

EXHIBIT 3

Housing Trust Group

Bid Contact **Dilia Tabora**
diliat@htgf.com
Ph 786-347-4540

Address **3225 Aviation Ave, 6th Floor**
Miami, FL 33133

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y

Supplier Total **\$0.00**

Housing Trust Group

Item: **Property Purchase Offer**

Attachments

SISTRUNK VIEW, LLC - Bid12642-925 05.06.2022.pdf

SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS.pdf



**SUBMITTED BY:
SISTRUNK VIEW, LLC**

Matthew Rieger
Roosevelt Bradley
Greg Brewton

3225 Aviation Ave,
6th Floor
Miami, FL 33130

P: (305) 860-8308
F: (305) 639 -8427



SISTRUNK VIEW

Bid #12642-925 - Purchase and Development of CRA Property
Northwest-Progresso Flagler Heights CRA - Fort Lauderdale, FL



SISTRUNK VIEW

Bid #12642-925

Subject:

Purchase and Development of CRA Property

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

May 6, 2022

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Letter of Transmittal

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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 Plan

5/6/2022

BidSync

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May 6, 2022

Mr. Clarence Woods
Community Redevelopment Agency Manager
City of Fort Lauderdale Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, Florida 33311

RE: Development of the Sistrunk Blvd & NW 7th Terrance Site, Requests for Proposals & Qualifications

Dear Mr. Woods:

Housing Trust Group, LLC (“HTG”) in partnership with Elite Equity Development, Inc. (“EED”) and Greg Brewtown Associates (“GBA”) (collectively known as 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 (“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 25,000 Housing units. HTG and their 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 will serve as a co-developer, primarily overseeing the entitlement and permitting process. He 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 regards 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 **106 apartment homes, over 10,000 sf of active amenity uses, 5,700 sf of commercial spaces** for potential retail, office and food & beverage concepts, **and 111 parking spaces**. 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;
- 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 & 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
President & CEO
Housing Trust Group
3225 Aviation Avenue, 6th Fl
Coconut Grove, FL 33133
305-860-8188
mattr@htgf.com

Roosevelt Bradley
Director
Elite Equity Development, Inc.
7942 NW 164th Terrace
Miami Lakes, FL 33016
305-335-1469
rbradley@mavenstrategiesllc.com

Greg Brewton
Principal
Greg Brewton & Assoc.
6410 SW 183 Way
Southwest Ranches, FL
954-408-2939
gregbrewton@gbaftl.com



DEVELOPMENT TEAM 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 Plan

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1. DEVELOPER INFORMATION

**Principal address for Proposer**

SISTRUNK VIEW, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

Telephone number and e-mail address(es)

Project Contact Information:



Matthew Rieger
Housing Trust Group, President & CEO
EIN: 20-5641453
305-860-8188
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Roosevelt Bradley
Elite Equity Development, Inc., Director
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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 electronically on April 13, 2022.

The document number of this company is L22000178514.

I further certify that said company has paid all fees due this office through December 31, 2022, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 220502100623-500385762085#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Second day of May, 2022

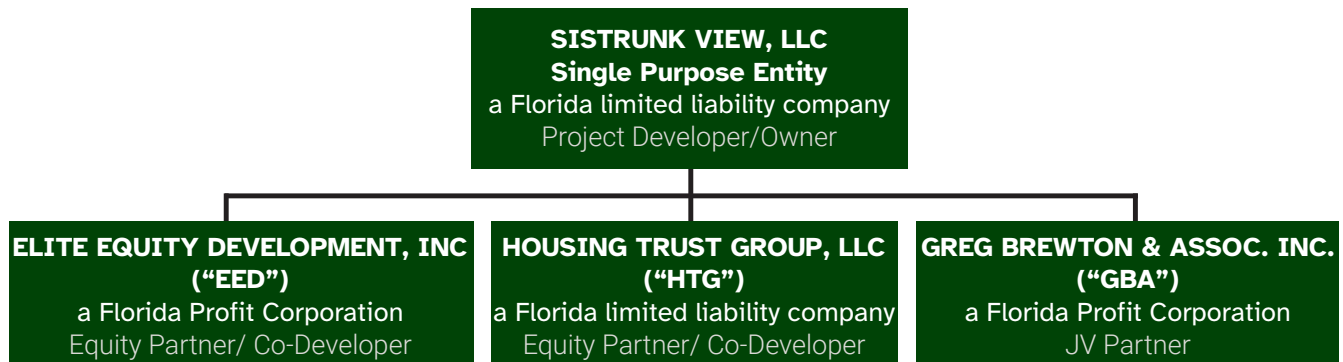


A handwritten signature in black ink, appearing to read "Laurel M. Lee".

Laurel M. Lee
Secretary of State



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
Dilia Tabora - AVP of Development	Day-to-day project management
Karen Weller - CFO	Communication with lenders and managing financial closings
Mario Robaina - SVP of Finance	Communication with lenders and managing financial closings
Jordan Tolman - COO	Managing operations for development
Bert Del Valle - EVP of Construction	Construction Management
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
Laura Rodriguez -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

SHORT BIO

ROLE: 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.** Combined, the development team has over 120 years of experience in the development of multifamily communities throughout the United States and has successfully developed over 25,000 multifamily apartments, including approximately 15,000 LIHTC units and more than 1,000,000 square feet of commercial /retail space

HTG has over 22 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 TEAM MEMBERS



Matthew Rieger is President and CEO of Housing Trust Group (“HTG”), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining Housing Trust Group, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, he has focused on expanding 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 policy that benefits working-class communities and families.



Randy Rieger, Founder and Chairman served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. for some 25 years. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida.



Elon Metoyer, Senior Vice President of Development, has over 25 years of experience in the real estate development industry. Over his career, Elon has developed over 3,800 units of housing representing over \$400,000,000 of development activity. He is proficient in all aspects of the development process from conception to disposition and has led several large community development efforts throughout the country. Elon has also worked directly for a housing authority and has served as a development and financial consultant for numerous housing authorities throughout Florida.



Dilia Tabora, Assistant Vice President of Development, has over 10 years of experience in project management, design and architecture. Dilia’s background helps ensure exceptional aesthetic character and design functionality, while maintaining projects under budget and on schedule. She has led projects through all aspects of development from financial structuring, preliminary design concepts, construction documents, submittals and even other aspects such as interior design and marketing.

Dilia holds a Bachelor’s of Architecture and a Master’s in Real Estate Development and Urbanism, both from the University of Miami.



Karen Weller, Chief Financial Officer, has more than 25 years of experience in accounting, finance, treasury, and operations. Prior to joining Housing Trust Group, she served as VP of Accounting for The Related Group, a large developer of condo, market rate rental, and affordable housing in South Florida. Karen has experience with both privately held and publicly traded companies in the real estate and hospitality sectors. While at LNR Property, Karen participated in structuring complex commercial mortgage-backed securitizations, subordinated commercial mortgage loans, and public debt offerings. Karen is a Certified Public Accountant, Certified Treasury Professional, and also holds a Chartered Professional Accountant designation from Canada.



Mario Robaina, Senior Vice President of Finance, has over 20 years of experience in Real Estate, Investment Banking, and Private Equity Finance. At HTG, Mario has been primarily responsible for structuring, modeling, underwriting, negotiating and closing of a variety of multifamily 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 in 2015, he closed over \$1 billion in new construction, redevelopment and refinancing real estate transactions including multi-family for sale, market-rate rental, LIHTC rental, commercial, office and industrial developments.



Bert Del Valle, Senior Vice President of Construction, is a General Contractor with over twenty five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million 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 leads HTG's construction management arm to interact directly with the chosen General Contractor** and advocate for our Development Team to ensure delivery on time and on budget.

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.

ELITE EQUITY DEVELOPMENT ("ELITE")



ELITE EQUITY
DEVELOPMENT, INC.



Elite will be involved in every facet of the development process, leading communications with the NWPFH 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")

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 learnt 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")

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 22 properties, consisting of more than 2,400 multifamily apartment units and with the expectation of receiving another 12 properties of over 1,300 units over 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, HTG Vizcaya, 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.



Laura Rodriguez, Executive Vice President of Property Management with HTG Management, oversees the operation of HTGM, HTG's full-service real estate management company with over 70 full-time employees and has extensive experience in managing and operating multifamily rental development communities across Florida and the South Eastern United States. Laura's responsibilities at HTGM include directing operations and profitability. She also plays a key role working with the development team on all new apartment projects and with Asset Management to ensure the success of all HTG investments. Laura has over 23 years of property management experience with some of the top firms in the industry including The Related Group, Alliance Residential, and ZRS Management,



WITKIN HULTS DESIGN GROUP ("WITKIN")

Founded in 1988, Witkin Hults is an award-winning landscape architectural firm that is known for its innovative, high-quality work. Witkin Hults specializes in the particulars of climate, governmental and environmental issues, plant materials, and lighting and hardscape designs as these important concepts bring immeasurable values to projects. Witkin Hults has produced fully-integrated exterior environments for thousand of homes and communities throughout South Florida, always able to deliver quality, multi-discipline services on time and within budget.



ABNEY+ABNEY GREEN SOLUTIONS ("ABNEY")

Abney + Abney is an approved certifying agent for all available green certification programs in Florida. Abney + 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 + 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.



CORWIL ARCHITECTS BIO+RESUME

ROLE: ARCHITECT OF RECORD AND PROJECT DESIGNER.



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.**



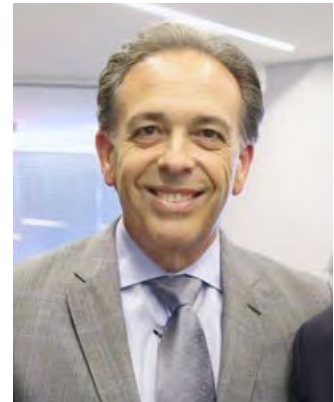
CORWIL ARCHITECTS: OUR TEAM

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 retainment 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)
100 units completed in June 2021



- 3** University Station (Hollywood/Affordable)
216 units to be completed in 2023



- 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



- 7** Flagler Station (West Palm Beach/Afford.)
94 units to be completed in Sept. 2022



- 8** Tucker Tower (Miami/Affordable)
120 units to be completed in Q4 2023





WITKIN HULTS DESIGN GROUP

Who We Are

Witkin Hults Design Group 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 basin, and Brazil.

The firm has the resources to manage every planning and design challenge for its clients. The WHDG 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 WHDG 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 each and every detail. In addition, the firm's expertise in the particulars of climate, governmental and environmental issues, plant materials, lighting and hardscape designs brings measurable value to our projects.

The staff believes in providing unparalleled professional service 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 Hults Design Group 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 we are pleased to have provided landscape architectural services for the W Hotel in Fort Lauderdale for the DYL Group, Little Palm Island for Noble House Hotels, Marriott Autograph in Key Largo and many others. In addition, we have 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.





WITKIN HULTS
DESIGN GROUP



QUALIFICATIONS + EXPERIENCE



ANDREW M. WITKIN**DISCIPLINE / POSITION**

President & Founder Witkin Hults Design Group
Landscape Architecture/Planning

EDUCATIONAL BACKGROUND

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

REGISTRATION

- Registered Professional Landscape Architect; State of Florida, 1982.
Lic. #LA0000889

PROFESSIONAL AFFILIATIONS

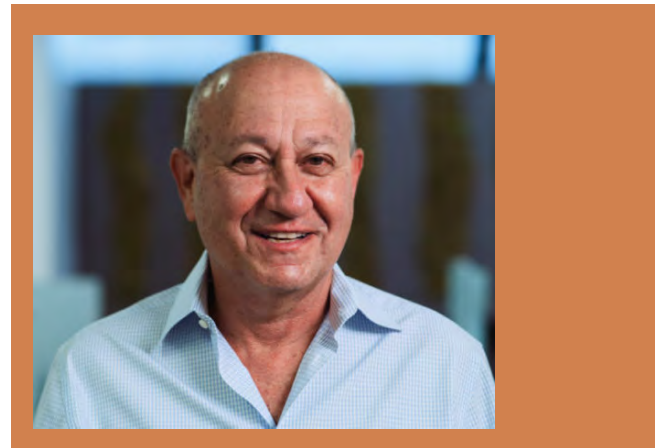
- Member of the American Society of Landscape Architects
- Full Member of the Urban Land Institute
- Life Director of the Builders Association of South Florida
- Member of the Builders Association of South Florida Hall of Fame
- Past Chairman of the Miami Dade County Shoreline Development Review Committee
- Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee

FIELDS OF EXPERTISE

- Landscape Architectural Design
- Landscape Lighting Design
- Large-scale Residential & Commercial Development
- Caribbean Hospitality Design
- Project Management & Contract Administration
- Coastal Environmental Planting Design
- Municipal Approval Process

SPEAKING ENGAGEMENTS

- 2006 - International Builders Show- Landscape Architecture 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
- 2008 - International Builders Show- Landscape Architecture & First Impressions



KELLY ANN HULTS, LEED AP**DISCIPLINE / POSITION**

Principal Witkin Hults Design Group
Landscape Architecture/Planning

EDUCATIONAL BACKGROUND

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

PROFESSIONAL AFFILIATIONS

- Associate member of the American Society of Landscape Architects since 1998
- Member of the US Green Building Council
- Allied member of AIA, Broward Chapter

FIELDS OF EXPERTISE

- Landscape Architectural design
- Landscape, Hardscape, and Lighting design
- Site planning for large residential and hospitality developments
- Project Management & Presentation
- Computer aided drafting and design using Autodesk, Corel & Adobe
- Production of large volume publications with graphics using Microsoft, Adobe & Quark

LENGTH OF TENURE

With Witkin Design Group since 1998

SPEAKING ENGAGEMENTS

- 2007—Homestead Plant Exhibition and Conference. Seminar:
Landscape Design: The good, the bad & the ugly



STEARNS WEAVER MILLER WEISSLER ALHADEFF AND SITTERSON, P.A.

STEARNS WEAVER MILLER



Stearns is HTG's financial transaction attorney. Stearns represents developers who use tax credits, tax-exempt bond financing and other public funds for the construction of affordable housing. Stearns' 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.



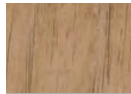
4. EXPERIENCE & QUALIFICATIONS

List of HTG's prior development experience and pipeline.

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

FLORIDA

	DEVELOPMENT NAME	COUNTY	UNITS	COMPLETION	TOTAL COST	STYLE
31	Hammock Ridge	Hernando	104	April-18	\$18,000,000	Garden
32	Covenant Villas	Palm Beach	144	May-18	\$21,900,000	Garden
33	Arbor View	Broward	100	June-18	\$27,000,000	Mid-Rise
34	Princeton Park	Miami-Dade	150	December-18	\$34,710,617	Garden
35	Douglas Gardens V	Broward	110	March-19	\$21,000,000	Mid-Rise
36	Twin Lakes Estates, Phase I	Polk	100	March-19	\$17,000,000	Garden
37	Heron Estates Sr.	Palm Beach	101	March-20	\$24,000,000	Garden
38	Hammock Ridge II	Hernando	92	May-20	\$16,400,000	Mid-Rise
39	Freedom Gardens II	Hernando	94	February-20	\$15,000,000	Garden
40	The Addison	Manatee	90	July-20	\$22,100,000	Mid-Rise
41	Luna Trails	Brevard	86	November-20	\$16,300,000	Garden
42	Isles of Pahokee, II	Palm Beach	129	January-20	\$15,500,000	Garden
43	The Palms at Town Center	Flagler	88	March-20	\$16,000,000	Garden
44	Osprey Pointe	Pasco	110	June - 20	\$22,350,000	Garden
45	Twin Lakes Estates, Phase II	Polk	132	June '21	\$19,000,000	Garden
46	Paradise Lakes Apartments	Miami-Dade	76	June '21	\$16,800,000	Garden
47	Village View	Broward	96	June '21	\$31,500,000	High-Rise
48	Oaks at Lakeside	Manatee	96	June '21	\$18,000,000	Garden
49	Father Marquess-Barry Apts	Miami-Dade	50	December '21	\$12,600,000	Garden
50	Heron Estates Family	Palm Beach	79	May '22	\$20,900,000	Garden
51	Lafayette Gardens	Leon	96	September '21	\$20,400,000	Garden
52	Hudson Village	Broward	96	April '22	\$34,900,000	High-Rise
53	Valencia Grove II	Lake	110	September '21	\$20,600,000	Garden
54	Oak Valley	Marion	96	March '22	\$20,200,000	Garden
55	Flagler Station	Palm Beach	94	September '22	\$26,000,000	High-Rise
56	Park Ridge	Polk	96	December '22	\$21,000,000	Garden
57	Shoreline Villas	Okaloosa	72	September '22	\$16,600,000	Garden
58	Mount Hermon Apartments	Broward	104	August '23	\$30,000,000	High-Rise
59	Riverview6	Manatee	80	June '23	\$22,000,000	Mid-Rise
60	Tucker Tower	Miami-Dade	120	November '23	\$36,000,000	High-Rise
61	University Station	Broward	216	December '23	\$48,000,000	High-Rise
62	Hillsboro Landing	Broward	75	December '23	\$24,000,000	Mid-Rise
63	Rainbow Village - Phase I	Miami-Dade	299	December '23	\$62,200,000	Mid-Rise

**FLORIDA**

DEVELOPMENT NAME	COUNTY	UNITS	COMPLETION	TOTAL COST	STYLE
64 Courtside Apartments II	Miami-Dade	120	October '23	\$36,000,000	Mid-Rise
65 Orchid Lake	Brevard	90	October '23	\$24,150,000	Garden
66 Naranja Grand	Miami-Dade	120	March '24	\$36,400,500	High-Rise
67 Oasis at Aventura	Miami-Dade	95	May '24	\$44,050,600	High-Rise
68 Astoria on 9th	Manatee	120	May '24	\$31,800,700	Mid-Rise
69 Princeton Grove	Okaloosa	107	June '24	\$27,600,000	Mid-Rise
70 Naranja Grand II	Miami-Dade	200	July '24	\$49,680,000	High-Rise
71 Tallman Pines Villas	Broward	80	July '24	\$26,870,000	Garden

9,134**OUTSIDE OF FLORIDA**

DEVELOPMENT NAME	LOCATION	UNITS
72 River Ridge	Cherokee, Georgia	356
73 Reserve at Creekside	Hamilton, Tennessee	192
74 Forest Cove, Phase I	Hamilton, Tennessee	120
75 Forest Cove, Phase II	Hamilton, Tennessee	72
76 Aviva	Maricopa, Arizona	325
77 Aviva Goodyear	Maricopa, Arizona	288
78 Crescent Place	Arlington Heights, Illinois	40
79 Park Tower	Tarrant, Texas	90
80 The Rushmore	Harris, Texas	101
81 Inn Town Lofts	Lubbock, Texas	56

1,640



VILLAGE PLACE

**PROJECT STATS:****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

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.

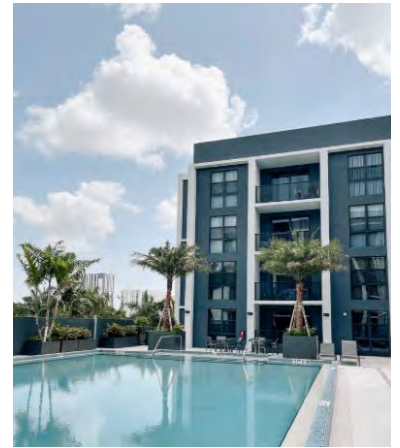
The community helped create a safe and attractive environment for its residents with access to amenities like a clubhouse, fitness center, library, courtyard, rooftop pool, and private garage parking.

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 STATS:

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

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**



HUDSON VILLAGE

**PROJECT STATS:****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

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 STATS:

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

Services: Computer Training, Daily Activities, Housekeeping/Shopping/Laundry Assistance, 24-hour support for residents.

PROJECT DESCRIPTION:

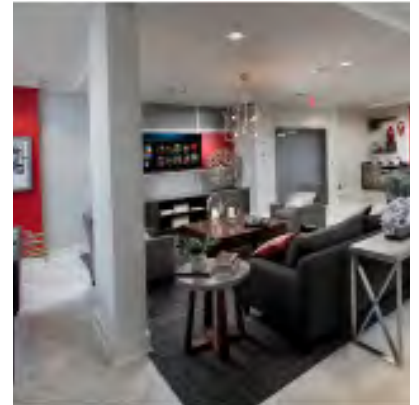
The 2.5 acre development is located within the city of Margate, Broward County on a major transit corridor, State Road 7.

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.



COURTSIDE APARTMENTS



PROJECT STATS:

Address:

1600 NW 3rd Avenue
Miami, Florida 33136

Property Size: 2.31-acres

Property Type: Affordable Multi-Family

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 84

Funding: Southeast Overtown/Park West CRA
Loan, Miami-Dade HFA Bonds and Surtax, 4%
tax credits.

Completion Date: November 2016

PROJECT DESCRIPTION:

Courtside Family Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA, and on the grounds of the County owned Culmer Neighborhood Center.

The new community creates a more **pedestrian friendly environment** on the grounds of the Culmer Center and served as a catalyst for future development in the area, all while providing residents with **access to governmental services, small business opportunities, and neighborhood-oriented shopping.**

Some amenities include state of the art theater/ media room, Signature Alonzo Mourning 'Arts in Public Places' Basketball Court, covered outdoor BBQ area, fitness center, computer lab, and library.

FLAGLER STATION



PROJECT STATS:

Address:

951 Banyan Blvd
West Palm Beach, FL 33401

Property Type: Affordable Senior

Community Style: High-rise

Building Height: 8 stories

Number of Buildings: 1

Number of Units: 94

Estimated Completion Date: September 2022

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, a 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.



MAX'S LANDING

**PROJECT STATS:****Address:**

8905 SW 169th Court,
Miami-Dade County, FL 33196

Property Type: Affordable Multifamily

Community Style: Garden

Building Height: 3 stories

Number of Buildings: 1

Number of Units: 76

Completion Date: July 2021

PROJECT DESCRIPTION:

Located in Miami-Dade County, Max's Landing (f/k/a Paradise Lakes) will be a new multifamily mixed-income and mixed-use apartment community for families.

Incorporated unique design elements that are consistent with the master plan development scheme for this larger PUD community.

Amenities include a state-of-the-art multipurpose clubroom with kitchenette and lounge seating, a conference room, a business center, over 11,000 square feet of commercial/retail space, fitness center, a package locker room, various landscaping gardens and elements throughout, electric car charging stations, and it was designed and built to obtain a National Green Building Standards certification.



AVIVA. MESA

**PROJECT STATS:****Address:**

8340 E Baseline Road
Mesa, AZ 85209

Property Size: 8.62-acres

Property Type: Market-rate

Community Style: Garden, concrete

Building Height: 3 stories

Number of Buildings: 12

Number of Units: 325

Funding: HUD 221(d)4

Completion Date: August 2018

PROJECT DESCRIPTION:

Aviva is one of the newest luxury apartment communities in the growing East Valley that brings green living to the suburbs. At Aviva, you have a contemporary, urban lifestyle with open floor plans, **modern apartments and unparalleled common-area amenities**. The development involves HUD Approvals in every stage, as it was financed through a 221(d)4 loan for market rate development.

Aviva has one of the largest resort-style pools in the metro area with outdoor jacuzzis, spas, fire pits, cabanas and premium kitchen grills, a state-of-the-art health and wellness center with TRX suspension equipment and spinning studio, a media and game room with a lounge and billiards, co-working spaces and conference room, a basketball court, a jogging path with fitness stations, plus a dog park and children's playground.

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

Katerina Geraikos-Siren, Executive Director

.....
City of Bradenton CRA

.....
mboyle@creallc.com / (727) 329-5479

.....
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@bchaf.org / (954) 739 1114 ext 2329

.....
Hillsboro Landing, 75 units

.....
Commencing Construction Q1 2023

.....
\$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 and does not currently have any business licenses.

003307

Local Business Tax Receipt

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

LBT

5458633

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

RECEIPT NO.
RENEWAL
5698460

EXPIRES
SEPTEMBER 30, 2022
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10



OWNER
HOUSING TRUST GROUP LLC

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

PAYMENT RECEIVED BY TAX COLLECTOR
\$270.00 07/27/2021
FPPU03-21-012218


2021

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-276.


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

Halsey Beshears, 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, 2023

Always verify licenses online at MyFloridaLicense.com



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.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Department of Business & Professional Regulation

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LICENSEE DETAILS 3:23:33 PM 5/5/2022

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
Licensure Date:	06/10/2014
Expires:	09/30/2022

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022**DBA:** GREG BREWTON AND ASSOCIATES INC
Business Name:**Receipt #:** 327-311798
Business Type: BUSINESS/FINANCIAL/CONSULTANT
(CONSULTANT)**Owner Name:** GREG BREWTON
Business Location: 6410 SW 183 WAY
SOUTHWEST RANCHES
Business Phone: 954-593-2082**Business Opened:** 10/01/2017
State/County/Cert/Reg:
Exemption Code:

Rooms

Seats

Employees
3

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**THIS BECOMES A TAX RECEIPT****WHEN VALIDATED**

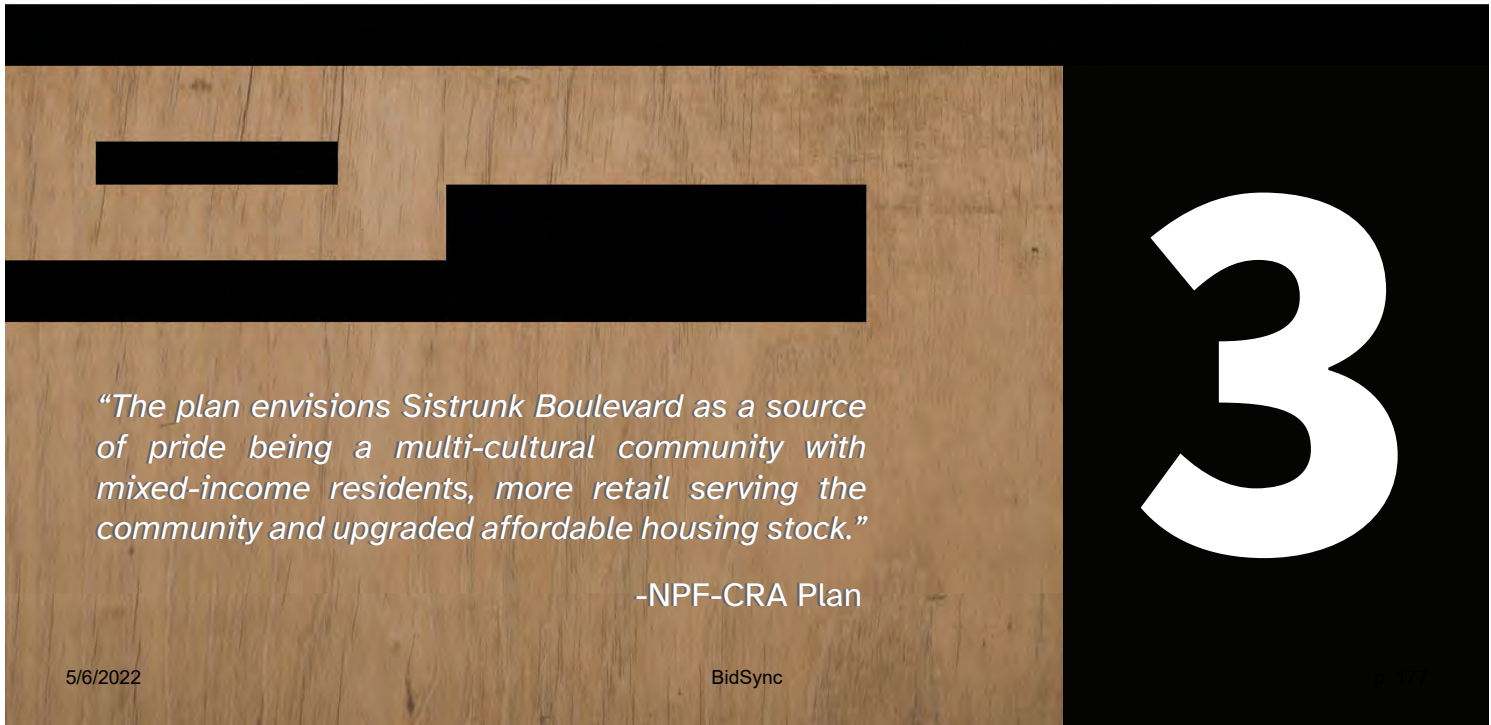
This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:GREG BREWTON AND ASSOCIATES INC
6410 SW 183 WAY
SOUTHWEST RANCHES, FL
33331**Receipt #** 1CP-20-00012394**Paid** 08/03/2021 33.00**08/02/2021 Effective Date**

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



3

"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 Plan

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 NWPFH CRA and City of Fort Lauderdale through the development.

INCENTIVE REQUESTED/ PHASE	APPROXIMATE DATE NEEDED	AMOUNT
DIP Award structured as a low interest loan;	Disbursed June 2023 - Aug. 2024	\$ 5,000,000
Land Conveyance via Seller's Note** **this is not a cash incentive	Note provided at financial closing	\$0
TOTAL INCENTIVES REQUESTED		\$5,000,000

BENEFIT TO CITY/ NPF-CRA	APPROXIMATE DATE RECEIVED	TOTAL AMOUNT
Purchase and Sale Agreement - Payment**	At maturity (Year 32)	\$ 1,300,000
Property Taxes paid by Sistrunk View	Annual Recurring (Years 1-32)	\$ 5,736,000
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)	\$ 96,792,612
TOTAL BENEFITS RECEIVED		\$110,718,612

*using market rents from the Realtor.com March 2022 Rental Report vs. the 2022 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 NWPFH 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 back the CRA for the purchase of the land. 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 \$5,736,000 in property taxes and over \$700k in permit, water & sewer connections, and impact fees. Overall, the CRA's \$5 Million appropriation will leverage \$30 Million in total development costs, produce 106 new homes, generate 341 jobs, and produce more than \$79.7 Million in direct economic impact (from construction activities).



INDIRECT ECONOMIC & COMMUNITY BENEFITS

In addition, the development will generate over \$70M in rental income benefits to the local community thanks to the rental restrictions (the difference between market rents vs rent restricted rents*). **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. Not only is South Florida the most unaffordable housing market in the nation it has the distinction of having both the largest share of total cost-burdened renters (60 percent) of any major metropolitan area in the country, as well as the largest share of severely burdened renters (33 percent). Specifically, the metropolitan area's overall median rent in March 2022 was \$2,988 a month, a 57.2% increase from two years ago, which is the highest percentage rent increase in the nation.

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 106 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 106 units of housing, Sistrunk View will:

1. Provide housing to families with incomes from \$18,500 to \$70,400
2. Create **341 jobs** of which 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 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 CRA residents and local businesses the opportunity to participate in and benefit from the redevelopment process.





FINANCIAL INFORMATION

[REDACTED]

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.

5/6/2022

BidSync

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 currently has over \$265 million in real estate assets under management in Florida, and has ownership interests in real estate assets worth more than \$325 million.** HTG stands ready to provide customary guarantees associated with the development of Sistrunk View.

\$243
MILLION

in Real Estate Assets
Under Management in FL

\$416
MILLION

Ownership Interest
in Real Estate Assets

Financial statements for Housing Trust Group, LLC for the last three years have been made available to the CRA under separate cover, 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 150 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 28 developments consisting of 3,074 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

RAYMOND JAMES®

TAX CREDIT INVESTOR

Mike Boyle, Senior Vice President

CREA

mboyle@creallc.com

(727) 329-5479

CREA

LENDER

Jessica Deeney, Director

Walker & Dunlop

jdeeney@walkerdunlop.com

(781) 972-4940

**WALKER &
DUNLOP**

LENDER

Tammy Haylock-Moore, Executive Director

Chase Bank

Tammy.Haylock-Moore@chase.com

(813) 483-8297

CHASE 



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 building to the maximum allowable setbacks and height for each of the two different zoning designations. That is how we arrived at 106 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels. This means, accounting for operating expenses, the project can only lever about \$10.5 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NWPFC 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 application for this DIP incentive request is included in this section within this response.**

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 NWPFC 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 \$5,736,000 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 (YEARS)	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 19,000,000	3.50%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 10,500,000	5.00%	\$ 607,568	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			\$ 607,568		
SOFT DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM (YEARS)	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
133,273 S.F.	\$22,342,188	\$168.00	\$210,775

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	\$ 22,342,188	64%
Hard Cost Contingency (5% of Hard Costs)	\$ 1,099,609	3%
Financial Costs (Loans and Bond Fees)	\$ 1,589,636	5%
General Development Costs	\$ 1,370,381	4%
Permit & Impact Fees	\$ 604,400	1%
Utility Connection Fees	\$ 180,000	1%
Legal Fees	\$ 354,963	1%
Marketing & Lease-Up	\$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	\$ 132,617	0.5%
Operating Deficit Reserve	\$ 312,810	1%
Developer Fee	\$ 5,006,951	15%
Land Acquisition	\$ 1,300,000	4%
TOTAL USES	\$34,393,555	
DEVELOPMENT SOURCES	AMOUNT (CONSTRUCTION)	AMOUNT (PERM.)
4% Tax Credit Equity	\$ 6,169,360	\$ 15,423,400
Private Construction Loan (Bond-Financed)	\$19,000,000	-
Private Permanent Loan (Bond-Financed)	-	\$10,500,000
NWPFH CRA DIP Soft Loan	\$ 5,000,000	\$ 5,000,000
NWPFH CRA Seller's Note	\$ 1,300,000	\$ 1,300,000
Deferred Developer Fee	\$ 2,924,195	\$ 2,170,155
TOTAL SOURCES	\$ 34,393,555	\$ 34,393,555

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a \$19M Construction and a \$10.5M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent 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 \$15,423,400 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES											
	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	12,197	1,292,892	1,318,750	1,345,125	1,372,027	1,399,468	1,427,457	1,456,006	1,485,127	1,514,829	1,545,126
Laundry	518	54,950	56,049	57,170	58,314	59,480	60,670	61,883	63,121	64,383	65,671
Other	230	24,422	24,911	25,409	25,917	26,436	26,964	27,504	28,054	28,615	29,187
Vacancy Reserve @ 4.0%	(488)	(51,716)	(52,750)	(53,805)	(54,881)	(55,979)	(57,098)	(58,240)	(59,405)	(60,593)	(61,805)
Total Housing	12,458	1,320,549	1,346,960	1,373,899	1,401,377	1,429,405	1,457,993	1,487,153	1,516,896	1,547,234	1,578,178
Commercial											
	<i>Per Sq Ft</i>										
Net Rental Income	14	76,950	79,259	81,636	84,085	86,608	89,206	91,882	94,639	97,478	100,402
Reserve for Vacancy @ 10.0%	(1)	(7,695)	(7,926)	(8,164)	(8,409)	(8,661)	(8,921)	(9,188)	(9,464)	(9,748)	(10,040)
Total Commercial	12	69,255	71,333	73,473	75,677	77,947	80,286	82,694	85,175	87,730	90,362
Total Income	13,111	1,389,804	1,418,293	1,447,372	1,477,054	1,507,352	1,538,278	1,569,847	1,602,071	1,634,964	1,668,541
Expenses:											
	<i>Per Unit</i>										
Management Fee (% of EGI)	498	52,822	53,878	54,956	56,055	57,176	58,320	59,486	60,676	61,889	63,127
Administrative	334	35,394	36,456	37,549	38,676	39,836	41,031	42,262	43,530	44,836	46,181
Contracted Services	413	43,804	45,119	46,472	47,866	49,302	50,781	52,305	53,874	55,490	57,155
Leasing and Marketing	93	9,906	10,203	10,509	10,825	11,149	11,484	11,828	12,183	12,549	12,925
Maintenance	268	28,448	29,301	30,180	31,085	32,018	32,979	33,968	34,987	36,037	37,118
Payroll	1,356	143,772	148,085	152,528	157,104	161,817	166,671	171,672	176,822	182,126	187,590
Utilities	273	28,913	29,780	30,673	31,593	32,541	33,518	34,523	35,559	36,625	37,724
Real Estate Taxes	1,150	121,900	125,557	129,324	133,203	137,200	141,316	145,555	149,922	154,419	159,052
Insurance	1,523	161,470	166,315	171,304	176,443	181,736	187,188	192,804	198,588	204,546	210,682
Replacement Reserves	300	31,800	32,754	33,737	34,749	35,791	36,865	37,971	39,110	40,283	41,492
Bond/SAIL/ELI Fees	514	54,495	56,130	57,814	59,548	61,335	63,175	65,070	67,022	69,033	71,104
Other	(450)	(47,700)	(49,131)	(50,605)	(52,123)	(53,687)	(55,297)	(56,956)	(58,665)	(60,425)	(62,238)
Total Operating Expenses	6,274	665,024	684,447	704,441	725,025	746,215	768,030	790,487	813,607	837,409	861,912
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	6,354	673,574	693,253	713,512	734,368	755,838	777,942	800,697	824,123	848,240	873,068
Net Operating Income	6,838	724,780	733,846	742,931	752,029	761,137	770,249	779,359	788,464	797,555	806,628
DEBT SERVICE & CASH FLOW											
Debt Service & Cashflow											
Hard Debt											
Permanent Loan 1	5,732	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568
Total Hard Debt	5,732	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568
1st Mort Coverage + Hard Fees		1.19x	1.21x	1.22x	1.24x	1.25x	1.27x	1.28x	1.30x	1.31x	1.33x
Waterfall Cashflow	2,711,592	117,212	126,278	135,363	144,462	153,569	162,681	171,792	180,896	189,988	199,061
Soft Debt											
CRA D.I.P. Loan	472	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	123	-	-	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	-	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
All DSCR		1.18x	1.18x	1.11x	1.12x	1.15x	1.15x	1.16x	1.18x	1.19x	1.20x
Net Cashflow	1,106	117,212	113,277	72,362	81,460	90,569	99,680	108,791	117,895	126,986	136,060



April 29, 2022

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 \$19,000,000 , 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 \$10,500,000 .
Borrower:	Sistrunk View, LLC
Developer:	HTG Sistrunk View Developer, LLC
Project:	Sistrunk View will consist of a 106-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount:	Approximately \$19,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	One-Month Adjusted Term SOFR + 265 bps. "One-month Adjusted Term SOFR" means an interest rate per annum equal to (a) the one-month Term SOFR, plus (b) 10 bps. Any one-month Term SOFR less than 0.75% shall be deemed to be 0.75%. (3.50% as of April 29, 2022).

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602

Telephone: 813.483.8297; tammy.haylock-moore@chase.com

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:	\$10,500,000 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 applicable interest rate for the Permanent Loan shall be locked at Construction Loan closing. Current indicative Bond rate is 4.45% . 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 December 31, 2022 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

April 25, 2022

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 \$1,623,679 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 (rounded to the nearest hundred) is \$15,423,400 or \$0.95 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 \$16,235,166 (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% (\$2,313,510) paid prior to or simultaneous with the closing of construction financing
- 25% (\$3,855,850) paid at 98% construction completion
- Balance (\$9,254,040) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$6,169,360.

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.

880 Carillon Parkway • St. Petersburg, FL 33716
800-438-8088 Toll Free • 727-567-8455 Fax
Visit our Web Site at www.RJAH.com

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 of a Member

Date: 04/28/2022

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



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 (affiliate parent company)
Business Address 3225 Aviation Ave., Suite 602		Tel. No. 305-860-8188	Fax No. 305-639-8427
City Coconut Grove		State FL	Zip Code 33133
Commencement Date to Begin Project: August 2024		JOB INFORMATION	
Completion Date for Project: August 2024		Full Time Equivalent (FTE) Jobs to be created 3	
Check Appropriate Description ↑ Existing Business <input type="checkbox"/> ↑ New Business <input checked="" type="checkbox"/>	Project Type ↑ Expansion <input checked="" type="checkbox"/> ↑ Relocation <input type="checkbox"/>	Facility Description Existing Space 0 sq. ft. New Space _____ sq. ft.	
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 to this Application		Property Owner Fort Lauderdale Community Redevelopment Agency	
Owner Tel. No. (include Area Code) 954-828-4519	Is there a lien on the property? ↑ Yes ↑ No No		
Bank(s) Where Business Accounts for Projects Are Held JPMorgan Chase Bank, N.A. (accounts to be formed)		2.	
Name of Participating Bank/Lender JPMorgan Chase Bank, N.A.			
Amount \$ 19,000,000	Contact Person Tammy Haylock-Moore	Tel. No. (include Area Code) 813-483-8297	Fax No. (include Area Code)
Name of Other Financial Source Raymond James Tax Credit Equity Funds			
Amount \$ 15,423,400	Contact Person Sean Jones	Tel. No. (include Area Code) 727-567-5703	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact 6-story mixed-use and mixed-income multi-family project with a mix of 106 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 111 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	Complete Address	% Owned	From	To
HTG Sistrunk View Member, LLC	3225 Aviation Ave., Suite 602 Coconut Grove, FL 33133	71%	April 2022	Present
Name	Complete Address	% Owned	From	To
Elite Equity Development, Inc.	7942 NW 164th Terrace Miami Lakes, FL 33016	19%	April 2022	Present
Name	Complete Address	% Owned	From	To
Greg Brewton and Associates, Inc.	6410 SW 183 Way Southwest Ranches, FL 33331	10%	April 2022	Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 34,393,555
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 34,393,555
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.	\$19,000,000		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	\$2,924,195		
Other (specify) Tax Credit Equity (during construction) - RJ	\$6,169,360		
Other (specify) CRA Seller Note	\$1,300,000	1%	30 yrs
Other (specify)			
Total Sources	\$34,393,555		
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			
Utility and road infrastructure improvements	Yes	\$180,000	
New construction of commercial and industrial buildings	No	\$22,342,188	
General Development Costs & Legal Fees		\$1,725,344	
Permit & Impact Fees		\$ 604,400	
Hard Cost Contingency		\$1,099,609	
Developer Fee		\$5,006,951	
Marketing & Lease-Up, ODR, Soft Cost Contingency		\$ 545,427	
Financial Costs		\$1,589,636	
Total Uses		\$34,393,555	

**converts to 35-year perm loan
(4.45% indicative rate per Chase LOI)

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

Total Uses

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: <u>N/A</u>	\$ 0	0	\$ 0	% 0	N/A	\$ N/A
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

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.

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 of a Member May 4, 2022
Signature and Title Date

Guarantors:  Manager of a Member May 4, 2022
Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ <u>5,000,000.00</u>
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Matthew Rieger attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Property Owner or Business Owner

Signature of

Matthew Rieger, as Manager of a Member of Sistrunk View, LLC
Print Name

List of all Jobs to be Created

**(directly created by the company Sistrunk View, LLC)

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Property Manager	1	Will oversee all aspects of the property management	\$50,000	\$50,000	Experience with property management and affordable housing
Leasing Manager	1	Will oversee all aspects of lease up	\$42,000	\$38,000	Experience with property leasing activities
Maintenance Supervisor	1	Will oversee all aspects of the property maintenance	\$42,000	\$38,000	Experience with property maintenance

*USE ADDITIONAL SHEETS IF NECESSARY

PARCEL 1

PARCEL 2

Bi-Ads, Inc.

PARCEL 3

NW 7TH ST.

NW 8TH ST.

NW 9TH ST.

Parcel 1:	Parcel 2:	Parcel 3:
ID 5042 03 01 1850	ID 5042 03 01 1600	ID 5042 03 01 1630
ID 5042 03 01 1860	ID 5042 03 01 1610	
ID 5042 03 01 1870		
ID 5042 03 01 1880		
ID 5042 03 01 1890		

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** SISTRUNK VIEW, LLC

Developer agrees to purchase the Properties at the below stated prices 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.

1. **Parcel 1 Purchase Offer** \$ 800,000.00

2. **Parcel 2 Purchase Offer** \$ 230,000.00

3. **Parcel 3 Purchase Offer** \$ 270,000.00

Financial Resources (If Required) \$ 1,300,000.00

Submitted by:

Matthew A. Rieger
Name (printed)

May 3, 2022
Date


Signature

Manager of a Member 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 apartments with commercial space.

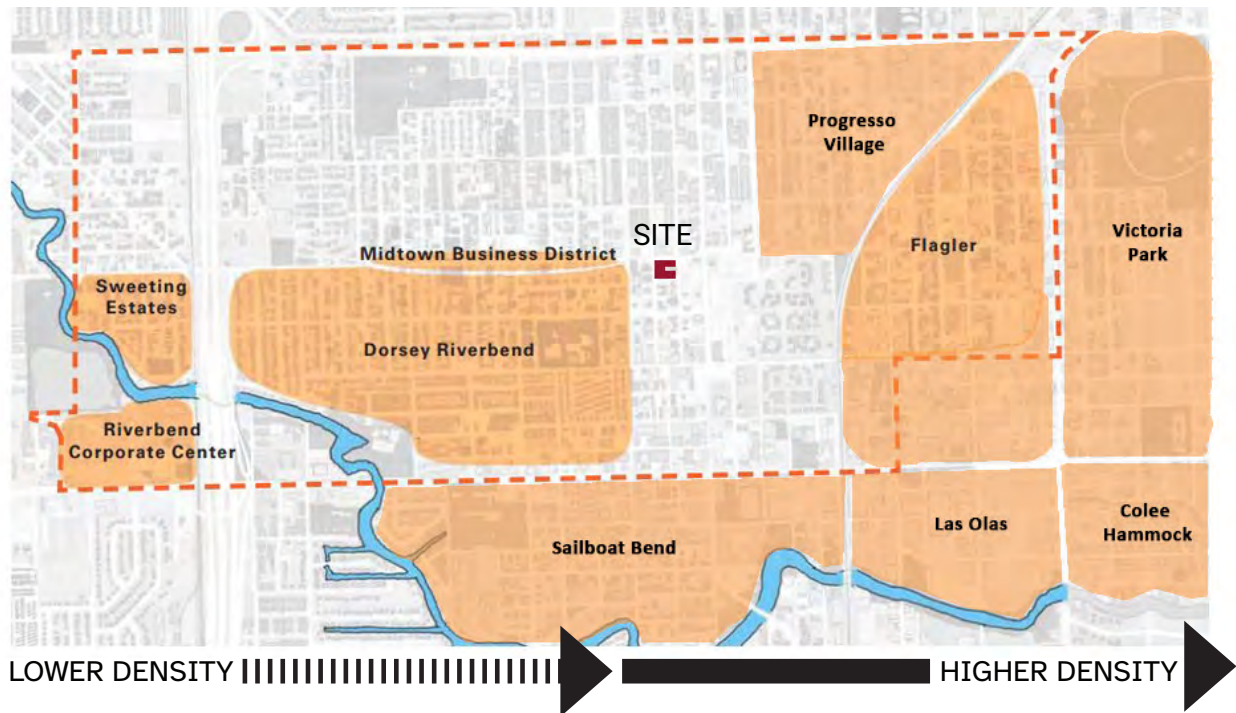
5/6/2022

BidSync

Page 208

DEVELOPMENT CONCEPT EXECUTIVE SUMMARY

The target site is comprised of roughly 1 acre of 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 **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 **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.



106
RESIDENTIAL
UNITS

+



5,700 sf
COMMERCIAL
SPACE

+



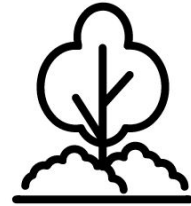
111
COVERED
PARKING

+



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 demarcate private vs public spaces with the placement of architectural elements and electronic access control systems.

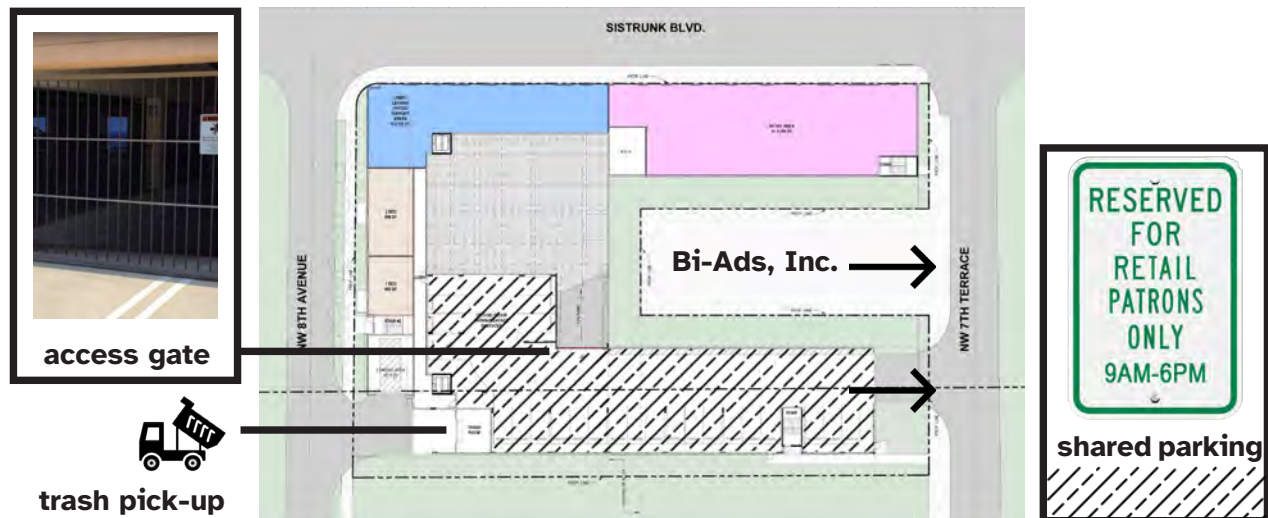


Territorial Reinforcement - Creating a sense of ownership within the community will transform the corridor into a place, not merely a mechanism to travel Downtown, and a sense of pride of ownership from the community.

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 111 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 90 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.**



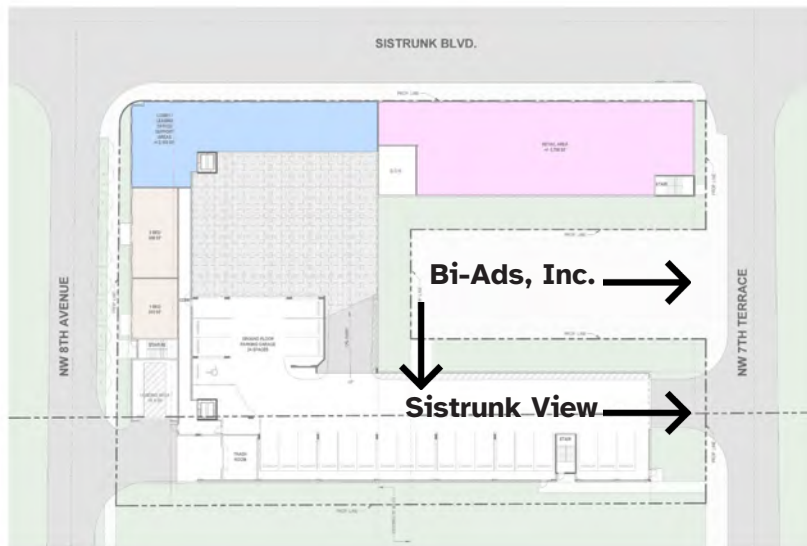
We are also conscious of the **existing right-of-access that Bi-Ads has towards Sistrunk Boulevard**, and as such, we have ensured that our design has the flexibility to accommodate three different **solutions to this problem**. It is our philosophy to always design with future issues in mind, applying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

Below 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 affected.



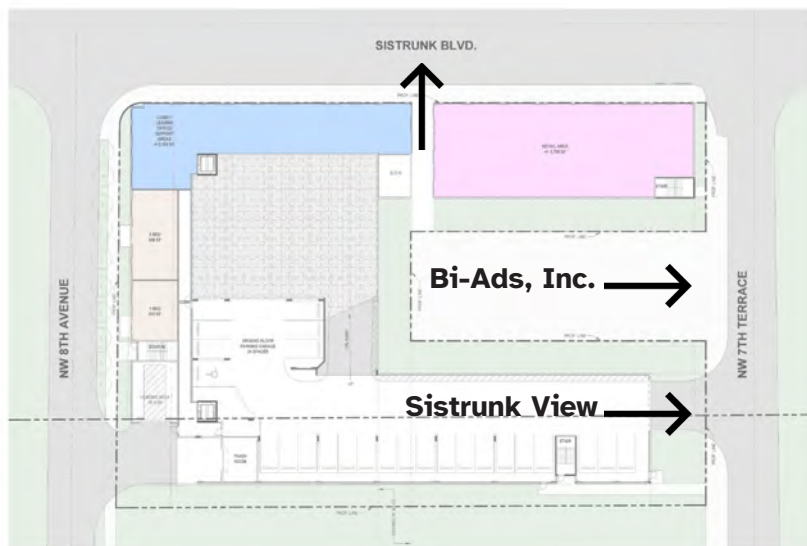
The current site plan design without modifications is the best option in terms of urban design, pedestrian safety and overall safety for both Bi-Ads and Sistrunk View tenants. The access point on NW 7th Terrace was chosen strategically to avoid another curb cut on Sistrunk Boulevard that would be less 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

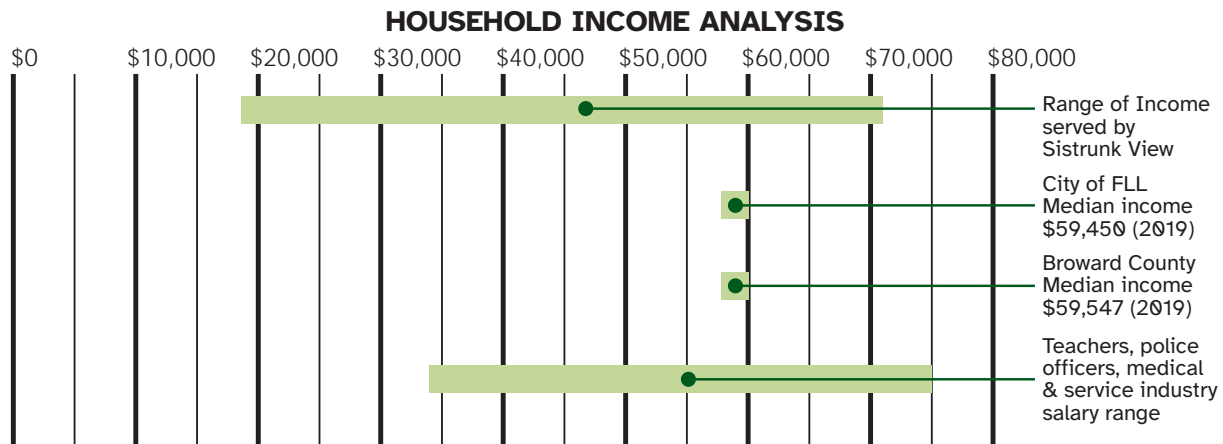


This alternative assumes no changes to the existing access agreement. Although not ideal, our building design is not affected significantly other than a minor reduction of the commercial square footage.

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)	8	1/1	\$19,050 - \$21,780	\$510
Low-Income (30% AMI)	8	2/2	\$19,050 - \$27,210	\$612
Affordable (60% AMI)	21	1/1	\$38,100 - \$43,560	\$1,020
Affordable (60% AMI)	21	2/2	\$38,100 - \$54,420	\$1,225
Workforce (70%-80% AMI)	24	1/1	\$44,450 - \$48,080	\$1,190-\$1,361
Workforce (70%-80% AMI)	24	2/2	\$44,450 - \$78,400	\$1,429-\$1,634
TOTAL	106		\$19,050 - \$78,400	\$510-\$1,634



COMMERCIAL SPACE

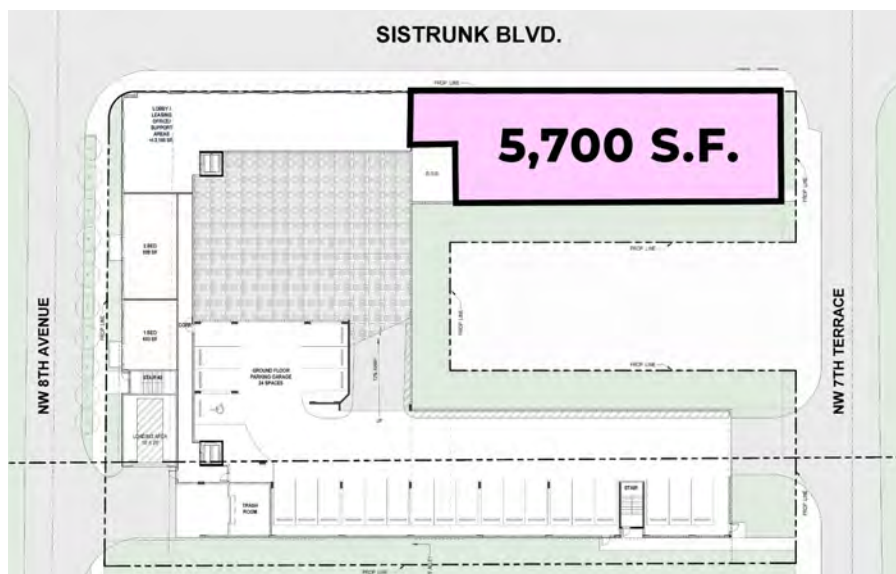
The proposal currently includes approximately 5,700 square feet of retail space on the ground floor of the building, all along Sistrunk Boulevard. This is an essential piece to bringing activity to the area and creating a true, mixed-use and walkable community.

The **retail space will be leased to the NPF-CRA at a heavily discounted price** (estimated \$12 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 \$100,000 in additional profits annually via subleasing.

$$\begin{array}{rcl} \$30 \text{ PSF} & - & \$12 \text{ PSF} \\ \text{MARKET} & & \text{SPECIAL RATE} \\ & = & \$18 \text{ PSF} \\ & & \text{ESTIMATED VARIABLE INCOME} \end{array}$$



PRIME CORNER FRONTAGE ON SISTRUNK

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



CO-WORKING ● BOUTIQUES ● BEAUTY ● HEALTH & WELLNESS





DETAILED ZONING DATA AND 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
YARD REQUIREMENTS			
Minimum Front Yard		25 feet	25 feet
Minimum Side Yard		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)
YARD REQUIREMENTS			
Primary Street (Sistrunk Blvd)		0 feet	0 feet
Secondary Streets (7th Terr. & 8th Ave)		5 feet	5 feet
Sides Abutting Bi-Ads, Inc.		15 feet	15 feet

PARKING

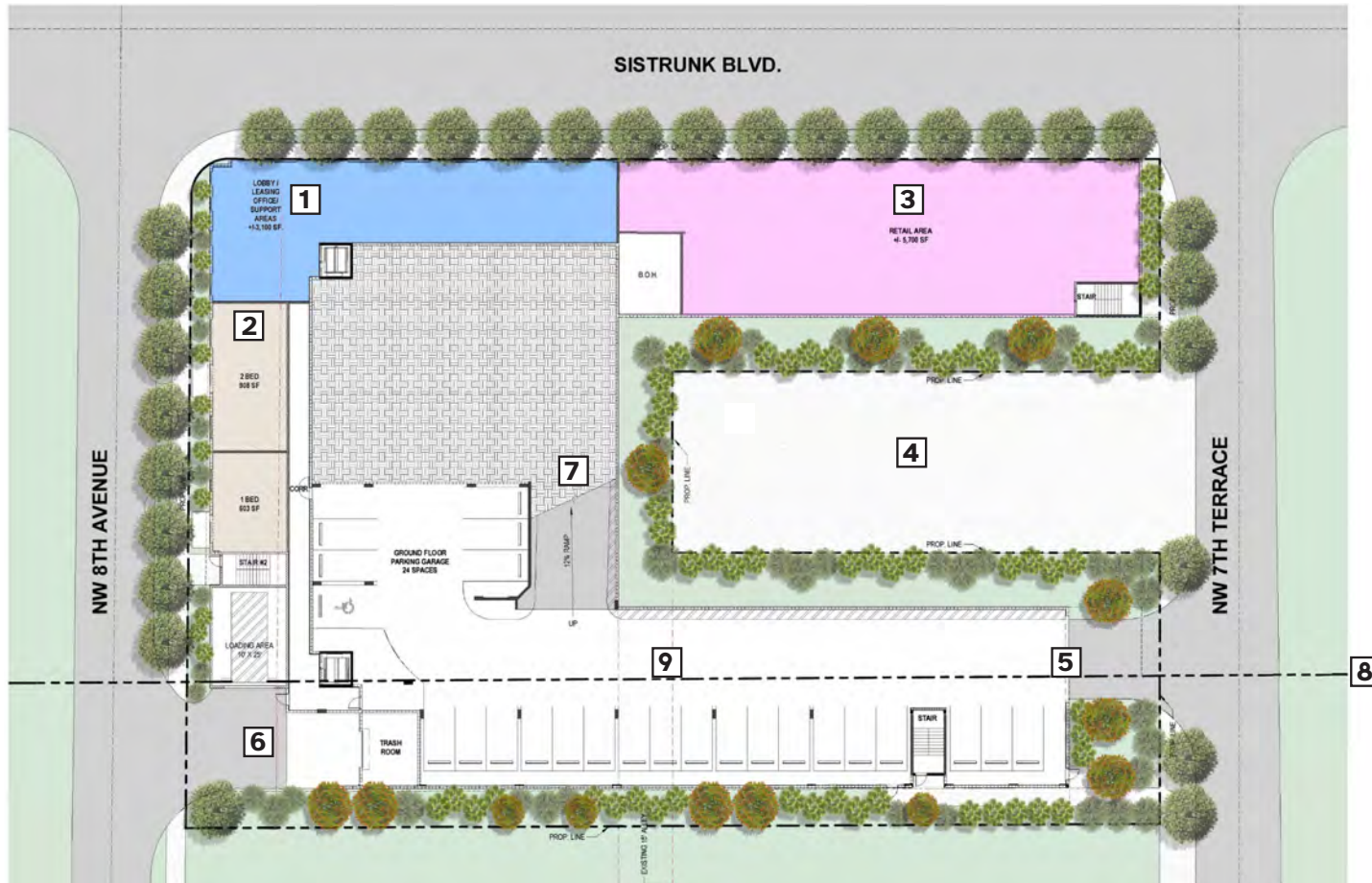
Ground Floor	24
2nd Floor	21
3rd Floor	21
4th Floor	21
5th Floor	24
6th Floor	N/A
Total Parking	111
Shared Use Parking	24

*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.

RESIDENTIAL UNIT TYPES

	1BR	2BR	
Ground Floor	1	1	2
2nd Floor	12	11	23
3rd Floor	12	11	23
4th Floor	12	11	23
5th Floor	12	11	23
6th Floor	4	8	12
Total D.U.	53	53	106
Average Area S.F.	600	920	

SITE PLAN + LANDSCAPE PLAN GROUND FLOOR



- 1 Sistrunk View Lobby & Management Office
- 2 Ground floor apartment units
- 3 Retail Area
- 4 Bi-Ads, Inc. Property

- 5 Parking Garage Entrance
- 6 Trash Pick-up & Loading Area
- 7 Ramp to Upper Level Parking
- 8 Zoning Change Line
- 9 24 Shared Parking Spaces

5/6/2022

BidSync



CORWIL ARCHITECTS
ARCHITECTS, ENGINEERS, INTERIORS, LANDSCAPE ARCHITECTS
1000 S. W. 10TH AVENUE, SUITE 1000, FORT LAUDERDALE, FL 33304
TEL: 954.466.1000 FAX: 954.466.1001

PROJECT:
HTG
FT. LAUDERDALE

OWNER:
HTG. HOUSING TRUST GROUP
8940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421

SITE GROUND FLOOR PLAN

PHASE:

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

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APPROVED BY:
PRINTED:

Author
Approver
4/19/2022 10:10:05 PM

SHEET NUMBER:

SK-1.00

CAM #22-0738
Exhibit 3
Page 82 of 145

PROJECT:

OWNER:

9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421

TYP 2nd-4th LEVEL

PHASE:

PERMIT No.:[illegible]

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CAM #22-0738

Exhibit 3

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[illegible]

12 1-Bedroom/ 1-Bathroom Apartments
11 2-Bedroom/2-Bathroom Apartments
23 Parking Spaces (Exclusively Residential)

FLOOR PLAN: LEVEL 5



CORWIL ARCHITECTS
ARCHITECTS & INTERIORS
12042-925
12042-925

PROJECT:
**HTG
FT. LAUDERDALE**

OWNER:
**HTG. HOUSING
TRUST GROUP**
9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421

5TH FLOOR PLAN

PHASE:

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

SEAL:

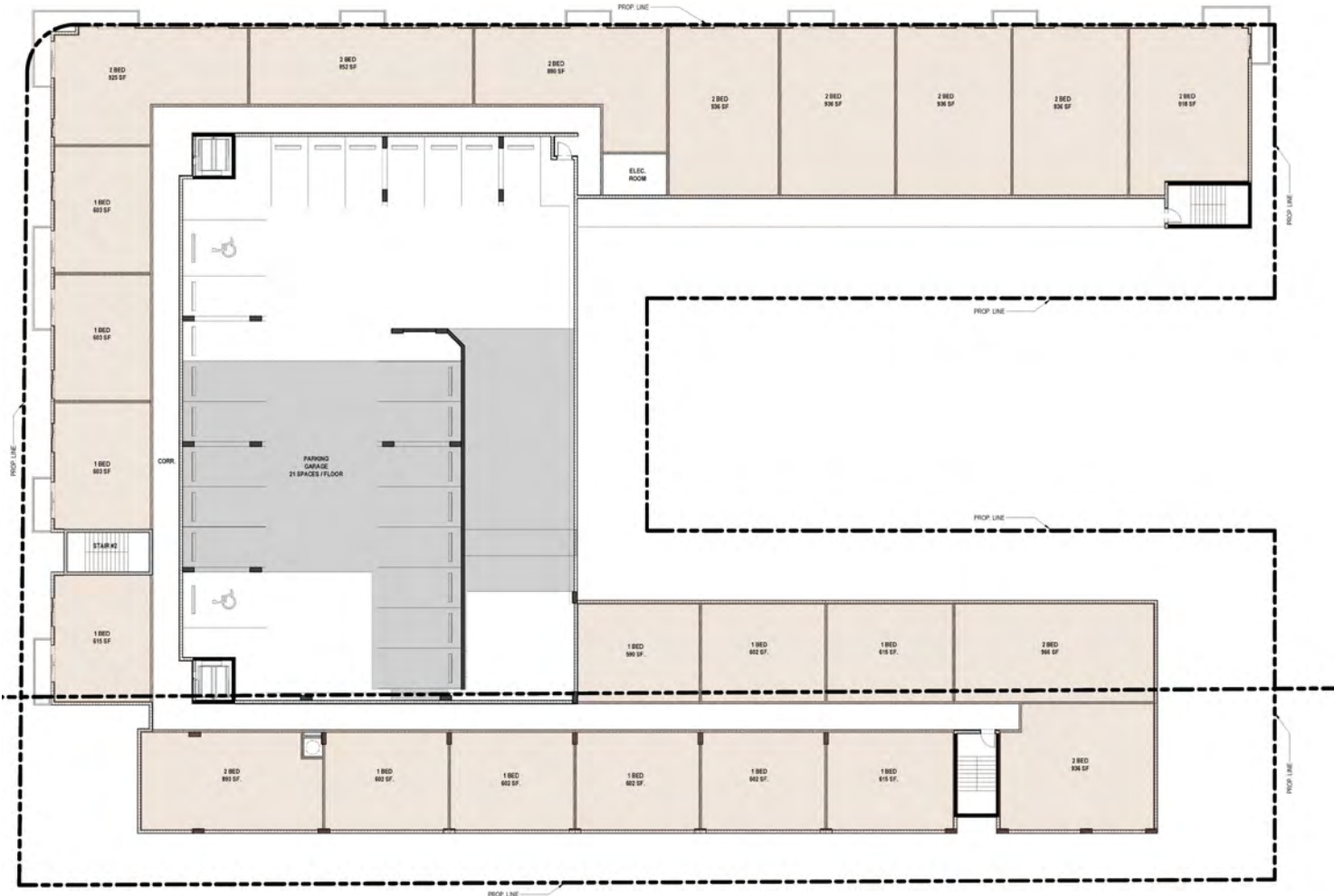
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SHEET NUMBER:

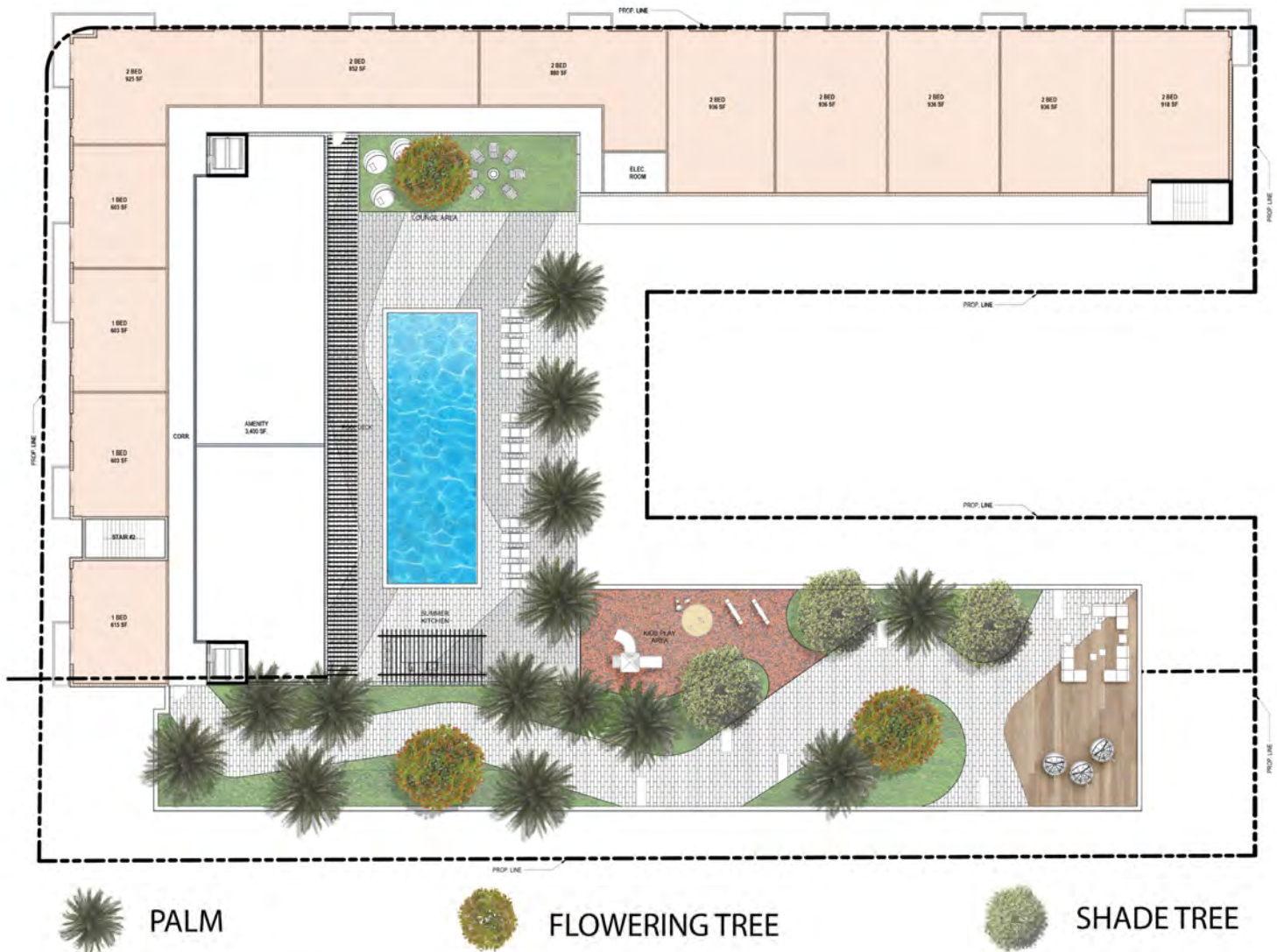
SK-1.02

CAM #22-0738
Exhibit 3
Page 84 of 145



THIS FLOOR HAS:
12 1-Bedroom/ 1-Bathroom Apartments
11 2-Bedroom/2-Bathroom Apartments
24 Parking Spaces (Exclusively Residential)

FLOOR PLAN & LANDSCAPE PLAN: LEVEL 6



CORWILARCHITECTS
12042-925
12042-925

PROJECT:
**HTG
FT. LAUDERDALE**

OWNER:
**HTG. HOUSING
TRUST GROUP**
9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421



LANDSCAPE ARCHITECTURE
www.witkindesign.com

6TH FLOOR

PHASE:

PERMIT NO.:

REVISIONS		
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Approver
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SHEET NUMBER:

SK-1.02

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



N.E. CORNER PEDESTRIAN CLOSE-UP



Inspirational images of ideal local retail concepts for Sistrunk View's ground floor.
5/6/2022



Local

Small

Active

NORTHWEST CORNER



N.W. CORNER PEDESTRIAN CLOSE-UP



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 - 6TH FLOOR DECK



NORTHEAST CORNER - NIGHT VIEW





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 COMMON AREA AMENITIES IN HTG DEVELOPMENTS:



PHOTOGRAPHS OF RENTAL UNIT INTERIORS IN HTG DEVELOPMENTS:



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.

The following highlights HTG's developments that have been completed or are under construction in Florida, all of which incorporate official Green Building practices and certifications:

	Development Name	Florida (County)	Number of Units	Green Building Certified (NGBS or LEED)	Demographic	Status
1	Veranda Senior Apartments	Miami-Dade	99	Yes	Senior	Completed
2	540 Town Center	Pinellas	146	Yes	Senior	Completed
3	Pine Run Villas	Palm Beach	63	Yes	Family	Completed
4	Village Place	Broward	112	Yes	Senior	Completed
5	Whispering Palms	Pinellas	63	Yes	Family	Completed
6	Valencia Grove	Lake	144	Yes	Family	Completed
7	Courtside Apartments	Miami-Dade	84	Yes	Family	Completed
8	Wagner Creek	Miami-Dade	73	Yes	Family	Completed
9	Freedom Gardens	Hernando	96	Yes	Family	Completed
10	Covenant Villas	Palm Beach	144	Yes	Family	Completed
11	Park at Wellington	Pasco	110	Yes	Family	Completed
12	Park at Wellington II	Pasco	110	Yes	Family	Completed
13	Arbor View	Broward	100	Yes	Senior	Completed
14	Hammock Ridge	Hernando	104	Yes	Family	Completed
15	Princeton Park	Miami-Dade	150	Yes	Family	Completed
16	Douglas Gardens V	Broward	110	Yes	Senior	Completed
17	Twin Lakes Estates I	Polk	100	Yes	Senior	Completed
18	Heron Estates Sr.	Palm Beach	101	Yes	Senior	Completed
19	Isles of Pahokee, II	Palm Beach	129	Yes	Senior	Completed
20	The Addison	Manatee	90	Yes	Family	Completed
21	Twin Lakes Estates II	Polk	132	Yes	Family	Completed
22	Hammock Ridge II	Hernando	92	Yes	Senior	Completed
23	Luna Trails	Brevard	86	Yes	Senior	Completed
24	The Palms at Town Center	Flagler	88	Yes	Family	Completed
25	Osprey Pointe	Pasco	110	Yes	Family	Completed
26	Paradise Lakes Apartments	Miami-Dade	76	Yes	Family	Completed
27	Village View	Broward	100	Yes	Senior	Completed
28	Oaks at Lakeside	Manatee	96	Yes	Family	Completed
29	Father Marquess-Barry Apartments	Miami-Dade	50	Pending	Family	Under Construction
30	Hudson Village	Broward	96	Pending	Family	Under Construction
31	Lafayette Park	Leon	96	Yes	Family	Completed
32	Valencia Grove II	Lake	110	Yes	Senior	Completed
33	Heron Estates Family	Palm Beach	79	Pending	Family	Under Construction
34	Oak Valley	Marion	96	Pending	Family	Under Construction
35	Flagler Station	Palm Beach	94	Pending	Family	Under Construction
36	Park Ridge	Polk	96	Pending	Family	Under Construction
37	Shoreline Villas	Okaloosa	72	Pending	Senior	Under Construction





GREEN BUILDING EXPERIENCE

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.



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 technics
 - 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.

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



PROJECT TIMELINE

DAYS PER TASK GROUP	ACTIONS/ TASKS	ESTIMATED		Days	Months		
		START	FINISH				
RFP Due Date 5/6/2022		4-Aug-22	4-Aug-24				
223	Award and Signed Development Agreement	05/06/22	08/04/22	90	3.0	24 months	
	Formal Engagement of all Professionals (Architect, Landscape Architect, Structural Engineer, MEP, Civil Engineer, Traffic Consultant & Green Consultant)	08/04/22	08/07/22	3	7.2		
	Schematic/Conceptual Design	08/07/22	08/22/22	15			
	Site Plan Approval per Section 33-304 of the Code	08/22/22	12/15/22	115			
	Construction Document (100% Progress Set), Final Specs	12/15/22	03/15/23	90			
80	GC Bid Package to Subcontractors	03/15/23	03/18/23	3	2.7		24 months
	GC Bids Received, Reviewed, & Formal Selection of GC	03/18/23	04/08/23	21			
	GC Contract Draft and Execution	04/08/23	04/13/23	5			
	Submission of Building Permit Application	03/15/23	03/20/23	5			
	Master Building Permit	03/20/23	05/29/23	70			
	Financial Closing	05/29/23	06/03/23	5			
4	Notice to Proceed	06/03/23	06/04/23	1	0.1	24 months	
	Commencement of Construction	06/04/23	06/07/23	3			
424	Pre-Lease Up of Commercial/Retail	06/07/23	12/04/23	180	14.0	24 months	
	Temporary Certificate of Occupancy	06/07/23	07/21/24	410			
	Certificate of Occupancy/Certificate of Completion for Project	07/21/24	08/04/24	14			
120	Stabilization of the Project	08/04/24	12/02/24	120	3.9		

Key Tasks for the Project:	
7.2	# of Months from Award until Completion of Design
9.9	# of Months from Award until Lease Closing
10.0	# of Months from Award until Construction Commencement
24.0	# of Months from Award until issuance of CO/COC
Total Time from Award to Construction Completion:	
731	Total # of Days
104	Total # of Weeks
24	Total # of Months

	Activities Expected in Year 2022
	Activities Expected in Year 2023
	Activities Expected in Year 2024

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 5 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 nation-wide, 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 updates, and overall promotion of the community's brand.



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



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.



LOCAL JOBS CREATED

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

1. 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 expect this development will generate :

- 340** Jobs during development & construction, of which **130** will be filled by local workers;
- 30** Permanent ongoing local jobs supported after the new apartments are occupied;
- 6** 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
- Dryall & 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.

5/6/2022

BidSync

7

PROPOSAL CERTIFICATION

NON-COLLUSION STATEMENT

NON-DISCRIMINATION CERTIFICATION FORM

SAMPLE INSURANCE CERTIFICATE

ACTIVE STATUS PAGE AND ARTICLES OF INCORPORATION
FROM FLORIDA DIVISION OF CORPORATIONS

ADDEDUM ACKNOWLEDGEMENT #1

ADDEDUM ACKNOWLEDGEMENT #2

Supplier Response Form

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) * EIN (Optional):

Address: *

City: * State: * Zip: *

Telephone No.: * FAX No.: * Email: *

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
<input type="text" value="1"/>	<input type="text" value="4/19/2022"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text" value="2"/>	<input type="text" value="4/25/2022"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

No variances or exceptions required or taken.

 *

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event

shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Matthew Rieger *

Name (printed)

Matthew Rieger *

Signature



05/03/2022 *

Date

Manager of a Member *

Title

Revised 4/28/2020

Supplier Response Form**NON-COLLUSION STATEMENT:**

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Matthew Rieger
Authorized Signature



Manager of a Member of Sistrunk View, I
Title

Matthew Rieger
Name (Printed)

05/04/2022
Date

Supplier Response Form**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

Matthew Rieger
Authorized Signature



*

Matthew Rieger, Manager of a Member of Sistrunk View, LLC
Print Name and Title

*

05/03/2022

*

Date

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 the necessary coverage per this RFP.

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 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			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 \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						
B	Y/N <input checked="" type="checkbox"/> Y		N/A	TWC4077180	03/11/2022	03/11/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER 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

CANCELLATION

Raymond James Tax Credit Fund XX, LLC ISAOA 800 Carillon Pkwy St. Petersburg FL 33716	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 electronically on April 13, 2022.

The document number of this company is L22000178514.

I further certify that said company has paid all fees due this office through December 31, 2022, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 220502100623-500385762085#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Second day of May, 2022



A handwritten signature in black ink, appearing to read "Laurel M. Lee".

Laurel M. Lee
Secretary of State

**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.

State of Florida

Department of State

I certify from the records of this office that HOUSING TRUST GROUP, LLC is a limited liability company organized under the laws of the State of Florida, filed on May 12, 2006.

The document number of this limited liability company is L06000052865.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on March 15, 2022, 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 Fourth day of May, 2022*



Samuel R. J. ...
Secretary of State

Tracking Number: 6097813265CU

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

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

Broad and Cassel

6/20/2017 9:43:51 AM

PAGE 2003

Fax Server

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

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : BROAD AND CASSEL - AFFORDABLE HOUSING
Account Number : 120160900061
Phone : (407) 839-4277
Fax Number : (407) 839-4264

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

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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

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K. SALY

6/20/2017

JUN 21 2017

Broad and Cassel

6/20/2017 9:43:51 AM PAGE 3/003

Fax Server

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 17 day of June, 2017.

MANAGERS:

Randy Rieger

Matthew Rieger

4824 J601 6985
32459-0001 JcHester
06-17-2017

206000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

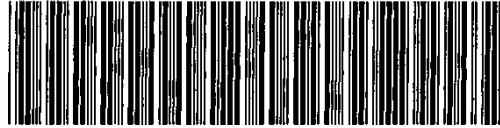
(Business Entity Name)

(Document Number)

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700096436057

04/13/07--01033--006 **25.00

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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
2001 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Matthew Rieger

(Name of Person)

at (305) 854-9099

(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)

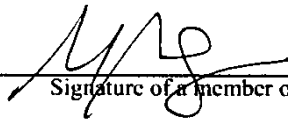
FIRST: The Articles of Organization were filed on 5/12/2006 and assigned document number L06000052865.

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:

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

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

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

(Name of Person)

at (305) 854-9099

(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:

3250 Mary Street, Suite 500

Coconut Grove, FL 33133

Mailing Address:

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

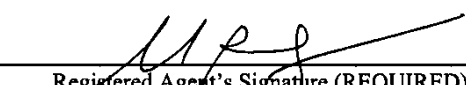
Florida street address (P.O. Box **NOT** acceptable)

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 9:47

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

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

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR

Randy Rieger

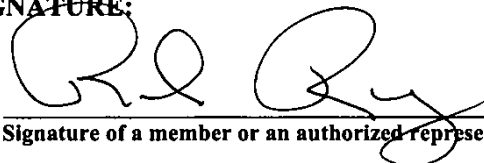
3250 Mary Street, Suite 500

Coconut Grove, FL 33133

(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 signee

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)**

Page 2 of 2

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

State of Florida

Department of State

I certify from the records of this office that ELITE EQUITY DEVELOPMENT, INC is a corporation organized under the laws of the State of Florida, filed on March 23, 2018.

The document number of this corporation is P18000027546.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 23, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of May, 2022*



Randy R. Lee
Secretary of State

Tracking Number: 8287104558CU

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

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

3/23/2018

Division of Corporations

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

P18000027546

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)))



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To:

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

From:

Account Name : CORP USA
Account Number : 072450003255
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

RECEIVED

2018 MAR 23 AM 10:56

DIVISION OF CORPORATIONS
BUREAU OF COMMERCIAL
INFORMATION SERVICES

FILED
2018 MAR 23 AM 10:47
K. PAGE
MAR 26 2018
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Corporate Filing Menu

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PAGE 01/06

CORP USA

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5/6/2022

BidSync

p. 264

CAM #22-0738

Exhibit 3

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(4)

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 preemptive 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 33016.

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

STATE OF FLORIDA)
)
 COUNTY OF DADE)

BEFORE ME, a Notary Public authorized to take acknowledgement 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

PAGE 05

PAGE 05/05

5/6/2022

C MARIE BREVITT SCHOL

CDP USA

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03/23/2018 10:41 3055339696 3055339696

p. 268

**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 48.081 and 607.034, 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
ROOSEVELT BRADLEY
Registered Agent

5

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CDRP USA

BidSync

p. 269

CAM #22-0738
Exhibit 3
Page 136 of 145

5/6/2022

PAGE 06/05

PAGE 06

State of Florida

Department of State

I certify from the records of this office that GREG BREWTON AND ASSOCIATES, INC is a corporation organized under the laws of the State of Florida, filed on April 2, 2015.

The document number of this corporation is P15000030015.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on April 27, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of May, 2022*



Samuel R. Bruce
Secretary of State

Tracking Number: 1971028089CU

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

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

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)

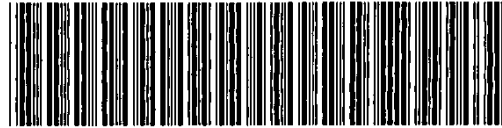
(Document Number)

Certified Copies ☒

Certificates of Status ☒

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04/02/15--01005--020 **87.50

APPROVAL
FILED
15 APR -2 PM 12:48
RECORDS & INFO
FBI/DOJ/DOH

gf 4/2/15

**ARTICLES OF INCORPORATION
OF
Greg Brewton and Associates, Inc**

APPROVED
AND
FILED

15 APR -2 PM 12:48

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

15 APR -2 PM 12:48

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

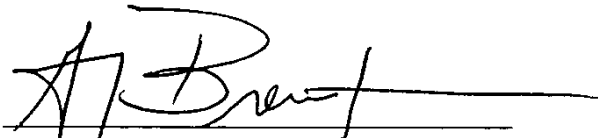
desiring to organize under the laws of the State of Florida with its principal office as indicated in the Certificate of Incorporation, has named Greg Brewton, located at 6410 SW 183 Way Southwest Ranches, FL 33331 County of Broward, State of Florida, as its agent to accept service of process within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



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hommings Turner
Purchasing Specialist

Company Name: SISTRUNK VIEW, LLC
(Please print)

Bidder's Signature: 

Date: APRIL 28, 2022



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulette Hammings Turner
Purchasing Specialist

Company Name: SISTRUNK VIEW, LLC
(Please print)

Bidder's Signature: 

Date: APRIL 28, 2022

TRADE SECRET – CONFIDENTIAL FINANCIALS

FINANCIAL STATEMENTS FOR THE PROPOSER, SISTRUNK VIEW, LLC

THESE FINANCIAL STATEMENTS HAVE BEEN PROVIDED UNDER SEPARATE COVER FROM THE PROPOSAL RESPONSE BECAUSE THEY CONSTITUTE TRADE SECRET INFORMATION AND ARE EXEMPT FROM FLORIDA STATUTES CHAPTER 119.07 (“PUBLIC RECORDS LAWS”). THE EXEMPTION BEING CLAIMED CAN BE FOUND UNDER FLORIDA STATUTES 119.071(1)(C):

“(c) Any financial statement that an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s.119.07(1) and s.24(a), Art. I of the State Constitution.”

ATTACHMENTS INCLUDED HEREIN:

Sistrunk View, LLC (the “Proposer”) is a single purpose entity created solely for the proposed development of the Sistrunk View development.

Housing Trust Group, LLC (“HTG”) is the Proposer’s primary operating company and was formed for the sole purpose of covering employee compensation, insurance, office rent and other various overhead and operating costs. HTG is funded by two affiliated companies, **HTG Affordable, LLC (“HTGA”)** and **HTG United, LLC (“HTGU”)**, which were formed for the purpose of developing mixed-income and mixed-use housing. A copy of HTGA’s fiscal year 2020, 2019 and 2018 audited financial statements and a copy of HTGU’s fiscal year 2020 and 2019 audited financial statements are enclosed along with a 2020 compilation report that combines Rieger Holdings, LLC, RER Family Partnership, Ltd., and Balogh Family Investments, Ltd., which are the principals of both HTGA and HTGU. We have also included 2021 Certified Financial Statement for HTGU, which are the most recent but not audited.