

JULY 24TH, 2020

## 221 SISTRUNK BLVD.

**SUBMITTED TO:**

CITY MANAGER'S OFFICE  
100 NORTH ANDREWS AVE.  
FORT LAUDERDALE, FL 33301

**SUBMITTED BY:**

GREEN MILLS GROUP  
100 SE 3RD AVE, FLOOR 10  
FORT LAUDERDALE, FL 33394  
[WWW.GREENMILLSGROUP.COM](http://WWW.GREENMILLSGROUP.COM)

THE PANTRY OF BROWARD, INC.  
610 NW 3RD AVE.

FORT LAUDERDALE, FL 33311  
[WWW.THEPANTRYOFBROWARD.ORG](http://WWW.THEPANTRYOFBROWARD.ORG)





July 22, 2020

Mr. Chris Lagerbloom  
City Manager, City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301-1016

CC: Brooke Berkowitz  
Colliers International South Florida, LLC  
200 East Broward Boulevard | Suite 120  
Fort Lauderdale, FL 33301 | United States

Thank you for considering our proposal to acquire and develop the City-owned property located at 221 Sistrunk Boulevard. Green Mills Group, based in Fort Lauderdale, has established a track record of successfully completing many impactful, sustainable housing communities throughout the State of Florida. Principals of Green Mills have managed the finance, development, and construction of more than 8,000 affordable and workforce multi-family residences throughout Florida, representing more than \$1B of public and private investment.

Since Green Mills' inception, it's earned Florida's highest for-profit competitive tax credit application success rate while building each community on time and within budget. This is no accident; Green Mills takes a more focused approach to development than competitors, chasing fewer opportunities which translates into higher quality and fewer conflicts of interest.

Recently, Green Mills received an award and reservation of approximately \$25M in competitive State and Federal affordable housing subsidies to develop 'Seven on Seventh' with Broward Partnership for the Homeless ("BPHI"). This new construction community, to be built on what is now BPHI's Huizenga Campus parking lot, will serve a mix of Fort Lauderdale's population, including some formerly homeless individuals and families in need of permanent supportive housing. We expect to close on financing and break ground on 'Seven on Seventh' towards the end of this year.

As with 'Seven on Seventh', we take great pride in our ability and willingness to form meaningful public/private partnerships with non-profits and local governments. Similarly, this proposal to acquire and develop the City property is submitted in partnership with the Pantry of Broward, Inc. ("The Pantry"), a non-profit organization also based in the City of Fort Lauderdale. Among

other central missions, The Pantry organizes and distributes food to Broward County seniors who live on low, fixed incomes. The Pantry owns the lot adjacent to the City's, and will contribute it to our partnership in exchange for newly developed/built facilities (in conjunction with this development) and a very meaningful share of partnership interests.

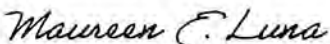
Critically, The Pantry's lot, when combined with the City's, provides the only opportunity for enough critical mass and total buildable land area to feasibly develop the properties into a large-scale affordable/workforce housing community, which would be competitive when applying for more than \$20M of coveted 9% tax credit subsidies. To that end, we have included a Purchase & Sale Agreement within our proposal, offering the City appraised value for their lot plus the broker's commission.

Our team is local and dedicated to the mission of helping Fort Lauderdale's low income and workforce by developing new, safe, and 'green' affordable housing. We have already completed similar developments, and we have the experience and wherewithal to proceed expeditiously. Enclosed please find our team's complete RFP response, including corporate profiles for Green Mills and The Pantry.

Sincerely,



Mitchell Rosenstein, Principal of Green Mills and affiliated entities



Maureen Luna, Chief Executive Officer of The Pantry of Broward, Inc.

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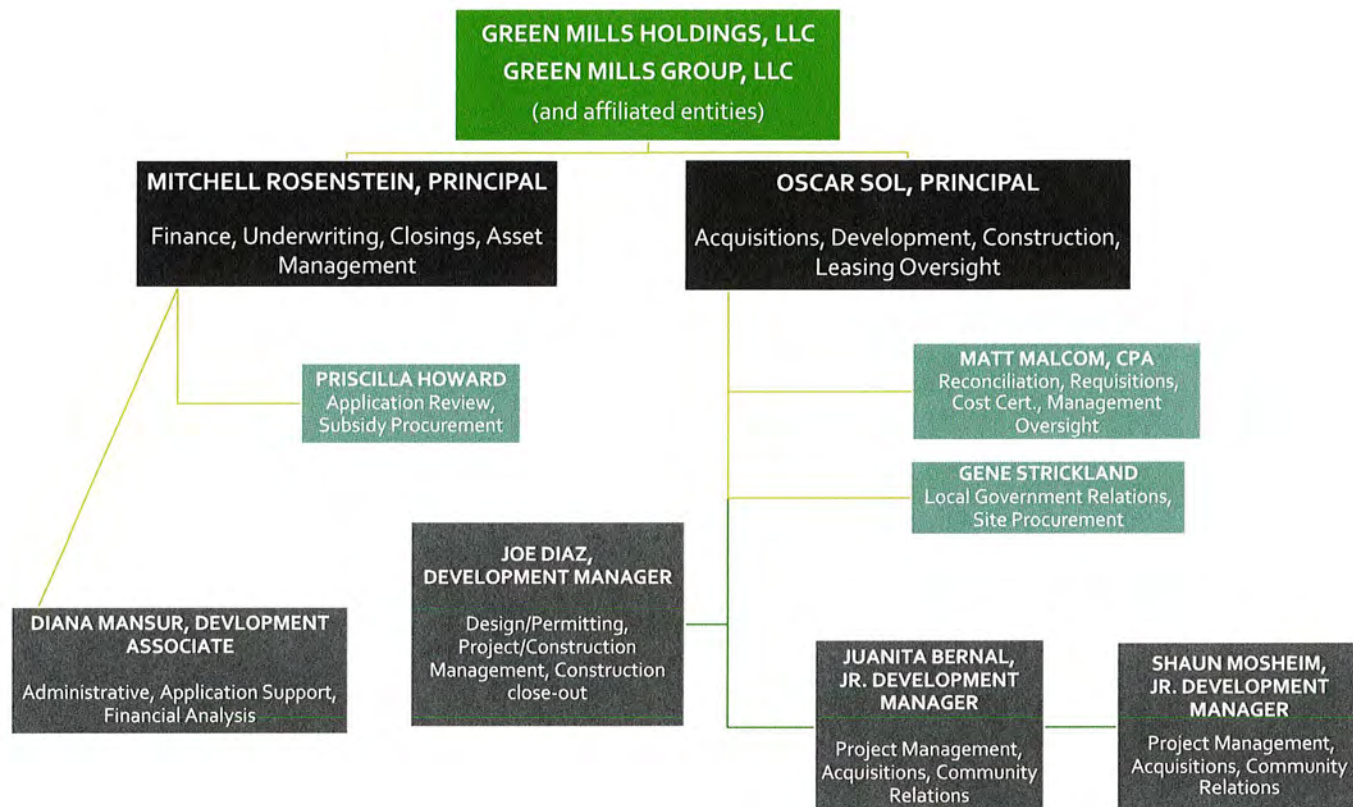


## GREEN MILLS' PROFILE



## ORGANIZATIONAL STRUCTURE & STAFFING

### DEVELOPMENT TEAM



OUR SUCCESS IS LARGELY A RESULT OF THREE RELATED FACTORS:  
WE LISTEN TO LOCAL STAKEHOLDERS, WE SPECIALIZE IN  
SUSTAINABLE, WORKFORCE, MULTI-FAMILY HOUSING, & WE HAVE  
AN EXCEPTIONAL TEAM OF PROFESSIONALS.



## FIRM PROFILE

### ABOUT GREEN MILLS

Green Mills Group, LLC (and affiliated entities, referred to as "Green Mills") is a real estate development firm based in Fort Lauderdale, Florida. The company's expertise is sustainable, multifamily development with an emphasis on affordable, workforce, and permanent supportive housing. Green Mills' team has managed the development and financing of 70+ residential communities representing more than 7,000 apartments and \$1 billion in total development costs. To achieve broad, community-driven outcomes, the firm often partners with local governments, for-profit companies, and not-for-profit organizations.

Green Mills maximizes both business and mission-driven returns through diligent financial and market analyses, carefully researching available public and private financing sources while responding to civic objectives. Staff has extensive experience working with various public and private funding sources, including but not limited to Low Income Housing Tax Credits ("LIHTCs"), Historic Tax Credits ("HTCs"), HUD operating subsidies, taxable and tax-exempt municipal bonds, renewable energy subsidies, CDBG, HOME, SURTAX, Housing Authority Capital Funds, and conventional real estate debt and equity.

Since the company's inception, Green Mills has one of the Florida's highest competitive Low-Income Housing Tax Credit application success rates. Once approved for financing, Green Mills has never failed to close a transaction. Moreover, each completed Green Mills property was built on time and on budget, and every property has or will receive stringent 'green' energy efficiency certifications.





## PROFILE OF PRINCIPALS & KEY STAFF

As developer and managing partner, Green Mills will oversee design, construction, financing, and asset management responsibilities. The company's expertise is sustainable, multifamily development with an emphasis on affordable, workforce, and supportive housing. Green Mills' team has managed the development and financing of nearly 70 residential communities representing more than 7,000 apartments and \$1 billion in total development costs. Within the last five years alone, Green Mills has completed or is currently developing over 875 multi-family residences.

Green Mills is owned and managed by Mitchell Rosenstein and Oscar Sol. Rosenstein and Sol will manage the development process and supervise the work of the various team members. Specifically, Mr. Rosenstein will manage efforts related to financing, credit underwriting, and asset management. Mr. Sol will manage efforts related to design, permitting, construction, and leasing. Green Mills' organization chart and personnel biographies are below.

### OSCAR SOL

#### MANAGING PARTNER, GREEN MILLS

Prior to launching Green Mills, Oscar successfully managed acquisitions, development, and construction activities for one of the nation's largest affordable and multifamily housing developers. His resume includes the successful completion and occupancy of more than 40 communities with over 5,000 apartments, valued at more than \$1 billion. He's managed award winning public-private partnerships, mixed-use, mixed-income; transit-oriented developments (TOD), senior housing, garden apartments and public housing redevelopments. He earned a Bachelor's of Arts degree in Economics and an Environmental Studies certificate from Florida International University, graduating with honors.

### MITCHELL ROSENSTEIN

#### MANAGING PARTNER, GREEN MILLS

Prior to founding Green Mills, Mitch managed the corporate and development finance activities for one of the country's largest affordable and

multifamily housing developers, where he was responsible for the negotiation and closing of more than 40 transactions with value exceeding \$1 billion. Mitch successfully closed financing using low-income housing tax credits (LIHTC), taxable and tax-exempt bonds, historic tax credits (HTC), tax increment financing (TIF), corporate lines of credit, conventional debt, and equity.

Mitch was previously appointed to the Board of Directors of Neighborhood Lending Partners, a consortium bank focused on workforce housing and in-fill commercial development. Currently, Mitch serves on the Affordable Housing Advisory Committees for both Broward County and the City of Fort Lauderdale. Mitch is actively involved with various non profits and trade groups, including Big Brothers Big Sisters of Greater Miami, New Leaders Council and Ghost Light Society of the Broward Center. Mitch graduated with high honors from the University of Florida, earning a Bachelor of Science degree in Finance and a Minors Degree in Economics.

### JOE DIAZ

#### DEVELOPMENT MANAGER, GREEN MILLS

As a Development Manager, Joe Diaz oversees various communities' permitting, development, and construction and some activities for Green Mills. Joe is also heavily involved with the company's Central Florida acquisitions activities.

Joe brings over fifteen years of development, market analysis, and strategic planning experience. Prior to joining Green Mills Group, Joe worked as Director of Development for Florida Presbyterian Homes, managing a 60 acre "Continuing Care" retirement community in addition to several other assisted living communities in Central Florida.

Joe graduated from UC Berkeley with a Bachelor's degree in Architecture and has certifications from Harvard in Gerontology and Universal Design. Joe also maintains a General Contractor's license in Florida.



## PROFILE OF PRINCIPALS & KEY STAFF - CONTINUED

### JUANITA BERNAL

#### JR DEVELOPMENT MANAGER, GREEN MILLS

Juanita is a Junior Development Manager at Green Mills Group. Her architectural education and experience provide the foundation to her current role of managing our communities' design, permitting, and construction. Prior to joining Green Mills, Juanita worked for a renowned architecture firm based in West Palm Beach. She holds a Bachelor's degree in Architecture from FAU and recently received her Master's degree in Real Estate Development.

Juanita has been actively involved with ULI for three years and is the co-chair of their Young Leaders of Palm Beach division. In 2019, she was appointed to the ULI Urban Development /Mixed-Use Product Council. Recently Juanita and three senior-level ULI members founded the ULI Prop-tech Council.

### DIANA MANSUR

#### DEVELOPMENT ADMIN, GREEN MILLS

Ms. Mansur joined Green Mills Group in 2016 to provide development, application, accounting, and administrative support. Diana oversees corporate strategic initiatives, assists with financial analyses, and manages general legal/development correspondence. Diana works closely with principals to design and implement quality control measures which help ensure Green Mills' properties are built on time and on budget. Diana graduated from Nova Southeastern University with a degree in sport science.

### SHAUN MOSHEIM

#### JR DEVELOPMENT MANAGER, GREEN MILLS

Shaun joined Green Mills Group in 2020 shortly after earning his Master's in Real Estate Development and Urbanism from the University of Miami. As a Junior Development Manager, Shaun is responsible for analyzing new development opportunities and managing active projects from their early subsidy application stages through lease-up and stabilizations.

Before pursuing his career in real estate, Shaun traded commodities across foreign markets for eight years. He holds a Bachelor's of Science in Business Management from Tulane University in New Orleans, where he tries to visit once a year.

### GENE STRICKLAND

#### STRICKLAND REAL ESTATE

Gene served the City of Lakeland for 34 years as Assistant City Manager and is very knowledgeable about municipal operations. He also understands the importance of historical preservation in communities. He served nine years in the U.S. Army Reserves and was President and a Board Member of the Boys and Girls Club for forty years. He received the National Service to Youth Award from the Boys and Girls Clubs of America. Since retiring, Gene has worked as a real estate broker and consultant, concentrating on commercial real estate and affordable housing developments. Mr. Strickland spearheaded six developments in Hardee, Polk, and Charlotte Counties resulting in over 600 affordable homes. His relationship with the principals of Green Mills spans almost 10 years. In addition, Gene volunteers his time by serving on several local non-profit boards, including Sun and Fun, Inc., and Noah's Ark.

OUR TEAM IS PROUD TO HAVE FINANCED & COMPLETED INNOVATIVE AFFORDABLE HOUSING COMMUNITIES THROUGHOUT FLORIDA. IN EACH CASE, GREEN MILLS CRAFTED INTRICATE PUBLIC/PRIVATE PARTNERSHIPS IN CLOSE COLLABORATION WITH LOCAL GOVERNMENTS & COMMUNITY STAKEHOLDERS.



## PROFILE OF PRINCIPALS & KEY STAFF - CONTINUED

### MATT MALCOM

#### CPA

Matt is a licensed Certified Public Accountant with over 15 years of experience working with various types of tax credit-financed transactions. Matt's clients include real estate developers (affordable, market rate and commercial), non-profits, state and local governments, and financial institutions. In December 2010, Matt formed Malcom Accounting Services, LLC to provide accounting and consulting services to clients. With 15 years of public accounting experience working on publicly financed transactions, Matt handles GAAP accounting and reporting function and assists with structuring and controlling functions when needed.

### PRISCILLA HOWARD

#### COMMUNITIES SOLUTIONS GROUP

Mrs. Howard served as a manager for Department of Community Affairs and Florida Housing Finance Corporation (FHFC) where she developed and implementing the SAIL, SHIP, Housing Credit, Single-family and Multifamily Bond, Predevelopment Loan, HOME, Enterprise Zone Incentives, Community Contribution Tax Incentives, and Sales Tax Abatement programs. Since leaving FHFC, Mrs. Howard has continued to help the State of Florida develop its housing policies, working closely with non-profits and governmental agencies to help them understand the intricacies of complex financing programs. For eight years, Mrs. Howard served as a commissioner representing the general interest of the citizens of Florida on the Affordable Housing Study Commission. She currently serves on the Federal Home Loan Bank of Atlanta Affordable Housing Advisory Council.





## PROFILE OF PRINCIPALS & KEY STAFF - CONTINUED



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### GREEN MILLS, DEVELOPER

#### OSCAR SOL

Mr. Sol is a principal of Green Mills and will oversee all aspects of the development process.

#### MITCH ROSENSTEIN

Mr. Rosenstein is a principal of Green Mills and will oversee financial underwriting, debt and equity structuring/procurement, and financial closings.

#### JUANITA BERNAL

Ms. Bernal will serve as a supporting Project Manager to Mr. Sol, working on all aspects of design, development, and construction.

#### DIANA MANSUR

Ms. Mansur will serve as a Project Administrator, working on all aspects of legal, underwriting, and financial support throughout the development process.

#### JOE DIAZ

Mr. Diaz will serve as project manager with a focus on design, permitting, construction management and construction close out

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### ACCOUNTING

#### MATT MALCOM

Mr. Malcom will provide accounting, audit, and compliance support to Green Mills.

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### PUBLIC POLICY & FINANCE SPECIALIST

#### PRICILLA HOWARD

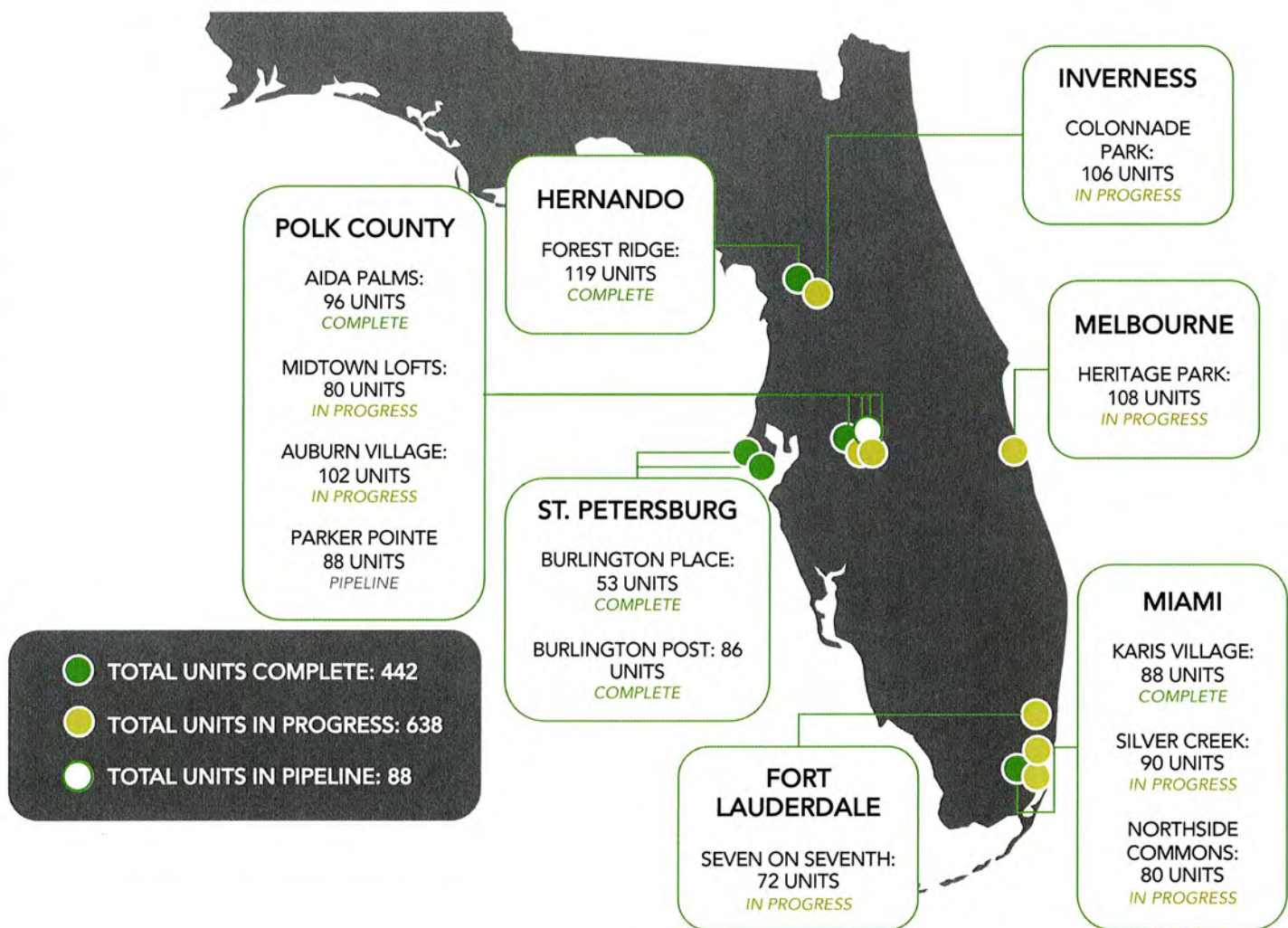
Ms. Howard will provide valuable public policy and housing subsidy consultation.



## PREVIOUS HOUSING DEVELOPMENT EXPERIENCE

### DEVELOPMENT PROJECTS

GREEN MILLS IS PROUD TO HAVE COMPLETED FIVE INNOVATIVE, SUSTAINABLE, & AFFORDABLE COMMUNITIES ACROSS FLORIDA & HAS AN ADDITIONAL SEVEN COMMUNITIES IN VARIOUS STAGES OF PROGRESS.







## THE PANTRY'S PROFILE



## THE PANTRY'S PROFILE

The Pantry of Broward, Inc. ("The Pantry") is a non-profit organization based in Fort Lauderdale. Founded in 2008 by Elizabeth "B.J." Buntrock, a local philanthropist, The Pantry sought to fill a void of charitable organizations within Broward County. The Pantry's central mission is to serve as a "one-stop shop" for low-income seniors throughout Broward County in need of more stable food sources. Each month, The Pantry provides its 425 regular clients with a 55-pound box of nutritional food, including fresh fruits, vegetables, and breads. A significant portion of The Pantry's clients are grandparents raising their grandchildren on fixed incomes. Their food programs are supplemented to include a health care component and sourcing affordable housing opportunities for seniors in Broward.

The Pantry will be a material partner in our proposed development, The Pantry Lofts. Moreover, our team's agreement means that we will rebuild their warehouse and offices on the ground floor of our proposed community, in exchange for a like contribution of land value from them. Inclusion of the City's lot will make for a considerably more efficient development and will allow us to build more, critically needed, affordable housing units in Fort Lauderdale.







## TAX CREDIT APPLICATION OBJECTIVE



## TAX CREDIT APPLICATION OBJECTIVE



Our team's objective is to apply for competitive 9% Low Income Housing Tax Credits ("LIHTC") from the Florida Housing Finance Corporation ("FHFC") in the next available funding round in which the property will be eligible to apply. We will also present the City of Fort Lauderdale and Broward County with a non-competitive 4% LIHTC financing scenario, though that will likely need a much larger local government financial contribution to be feasible. Additionally, we will explore other State and Federal resources which may include CARES ACT funding, CDBG, HUD or other sources. In short, our team will review every available publicly and privately available finance mechanism to expedite the development of affordable housing on the property.

Because our team includes The Pantry of Broward, Inc. (The Pantry), a non-profit organization based in the City on an adjacent lot, we have several advantages to developing affordable housing on the City's property. First, the assemblage of the adjoining properties creates the only opportunity for a larger contiguous property, which permits more developable units, a considerably more efficient design, and economies of scale (in terms of both construction and operations). These economies of scale will reduce the Total Development Cost per unit, which is an important variable when seeking LIHTC financing. Second, the inclusion of a non-profit organization within the ownership structure of the LIHTC application leads to additional points and/or another qualification under FHFC's non-profit set aside goal.



## TAX CREDIT APPLICATION OBJECTIVE -CONTINUED

By combining the two properties (The Pantry's and the City's), we propose to develop an estimated 80 multifamily affordable units, targeted to seniors. We propose to limit the height of the structure to 8 total floors, under 75 feet. Upon completion, The Pantry will continue to operate on site with new offices and warehouse spaces. Active uses will be cultivated on the ground floor, along Sistrunk, with glass storefronts, pedestrian friendly sidewalks, benches, new landscaping, and/or bike racks. Our vision is to develop a beautiful, safe, mixed-use, 'green' community designed with seniors in mind.

The next available Tax Credit funding opportunity is anticipated to occur in Fall of 2020. In order to apply for funding, the purchase and sale agreement must be executed, and various FHFC application forms must be executed and submitted. We have already been working on some of these forms, given our established history of partnership with the Pantry. Moreover and in order to maximize The Pantry Lofts likelihood of winning \$20M+ of federal tax credit funding, our proposed community will need to achieve the Local Government Area of Opportunity ("LGAO") scoring boost within FHFC's 9% tax credit application. This amount is currently estimated to be less than \$700,000 (subject to change depending on FHFC's final RFA for 9% tax credits) and has been reflected within Exhibit D's financial proforma. Note: the City of Fort Lauderdale has a history of supporting 9% tax credit applications with this critical 'Local Government Match', though unlike many previous cases we are proposing to pay the City for its property.







## **AFFORDABLE TYPE (TARGET AMI PERCENTAGE RANGE)**



## AFFORDABLE TYPE (TARGET AMI PERCENTAGE RANGE)

Our team's proposal serves a wider range of income levels than typically utilized in tax credit affordable housing communities. We intend to include apartments reserved for active seniors ages 55+ earning between 30% and 80% of Broward County's Area Median Income ("AMI"), with the majority of units serving seniors with incomes at or below 60% of Broward's AMI, as determined by HUD and adopted by FHFC each year. Using the relatively newly adopted IRS "Income Averaging", units may now go up to 80% of the area's AMI and still generate tax credits so long as the property's weighted average AMI is still 60% and below.

Because we are including units up to 80% AMI, our proposed development will delve much closer into the realistic "workforce" housing rent and income limits, bringing with it a much broader range of income and rent mixes while serving a broader range of residents.

Based on HUD's 2020 Rent and Income limits, the development's proposed set-asides would translate to maximum rents ranging between \$501 - \$1337 for one-bedroom apartments and \$601 - \$1604 for two-bedroom apartments, less projected utility allowances for those which tenants would pay directly.

Enclosed within Exhibit D, please find a detailed financial proforma (reflective of a unit mix and projected AMI breakdowns) with accompanying debt and equity term sheets.

Please see below for the 2020 income and rent limits. INCLUDE CHART, SIMILAR TO PRESENTATION CHART, OF INCOMES AND RENTS.

Apartment Type	2020 Rent
One Bedroom / One Bath	\$501 - \$1,337
Two Bedroom / Two Bath	\$601 - \$1,604

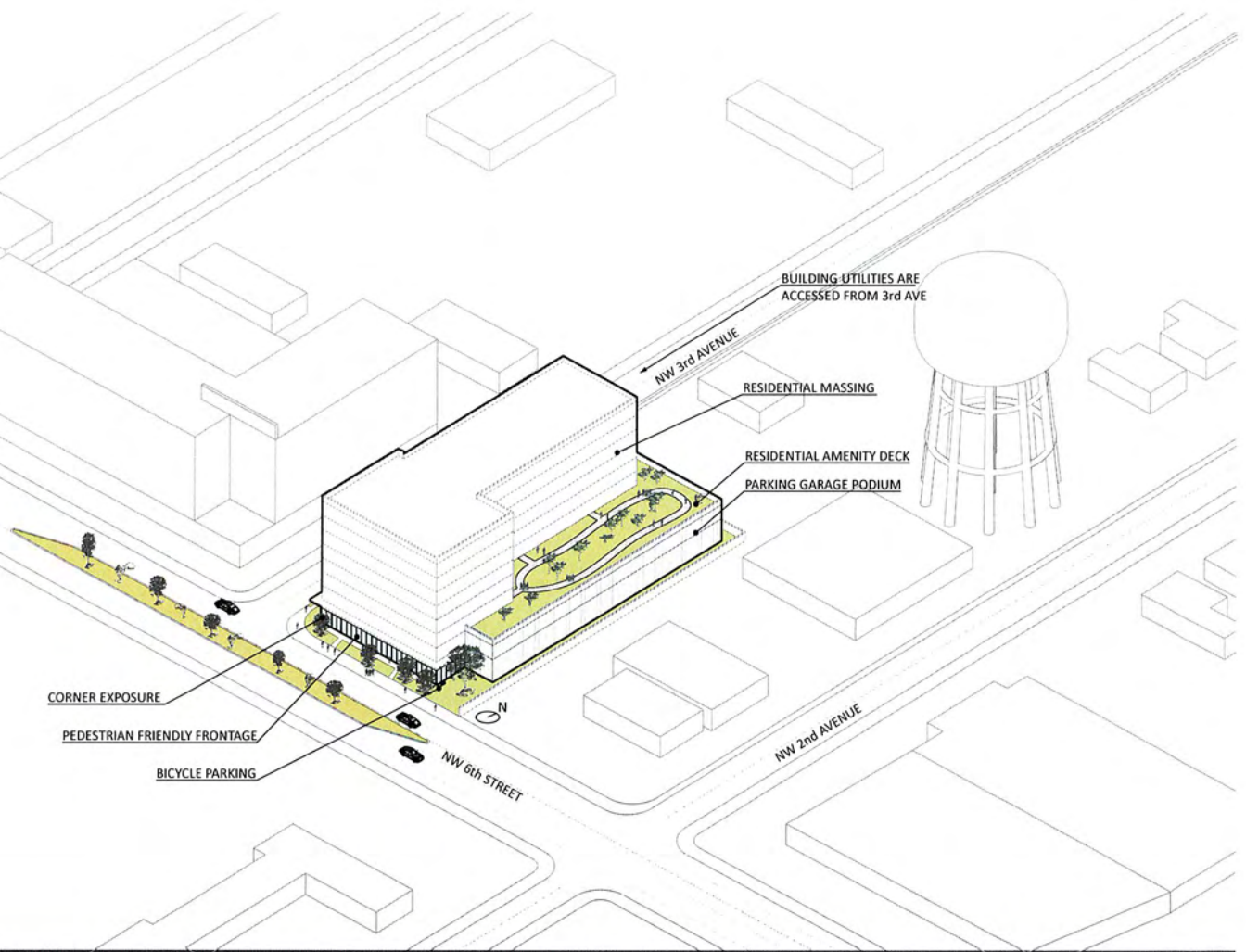


## AFFORDABLE TYPE - CONTINUED

2020 Broward County Area Median Incomes			
Household Size	30% AMI	60% AMI	80% AMI
1 Person	\$18,720	\$37,440	\$49,920
2 Persons	\$21,390	\$42,780	\$57,040
3 Persons	\$24,060	\$48,120	\$64,160





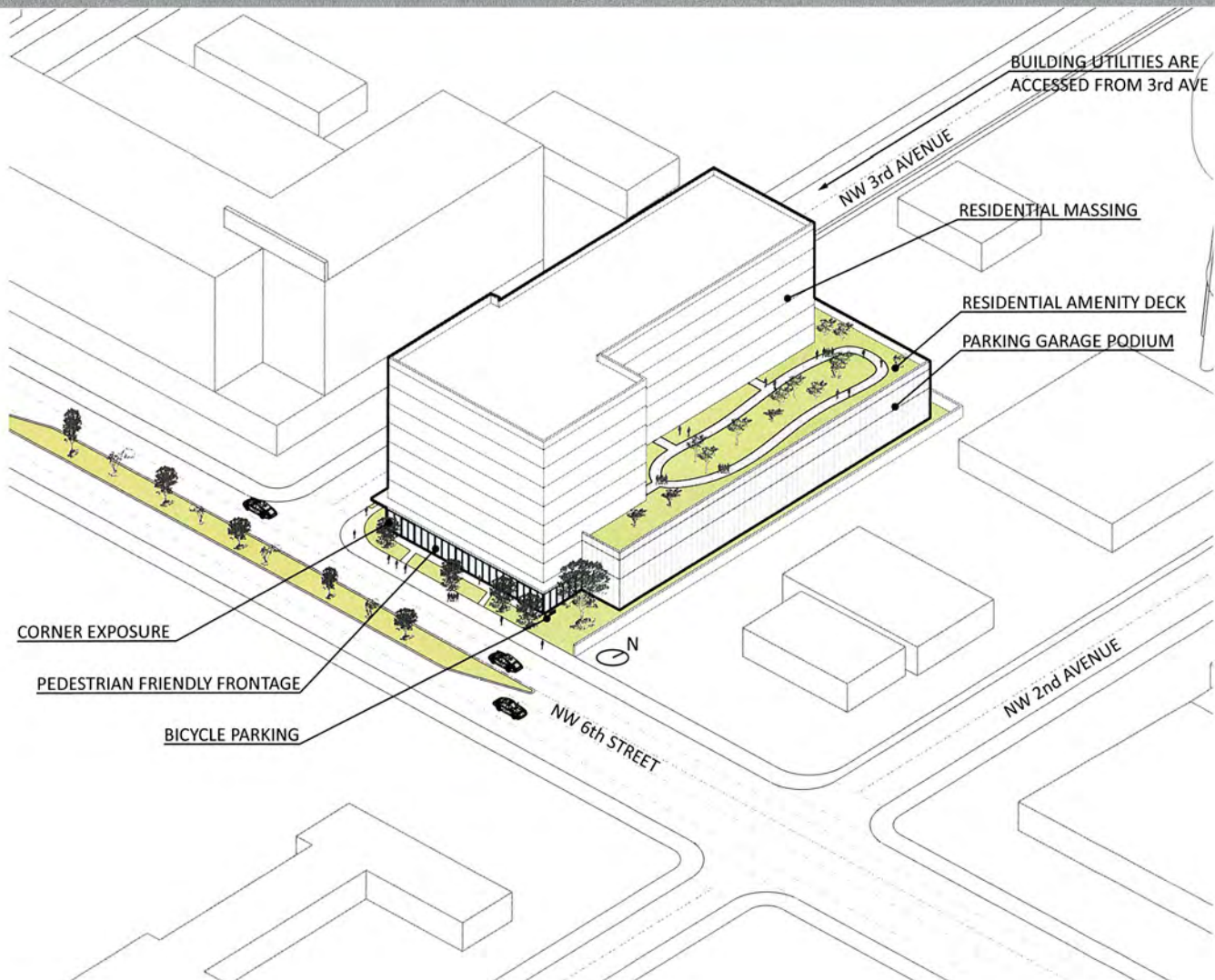


## CONCEPTUAL RENDERINGS OF PROPOSED DEVELOPMENT AND EXAMPLES OF PREVIOUS PROJECTS APPLICABLE TO THE SITE



## CONCEPTUAL RENDERINGS OF PROPOSED DEVELOPMENT

The proposed building will be eight stories tall and will include an estimated 80 residential units, New facilities (warehouse and office spaces) for The Pantry, and structured parking. The main massing of the building is a result of podium parking with the residential units sitting above. The complex will be highly amenitized and designed to have an "active" ground floor. Glass storefronts will line the ever evolving Sistrunk corridor and bike paths, lush landscaping, and pedestrian-friendly hardscapes will activate this part of the site. The rooftop of the podium parking structure provides an opportunity for a green space for Pantry Loft residents.





## CONCEPTUAL RENDERINGS - CONTINUED





## EXAMPLES OF PREVIOUS PROJECTS

### BURLINGTON POST

**Location:**

St. Petersburg, FL

**Project Details:**

86 Multi-family Apartments

**Construction Start /**

**Completion:** 2017/2018



Burlington Post is an 86 unit a mixed-use, mixed-income urban infill \$20MM new construction mid-rise with on-site management and community amenities including a club house, community garden, and fitness center. Burlington Post was financed with Low Income Housing Tax Credit (LIHTC) equity, conventional debt, and other gap subsidies including SHIP funds from the City of St. Petersburg. Located in the artistic Kenwood neighborhood, Burlington Post completed construction in 2018 and is marketed to seniors.

LEAD DEVELOPER: *GREEN MILLS*

ARCHITECT: *FORUM ARCHITECTURE*

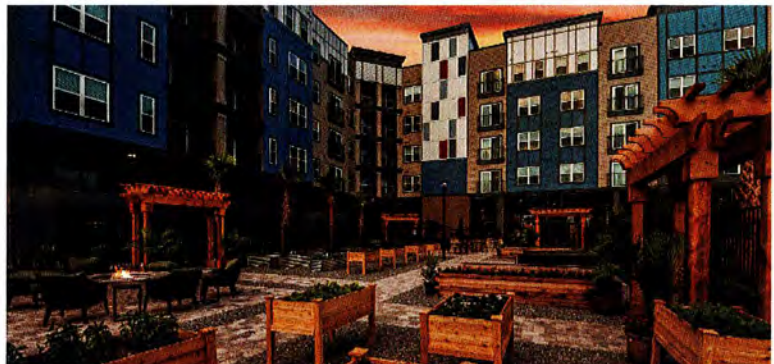
ATTORNEYS: *NELSON MULLINS*

ACCOUNTANTS: *COHNREZNICK  
& TIDWELL GROUP*

GREEN CONSULTANTS: *E3*

PROPERTY MANAGER: *ROYAL  
AMERICAN MANAGEMENT*

LIHTC INVESTOR: *RAYMOND JAMES*





## KARIS VILLAGE

**Location:** Miami, FL

**Project Details:** 88 Multi - Family  
Apartments

**Construction Start / Completion:**  
2016/2018

Karis Village is a supportive housing community with 88 units and high-end, on-site amenities. The community provides quality, sustainable housing for veterans and families who are formerly homeless or are considered "at-risk" of homelessness. Green Mills co-developed the community with Carrfour Supportive Housing, Inc., one of Florida's largest and most successful not-for-profit affordable housing developers.

Karis Village was recommended by Florida Housing staff for an annual tax credit allocation of \$2,180,000 plus \$4,300,000 of SAIL subsidy. The development competed with others for the set-aside subsidy, and was selected based on both subjective and objective metrics.



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**DEVELOPMENT TEAM:** GREEN MILLS &  
CARRFOUR SUPPORTIVE HOUSING INC.

**ARCHITECT:** BEHAR FONT

**ATTORNEYS:** NELSON MULLINS

**ACCOUNTANTS:** COHNREZNICK & TIDWELL  
GROUP

**GREEN CONSULTANTS:** E3

**PROPERTY MANAGER:** CROSSROAD  
PROPERTY MANAGEMENT

**LIHTC INVESTOR:** HUDSON HOUSING





## SILVER CREEK

**Location:** Miami, Florida

**Project Details:** 90 Multi-family  
Apartments

**Construction Start / Completion:**  
2018/2020



Silver Creek will be a 90 unit mixed-use, mixed income, urban infill \$26MM new construction high-rise located in Miami-Dade County's Goulds neighborhood. Silver Creek is financed with 9% tax credit equity, conventional debt, and a subordinate loan granted by the County. The community is fully amenitized with on-site property management, a business center, fitness center, playground, and beautifully landscaped walkways. The building's exterior façade has an art installation painted by local artist, Paul Kettlewell, that can be seen from the main thoroughfare. Just weeks away from completion, pre-leased residents are excited for their June move in.

**LEAD DEVELOPER:** GREEN MILLS

**ARCHITECT:** BEHAR FONT

**ATTORNEYS:** NELSON MULLINS

**ACCOUNTANTS:** COHNREZNICK

**GREEN CONSULTANTS:** E3

**PROPERTY MANAGER:** ROYAL AMERICAN  
MANAGEMENT

**LIHTC INVESTOR:** RAYMOND JAMES





## SEVEN ON SEVENTH

**Location:** Fort Lauderdale, Florida

**Project Details:** 72 Multi-family /  
Homeless

**Construction Start / Completion:**  
2020/2021



Seven on Seventh ("7on7th") will be an affordable, supportive housing community in the heart of Fort Lauderdale, Florida. The \$26MM+ new construction community, being co-developed by Green Mills and Broward Partnership for the Homeless ("BPHI"), will provide 72 apartments, abundant and accessible common areas, various amenities, and professional on-site management. The community will also receive stringent "green" certifications.

7on7th will be an extension of the existing, award-winning Broward County Central Homeless Assistance Center ("CHAC"). CHAC, operated by BPHI, will benefit 7on7th's residents by offering comprehensive services provided already in this state-of-the-art campus setting. 7 on 7th was recommended for funding by Florida Housing Finance Corporation to receive a competitive 9% tax credit allocation and SAIL/ELI subsidies in the spring of 2019. Financial closing and construction commencement are expected to occur in the Winter of 2020, and units are expected to be ready for occupancy in late 2021.

**LEAD DEVELOPER:** GREEN MILLS

**ARCHITECT:** FORUM ARCHITECTS

**ATTORNEYS:** NELSON MULLINS

**ACCOUNTANTS:** COHNREZNICK

**GREEN CONSULTANTS:** E3

**PROPERTY MANAGER:** ROYAL AMERICAN  
MANAGEMENT

**LIHTC INVESTOR:** RAYMOND JAMES



GREEN MILLS IS PROUD TO BUILD HIGH-QUALITY COMMUNITIES, ON TIME, & ON BUDGET. BY DOING SO, WE HAVE AN EXCELLENT REPUTATION AMONG OUR GOVERNMENT, COMMUNITY, & BUSINESS PARTNERS.



GREEN MILLS PARTNERS, OSCAR AND MITCHELL, HAVE BEEN INVOLVED IN THE DEVELOPMENT OF VARIOUS PROJECTS THROUGHOUT THE YEARS.