

PROJECT INFORMATION

Exhibit 2

Mount Hermon Apartments is a 110-unit senior housing 7-story high-rise development project that will utilize 9% LIHTC funding in RFA 2020-202. The unit mix will consist of 77 one bedrooms and 33 two bedrooms. The site is generally located at NW 4th Street and NW 8th Avenue in Fort Lauderdale, FL, 33311. The site is a combination of 2 parcels 10-25-21-0000-00100-0000 & 03-25-21-0040-0100-0070, folio number 50-42-10-12-0500.

The proposed development is ideally located for senior affordable housing with access to major grocery stores to include Save a lot, Fresh Market, multiple pharmacies, local eateries, other neighborhood shopping, medical options at all levels, major highways all located less than 1-mile from the site.

The development will be 100% affordable with income restrictions, 10% of the units will be set-aside for residents with extremely low income (ELI) at or below 25% AMI. The remaining units will be set-aside for residents at or below 60% of the Area Median Income.

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. Mount Hermon Apartments will provide unit and site features that exceed the industry standards for a development of its class. See below list of features and amenities list that will offered on site.

☒Community Amenities:

- ☒Safe and secure building with an on-site management and maintenance offices.
- ☒Resident community center
- ☒Multi-purpose rooms will be available to residents on a daily basis
- ☒Library
- ☒Computer room

☒In-Unit Amenities:

- ☒Washers/Dryers hook-ups in every unit
- ☒Open floor plans
- ☒Energy-Star ceiling fans in all bedrooms
- ☒Full-size Energy-Star appliances (dishwasher, microwave, range, refrigerator)

Other 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. Mount Hermon 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 Management, an affiliate company of the applicant, comprised of a team of expert in their fields will also offer the below FHFC resident programs.

FHFC Resident Programs:

- ☒ 24 Hour Support to Assist Residents In Handling Urgent Issues
- ☒ Computer Training
- ☒ Daily Activities
- ☒ Resident Assurance Check-In Program

Mount Hermon Apartments is the perfect development for the site as it brings much needed affordable housing to an area where seniors can live peacefully while having access to major roadways and other community services.

DEVELOPMENT AND UNIT AMENITIES

Mount Hermon Apartments will provide seniors with a safe, clean and comfortable living environment and create a living atmosphere where they can interact with their neighbors safely and leisurely. The community will be enhanced with best-in-class amenities for residents to enjoy their individual lifestyles to the fullest. Please refer to attached site plan for schematic design.

Mount Hermon Apartments will provide unit features that go above and beyond what is customarily seen in the industry, such as ceiling fans in all bedrooms, walk-in and roll-in showers, and walk in closets in main bedrooms. This development will also take into account the importance of environmentally sustainable communities for residents and our neighbors by maximizing energy efficiency and indoor air quality.

As per the FHFC 2020-202 RFA, the following will be provided in Mount Hermon Apartments:

General Features (listed below are some, not all, of the features that are required in the RFA; nevertheless, all features in the 2020-202 RFA will be committed to):

- Termite prevention;
- Pest control;
- Window coverings for each window and glass door inside each unit;
- Cable or satellite TV hook-up in each unit;
- Washer and dryer hook ups in each of the Development's units and equipment for rent;
- Full-size range and oven;
- Energy Star qualified microwave and dishwasher.

Green Building Features:

Mount Hermon Apartments will provide all required Green Building features listed in the 2020-202 RFA, which include low VOC paint, low-flow water fixtures, Energy Star qualified appliances, and air conditioner and heater specifications that match the efficiency required in the RFA.

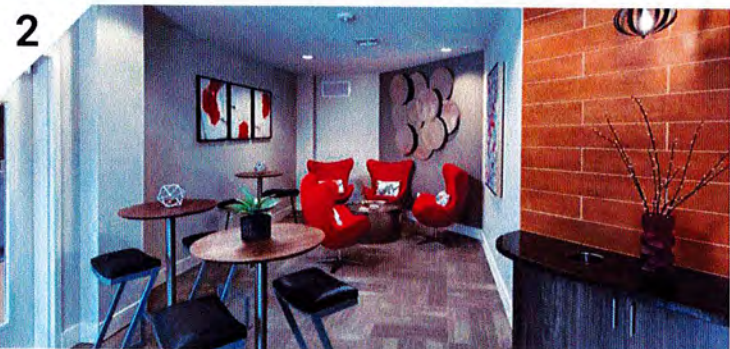
In addition, the development will achieve one of the following Green Building Certification programs: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); or ICC 700 National Green Building Standard (NGBS). Selection of the program will be accomplished during the credit underwriting process.

ADA Accessibility:

All units will provide the accessibility features indicated in the RFA, which include low door thresholds, lever style handles for doors, faucet, and cabinets. Reinforced walls to allow for installation of grab bars that meet ADA Standards will also be provided in all units. At least 20% of the units will have roll-in showers and all of the tubs/showers will have horizontal grab bars for added safety.

DEVELOPMENT AND UNIT AMENITIES

Below are samples of some of HTG's properties and the interior design and amenities that we offer as our standard. 1. VILLAGE PLACE, FORT LAUDERDALE, 2. COURTSIDE, MIAMI, 3. VALENCIA GROVE, EUSTIS



MT. HERMON

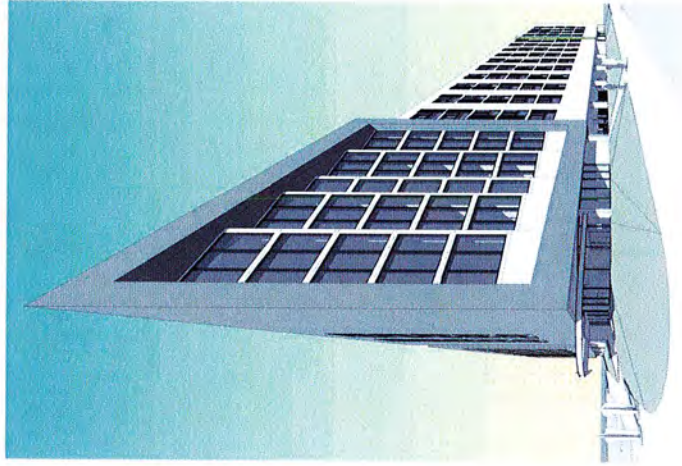
NW 4TH STREET & NW 8th AVE | FORT LAUDERDALE | FL 33311

LIST OF DRAWINGS

GENERAL	COVER SHEET
G-1	NOTES, SYMBOLS & ABBREVIATIONS
G-2	ZONING, SITE PLAN & LOCATION DIAGRAMS
G-3	AREA DIAGRAMS
G-4	SITE AND CONTEXT PICTURES
CIVIL	
C-1	GRADING PLAN
13th FLOOR	
13-01	FIRE SAFETY PLAN - GROUND LEVEL
13-02	FIRE SAFETY PLAN - 2ND LEVEL
13-03	FIRE SAFETY PLAN - 3RD LEVEL
13-04	FIRE SAFETY PLAN - 4TH TO 7TH LEVEL
ARCHITECTURE	
A-1	01th FLOOR
A-1-01	GROUND LEVEL FLOOR PLAN
A-1-02	2ND LEVEL FLOOR PLAN
A-1-03	3RD LEVEL FLOOR PLAN
A-1-04	4TH TO 7TH LEVEL FLOOR PLAN
A-1-05	ROOF PLAN
A-1-06	SECTION
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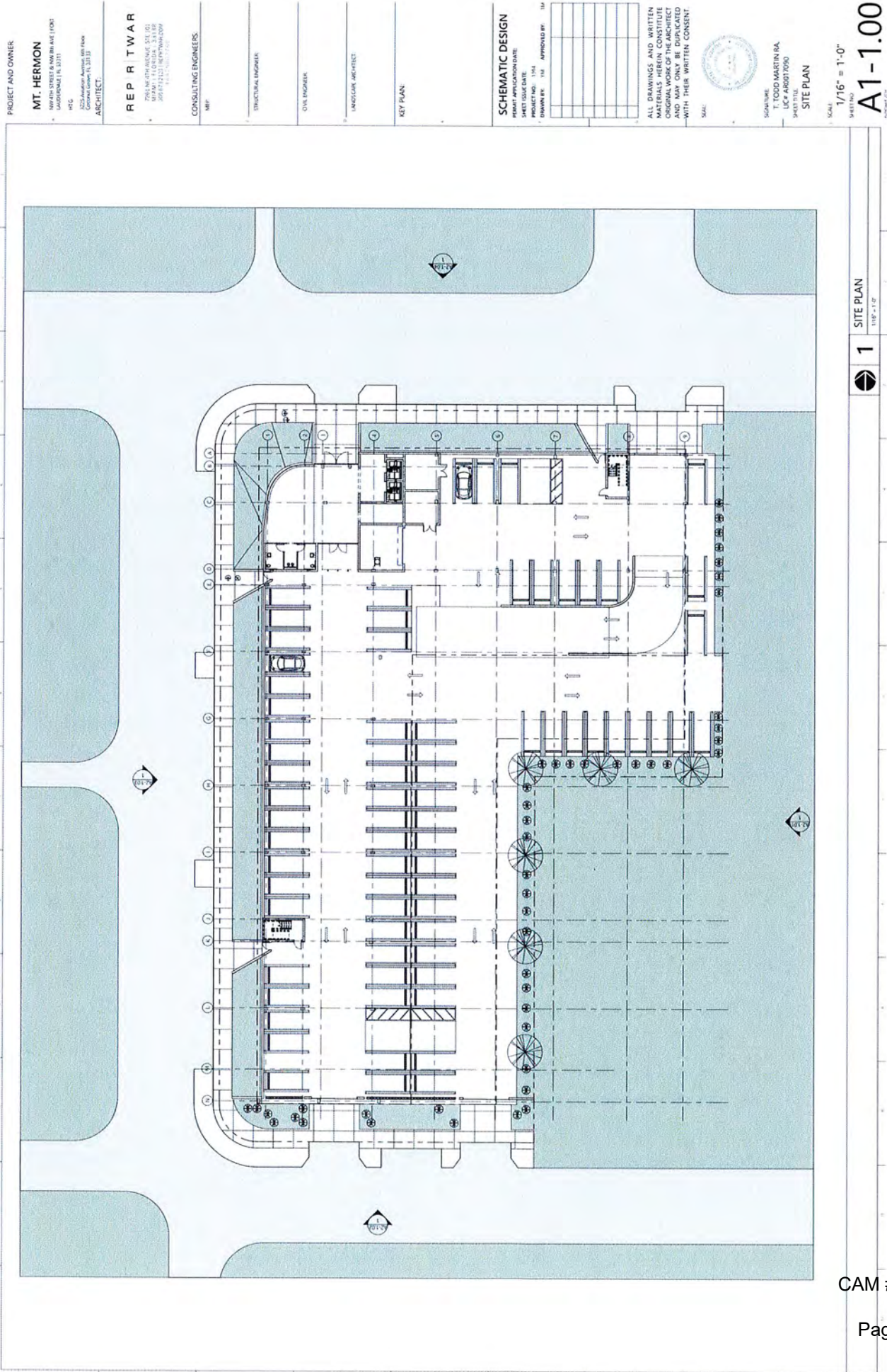
CLASSIFICATION OF WORK:
NEW CONSTRUCTION

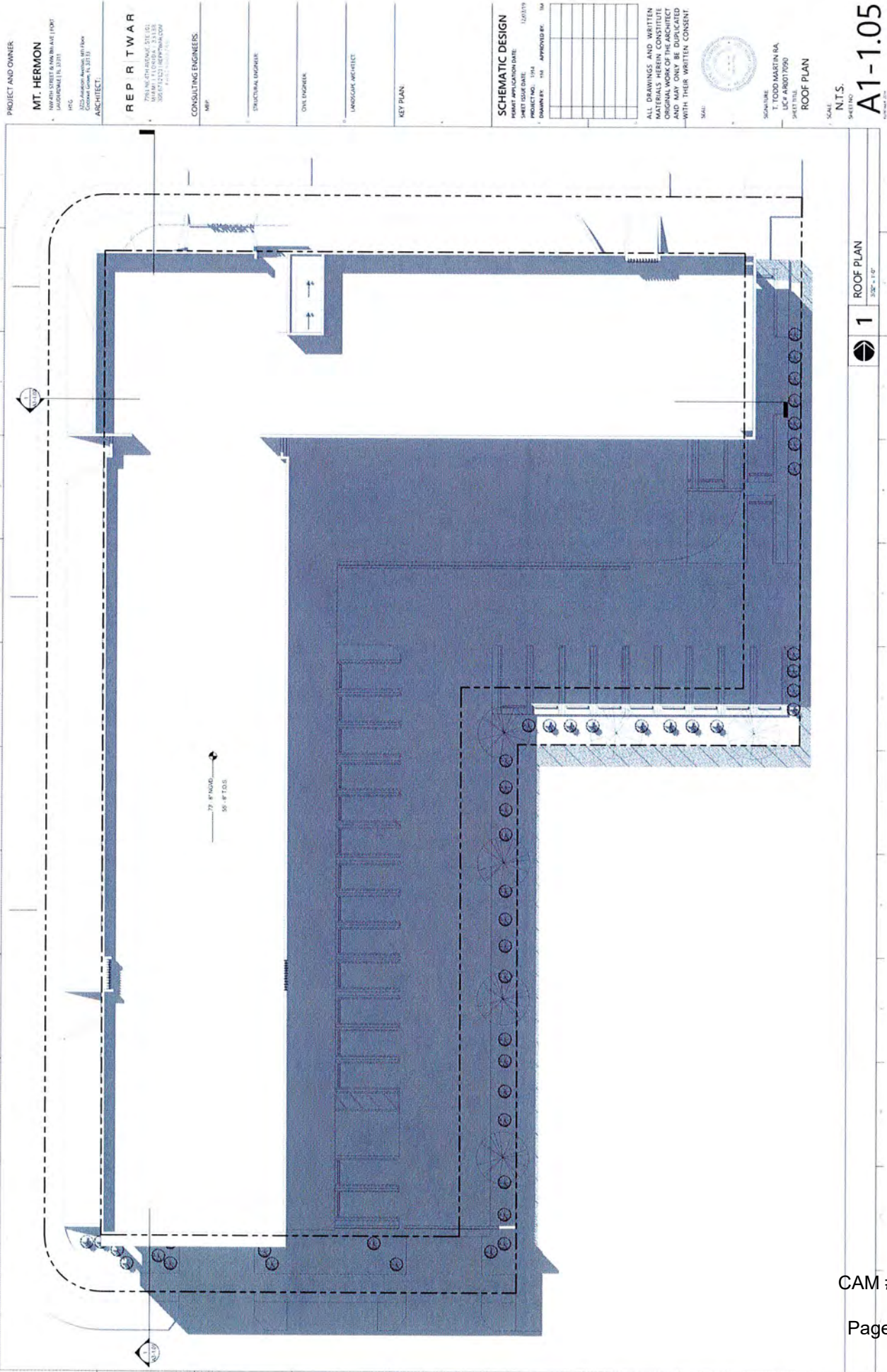
SCOPE OF WORK:
NEW RESIDENTIAL BUILDING



PROJECT AND OWNER	
MT. HERMON 3125 Auden Avenue 13th Floor Fort Lauderdale, FL 33308 305-464-1888	
ARCHITECT	
REP R T W A R 7701 NW 4th Avenue, Suite 401 Miami, Florida 33156 305-673-2121 REP@rtwar.com www.rtwarchitect.com	
CONSULTING ENGINEERS	
MEP	
STRUCTURAL ENGINEER	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
KEY PLAN	
SCHEMATIC DESIGN	
PERMIT APPLICATION DATE: 11/16/19	
SHEET ISSUE DATE: 11/16/19	
PROJECT NO: 1114	
SHEET NO: 101	
APPROVED BY: [Signature]	
ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE THE ARCHITECT'S DESIGN AND MAY ONLY BE REPRODUCED WITH THEIR WRITTEN CONSENT.	
SCALE	
SIGNATURE	
T. TODD MARTIN RA, LIC# AR0017090	
COVER SHEET	
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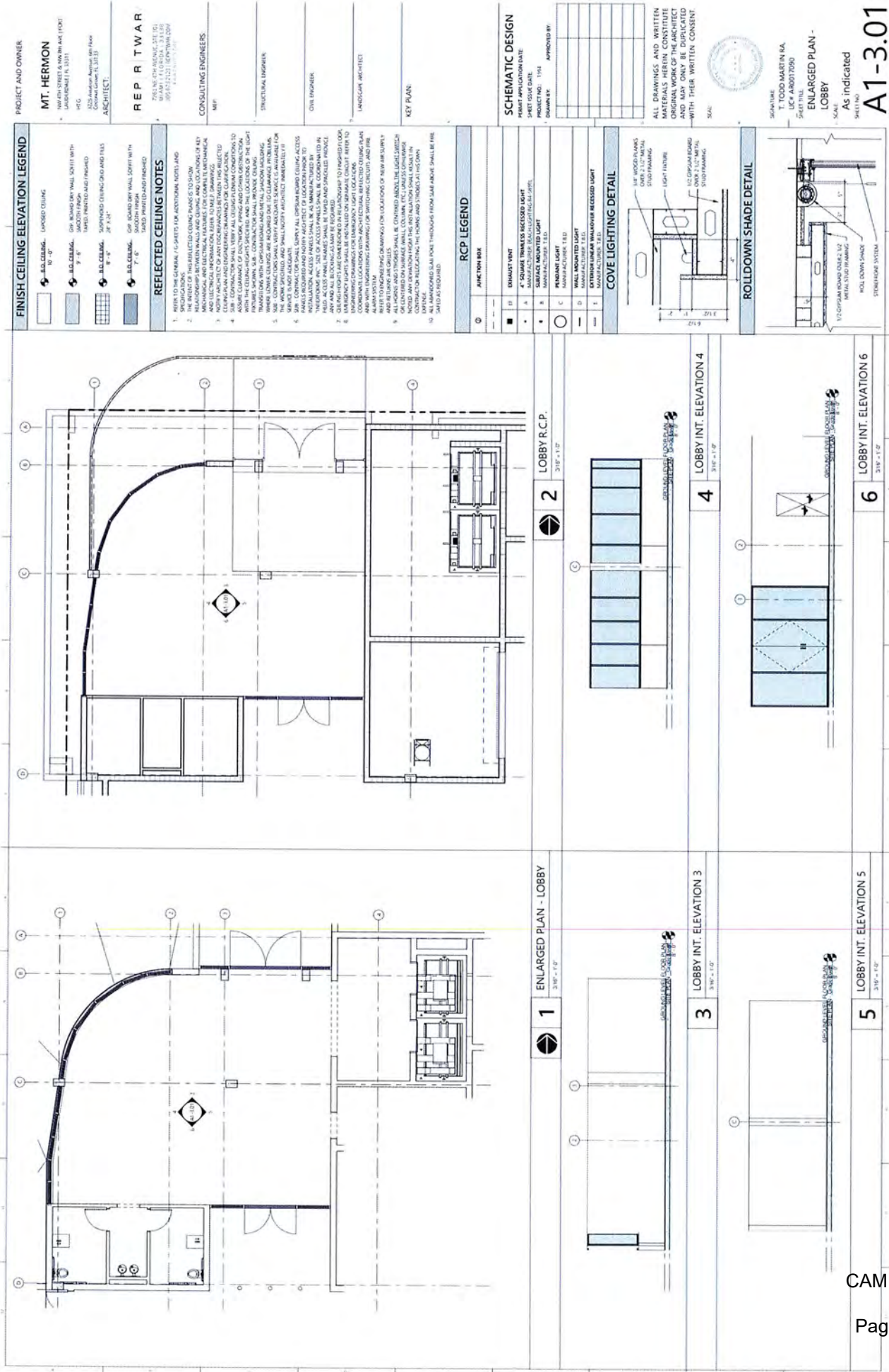
OWNER	ARCHITECT	MEP ENGINEER	STRUCTURAL ENGINEER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
HTC 3125 Auden Avenue 13th Floor Fort Lauderdale, FL 33308 305-464-1888	REP R T W A R 7701 NW 4th Avenue, Suite 401 Miami, Florida 33156 305-673-2121				





































FINISH CEILING ELEVATION LEGEND

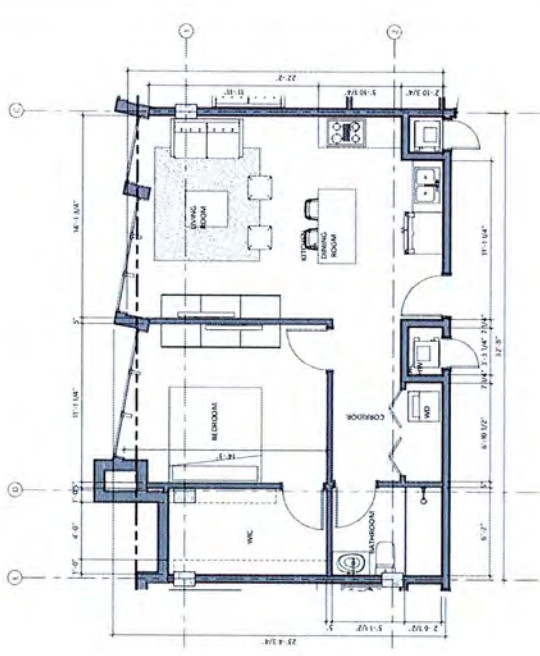
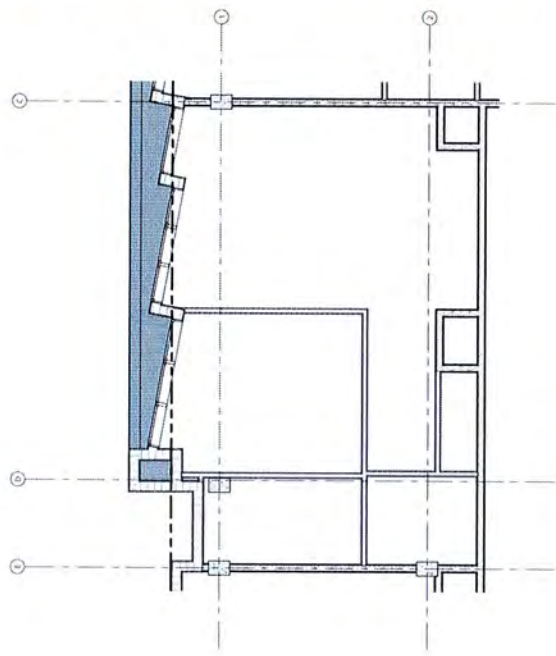
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	B.O. CEILING. N - 0"		B.O. CEILING. N - 0"		B.O. CEILING. N - 0"		B.O. CEILING. N - 0"

REFLECTED CEILING NOTES

- [illegible]



RCP LEGEND

JUNCTION BOX		
	E	EXHAUST VENT
	A	4" SQUARE FRAMELESS RECESSED LIGHT MANUF. ACT. W/RE. BEACH LIGHTING BA-5070L
	B	SURFACE MOUNTED LIGHT MANUF. ACT. W/RE. T.B.O.
	C	PENDANT LIGHT MANUF. ACT. W/RE. T.B.O.
	D	WALL MOUNTED LIGHT MANUF. ACT. W/RE. T.B.O.
	F	EXTENDED LINEAR WALK-ON-RECESSED LIGHT

SCHEMATIC DESIGN

[illegible]

INTERIOR FINISHES

- [illegible]

ENLARGED UNIT E - R.C.P.



ENLARGED UNIT E



MATERIAL LEGEND

1	WENTY STUCCO SAYS NOW PAIR ALABASTERS	2	WENTY STUCCO SAYS NOW PAIR ALABASTERS
3	WENTY STUCCO SAYS NOW PAIR ALABASTERS	4	WENTY STUCCO SAYS NOW PAIR ALABASTERS

WALL LEGEND

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LOCAL NON-LOAD BEARING 8" OR
FORCING. SEE STRUCTURE FOR

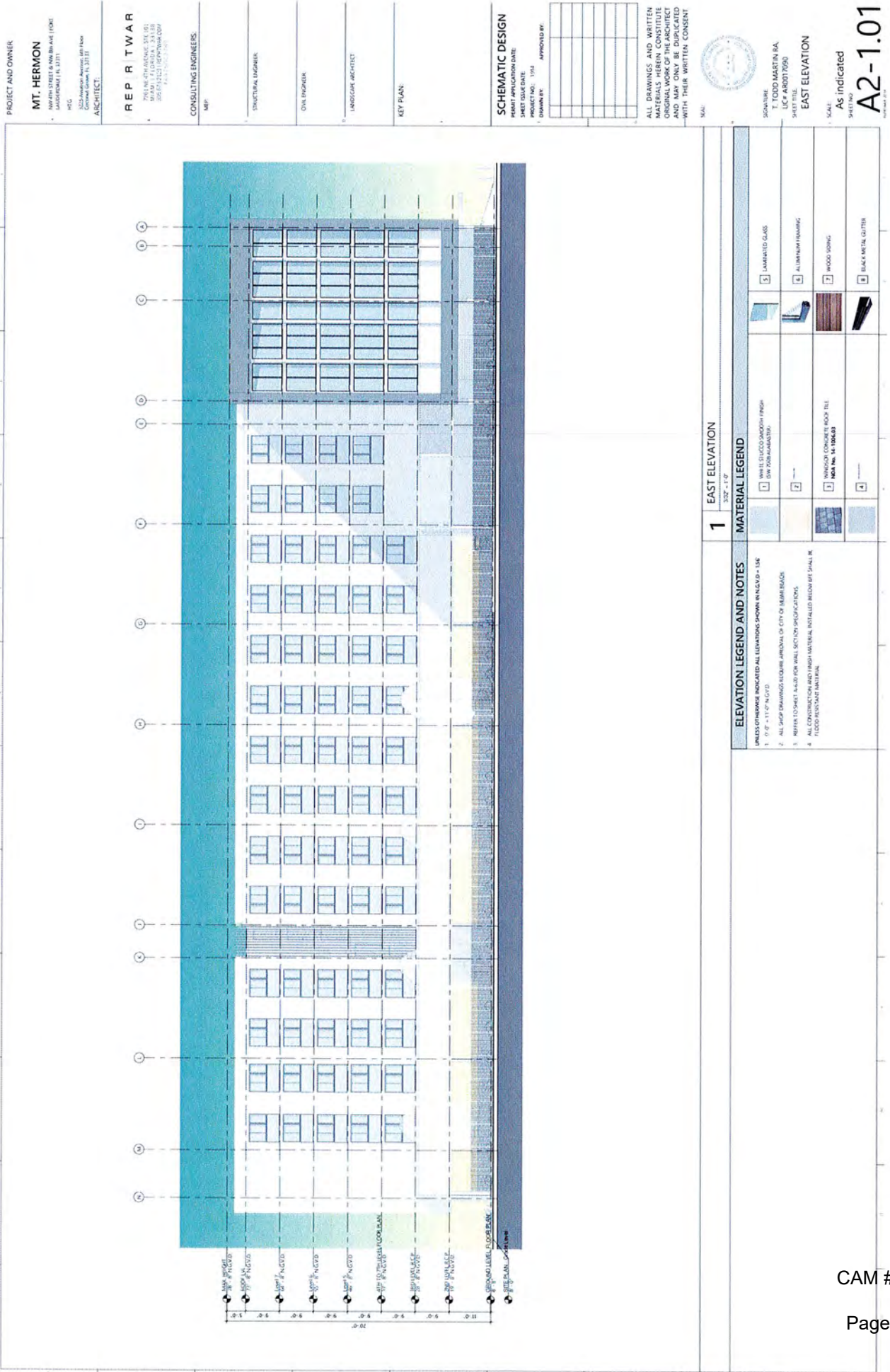
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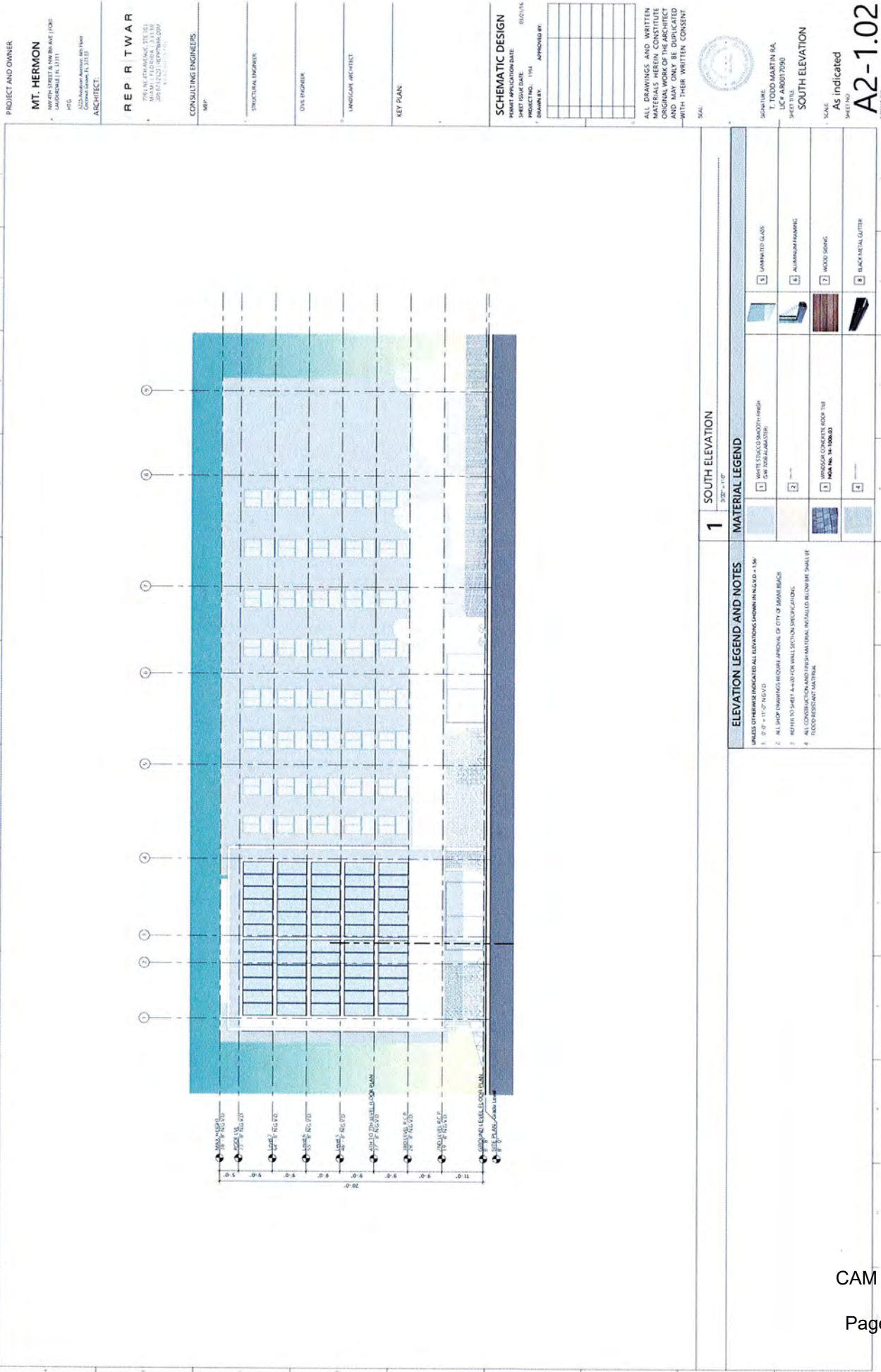
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LOCAL 4" INTERIOR PARTITION IN
TYPE 4

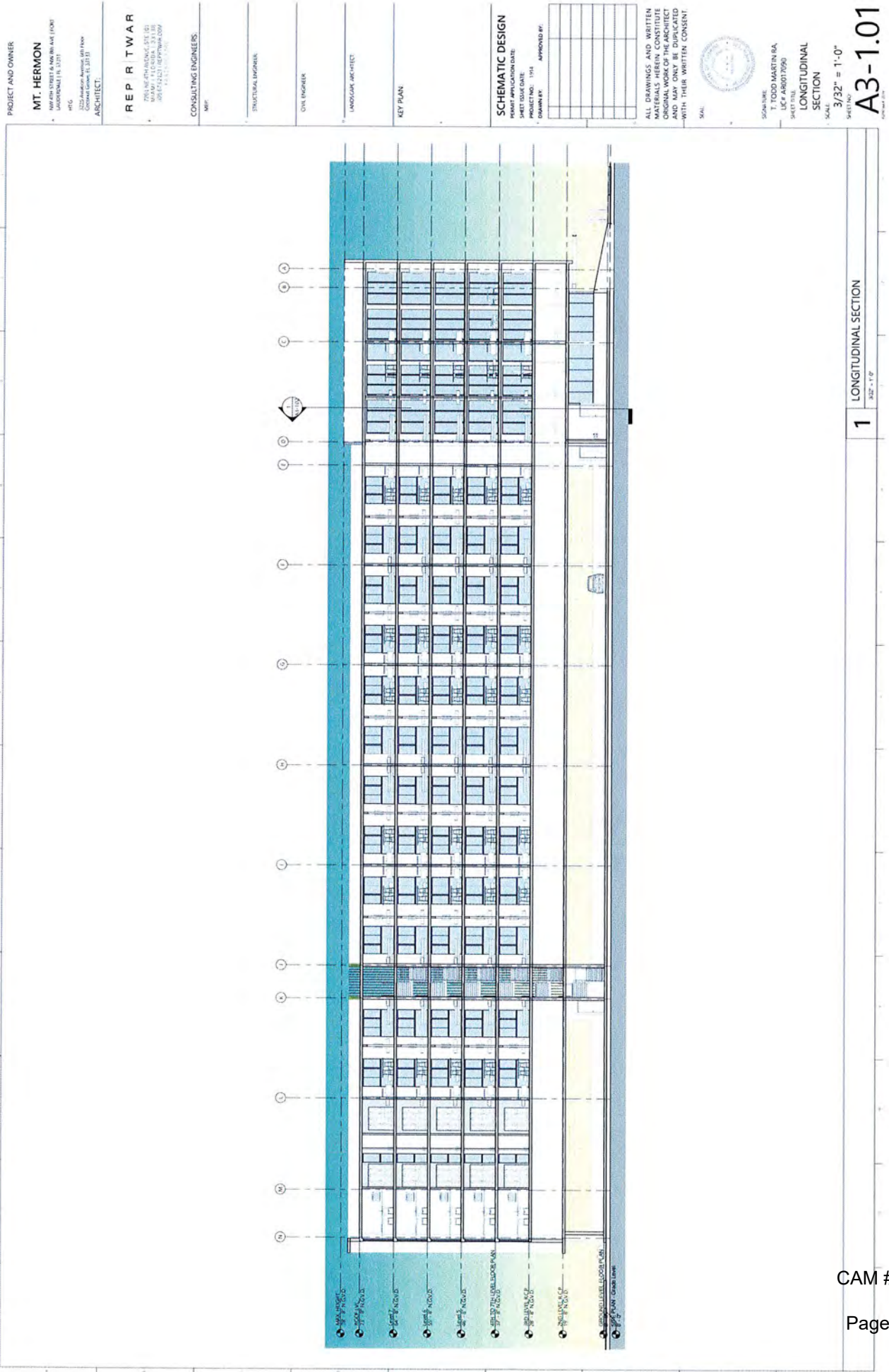
TYPE 4
FORCING. SEE CONCRETE WALL. SEE
WALLS.

TYPE 5
LOAD BEARING PARTITION 8" OR

CAM #20-0645
Exhibit 2
Page 25 of 40







PROJECT AND OWNER
MT. HERMON
 10000 STREET & MAIN AVE (EAST)
 LAURENSVILLE, IN 47033

ARCHITECT
REP RT WAR
 2700 N. PHARMACY, SUITE 101
 SUITE 101, COVINGTON, LA 70038
 504.833.1000
 504.833.1001

CONSULTING ENGINEERS
 MEP
 STRUCTURAL ENGINEER
 CIVIL ENGINEER
 LANDSCAPE ARCHITECT

KEY PLAN

SCHEMATIC DESIGN
 PROJECT APPLICATION DATE: 1/14/14
 SHEET DATE: 1/14/14
 DRAWN BY: [Redacted]
 APPROVED BY: [Redacted]

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SCALE
 3/32" = 1'-0"

LONGITUDINAL SECTION
 SCALE
 3/32" = 1'-0"

1 LONGITUDINAL SECTION
 3/32" = 1'-0"

PROJECT AND OWNER:

MT. HERMON

6. 1000 4TH STREET & NEW BLVD AVE | FORT
LAUDERDALE | FL 33311

924

3225 Avalon Avenue, 6th Floor

Correspondence: George W. Smith, MD, PhD, Department of Pediatrics, University of Michigan Medical Center, 1600 E. Catherine St., Box 3208, Ann Arbor, MI 48106-0320.
E-mail: gsmith@umich.edu

ARCHITECT:

REP R T W A R

7761 NE 4TH AVENUE, STE 101
MIAMI, FL 33138
305 675 2121 WWW.NETWORK.COM

CONSULTING ENGINEERS

MFC

STUDY DESIGN

CIVIL ENGINEERING

1. MACHINING IMPROVEMENTS

KEY PLAN

SCHEMATIC DESIGN

PERMIT APPLICATION DATE:

SHEET ISSUE DATE:

PROJECT NO.: 1914

DRAWN BY: _____ APPR: _____

--	--

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Figure 1

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T. TODD MARTIN, RA.

LIC# A80017090

THU 11 2006
2006 NOV 20

CROSS SECTIONS

SCALE

 $3/32" = 1'-0"$

CONTRACT NO.

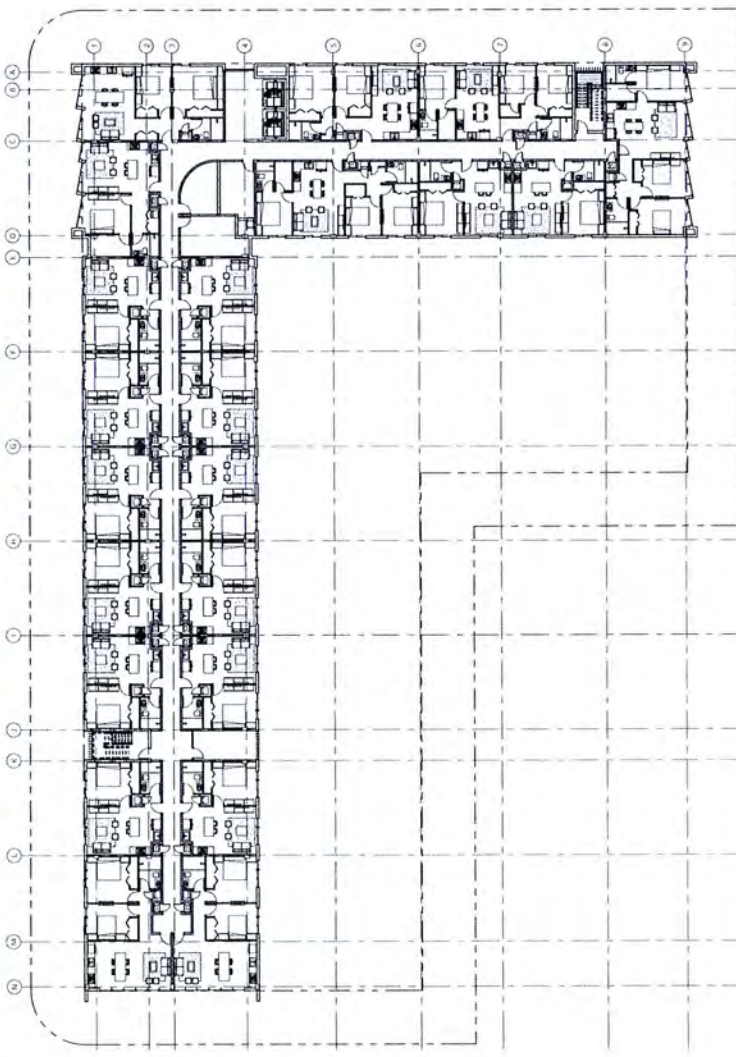
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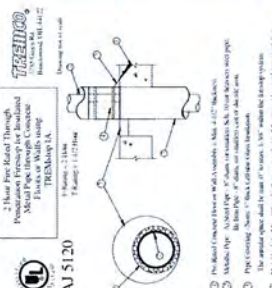
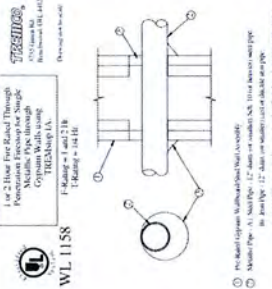
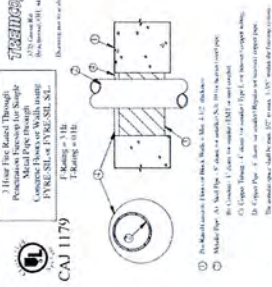
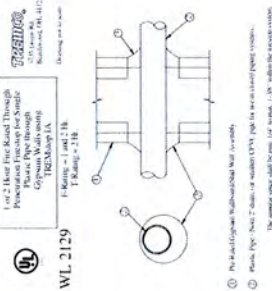
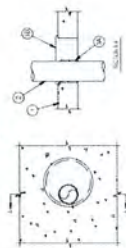
CAM #20-0645
Exhibit 2
Page 32 of 40

Exhibit 2

Page 32 of 40

[illegible]

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T. TODD MARTIN RA
T. TODD MARTIN RA



PROJECT AND OWNER
MT. HERMON
1000 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

ARCHITECT
REPTAR
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

CONSULTING ENGINEERS
MTF
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

STRUCTURAL ENGINEER
STRUCTURAL ENGINEERING
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

CIVIL ENGINEER
CIVIL ENGINEERING
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

KEY PLAN
KEY PLAN
7700 WEST STREET, SUITE 100
HERMON, BC V1Z 1S1

SCHEMATIC DESIGN
PERMIT APPLICATION DATE
PROJECT NO. 1701
DRAWN BY: [Signature]
APPROVED BY: [Signature]

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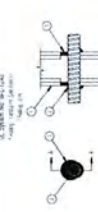
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WITH THEIR WRITTEN CONSENT.



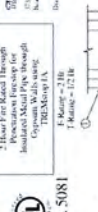
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T. TODD MARTIN RA
LIC # A7-1.03
FIRE PENETRATION
DETAILS
N.T.S.

A7-1.03

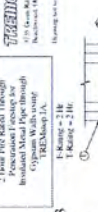
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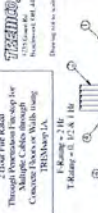
FIRE SAFING WL 2129



FIRE SAFING CAJ 1179



FIRE SAFING WL 1158



FIRE SAFING CAJ 5120



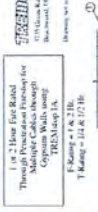
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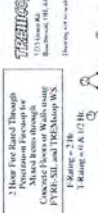
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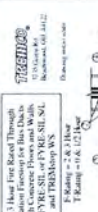
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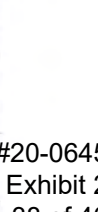
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FIRE SAFING WL 2284



FIRE SAFING WL 3131



FIRE SAFING CAJ 8057



FIRE SAFING CAJ 6007

CAJ #20-0645
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