

Drexel Senior Apartments

Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner.

Department of Housing and Economic Development RFP HED.HBLP.2024.5 HOUSING TRUST GROUP (“HTG”)



COPY

April 3, 2024

The logo for the Housing Trust Group (HTG) consists of a stylized blue house icon above the letters 'HTG' in a large, bold, black font.

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**Department of Housing
and
Economic Development**
RFP HED.HBLP.2024.5
HOUSING TRUST GROUP (“HTG”)



**OFFICE-
COPY**
April 3, 2024

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Drexel Senior Apartments

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Department of Housing and Economic Development RFP HED.HBLP.2024.5 HOUSING TRUST GROUP (“HTG”)



QUALITY HOMES • GOOD JOURNEY

ORIGINAL

April 3, 2024

The logo for the Housing Trust Group (HTG) is located in the bottom right corner. It features a stylized blue house icon above the letters "HTG" in a large, bold, black, sans-serif font.



**Workforce Housing Multifamily Development
RFP HED.HBLP.2024.5**

APPLICATION COVER SHEET

Name of Project: Isaiah Clark Apartments

Project Developer/Applicant: HTG Union Baptist, LTD.

Project Type: Affordable Midrise Multifamily Housing

Project Location: 3900 Broadway, West Palm Beach, FL

Total Project Cost: \$49,321,183

Amount Requested from RFP HED.HBLP.2024.5: \$22,000,000

Total Number of Units: 125

Proposed Number of County-Assisted Units: 125

Green Building and Sustainability: Certified under National Green Building Standard

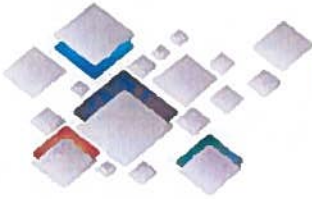
Contact Person/Title: Matthew Rieger, Manager of Limited Partner

Contact Phone Number: (305)860-8188

Contact E-Mail Address: mattr@htgf.com

ALL REQUESTED INFORMATION MUST BE COMPLETED





SPECTRA

Smart People Engaged in Community Transformation, Revitalization and Advancement

April 1, 2024

Mr. Jonathan Brown, Director
Department of Housing & Economic Development
100 Australian Avenue
4th Floor Room 4-790
West Palm Beach, Florida 33406

Re: Drexel Road Senior Affordable Housing Apartments

Dear Mr. Brown:

The Spectra Organization, Inc., an affiliate of the Palm Beach County Housing Authority (PBCHA) in partnership with Housing Trust Group (the Partnership) is pleased to apply for a \$18,000,000 permanent loan to support the development of the Drexel Road Senior Apartments located at 1745 Drexel Road in unincorporated Palm Beach County. The Partnership intends to build eighty-eight units of high-quality affordable housing on land owned by PBCHA.

We look forward to working with Palm Beach County as we bring this project to fruition.

Sincerely,

Carol Jones Gilbert, President & CEO
Palm Beach County Public Housing Authority

Matthew Rieger, President & CEO
Housing Trust Group

Drexel Road Senior Apartments

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10. Zoning Forms
11. Local Funding Support
12. Residential Displacement Statement
13. Certifications
14. Public Disclosure
15. Employee Disclosure Form
16. Litigation History
17. Drug Free Workplace
18. Addendum #1



Attachment #1

Project Description:

The Palm Beach County Public Housing Authority, through its non-profit affiliate Spectra, and Housing Trust Group is pleased to submit this application for funding on behalf the Drexel Road Senior Apartments to create additional housing to expand local inventory of affordable multifamily housing in Palm Beach County.

The Palm Beach County Public Housing Authority (PBCPHA) and Housing Trust Group (HTG) have established a public/private partnership to develop affordable housing in Palm Beach County. The site is located at 1745 Drexel Road in the City of West Palm Beach. The project entails the development of a midrise building on approximately 2.0 acres of land. The building will contain 88 units of one- and two-bedrooms apartments consisting of fifty – six (56/BR) units containing approximately 650 square feet, and thirty-two (32BR) units containing approximately 850 square feet. The complex will have an amenities package that will include a multipurpose room with heating kitchen, computer/entertainment room, Wi Fi lounge, library and fitness center. HTG will be the project's developer and will be responsible for the design, construction, and total project financing. The site, in Census Tract 31.01 is conveniently located in close proximity to a grocery store, bus transportation, pharmacy and an elementary school; more specifically the site is situated within .08 of a mile from the public bus stop, 0.92 of a mile from Walmart Neighborhood Market , 0.35 miles from Walmart Pharmacy and 0.06 of a mile from Wynnebrook Elementary.

- The number of county assisted units are as follows: 100%.
- The Partnership commits to certifying the Drexel Road Apartments Development under the distinguished Green/Sustainable program National Green Building Standard. Proposed Green Design Features include Energy Star Appliances, windows with High Performance Low E - Glass, native species landscaping Seasonal Energy Efficient Ratio (SEER) HAVC systems of fifteen or better, low-flow plumbing fixtures, and eco-friendly materials such as green label flooring, formaldehyde-free cabinetry, and low VOC paints-friendly materials.
- The designated income tiers are as follows: fourteen (14) apartments @ 30% AMIs; fifty-three apartments (53) 60% AMIs; and twenty -one (21) apartments @ 80% AMI.

Attachments :

Parcel Maps
Census Tract
Sustainability Information
Site Plan and Architectural Renderings

Reset

Select Language ▼



Search by Address, Owner, or PCN

Return

Property Info

Layers

Tools & Reports

Help

View Property Record

Print

OWNERS

PALM BEACH COUNTY HOUSING AUTH

PROPERTY DETAIL

LOCATION

1745 DREXEL RD

MUNICIPALITY

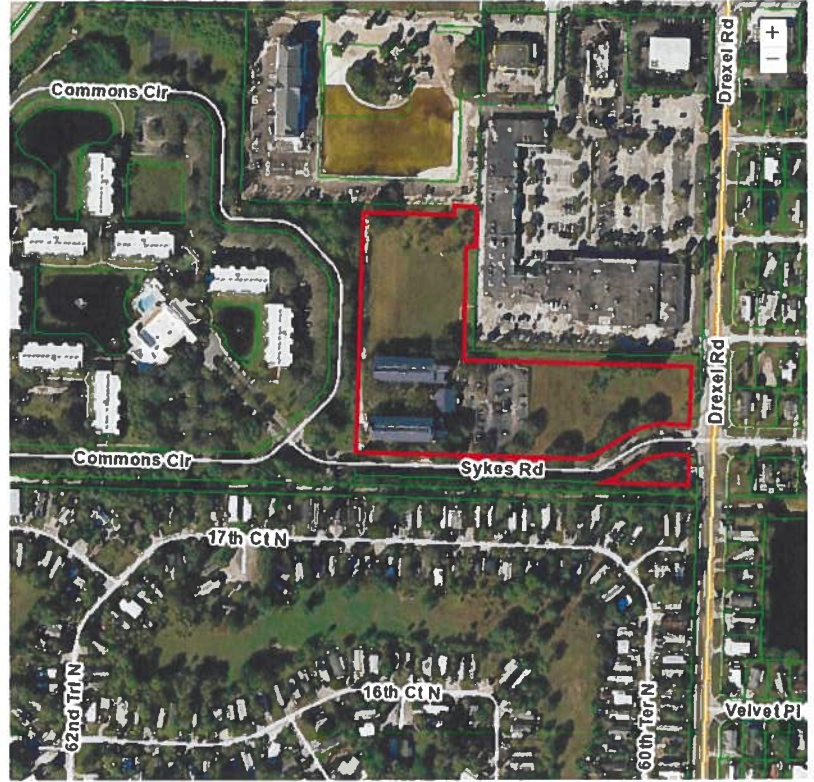
UNINCORPORATED

PARCEL NO.

00-42-43-27-23-001-0000

SUBDIVISION

RONALD C WALKER COMMUNITY





Search by Owner Name (Last Name first), Address, or PCN

Real Property Search

Tangible Property Search

Search

- [CLOSE TABS](#)
- [PRINT PROPERTY SUMMARY](#)
- [2023 PROPOSED NOTICE](#)

PROPERTY DETAIL

LOCATION ADDRESS	1745 DREXEL RD
MUNICIPALITY	UNINCORPORATED
PARCEL CONTROL NUMBER	00-42-43-27-23-001-0000
SUBDIVISION	DONALD C WALKER COMMUNITY
OFFICIAL RECORDS BOOK/PAGE	/
SALE DATE	
LEGAL DESCRIPTION	DONALD C WALKER COMMUNITY ALL OF PL (LESS BUFFER ZONES & SYKES RD R/W)

[Show Full Map](#)

Nearby Sales Search



OWNER INFORMATION

OWNER(S)	MAILING ADDRESS	
PALM BEACH COUNTY HOUSING AUTH	3432 W 45TH ST WEST PALM BEACH FL 33407 1844	Change of Mailing Address

SALES INFORMATION

No Sales Information Available.

EXEMPTION INFORMATION

EXEMPTION YEAR : 2023

PROPERTY INFORMATION

Building 1

Tangible Account(s)

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 1

CODE DESCRIPTION	SQUARE FOOTAGE
APARTMENT	25184
APARTMENT	41824
APARTMENT	19662
SUPPORT	720
Total Square Footage	87390
Number of Units	100
Total Square Feet*	87390
Acres	7.2994
Property Use Code	0300—MULTIFAMILY 10 UNITS OR MORE
Zoning	RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

[Request Structural Details Change](#)

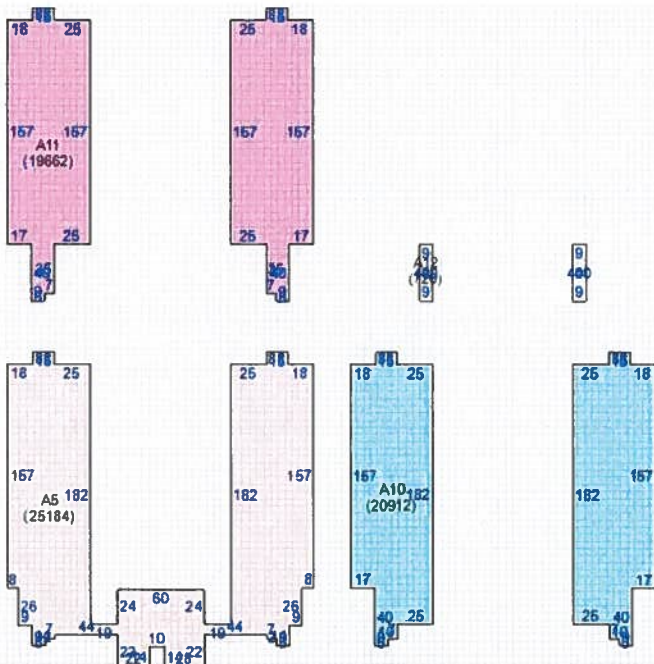
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 1

Year Built	1984
APARTMENTS HIGH RISE	87390

[Print Building 1 Details](#)

SKETCH FOR BUILDING 1



PROPERTY EXTRA FEATURES

DESCRIPTION	YEAR BUILT	UNITS
Walkway-Concrete	1984	2100
Fence- Wrought Iron	2000	750
Wall	1984	256
Patio	1984	1785
Paving- Asphalt	1984	37950

PROPERTY LAND DETAILS

LAND LINE #	DESCRIPTION	ZONING	ACRES
1	MULTI FAMILY	RM	7.2994

APPRAISALS

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Improvement Value	\$6,649,157	\$5,748,010	\$4,357,805	\$4,114,415	\$3,625,674
Land Value	\$2,500,000	\$1,460,000	\$1,252,000	\$1,252,000	\$1,192,354
Total Market Value	\$9,149,157	\$7,208,010	\$5,609,805	\$5,366,415	\$4,818,028

All values are as of January 1st each year

ASSESSED & TAXABLE VALUES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Assessed Value	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Exemption Amount	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Taxable Value	\$0	\$0	\$0	\$0	\$0

TAXES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

[Property Tax Calculator](#)

[Portability Calculator](#)

[Property Tax Details](#)

[Tax Collector](#)

BUYERS TAKE NOTE: Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

[Home](#)

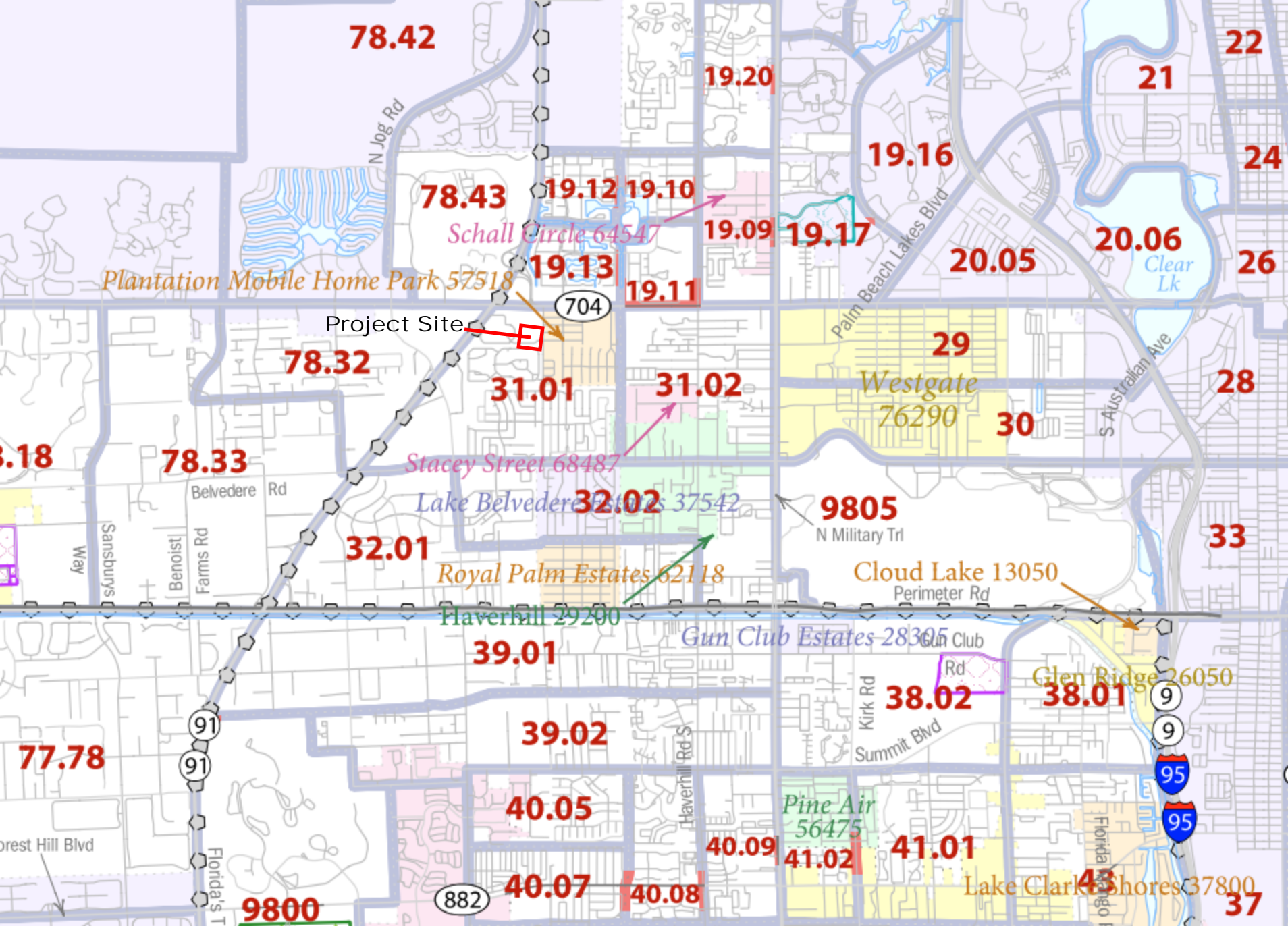
[Contact Us](#)

[Records Custodian](#)



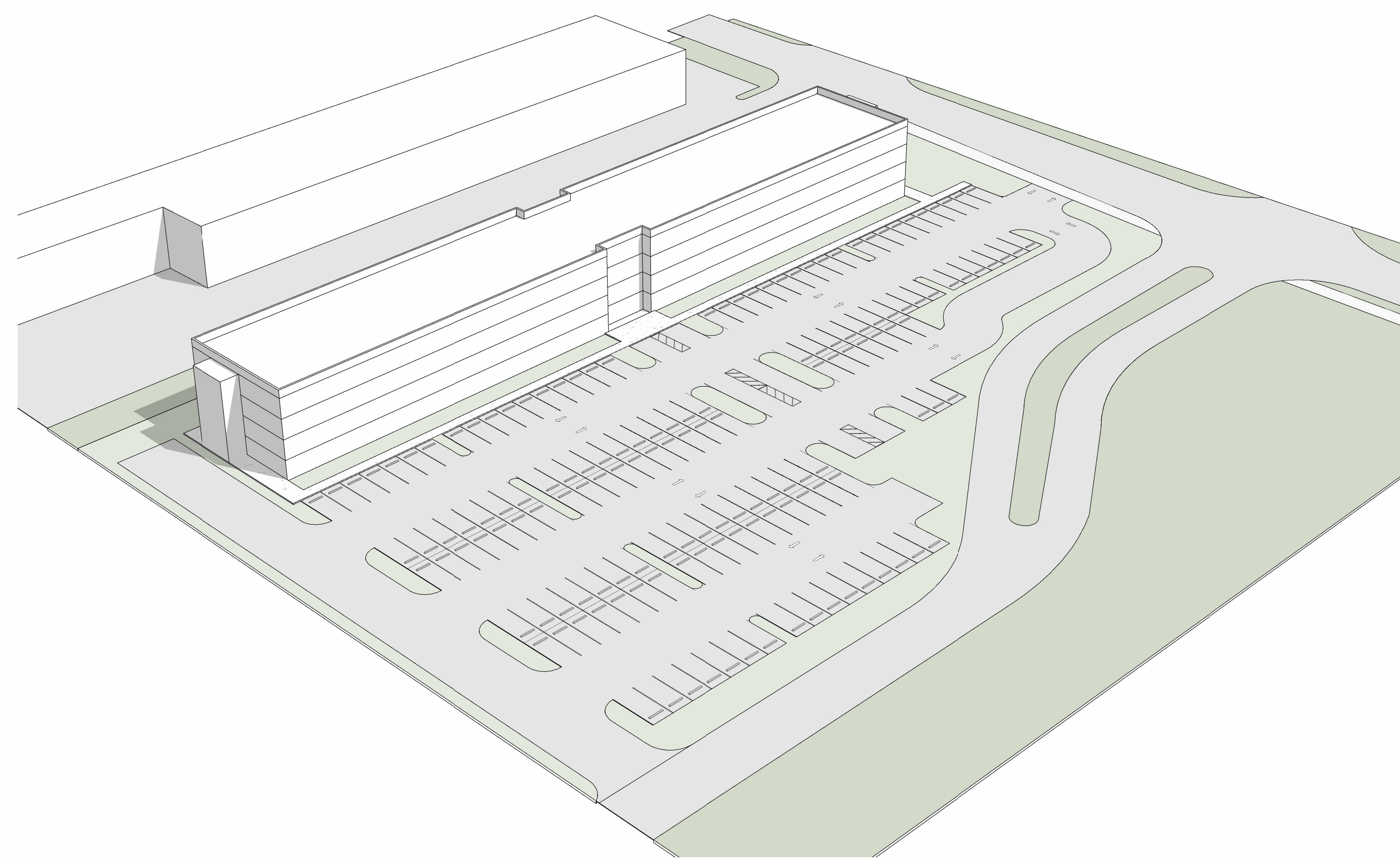
Census Tract Information

31.01



DREXEL RD CONDOS

1745 DREXEL RD
WEST PALM BEACH | FL | 33407



SCOPE OF WORK:
NEW CONSTRUCTION OF 4 STORY MULTI-FAMILY BUILDING

PROJECT AND OWNER:
DREXEL RD CONDOS
1745 DREXEL RD
WEST PALM BEACH | FL | 33407

ARCHITECT:
/ R E P | R | T W Ä R /
7261 NE 4TH AVENUE, STE 101
MIAMI | FLORIDA | 33138
305 673 2121 | REPRTWAR.COM
A A 26003789

CONSULTING ENGINEERS:
MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

KEY PLAN:

PRE-DESIGN SET

PERMIT APPLICATION DATE: 08-26-22
SHEET ISSUE DATE:
PROJECT NO.: 2203

DRAWN BY: APPROVED BY:

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.
SHEET NO:

G-0

OWNER:	ARCHITECT:	MEP ENGINEER:	STRUCTURAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:
MCDOWELL HOUSING PARTNERS 601 BRICKELL KEY DRIVE, SUITE 700 MIAMI FL 33131 786 251 2785	/ R E P R T W Ä R / 7261 NE 4TH AVENUE #101 MIAMI FLORIDA 33138 t 305 673 2121				

GENERAL SITE INFORMATION:

PROPERTY ADDRESS 1745 DREXEL RD
WEST PALM BEACH | FL | 33407

FOLIO # 00424327230010000

LEGAL DESCRIPTION DONALD C WALKER COMMUNITY ALL OF PL (LESS BUFFER ZONES & SYKES RD R/W)

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY BUILDING

GOVERNING CODES

2018 LIFE SAFETY CODE NFPA 101
2020 FLORIDA FIRE PREVENTION CODE
2020 FLORIDA BUILDING CODE
2020 NATIONAL ELECTRIC CODE
2020 FBC MECHANICAL (7TH EDITION)
2020 FBC PLUMBING (7TH EDITION)
2020 FBC ACCESSIBILITY (7TH EDITION)

ZONING GUIDELINES:

**ZONING: RM - Multi-Family (MEDIUM DENSITY)
(00-UNINCORPORATED)**

FLOOD ZONE: X
LOT SIZE: IRREGULAR
LOT AREA: +/- 3.4 ACRES
RESIDENTIAL BUILDING TYPE: I

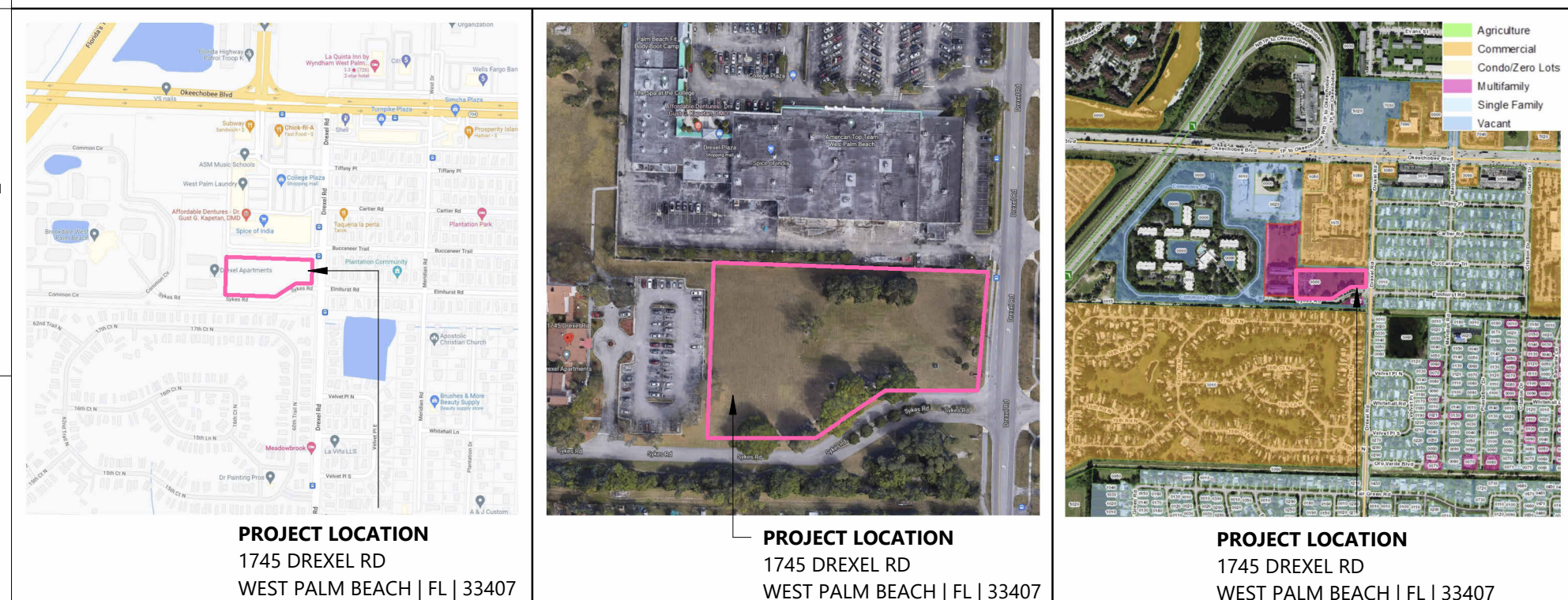
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
MAX. DENSITY	65 UNITS PER ACRE. 3.4 ACRES X 65 = 221	200 UNITS
BUILDING HEIGHT	3 STORIES OR 36 FT	36 FT
SETBACKS		
FRONT	30'-0"	VARIABLE
REAR	20'-0"	46'-11"
SIDE	10'-0"	125'-8"
SIDE	10'-0"	VARIABLE

UNIT MATRIX

UNIT TYPE	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	TOTAL
STUDIO	0	08	08	08	24
1 BEDROOM	08	08	08	08	32
2 BEDROOM	08	08	08	08	32
TOTAL UNITS					88 UNITS

PARKING

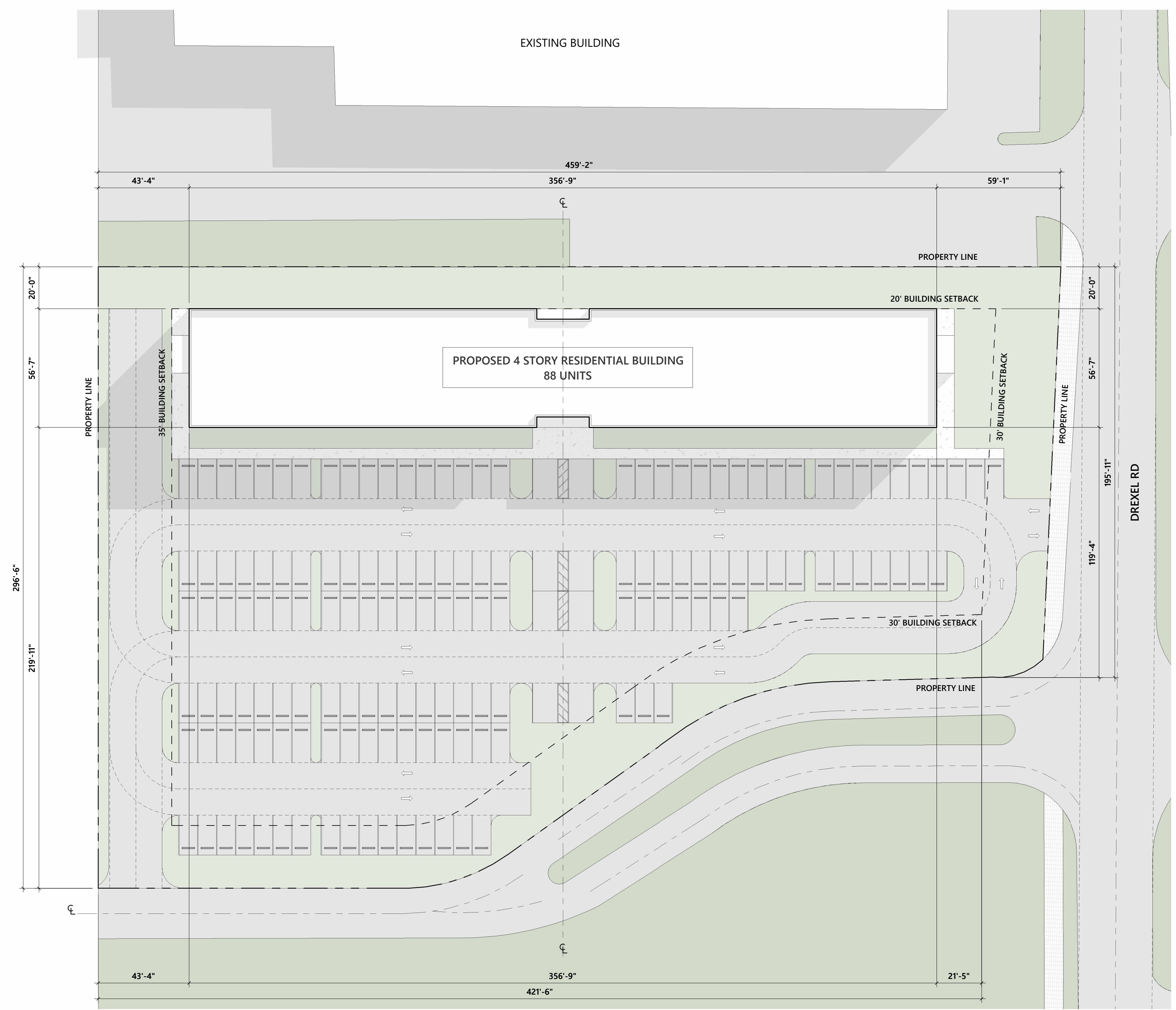
PARKING	ALLOWED/REQUIRED	PROVIDED
REGULAR	<ul style="list-style-type: none"> 2 SPACES/UNIT FOR THE INITIAL 20 UNITS = 20 1.75 SPACES/UNIT FROM 21 THROUGH 50 = 88 1.50 SPACES/UNIT FROM 51 AND MORE = 15 1 GUEST SPACE FOR EVERY 7 UNITS = 12 TOTAL OF 155 SPACES REQUIRED INCLUDING H.C.	148 PARKING SPACES
H.C.	1 PER 25 PARKING SPACES --> 6 REQUIRED	8 H.C. PARKING SPACES
TOTAL		156 TOTAL PARKING SPACES



1 SITE MAP
N.T.S.

2 AERIAL VIEW
N.T.S.

3 ZONING MAP
1 1/2" = 1'-0"



4 SITE PLAN
1" = 30'-0"

PROJECT AND OWNER:

DREXEL RD CONDOS
1745 DREXEL RD
WEST PALM BEACH | FL | 33407

ARCHITECT:

REP RT WAR

7261 NE 4TH AVENUE, STE 101
MIAMI | FLORIDA | 33138
305.673.2121 | REPRTWAR.COM
#AA26003789

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

KEY PLAN:

PRE-DESIGN SET

PERMIT APPLICATION DATE: 08-26-22
SHEET ISSUE DATE: 08-26-22
PROJECT NO.: 2203
DRAWN BY: DK APPROVED BY: TM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



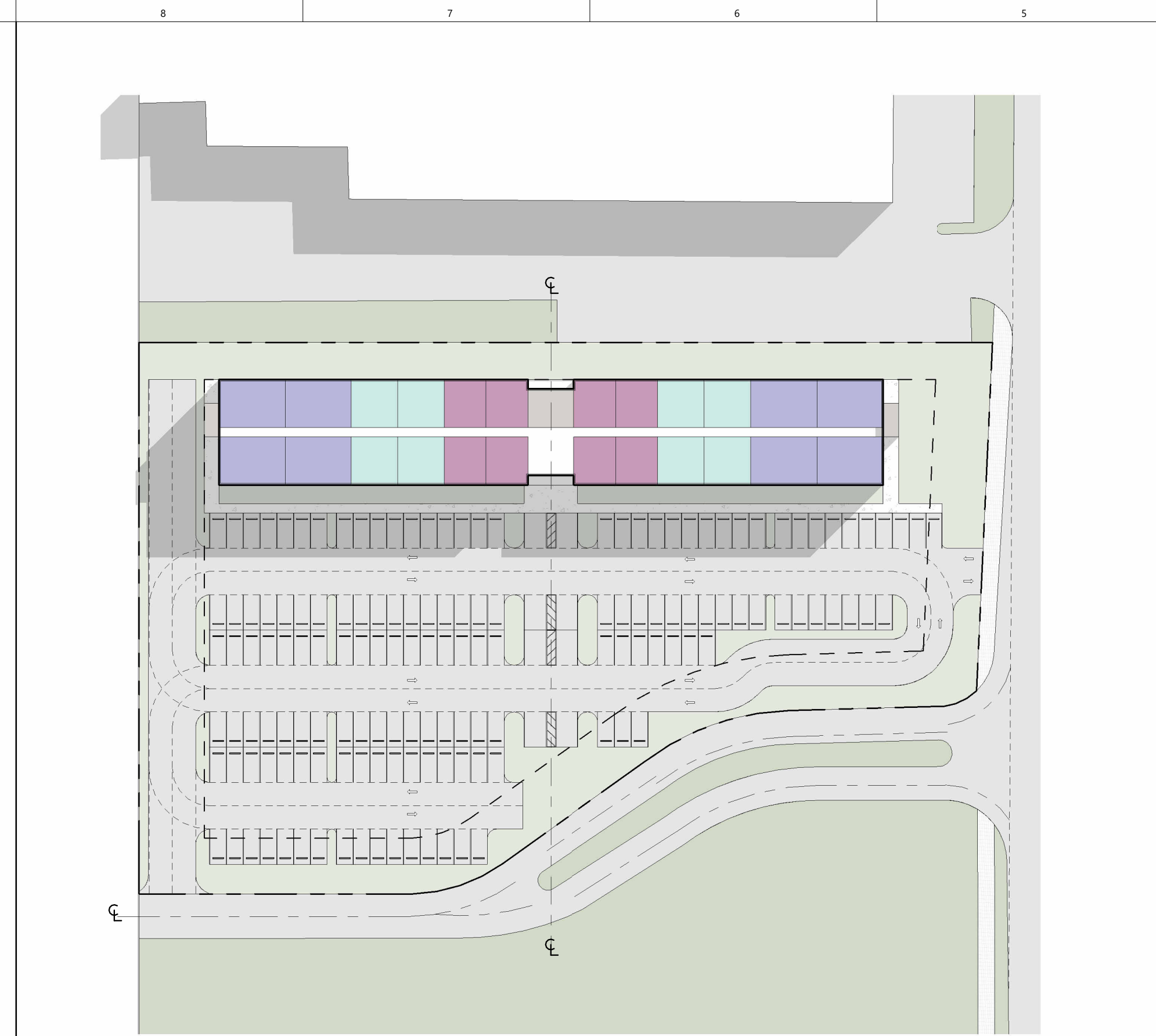
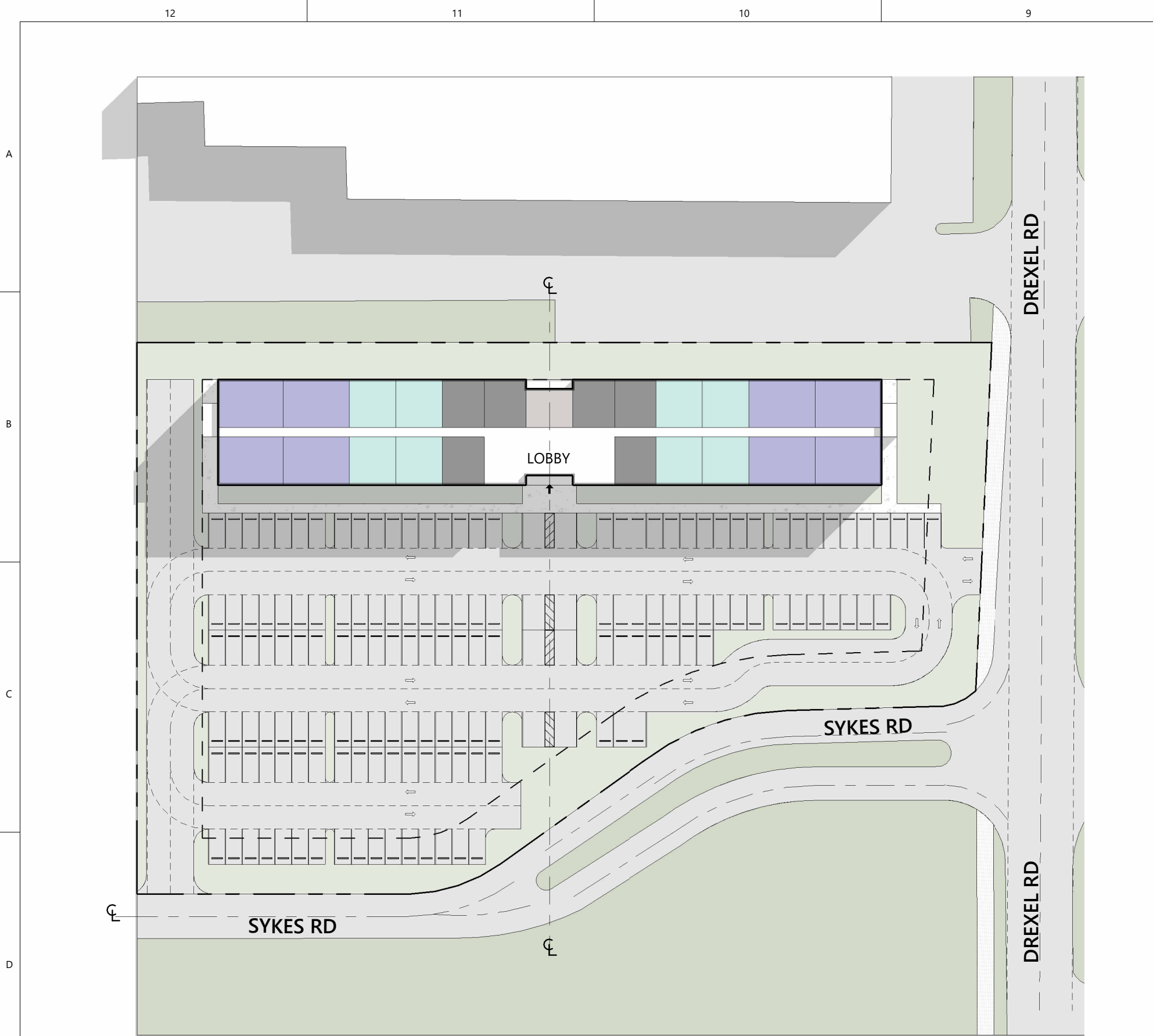
SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:
ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE:
As indicated

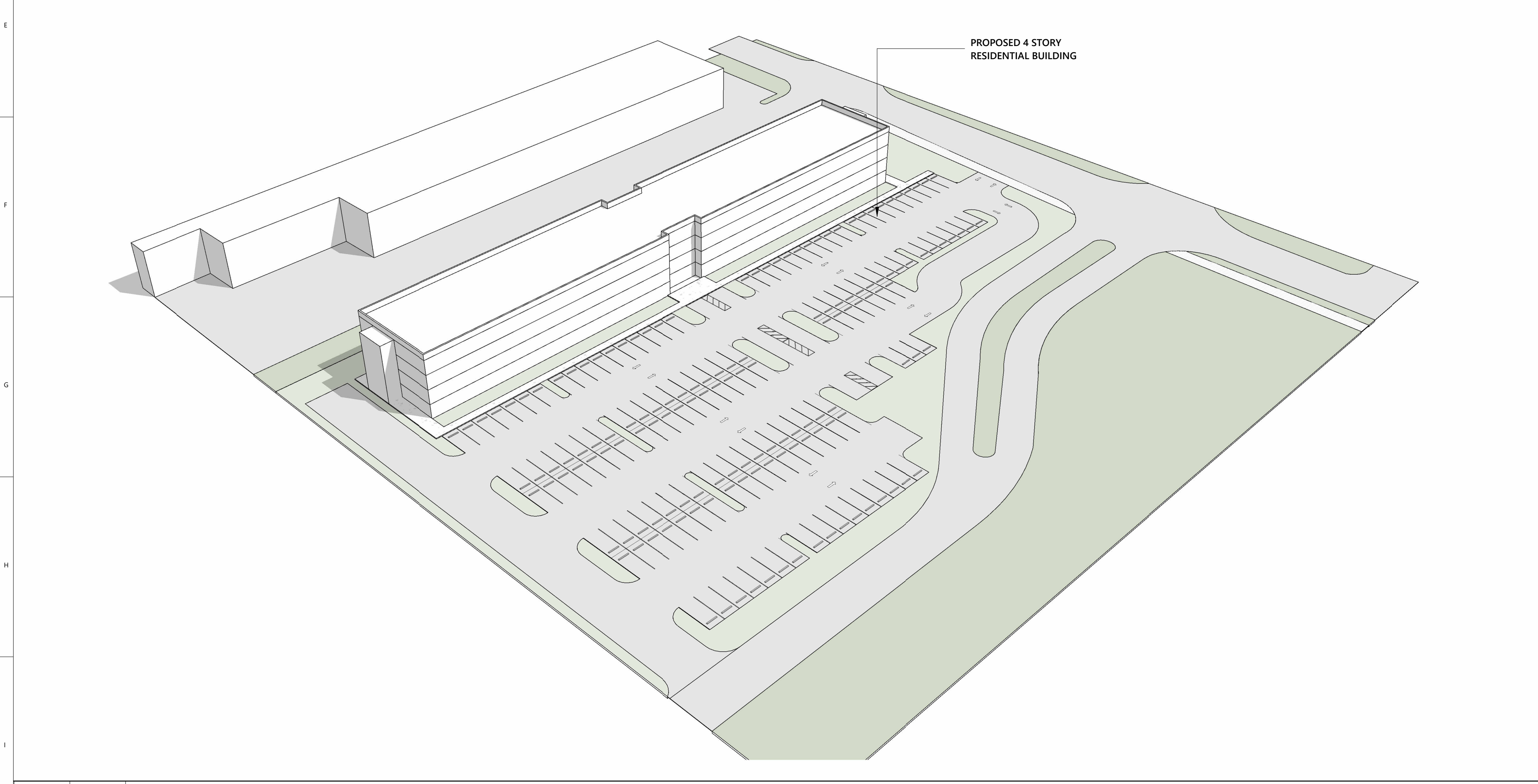
SHEET NO:

G-2



1 SCHEMATIC LAYOUT LEVEL 01
1" = 60'-0"

2 SCHEMATIC LAYOUT LEVEL 02 - 04
1" = 60'-0"



3 SCHEMATIC SITE

UNIT MATRIX					
UNIT TYPE	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	TOTAL
STUDIO	0	08	08	08	24
1 BEDROOM	08	08	08	08	32
2 BEDROOM	08	08	08	08	32
TOTAL UNITS					88 UNITS

BACK OF HOUSE VERTICAL CIRCULATION

PRE-DESIGN SET

PERMIT APPLICATION DATE: 08-26-22
 SHEET ISSUE DATE: 08/10/22
 PROJECT NO.: 2203
 DRAWN BY: JB APPROVED BY: TM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

 SIGNATURE:
 T. TODD MARTIN RA,
 LIC# AR0017090
 SHEET TITLE:
SCHEMATIC FLOOR PLANS
 SCALE:
1/8" = 1'-0"
 SHEET NO.:

PROJECT AND OWNER:
DREXEL RD CONDOS
 1745 DREXEL RD
 WEST PALM BEACH | FL | 33407

ARCHITECT:
REPRTWAR
 7261 NE 4TH AVENUE, STE 101
 MIAMI | FLORIDA | 33138
 305 673 2121 | REPRTWAR.COM
 #AA26003789

CONSULTING ENGINEERS:
 MEP:
 STRUCTURAL ENGINEER:
 CIVIL ENGINEER:
 LANDSCAPE ARCHITECT:

KEY PLAN:

Contact Us

Abney + Abney Green Solutions is a leader in sustainable development consulting. We are a family business that cares deeply about providing a stellar client experience. Over the years we have refined our scope to focus exclusively on multi-family residential communities, select commercial projects, and distinctive single-family residences. In other words, we've figured out what we are good at, and we do just that!

An impressive list of clients and references is available upon request.

To learn more, contact kyle@abneygreen.com or 863.634.1045.

PO Box 919 | Palm City, FL 34991

SEE ATTACHMENT #4

Contact:

kyle@abneygreen.com or 863.634.1045

PO Box 919 | Palm City, FL 34991



Attachment 2

Profile of Development Team – Drexel Road Senior Apartments:

Bryan K. Finnie, Sr. Vice President of HTG – Bryan provides the HTG team with 25 years of strategic project development experience with a focus on developing financing structures that utilize public funds to leverage private investments. He is an experienced public administrator with over 25 years of public and private urban investment portfolio management. Bryan served as the President and CEO of the Camden Empowerment Zone Corporation in Camden, New Jersey, President/CEO of the Miami Dade County Empowerment Zone, Director of Community & Economic Development for Miami Dade County, City Manager of Opa locka, Florida and Business Development Officer for Urban Related. During his tenure with HTG, Bryan has directly procured, structured, and received funding for 9 affordable housing initiatives. Bryan will function as a co-developer on this assignment and be the primary contact person during the pre-development and fund-raising phase of the project.

Bryan K. Finnie, Senior Vice President Housing Trust Group 3225 Aviation Avenue, Suite 600, Coconut Grove, Florida 33133, Tel. 786-347-4538, BryanF@HTGF.com

Jason Larson, Senior Vice President of HTG - Jason brings over 20 years of experience in multifamily development to this initiative. Jason will share the responsibility of the project's development process with a focus on financing and project management. Jason served as team developer for the following successful Palm Beach County projects, Covenant Villas in Belle Glade, Pahokee Housing Authority, Heron Eates Senior and Family in Riviera Beach, and Flagler Station in West Palm Beach. Jason holds a bachelor's degree in finance and real estate from Florida State University.

Jason Larson, Senior Vice President, Housing Trust Group, 3225, Coconut Grove, Florida 33133 Tel. 305-860-8188. Ext 124

Jordan Finkelman, Vice President of Development of HTG - Jordan brings to HTG over 7 years of experience to this endeavor. He will function as a co-developer on this initiative. He was involved in site identification, contract negotiation, financial underwriting, project management, and design oversight. Prior to joining HTG, Jordan worked in a national commercial real estate brokerage as a financial analyst and underwriter.

Nicholas Bailkin, Development Manager of HTG - Nicholas has been part of the development team at HTG since March of 2022. After graduating from Trinity College with a BA in Political Science, Nicholas worked in the New York City's residential marketplace identifying investment opportunities for residential and commercial assets. Culminating in his work on Metrotech, a transformative bio tech project that stimulated redevelopment of Brooklyn's central business district. Nicolas is a graduate of the University of Miami School of Law with both a law degree and an LLM in Real Estate Development.

Jesitt Perez, Development Coordinator- Jesitt is a graduate of Florida State University and holds a Master's Degree in Real Estate Development from the University of Miami.

Contractor:

Gomez Construction, 7100 SW 44th Street, Miami, Florida 33155 Contact: Orlando Gomez. Tel. 305-661-7660

Attorney:

Stearns Weaver Miller Alhadeff and Sitterson, Museum Tower, 150 West State Street, Suite 2200, Miami, Florida 33130. Contact Richard Deitch Tel. 305-798-4108

Engineer:

Thomas Engineering Group, 6300 NW 31st Street, Fort Lauderdale, Florida 33130. Contact: Ryan Thomas Tel. 954-202-7000

Sustainability Consultant:

Abney & Abney Green Solutions, PO Box 919, Palm City, Florida 34990. Contact: Kyle Abney Tel. 863-634-1045



Architect:

Reprtwar - 7261 NE 4th Avenue, Suite 101, Miami, Florida 33138. Contact: Dimitri Kheirallah – Tel. 305-976-2121

Community Consultant:

Mosnar, 500 South Australian Avenue, Suite 500, West Palm Beach, Florida 33409

Contact: Ron Davis Tel. 1-561-820-4880

(See attached resumes)

Drexel Senior Apartments Development Team

Architects & Planners
REPRTWAR

Engineer
Thomas Engineering

General Contractor
Gomez Construction
RL Burns Inc.

Green (LEED) Consultant
Abney & Abney Green
Solutions

Attorney
Stearns Weaver Miller
Weissler Alhadeff &
Sitterson

TEAM MEMBER:	ROLE:
Rodrigo Paredes, Executive VP of Development <i>Housing Trust Group</i>	Major corporate decisions
Bryan Finnie, SVP of Development Jason Larson, SVP of Development Jordan Finkelman, VP of Development Jesitt Perez, Development Coordinator <i>Housing Trust Group</i>	Overall project management, lead design, entitlements, sourcing/structuring of debt and equity, closing, and construction coordination
Nicholas Bailkin, Development Manager <i>Housing Trust Group</i>	Development project management coordination and assistance
Mario Robaina, EVP of Finance Housing Trust Group	Overall debt and equity review, underwriting and closing coordination
Humberto "Bert" Del Valle, EVP of Construction <i>Housing Trust Group</i>	Construction project management
Gomez Construction	Construction Services
Abney & Abney Green Solutions	Green building consulting, servicing and certification services
Thomas Engineering	Civil engineering and survey
Stearns, Weaver Miller, Weissler, Alhadeff & Sitterson	Legal Counsel

DEVELOPER INFORMATION



HOUSING TRUST GROUP – SUMMARY

Founded in 1997, Housing Trust Group (“HTG” and “Respondent”) has roots in multifamily real estate development that date back 45 years. Since its inception 27 years ago, HTG has one of the largest multifamily developers in the country who is focused on tax reduction-oriented investment properties across the southern half of the United States. HTG provides quality, highly responsive development experience with individualized service and unmatched value for our partnerships. We have a “Common sense, results driven approach” to meeting the business goals and objectives of our partnerships. We take the time to learn and understand what is most important to the partnership so that deals are structured in a manner that delivers best in class results. Today’s real estate requires rigorous financing and permitting standards which can make the funding and development process multi-faceted and difficult. HTG’s team of veteran real estate development professionals provides the needed experience, responsiveness, creativity, ingenuity, and tireless drive required to get deals across the finish line and under successful operation. HTG’s veteran real estate professionals have successfully closed more than \$5 billion in commercial, land and residential development. Our professionals have delivered 30,000 multifamily units, 18,000 Low Income Housing Tax Credit (LIHTC) Units, 12,000 Market Rate Units, and 2,000,000 square feet of commercial and retail space.

HTG MANAGEMENT– SUMMARY



Since 1999, HTG Management, LLC (“HTGM”), previously working under the name of Housing Trust Management Group, has developed extensive experience and capacity in operating and managing affordable housing development communities. HTGM currently has over 110 full-time employees and is growing within the organizational structure of the company. HTGM has extensive experience managing multi-rental subsidy programs within a single community along with its ongoing operations.

HTGM currently manages mixed-income communities with Low Income Housing Tax Credits, SAIL, ELI, local subsidies such as SURTAX, HOME and SHIP funds, HAP Agreements with HUD, local CRA subsidy and PHA Rental Vouchers. HTG and HTGM combined currently have over 200 full time employees, largely located in Florida, across departments that include development, finance, accounting, legal, construction, compliance, construction management, property management, and asset management. Knowledge from all departments will be utilized by key personnel to provide informed and up to date decisions for the planned partnership.

HTG PRINCIPALS AND KEY PERSONNEL



MATTHEW RIEGER, PRESIDENT & CEO

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



RANDY RIEGER, CHAIRMAN & FOUNDER

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



JORDAN TOLMAN, COO

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

facets of the development cycle. Jordan is a graduate of the University of Pennsylvania, where he earned a bachelor's degree, and The Benjamin N. Cardozo School of Law where he earned a Juris Doctor degree (J.D.).



MARIO ROBAINA, CFO

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



BERT DEL VALLE, EVP OF CONSTRUCTION

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



AL HERNANDEZ, SVP OF ACCOUNTING

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



GRETA PARDO, DIRECTOR OF HR

Greta Pardo has worked with HTG for over seven years. Her responsibilities include organization-wide strategic planning, recruitment, hiring, benefits and payroll, retention, company events and team-building activities, and more. Greta joined HTG in 2015 after a distinguished career of over 10 years in property management. During her tenure at HTG, she has held positions of increasing responsibility and complexity working with all members of the executive staff. She has been instrumental in planning and implementing programs that benefit all employees and enhance HTG's organizational performance and capabilities.



RODRIGO PAREDES, EVP OF DEVELOPMENT

Rodrigo Paredes brings over 8 years of experience in developing affordable housing developments in Florida and more than 11 years of affordable housing developments in Venezuela, where he was involved in the development of more than 5,000 affordable dwelling units, including a homeless housing community for orphaned children. As Executive Vice President of Development, Rodrigo has been involved in site identification, contract negotiation, financial underwriting, project management, design oversight, and structuring of debt and equity for over 1,000 affordable housing units. During his time at HTG Rodrigo has been successful in financing developments with state and local Bonds, Low-Income Housing Tax Credits, Florida's State Apartments Incentive Loan, FHLB's AHP program, private, HUD and Freddie Mac financing, project-based Section 8 vouchers and other state and local funds. Rodrigo holds an L.L.M. in Real Property Development from the University of Miami. He is also attorney, a graduate of UCAB and a member of the Venezuelan Bar Association.



BRYAN FINNIE, SVP OF DEVELOPMENT

Bryan provides the HTG team with 27 years of strategic project implementation experience with a focus on developing financing structures that utilize public funds to leverage private investments. He is an experienced public administrator with over 27 years of public and private urban investment portfolio management. Bryan served as the President and CEO of the Camden Empowerment Zone Corporation in New Jersey, the President/CEO of the Miami Dade County Empowerment Zone, City Manager of Opa locka, Florida and Business Development Office of the Related companies in the City of Miami. During his tenure with HTG, Bryan has directly procured, structured, and supported the development of 6 public housing initiatives. Bryan will function as an additional project contact for HTG.

PROJECT CONTACT

FLORIDA

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
1 Grande Pointe	Orange	Garden Style	276	August-01	Completed	\$ 17,969,282
2 Colony Park	Palm Beach	Garden Style	130	May-02	Completed	\$ 13,241,339
3 Emerald Palms	Broward	Duplex	318	June-02	Completed	\$ 23,792,185
4 The Chateau	Leon	Garden Style	36	August-02	Completed	\$ 4,500,000
5 Venice Cove	Broward	Garden Style	150	November-02	Completed	\$ 15,074,942
6 Marina Bay	Palm Beach	Garden Style	192	December-02	Completed	\$ 16,145,375
7 Venetian Isles I	Palm Beach	Garden Style	288	February-03	Completed	\$ 29,426,693
8 Preserve at San Luis	Leon	Townhome	190	August-03	Completed	\$ 23,000,000
9 Groves At Wimauma	Hillsborough	Garden Style	108	October-03	Completed	\$ 4,300,000
10 The Kensington	Palm Beach	Garden Style	163	January-04	Completed	\$ 18,523,429
11 Venetian Isles II	Palm Beach	Garden Style	112	February-04	Completed	\$ 14,192,003
12 Chapel Trace	Orange	Garden Style	312	February-04	Completed	\$ 16,249,000
13 Malibu Bay	Palm Beach	Garden Style	264	April-05	Completed	\$ 29,521,257
14 Campus Club	Hillsborough	Mid-Rise	64	August-05	Completed	\$ 12,017,644
15 Preserve at River's Edge	Volusia	Garden Style	180	September-05	Completed	\$ 7,200,000
16 The Oasis at Pearl Lake	Seminole	Garden Style	316	March-07	Completed	\$ 12,640,000
17 Green Cay Village Town Homes	Palm Beach	Townhome	100	June-07	Completed	\$ 2,840,666
18 Green Cay Village Condominium	Palm Beach	Garden Style	160	June-07	Completed	\$ 4,762,779
19 Palm Park f/k/a Green Cay Village Apartments	Palm Beach	Garden Style	160	August-07	Completed	\$ 24,780,341
20 Veranda Senior Apartments	Miami-Dade	Garden Style	99	January-12	Completed	\$ 20,796,870
21 540 Town Center	Pinellas	High-Rise	146	January-13	Completed	\$ 24,500,000
22 Pine Run Villas	Palm Beach	Townhome	63	July-13	Completed	\$ 13,431,509
23 Village Place	Broward	Mid-Rise	112	November-14	Completed	\$ 25,016,992
24 Whispering Palms	Pinellas	Townhome & Garden Style	63	November-15	Completed	\$ 11,000,000
25 Valencia Grove	Lake	Garden Style	144	November-16	Completed	\$ 21,000,000
26 Courtside Apartments	Miami-Dade	Mid-Rise	84	November-16	Completed	\$ 20,000,000
27 Wagner Creek	Miami-Dade	High-Rise	73	January-17	Completed	\$ 22,800,000
28 Freedom Gardens	Hernando	Garden Style	96	August-17	Completed	\$ 17,300,000
29 Park at Wellington	Pasco	Garden Style	110	August-17	Completed	\$ 19,500,000
30 Park at Wellington II	Pasco	Mid-Rise	110	March-18	Completed	\$ 16,800,000
31 Hammock Ridge	Hernando	Garden	104	April-18	Completed	\$ 18,000,000

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
32 Covenant Villas	Palm Beach	Garden	144	May-18	Completed	\$ 21,900,000
33 Arbor View	Broward	Mid-Rise	100	June-18	Completed	\$ 27,000,000
34 Princeton Park	Miami-Dade	Garden	150	December-18	Completed	\$ 34,710,617
35 Douglas Gardens V	Broward	Mid-Rise	110	March-19	Completed	\$ 21,000,000
36 Twin Lakes Estates, Phase I	Polk	Garden	100	March-19	Completed	\$ 17,000,000
37 Heron Estates Sr.	Palm Beach	Garden	101	July-20	Completed	\$ 20,000,000
38 Hammock Ridge II	Hernando	Mid-Rise	92	May-20	Completed	\$ 16,400,000
39 Freedom Gardens II	Hernando	Garden	94	February-20	Completed	\$ 15,000,000
40 The Addison	Manatee	Mid-Rise	90	July-20	Completed	\$ 21,600,000
41 Luna Trails	Brevard	Garden	86	November-20	Completed	\$ 16,300,000
42 Isles of Pahokey, II	Palm Beach	Garden	129	January-20	Completed	\$ 15,500,000
43 The Palms at Town Center	Flagler	Garden	88	October-20	Completed	\$ 16,000,000
44 Osprey Pointe	Pasco	Garden	110	December-20	Completed	\$ 22,350,000
45 Twin Lakes Estates, Phase II	Polk	Garden	132	May-21	Completed	\$ 19,000,000
46 Max's Landing	Miami-Dade	Garden	76	September-21	Completed	\$ 16,800,000
47 Village View	Broward	High-Rise	96	October-21	Completed	\$ 31,500,000
48 Oaks at Lakeside	Manatee	Garden	96	July-21	Completed	\$ 18,000,000
49 Father Marquess-Barry Apartments	Miami-Dade	Garden	50	February-22	Completed	\$ 12,600,000
50 Lafayette Gardens	Leon	Garden	96	January-22	Completed	\$ 20,400,000
51 Valencia Grove II	Lake	Garden	110	December-21	Completed	\$ 20,200,000
52 Hudson Village	Broward	High-Rise	96	April-22	Completed	\$ 34,900,000
53 Oak Valley	Marion	Garden	96	May-23	Completed	\$ 18,100,000
54 Heron Estates Family	Palm Beach	Garden	79	December-22	Completed	\$ 20,900,000
58 Shoreline Villas	Okaloosa	Garden	72	November-22	Completed	\$ 15,635,992
56 Flagler Station	Palm Beach	High-Rise	94	May-23	Completed	\$ 31,049,662
55 Tucker Tower	Miami-Dade	High-Rise	120	December-23	Completed	\$ 38,352,406
57 Bryce Landing	Clay	Garden	96	Est. March-23	Under Construction	\$ 21,896,000
59 Park Ridge	Polk	Garden	96	Est. May-23	Under Construction	\$ 22,725,693
60 Mount Hermon Apartments	Broward	High-Rise	104	Est. June-24	Under Construction	\$ 39,616,847
61 Riverview6	Manatee	Garden	80	Est. Aug-24	Under Construction	\$ 23,300,000
62 University Station	Broward	High-Rise	216	Est. Apr-24	Under Construction	\$ 100,101,000
63 Astoria on 9th	Manatee	Mid-Rise	120	Est. Sept-24	Under Construction	\$ 28,368,154
64 Princeton Grove	Manatee	Garden	107	Est. July-24	Under Construction	\$ 24,264,379

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
65 Orchid Lake	Brevard	Garden	90	Est. March-25	Under Construction	\$ 21,300,000
66 Hillsboro Landing	Broward	High-Rise	75	Est. Apr-25	Under Construction	\$ 27,550,000
67 Naranja Grand	Miami-Dade	High-Rise	120	Est. Sept-24	Under Construction	\$ 36,700,000
68 Oasis at Aventura	Miami-Dade	High-Rise	95	Est. Nov-24	Under Construction	\$ 31,000,903
69 Rainbow Village - Phase I	Miami-Dade	High-Rise	299	Est. Feb-25	Pre-Development	\$ 116,101,794
70 Courtside Apartments II	Miami-Dade	Mid-Rise	120	Est. March-25	Pre-Development	\$ 34,919,000
71 Naranja Grand II	Miami-Dade	High-Rise	200	Est. April-25	Pre-Development	\$ 53,340,000
			9,148			

Outside of Florida

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

Stearns Weaver

**STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.**



Stearns Weaver Miller Affordable Housing Information

Firm Contacts:

Richard E. Deutch, Jr.

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Email: rdeutch@stearnsweaver.com

Brian J. McDonough

Tel: 305-789-3350

Email: bmcdonough@stearnsweaver.com

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Tampa, FL 33602
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TALLAHASSEE

Highpoint Center
106 East College Avenue
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Tallahassee, FL 32301
(850) 580-7200

STEARNSWEAVER.COM

ABOUT

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

Stearns Weaver Miller is a full-service law firm serving clients throughout Florida and nationwide. With offices in Miami, Fort Lauderdale, Tampa and Tallahassee, we offer multidisciplinary solutions with a focus on business restructuring, corporate & securities, labor & employment, land development, zoning & environmental, litigation & dispute resolution, real estate and tax.

OUR CLIENTS

Our clients range from small start-up ventures to some of the largest multinational corporations in the world, as well as some of the country's most successful individuals and entrepreneurs. We have the practical business sense to resolve complex legal problems and to understand the impact of the law and the regulatory environment on our clients' businesses. We believe that our clients' success *is* our business.

RANKINGS

We are committed to exceptional quality and creativity in our legal work. Our attorneys consistently enjoy numerous accolades from top publications, including *Chambers & Partners USA*, *Benchmark Litigation* and *The Best Lawyers in America*.

COMMUNITY INVOLVEMENT

We believe in giving back and strive every day to make our community a better place to live, work and play for all. Our Firm provides financial and leadership support to a myriad of not-for-profit organizations impacting the arts, children and families, community service, education, the environment, health and wellness and legal services in our community and beyond.

STATE OF THE ART FACILITIES

Our team of accomplished trial lawyers is complemented by the full range of support staff and facilities required for trial preparation and training. This includes a state of the art simulated courtroom used to prepare witnesses for trial, as well as an in-house multimedia department dedicated to producing high-level presentation materials and audiovisual aids. We offer the highest level of preparedness to our clients and attorneys to help them to acclimate to a courtroom setting before trial even begins.

GLOBAL REACH

Stearns Weaver Miller helps clients navigate legal and business issues across the country and around the globe through our affiliation with Meritas, a global network of more than 170 independent, full-service law firms across the United States and in more than 80 countries.

MIAMI

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150 West Flagler Street
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FORT LAUDERDALE

New River Center
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TALLAHASSEE

Highpoint Center
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AFFORDABLE HOUSING

STEARNS WEAVER MILLER WESSLER ALHADEFF & SITTERSON, P.A.

Stearns Weaver Miller's Affordable Housing practice represents developers who use low income housing tax credits, tax exempt bond financing, and other public and private funds for the construction of affordable housing for low and moderate income households. We also represent some of the nation's largest lenders making construction loans or providing credit enhancement to developers of affordable housing.

Because affordable housing developers compete for tax credits, a successful outcome requires painstaking attention to detail as well as familiarity with all of the governmental programs and agencies that are potential funding sources. Our affordable housing lawyers counsel clients on every aspect of the transaction, including the structure of the project partnership (including the admission of the equity investor as a limited partner), the application for tax credits, the securing of 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, we assist clients with post-closing matters such as construction issues, compliance monitoring, and continuing disclosure duties.

We regularly work with lawyers in the Tax Department on issues such as proper structuring of developer fee payments, partnership tax allocations, and related matters. Our Land Use, Zoning, and Environmental Department provides valuable assistance to our developer clients as they seek to determine the viability of developing proposed multifamily affordable apartment projects. We work with our clients' in-house staff and professional engineers in seeking governmental approvals needed for proposed developments.

RANGE OF SERVICES

- Construction Mortgage Loans
- Credit Enhancement
- Federal Low Income Housing Tax Credits
- Federal & State Housing Agencies
- Florida Housing Finance Corporation Programs
- Housing Discrimination
- HUD Construction & Permanent Loans
- HUD Mixed Finance Transactions
- Freddie Mac & Fannie Mae Mortgage Loan Programs
- Local Government Subsidies
- Local Housing Authorities
- Permanent Mortgage Loan Financing
- Real Estate
- Review & Negotiation of Loan Documents
- Supplemental Financing
- Tax Exempt Bond Financing
- Year 15 Exit Issues Including Buyout of Limited Partner

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



Richard E. Deutch, Jr., Shareholder

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305-789-4108
rdeutch@stearnsweaver.com

Richard Deutch, Jr. is a Shareholder in the Real Estate Department. Richard represents institutional lenders, developers, investors and contractors in matters pertaining to the acquisition, construction, rehabilitation, financing and workout of commercial as well as residential real estate properties.

Richard has also worked closely with the State of Florida, Office of the Comptroller and has been appointed to act as Receiver to oversee the business affairs of corporations placed into receivership by the Office of the Comptroller.

Practice Areas

Affordable Housing

Commercial Real Estate
Lending

Condominium Law

Real Estate

Industries

Banking & Financial Institutions

Education

J.D., University of Miami School
of Law, 1983

B.A., Political Science, Brown
University, 1980

Admissions

Florida, 1984

Representative Experience

- Development and sale of condominium, cooperative, private residence club and planned unit development projects throughout Florida
- Experience in affordable housing projects, representing local Community Development Corporations and for-profit developers with the acquisition, development, construction and financing of multi-family, single-family and Low Income Housing Tax Credit projects
- Represented Miami-Dade County in the sale of foreclosed property within its Special Housing (Surtax) Department
- Represented Miami-Dade County's Office of Community and Economic Development creating the Home/Bank Partnership Program
- Representation of state municipalities in real property matters
- Experience in Real Estate Title Insurance matters
- Construction and sale of single family and multifamily residential properties as well as commercial and office buildings

Professional and Community Involvement

- Mt. Sinai Medical Center, Founder
- Brown Club of Miami, Member
- The Florida Bar Real Property, Probate and Trust Law Section, Member
- Leadership Miami

Recognition

- *South Florida Legal Guide*, Top Lawyers in South Florida – Real Estate, selected for inclusion, 2007-2016
- AV Rated by Martindale Hubbell

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



Patricia K. Green, Shareholder

Miami
305-789-3345
pgreen@stearnsweaver.com

Patricia Green is a Shareholder in the Real Estate Department. Her practice is focused on the representation of developers of high-quality affordable housing.

Representative Experience

Practice Areas

Real Estate

Affordable Housing

Commercial Real Estate
Lending

Public Finance

Industries

Banking & Financial
Institutions

Education

J.D., *cum laude*, University
of Miami, 1983

B.A., with honors, Michigan
State University, 1977

Bar Admissions

Florida, 1989

- Multi-family housing transactions financed with low income housing tax credits under Section 42 of the Internal Revenue Code; housing bonds issued by state and local housing finance authorities; HUD-insured mortgage loans; local government contributions; public grants; and AHP funds
- Representation of non-profit and for-profit providers of affordable housing for new construction as well as renovation of existing housing
- Bond refunding transactions
- General commercial real estate practice including title and survey analysis; preparation and negotiation of commercial construction loan documents; pre-closing due diligence; and post-closing compliance issues
- Representation of commercial landlords and tenants in lease negotiations for office, restaurant, shopping center, and professional sports arena sites
- Aircraft finance, including participated and syndicated transactions
- Representation of lenders in New Markets Tax Credit transactions; recently closed the source loan for the development of the new Camillus House campus in Miami. Camillus House provides housing, medical care and other humanitarian services to the indigent and homeless population of Miami-Dade County
- Represented the developer of a Miami-Dade County apartment community with special units set aside for youths aging out of foster care
- Represented the credit enhancer in a Louisiana Housing Corporation bond issue wherein the not-for-profit developer is constructing housing for older persons
- Represented the developers of multi-phase housing communities constructed on the sites of existing rapid transit stations, as part of a County-wide effort to create transit-oriented residential projects



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

Patricia K. Green – 2

- Represented the developer in a public/private partnership which is engaged in the renovation of numerous existing public housing projects to create new, secure and attractive urban residential zones

Professional & Community Involvement

- Local Advisory Committee of the Local Initiatives Support Corporation, which provides funding and advice to non-profit Community Development Corporations involved in affordable housing in South Florida, former Member

Recognition

- *The Best Lawyers in America*®, 2013 - 2016

Presentations

- Moderator, "Workforce Housing," CREW-Miami, June 15, 2016
- "An Overview of the Legal Aspects of Financing Affordable Housing Using Bonds and Tax Credits," Southeastern Region Bond Conference & Workshop," 2007

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



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*"The preeminent practitioner in affordable housing."
- Chambers USA 2016*

Brian McDonough is a Shareholder in the Real Estate Department. Brian is a member of the Firm's Board of Directors as well as its Executive Committee and also is the Chairperson of the Firm's Affordable Housing and Tax Credit Practice Group. Brian 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 and 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.

Practice Areas

Affordable Housing

Public Finance

Real Estate

Education

LL.M., New York University, 1984

J.D., University of Notre Dame,
1981

B.S., *cum laude*, University of
Florida, 1977

Admissions

Florida, 1981

Representative Experience

- Representation of several sellers of multiple affordable housing properties, partnership interests and management company affiliates.
- Negotiation and preparation of contracts for properties for new and existing multi-family apartment buildings throughout the State of Florida.
- Negotiation of workouts of tax-exempt bond financed projects involving state and local issuers of bonds.
- Representation of developers in the negotiation of the syndication of Federal low income housing tax credits.
- Issued, as an agent for various title companies, title insurance policies on behalf of owners and lenders in excess of \$1 billion.

Professional and Community Involvement

- *Give Kids A Chance*, a charitable organization providing scholarships to low income students, Founder and Executive Director
- Acts as legal counsel to the Coalition of Affordable Housing Providers, an organization of developers, lenders, tax credit syndicators, and other professionals involved in the acquisition, financing, and development of affordable housing in the State of Florida

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

Brian J. McDonough – 2

- Camillus House, Board of Directors

Recognition

- *Chambers USA: America's Leading Lawyers for Business* -Ranked in Real Estate, 2015-2016
- *The Best Lawyers in America*®, selected for inclusion, 2003-2016
- *Florida Super Lawyers*, selected for inclusion, 2006-2016
- AV Rated by Martindale-Hubbell

Presentations

- “The Affordable Housing Credit Program – Current Trends,” Royal American Owners Retreat, Panama City, Florida, April 2015

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



Brooke Russ Perlyn, Shareholder

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bperlyn@stearnsweaver.com

Brooke's practice includes all areas of transactional real estate including the financing, acquisition and development of high quality affordable housing developments and commercial real estate projects. She is also experienced in representing lenders in the origination and work out of loans.

Representative Experience

- Handles real estate acquisitions, loan transactions and lease work representing developers, landowners, landlords, tenants and investors.
- Representation of affordable housing developments in multi-family housing transactions financed with low income housing tax credits under Section 42 of the Internal Revenue Code.
- Representation of providers of affordable housing for new construction as well as renovation of existing housing.
- Representation of borrowers in bond refunding transactions.
- General commercial real estate practice including negotiation of purchase and sale agreements, title and survey review and analysis, pre-closing due diligence and post closing compliance issues.
- Conducts loan work-outs for national lender clients, including preparing loan and note modifications.

Professional and Community Involvement

- American Bar Association, Member
- Dade County Bar Association, Member
- Miami Children's Hospital Foundation

Publications

- University of Miami Inter-American Law Review - Secrets on the Texas-Mexico Border (2004)
- Missouri Estate Administration - Sales, Mortgages, Leases and Exchanges (2009)

Practice Areas

Real Estate

Affordable Housing

Education

J.D., *cum laude*, University of Miami School of Law, 2005

B.A., with honors, Washington University in St. Louis, 2002

Admissions

Florida, 2010

Missouri, 2005

Publications

University of Miami Inter-American Law Review - *Secrets on the Texas-Mexico Border* (2004)

Missouri Estate Administration - *Sales, Mortgages, Leases and Exchanges* (2009)

GOMEZ

Gomez Construction

corporate history

Gomez Construction Company has over 35 years of building experience and successful business operations. Founded in 1974 in Miami, Florida, Gomez Construction has expanded to serve the entire State of Florida and international locations throughout the Caribbean and Latin America. While Gomez Construction has grown far beyond its roots, it proudly retains the same level of dedicated client support and commitment to building excellence which served as hallmarks at its inception.

In 1991, the Company opened a branch office in Winter Park, FL to serve the Central Florida market. Gomez Construction quickly became one of the premier contractors in the area, adding to its already strong presence in South Florida. Using Miami as a base of operations, the Company has also successfully completed projects in Puerto Rico, the U.S. Virgin Islands and Venezuela. While we find work in international markets rewarding, South and Central Florida remain the core of the Company's focus.

Regardless of location, Gomez Construction Company's reputation for commitment to excellence, innovation, collaboration, and integrity remain the same. The Company has managed its expansion wisely, ensuring a solid foundation of growth and a focus on construction fundamentals—"on time, within budget, and beyond our client's expectations." The majority of Gomez Construction's projects represent repeat business and negotiated contracts. This customer loyalty serves as the ultimate testament to the quality of our work, the high level of value we deliver, and the strength of our proven track record.

Our technical expertise and our ability to creatively approach problems allow Gomez Construction to find innovative building solutions for its clients. This strength in innovation makes Gomez Construction successful on logistically challenging and complex design projects that other construction firms hesitate to even attempt. Our team of professionals seamlessly combines seasoned individuals with extensive construction experience with those current on the latest construction and project management technology and techniques. This outstanding group of talented professionals provides clients with the most cost efficient and modern construction methods available. Using a number of delivery methods ranging from Construction Management to Design Build, we can offer each client a customized approach to suit their individual construction needs.

In our several decades of construction experience Gomez Construction Company has developed particular expertise in vertical, aviation, hospitality, urban, and speciality construction. Our client base draws equally from the private and public sectors.



Our mission is to deliver excellence in building construction through innovative, collaborative, and trusting partnerships.

At GCC, we value our strong reputation for honesty, integrity, and commitment. GCC stands behind its work and takes full responsibility for its successful completion. We focus on building long-lasting partnerships with our clients and fostering strong working relationships with architects, engineers, subcontractors, and others critical to the successful completion of our projects.

Office Buildings
Apartment Buildings
Parking Garages
HUD / Affordable Housing
Condominiums / Townhomes
Warehouses / Tilt-up

GCC's versatility in vertical construction spans a broad range of building types and functions. From office buildings to residential structures, GCC demonstrates equal expertise whether the project involves building from the ground up or completing the renovation of an existing structure. Working closely with project owners and architects, GCC ensures that the finished projects represent aesthetically pleasing and comfortable spaces to work and live.

mission
statement

&

philosophy

vertical

1

**Merrick Point Professional
Office Building & Parking Garage**
Miami, Florida
Office Building

2

Key West Professional
Key West, Florida
Office Building

3

Phoenix Manor
Miami, Florida
HUD Housing





4

Bird Road Professional Center
Miami, Florida
Office Building

5

New View Apartments
Miami, Florida
Apartment Building

6

Arena Towers
Miami, Florida
Apartment Building



vertical client list

CFH Group

Federated Department Stores

Merrick Pointe Investment Group

Miami Beach Community Development Corporation

Orange County Convention Center

Orlando Neighborhood Improvement Corporation

United Parcel Service

US Department of HUD

Winter Park Housing Authority

James E. Scott Community Association

Volunteers of America

Monroe County

Bird Road Professional Center, LLC

Port of Miami

Family Health Center

Claus Ettensberger Corporation

Westfield Concessions Management

Fornaris and Associates

Florida Keys Aqueduct Authority

Florida Department of Natural Resources

The preceding is an abbreviated and selective list of some the Vertical Client List.



Streetscapes
Hardscapes
Roads
Parks / Playgrounds
Utilities

Streetscapes and park projects form the heart of a community. GCC prides itself in its significant contribution to beautifying communities and developing state of the art spaces for families and children to play. Streetscapes create a focal point for pedestrian traffic and include everything from the sidewalks, to the underground utilities, to the landscaping, to the traffic signalization. GCC specializes in completing these projects with minimal disruption and inconvenience to the affected businesses, traffic and residences. GCC's park projects range from those with basic playground equipment, restroom buildings, and athletic fields, to projects that include extended structures such as pavilions, boardwalks, and piers.

urban

1

**City of Winter Garden
Streetscape**
Winter Garden, Florida
Streetscape



2

Lake Eola International Plaza
Orlando, Florida
Park



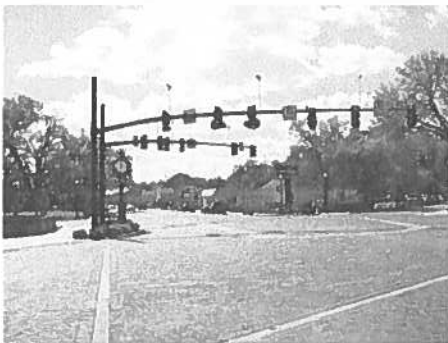
3

City of Maitland Minnehaha Park
Maitland, Florida
Park



4

Rollins College Entrance
Winter Park, Florida
Streetscape / Entry Feature



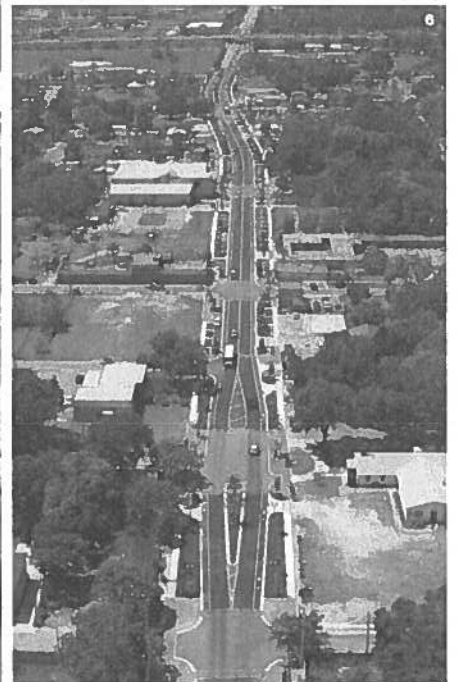
5

Park Avenue Streetscape
Winter Park, Florida
Streetscape



6

Town of Eatonville Kennedy Boulevard
Eatonville, Florida
Streetscape



urban client list

City of Daytona Beach

City of Altamonte Springs

City of Clermont

City of Coral Gables

City of Homestead

City of Key West

City of Kissimmee

City of Miami

City of Miami Beach

City of North Miami

City of Orlando

City of Sanford

City of Tavares

City of Winter Garden

City of Winter Park

Haines City

Orange County

Town of Eatonville

Village of Key Biscayne

Orlando Orange County Expressway Authority

The preceding is an abbreviated and selective list of some the Urban Client List.



Hotels
Convention Centers / Exhibit Halls
Theme Parks / Sport Venues
Museums
Restaurants

GCC's depth and breadth of experience in the hospitality industry includes building and renovating hotels, restaurants, convention centers, sports venues and amusement parks. The demands of GCC's hospitality clients are wide-ranging, but their need to constantly think about customer satisfaction remains the same. GCC distinguishes itself from the competition through its ability to keep "the customer" at the center of all projects. GCC considers the impact to customers not only during the construction process but also in the end result. This allows GCC's projects to not only exceed its clients' expectations, but also those of its clients' customers.

hospitality

1

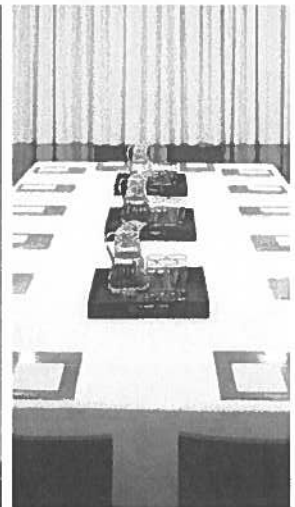
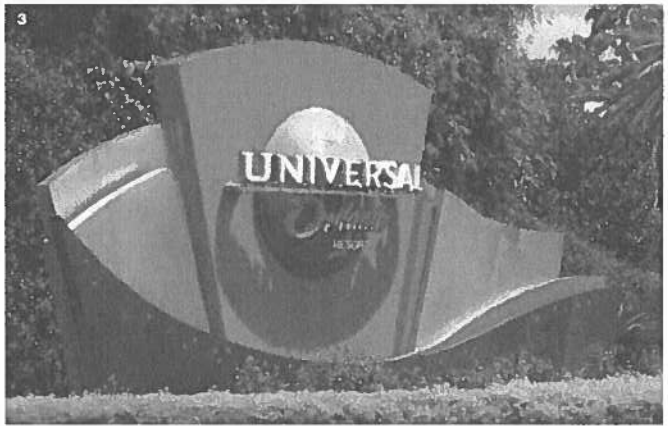
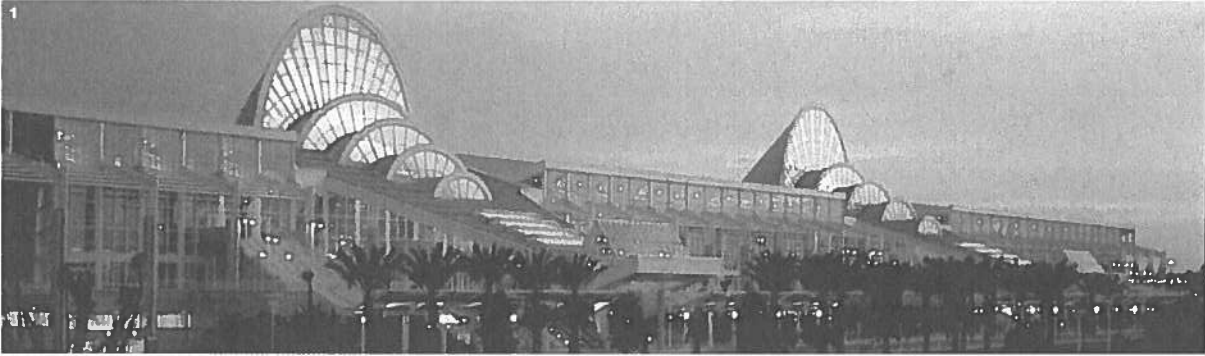
**Orange County
Convention Center**
Orlando, Florida
Convention Center

2

Shore Club Hotel
Miami Beach, Florida
Hotel

3

Universal Studios
Orlando, Florida
Various Projects
Amusement Park



4

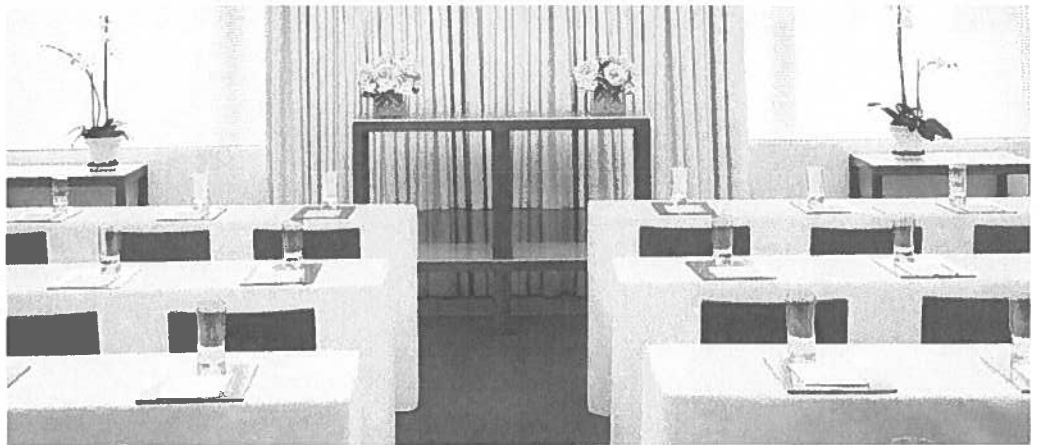
Delano Hotel
Miami Beach, Florida
Hotel

5

Shore Club Hotel
Miami Beach, Florida
Hotel

6

Hyatt Hotel
Orlando, Florida
Hotel



hospitality client list

Delano Hotel

Hyatt Hotels

Ian Schrager Hotels

Loews Hotel Miami Beach

Morgans Hotel Group

Shore Club Hotel

Universal Studios Orlando

Walt Disney World

Ago Restaurants

NOBU Restaurants

Starbucks

Burger King

McDonalds

Fridays

Ruby Tuesday

Outback Restaurants

Au Bon Pain

Freshens

Nathans

Sbaro's

The preceding is an abbreviated and selective list of some the Hospitality Client List.





agent

Nielson, Alter & Associates

8000 Governors Square Blvd. Suite 101
Miami Lakes, FL 33016
(305) 722-2663
Fax (305) 558-9650

bonding company

**The Travelers Casualty &
Surety Company of America**

One Tower Square
Hartford, Connecticut 06183
(860) 277-1561



agent

Huckleberry, Sibley & Harvey

1020 N. Orlando Avenue, Suite 200
Maitland, FL 32751
(407) 647-1616

insurance company

Amerisure Mutual Insurance Company

P.O. Box 905049
Charlotte, NC 28290-5049



GOMEZ
Construction Company

bonding &
insurance



equal employment opportunity

It is the policy and employment practice of GCC not to discriminate against any qualified applicant for employment, or any qualified employee because of race, color, religion, age, sex, citizenship, national origin or disability, particularly with regard to employment, upgrading, demotion, transfer, recruitment advertising, lay-off and termination, compensation, apprenticeship and training, and work conditions.

It is the policy of GCC to participate in an Affirmative Action Program set forth in Executive Order 11246 with specific attention to minority or female recruitment, training, upgrading and promotion.

It is the policy of GCC not to discriminate against any employee or applicant for employment because he or she is a Disabled Veteran or Veteran of the Vietnam Era, because of physical or mental handicap in regard to any position for which the employee or applicant is qualified.

sustainability

At GCC, we have been practicing "Green Principles" long before they became popular. Our interest in sustainable methods of construction developed from our early recognition that building green was a "win-win" proposition for our clients, the environment, and our company. Our initial efforts were not formalized into a set of building principles, but rather based on the general idea of looking for opportunities from which our clients could benefit in the way a structure was built and/or the materials used.

Since that time, we have enhanced our capabilities and formalized our commitment to sustainability through the training and certification of many of our construction professionals in the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. With this expertise, we are partnering with our clients and their architects to complete projects which fulfill the promise of more energy-efficient and environmentally-friendly buildings.

We believe that Building Green represents an enduring and significant concept in the construction industry. Its significance will only increase in the years to come. Whether it is through the LEED rating system or other methods, GCC is committed to reducing our impact on the environment.





safety

At GCC, Safety is not treated as a “program” or something we do in addition to our work – it functions as an integral part of how the job gets done. At the core of our efforts is a three-pronged strategy to ensure a safe working environment and accident free zone. Our approach begins with a culture of training in safety methods and procedures.

We know that the safety education of our employees is the single most important and effective means for ensuring a safe workplace not only for our employees, but for all those connected with our jobsites. We train our managers, supervisors, and employees to identify and correct unsafe conditions or work practices. In addition, creating a Drug Free workplace through a Zero Drug Tolerance policy helps ensure that every employee is at his/her peak when on the job. Drug testing of all new, non-contract employees sets the rules for compliance from day one.

The final part of our approach involves maintaining a “clean and orderly” workplace. Daily monitoring and clean-up of job sites eliminates many factors that lead to accidents. GCC demands model work environments. We recognize that protection of our employees, the public, our clients’ property, and the environment are essential to the efficient and successful completion of every construction project we undertake. Everyday, we work toward our goal of “Zero Accidents.”





scope of services

Preconstruction



- Design management
- Scheduling
- Phasing plans
- Estimating
- Budgeting/cost-modeling
- Constructability Review
- Zoning and code compliance
- Cost Control
- Bid packaging
- Value engineering
- Subcontractor pre-qualification

Construction


- Scheduling / Progress Monitoring
- Self-performing concrete
- Quality control and testing
- Safety management
- LEED project registration
- Subcontractor management

Post-construction

- Certificate of occupancy
- As-built documentation
- O & M Manuals
- Commissioning/Warranty programs
- Lien Releases
- Final Closeout
- LEED project certification

delivery methods

GCC builds a diverse range of projects for both public and private sector clients using a variety of project delivery methods, including:



- Lump Sum bid from completed drawings
- Construction Manager (CM)
- Construction Manager (CM) at Risk

- Design-Build
- Cost Plus Fixed Fee (CPFF)
- Preconstruction Services

REPORTWAR

Reprtwar

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MIXED-USE RESIDENTIAL CONDOMINIUMS



AZIMUTH | FORT MYERS, FL



BUILDING AREA | 37,000 SF
HEIGHT | 4 Stories
DENSITY | 12 residential units
PARKING | 36 parking spaces

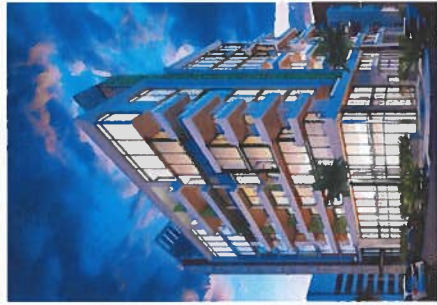


BUILDING AREA | 37,000 SF
HEIGHT | 4 Stories
DENSITY | 12 residential units
PARKING | n/a



VODA 1
 4098 NE 167TH STREET | NORTH MIAMI BEACH | FL 33160

VODA 2
 7940 WEST DRIVE | NORTH BAY VILLAGE | FL 33141



BUILDING AREA | 100,200 SF
HEIGHT | 8 Stories
DENSITY | 47 residential units
PARKING | 83 parking spaces

CORAL WAY
 2200 SW 3RD AVENUE | MIAMI | FL 33139



BUILDING AREA | 463,200 SF
HEIGHT | 23 Stories
DENSITY | 129 residential units
PARKING | 430 parking spaces



BALI HAI
 1555 NORTH BAY CAUSEWAY | NORTH BAY VILLAGE | FL 33141



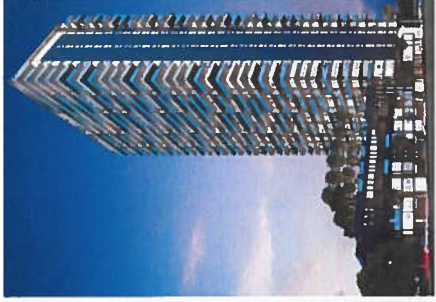
BUILDING AREA | 840,000 SF
HEIGHT | 36 Stories
DENSITY | 497 residential units
PARKING | 746 parking spaces



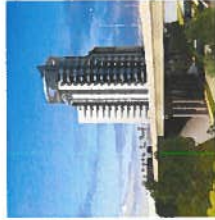
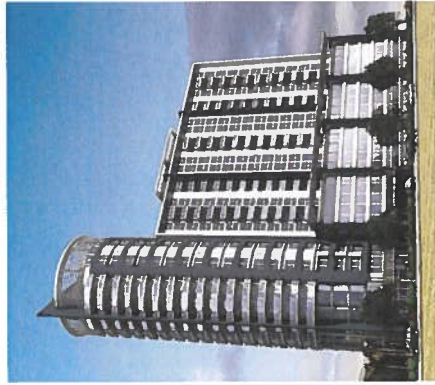
MELODY TOWER
 245 NE 14TH STREET | MIAMI | FL 33132



BUILDING AREA | 460,000 SF
HEIGHT | 36 Stories
DENSITY | 164 residential units
PARKING | 276 parking spaces



BAY HOUSE
 600 NE 27TH STREET | MIAMI | FL 33137



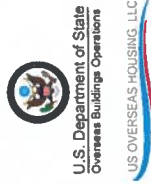
BUILDING AREA 453,000 SF
HEIGHT 20 Stories
DENSITY 188 residential units
PARKING 420 parking spaces

ONE PLAZA
 1818 SW 1ST AVENUE | MIAMI | FL 33129



BUILDING AREA 565,000 SF
HEIGHT 32 Stories
DENSITY 250 residential units
PARKING 383 parking spaces

FLAGLER ON THE RIVER
 340 W. FLAGLER STREET | MIAMI | FL 33131

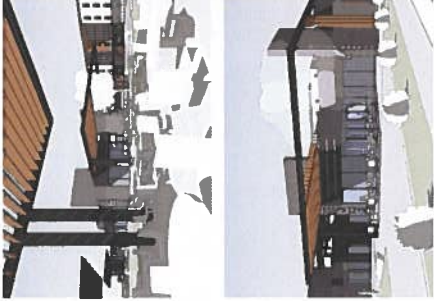
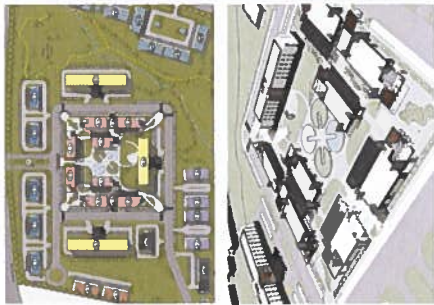


BUILDING AREA | 75,000 SF (Lot size)
 HEIGHT | 2 Stories
 DENSITY | 75 residential units
 PARKING | n/a



HOUSING FOR THE AMERICAN EMBASSY

SANTO DOMINGO | DOMINICAN REPUBLIC



BUILDING AREA | 510,000 SF
HEIGHT | 2/4 Stories
DENSITY | Hotels, restaurants, retail, and residential
PARKING | n/a

NOTTOWAY COMMONS
 NOTTOWAY | VIRGINIA

Abney and Abney

Company Profile

Abney + Abney Green Solutions is not your average green building consulting firm. After over a decade of hands-on involvement in the field of sustainable design and construction in Florida, the AbneyGreen team has built an enviable track record of successful projects, whether residential or commercial.

The firm's principal, Kyle Abney, is one of the most highly respected "built-environment" experts in the southeast, having been chosen by myriad of owners, developers, architects and contractors to provide guidance in all aspects of the green building process. A long list of satisfied clients and referrals are evidence that the firm delivers peace of mind and reliability. Headquartered in the Treasure Coast, the firm has completed award-winning green certified projects throughout Florida.



Kyle M. Abney, Principal

Professional

- State of Florida Licensed General Contractor – CGC1513130
- LEED Accredited Professional
- Certified Green Globes Professional
- Over 20 Years of Construction Project Management Experience
 - Commercial + Residential
- Certified NPDES Erosion & Sedimentation Control Inspector
- Green-Certified over 15,000 Residential Units

Education

- University of Florida
 - Bachelor of Architectural Design, 1999
 - Master of Building Construction, Concentration in Sustainable Construction, 2001
(First person in the country to earn a formal construction degree in green building.)

Organizational

- U.S. Green Building Council
 - Florida Chapter, Vice-Chair, 2016-2018
 - South Florida Region, President, 2009-2010
 - South Florida Region, Treasure Coast & Palm Beach Branch, Founding Chair, 2007-2008
 - Florida/Caribbean Regional Council, Founding Member, 2005-2006
 - Central Florida Branch, Founding Board Member, 2004-2006
 - University of Florida Student Chapter, Founding President, 2000
- Florida Green Building Coalition
 - Board of Directors, 2006-2009, 2019-Present
 - Green Commercial Standard Committee, Chair, 2009-2011
- Solar & Energy Loan Fund (SELF) of St. Lucie County, President, 2015-Present
- Home Innovation Research Labs, NGBS Green Partner of Excellence, 2014-Present

Green Project Experience – Multi-Family Residential

Completed

5250 Park: 231 High-Rise Units – Doral, Florida

Client: exp US Service

Certified: National Green Building Standard Silver

5252 Paseo: 203 High-Rise Units – Doral, Florida

Client: exp U.S. Services

Certified: National Green Building Standard Bronze

5300 Paseo: 203 High-Rise Units – Doral, Florida

Client: exp U.S. Services

Certified: National Green Building Standard Bronze

7th Ave Transit Village – Phase I: 76 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Atlantic Pacific Communities

Certified: USGBC LEED® for Homes Mid-Rise Silver

7th Ave Transit Village – Phase II: 100 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Atlantic Pacific Communities

Certified: National Green Building Standard Silver

The Addison: 90 Mid-Rise Units (Affordable Housing) – Bradenton, Florida

Client: Housing Trust Group

Certified: National Green Building Standard Silver

Altis Monterra 314 Low-Rise Units – Hialeah, Florida

Client: The Altman Companies

Certified: National Green Building Standard Silver

Altis Sand Lake: 315 Low-Rise Units – Orlando, Florida

Client: The Altman Companies

Certified: National Green Building Standard Bronze

Altis Shingle Creek: 356 Low-Rise Units – Orlando, Florida

Client: The Altman Companies

Certified: National Green Building Standard Silver

The Anchorage: 30 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Atlantic Pacific Communities

Certified: National Green Building Standard Bronze

Arbor Village: 80 Low-Rise Units (Affordable Housing) – Sarasota, Florida

Client: Blue Sky Communities

Certified: National Green Building Standard Bronze Certification

Art Square: 358 Mid-Rise Units – Hallandale Beach, Florida

Client: Integra Investments

Certified: National Green Building Standard Silver

Avalon Doral: 350 Mid-Rise Units – Doral, Florida

Client: Stantec

Certified: National Green Building Standard Silver

Avery Glenn: 140 Low-Rise Units (Affordable Housing) – Sunrise, Florida

Client: Pinnacle Housing Group

Certified: Florida Green Building Coalition Bronze

Barcelona Apartments: 350 Low-Rise Units – Jupiter, Florida

Client: FLF Holdings

Certified: Florida Green Building Coalition Bronze

Bridges at Kendall: 228 Low-Rise Units – Kendall, Florida

Client: Jamestown Properties

Certified: National Green Building Standard Silver

Casa Brickell: 81 High-Rise Units – Miami, Florida

Client: Paragon Group

Certified: National Green Building Standard Silver

Casa Palma: 350 Low-Rise Units – Coconut Creek, Florida

Client: ZOM Florida

Certified: Florida Green Building Coalition Bronze

Casanas Village: 88 Mid-Rise Units (Affordable Housing) – Tallahassee, Florida

Client: Pinnacle Housing Group

Certified: National Green Building Standard Silver

City Crossings: 103 High-Rise Units (Affordable Housing) – Miami, Florida

Client: Landmark Development Corp.

Certified: National Green Building Standard Bronze

City Heights: 98 High-Rise Units (Affordable Housing) – Miami, Florida

Client: Landmark Development Corp.

Certified: National Green Building Standard Bronze

City Vista: 111 Mid-Rise Units (Affordable Housing) – Pompano Beach, Florida

Client: Landmark Development Corp.

Certified: National Green Building Standard Bronze

Corry Village: 152 Low-Rise Units (Student Housing) – Gainesville, Florida

Client: University of Florida

Certified: LEED® for Homes Platinum

Courtside Village: 84 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Housing Trust Group
Certified: National Green Building Standard Silver

CURV: 243 Mid-Rise Units – Ft. Lauderdale, Florida

Client: Ram Reality Services
Certified: National Green Building Standard Silver

Davis Landings: 25 Low-Rise Units (Affordable Housing) – Lake Worth, Florida

Client: Colome & Associates
Certified: FGBC Florida Green Home Bronze

Domio Hotel Wynwood: 176 Mid-Rise Units – Miami, Florida

Client: The Related Group
Certified: Florida Green Residential Hi-Rise Bronze

Doral View Phase I: 360 Low-Rise Units – Doral, Florida

Client: The Related Group
Certified: National Green Building Standard Bronze

Doral View Phase II: 360 Low-Rise Units – Doral, Florida

Client: The Related Group
Certified: National Green Building Standard Bronze

Dr. Kennedy Homes: 145 Mid-Rise Units (Affordable Housing) – Ft. Lauderdale, Florida

Client: Atlantic Pacific Communities
Certified: USGBC LEED® for Homes and LEED® for Homes Mid-Rise Gold
Certified: ENERGY STAR®

East Village Apartments: 132 Low-Rise Units (Affordable Housing) – Davie, Florida

Client: Atlantic Pacific Communities
Certified: USGBC LEED® for Homes Gold
Certified: ENERGY STAR®

Freedom Gardens: 96 Low-Rise Units (Affordable Housing) – Brooksville, Florida

Client: Housing Trust Group
Certified: National Green Building Standard Bronze

Gibson Center: 52 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Pinnacle Housing Group
Certified: National Green Building Standard Bronze

Grove Station Tower: 184 High-Rise Units – Miami, Florida

Client: Grass River Properties
Certified: Florida Green Building Coalition High-Rise Residential Gold

Hammock Square: 100 Low-Rise Units (Affordable Housing) – Lynn Haven, Florida

Client: Pinnacle Housing Group
Certified: Florida Green Building Coalition Bronze

Hammock Ridge: 104 Low-Rise Units (Affordable Housing) – Spring Hill, Florida

Client: Housing Trust Group
Certified: National Green Building Standard Bronze

Hammock Ridge II: 92 Low-Rise Units (Affordable Housing) – Spring Hill, Florida

Client: Housing Trust Group
Certified: National Green Building Standard Bronze Certification

Hampton Village: 100 Mid-Rise Units (Affordable Housing) – Miami, Florida

Client: Landmark Development Corp.
Certified: National Green Building Standard Silver

Hamptons at Palm Beach Gardens: 222 Low-Rise Units – Palm Beach Gardens, Florida

Client: ZOM Florida
Certified: Florida Green Building Coalition Bronze

Indigo Station: 226 Mid-Rise Units – Deerfield Beach, Florida

Client: Ram Reality Services
Certified: National Green Building Standard Silver

Keys Crossing: 103 Mid-Rise Units (Affordable Housing) – Naranja, Florida

Client: Landmark Development Corp.
Certified: National Green Building Standard Silver

Lakehouse at Alta: 296 Mid-Rise Units – Orlando, Florida

Client: Wood Partners
Certified: National Green Building Standard Silver Certification

Luna Trials: 86 Low-Rise Units (Affordable Housing) – Titusville, Florida

Client: Housing Trust Group
Certified: National Green Building Standard Bronze Certification

Maizon: 262 High-Rise Units – Miami, Florida

Client: ZOM Florida
Certified: National Green Building Standard Silver

MET Square: 391 High-Rise Units – Miami, Florida

Client: ZOM Florida
Certified: National Green Building Standard Silver

Mirador at Doral: 332 Low-Rise Units – Doral, Florida

Client: Ram Reality Services
Certified: National Green Building Standard Bronze

Modera Central: 350 Mid-Rise Units – Orlando, Florida

Client: Mill Creek Residential Trust
Certified: National Green Building Standard Silver

Modera Edgewater: 297 Mid-Rise Units – Miami, Florida

Client: Mill Creek Residential Trust
Certified: National Green Building Standard Silver

Modera River House: 233 Mid-Rise Units – Miami, Florida

Client: Mill Creek Residential Trust
Certified: National Green Building Standard Silver

Modera Prime: 309 Mid-Rise Units – St. Petersburg, Florida

Client: Mill Creek Residential Trust
Certified: National Green Building Standard Bronze

Monarc at MET 3: 462 High-Rise Units – Miami, Florida

Client: ZOM Florida
Certified: National Green Building Standard Silver

Northside Transit Village IV: 120 Mid-Rise Units – Miami, Florida

Client: Atlantic Pacific Communities
Certified: LEED® for Homes Mid-Rise Silver

NW Gardens I Apartments: 143 Low-Rise Units (Affordable Housing) – Ft. Lauderdale, Florida

Client: Atlantic Pacific Communities
Certified: USGBC LEED® for Homes Gold
Certified: ENERGY STAR®

NW Gardens II & IV Apartments: 266 Low-Rise Units (Affordable Housing) – Ft. Lauderdale, Florida

Client: Atlantic Pacific Communities
Certified: USGBC LEED® for Homes Gold

NW Gardens III Apartments: 150 Low-Rise Units (Affordable Housing) – Ft. Lauderdale, Florida

Client: Atlantic Pacific Communities
Certified: USGBC LEED® for Homes Gold
Certified: ENERGY STAR®

Oak Ridge Estates: 62 Low-Rise Units (Affordable Housing) – Tarpon Springs, Florida

Client: Pinnacle Housing Group
Certified: FGBC Florida Green Home Bronze

Oakland Preserve: 80 Low-Rise Units (Affordable Housing) – Oakland, Florida

Client: Pinnacle Housing Group
Certified: National Green Building Standard Bronze

Orchid Grove Apartments: 80 Low-Rise Units (Affordable Housing) – Florida City, Florida

Client: Pinnacle Housing Group
Certified: FGBC Florida Green Home Bronze

Park at Wellington: 100 Low-Rise Units (Affordable Housing) – Holiday, Florida

Client: Housing Trust Group

Certified: National Green Building Standard Bronze

Park Line Palm Beaches: 291 High-Rise Units – West Palm Beach, Florida

Client: exp US Service

Certified: National Green Building Standard Silver

Park Square I: 398 Mid-Rise Units – Doral, Florida

Client: The Related Group

Certified: National Green Building Standard Bronze

Pinnacle at Avery Glen: 140 Low-Rise Units (Affordable Housing) – Sunrise, Florida

Client: Pinnacle Housing Group

Certified: FGBC Florida Green Home Bronze

Pinnacle at Hammock Square: 100 Low-Rise Units (Affordable Housing) – Lynn Haven, Florida

Client: Pinnacle Housing Group

Certified: FGBC Florida Green Home Silver

Pinnacle Heights: 105 High-Rise Units (Affordable Housing) – Miami, Florida

Client: Pinnacle Housing Group

Targeting: FGBC Florida Green Home Silver

Preserve at Sabal Park: 144 Low-Rise Units (Affordable Housing) – Seffner, Florida

Client: Blue Sky Communities

Certified: National Green Building Standard Silver Certification

Princeton Park: 150 Low-Rise Units (Affordable Housing) – Miami, Florida

Client: Housing Trust Group

Certified: National Green Building Standard Bronze

Residence at Palm Aire: 404 Low-Rise Units – Pompano Beach, Florida

Client: ZOM Florida

Certified: National Green Building Standard Silver

Sanctuary at Doral: 226 Mid-Rise Units – Doral, Florida

Client: SHOMA Group

Certified: National Green Building Standard Silver Certification

Saratoga Crossings I: 128 Mid-Rise Units (Affordable Housing) – Dania Beach, Florida

Client: Atlantic Pacific Communities

Certified: National Green Building Standard Silver Certification

Saratoga Crossings II: 44 Mid-Rise Units (Affordable Housing) – Dania Beach, Florida

Client: Atlantic Pacific Communities

Certified: National Green Building Standard Silver Certification

Silver Palms Place: 123 Mid-Rise Units (Affordable Housing) – West Palm Beach, Florida
Client: Landmark Development Corp.
Certified: National Green Building Standard Bronze

Solitar: 420 High-Rise Units – Miami, Florida
Client: ZOM Florida
Certified: National Green Building Standard Silver

Sunrise Village: 501 Mid-Rise Units – Sunrise, Florida
Client: Equity Residential
Certified: National Green Building Standard Silver

Sweetwater Villas: 56 Low-Rise Units (Affordable Housing) – Tampa, Florida
Client: Blue Sky Communities
Certified: National Green Building Standard Silver

Tupelo View: 70 Low-Rise Units (Affordable Housing) – Winter Haven, Florida
Client: Pinnacle Housing Group
Certified: National Green Building Standard Bronze

Verbena: 110 Mid-Rise Units (Affordable Housing) – Leisure City, Florida
Client: Housing Trust Group
Certified: National Green Building Standard Bronze Certification

Wagner Creek: 73 Low-Rise Units (Affordable Housing) – Miami, Florida
Client: Housing Trust Group
Certified: National Green Building Standard Silver

Washington Square: 67 High-Rise Units (Affordable Housing) – Miami, Florida
Client: Atlantic Pacific Communities
Certified: National Green Building Standard Bronze

Westgate Plaza: 80 Mid-Rise Units (Affordable Housing) – West Palm Beach, Florida
Client: Landmark Development Corp.
Certified: USGBC LEED® for Homes Mid-Rise Silver
Certified: ENERGY STAR®

Whispering Palms: 15 Townhomes and 48 Low-Rise Units (Affordable Housing) – Largo, Florida
Client: Housing Trust Group
Certified: National Green Building Standard Bronze

Willow Lakes: 121 Low-Rise Units (Affordable Housing) – Miami Gardens, Florida
Client: Landmark Development Corp.
Certified: National Green Building Standard Silver

Woodside Oaks Apartments: 103 Low-Rise Units (Affordable Housing) – Naranja, Florida
Client: Landmark Development Corp.
Certified: USGBC LEED® for Homes Silver
Certified: ENERGY STAR®

Woodwinds: 56 Low-Rise Units (Affordable Housing) – Clermont, Florida
Client: Blue Sky Communities
Certified: National Green Building Standard Silver

In Progress

Arbor View: 100 Mid-Rise Units (Affordable Housing) – Margate, Florida
Client: Housing Trust Group
Targeting: National Green Building Standard Bronze Certification

Altis Miramar: 320 Low-Rise Units – Miramar, Florida
Client: The Altman Companies
Targeting: National Green Building Standard Silver Certification

Century Parc Place: 230 Mid-Rise Units – Miami, Florida
Client: Wechsler Development Group
Targeting: National Green Building Standard Silver Certification

Las Olas Walk: 465 Mid-Rise Units – Fort Lauderdale, Florida
Client: ZOM Florida
Targeting: National Green Building Standard Silver Certification

LUMA at Miami World Center: 429 High-Rise Units – Miami, Florida
Client: ZOM Florida
Targeting: National Green Building Standard Silver Certification

Martin Luther King Residences: 120 Mid-Rise Units (Affordable Housing) – Miami, Florida
Client: Atlantic Pacific Communities
Targeting: National Green Building Standard Bronze Certification

Northside Transit Village II: 180 Mid-Rise Units – Miami, Florida
Client: Atlantic Pacific Communities
Targeting: LEED® for Homes Mid-Rise Silver Certification

Oasis Halladale: 250 High-Rise Units – Halladale Beach, Florida
Client: Romagnole Investments
Targeting: Florida Green Building Coalition Florida Green Residential Hi-Rise Silver Certification

Park Homes: 330 Low-Rise Units – Miramar, Florida
Client: The Altman Companies
Targeting: National Green Building Standard Silver Certification

SabalPlace: 112 Low-Rise Units (Affordable Housing) – Seffner, Florida
Client: Blue Sky Communities
Certified: National Green Building Standard Bronze Certification

Sailboat Bend II: 110 Mid-Rise Units (Affordable Housing) – Ft. Lauderdale, Florida
Client: Atlantic Pacific Communities
Targeting: National Green Building Standard Bronze Certification

SHOMA Village: 304 Mid-Rise Units – Hialeah, Florida

Client: SHOMA Group

Targeting: National Green Building Standard Silver Certification

Woodland Park: 96 Low-Rise Units (Affordable Housing) – Gainesville, Florida

Client: Pinnacle Housing Group

Targeting: National Green Building Standard Bronze Certification

Thomas Engineering

Company Overview

Thomas Engineering Group is a multi-disciplined consulting engineering firm with a staff of over 35, including experienced licensed professionals. Our firm has provided quality civil engineering, surveying, planning, landscape architecture, project management and related site design services throughout the state for over 20 years. We continually demonstrate excellence in developing project design criteria documents and in adhering to tight project budgets and schedules, minimizing the need for change orders.

Through our 3 offices spanning Florida, we assist our clients in navigating the land development process from site evaluation and due diligence to project completion. We strive to understand our clients' business to effectively assist them in meeting their development and financial goals, providing consistent value through the development process.

Over the years, our commitment to quality and customer service remains constant. Our best working relationships range from the largest corporations and developers in the world to single, stand-alone businesses and from individual sites to program development work.



Relative Experience

Thomas Engineering Group is very familiar with the development process in the Orange County/ City of Orlando and Florida as a whole. Thomas Engineering has recently completed several projects in this area and understands how to not only navigate through the regulatory processes, but also how to mitigate the specific design constraints of a project. This experience has resulted in an increased knowledge as to which jurisdictional agency reviewers are expedient, flexible and sophisticated.

Please refer to the following pages for examples of similar projects recently completed and other supporting documentation, illustrating our well-versed experience and staff, specifically selected for this project.

Ryan O. Thomas, P.E. President

rthomas@thomaseg.com

Education

Bachelor of Science
Civil, Geotechnical &
Environmental Engineering
Rensselaer Polytechnic Institute

Bachelor of Science
Mathematics & Physics
Oneonta State University

Professional Licenses

Florida Professional Engineer
#53891

Professional Affiliations

American Society of Civil Engineers

International Council of Shopping
Centers

Sigma Pi Sigma (Physics Honor
Society)

Ryan is the President of Thomas Engineering Group. His duties include day-to-day management of operations along with client and project development including ongoing client contact throughout projects, detailed design management, and overseeing permitting of projects. Ryan has over 20 years of experience in all aspects of site plan, subdivision and miscellaneous development-related engineering projects throughout Florida. His project experience includes a variety of municipal, commercial, mixed use, multi-family and residential properties.

Ryan provides design and construction management services for public and private civil engineering projects. These services include the design of sanitary sewer systems, sanitary pump stations, water distribution systems, storm water management systems, roadway design, preparation of contract documents and specifications and construction inspections. He has extensive expertise in earthwork modeling, stormwater management, and CADD design from preliminary to final plans.

Ryan's specific design experience includes site planning, conceptual layouts and traffic circulation, storm sewer design, sanitary sewer design including gravity and force mains, stormwater management including retention and detention systems, flood plain and stream encroachment analysis, horizontal and vertical roadway alignments, grading, preparation of construction details, earthwork analysis, lighting and landscape design, preparation of soil erosion and sediment control plans, and other miscellaneous related engineering design fields. In addition to preparation of construction plans, Ryan is responsible for all stages of permitting through local, county, state, and federal agencies.

Ryan has testified as an expert in over 100 Florida municipalities before Planning & Zoning Boards & Municipal Councils/ Commissions.

Edward M. McDonald, P.E.
Principal – Branch Manager - Tampa

emcdonald@thomaseg.com

Education

Bachelor of Science
Civil Engineering
University of Central Florida

Professional Licenses

Florida Professional Engineer
#71615

Professional Affiliations

American Society of Civil Engineers
International Council of Shopping
Centers

As Branch Manager of Thomas Engineering's Tampa, Florida Office, Edward's duties include day-to-day operations management, project development, and ongoing client communication. Edward has over 12 years experience in all aspects of site design, subdivision and miscellaneous development-related engineering projects throughout Florida. His experience includes projects on a variety of commercial, mixed use, multi-family and single-family properties and industrial properties.

Edward provides design and construction management services for public and private civil engineering projects. These services include the design of sanitary sewer systems, sanitary pump stations, water distribution systems, storm water management systems, roadway design, preparation of contract documents and specifications and construction inspections. He has extensive expertise in earthwork modeling, stormwater management, and CADD design from preliminary to final plans.

Edward's specific design experience includes site planning, conceptual layouts and traffic circulation, storm sewer design, sanitary sewer design including gravity and force mains, stormwater management including retention and detention systems, flood plain, grading, preparation of construction details, earthwork analysis, lighting and landscape design, preparation of soil erosion and sediment control plans, and other miscellaneous related engineering design fields. In addition to preparation of construction plans, Edward is responsible for all stages of permitting through local, county, state, and federal agencies.

Darren T.R. Eyre, P.E.

Project Manager

deyre@thomaseg.com

Education

B.S.
Civil Engineering
University of Kentucky

Professional Licenses

Florida Professional Engineer
#79966

Kentucky Professional Engineer
#21517

Darren currently serves as a Project Manager for Thomas Engineering Group in the Tampa, FL office. His duties include project management, design, permitting and construction related services for numerous projects throughout central and west Florida. Darren's experience includes a variety of industrial, commercial, mixed use, and residential projects. He oversees civil engineering design services for projects ranging from conceptual layouts to design of construction level site plan packages as well as oversees and inspects projects through construction completion and certification.

Darren is a Professional Engineer with a 23-year record of success designing & managing all phases of construction, infrastructure, residential, commercial, environmental, and industrial projects for government and private-sector clients. Experience includes designing stormwater systems, SWPP Plans, sanitary sewers, water distribution facilities, site grading and roadway design for master planned communities while coordinating with land owners, developers, and general contractors. Backed by a proven history of on-time, on-budget and high-quality project completions.

Prior to joining Thomas Engineering Group, Darren owned and managed a consulting engineering and land development company for 12 years. Managed all company matters including budgets, payroll, fleet management, AR/AP, and marketing. Designed residential and commercial infrastructure and roadways, performed earthwork calculations, coordinated with EPA & Army Corps for permitting and mitigation, designed stormwater systems to meet EPA and water management requirements, designed state highway improvements for DOT projects. Developed residential, commercial and PUD subdivisions from initial land purchase through zoning/permitting process, managing construction, and selling of final developed lots.

Craig Boisseau, P.E.

Project Engineer

cboisseau@thomaseg.com

Education

B.S.
University of
Central Florida

Professional Licenses

Florida Professional Engineer
#67551

Craig currently serves as a Project Engineer for Thomas Engineering Group. His duties include project design, permitting and construction related services for numerous projects throughout South Florida. Craig's project experience includes a variety of commercial, mixed use and multi-family properties. He performs civil engineering design services including construction level site plan packages inclusive of drainage studies and permitting at the local, county, states and federal level.

Craig's specific design experience includes storm sewer design, sanitary sewer design including gravity and force mains, storm water management including retention and detention systems, flood plain analysis, FEMA Letters of Map Revision, horizontal and vertical roadway alignments, grading, preparation of construction details, earthwork analysis, preparation of soil erosion and sediment control plans, water main conveyance systems and other miscellaneous related engineering design fields.

Prior to joining Thomas Engineering Group, Craig was responsible for cost estimation, construction inspection, engineering calculations, drainage modeling for both conceptual and construction purposes, and pump station design for wastewater systems.

Jason M. Gunther, P.E. Branch Manager

jgunther@thomaseg.com

Education

B.S.
Clarkson University

A.E.S
Caton College of Technology

Professional Licenses

Florida Professional Engineer
#58629

Professional Affiliations

American Society of Civil Engineers

Jason currently serves as a Branch Manager for Thomas Engineering Group. His duties include project management, design, permitting and construction related services for numerous projects throughout South Florida. Jason's project experience includes a variety of municipal, commercial, mixed use, multi-family and residential properties. He oversees civil engineering design services for projects ranging from conceptual layouts to design of construction level site plan packages inclusive of drainage studies and permitting at the local, county, states and federal level.

Jason's specific design experience includes site planning, conceptual layouts and traffic circulation, storm sewer design, sanitary sewer design including gravity and force mains, storm water management including retention and detention systems, flood plain and stream encroachment analysis, horizontal and vertical roadway alignments, grading, preparation of construction details, earthwork analysis, preparation of soil erosion and sediment control plans, water main conveyance systems and other miscellaneous related engineering design fields.

Prior to joining Thomas Engineering Group, Jason was directly responsible for employee training, cost estimation, construction permitting, drainage system planning, engineering calculations and general project management, drainage modeling for both conceptual and construction purposes, neighborhood fire protection analysis and pump station design for wastewater systems.

Michael Troxell, P.E. Senior Project Manager

mtroxell@thomaseg.com

Education

B.S.
Civil Engineering
University of
Delaware

A.S.
Architectural Engineering
Wentworth Institute of
Technology

Professional Licenses

Florida Professional Engineer
#50572
Pennsylvania Professional Engineer
#050203
Delaware Professional Engineer
#7823

Professional Affiliations

American Society of Civil Engineers
Past President, Delaware Chapter

Michael has over 30 years of experience managing, planning and designing civil engineering and construction projects. He has extensive experience with transportation and highway engineering projects; commercial, industrial and residential site design; construction inspection and certifications.

As Senior Project Manager of Thomas Engineering Group's Fort Lauderdale office, Michael is responsible for preparing and negotiating project scopes and budgets; feasibility studies; due diligence investigations; conducting and participation at public meetings; management of project staff; coordination with consultants; preliminary and final design; governmental approvals and permitting.

Thomas Engineering Group has over 30 employees in South Florida and our workload is such that we can immediately start on the project upon notice to proceed. We have ample capacity to serve the needs of this project and complete it within the timeframe specified.

Michael's experience includes:

Mission Hills Shopping Center, Collier County, FL

Obtained site plan approval and permits for the construction of a 33 acre shopping center anchored by an Albertson Supermarket at the intersection of Vanderbilt Beach Road and Collier Boulevard, Collier County, Florida.

Mall at 163rd Street Redevelopment, North Miami Beach, FL

Obtained site plan approval and permits for retail centers and a bank on outparcels fronting on 163rd Street.

Waterstone Plaza, homestead, FL

Obtained site plan approval and permits for an 83,000 sf retail shopping center anchored by a Publix Store located at the intersection of SW 137th Avenue and SW 288th Street in Homestead, Florida.

Hypoluxo Square, Palm Beach County, FL

86,000 sf Shopping Center in Boynton Beach, Florida. Prepared site and construction plans for the approval and construction of a 12 acre shopping center anchored by an Albertsons Supermarket located at Hypoluxo Road and Military Trail in Palm Beach County, Florida.

METROPICA

METROPICA is a 65-acre, mixed-use development project that is positioned to become the new “urban core” of the City of Sunrise, Florida (located at the corner of NW 136th Ave & Sunrise Blvd).

- The development has been conceived as a unique, up-scale experience that will appeal to professionals and residents alike who are looking for an “urban” flavor in an otherwise, suburban landscape.
- The site will contain related site amenities and improvements inclusive of parking, access roadways, landscaping, lighting, utilities and stormwater management facilities.
- Thomas Engineering Group is currently providing Master Site Plan, Engineering, Permitting and Construction Observation Services
- Website: <http://livemetropica.com/>



METROPICA



The Haven at Hunter's Lake



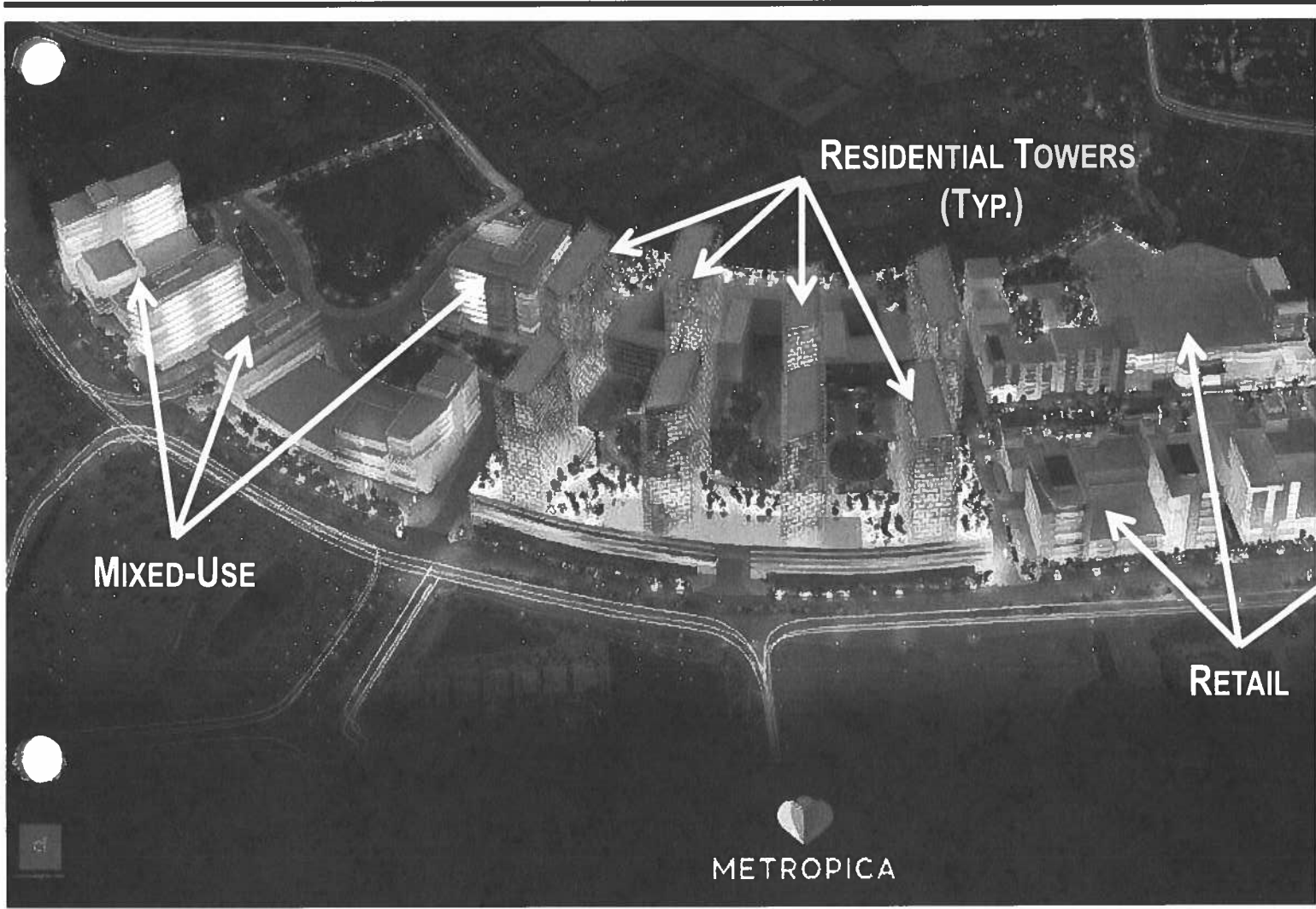
- The Haven at Hunter's Lake -Multi-Family is a +-9 - acre site located in New Tampa Blvd., just south of Cross Creek Blvd.
- Development of the site will include construction of one 4- story building with +- parking and covered parking
- The site will contain related site amenities and improvements inclusive of park landscaping, lighting, utilities and stormwater management facilities,
- Thomas engineering Group will provide Master Site Plan, Rezoning, Engineering and Construction Observation Services

The Haven at Hunter's L

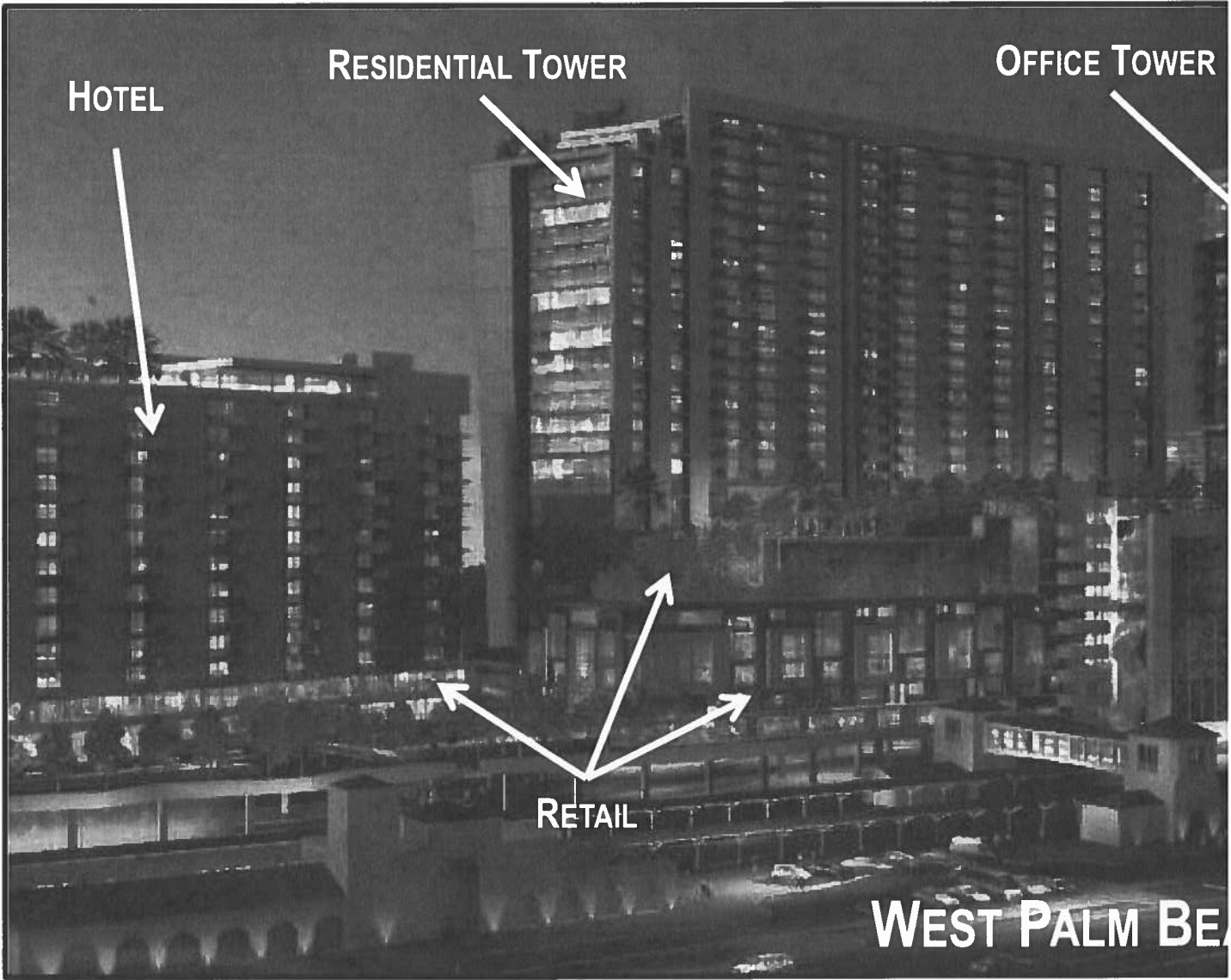


THOMAS
ENGINEERING GROUP

METROPICA

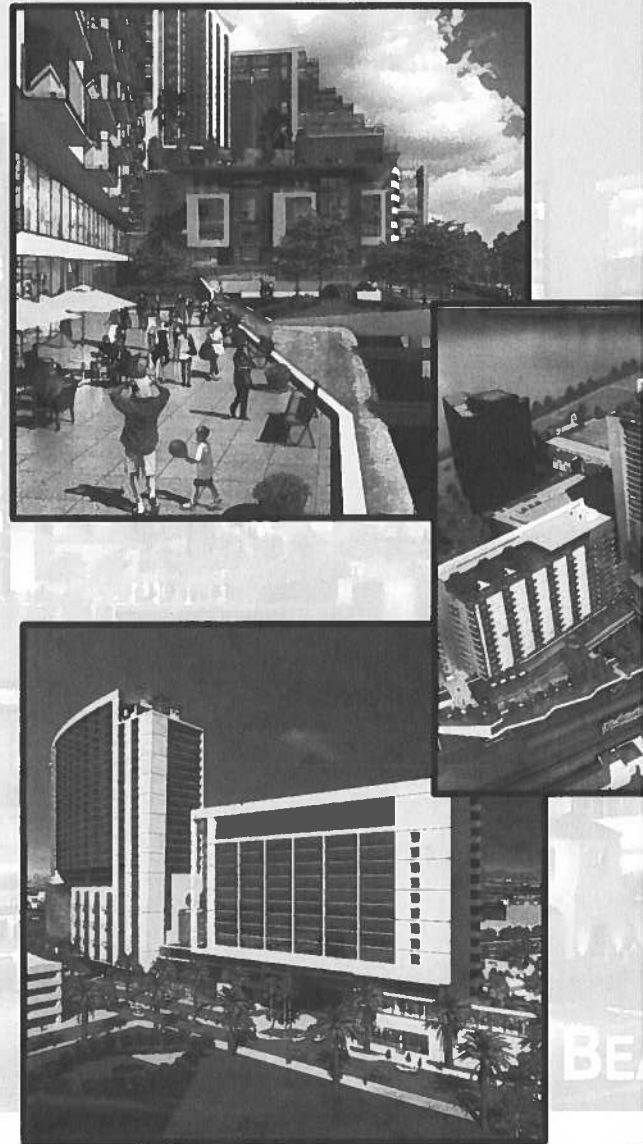


TRANSIT VILLAGE



TRANSIT VILLAGE

- Transit Village is a \$300 million mixed-use hub surrounding the station at the CSX Railroad track, that houses Tri-Rail, Amtrak and buses, in the heart of downtown West Palm Beach.
- The project consists of retail, dining entertainment, multifamily residential, an office tower as well as a hotel.
- The project will consist of 1.1 million square feet.
- The individual buildings comprise:
 - 25-story apartment complex hosting 408 residential units, at least 38 of those “work force” units. A separate building would feature 12 “live-work” townhouses.
 - 13-story, 300-room hotel;
 - 21-floor building with 308,000 square feet of top-end “Class A” office space;
 - The complex also will host 33,000 square feet of neighborhood and transit-themed retail.



DELRAY PRESERVE



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DELRAY BEACH, FL

THOMAS
ENGINEERING GROUP

DELRAY PRESERVE

Successful Collaboration with



- The Delray Preserve project consists of the construction of a multi-family residential community in the City of Delray Beach, in Palm Beach County, Florida.
- The total project area is 8.57 acres and comprises of 7 buildings, surface parking, a clubhouse, and other amenity areas.
- Thomas Engineering Group's team involvement was to provide support during the site planning process and design the site's infrastructure, stormwater management system, utility coordination, pavement markings, and signage.
- Expected completion: End of 2015



Mosnar



MOSNAR

COMPANY PROFILE

**MOSNAR GROUP LLC
RONALD A. DAVIS, PRESIDENT
500 SOUTH AUSTRALIAN AVENUE
SUITE 600
WEST PALM BEACH, FL 33401
561-820-4880**

SUMMARY DESCRIPTION OF THE FIRM

Mosnar Group, LLC is a multi-service, minority-owned firm located in West Palm Beach, Florida, specializing in providing high quality real estate development and owner representation services for medium and large scale projects.

Mosnar Group provides the following services:

- Real Estate Development
- Development Advisory Consulting
- Owner Representation
- Project Management
- Governmental and Community Relations

FOUNDER AND PRESIDENT RONALD A. DAVIS

Mosnar's capabilities are deeply rooted in the experience of its **Founder and President, Ronald A. Davis**. Mr. Davis is a native of West Palm Beach, Florida, with over 40 years of experience in executive management positions in both the public and private sectors. During his career Mr. Davis has worked as a corporate executive in real estate acquisition and development, community economic development, business affairs and construction management. He has also served at a high level in local and state government management.

Mosnar's primary offices for executives and staff are located at 500 South Australian Avenue, Suite 600 in West Palm Beach, Florida, directly to the south and west of the West Palm Beach Tri-Rail station. The telephone number is 561-820-4880, and Mr. Davis can be reached at any time via email at rdavis@mosnargroup.net. Senior management of the firm is accessible to clients by telephone or email 24 hours per day. Management, supervisors and staff schedules are flexible and based on client needs.

PROJECTS: SENIOR AND AFFORDABLE HOUSING

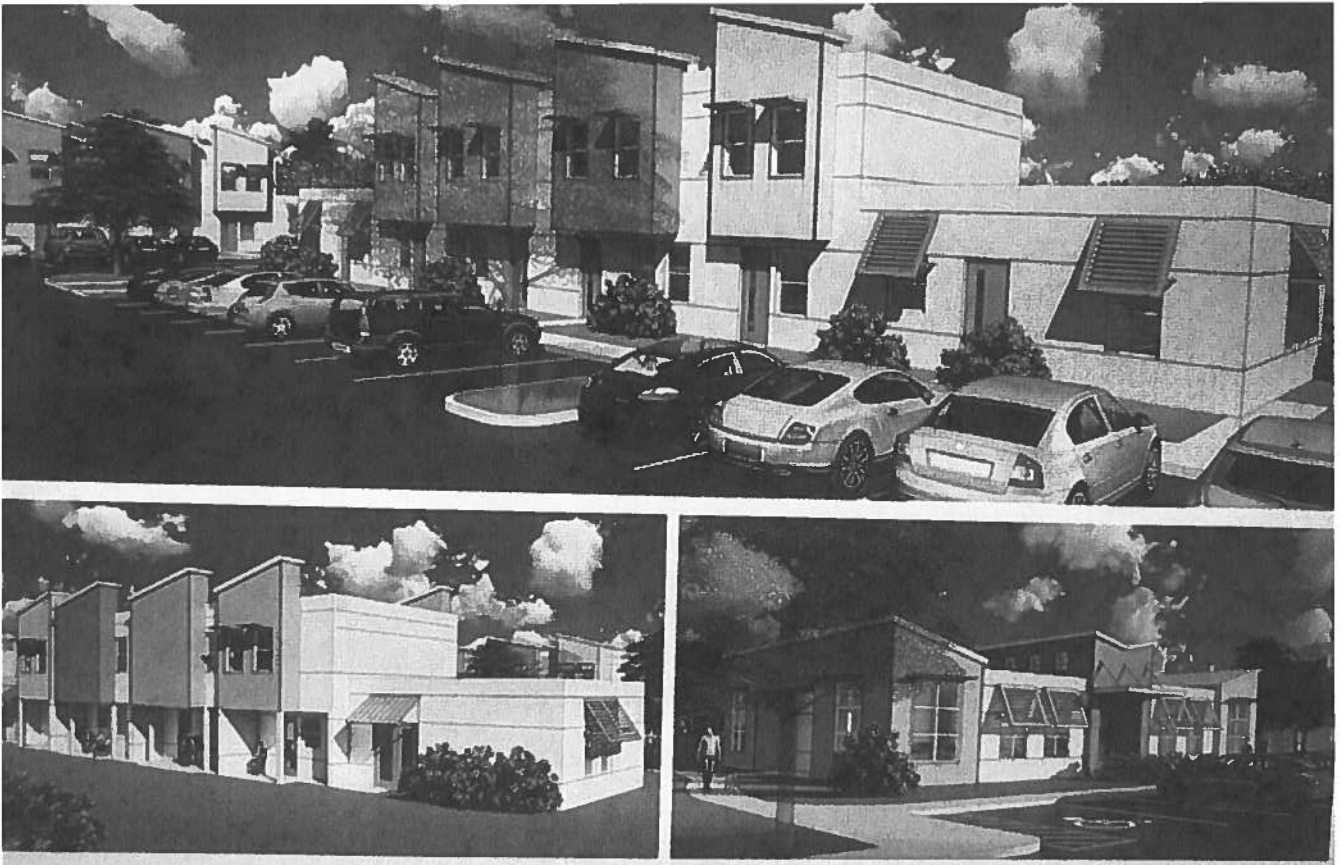
Heron Estates Senior



The Mosnar Group, in partnership with affordable housing developer Housing Trust Group (HTG), was Co-Developer of a portion of the 15.3-acre site owned by the Riviera Beach Housing Authority in Riviera Beach, Florida. The development, ***Heron Estates Senior***, consists of 101 units of senior housing. ***Heron Estates Senior*** is a three-story, garden-style property providing one- and two-bedroom apartments to senior (55 plus) renter households. ***Heron Estates Senior's*** amenity package includes energy efficient apartments with eco-friendly flooring, programmable thermostats, and energy-star rated windows and appliances. Additionally, tenants have access to a swimming pool & spa, fitness center, elevators, and grill & picnic areas. Construction began in 2018, and was completed in September 2019.

PROJECTS: SENIOR AND AFFORDABLE HOUSING

Heron Estates Family



The Mosnar Group, in partnership with affordable housing developer Housing Trust Group (HTG), is Co-Developer of a portion of the 15.3-acre site owned by the Riviera Beach Housing Authority in Riviera Beach, Florida. The development, **Heron Estates Family**, will consist of 79-units of multi-family rental housing and townhomes for sale that will include a mixture of two, three and four bedroom units. **Heron Estates Family's** amenity package will include energy efficient apartments with eco-friendly flooring, programmable thermostats, and energy-star rated windows and appliances. Additionally, tenants will have access to a swimming pool & spa, fitness center, and grill & picnic areas. The townhouse-style family workforce housing is scheduled to start construction the summer of 2020.

PROJECTS: SENIOR AND AFFORDABLE HOUSING

Covenant Villas Apartments: Owner Representation



Mosnar Group provided Owner Representation services to NOAH Development Corporation (NDC), the largest owner of affordable housing in the Glades area, for the substantial rehabilitation of its largest property, **Covenant Villas**. This property is a 144-unit multi-family housing apartment complex located in Belle Glade, Florida. The apartments are comprised of eighteen, two-story buildings situated on 8.23 acres of land, and provides energy efficient apartments containing eco-friendly flooring, programmable thermostats, and energy-star rated windows and appliances. Mosnar represented NDC in all areas pertaining to the rehabilitation of **Covenant Villas**, including the selection of a developer, project analysis and planning, financing, and construction. Rehabilitation was completed in 2018.

PROJECTS: SENIOR AND AFFORDABLE HOUSING

South Bay Villas: Project Management



Mosnar Group served as Project Manager for the Palm Beach County Housing Authority in Phase 1 of the rehabilitation of its property, **South Bay Villas**; a 65-unit apartment complex located in South Bay, Florida. Phase 1 of the project consisted of the substantial rehabilitation of the first 16 units. Work on Phase 1 rehabilitation began in September 2014, and was completed in August 2015. Mosnar directed and managed the project from concept through completion.



Ronald A. Davis

MOSNAR GROUP **President and Chief Executive Officer**

Mosnar Founder, President and Chief Executive Officer. Responsible for overall project management and supervision of all Mosnar staff and consultants. Expert in governmental relations. Works directly with the project owner's executive staff in concept development, overall strategic planning, development of goals and objectives, financial and human resource acquisition and allocation, and serves as the primary liaison to local and state governmental agencies.

SUMMARY OF QUALIFICATIONS

Mr. Davis, a native of West Palm Beach, FL, is the Founder and President of *Mosnar Group, LLC*, a real estate development and *strategic management* consulting firm headquartered in West Palm Beach. Prior to forming Mosnar Group LLC, Mr. Davis gained real estate development experience as Executive Vice President of Dominion Developers, a Miami Beach based developer of affordable housing communities in South Florida. Ron has an extensive management background with over forty years of experience in a variety of executive management positions in the public and private sectors. As a former City Manager in Riviera Beach, FL, he was the chief administrative officer with ultimate responsibility for all municipal operations. Additionally, Mr. Davis gained valuable local government management experience as Assistant City Manager in West Palm Beach; Assistant Superintendent/Business Affairs, School District of Palm Beach County; and Deputy Director, Finance and Revenue, District of Columbia Government. While serving as Senior Assistant for Community & Economic Development Policy to former Governor Bob Graham, Ron researched, developed, and managed numerous statewide community redevelopment programs, including urban revitalization. In the corporate sector, Ron has held senior management positions with national responsibility for various functional divisions, including real estate, business development, marketing, and governmental relations. At Capital Asset Research Corporation, Ron served as Executive Vice President for Real Estate and managed a national real estate portfolio in excess of \$600 million and implemented affordable housing rehabilitation and development initiatives in Atlanta, GA; New Haven, CT; Bridgeport, CT; and Pittsburgh, PA.

EXPERIENCE

2004-Present President, Mosnar Group, LLC, West Palm Beach, FL

Mosnar Group is a strategic management consulting, real estate development, and development advisory firm that focuses on business development, governmental relations, management consulting, community revitalization, and real estate development.

2005-2011 Senior Vice President, Hardie Industries, Inc.

Hardie Industries, Inc. is a MWBE general contractor and construction management company with offices in Washington, DC, West Palm Beach, FL, Baltimore, MD, and Norfolk, VA. Hardie Construction is an SBA 8a certified MWBE and specializes in commercial, public, and institutional construction projects, residential and mixed-use real estate development, and informational technology. I was responsible for business development, governmental relations, and management of the Florida office.

2003-2005 Executive Vice President, Dominion Developers, Miami, FL

Dominion was a private developer of affordable housing communities. With Dominion, I managed the pre-development team and the governmental and community relations effort to secure city zoning and site plan approval of planned unit developments (173 new single-family affordable housing units) in Belle Glade, FL and South Bay, FL.

2001-2003 President, Mosnar Management Group, Inc., Washington, DC

Mosnar was a strategic marketing, business development, governmental relations, and management consulting firm with offices in Washington, DC and Tallahassee, FL.

2001

Vice President, Infrastructure Management Group, Bethesda, MD

VP responsible for the coordination of corporate wide marketing, business development, and governmental relations for IMG, a diversified management advisor that focuses on public-use infrastructure. IMG companies include IMG Consulting, IMG Capital, IMG Development, and IMG Technology.

1999-2001

Managing Director, D.J. Miller & Associates (Management Consultants)
Washington, DC

Managing Director of the DC office responsible for overall management of the business affairs of the consulting practice. Responsibilities include business development, client relations, staff recruitment and development, quality control and contract performance. Consulting practice specialized in minority business utilization, organizational development, strategic planning, procurement systems design, human resources, operations management, community and economic development, and business process reengineering.

1996-1998

Executive Vice President/Real Estate, Capital Asset Research Corporation, Palm Beach Gardens, FL

VP/Business Development (Acquisitions) responsible nationally for developing new business leads and acquiring contracts. Developed strategic business plan and marketed company's services at various local government national conferences utilizing national network of contacts with locally elected and appointed officials to gain business access. Success in this position led to promotion to EVP/Real Estate. As EVP, responsible for the management and disposition of \$600 million corporate real estate owned (REO) portfolio. Developed a national network of local real estate brokers for listing/sale of properties, developed new corporate initiative to develop and rehabilitate affordable housing units. Created linkages with Ford Foundation (Local Initiative Support Corporation) and local community based non-profit organizations to facilitate cost effective development projects. Capital Asset was the largest national purchaser of delinquent real property tax liens/certificates in the country and had eleven offices around the country.

1995-1996

Deputy Director, Department of Finance and Revenue, District of Columbia Government, Washington, DC

Deputy Director responsible for operations of the District's tax revenue assessment and collections department managing a \$25M operating budget and 500 employees. Worked directly with the District's Chief Financial Officer, City Administrator, and Mayor in developing and implementing the District's financial recovery plan.

1993-1994

Doctoral Student, Rutgers University, New Brunswick, NJ

Accepted full-time student fellowship and initiated doctoral course work in the School of Planning and Development focusing on urban community/economic development and revitalization.

1991-1992

Senior Consultant/Project Manager, DJ Miller and Associates, Atlanta, GA

Worked directly with President/CEO to expand the business scope of this minority-owned management-consulting firm and utilized my broad expertise in local government management and community/economic development to penetrate new market opportunities. Efforts resulted in acquiring technical assistance contracts with local governments and the US Small Business Administration.

1988-1990

Senior Vice President/Marketing and Governmental Relations, Amerivest Capital Management, West Palm Beach, FL

Developed, implemented, and directed the marketing effort of this minority-owned registered investment advisory firm. Principal focus of the firm was the management of institutional pension funds. Utilized my national network of executive appointed and elected officials to gain access to contract opportunities. Business grew from a new venture to the management of \$100M in two years. Developed strategic joint venture relationships with experienced portfolio management companies to enhance contract award opportunities.

1985-1988

Assistant Superintendent for Business Affairs, School Board of Palm Beach County, West Palm Beach, FL

Directed the financial division of the school district, including the departments of finance (accounting, payroll, and cash management), budget, management audit, purchasing, risk management, and school food services. School District had total operating budgets of \$1 billion and over 12,000 employees.

1979-1984 Senior Assistant to the Governor/Community and Economic Development Policy, State of Florida, Tallahassee, FL

Responsible to former Governor Bob Graham (currently US Senator) for the development and evaluation of community/economic development policies and programs. I worked directly with the leadership of the Departments of Community Affairs, Commerce, Labor, and the Governor's Legislative Affairs staff. I directed the staff research that established the state's urban revitalization initiative, served as program director, and lobbied the Legislature to promote support for Governor's programs and priorities.

1976-1979 City Manager, Riviera Beach, FL

Served as Chief Administrative Officer responsible to the Mayor and City Council for all municipal operations. Planned and developed new municipal government complex, solid waste collection facility, and public/private marina development.

1974-1976 Assistant City Manager, West Palm Beach, FL

Responsible to the City Manager for municipal operations in assigned departmental areas, including Planning and Community Development, Finance, Budget, Personnel, City Clerk, Treasurer, Internal Audit, and Labor Relations. Performed management research, edited city newsletter, assisted advisory boards, drafted correspondence for Mayor/City Council, responded to citizen inquiries/complaints. I managed the initial development of the City's community development block grant program.

1973-1974 Instructor, College of Business and Public Administration, Florida Atlantic University, Boca Raton, FL

Served as a full-time member of the faculty and taught courses in organizational behavior, introduction to management, and public finance. Developed graduate MPA fellowship program for minority students.

1971-1973 Assistant to the City Manager, Inkster, MI

Performed staff administrative tasks at the direction of the City Manager. Experience included management research, budget analysis/development, editing city newsletter, and responding to citizen inquiries/complaints.

EDUCATION

B.A., Business Administration, Morehouse College, Atlanta, GA

M.P.P., Public Policy, University of Michigan, Ann Arbor, MI

Doctoral Studies, Planning and Development, Rutgers University, New Brunswick, NJ

AFFILIATIONS

Board of Directors, Business Development Board of Palm Beach County

Chairman, Board of Directors, Northwest Community Consortium, Inc., West Palm Beach, FL

Board of Trustees, New Bethel Missionary Baptist Church, West Palm Beach, FL

Former Board Member, National Association of Minority Contractors, South FL Chapter

Former National Board Member, National Association of Minority Contractors, Washington, DC

Omega Psi Phi Fraternity, Inc.



Walter E. Pearcey CHIEF OPERATING OFFICER

Mr. Pearcey is responsible for Mosnar Group business affairs, coordination and oversight of all business operations, general administrative processes and procedures, planning, and organizational activities necessary to effectively support Mosnar Group projects.

SUMMARY OF QUALIFICATIONS

Over 20 years executive level experience in business operations, project management, and business development. He has been a member of the Mosnar team for eight years. Mr. Pearcey is a creative and detailed thinker with a proven record of entrepreneurial leadership, executive management, and technical skills focused on results, quality and performance. As Mosnar's Chief Operating Officer Mr. Pearcey directs the company's daily business operations.

Walter's core competencies include management of business operations and business affairs, qualitative/quantitative analysis.

Mr. Pearcey has an established track record as a business executive and entrepreneur. As an entrepreneur, his previous projects include founding and building two independent media sales and distribution companies that collectively generated over \$100 million in total sales. During his media career, Walter worked successfully with Mosnar Group, Warner Brothers Television, AMC Communications and The Miami Herald. Walter has 15 years of experience as Chief Operating Officer. He served as Chief Operating Officer of Black Pearl Entertainment, a limited partnership he formed with Warner Brothers Television for the purpose of acquiring, distributing, creating and selling ethnically diverse television programming for broadcast syndication and cable television.

EXPERIENCE

- **Chief Operating Officer, Mosnar Group, LLC.** 2009 - Current
- **Vice President, Sustainable Futures Inc.** 2008 – 2010
- **Vice President and Chief Operating Officer, Black Pearl Entertainment, LLC** 1998 – 2003.
- **Vice President and Chief Operating Officer, Alto-Marc Communications, Inc.** 1993 – 1998

EDUCATION

Liberal Arts, Grinnell College, Grinnell, Iowa



Sandra D. Mapp CHIEF FINANCIAL OFFICER

Finance Professional with extensive experience working in the Fortune 500 corporate climate and proven ability in operations and capital planning, alternative options analysis resource allocations and project implementation. Client focused with demonstrated capability in relationship building and maintenance, strategic planning and flexibility in a changing environment.

- Strategic Planning
- Capital Planning
- Fiscal Management
- Staff Resource Management

SUMMARY OF QUALIFICATIONS **PROFESSIONAL EXPERIENCE**

PALM BEACH COUNTY SUPERVISOR OF ELECTIONS

Director, Business Affairs

Manage the fiscal operations for the offices of the Palm Beach County Supervisor of Elections, including development of annual budgets and quarterly projections, contract negotiations and implementation, and manage accounts payables, receivables and payrolls. Fiscal management practices and controls have resulted in savings from plans in excess of \$15 million in five years.

BRISTOL-MYERS SQUIBB COMPANY, PRINCETON, NJ

Director, Engineering Planning Controls

Developed and implemented this organization within the Global Engineering Group to provide financial accountability for operating and capital requirements.

- Implemented and expanded web based electronic capital approval requisition and capital portfolio management systems
- Developed and enhanced analysis of engineering staff expenses and travel
- Monitored major capital project spending to ensure timing and spending within 95% of plan.

Senior Manager, Finance Technical Operations

Lead finance support for the facilities, engineering and environmental health and headquarter organizations

- Monitored \$250 million operating budgets for US and international sites
- Managed the capital project review and capital projects prioritization process
- Rationalized workload and resources to enhance staff productivity

Senior Manager, Finance Intercontinental Division

Headquarters financial liaison for 40+ international markets

- Provided advisory financial expertise to local markets to resolve various issues
- Evaluated productivity and growth initiatives and overall division performance

Finance Manager, Pharmaceutical Research Institute

Finance support for the division's planning and reporting

- Significant participation in the financial consolidation of the research and development organizations of the merged Bristol Myers and E.R. Squibb Companies
- Managed financial milestones of research alliances and grants with major academic and research institutions

EDUCATION

Master of Business Administration, Finance. University of Michigan, Ann Arbor, MI
Bachelor of Arts, Economics. Spelman College, Atlanta, GA



Tiffany White ADMINISTRATIVE ASSISTANT

Ms. White is responsible for providing quality customer service and professionalism to all personnel and clients.

SUMMARY OF QUALIFICATIONS

PROFESSIONAL EXPERIENCE

Founder/Owner, Diligent Hands, LLC

Provides administrative assistance to business owners, professionals, as well as startup businesses. This service caters to the client's needs and ranges from Social Media Management, to Scheduling, to Event Management, to Graphic Design to Data Entry.

Executive Assistant, Eagle Arts Academy 12/2016 – 03/2018

Operated as executive assistant, office manager, and data processor of a local charter school in Palm Beach County. Areas of responsibility included: Assist Executive Director, Supervise office staff in three (3) offices (Preschool, Front Office, and Back Office). Manage Student Records, Contact local and distant schools to receive and send student records, Coordinate and facilitate parent meetings, Student Disciplinarian, Create and Maintain significant community partnerships, Marketing, Digital Filing and Organizing.

Sales Assistant, AIG/VALIC, West Palm Beach, FL 01/2005– 02/2013

Areas of responsibility included: Conduct & organize company events with different organizations, Administrative Responsibilities (filing, bookkeeping, calendar management, client follow-up, schedule meetings/annual reviews, copy, mail, fax, etc.), Creation of spreadsheets, word documents, PowerPoint presentations, etc., Data Entry, Client meeting prep, worked directly with the home office in Houston, TX., and managed inventory.

CREDENTIALS

0256 Legal Expense | Issued: 04/2012

0214 Life Incl Variable Annuity | Issued: 04/2012

EDUCATION

American Intercontinental University, Weston, FL Graduated 2008 *Summa Cum Laude*
Bachelor in Business Administration – Management

Royal Palm Beach High School, Royal Palm Beach, FL Graduated 2004 – GPA 3.2
High School Diploma



Attachment 3

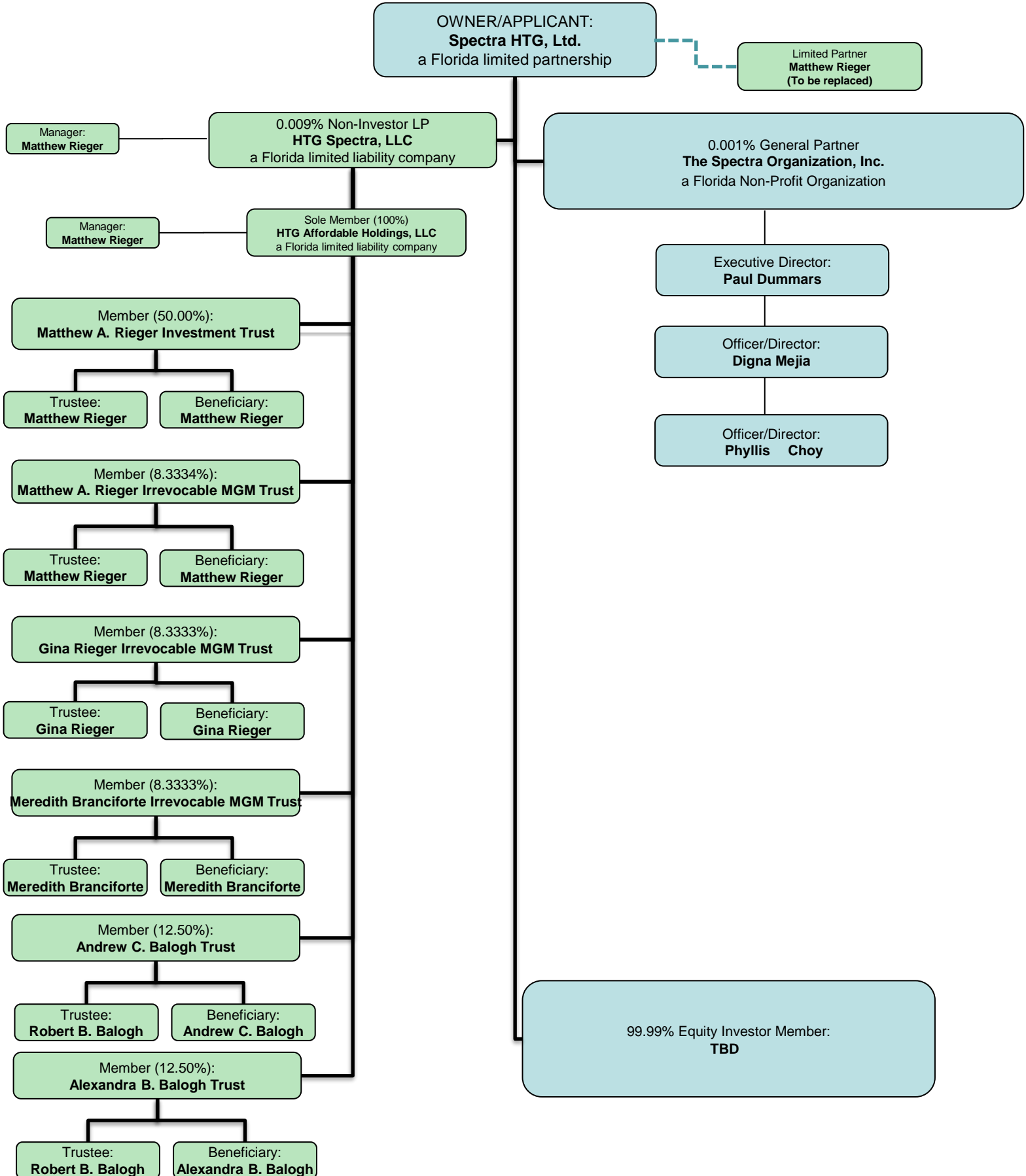
Attached, please find Spectra/HTG Road, Ltd.'s Ownership Structure

Spectra HTG, Ltd.

Organizational Chart

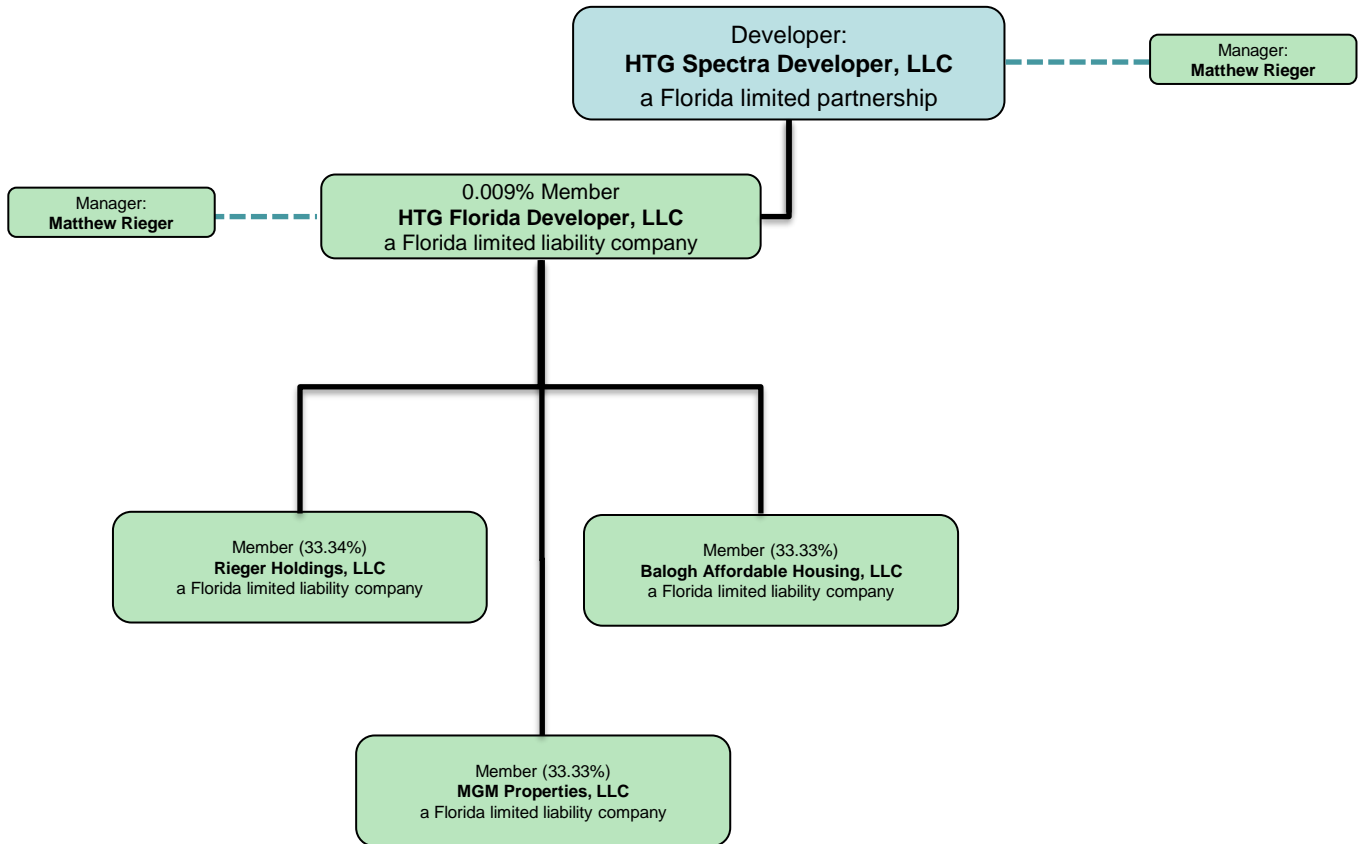
As of 4/1/2024

Palm Beach County, Florida



HTG Spectra Developer, LLC

Palm Beach County, Florida
DEVELOPER





Attachment 4

Respondent's Experience

Housing Trust Group (HTG) is a fully integrated award-winning real estate enterprise specializing in the investment, development, and management of real estate assets for affordable, workforce and conventional multi-family residential housing across the State of Florida. HTG provides the best service to our clients and partners. We strive to be dynamic and flexible to deliver the best results. To date, HTG has structured over \$800,000,000 in real estate investments in the State of Florida (see attached closed projects list). We have a staff of 65 professionals. Our staff consists of former senior level bankers, accountants, lawyers, planners and a former city manager. Our property management affiliate has over 100 employees managing our communities.

Since inception in 1997, HTG has developed more than 8,000 units of multifamily housing. (See attached closed project list). We also have considerable experience partnering with local municipalities and non-profits. We have worked closely with local governments in Miami Dade, Broward, and Palm Beach Counties to support their community goals. We have also participated in community partnerships with CRA's and non-profit organizations in developments like Courtside Apartments in the Overtown section of the City of Miami, and Douglas Gardens in Broward County. In 2006, HTG built Green Cay Village, which at that time, was the largest mixed income development in Palm Beach County. The 420-unit property includes 160 for sale condominiums, 160 affordable multifamily rental units and 100 for-sale townhomes. All located in Boynton Beach. Green Cay is geared towards firemen, teachers, healthcare workers and other professions virtually all important to the community. It currently serves as market-rate, workforce and affordable housing all in one property. The development has been widely acclaimed in the local media and in national publications for its attractive pricing, quality upgrades and its unique energy efficient and environmentally friendly features.

HTG provides unit features that go above and beyond what is currently seen in the industry to make all of our affordable properties look and function like market rate developments. We understand the high demand for affordable housing and the limited availability of funding sources. In order to provide the quality, we have become associated with. HTG's development team is an expert in leveraging funds and adhering to strict budget parameters and project complete deadlines.

Within the last three years, HTG has closed 15 projects. Of these closed projects, three are similar to the subject project of this proposal and all emphasize HTG's commitment to the community. These projects are as follows:

1. Flagler Station
 - a. Property Size: 0.78 of an acre.
 - b. Community Style: Highrise, Concrete
 - c. Building Height: 8 stories
 - d. Number of Buildings: 1
 - e. Number of Units: 94
 - f. Funding: 9% Tax Credits
 - g. Completion Date: Completed 2023



-
2. Heron Estates Senior
 - a. Property Size: 2 Acres
 - b. Community Style: Midrise, Concrete
 - c. Building Height: 4 Stories
 - d. Number of Buildings: 1
 - e. Number of Units: 104
 - f. Funding: 4% Tax Credits, SAIL and ELI
 - g. Completion Date: Completed in 2022

 3. Mount Hermon Senior Apartments
 - a. Property Size: 1.6 Acres
 - b. Community Style: Midrise, Concrete
 - c. Building Height: 7 Stories
 - d. Number of Buildings: 1
 - e. Number of Units: 104
 - f. Funding: 9% Tax Credits
 - g. Completion Date: 65% complete. Expected completion date August of 2024.

*HTG or its affiliates have never received any negative audit findings; or received any punitive sanctions; or adverse designations to which the develop or its ownership entities have been subject to within the past three years.

*Attached, please see the Certificate of Occupancies from Heron Estates Senior (Federal Government) and Flagler Station (State of Florida) indicating that these projects were completed and approved by their respective jurisdictions for occupancy.

*HTG successfully completed five projects with housing authorities. All these projects were completed successfully and have met all development agreements. (Please see the attached letters from the appropriate parties noting that their project(s) were completed successfully.

Attachments:

1. HTG's Closed Projects.
2. Palm Beach County Public Housing Authority project complete letter.
3. Riviera Beach Public Housing Authority project complete letter.
4. The City of Lakeland Public Housing Authority project complete letter.

FLORIDA

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
1 Grande Pointe	Orange	Garden Style	276	August-01	Completed	\$ 17,969,282
2 Colony Park	Palm Beach	Garden Style	130	May-02	Completed	\$ 13,241,339
3 Emerald Palms	Broward	Duplex	318	June-02	Completed	\$ 23,792,185
4 The Chateau	Leon	Garden Style	36	August-02	Completed	\$ 4,500,000
5 Venice Cove	Broward	Garden Style	150	November-02	Completed	\$ 15,074,942
6 Marina Bay	Palm Beach	Garden Style	192	December-02	Completed	\$ 16,145,375
7 Venetian Isles I	Palm Beach	Garden Style	288	February-03	Completed	\$ 29,426,693
8 Preserve at San Luis	Leon	Townhome	190	August-03	Completed	\$ 23,000,000
9 Groves At Wimauma	Hillsborough	Garden Style	108	October-03	Completed	\$ 4,300,000
10 The Kensington	Palm Beach	Garden Style	163	January-04	Completed	\$ 18,523,429
11 Venetian Isles II	Palm Beach	Garden Style	112	February-04	Completed	\$ 14,192,003
12 Chapel Trace	Orange	Garden Style	312	February-04	Completed	\$ 16,249,000
13 Malibu Bay	Palm Beach	Garden Style	264	April-05	Completed	\$ 29,521,257
14 Campus Club	Hillsborough	Mid-Rise	64	August-05	Completed	\$ 12,017,644
15 Preserve at River's Edge	Volusia	Garden Style	180	September-05	Completed	\$ 7,200,000
16 The Oasis at Pearl Lake	Seminole	Garden Style	316	March-07	Completed	\$ 12,640,000
17 Green Cay Village Town Homes	Palm Beach	Townhome	100	June-07	Completed	\$ 2,840,666
18 Green Cay Village Condominium	Palm Beach	Garden Style	160	June-07	Completed	\$ 4,762,779
19 Palm Park f/k/a Green Cay Village Apartments	Palm Beach	Garden Style	160	August-07	Completed	\$ 24,780,341
20 Veranda Senior Apartments	Miami-Dade	Garden Style	99	January-12	Completed	\$ 20,796,870
21 540 Town Center	Pinellas	High-Rise	146	January-13	Completed	\$ 24,500,000
22 Pine Run Villas	Palm Beach	Townhome	63	July-13	Completed	\$ 13,431,509
23 Village Place	Broward	Mid-Rise	112	November-14	Completed	\$ 25,016,992
24 Whispering Palms	Pinellas	Townhome & Garden Style	63	November-15	Completed	\$ 11,000,000
25 Valencia Grove	Lake	Garden Style	144	November-16	Completed	\$ 21,000,000
26 Courtside Apartments	Miami-Dade	Mid-Rise	84	November-16	Completed	\$ 20,000,000
27 Wagner Creek	Miami-Dade	High-Rise	73	January-17	Completed	\$ 22,800,000
28 Freedom Gardens	Hernando	Garden Style	96	August-17	Completed	\$ 17,300,000
29 Park at Wellington	Pasco	Garden Style	110	August-17	Completed	\$ 19,500,000
30 Park at Wellington II	Pasco	Mid-Rise	110	March-18	Completed	\$ 16,800,000
31 Hammock Ridge	Hernando	Garden	104	April-18	Completed	\$ 18,000,000

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
32 Covenant Villas	Palm Beach	Garden	144	May-18	Completed	\$ 21,900,000
33 Arbor View	Broward	Mid-Rise	100	June-18	Completed	\$ 27,000,000
34 Princeton Park	Miami-Dade	Garden	150	December-18	Completed	\$ 34,710,617
35 Douglas Gardens V	Broward	Mid-Rise	110	March-19	Completed	\$ 21,000,000
36 Twin Lakes Estates, Phase I	Polk	Garden	100	March-19	Completed	\$ 17,000,000
37 Heron Estates Sr.	Palm Beach	Garden	101	July-20	Completed	\$ 20,000,000
38 Hammock Ridge II	Hernando	Mid-Rise	92	May-20	Completed	\$ 16,400,000
39 Freedom Gardens II	Hernando	Garden	94	February-20	Completed	\$ 15,000,000
40 The Addison	Manatee	Mid-Rise	90	July-20	Completed	\$ 21,600,000
41 Luna Trails	Brevard	Garden	86	November-20	Completed	\$ 16,300,000
42 Isles of Pahokey, II	Palm Beach	Garden	129	January-20	Completed	\$ 15,500,000
43 The Palms at Town Center	Flagler	Garden	88	October-20	Completed	\$ 16,000,000
44 Osprey Pointe	Pasco	Garden	110	December-20	Completed	\$ 22,350,000
45 Twin Lakes Estates, Phase II	Polk	Garden	132	May-21	Completed	\$ 19,000,000
46 Max's Landing	Miami-Dade	Garden	76	September-21	Completed	\$ 16,800,000
47 Village View	Broward	High-Rise	96	October-21	Completed	\$ 31,500,000
48 Oaks at Lakeside	Manatee	Garden	96	July-21	Completed	\$ 18,000,000
49 Father Marquess-Barry Apartments	Miami-Dade	Garden	50	February-22	Completed	\$ 12,600,000
50 Lafayette Gardens	Leon	Garden	96	January-22	Completed	\$ 20,400,000
51 Valencia Grove II	Lake	Garden	110	December-21	Completed	\$ 20,200,000
52 Hudson Village	Broward	High-Rise	96	April-22	Completed	\$ 34,900,000
53 Oak Valley	Marion	Garden	96	May-23	Completed	\$ 18,100,000
54 Heron Estates Family	Palm Beach	Garden	79	December-22	Completed	\$ 20,900,000
58 Shoreline Villas	Okaloosa	Garden	72	November-22	Completed	\$ 15,635,992
56 Flagler Station	Palm Beach	High-Rise	94	May-23	Completed	\$ 31,049,662
55 Tucker Tower	Miami-Dade	High-Rise	120	December-23	Completed	\$ 38,352,406
57 Bryce Landing	Clay	Garden	96	Est. March-23	Under Construction	\$ 21,896,000
59 Park Ridge	Polk	Garden	96	Est. May-23	Under Construction	\$ 22,725,693
60 Mount Hermon Apartments	Broward	High-Rise	104	Est. June-24	Under Construction	\$ 39,616,847
61 Riverview6	Manatee	Garden	80	Est. Aug-24	Under Construction	\$ 23,300,000
62 University Station	Broward	High-Rise	216	Est. Apr-24	Under Construction	\$ 100,101,000
63 Astoria on 9th	Manatee	Mid-Rise	120	Est. Sept-24	Under Construction	\$ 28,368,154
64 Princeton Grove	Manatee	Garden	107	Est. July-24	Under Construction	\$ 24,264,379

DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	STATUS	TOTAL COST
65 Orchid Lake	Brevard	Garden	90	Est. March-25	Under Construction	\$ 21,300,000
66 Hillsboro Landing	Broward	High-Rise	75	Est. Apr-25	Under Construction	\$ 27,550,000
67 Naranja Grand	Miami-Dade	High-Rise	120	Est. Sept-24	Under Construction	\$ 36,700,000
68 Oasis at Aventura	Miami-Dade	High-Rise	95	Est. Nov-24	Under Construction	\$ 31,000,903
69 Rainbow Village - Phase I	Miami-Dade	High-Rise	299	Est. Feb-25	Pre-Development	\$ 116,101,794
70 Courtside Apartments II	Miami-Dade	Mid-Rise	120	Est. March-25	Pre-Development	\$ 34,919,000
71 Naranja Grand II	Miami-Dade	High-Rise	200	Est. April-25	Pre-Development	\$ 53,340,000
			9,148			

Outside of Florida

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



March 1, 2024

Mr. Jonathan Brown, Director
Department of Housing & Economic Development
100 Australian Avenue
4th Floor Room 4-790, West Palm Beach
Florida 33406

Re: Housing Trust Group

Dear Mr. Brown:

Please be advised that the Housing Trust Group functioning as the Palm Beach County Public Housing Authority's Co Developer (the Authority) completed one affordable multifamily project, Covenant Villas. Covenant Villas was completed according to the design specifications approved by the Authority's Board of Directors, met all USHUD and Palm Beach County's regulatory requirements.

If you require any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, which appears to read "Carol Jones-Gilbert", is written over the word "Sincerely,".

Carol Jones-Gilbert, Executive Director/Chief Executive Officer
Palm Beach County Public Housing Authority



**BOARD OF
COMMISSIONERS**

Don Brown
Chairman

Shelly Asbury
Vice-Chairman

Heena Gandhi
Commissioner

Dewey Chancey
Commissioner

Charles Welch
Commissioner

Annie Gibson
Commissioner

David Samples
Commissioner

Rev. Richard Richardson
Commissioner Emeritus

Benjamin J. Stevenson
Executive Director

430 Hartsell Ave
Lakeland, FL 33815

MAIN OFFICE

Phone: (863) 687-2911
Fax: (863) 413-2976

www.LakelandHousing.org

March 4, 2024

Jonathan Brown, Director
Department of Housing and Economic Development
Palm Beach County
100 Australian Avenue, 4th Floor Room 4-790
West Palm Beach, FL 33406

RE: Housing Trust Group

Dear Mr. Brown:

Please be advised that the Housing Trust Group is currently functioning as the Co-Developer for the Lakeland Housing Authority (LHA). This partnership has completed two (2) affordable multifamily housing projects, Twin Lakes Estates I and Twin Lakes Estates II, in Lakeland. Both projects were completed according to the design specifications approved by the LHA Board of Commissioners and met all regulator requirements of the U.S. Department of Housing and Urban Development and the City of Lakeland.

If you require any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Stevenson", is written over a light blue horizontal line.

Benjamin Stevenson
Executive Director

BOARD OF COMMISSIONERS

Jeffery B. Jackson
Chairman

Debra L. Towns
Vice Chairman

Jessica Thurmond
Commissioner

Glen L. Spritts
Commissioner

Alexis Lockhart
Commissioner

John W. Hurt
Executive Director

Matthew C. Russell
Board Attorney



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

March 1, 2024

Mr. Jonathan Brown, Director
Department of Housing & Economic Development
100 Australian Avenue
4th Floor Room 4-790,
West Palm Beach, Florida 33406

Re: Housing Trust Group

Dear Mr. Brown:

Please be advised that the Housing Trust Group functioning as the Riviera Beach Housing Authority's Co Developer completed two affordable multifamily projects, Heron Estates Senior and Heron Estates Family. Both projects were completed according to the design specifications approved by the Authority's Board of Directors, met all HUD and City of Riviera Beach's regulatory requirements.

If you require any additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Hurt", is written over a printed name and title. The signature is fluid and cursive.

John W. Hurt
Executive Director



Certificates of Occupancy

Heron Estates Senior

Heron Estates Family

Flagler Station

HOUSING TRUST GROUP

3225 Aviation Avenue, 6th Floor • Coconut Grove, FL 33133 • 305-860-8188

www.htgf.com

CERTIFICATE OF OCCUPANCY

CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DW

Permit #: 20-00369

Master Permit #: -

Proposed Use: CLUBHOUSE, 6TH EDITION FBC 2017

Occupancy Type: B Construction Type: VB Fire Zone:

Property Owner: HTG HERON ESTATES FAMILY LLC


Address:

City:

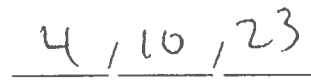
State: Zip:

Project Address: 2003 17TH CT WEST-CLUBHOUSE

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)



Date

* * * POST IN A CONSPICUOUS PLACE * * *

CITY OF RIVIERA BEACH DEVELOPMENT SERVICES DEPARTMENT



BUILDING SERVICES DIVISION

600 W BLUE HERON BLVD RIVIERA BEACH FL 33404

MAIN: (561)845-4020 FAX: (561)845-4027

APPLICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)

I, John Scherer am the licensed contractor and master permit holder of record for construction work at 2003 W. 17th Court, Riviera Beach, FL 33404 permit number 17-01410. I hereby attest that I am authorized to make this application. I also attest that to the best of my knowledge all required life safety standards have been met, and that I have complied with the City of Riviera Beach's Building Services Division departmental standards to the best of my ability.

Signature of Qualifier/ Authorized Agent John Scherer Printed name of Qualifier/ Authorized Agent

Company Name Gulf Building, LLC Email Address johns@gulfbuilding.com

Contact Person John Rodriguez Telephone (954) 849-8807

Reason for requesting TCO: Building is Substantially Complete for its intended use.

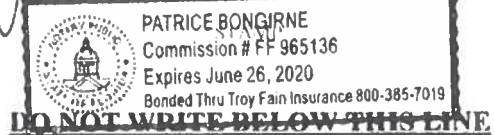
(Please attach additional pages if necessary.)

STATE OF FLORIDA COUNTY OF PALM BEACH

Before me personally appeared John Scherer, on this 21st day of Aug, 2019, who acknowledged the foregoing instrument and is personally known or produced identification type of identification produced.

Signature of Notary Public Patrice Bongirne

Printed Name of Notary Public PATRICE BONGIRNE



Amount Due \$ Amount Paid \$ Date Paid

Inspections Verified By Title Date

Approved Denied Expiration Date

Signature of Building Official

Printed Name of Building Official



CITY OF RIVIERA BEACH DEVELOPMENT SERVICES DEPARTMENT

BUILDING SERVICES DIVISION

600 W BLUE HERON BLVD RIVIERA BEACH FL. 33404

MAIN: (561)845-4020 FAX: (561)845-4027

TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) CHECKLIST

A completed application for a Temporary Certificate of Occupancy (TCO) must be accompanied by the following:

- Proof of completed life safety inspections
- A complete / detailed list of items that are not complete at time of the request
- A complete / detailed list of what portions of the building will be used under the TCO and for what purpose
- A signed affidavit attesting that the unused portions of the building have been secured to ensure public safety
- A valid City of Riviera Beach Business Tax Receipt License or proof of application
- Proof of any outside agency certifications and or requirements; including but not limited to (DEP, Palm Beach County, State of Florida, F.D.O.T.)
- Proof of payment of all applicable fees
- Proof of connection to City of Riviera Beach's water and sewer systems
- Final survey and Elevation Certificate
- Final termite certificate approved by the City
- Planning and Zoning, Engineering and Storm Water approvals complete, with requirements met (including but not limited to ROW dedications, and required easements)
- Fire Protection and Building systems inspected and approved by all applicable disciplines
- Hurricane protection in place and inspected



CITY OF RIVIERA BEACH DEVELOPMENT SERVICES DEPARTMENT

BUILDING SERVICES DIVISION

600 W BLUE HERON BLVD RIVIERA BEACH FL 33404

MAIN: (561)845-4020 FAX: (561)845-4027

TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)

TCO AFFIDAVIT

I, John Scherer name, President and CEO title, of
GULF Building, LLC (company name) hereby certify that to the best of my
knowledge, belief and professional judgement that the unused portions of the construction site
located at 2003 W. 17th Court, Riviera Beach, FL 33404, permit number 17-01410
have been secured to ensure the safety and protection of the public at large.

A handwritten signature in black ink, appearing to read "John Scherer", written over a horizontal line.

Signature of Qualifying Agent

John Scherer

Printed name of Qualifying Agent

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me this 2nd day of August, 20 19 by
John Scherer who is 1 personally known or
produced identification. _____ type of identification shown.

A handwritten signature in black ink, appearing to read "Patrice Bongirne", written over a horizontal line.

Signature of Notary Public

A handwritten signature in black ink, appearing to read "Patrice Bongirne", written over a horizontal line.

Printed name of Notary Public



Printed On 09/23/19

Phone: 845-4020

Date Completed: 09/23/19

This Certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use.

PROJECT #: 18- XE

PERMIT #: 17-01410

MASTER PERMIT #: -

PROPOSED USE: APP BY ELECT 7/26/17CDH;ELECT.REV PICKED UP 8/17

OCCUPANCY TYPE: CONSTRUCTION TYPE:

FIRE ZONE:

PROPERTY OWNER: RIV BCH HOUSING AUTH

ADDRESS: 2014 17TH CT W

CITY: RIV BCH

STATE: FL ZIP: 33404

PROJECT ADDR: 2003 17TH CT WEST-COMMUNITY CENTER

Handwritten signature

(APPROVED BY)

9, 23, 19

DATE



CERTIFICATE OF OCCUPANCY CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DR

Permit #: 20-00364

Master Permit #: -

Proposed Use: APARTMENT BUUILDING, BLDG I (10)

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY

Address:

City:

State: Zip:

Project Address: 2003 17TH CT WEST-BLDG I APTS 1-6

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD

Michael Gini
(Building Official)

6 / 28 / 22
Date

* * * POST IN A CONSPICUOUS PLACE * * *

CERTIFICATE OF OCCUPANCY CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DT

Permit #: 20-00366

Master Permit #: -

Proposed Use: APARTMENT BUILDING

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY


Address: 2014 W 17TH CT

City: RIVIERA BEACH

State: FL Zip: 33404

Project Address: 2003 17TH CT WEST-BLDG H APTS 1-9

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)

6 / 22 / 22
Date

* * * POST IN A CONSPICUOUS PLACE * * *

CERTIFICATE OF OCCUPANCY CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DN

Permit #: 20-00359

Master Permit #: -

Proposed Use: MULTI FAMILY APARTMENTS, 6TH EDITION FBC 2017

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: 0 RIVIERA BEACH HOUSING AUTHORITY

Address: 2014 17TH CT WEST

City: RIVIERA BEACH

State: Zip: FL33404

Project Address: 2003 17TH CT WEST-BLDG B APTS 1-6

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)



Date

* * * POST IN A CONSPICUOUS PLACE * * *

**CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DS

Permit #: 20-00365

Master Permit #: -

Proposed Use: MULTI FAMILY APARTMENTS, 6TH EDITION FBC 2017

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY


Address:

City:

State: Zip:

Project Address: 2003 17TH CT WEST-BLDG E APTS 1-9

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)

4 / 10 / 23
Date

* * * POST IN A CONSPICUOUS PLACE * * *

CERTIFICATE OF OCCUPANCY

CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DQ

Permit #: 20-00363

Master Permit #: -

Proposed Use: MULTI FAMILY APARTMENTS, 6TH EDITION FBC 2017

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY


Address: 2005 W 17TH STREET BLDG F UNITS F1-F6

City: RIVIERA BEACH

State: FL Zip: 33404

Project Address: 2005 17TH CT WEST-BLDG F APTS F1-F6

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)



Date

* * * POST IN A CONSPICUOUS PLACE * * *

CERTIFICATE OF OCCUPANCY

CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DV

Permit #: 20-00368

Master Permit #: -

Proposed Use: BLDG 8 "G", APTS 1-10. FBC 2017

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY

Address:

City:

State: Zip:

Project Address: 2003 17TH CT WEST-BLDG G APTS 1-10

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)



Date

* * * POST IN A CONSPICUOUS PLACE * * *

CERTIFICATE OF OCCUPANCY CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DU

Permit #: 20-00367

Master Permit #: -

Proposed Use: APARTMENT BUILDING, BLDG J (9)

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY

Address:

City:

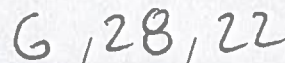
State: Zip:

Project Address: 2003 17TH CT WEST-BLDG J APTS 1-9

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)



Date

* * * POST IN A CONSPICUOUS PLACE * * *

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 BM

FBC 6th (2017)

Permit #: 20-00359

Construction Type: 5B

Proposed Use: Apartment Building

Occupancy Type: R2


Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg B, Apts 1-6

Contractor: Newport Property Construction LTD



10/31/2022

Michael Grimm, Building Official

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 90 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 DS FBC 6th (2017) Permit #: 20-00365

Construction Type: 5B

Proposed Use: Apartment Building

Occupancy Type: R2

Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg E, Apts 1-9

Contractor: Newport Property Construction LTD



9/22/2022

Michael Grimm, Building Official

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 120 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 DP FBC 6th (2017) Permit #: 20-00362

Construction Type: 5B

Proposed Use: Apartment Building

Occupancy Type: R2

Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg D, Apts 1-6

Contractor: Newport Property Construction LTD



10/17/2022

Michael Grimm, Building Official

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 120 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 DP

FBC 6th (2017)

Permit #: 20-00362

Construction Type: 5B

Proposed Use: Apartment Building

Occupancy Type: R2

Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg D, Apts 1-6

Contractor: Newport Property Construction LTD



Michael Grimm, Building Official

10/17/2022

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 120 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.

**CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DM

Permit #: 20-00358

Master Permit #: -

Proposed Use: MULTI FAMILY APARTMENTS, 6TH EDITION FBC 2017

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY

Address:

City:

State: Zip:

Project Address: 2003 17TH CT WEST-BLDG A APTS 1-6

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD

Michael J. ...

(Building Official)

4, 10, 23

Date

* * * POST IN A CONSPICUOUS PLACE * * *

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 DM FBC 6th (2017) Permit #: 20-00358

Construction Type: 5B

Proposed Use: Apartment Building

Occupancy Type: R2

Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg A, Apts 1-6

Contractor: Newport Property Construction LTD

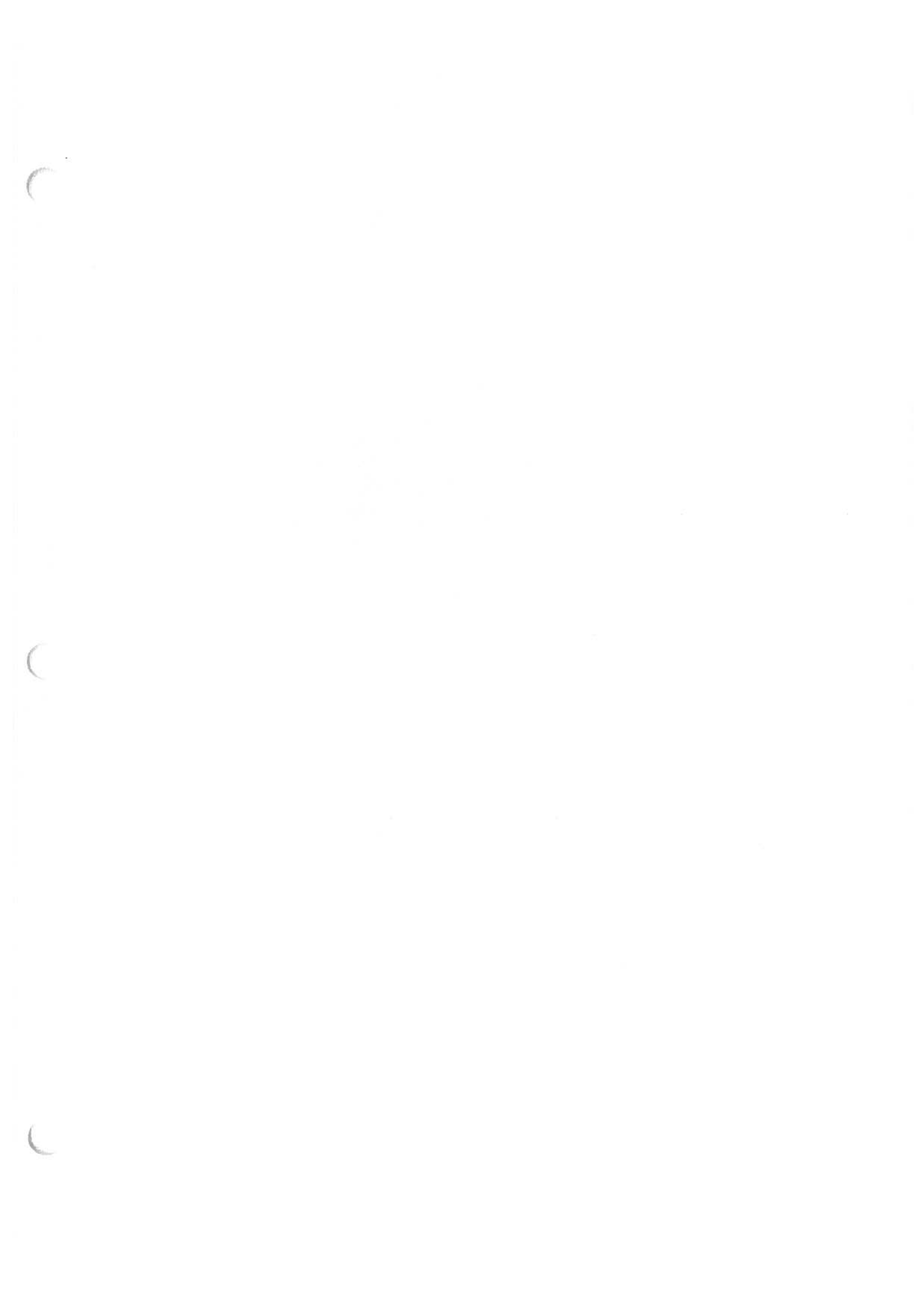
_____

10/31/2022

Michael Grimm, Building Official

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 90 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.





WEST PALM BEACH

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE, ISSUED PURSUANT TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AS ADOPTED BY THE CITY OF WEST PALM BEACH, CERTIFIES THAT AT THE TIME OF ISSUANCE THIS STRUCTURE OR PORTION OF THE STRUCTURE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE ORDINANCES REGULATING BUILDING CONSTRUCTION AND USE.

Type of Permit: Building (Commercial)

Permit No.: 20080364

Address: 991 BANYAN BLVD
WEST PALM BEACH, FL 33401

PCN # 74434321010390060

Description: NEW CONSTRUCTION OF 89,541 SQFT
RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL &

Owner: HTG BANYAN LLC
3225 AVIATION AVE STE 600, MIAMI FL 33133 4741

Contractor: HTG RINALDI CONSTRUCTION LLC - CGC1529127
1320 STILLWATER DR
MIAMI BEACH, FL 33141

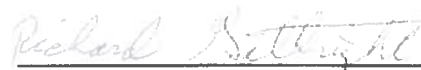
Building Code Edition: FBC 2017 Sprinkler System Provided: YES

Occupancy Class: R2, M, S2 Sprinkler System Required: YES

Construction Type: I-B

Occupant Load: 1224

Date: 10/26/2023



(for) Robert Brown, CBO - BU1574
Building Official

THIS CERTIFICATE MUST BE CONSPICUOUSLY POSTED ON THE PREMISES

BUILDING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
561 805.6700



WEST PALM BEACH

Development Services

CERTIFICATE OF CONDITIONAL OCCUPANCY TCO

THIS CERTIFICATE, ISSUED PURSUANT TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AS ADOPTED BY THE CITY OF WEST PALM BEACH, WAS INSPECTED PER FLORIDA STATUTES 553.791, CERTIFIES THAT AT THE TIME OF ISSUANCE THIS STRUCTURE IS COMPLETE ENOUGH TO BE SAFELY OCCUPIED, AS DESCRIBED BELOW, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. CONDITIONS OF THIS CERTIFICATION ARE OUTLINED HEREIN AND ANY VIOLATION OF THE CONDITIONS WILL CAUSE THIS CERTIFICATE TO BE REVOKED AND OCCUPANCY TERMINATED.

Type of Permit: BLD-COM - COMMERCIAL BUILDING PERMIT

Permit No.: 20080364

Address: 991 Banyan Blvd

Description: -PE- NEW CONSTRUCTION OF 89,541 SQFT RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL & PARKING GARAGE

Contractor: HTG RINALDI CONSTRUCTION LLC

Conditions: Occupancy is granted on a conditional basis only. This extended/expanded Conditional Certificate of Occupancy is valid for 90 days and will expire on August 16, 2023. The Final Certificate of Occupancy must be obtained within that period or an extension must be applied and paid for, or occupancy and use may be terminated. Areas approved for occupancy and conditions are listed below.

1. Areas authorized for occupancy on February 16, 2023
 - 1st Floor, all areas except future retail spaces
 - 2nd Floor, all areas except future retail storage
 - 3rd Floor, all areas except pool, pool deck, restrooms, and north terrace
 - 4th thru 8th Floors all areas
2. Areas authorized for occupancy on June 16, 2023
 - 3rd Floor, pool, pool deck, restrooms, and north terrace
3. Complete the landscape and obtain approval
4. Complete all outstanding issues identified in final inspections by approving agencies and satisfy all conditions of approval for the project.
5. Complete and obtain all approvals of all required inspections as per the FBC, Section 109.3, 110.1 and other applicable sections

DATE: June 16, 2023
Extended: May 16, 2023
Original issue: February 16, 2023


(For) Robert Brown, CB[®]
Building Official

(991 Banyan 20080364 TCO)

THIS CERTIFICATE MUST BE CONSPICUOUSLY POSTED ON THE PREMISES

BUILDING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
561.805.6700



WEST PALM BEACH

CERTIFICATE OF CONDITIONAL OCCUPANCY TCO

THIS CERTIFICATE, ISSUED PURSUANT TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AS ADOPTED BY THE CITY OF WEST PALM BEACH, WAS INSPECTED PER FLORIDA STATUTES 553.791, CERTIFIES THAT AT THE TIME OF ISSUANCE THIS STRUCTURE IS COMPLETE ENOUGH TO BE SAFELY OCCUPIED, AS DESCRIBED BELOW, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. CONDITIONS OF THIS CERTIFICATION ARE OUTLINED HEREIN AND ANY VIOLATION OF THE CONDITIONS WILL CAUSE THIS CERTIFICATE TO BE REVOKED AND OCCUPANCY TERMINATED.

Type of Permit: BLD-COM - COMMERCIAL BUILDING PERMIT

Permit No.: 20080364

Address: 991 Banyan Blvd

Description: -PE- NEW CONSTRUCTION OF 89,541 SQFT RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL & PARKING GARAGE

Contractor: HTG RINALDI CONSTRUCTION LLC

Conditions: Occupancy is granted on a conditional basis only. This Conditional Certificate of Occupancy is valid for 90 days and will expire on May 16, 2023. The Final Certificate of Occupancy must be obtained within that period or an extension must be applied and paid for, or occupancy and use may be terminated. Areas approved for occupancy and conditions are listed below.

1. Areas authorized for occupancy on February 16, 2023
 - 1st Floor, all areas except future retail spaces
 - 2nd Floor, all areas except future retail storage
 - 3rd Floor, all areas except pool, pool deck, restrooms, and north terrace
 - 4th thru 8th Floors all areas
2. Complete the landscape and obtain approval
3. Complete all outstanding issues identified in final inspections by approving agencies and satisfy all conditions of approval for the project.
4. Complete and obtain all approvals of all required inspections as per the FBC, Section 109.3, 110.1 and other applicable sections

DATE: February 16, 2023


(For) Robert Brown, CBO
Building Official

(991 Banyan 20080364 TCO)

THIS CERTIFICATE MUST BE CONSPICUOUSLY POSTED ON THE PREMISES

BUILDING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
561.805.6700



WEST PALM BEACH

**CERTIFICATE OF CONDITIONAL OCCUPANCY
TCO EXTENSION**

THIS CERTIFICATE, ISSUED PURSUANT TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AS ADOPTED BY THE CITY OF WEST PALM BEACH, CERTIFIES THAT AT THE TIME OF ISSUANCE THIS STRUCTURE IS COMPLETE ENOUGH TO BE SAFELY OCCUPIED, AS DESCRIBED BELOW, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. CONDITIONS OF THIS CERTIFICATION ARE OUTLINED HEREIN AND ANY VIOLATION OF THE CONDITIONS WILL CAUSE THIS CERTIFICATE TO BE REVOKED AND OCCUPANCY TERMINATED.

Type of Permit: BLD-COM - COMMERCIAL BUILDING PERMIT

Permit No: 20080364

Address: 991 Banyan Blvd

Description: PE - NEW CONSTRUCTION OF 89,541 SQFT RESIDENTIAL BUILDING WITH GROUND FLOOR RETAIL AND PARKING GARAGE

Contractor: HTG RINALDI CONSTRUCTION LLC

Conditions: Occupancy is granted on a conditional basis only. This Conditional Certificate of Occupancy extension is valid until August 10, 2023. The Final Certificate of Occupancy must be obtained within that period or an extension must be applied and paid for, or occupancy may be terminated. Conditions are listed below.

1. Areas authorized for occupancy on February 16, 2023
 - 1st Floor, all areas except future retail spaces
 - 2nd Floor, all areas except future retail storage
 - 3rd Floor, all areas except pool, pool deck, restrooms, and north terrace
 - 4th thru 8th Floors all areas
2. Complete the landscape and obtain approval
3. Complete all outstanding issues identified in final inspections by approving agencies and satisfy all conditions of approval for the project
4. Complete and obtain all approvals of all required inspections as per the FBC, Section 109.3, 110.1 and other applicable sections

DATE: TCO issued February 16, 2023
TCO Extension issued May 12, 2023


(for) Robert Brown, CBO
Building Official

THIS CERTIFICATE MUST BE CONSPICUOUSLY POSTED ON THE PREMISES

BUILDING DIVISION
401 CLEMATIS STREET
P.O. BOX 3147
WEST PALM BEACH, FL 33402
561.805.6700

CERTIFICATE OF OCCUPANCY

CITY OF RIVIERA BEACH

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DW

Permit #: 20-00369

Master Permit #: -

Proposed Use: CLUBHOUSE, 6TH EDITION FBC 2017

Occupancy Type: B Construction Type: VB Fire Zone:

Property Owner: HTG HERON ESTATES FAMILY LLC


Address:

City:

State: Zip:

Project Address: 2003 17TH CT WEST-CLUBHOUSE

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)

4, 10, 23
Date

* * * POST IN A CONSPICUOUS PLACE * * *

**TEMPORARY
CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use except for the conditions noted below.

Project #: 20 DW FBC 6th (2017) Permit #: 20-00369

Construction Type: 5B

Proposed Use: Apt. Complex Clubhouse

Occupancy Type: A3

Property Owner: Riviera Beach Housing Authority

Address: 2001 Broadway, Ste 101

City: Riviera Beach State: FL Zip: 33404

Project Address: 2003 W 17th Ct., Bldg B, Apts 1-6

Contractor: Newport Property Construction LTD



Michael Grimm, Building Official

12/22/2022

CONDITIONS:

This Temporary Certificate of Occupancy is Valid for 120 days from the date of issuance, by that date all work under this permit and other permits related to this project including common area permits shall be completed to meet all local state and federal codes.

**CERTIFICATE OF OCCUPANCY
CITY OF RIVIERA BEACH**

This Certificate issued pursuant to the requirements of the Florida State Codes certifying that at the time of issuance, this structure was in compliance with various ordinances of the Jurisdiction regulating building construction or use.

Project #: 20- DL

Permit #: 20-00357

Master Permit #: -

Proposed Use: APARTMENT BUILDING

Occupancy Type: R2 Construction Type: VB Fire Zone:

Property Owner: RIVIERA BEACH HOUSING AUTHORITY


Address: 2014 17TH CT WEST

City: RIVIERA BEACH

State: FL Zip: 33404

Project Address: 2003 17TH CT WEST-BLDG N APTS 1-6

Contractor: NEWPORT PROPERTY CONSTRUCTION LTD



(Building Official)

6, 22, 22
Date

* * * POST IN A CONSPICUOUS PLACE * * *



Attachment 5

Evidence of Site Control:

Attached, please find evidence of the Palm Beach County Public Housing Authority's ownership of the site control.



Search by Owner Name (Last Name first), Address, or PCN

Real Property Search

Tangible Property Search

Search

- [CLOSE TABS](#)
- [PRINT PROPERTY SUMMARY](#)
- [2023 PROPOSED NOTICE](#)

PROPERTY DETAIL

LOCATION ADDRESS	1745 DREXEL RD
MUNICIPALITY	UNINCORPORATED
PARCEL CONTROL NUMBER	00-42-43-27-23-001-0000
SUBDIVISION	DONALD C WALKER COMMUNITY
OFFICIAL RECORDS BOOK/PAGE	/
SALE DATE	
LEGAL DESCRIPTION	DONALD C WALKER COMMUNITY ALL OF PL (LESS BUFFER ZONES & SYKES RD R/W)

[Show Full Map](#)

Nearby Sales Search



OWNER INFORMATION

OWNER(S)	MAILING ADDRESS	
PALM BEACH COUNTY HOUSING AUTH	3432 W 45TH ST WEST PALM BEACH FL 33407 1844	Change of Mailing Address

SALES INFORMATION

No Sales Information Available.

EXEMPTION INFORMATION

EXEMPTION YEAR : 2023

PROPERTY INFORMATION

Building 1

Tangible Account(s)

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 1

CODE DESCRIPTION	SQUARE FOOTAGE
APARTMENT	25184
APARTMENT	41824
APARTMENT	19662
SUPPORT	720
Total Square Footage	87390
Number of Units	100
Total Square Feet*	87390
Acres	7.2994
Property Use Code	0300—MULTIFAMILY 10 UNITS OR MORE
Zoning	RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

[Request Structural Details Change](#)

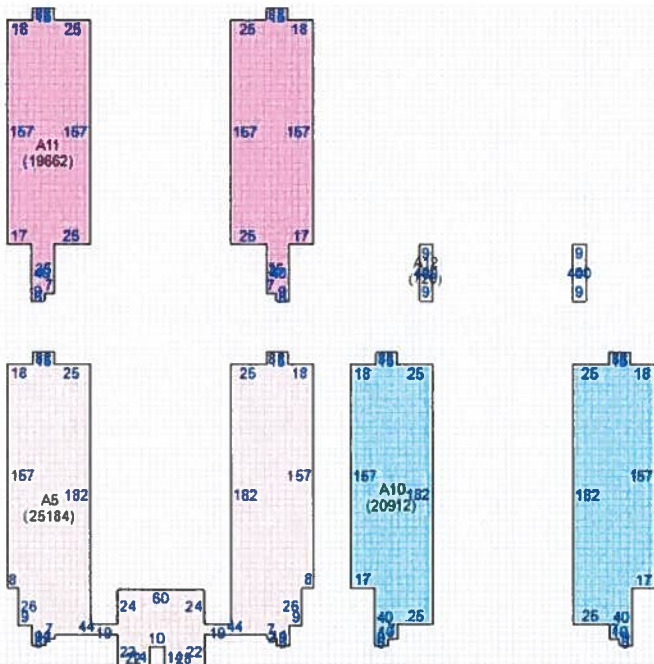
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 1

Year Built	1984
APARTMENTS HIGH RISE	87390

[Print Building 1 Details](#)

SKETCH FOR BUILDING 1



PROPERTY EXTRA FEATURES

DESCRIPTION	YEAR BUILT	UNITS
Walkway-Concrete	1984	2100
Fence- Wrought Iron	2000	750
Wall	1984	256
Patio	1984	1785
Paving- Asphalt	1984	37950

PROPERTY LAND DETAILS

LAND LINE #	DESCRIPTION	ZONING	ACRES
1	MULTI FAMILY	RM	7.2994

APPRAISALS

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Improvement Value	\$6,649,157	\$5,748,010	\$4,357,805	\$4,114,415	\$3,625,674
Land Value	\$2,500,000	\$1,460,000	\$1,252,000	\$1,252,000	\$1,192,354
Total Market Value	\$9,149,157	\$7,208,010	\$5,609,805	\$5,366,415	\$4,818,028

All values are as of January 1st each year

ASSESSED & TAXABLE VALUES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Assessed Value	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Exemption Amount	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Taxable Value	\$0	\$0	\$0	\$0	\$0

TAXES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

[Property Tax Calculator](#)

[Portability Calculator](#)

[Property Tax Details](#)

[Tax Collector](#)

BUYERS TAKE NOTE: Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

[Home](#)

[Contact Us](#)

[Records Custodian](#)





Attachment 6

Attached, please find a detailed development proforma indicating that the project is realistic and attainable. Additionally, the proforma anticipates permanent financing as the method of disbursement.

Housing Trust Group

Drexel Senior - Palm Beach - Senior

Sources & Uses

Uses	Ref.	Permanent Phase			Construction Phase		
		Total	%	Per Unit	Total	%	Per Unit
Hard Costs							
GC Contract							
Hard Construction Costs		19,095,781	50.94%	216,998	19,095,781	50.94%	216,997.51
GC Profit		1,145,747	3.06%	13,020	1,145,747	3.06%	13,020
GC General Requirements		1,145,747	3.06%	13,020	1,145,747	3.06%	13,020
GC Overhead		381,916	1.02%	4,340	381,916	1.02%	4,340
General Liability Insurance		78,918	0.21%	897	78,918	0.21%	897
Construction - P&P Bond		151,891	0.41%	1,726	151,891	0.41%	1,726
GC Contract Total		22,000,000	58.69%	250,000	22,000,000	58.69%	250,000
Hard Cost Contingency @:	5.0%	1,100,000	2.93%	12,500	1,100,000	2.93%	12,500
Recreational / Owner Items	1.2%	253,000	0.67%	2,875	253,000	0.67%	2,875
Construction - Mgmt & Supervision		-	0.00%	-	-	0.00%	-
Construction - Offsite		-	0.00%	-	-	0.00%	-
Total Hard Costs		23,353,000	62.30%	265,375	23,353,000	62.30%	265,375
Soft Costs							
Financial Costs							
Construction Interest Expense		1,119,419	2.99%	12,721	1,119,419	2.99%	12,721
Bridge Loan Interest Expense		-	0.00%	-	-	0.00%	-
Other Loan Fees - HOME		-	0.00%	-	-	0.00%	-
Other Interest Expense		-	0.00%	-	-	0.00%	-
Construction Loan Origination Fee	3	190,000	0.51%	2,159	190,000	0.51%	2,159
Construction Loan Closing Costs		38,000	0.10%	432	38,000	0.10%	432
Permanent Loan Origination Fee	2	51,990	0.14%	591	51,990	0.14%	591
Initial Financing Fee		-	0.00%	-	-	0.00%	-
Permanent Loan Closing Costs		25,000	0.07%	284	25,000	0.07%	284
Legal - Lender		70,000	0.19%	795	70,000	0.19%	795
Syndication Fees		25,000	0.07%	284	25,000	0.07%	284
Placement Agent		31,000	0.08%	352	31,000	0.08%	352
Loan Closing Costs		-	0.00%	-	-	0.00%	-
Interest - Pre-dev Loan	1,250,000	25,000	0.07%	284	25,000	0.07%	284
SAIL and ELI Commitment Fees		180,000	0.48%	2,045	180,000	0.48%	2,045
Bank Charges		-	0.00%	-	-	0.00%	-
Costs of Issuance		234,510	0.63%	2,665	234,510	0.63%	2,665
Servicer Fees During Construction		27,000	0.07%	307	27,000	0.07%	307
Fiscal Agent Fee During Construction		11,000	0.03%	125	11,000	0.03%	125
Total Financial Costs		2,027,919	5.41%	23,045	2,027,919	5.41%	23,045
Reports & Studies							
Appraisal		10,000	0.03%	114	10,000	0.03%	114
Environmental Report		10,000	0.03%	114	10,000	0.03%	114
Geotech Report		10,000	0.03%	114	10,000	0.03%	114
Market Study		10,000	0.03%	114	10,000	0.03%	114
Physical Needs Assessment		-	0.00%	-	-	0.00%	-
Plan and Cost Review		5,000	0.01%	57	5,000	0.01%	57
Traffic Study		-	0.00%	-	-	0.00%	-
Delivery Charges/Copying		-	0.00%	-	-	0.00%	-
Reports and Studies - Other		-	0.00%	-	-	0.00%	-
Total Reports and Studies		45,000	0.12%	511	45,000	0.12%	511
General Development Costs							
Accounting Fees		40,000	0.11%	455	40,000	0.11%	455
Architect - Design	2.00%	435,384	1.16%	4,948	435,384	1.16%	4,948
Architect - Supervision		50,000	0.13%	568	50,000	0.13%	568
Architect - Landscape		17,000	0.05%	193	17,000	0.05%	193
Building Permits	3,000.00	264,000	0.70%	3,000	264,000	0.70%	3,000
Engineering Fee		250,000	0.67%	2,841	250,000	0.67%	2,841
FHFC Administrative Fees	9.00%	116,223	0.31%	1,321	116,223	0.31%	1,321
FHFC Application Fees		4,000	0.01%	45	4,000	0.01%	45
FHFC Compliance Mon. Fee		250,000	0.67%	2,841	250,000	0.67%	2,841
FHFC - Underwriting Fee		17,845	0.05%	203	17,845	0.05%	203
Green Certification - NGBS/LEED		25,000	0.07%	284	25,000	0.07%	284
Impact Fees	\$3,977	350,000	0.93%	3,977	350,000	0.93%	3,977
Inspection & Material Testing Fees		100,000	0.27%	1,136	100,000	0.27%	1,136
Survey & Platting (including as-built)		25,000	0.07%	284	25,000	0.07%	284
Utility & Submetering Connection		\$360,800	0.96%	4,100	360,800	0.96%	4,100
Organizational Costs		10,000	0.03%	114	10,000	0.03%	114
Site Preparation		25,000	0.07%	284	25,000	0.07%	284
Total General Development Costs		2,340,252	6.24%	26,594	2,340,252	6.24%	26,594
Legal							
Legal Fees		150,000	0.40%	1,705	150,000	0.40%	1,705
Legal - Zoning, Site Plan, & Platting		50,000	0.13%	568	50,000	0.13%	568
Title Insurance, Taxes, & Recording	0.36%	134,955	0.36%	1,534	134,955	0.36%	1,534
Total Legal		334,955	0.89%	3,806	334,955	0.49%	2,102
Marketing and Lease-up							
Marketing Costs & Other		25,000	0.07%	284	25,000	0.07%	284
Lease Up Costs		75,000	0.20%	852	75,000	0.20%	852
Total Marketing & Lease-up		100,000	0.27%	1,136	100,000	0.27%	1,136
Taxes and Insurance							
Builder's Risk & Const. Insurance	1.40%	267,341	0.71%	3,038	267,341	0.71%	3,038
Insurance- Property/Liability		176,000	0.47%	2,000	176,000	0.47%	2,000
Property Taxes & Other	2.13%	108,409	0.29%	1,232	108,409	0.29%	1,232
Total Taxes and Insurance		551,750	1.47%	6,270	551,750	1.47%	6,270
Soft Cost Contingency	5.00%	168,598	0.45%	1,915.88	168,598	0.45%	1,916
Sub-Total		28,921,473	77.15%	328,653	28,921,473	76.75%	326,949
Land Acquisition Costs							
Land, To be Acquired		3,000,000	8.00%	34,091	3,000,000	8.00%	34,091
Existing Buildings, To be Acquired		-	0.00%	-	-	0.00%	-
Developer Fee & Overhead							
Developer's Fee	18.0%	5,205,865	13.89%	59,158	5,205,865	13.89%	59,158
Reserves							
Operating Deficit Reserve (3M OpEx & Debt Service)	3	360,200	0.96%	4,093	360,200	0.96%	4,093
Total Project Cost		37,487,539	100.00%	425,995	37,487,539	99.60%	424,290
Financing Gap Surplus/(Short)		0			-		

Sources	Rate	Permanent Phase		
		Total	%	Per Unit
Hard				
Construction Loan	6.25%	-	0.00%	-
Permanent Loan 1	6.75%	6,932,000	18.49%	78,772.73
Soft				
PBC Soft Funding	0.00%	18,000,000	48.02%	204,545.45
Investor Equity		10,846,423	28.93%	123,255
Deferred Developer Fee		1,709,116	4.56%	19,422
NOI During Construction		-	0.00%	-
Total Sources		37,487,539	100.00%	425,995

Construction Phase		
Total	%	Per Unit
19,000,000	50.68%	215,909.09
-	0.00%	-
18,000,000	48.02%	204,545.45
2,711,606	7.23%	30,813.70
(2,224,067)	-5.93%	(25,273.49)
-	0.00%	-
37,487,539	100.00%	425,995

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Housing Trust Group
Drexel Senior - Palm Beach - Senior

Operating Statement

Income:	Per Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Housing																
Net Rental Income	12,806	1,126,944	1,149,483	1,172,473	1,195,922	1,219,840	1,244,237	1,269,122	1,294,504	1,320,395	1,346,802	1,373,738	1,401,213	1,429,237	1,457,822	1,486,979
Laundry	684	60,192	61,396	62,624	63,876	65,154	66,457	67,786	69,142	70,525	71,935	73,374	74,841	76,338	77,865	79,422
Other	285	25,080	25,582	26,093	26,615	27,147	27,690	28,244	28,809	29,385	29,973	30,572	31,184	31,808	32,444	33,093
Vacancy Reserve @ 5.0%	(640)	(56,347)	(57,474)	(58,624)	(59,796)	(60,992)	(62,212)	(63,456)	(64,725)	(66,020)	(67,340)	(68,687)	(70,061)	(71,462)	(72,891)	(74,349)
Total Housing	13,135	1,155,869	1,178,986	1,202,566	1,226,617	1,251,150	1,276,173	1,301,696	1,327,730	1,354,285	1,381,370	1,408,998	1,437,178	1,465,921	1,495,240	1,525,144
Expenses:																
Management Fee (% of EGI)	525	46,235	47,159	48,103	49,065	50,046	51,047	52,068	53,109	54,171	55,255	56,360	57,487	58,637	59,810	61,006
Administrative	500	44,000	45,320	46,680	48,080	49,522	51,008	52,538	54,114	55,738	57,410	59,132	60,906	62,733	64,615	66,554
Contracted Services	228	20,101	20,704	21,326	21,965	22,624	23,303	24,002	24,722	25,464	26,228	27,015	27,825	28,660	29,519	30,405
Leasing and Marketing	50	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741	5,913	6,091	6,273	6,462	6,655
Mt 3	402	35,408	36,471	37,555	38,662	39,792	41,048	42,279	43,548	44,854	46,200	47,586	49,013	50,484	51,998	53,558
Pa 2	1,750	154,000	158,620	163,379	168,280	173,328	178,528	183,884	189,401	195,083	200,935	206,963	213,172	219,567	226,154	232,939
Utilities	800	70,400	72,512	74,687	76,928	79,236	81,613	84,061	86,583	89,181	91,856	94,612	97,450	100,374	103,385	106,486
Real Estate Taxes	20	1,760	1,813	1,867	1,923	1,981	2,040	2,102	2,165	2,230	2,296	2,365	2,436	2,509	2,585	2,662
Insurance	2,000	176,000	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	236,529	243,625	250,934	258,462	266,216
Replacement Reserves	300	26,400	27,192	28,008	28,848	29,713	30,605	31,523	32,469	33,443	34,446	35,479	36,544	37,640	38,769	39,932
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	6,576	578,704	595,603	613,000	630,909	649,345	668,325	687,864	707,980	728,688	750,007	771,955	794,550	817,811	841,759	866,414
Net Operating Income	6,559	577,164	583,383	589,566	595,709	601,804	607,847	613,832	619,750	625,596	631,363	637,043	642,628	648,110	653,480	658,730
Debt Service & Cashflow																
Hard Debt																
Permanent Loan 1	5,703	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896
Total Hard Debt	5,703	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896
1st Mort Coverage + Hard Fees	-	1.15x	1.16x	0.00x	1.19x	1.20x	1.21x	1.22x	1.23x	1.25x	1.26x	1.27x	1.28x	1.29x	1.30x	1.31x
Waterfall Cashflow	1,757,561	75,268	81,487	87,670	93,812	99,908	105,951	111,935	117,854	123,700	129,467	135,147	140,732	146,214	151,584	156,834
DDF	18,566	1,633,848	1,552,361	1,464,691	1,370,879	1,270,971	1,165,020	1,053,085	935,231	811,531	682,064	546,917	406,186	259,972	108,388	-
Soft Debt																
PBC Soft Funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1st Mort, SAIL, & Fees Coverage	-	1.15x	1.16x	1.17x	1.19x	1.20x	1.21x	1.22x	1.23x	1.25x	1.26x	1.27x	1.28x	1.29x	1.30x	1.31x
Net Cashflow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48,446
		75,268	81,487	87,670	93,812	99,908	105,951	111,935	117,854	123,700	129,467	135,147	140,732	146,214	151,584	-

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Housing Trust Group

Drexel Senior - Palm Beach - Senior

Project Setup

Project Information				Timing		Units	Date	Elapsed Months	Cumulative Months
Project Name	Drexel Senior	Demographic	Senior	Invitation to Credit Underwriting			6/17/24		
City, State	Palm Beach County	Land (Acres)	0.55	Closing Date			10/31/25	17	
County	Palm Beach	Max Density	88 Units	First Unit Occupied (# of Occupied upon initial C/O)	20		Jan-27	15	15
Developer	HTG Drexel Road Developer, LLC	Zoning	PUD	Last Unit Occupied (# of Occupied per month)	23		Apr-27	3	18
Ownership Entity	Drexel Road Senior Apartments, LTD	Address	1745 Drexel Road	Permanent Loan Closing Date			Oct-27	6	24

Deal Info		Unit Type	Sq Ft.	Units	% Units	% Income	Utility All.	Set Aside	% Units	# Units	% of Sq Ft
Deal Type	4%	Studio	0	0	0%	0%	0.00	30%	16%	14	16%
Acquisition	No	1/1	650	56	64%	59%	\$101.00	60%	60%	53	60%
Project Type	New Construction	2/2	850	32	36%	41%	\$123.00	80%	24%	21	24%
Construction Type	ESS	3/2	1,050	0	0%	0%	\$0.00	Market	0%	0	0%
# of Buildings	1	Total	723	88	100%	100%	9,592	% Affordable	100%	88	100%
# of Elevators	2										

Residential Rent Schedule	# of Units	Rent Limit	Unit Sq. Ft.	2023 Rents	Net Rent	Total Rent Monthly	Total Rent Annual	Total Sq. Ft.	Rent P.S.F.	Rent Per Unit
1/1	9	30%	650	548	\$447	\$4,023	\$48,276	5,850	\$0.69	\$5,364
1/1	34	60%	650	1,096	\$995	\$33,830	\$405,960	22,100	\$1.53	\$11,940
1/1	13	80%	650	1,462	\$1,361	\$17,693	\$212,316	8,450	\$2.09	\$16,332
2/2	5	30%	850	657	\$534	\$2,670	\$32,040	4,250	\$0.63	\$6,408
2/2	19	60%	850	1,315	\$1,192	\$22,648	\$271,776	16,150	\$1.40	\$14,304
2/2	8	80%	850	1,754	\$1,631	\$13,048	\$156,576	6,800	\$1.92	\$19,572
Total	88	60.00%	63,600		\$6,160	\$93,912	\$1,126,944	63,600	\$1.48	\$12,806

Operating Expenses	Total	Per Unit	P.S.F. (rentable)	Notes
Management Fee (% of EGI)	46,235	525	0.73	4%
Administrative	44,000	500	0.69	
Contracted Services	20,101	228	0.32	
Leasing and Marketing	4,400	50	0.07	
Maintenance	35,408	402	0.56	
Payroll	154,000	1,750	2.42	
Utilities	70,400	800	1.11	
Real Estate Taxes	1,760	20	0.03	62+%
Insurance	176,000	2,000	2.77	
Replacement Reserves	26,400	300	0.42	
Bond/SAIL/ELI Fees	-	-	-	
Other	-	-	-	
Total	578,704	6,576	9.10	
Purchase Price	3,000,000	34,091	47.17	
Senior Debt Service Coverage		1.15x		
Total Debt Service Coverage		1.15x		

Operating Assumptions	Per Year	Total
Vacancy Rate	5%	56,347
Rental Income Growth	2%	
Other Income Growth	2%	
Expense Growth	3%	

Parking Income	Factor	Spaces	Rent/month	Total/month	Per Annum
Included in Rent		-	-	-	-
Available for Rent		-	-	-	-
Vacancy	0%	-	-	-	-
Net Total		-	-	#DIV/0!	-

Other Income	Unit/mo	%	Unit/yr	Per Annum
Laundry	60	95%	684	60,192
Other	25	95%	285	25,080
Other	-	0%	-	-
Other	-	0%	-	-
Other	-	0%	-	-
Total Other Income	85		969	85,272

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Attachment 7

Attached, please review the 15-year operating proforma of the Drexel Road Senior Apartments project.



To: Johnathan Brown, Director
Department of Housing and Economic Development

From: Housing Trust Group

Re: 15 -Year Operating Proforma Review and Assumptions

Date: March 28, 2024

Our review of the 15-year operating proforma of Drexel Road Senior Apartments project indicates that the project is realist and attainable. Our assumptions are as follows:

- Annual projected net operating projected revenues range from approximately \$577,164 in year 1 to approximately \$658,730 in year 15.
- Revenues are projected to increase by 2% annually.
- Annual revenues are affected by the initial rent ceiling of 95% of Maximum Allowable Rent.
- Operations – Total projected operating costs range from approximately \$578,000 in year 1 to \$866,000in year 15.
- Operating costs are projected to increase annually by approximately 3 %.
- Net Operating income over the 15-year period average in the medium six figure range, approximately \$680K.

Housing Trust Group

Drexel Senior - Palm Beach - Senior

Operating Statement

Income:	Per Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Housing																
Net Rental Income	12,806	1,126,944	1,149,483	1,172,473	1,195,922	1,219,840	1,244,237	1,269,122	1,294,504	1,320,395	1,346,802	1,373,738	1,401,213	1,429,237	1,457,822	1,486,979
Laundry	684	60,192	61,396	62,624	63,876	65,154	66,457	67,786	69,142	70,525	71,935	73,374	74,841	76,338	77,865	79,422
Other	285	25,080	25,582	26,093	26,615	27,147	27,690	28,244	28,809	29,385	29,973	30,572	31,184	31,808	32,444	33,093
Vacancy Reserve @ 5.0%	(640)	(56,347)	(57,474)	(58,624)	(59,796)	(60,992)	(62,212)	(63,456)	(64,725)	(66,020)	(67,340)	(68,687)	(70,061)	(71,462)	(72,891)	(74,349)
Total Housing	13,135	1,155,869	1,178,986	1,202,566	1,226,617	1,251,150	1,276,173	1,301,696	1,327,730	1,354,285	1,381,370	1,408,998	1,437,178	1,465,921	1,495,240	1,525,144
Expenses:																
	Per Unit															
Management Fee (% of EGI)	525	46,235	47,159	48,103	49,065	50,046	51,047	52,068	53,109	54,171	55,255	56,360	57,487	58,637	59,810	61,006
Administrative	500	44,000	45,320	46,680	48,080	49,522	51,008	52,538	54,114	55,738	57,410	59,132	60,906	62,733	64,615	66,554
Contracted Services	228	20,101	20,704	21,326	21,965	22,624	23,303	24,002	24,722	25,464	26,228	27,015	27,825	28,660	29,519	30,405
Leasing and Marketing	50	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741	5,913	6,091	6,273	6,462	6,655
M: 3	402	35,408	36,471	37,565	38,692	39,852	41,048	42,279	43,548	44,854	46,200	47,586	49,013	50,484	51,998	53,558
P: 2	1,750	154,000	158,620	163,379	168,280	173,328	178,528	183,884	189,401	195,083	200,935	206,963	213,172	219,567	226,154	232,939
Utilities	800	70,400	72,512	74,687	76,928	79,236	81,613	84,061	86,583	89,181	91,856	94,612	97,450	100,374	103,385	106,486
Real Estate Taxes	20	1,760	1,813	1,867	1,923	1,981	2,040	2,102	2,165	2,230	2,296	2,365	2,436	2,509	2,585	2,662
Insurance	2,000	176,000	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	236,529	243,625	250,934	258,462	266,216
Replacement Reserves	300	26,400	27,192	28,008	28,848	29,713	30,605	31,523	32,469	33,443	34,446	35,479	36,544	37,640	38,769	39,932
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	6,576	578,704	595,603	613,000	630,909	649,345	668,325	687,864	707,980	728,688	750,007	771,955	794,550	817,811	841,759	866,414
Net Operating Income	6,559	577,164	583,383	589,566	595,709	601,804	607,847	613,832	619,750	625,596	631,363	637,043	642,628	648,110	653,480	658,730
Debt Service & Cashflow																
Hard Debt																
Permanent Loan 1	5,703	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896
Total Hard Debt	5,703	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896	501,896
<i>1st Mort Coverage + Hard Fees</i>		<i>1.15x</i>	<i>1.16x</i>	<i>0.00x</i>	<i>1.19x</i>	<i>1.20x</i>	<i>1.21x</i>	<i>1.22x</i>	<i>1.23x</i>	<i>1.25x</i>	<i>1.26x</i>	<i>1.27x</i>	<i>1.28x</i>	<i>1.29x</i>	<i>1.30x</i>	<i>1.31x</i>
Waterfall Cashflow	1,757,561	75,268	81,487	87,670	93,812	99,908	105,951	111,935	117,854	123,700	129,467	135,147	140,732	146,214	151,584	156,834
DDF	18,566	1,633,848	1,552,361	1,464,691	1,370,879	1,270,971	1,165,020	1,053,085	935,231	811,531	682,064	546,917	406,186	259,972	108,388	-
Soft Debt																
PBC Soft Funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>1st Mort, SAIL, & Fees Coverage</i>		<i>1.15x</i>	<i>1.16x</i>	<i>1.17x</i>	<i>1.19x</i>	<i>1.20x</i>	<i>1.21x</i>	<i>1.22x</i>	<i>1.23x</i>	<i>1.25x</i>	<i>1.26x</i>	<i>1.27x</i>	<i>1.28x</i>	<i>1.29x</i>	<i>1.30x</i>	<i>1.31x</i>
Net Cashflow	-	75,268	81,487	87,670	93,812	99,908	105,951	111,935	117,854	123,700	129,467	135,147	140,732	146,214	151,584	-

Proforma Disclaimer: The estimates contained herein are based on assumptions concerning future events and circumstances which are inherently subject to uncertainty and variation depending upon continually evolving events. No representation or warranties, expressed or implied, as to their content, suitability for any purpose, accuracy, veracity, or completeness are made or that actual results will conform to such estimates. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal.



Attachment 8

Please see the attached Drexel Road Senior Apartments Project 's Funding Sources

RAYMOND JAMES

March 26, 2024

Mr. Matthew Rieger
Spectra HTG Drexel Road Senior Apartments, LTD
c/o Housing Trust Group, LLC
3225 Aviation Avenue, Suite 602
Miami, FL 33133

Re: Project: Drexel Road Senior Apartments
Partnership/Applicant: Spectra HTG Drexel Road Senior Apartments, LTD
Fund: To be determined
Property Location: Palm Beach County, Florida

Dear Mr. Rieger,

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 \$1,291,371 in annual low income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJAHI Fund in the Project is \$10,846,423 or \$0.84 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 \$12,912,409 (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:

- 25% (\$2,711,606) paid prior to or simultaneous with the closing of construction financing
- 25% (\$2,711,606) paid at 98% construction completion
- Balance (\$5,423,211) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$5,423,212.

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.RJAHL.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,

A handwritten signature in black ink, appearing to be 'SJ' with a stylized flourish.

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



March 25, 2024

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

**Re: Drexel Road Senior Apartments
Palm Beach 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 and workforce rental housing to be known as **Drexel Road Senior Apartments**, in Palm Beach 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 an amount up to **\$19,000,000**; and a taxable loan in the amount of **\$1,000,000**; for total JPMC Construction Period Debt of **\$20,000,000**, the proceeds of which will fund a construction financing to the Borrower. Upon meeting the conditions required for the permanent period, the Construction Loans will convert to a Permanent Loan in an amount not to exceed **\$8,000,000**.

Borrower: Spectra HTG Drexel Road Senior Apartments, Ltd.

Developer: HTG Drexel Road Developer, LLC

Project: Drexel Road Senior Apartments will consist of a 88-unit affordable and workforce housing development targeted towards the general population with a senior preference and to be located in West Palm Beach, Palm Beach County, Florida.

Construction Loans

Amount:	Approximately \$20,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	As of to date: <ul style="list-style-type: none"> • \$19,000,000 Tax-Exempt Facility: Floating at One-Month Term SOFR + 200 bps or currently about 7.33%. • \$1,000,000 Taxable Loan: Floating at One-Month Term SOFR + 250 bps or currently about 7.83%. Note: Any SOFR less than 3.00% shall be deemed to be 3.00%.
Commitment Fee:	1.00% 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 and Second mortgages; 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: **\$8,000,000** 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:	1.00% of the Permanent Loan amount payable at Construction Loan closing.
Interest Rate:	The interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is 5.77% Please note that credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to commitment.
Term:	15 years.
Amortization:	35 years.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals.
Loan to Value:	Up to 80% of the stabilized rent-restricted value.
Conversion Requirements:	<ul style="list-style-type: none"> • 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all “hard debt” loans requiring debt service payment. Commercial income will be excluded from DSCR analysis. • 90% economic and physical occupancy for 90 days. • 10-year pro-forma forecast shows annual DSCR (based on annual revenue growth of 2% and annual expense growth of 3%) of 1.20x or greater, else the Permanent Loan amount may be resized at conversion.
Prepayment Terms:	Prepayment prior to three years before the Permanent Loan maturity date will be subject to a prepayment fee equal to the greater of 1% of the Loan balance or yield maintenance. Thereafter, prepayment will be without premium.
Escrows/Reserves:	Bank controlled escrows required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of \$300/unit/year funded at conversion with 3-month initial deposit. In addition, an Operating and Debt service guarantee will be required from the individual guarantor as approved by Lender. The reserve or

agreement will have a minimum term of five years and will not terminate unless DSC is at least 1.20x in the year of termination.

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

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

Sincerely,

JPMORGAN CHASE BANK, N.A

A handwritten signature in blue ink, appearing to read "Tammy Haylock-Moore", written over a horizontal line.

By: _____
Tammy Haylock-Moore, Authorized Officer



**Housing Finance Authority
of Palm Beach County**

100 Australian Avenue, Suite 410
West Palm Beach, FL 33406
(561) 233-3656
www.pbchfa.org



Chairperson

Robin B. Henderson

Vice Chair

Tracy L. Caruso

Secretary

Chricht B. Mixon

Clark D. Bennett

Laurie S. Dubow

Gary P. Eliopoulos

Bobby "Tony" Smith

Executive Director

David M. Brandt

dbrandt@pbcgov.org

(561) 233-3652

Administrative Assistant

Jennifer M. Hamilton

jhamilto@pbcgov.org

(561) 233-3656

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

April 2, 2024

HTG Drexel Road Senior Apartments, Ltd.
C/O Matthew Rieger
3225 Aviation Avenue, Suite 602
Coconut Grove, Florida 33133

RE: Multifamily Bond Application for HTG Drexel Road Senior
Apartments, Ltd.

Dear Mr. Rieger:

This letter has been given for inclusion in your application to Palm Beach County's RFP HBLP 2024.5 which confirms that HTG Drexel Road Senior Apartments, Ltd. a.) has submitted an application for bond financing to the Housing Finance Authority of Palm Beach County (the "Authority") for the development of the Drexel Road Senior Apartments project, b.) requesting bond financing not-to-exceed \$19,000,000, and c.) the bonds have not and will not be issued occur prior to June 1, 2024.

Any further questions regarding this matter should be addressed to the Executive Director of the Authority.

Sincerely yours,

A handwritten signature in black ink, appearing to read "D. Brandt".

David Brandt
Executive Director



Attachment 9

Detailed Project Schedule

Project Development Schedule

1. Application Submitted April 2024
2. Submission of Staff Recommendations to the Board of County Commissioners July 2024
3. Submission of Application to Underwriter August 2024
4. Submission of Final Recommendations to the Board of County Commissioners September 2024
5. Permit Approvals March 2025
6. Closing Date April 2025
7. Construction Commence April 2025
8. Complete June 2026



Attachment 10

Please see the attached availability forms.

1. Verification that the development is consistent with zoning and land use regulations. (*)
2. Verification of the Availability of Electricity. (Current Electric Bills)
3. Verification of the Availability of Sewer Capacity.
4. Verification of Infrastructure and Roads.
5. Verification of the availability of Water.

(*) The Drexel development site consists of vacant land and existing apartments owned by the Palm Beach County Public Housing Authority. Drexel Road Senior Apartments will be constructed on the vacant land on the site. Current zoning is RM and does allow for 88 units as depicted in the application submitted.



Search by Owner Name (Last Name first), Address, or PCN

Real Property Search

Tangible Property Search

Search

- [CLOSE TABS](#)
- [PRINT PROPERTY SUMMARY](#)
- [2023 PROPOSED NOTICE](#)

PROPERTY DETAIL

LOCATION ADDRESS	1745 DREXEL RD
MUNICIPALITY	UNINCORPORATED
PARCEL CONTROL NUMBER	00-42-43-27-23-001-0000
SUBDIVISION	DONALD C WALKER COMMUNITY
OFFICIAL RECORDS BOOK/PAGE	/
SALE DATE	
LEGAL DESCRIPTION	DONALD C WALKER COMMUNITY ALL OF PL (LESS BUFFER ZONES & SYKES RD R/W)

[Show Full Map](#)

Nearby Sales Search



OWNER INFORMATION

OWNER(S)	MAILING ADDRESS	
PALM BEACH COUNTY HOUSING AUTH	3432 W 45TH ST WEST PALM BEACH FL 33407 1844	Change of Mailing Address

SALES INFORMATION

No Sales Information Available.

EXEMPTION INFORMATION

EXEMPTION YEAR : 2023

PROPERTY INFORMATION

Building 1

Tangible Account(s)

SUBAREA AND SQUARE FOOTAGE FOR BUILDING 1

CODE DESCRIPTION	SQUARE FOOTAGE
APARTMENT	25184
APARTMENT	41824
APARTMENT	19662
SUPPORT	720
Total Square Footage	87390
Number of Units	100
Total Square Feet*	87390
Acres	7.2994
Property Use Code	0300—MULTIFAMILY 10 UNITS OR MORE
Zoning	RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)

[Request Structural Details Change](#)

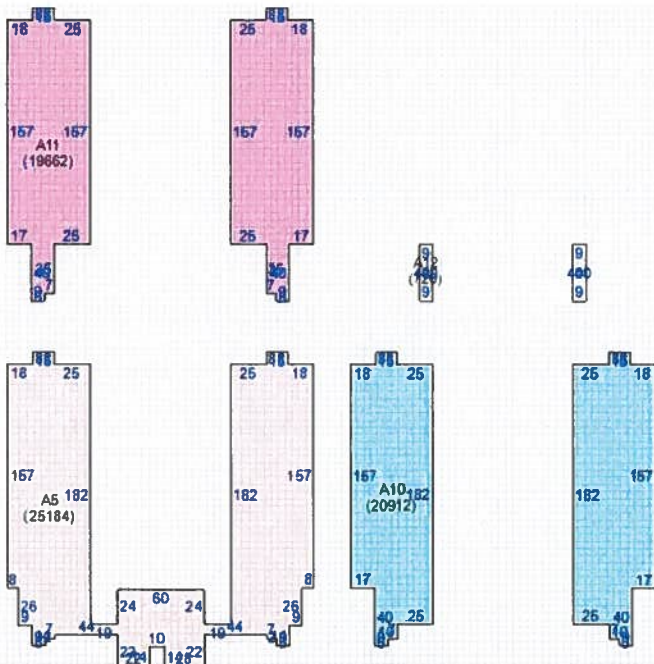
*May indicate living area in residential properties.

STRUCTURAL ELEMENT FOR BUILDING 1

Year Built	1984
APARTMENTS HIGH RISE	87390

[Print Building 1 Details](#)

SKETCH FOR BUILDING 1



PROPERTY EXTRA FEATURES

DESCRIPTION	YEAR BUILT	UNITS
Walkway-Concrete	1984	2100
Fence- Wrought Iron	2000	750
Wall	1984	256
Patio	1984	1785
Paving- Asphalt	1984	37950

PROPERTY LAND DETAILS

LAND LINE #	DESCRIPTION	ZONING	ACRES
1	MULTI FAMILY	RM	7.2994

APPRAISALS

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Improvement Value	\$6,649,157	\$5,748,010	\$4,357,805	\$4,114,415	\$3,625,674
Land Value	\$2,500,000	\$1,460,000	\$1,252,000	\$1,252,000	\$1,192,354
Total Market Value	\$9,149,157	\$7,208,010	\$5,609,805	\$5,366,415	\$4,818,028

All values are as of January 1st each year

ASSESSED & TAXABLE VALUES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
Assessed Value	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Exemption Amount	\$6,787,865	\$6,170,786	\$5,609,805	\$5,299,831	\$4,818,028
Taxable Value	\$0	\$0	\$0	\$0	\$0

TAXES

Show 5 Year Show 10 Year

TAX YEAR	2023	2022	2021	2020	2019
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

[Property Tax Calculator](#)

[Portability Calculator](#)

[Property Tax Details](#)

[Tax Collector](#)

BUYERS TAKE NOTE: Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

[Home](#)

[Contact Us](#)

[Records Custodian](#)





04/02/24

Drexel Road Senior Apartments
3225 Aviation Ave | Suite 602
Coconut Grove 33133

Re: 1745 Drexel Rd, West Palm Beach, FL 33417

Dear : Drexel Road Senior Apartments

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations. Preliminary analysis of your request has indicated that a line extension will be required and will most likely require a Contribution in Aid of Construction to be paid in order to provide service.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

Kimberley Calixte

Kimberley Calixte

Associate Engineer

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - SEWER CAPACITY,
PACKAGE TREATMENT, OR SEPTIC TANK**

FHFC Application Reference: RFP HED.HBLP.2024.5

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Drexel Road Senior Apartments

1745 Drexel Road , Unincorporated Palm Beach County

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).


The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Sewer Capacity or Package Treatment is available to the proposed Development; or
2. There are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and/or install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.



Signature

Jackie Michels

Print or Type Name

Project Manager

Print or Type Title

Palm Beach County Water Utilities

Name of Entity Providing Service

8100 Forest Hill Blvd.

Address (street address, city, state)

WPB FL

City and State

561-493-6116

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

FHFC Application Reference: RFP HED.HBLP.2024.5

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Drexel Road Senior Apartments

1745 Drexel Road, Unincorporated Palm Beach County

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Quazi Ahmad Bari

Signature

PALM BEACH COUNTY

Name of Entity Providing Service

QUAZI BARI

Print or Type Name

MANAGER - GROWTH MANAGEMENT

Print or Type Title

2300 N. JOG RD, WEST PALM BEACH, FL 33411

Address (street address, city, state)

561-684-4030

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER**

FHFC Application Reference: RFP HED.HBLP.2024.5

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Drexel Road Senior Apartments

1745 Drexel Road, Unincorporated Palm Beach County

Development Location: _____

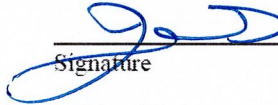
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Potable water is available to the proposed Development, subject to item 2 below.
2. To access such water service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.



Signature

Jackie Michels
Print or Type Name

Project Manager
Print or Type Title

PBCWUD
Name of Entity Providing Service

8100 Forest Hill Blvd
Address (street address, city, state)

WPB, FL

5614936116
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - SEWER CAPACITY,
PACKAGE TREATMENT, OR SEPTIC TANK**

FHFC Application Reference: RFP HED.HBLP.2024.5

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Drexel Road Senior Apartments

1745 Drexel Road , Unincorporated Palm Beach County

Development Location: _____

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).


The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Sewer Capacity or Package Treatment is available to the proposed Development; or
2. There are no known prohibitions to installing a Septic Tank system with adequate capacity for the proposed Development location or, if necessary, upgrading an existing Septic Tank system with adequate capacity for the proposed Development location.

To access such waste treatment service, the Applicant may be required to pay hook-up, installation and other customary fees, comply with other routine administrative procedures, and/or install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.



Signature

Jackie Michels
Print or Type Name

Project Manager
Print or Type Title

Palm Beach County Water Utilities
Name of Entity Providing Service

8100 Forest Hill Blvd.
Address (street address, city, state)

WPB FL

561-493-6116
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.



Attachment 11

Local Funding Support Documentation – TBD



Attachment 12 – Not Applicable

Documentation of residential displacement is not applicable. No residential structures exist on the site.



Attachment 13

Certifications

EXHIBIT C

RESPONDENT CERTIFICATION FORM

By signing below, the undersigned Matthew Rieger, as Manager of Housing Trust Group, LLC (the Respondent), a Florida Limited Liability Company i.e. Florida corporation hereby certifies that the undersigned is duly authorized to sign this Respondent Certification Form on behalf of the Respondent and that this Respondent Certification Form shall be fully binding upon Respondent. Respondent hereby covenants and agrees to comply with the terms upon RFP HED.HBLP.2024.5, all related Federal Regulations, and related Addenda and to attempt to negotiate in good faith with the County the terms of an agreement and will implement the response submitted by Respondent of the RFP. The Respondent further covenants and agrees that it has received all of the information referenced in the RFP, that Respondent fully understands the same, that Respondent completely and accurately completed the response submitted by Respondent pursuant to the RFP, that the information contained in such response submitted by Respondent is true and correct and that Respondent shall be bound by the terms and conditions of the RFP and the covenants, agreements and representations made by Respondent herein and in the response submitted by Respondent to the RFP.

Date of Execution by Respondent: April 2, 2024.

Housing Trust Group, LLC
RESPONDENT

By: [Signature]
Signature

Its: Manager Matthew Rieger
SEAL Print Signatory's Name

The foregoing Respondent Certification Form was acknowledged before me this 2nd day of April, 2024, Matthew Rieger the Manager of Housing Trust Group, LLC, a _____ (state and type of entity), who is personally known to me OR who produced _____ as identification and who did take an oath.

[Signature]
Notary Public

NOTARY PUBLIC

KATHLEEN MARY HAGGERTY
Print Notary Name

State of Florida at large

My Commission Expires 09/30/2024





Attachment 14

Public Disclosure Form

EXHIBIT D

**DISCLOSURE OF BENEFICIAL INTERESTS
(REQUIRED BY FLORIDA STATUTES 286.23)**

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Matthew Rieger hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Housing Trust Group, LLC which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number HED.HBLP.2024.5.
2. Affiant's address is: 3225 Aviation Ave, 6th Floor, Coconut Grove, FL 33133
3. Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the proposed project and the percentage interest of each such person or entity.
4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County.
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: [Signature] Manager Housing Trust Group, LLC, Affiant

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2nd day of April, 2024 by MATTHEW RIEGER, who is personally known to me OR who produced _____ as identification and who did take an oath.

(NOTARY SEAL BELOW)

Notary Signature: [Signature]
Notary Name: KATHLEEN MARY HAGGERTY
Notary Public State of Florida



ATTACHMENT TO DISCLOSURE OF BENEFICIAL INTERESTS

SCHEDULE TO BENEFICIAL INTERESTS IN PROJECT PROPOSAL

Affiant is only required to identify five percent (5%) or greater beneficial interest holders in the proposed project. If none, so state. Affiant must identify individual owners. If, by way of example, the proposed project is wholly or partially owned by another entity, such as a corporation, Affiant must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST



Attachment 15

Employee Disclosure Form

EXHIBIT E

DISCLOSURE OF RELATIONSHIPS WITH COUNTY

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Matthew Rieger hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Housing Trust Group, LLC which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number HED.HBLP.2024.5.
2. Affiant's address is: 3225 Aviation Ave, 6th Floor, Coconut Grove, FL 33133
3. Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every officer, director, or agent of the Respondent who is also an employee of Palm Beach County, and the names and addresses of every County official or employee who owns, directly or indirectly, an interest in the Respondent's firm or any of its affiliates.
4. Affiant acknowledges that this Affidavit will be relied upon by Palm Beach County.
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: [Signature] Housing Trust Group, LLC, Affiant
Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2nd day of April, 2024, by MATTHEW RIEGER, who is personally known to me OR who produced _____ as identification and who did take an oath.

(NOTARY SEAL BELOW)

Notary Signature: [Signature]
Notary Name: KATHLEEN MARY HAGGERTY
Notary Public State of Florida





Attachment 16

Litigation History

Litigation and Disciplinary History

Housing Trust Group, LLC or any of its key personnel or any team members (including, but not limited to any prime and subcontractors, architects, and attorneys) has/have never sued or been sued by a public agency or disciplined by a licensing body in the last ten years.



Attachment 17

Drug Free Certification

EXHIBIT F

DRUG FREE WORKPLACE CERTIFICATION

Preference shall be given to businesses with drug-free workplace programs. Pursuant to Section 287.087, Florida Statutes, whenever two or more competitive solicitations that are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a response received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie responses will be followed if none of the tied providers has a drug free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in Subsection (1).
4. In the statement specified in Subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or *nolo contendere* to, any violation of Chapter 894, Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on any employee who is so convicted or require the satisfactory participation in a drug abuse assistance or rehabilitation program as such is available in the employee's community.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of applicable laws, rules and regulations.

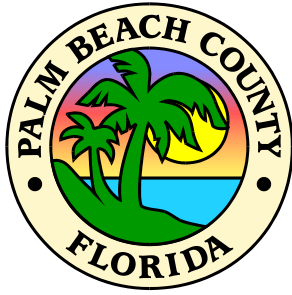
As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Housing Trust Group, LLC

BUSINESS NAME



PROVIDER'S SIGNATURE



Addendum No. 1 to RFP HED.HBLP.2024.5

**Request for Proposals (RFP)
Affordable Housing Multifamily Development**

Date Addendum No. 1 Issued:

March 25, 2024

RFP Contact:

Jeff Bolton
Housing & Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406
Phone: 561-233-3612
E-mail: HEDHBLP@pbcgov.org

PURPOSE OF THIS ADDENDUM:

The purpose of this Addendum is to:

1. Revise the RFP to modify the proposal requirement in Section II(D) to provide clarification of the submittal format for the RFP.

GENERAL INSTRUCTIONS:

- This Addendum No. 1 constitutes an integral part of the RFP and shall be read in conjunction with the RFP.
- Where inconsistent with the original RFP, this Addendum shall govern.
- It is the responsibility of all respondents to the RFP to conform to this Addendum.
- Unless specifically changed herein, all other requirements, terms and conditions of the RFP remain unchanged and can only be modified if in writing.
- Respondents shall acknowledge receipt of this Addendum on the form included with this Addendum as Exhibit A. Respondents shall include Exhibit A in their submittal in response to the RFP as **Attachment 18**.

REVISIONS TO THE RFP

- A. Respondents are directed to Section II.D.,**
1. Section II.D. shall be modified as shown below:

The Respondent must submit:

- An electronic copy of the complete proposal in pdf file format on a USB drive,
- ~~Eight (8)~~ Five (5) hard copies of the complete proposal:
 - One (1) original hard copy must be unbound on paper no larger than 8.5" x 11".
 - ~~Seven (7)~~ Four (4) hard copies shall be bound on paper no larger than 8.5" x 11", with tabbed/identified sections for each required attachment.

EXHIBIT A

to

Addendum No. 1

to

RFP HED.HBLP.2024.5

ADDENDUM ACKNOWLEDGEMENT FORM

to

Addendum No. 1

to

RFP HED.HBLP.2024.5

By signing this Form, Respondent acknowledges receipt of this Addendum No. 1 to RFP HED.HBLP.2024.5.

Respondents shall include this Acknowledgement Form as Attachment 18 to their proposal.

This Addendum consists of four (4) pages.

Respondent: _____

By Name & Title: _____

Signed: _____ **Date:** _____

ADDENDUM ACKNOWLEDGEMENT FORM

to

Addendum No. 1

to

RFP HED.HBLP.2024.5

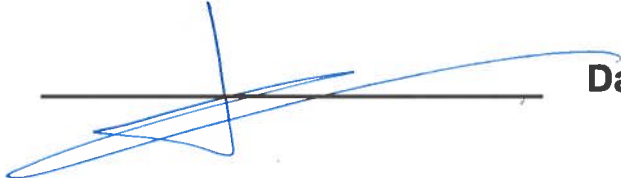
By signing this Form, Respondent acknowledges receipt of this Addendum No. 1 to RFP HED.HBLP.2024.5.

Respondents shall include this Acknowledgement Form as Attachment 18 to their proposal.

This Addendum consists of four (4) pages.

Respondent: Bryan Finnie / Housing Trust Group

By Name & Title: Bryan Finnie, SVP

Signed:  **Date:** 9/25/2024