is:

Greg Brewton
6410 SW 183 Way
Southwest Ranches Fl 33331

**ARTICLE VI
PRE-EMPTIVE RIGHTS**

Each shareholder of the Corporation shall have full pre-emptive rights to acquire proportional amounts of the Corporation's unissued shares upon the decision of the Board of Directors to issue shares.

**ARTICLE VII
INCORPORATOR**

The name and street address of the Incorporator is:

Greg Brewton
6410 SW 183 Way
Southwest Ranches Fl 33331

**ARTICLE VIII
INITIAL BOARD OF DIRECTORS**

This corporation shall have two (2) Director initially. The number of Directors may be either increased or diminished from time to time by the Bylaws, but shall never be less than One (1). The name and address of the initial Directors of this corporation are:

<u>Name</u>	<u>Address</u>
Greg Brewton	6410 SW 183 Way Southwest Ranches Fl 33331
Angela Brewton	6410 SW 183 Way Southwest Ranches Fl 33331

**ARTICLE IX
INDEMNIFICATION**

The corporation shall indemnify any officer or Director, or any former officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned Incorporator and Registered Agent have executed these Articles of Incorporation this 30th day of March 2015.



Greg Brewton, Incorporator

THE UNDERSIGNED, named as the registered agent in Article V of these Articles of Incorporation, hereby accepts the appointment as such registered agent, agrees to act in this capacity, and acknowledges that he/she is familiar with, and accepts the obligations imposed upon registered agents under the Florida Business Corporation Act, including specifically Section 607.0505.



Greg Brewton, Registered Agent

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

SECRET
AND
FILED

15 APR -2 PM 12:48

In pursuance of Section 617.0501, Florida Statutes, the following is submitted in compliance with said Section:

SECRET
AND
FILED

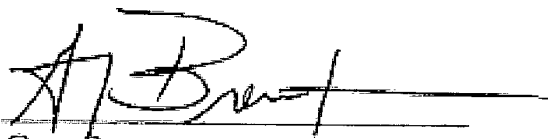
desiring to organize under the laws of the State of Florida with its principal office as indicated in the Certificate of Incorporation, has named Greg Brewton, located at 6410 SW 183 Way Southwest Ranches, FL 33331 County of Broward, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above- named corporation, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Sections relative to keeping open said office.

REGISTERED AGENT:

Date: _____


Greg Brewton