

3. GENERAL DEVELOPMENT INFORMATION:

FHFC RFA #	2018-110		
Development Name:	New Life Estates		
Development Address:	8594 Highway 98 West, Escambia County, FL 32506		
Parcel Reference Number:	192S313401000000		
Jurisdiction Location:	<input checked="" type="checkbox"/> Unincorporated Escambia County <input type="checkbox"/> City of Pensacola		
Type of Development (check all that apply):	<input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Homeless		
Type of Construction:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Acquisition/Rehabilitation		
Development Design:	<input checked="" type="checkbox"/> Garden Apts	<input type="checkbox"/> High Rise	<input type="checkbox"/> Mid Rise, 4 Stories
	<input type="checkbox"/> Townhomes	<input type="checkbox"/> Quadraplexes	<input type="checkbox"/> Mid Rise, 5-6 Stories
	<input type="checkbox"/> Duplexes	<input type="checkbox"/> Other:	
Total Number of Units:	96	Number of Set Aside Units (10% minimum required):	10
Number of Set Aside Units for Homeless Households:	5	Number of Set Aside Units for Special Needs Households:	5
Is project located in a 2016 RECAP area (census tract 16)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (projects located in these census tracts not eligible)			
Is project located in a FEMA Special Flood Hazard Area? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (projects located in FEMA SFHA not eligible)			
Is the project located in a City or County Community Redevelopment Area? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
If yes, provide name of CRA: _____			
Is the project located in a Geographic Area of Opportunity (as determined by FHFC listing of Geographic Areas of Opportunities, effective 6/28/18)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
Funding Requested:	<input checked="" type="checkbox"/> \$354,000—Garden-Wood (New Construction)		
(SELECT ONE)	<input type="checkbox"/> \$425,625—Garden-Concrete (New Construction)		
	<input type="checkbox"/> \$425,625—Mid-Rise-Wood (New Construction)		
	<input type="checkbox"/> \$469,313—Mid-Rise-Concrete (New Construction)		
	<input type="checkbox"/> \$560,250—Hi-Rise (New Construction)		
	<input type="checkbox"/> \$297,563—Garden (Rehabilitation)		
	<input type="checkbox"/> \$419,250—Non-Garden (Rehabilitation)		

DEVELOPMENT BREAKDOWN BY UNIT. Please show the number of units for each income category.

BR SIZE→	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
↓INCOME LEVEL					
0-30% Area Median Income (AMI)		3	5	2	
31-50% AMI					
51-60% AMI		26	43	17	
61-80% AMI					
>80% AMI					
TOTALS:					

TOTAL UNITS: 96

PROPOSED RENTS. Please show the proposed rents by bedroom size and income levels.

BR SIZE→	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
↓INCOME LEVEL					
0-30% Area Median Income (AMI)		\$367	\$440	\$508	
31-50% AMI					
51-60% AMI		\$734	\$880	\$1,017	
61-80% AMI					
>80% AMI					

4. DEVELOPER EXPERIENCE:

- a. Has any member of the development team or any principals of the development team been associated with any development currently debarred or prohibited from participating in FHFC or another state's tax credit program? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- b. Has any member of the development team or any principals of the development team been associated with any development that has gone into default or been given a "troubled development" status? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- c. Has any member of the development team or any principals of the development team been associated with any development that has been found in non-compliance with the FHFC or another state tax credit program? ☒ NO ☐ YES If yes, please attach a detailed explanation in APPENDIX I.
- d. Provide information on your development teams' housing accomplishments over the past 5 years, including experience with affordable or workforce housing developments. Include summary of staff experience, including organizational chart with names/titles and designation of full or part time status. (ATTACHMENT 6)

- e. Provide listing of properties developed or owned by your agency in Escambia or Santa Rosa Counties (APPENDIX A). If none, attach Appendix A and state such.

5. PROPERTY MANAGEMENT TEAM EXPERIENCE:

- a. Name of Proposed
Property Management
Company: HTG Management, LLC
- b. Address of Management
Company: 3225 Aviation Avenue, 6th Floor, Coconut Grove, FL 33133
- c. Provide information on the experience of the proposed property management team, specifically with affordable or workforce housing developments. (ATTACHMENT 7)
- d. Provide listing of properties managed by the proposed property management company in Escambia or Santa Rosa Counties (APPENDIX B). If none, attach Appendix B, stating such.

6. DESIGN COMPATIBILITY:

Preliminary Site Plan and Elevations submitted as ATTACHMENT 1.

Provide a narrative describing how the proposed development's design is appropriate to the neighborhood, including scale and compatibility with existing neighborhood aesthetics. Include whether there is any plan to allow for community involvement to guide the design process. (APPENDIX C)

7. RESIDENT PROGRAM OFFERINGS:

- a. FHFC mandates provision of resident programs. Please note the FHFC minimum required resident programs that will be offered at the development:

- | | |
|---|--|
| <input type="checkbox"/> Assistance with Light-Housekeeping, Grocery Shopping and/or Laundry (Elderly Only) | <input type="checkbox"/> Computer Training |
| <input checked="" type="checkbox"/> After School Program for Children | <input type="checkbox"/> Employment Assistance Program |
| <input checked="" type="checkbox"/> Daily Activities | <input type="checkbox"/> Financial Management Program |
| <input checked="" type="checkbox"/> Family Support Coordinator | <input type="checkbox"/> Literacy Training |
| <input type="checkbox"/> Homeownership Opportunity Program | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Resident Assurance Check-In Program (Elderly) | |

- b. Please list any resident program offerings in excess of the required minimums from FHFC:

Health and wellness promotion with focus on nutrition, physical fitness, health education and referral to health services

8. LOCAL CONTRACTORS:

Provide evidence that development will use local construction contractors or subcontractors, architects, landscaping firms, environmental services, designers, and/or engineers during the planning and construction of the project that maintain their principal office and place of business in Escambia County, Florida. Provide formal letter(s) on company letterhead that demonstrates partnership with local firms and their capacity in the proposed development. (APPENDIX D)

9. LOCAL PARTNERSHIPS:

Demonstrate partnerships with other not for profits, for profits, or service providers in project development or specific service delivery related to the development. Provide formal letter(s) on company letterhead that demonstrates partnership, MOU, or partnership agreement. (APPENDIX E)

10. EVIDENCE OF COMMUNITY SUPPORT:

Development provided documentation of community outreach as ATTACHMENT 8.

Provide evidence of community support of project as evidenced by meeting minutes, letter(s) of support from property owners in the vicinity of the proposed development, and/or letter(s) of support from local neighborhood groups. (APPENDIX F)

11. FINANCIAL CAPACITY:

- | | | |
|---|---|---|
| a. Total Development Cost: | \$20,814,702 including land and reserves;
\$18,976,637 excluding land and reserves | |
| b. Cost per Unit: | \$216,820 including land and reserves;
\$197,673 excluding land and reserves | |
| c. Is project based rental assistance anticipated for this Development? | | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |

If yes, list source of rental assistance:

Number of Units to receive assistance:	Years remaining on rental assistance contract:
_____	_____

- d. Attach a 15 year Proforma cash flow and proposed sources and uses of funds to demonstrate long-term cash flow for the development. Documents should be based on assumptions of occupancy, rents, and expenses for the duration of the affordability period. (ATTACHMENT 5)

12. LOCAL COMMUNITY BENEFITS:

Provide a narrative describing programs or amenities that the development will offer to the surrounding community as a whole. If applicable, include ways the development will help redevelop vacant or abandoned properties, brownfield sites, or severely blighted properties that are negatively impacting the surrounding community. Provide any market studies or analysis that show that the development will help stabilize or improve the area. Describe any innovative ways to reduce public expense in the area (shared parking, sidewalks, etc.). Describe in detail any planned unit set asides for extremely low income homeless or special needs households (APPENDIX G), including the set aside type, number of units, BR size, rents, and income limits.

NOTE: For the purposes of this application, a Special Needs person is defined in Section 420.0004(13), F.S., which means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

13. ABILITY TO PROCEED:

FHFC-required Ability to Proceed forms included as ATTACHMENT 2, Pre-Application Development Review as ATTACHMENT 3, and Evidence of Site Control as ATTACHMENT 4.

- a. Identify how any concerns raised about the ability for the project to proceed as identified in the Pre-Application Review process will be resolved. Provide information about the ability of the project to quickly proceed through underwriting if approved for funding by FHFC. (APPENDIX H)
- b. Provide projected project timeline (subject to FHFC approval and underwriting) after approval of agreement by the BCC. Include key dates, such as permit timing, FHFC funding closing dates, substantial completion, and lease-up.

See project timeline attached on the following page.

CERTIFICATION:

The proposer certifies that all documents included with this application are valid as of the date of this application and that current, dated copies have been submitted with this proposal. The person executing this document represents that s/he has the authority to bind the applicant. All items must be complete and included in the response by the deadline in order to meet minimum qualifications.

Signature: _____

Date: _____

10-26-18



SITE DATA

TOTAL ACREAGE (ENTIRE SITE): 26.11 ACRES
2.57 ACRES
38.68 ACRES

PROPOSED FAMILY - PHASE I: 7.7 ACRES

ZONING

ESCAMBIA COUNTY, FL: COMMERCIAL

SETBACKS: FRONT = 15'
REAR = 15'
SIDE = 10'

BUILDING HEIGHT MAXIMUM
REQUIRED: 150' / PROVIDED: -55'

FUTURE LAND USE: MIXED USED URBAN
MIXED USE SUBURBAN

BUILDINGS

TOTAL: 5 BUILDINGS
(NOT INCLUDING PICNIC PAVILIONS)

FAMILY - PHASE I = 5 BUILDINGS
4 APARTMENT BUILDINGS = 28,437 SF
(BUILDINGS 1-4)
1 COMMUNITY CLUBHOUSE = 3,500 SF
(BUILDING 5)

PARKING

TOTAL EXISTING SPACES (ASPHALT PARKING): 377

TOTAL PARKING FAMILY SPACES (PHASE I)
REQUIRED: 144 / PROVIDED: 146 (6 ADA)

(96 UNITS X 1.5 SPACES/UNIT DWELLING
UNIT = 144 SPACES)

IMPERVIOUS (APPROXIMATE)

EXISTING: 221,331 SF
(PARKING AND BUILDINGS)

NEW: 121,316 SF (PHASE I ONLY)
(PARKING AND BUILDINGS)

RETENTION (APPROXIMATE)

EXISTING: 83,700 SF

PROPOSED ADDITIONAL: 32,000 SF

NOTE: POND TO HAVE POSITIVE FLOW
EASEMENT WILL BE GRANTED

UNIT TABULATION

FAMILY TOTAL UNITS: 96

TOTAL UNITS, PER BLDG = 24

1 BED / 1 BATH = 6 UNITS

2 BED / 2 BATH = 12 UNITS

3 BED / 2 BATH = 6 UNITS

NOTE: The subject property as shown hereon
is located in flood zone A, (Areas subject to
inundation by the 1-percent-annual-chance
flood event). Because detailed hydraulic
analyses have not been performed, no Base
Flood Elevations (BFEs) or flood depths are
shown, and flood zone X, as determined from
the Federal Emergency Management Agency
Flood Insurance Rate Map of Escambia
County, Florida, Community 120080, FIRM
map panel numbers 12033C0384G and
0365G, map revision dated September 29,
2006.

WMB-ROI
(architecture)

ROI SOLUTIONS.

110 South Kentucky Avenue
Lakeland, Florida 33801
883.687.3573
wmb-roi.com
Corp. Lic. No. AAC001165

CONSULTANTS:

SEAL: J. MICHAEL MURPHY, P.E. Certificate No. 9346
STEVEN J. BOYINGTON, P.E. Certificate No. 9652
MATTHEW ROBERT CRAIG, P.E. Certificate No. 72335

NOT FOR
CONSTRUCTION
NOT FOR BID

DATE:

PROJECT NAME:

**NEW LIFE
ESTATES**

8610 W HIGHWAY 98
PENSACOLA, FL 32516

ISSUED DATES:

B

MARK	DATE	DESCRIPTION
DR. BY: RVD		QAL: EAC
CHKD. BY: EAC		QAM: SJB

SCALE: AS NOTED

PROJ. NO.: 18197

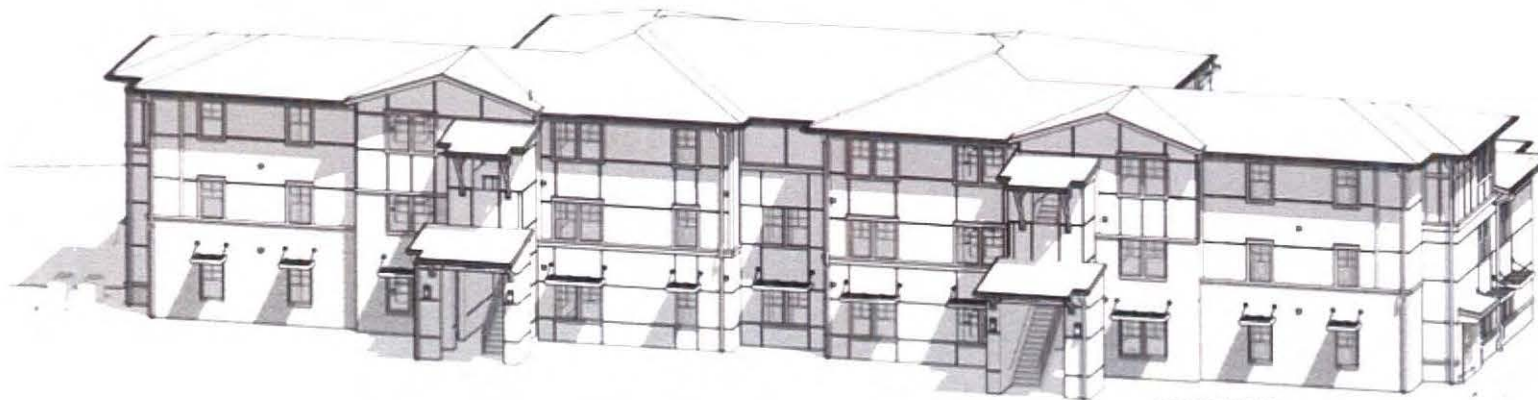
DWG. TITLE:

PROPOSED CONCEPTUAL
SITE PLAN

SCHEME G

DWG. No.:

SD-101



(K1) SOUTH EAST VIEW

1985:1 HISTORY		
Day	Temp	Wind direction
10/1/85	20-25	10-15 mph (15-20 mph)
10/2/85	20-25	10-15 mph (15-20 mph)
10/3/85	20-25	10-15 mph (15-20 mph)
10/4/85	20-25	10-15 mph (15-20 mph)
10/5/85	20-25	10-15 mph (15-20 mph)
10/6/85	20-25	10-15 mph (15-20 mph)
10/7/85	20-25	10-15 mph (15-20 mph)
10/8/85	20-25	10-15 mph (15-20 mph)
10/9/85	20-25	10-15 mph (15-20 mph)
10/10/85	20-25	10-15 mph (15-20 mph)
10/11/85	20-25	10-15 mph (15-20 mph)
10/12/85	20-25	10-15 mph (15-20 mph)
10/13/85	20-25	10-15 mph (15-20 mph)
10/14/85	20-25	10-15 mph (15-20 mph)
10/15/85	20-25	10-15 mph (15-20 mph)
10/16/85	20-25	10-15 mph (15-20 mph)
10/17/85	20-25	10-15 mph (15-20 mph)
10/18/85	20-25	10-15 mph (15-20 mph)
10/19/85	20-25	10-15 mph (15-20 mph)
10/20/85	20-25	10-15 mph (15-20 mph)
10/21/85	20-25	10-15 mph (15-20 mph)
10/22/85	20-25	10-15 mph (15-20 mph)
10/23/85	20-25	10-15 mph (15-20 mph)
10/24/85	20-25	10-15 mph (15-20 mph)
10/25/85	20-25	10-15 mph (15-20 mph)
10/26/85	20-25	10-15 mph (15-20 mph)
10/27/85	20-25	10-15 mph (15-20 mph)
10/28/85	20-25	10-15 mph (15-20 mph)
10/29/85	20-25	10-15 mph (15-20 mph)
10/30/85	20-25	10-15 mph (15-20 mph)
10/31/85	20-25	10-15 mph (15-20 mph)



Representative Behavior

BUILDING AXONOMETRICS

A4.03

Clubhouse

Representative Elevations



Residential Building



Attachment 2: FHFC Executed Ability to Proceed Forms

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: New Life Estates

Development Location: 8594 Highway 98 West, Escambia County

(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 location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100

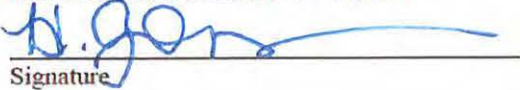
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no hearings or approvals required to obtain the appropriate zoning classification. Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Escambia County has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.


Signature

10/15/18

Date Signed

Horace L. Jones

Print or Type Name

Director, Development Services

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

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

Name of Development: New Life Estates

Development Location: 8594 Highway 98 West, Escambia County

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 location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

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.

Tim Smith
Signature

Florida Department of Transportation
Name of Entity Providing Service

TIM SMITH
Print or Type Name

1074 Hwy. 90

ISD ADMINISTRATOR
Print or Type Title

Chipley, FL 32428
Address (street address, city, state)

10/25/18
Date Signed

850-638-0250
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 there are alterations made to this form that change the meaning of the form, the form will not be accepted.

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

Name of Development: New Life Estates

Development Location: 8594 Highway 98 West, Escambia County

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 location of all Scattered Sites, if applicable, must also be included.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

1. Electricity is available to the proposed Development, subject to item 2 below.
2. To access such electric 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 in connection with the construction of the Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Allen D. Thompson
Signature

Allen D. Thompson
Print or Type Name

Area Engineer I
Print or Type Title

10/10/2018
Date Signed

Gulf Power Company
Name of Entity Providing Service

1 Energy Place
Address (street address, city, state)

Pensacola, FL 32520

850-429-2603
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 there are alterations made to this form that change the meaning of the form, the form will not be accepted.

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

Name of Development: New Life Estates

Development Location: 8594 Highway 98 West, Escambia County

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 location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:

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, provide easements, and remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that water service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive water service. The availability of water services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

CERTIFICATION

I certify that the foregoing information is true and correct.



Signature

Andre Calaminus

Print or Type Name

Right of Way Agent

Print or Type Title

10/8/2018

Date Signed

Emerald Coast Utilities Authority

Name of Entity Providing Service

9255 Sturdevant Street

Address (street address, city, state)

Pensacola, FL 32514

850-969-5822

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 there are alterations made to this form that change the meaning of the form, the form will not be accepted.

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

Name of Development: New Life Estates

Development Location: 8594 Highway 98 West, Escambia County

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 location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 100

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development Location met the following:


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, provide easements, and/or remove, relocate, install or construct line extensions and other equipment, including but not limited to pumping stations, in connection with the construction of the Development. Execution of this document does not guarantee that waste treatment service will be available to the Applicant in the future and does not provide the Applicant with any vested rights to receive waste treatment service. The availability of waste treatment services is subject to the approval of all applicable governmental agencies having jurisdiction over these matters.

For projects located within Miami-Dade County, the Applicant is advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Andre Calaminus
Print or Type Name

Right of Way Agent
Print or Type Title

10/8/2018
Date Signed

Emerald Coast Utilities Authority
Name of Entity Providing Service

9255 Sturdevant Street
Address (street address, city, state)

Pensacola, FL 32514

850-969-5822
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 there are alterations made to this form that change the meaning of the form, the form will not be accepted.

(Form Rev. 8-18)

ATTACHMENT 3

New Life Estates

Pre-Application Development Review with written comments

October 26, 2018

The file we are submitting under Attachment 3 is:

- Evidence of submission of our Pre-Application for Development Review.

As of this date, we are scheduled to receive written comments from the Escambia County Development Review Committee (DRC) some time after a DRC meeting scheduled at or about 10:15 am Central Time on Monday, October 29, 2018. Please note that, following up an email message which we received from Meredith Reeves on October 23, 2018 at 12:41 pm, we will submit the DRC written comments to our Pre-Application by email as soon as we have received them.



Escambia County, Florida

3363 West Park Place
Pensacola, FL 32505
(850) 595-1820
www.MyEscambia.com

Date: Monday, October 29, 2018

& C CLARK LLC R

705 PALOMAR DR
PENSACOLA FL 32507

Project Number 18103576PSP-PA
Job Address: 8610 W HIGHWAY 98, PENSACOLA, FL 32506

Dear & C CLARK LLC R,

Staff has completed its review of plans for the New life Estates that is to be located at 8610 W HIGHWAY 98, PENSACOLA, FL 32506. Comments from this review follow:

Floodplain Management Comments

The following comments have been provided by **Juan Lemos**. Should you have any questions or require additional information regarding any of these comments, please contact **Juan Lemos** at **(850) 595-3467** or by email at **jclemos@myescambia.com**.

Based on the submitted plans and the Escambia County Property Appraiser public records information available, it appears that the proposed site plan area is still part of the original parent parcel. No documentation showing an official lot split request from the applicant was available for review, therefore:

- i. Please insert the following flood statement in the plans:

"The subject property as shown hereon is located in **flood zone A**, (Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown), and **flood zone X**, as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers 12033C0364G and 0365G, map revision dated September 29, 2006."

- i. **A flood study is required** to identify Base Flood Elevations (BFE) and Finished Floor Elevations (FFE). Please submit the study to the DRC staff for review.

From the Escambia County LDC:

Sec 4-2.6 SITE PLANS AND CONSTRUCTION DOCUMENTS

(a) **Information for development in flood hazard areas.** The site plan or construction documents for any development subject to the requirements of this article shall be drawn to scale and shall include, as

applicable to the proposed development:

(3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 4-2.6(b)(1) of this article.

(b) Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

(1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices:

FEMA 265 regulation:

Managing Floodplain Development in Approximate Zone A areas. A guide for obtaining and developing base (100 year) flood elevations

<http://www.fema.gov/zone-manual-managing-floodplain-development-approximate-zone-areas>

- i. Escambia County has adopted a **3-foot freeboard** requirement above FEMA designated BFE

FYI, FEMA has released the preliminary flood maps for Escambia County. You can review the current and proposed flood zone changes for any parcel in Escambia County here:
<http://portal.nwfwmdfloodmaps.com/map.aspx?cty=escambia>

At the time of construction the proposed project must meet all of the construction standards from the Florida Building Code, for structures within a FEMA Special Flood Hazard Area. Contact Escambia County Floodplain Manager/Building Inspections: Harry T. Gibson, (850)-554-2826

If the proposed project is going to the BCC for funding consideration under the FHFC Housing Tax Credits program, at this point we have no documentation to show the proposed parcel is a stand-alone, legally created parcel, outside of the FEMA designated Special Flood Hazard Area and it will not meet the minimum threshold requirements, as directed by the BOCC.

Addressing Review Comments

The following comments have been provided by **Shannon Pugh**. Should you have any questions or require additional information regarding any of these comments, please contact **Shannon Pugh** at or by email at **sdpugh@myescambia.com**.

- i. The overall site address will be **8610 W Highway 98**. Show the address on the site plan and use the address on all future forms and applications.
- ii. Suites should be numbered so that building number, floor, and unit on that floor can be gleaned from a single number. Example: for Building 2, 3rd Floor, 4th Unit on the 3rd floor, the suite would be 2304. In cases where there is only one building, the building number portion should be dropped.
- iii. Show the suite numbering system on the site plan.
- iv. On April 5, 2012, the United States Postal Service (USPS) revised *Postal Operations Manual (POM)* subchapter 63, providing the Postal Service with autonomy in determining the modes of delivery when adding new deliveries, thereby enabling the Postal Service to provide services adequate and necessary to meeting its basic function in the most efficient manner.

The Local Postal Service representatives are still required to meet with builders and developers early in the process to ensure the best choices are made. The USPS reserves the right to establish delivery in the most consistent and cost effective means viable to meet our federal mandate of providing a free form of service that best meets the need to establish and maintain a safe, reliable and efficient national Postal Service.

In order for the USPS to make contact with the builder early in the process, their contact information would be very helpful if provided. Delivery will begin in the newly developed area ONLY upon approval from the USPS representative and only to locations and equipment provided by the USPS. Street delivery will be held until such time as an approved site locations is agreed upon.

Contact:

Tawanda Dumas

Growth Management Coordinator | GFA District | Jacksonville FL 32203-9998

Office Hours: Mon-Fri 8:00 am - 17:00 pm

Phone: 904-366-4924 fax: 904-359-2979 email: tawanda.d.dumas@usps.gov

Community Redevelopment Area (CRA) Review Comments

The following comments have been provided by **Sherry Duffey**. Should you have any questions or require additional information regarding any of these comments, please contact **Sherry Duffey** at **(850) 595-1673** or by email at **saduffey1@myescambia.com**.

This project is not located within a CRA Redevelopment District, therefore, we have no comments.

ECUA (Water and Sewer Utility) Review Comments

The following comments have been provided by **Andre Calaminus**. Should you have any questions or require additional information regarding any of these comments, please contact **Andre Calaminus** at **(850) 969-5822** or by email at **andre.calaminus@ecua.fl.gov**.

Project will need to submit to ECUA Engineering for review and permitting of water and/or sewer.

Planning and Zoning Comments

The following comments have been provided by **Caleb MacCartee**. Should you have any questions or require additional information regarding any of these comments, please contact **Caleb MacCartee** at **(850) 595-3473** or by email at **cgmaccartee@myescambia.com**.

1. **Sec. 3-2.10 Commercial district (Com**

(e) Location criteria. All new non-residential uses proposed within the Commercial district that are not part of a planned unit development or not identified as exempt by the district shall be on parcels that satisfy at least one of the following location criteria:

(1) Proximity to intersection. Along an arterial or collector street and within one-quarter mile of its intersection with an arterial street.

(2) Proximity to traffic generator. Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.

(3) Infill development. Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the Commercial district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

(4) Site design. Along an arterial or collector street, no more than one-half mile from its intersection with an arterial or collector street, not abutting a single-family residential zoning district (RR, LDR or MDR), and all of the following site design conditions:

a. Any intrusion into a recorded subdivision is limited to a corner lot.

b. A system of service roads or shared access is provided to the maximum extent made feasible by lot area, shape, ownership patterns, and site and street characteristics.

c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

(5) Documented compatibility. A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the potential uses of parcel that were not anticipated by the alternative criteria, and the proposed use, or rezoning as applicable, will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:

a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.

b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the Community Redevelopment Agency (CRA).

2. The development plan must be labeled and include the following items:

a) Draw or sketch the property boundaries to scale or, in as much as possible, proportionally to its dimensions. Include the actual dimensions (length) or each side of the property. Using a dotted line, show the required building setback distance.

b) Draw and label all structures that are located on the property, both existing and proposed

c) List the current and proposed use of the structures.

d) Show the total square footage (length x width) of existing or proposed structures.

e) Show the total square footage (length x width) of existing or proposed impervious areas (area that cannot

absorb water: e.g., concrete, asphalt, buildings, other structures). Show these dimensions on the site plan (distances of length and width). Include distances of impervious areas to the property line.

- f) Show the driveways and parking area dimensions, label an existing or proposed, and indicate the type of material that they are constructed or will be constructed of (concrete, asphalt, dirt, gravel, grass, etc.).
 - g) Include the number of parking spaces existing and proposed.
 - h) Show distances of all structures to the property line.
 - i) Show, with arrows, the direction that water flows across the property. If the site is flat, state this on the plan.
 - j) Show all existing drainage systems on the site (retention ponds, swales, culverts, pipes). Include any existing drainage systems in the right-of-way (roadside ditches, curbs, drainage inlets). If there are no drainage systems adjacent to the site, indicate, as best as possible, where the stormwater from the property flows.
 - k) Show all outside waste facilities. This would include dumpsters, storage areas, proposed or existing septic
- 3. Remove plan references to future development. Improvements not proposed for construction under the effective period of the plan's development order should not be included in the approved site plan. If future improvements were shown for storm water purposes, use the stormwater narrative to address those issues.
 - 4. Provide the density calculations on the site plan.
 - 5. Please provide parking calculations on the plan.

Multi-family dwelling

1.5 per dwelling unit

See Section **3-1.2 Parking Demand (d)** Where land uses do not correspond to any categories listed in this article the Planning Official shall alternatively confirm the sufficiency of parking facilities proposed. For any such use the applicant shall estimate the number of parking spaces required to satisfy the projected demand and provide adequate information from which the demand was estimated, including the following as applicable:

- 1. Type of use(s).
- 2. Estimated total number of vehicle trips generated during peak conditions and parking duration per trip (turnover rate).
- 3. Number of employees.
- 4. Building design capacity.
- 5. Square feet of use areas.
- 6. Hours of operation.
- 6. Please show the exterior lighting plan. Exterior lighting in and around buildings and in parking lots is permitted in all districts. Lighting is to be located for safety and visual effect. With the exception of street lights, it shall be installed so as not to shine directly on adjacent property. Lighting shall avoid annoyance from brightness and glare.

7. **Buffers. (a) Required by use.** The character of adjoining land uses primarily determines the type of buffering required.
2. **Residential.** All multi-family uses exceeding 10 dwelling units per acre (MDR district max. density) shall provide a Type-A buffer supplemented with an opaque fence or wall for all adjoining single-family and two-family residential uses.
8. Please show the location of any proposed signage and calculations.
9. On the top/cover sheet of the plan set provide a scaled and oriented site vicinity map locating the development site relative to principal roads, section lines, etc.
10. On the plan provide the zoning district(s), future land use category (FLU), and existing uses of the development site and adjoining parcel.
11. Please provide building elevations and floor plans for each proposed building.
12. **Landscape plans.** Prior to any county authorization of land development requiring site landscaping, a landscape plan shall adequately document compliance with all applicable landscaping standards of this article and the *DSM* Chapter 2, Landscaping Article. The plan shall include all calculations, dimensions, notes, and details necessary to describe the landscape elements and their relation to the site boundary and site improvements. Any landscaping proposed solely at the owner's discretion shall be distinguished from that required by the county. Additionally, the plan shall include owner notification of the responsibility for the establishment of newly planted trees and shrubs and the continuing obligation of maintenance of all landscape elements.

Stormwater Review Comments

The following comments have been provided by **Roza Sestnov**. Should you have any questions or require additional information regarding any of these comments, please contact **Roza Sestnov** at **(850) 595-3411** or by email at **risestnov@myescambia.com**.

- i. The increase in impervious surface resulting from modifications to existing development with a net increase of less than 1000sf would result in a stormwater exemption. Any additional gravel area or other semi-impervious area, subject to traffic, proposed to the site will be considered as semi-impervious and will have to be included in impervious area with a coefficient of 0.6. In this case less than 1666sf of semi-impervious would result in a stormwater exemption. It appears that this project may not qualify for this exemption.
- ii. Provide a Stormwater Management Plan signed and sealed by a professional engineer registered in the State of Florida. Provide drainage calculations for retention/detention facilities, at minimum, must satisfy one of the following:
 - a. For a positive drainage outfall system, $Q_{post} < Q_{pre}$ for a 100-year frequency of critical duration, up to and including a 24-hour duration storm event, with metered positive discharge into an approved functioning drainage system. **Positive outfall has to be demonstrated for this site.** Additional drainage improvement in the Mierhenry Right of Way may be required. The entire pond shall be recovered in no more than 7 days.
 - b. For retention facilities designed with no positive outfall, the retention volume must be adequate to collect and percolate runoff from up to and including a 24-hour, 100-year design storm frequency including upland acreage runoff. The entire pond shall be recovered in no more than 10 days.
- iii. Please coordinate with Planning and Zoning regarding proposed phases and subdividing existing lot (if applicable). See the next comment.
- iv. It appears that the proposed pond is going to be located on a separate parcel from proposed housing development. If so, please clarify who is going to be responsible for the pond maintenance.
- v. Type of the existing pond and condition needs to be verified.
- vi. When applicable please provide the following notes on the plans:
- vii. "The project engineer (engineer of record) shall provide to Escambia County "As-Built" record drawings for verification and approval by Escambia County one week prior to requesting a final inspection and certificate

- of occupancy, or provide "As-Built" certification that the project construction adheres to the permitted plans and specifications. The "As-Built" certification or the "As-Built" record drawings must be signed, sealed and dated by a registered Florida Professional Engineer"
- viii. "All aspects of the stormwater/drainage components and/or transportation components shall be completed prior to issuance of a final certificate of occupancy."
 - ix. "No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the Escambia County. Any deviations may result in delays in obtaining a certificate of occupancy."
 - x. "The contractor shall install prior to the start of construction and maintain during construction all sediment control measures as required to retain all sediments on the site. Improper sediment control measures may result in Code Enforcement Violation."
 - xi. "Retention/detention areas shall be substantially completed prior to any construction activities that may increase stormwater runoff rates. The contractor shall control stormwater during all phases of construction and take adequate measures to prevent the excavated pond from blinding due to sediments."
 - xii. "All disturbed areas which are not paved shall be stabilized with seeding, fertilizer and mulch, hydroseed and/or sod."
 - xiii. "All new building roof drains, down spouts, or gutters shall be routed to carry all stormwater to retention/detention areas."
 - xiv. "Developer/Contractor shall reshape per plan specifications, clean out accumulated silt, and stabilize retention/detention pond(s) at the end of construction when all disturbed areas have been stabilized and prior to request for inspection."
 - xv. "Contractor shall maintain record drawings during construction which show "as-built" conditions of all work including piping, drainage structures, topo of pond(s), outlet structures, dimensions, elevations, grading etc. Record drawings shall be provided to the Engineer of Record prior to requesting final inspection."
 - xvi. "The owner or his agent shall arrange/schedule with the County a final inspection of the development upon completion and any intermediate inspections at (850) 595-3472. As-built certification is required prior to request for final inspection/approval."
 - xvii. "Prior to construction a separate Building Inspection Department permit(s) shall be obtained for all Retaining wall(s) higher than 2 feet."
 - xviii. "Notify Sunshine utilities 48 hours in advance prior to digging within R/W; 1-800-432-4770."
 - xix. "Any damage to existing roads during construction will be repaired by the developer prior to final "as-built" sign off from the county."
 - xx. "The contractor shall notify FDOT 48 hours in advance prior to initiating any work in the state rights-of-way."
 - xxi. Show applicable locations of erosion/sediment control measures and label on plans.
 - xxii. If applicable, include on plans energy dissipaters at discharge points of all pipes and flumes based upon applicable design velocities. Rip-rap dissipater detail(s) should include minimum stone weight (suggest 50 #), spread and depth dimensions. Splash pad dissipater detail(s) should include construction specifications, dimensions, material etc.
 - xxiii. Include cross-section detail(s) of proposed pond(s) including side slopes, the top and bottom elevations, pond embankment stabilization notes, associated inflow/outflow structures, etc.
 - xxiv. Detention and retention basins (ponds), designed to impound more than two feet of water, must contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two feet below control elevation. Alternatively, the basin can be fenced with a perimeter fence to restrict public access.
 - xxv. If applicable, include a cross section of all proposed swales/open ditches including side slopes, and the proper stabilization notes if applicable. Plan view should include % slope, elevations, contours, and grading requirements as necessary for construction purposes.
 - xxvi. Provide a complete grading/drainage plan by tying existing contours to proposed contours.
 - xxvii. A geotechnical soil analysis report is required for projects > 9,000 total sq ft of impervious area.
 - xxviii. Demonstrate on plans how stormwater runoff is conveyed to receiving drainage system.
 - xxix. Provide a copy of a Maintenance Plan to both the County and the entity/owner responsible for maintenance which includes a listing setting forth scheduled maintenance needs and operation/maintenance instructions for the stormwater facilities and erosion repairs.
 - xxx. Provide a general description of drainage for on site, abutting property and adjacent roadway, the project objectives and conclusions, pertinent information critical to the project, etc.
 - xxxi. Include a brief summary of impacts to adjacent properties, receiving drainage system, and area-wide drainage systems for post development conditions. The stormwater design must provide reasonable assurance to protect adjacent properties.

- xxxii. FYI: It is Engineer/Developer's responsibility to obtain all state required permits.
- xxxiii. Drainage fees shall be paid at the time of the final comparison submittal. Drainage fees will be determined at the time of route sheet sign off.
- xxxiv. Please provide on the drawings a table listing existing and proposed impervious, semi-impervious, and pervious areas.

Fire and Life Safety Review Comments

The following comments have been provided by **Joseph Quinn**. Should you have any questions or require additional information regarding any of these comments, please contact **Joseph Quinn** at **(850) 595-1810** or by email at **jequinn@myescambia.com**.

- i. **18.2.2.1 Access Box(es)**. The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.
- i. **18.1.1.2 Fire Hydrant Systems**. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- i. **18.2.3.4.1.1** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- i. **18.2.3.4.1.2** Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- i. **18.2.3.4.2 Surface**. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface capable of supporting 40 tons.
- i. **18.2.3.4.3.2** Turns in fire department access roads shall maintain the minimum road width.
- i. **18.2.3.4.6.3** Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft

(0.61 m) beyond each edge of the fire lane.

- i. **18.2.4.1.1** The required width of a fire department access

road shall not be obstructed in any manner, including by the parking of vehicles.

- i. **18.3.1*** An approved water supply capable of supplying the

required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings

are hereafter constructed or moved into the jurisdiction. **Indicate the location of the closest fire hydrant on the site plan. A fire hydrant must be within 500ft of the furthest point of the structure. Indicate the location of the underground fire line required for each the fire sprinkler system.**

- i. **18.4.5.2 Buildings Other Than One- and Two-Family Dwellings.**

The minimum fire flow and flow duration for buildings

other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

- i. **18.4.5.2.1** A reduction in required fire flow of 75 percent

shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

- i. **18.4.5.2.2** A reduction in required fire flow of 75 percent

shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

- i. **18.4.5.3*** For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

- i. Provide a floor and elevation plan.

ADA Review Comments

The following comments have been provided by **Charles Wiley**. Should you have any questions or require additional information regarding any of these comments, please contact **Charles Wiley** at **(850) 554-0265** or by email at **ckwiley@myescambia.com**.

- Provide ADA parking space. Must be at least 12 feet wide with a service isle of at least 60".
- Provide a minimum 44" wide handicap route to the building with striping.
- Provide signage with sign reading penalty fine \$250 max.
- Provide shortest route and the safest route to the entrances.

Access Management Review Comments

The following comments have been provided by **Jason Walters**. Should you have any questions or require additional information regarding any of these comments, please contact **Jason Walters** at **(850) 595-3422** or by email at **jjwalter@myescambia.com**.

- 1) Provide written notification to the FDOT of the applicant's intent to develop the subject portion of the overall parcel. Provide a copy of said notification to Escambia County.
- 2) Additional comments may be forthcoming after your next submittal,

Environmental Review Comments

The following comments have been provided by **Bradley Bane**. Should you have any questions or require additional information regarding any of these comments, please contact **Bradley Bane** at **(850) 595-4572** or by email at **bdbane@myescambia.com**.

- i. Some comments from Sept. 25th Pre-App. Still apply: **Environmentally Sensitive Lands" (ESLs)**: Escambia county GIS maps and other aerial imagery indicate the presence, or the potential presence, of ESLs on this site (Wetlands; hydric soils, a Wetland indicator; surface waters; FEMA Flood Hazard Area/ Flood Zone "A"; large, historically vegetated areas; etc). Current plans/ plat indicate "*Expansion of Existing Pond*" which appears to be in this Wetland area. Therefore, per code, please provide a current and complete "*Site Specific Survey*" for this site. Note **all ESLs and surface waters shall be mapped and properly identified** along with any standard "Wetland" areas (see code for list of all ESLs.) It is best if all such land features, and all "protected" trees if consultant will address as well (see "protected" tree comments below), be reviewed for in the field, measured, and surveyed, by a local Environmental Consultant/ consulting firm at the time of the Survey (comprehensive survey). The "Survey" should identify and delineate the accurate boundaries of all stormwater ponds, all ESLs onsite as defined in the LDC then transposed to scale from such to all revised development site &/or permitting plans. (Per code, the Survey(s) will be used to determine the buildable or developable area of the parcel(s) or lot(s). Please be aware, depending on the results of the survey, additional comments & standards may apply in the future. If any similar surveys or reports already exist, please provide copies for review but be advised the County's *Site Specific Survey* may be required in addition to those, if needed, to clarify/ verify the ESL code requirements.) (LDC, Chap. 4, Art. 5 *Natural Resources, Sec. 4-5.2 (2) (d) Resource Identification* (and all other applicable sections); LDC, DSM, Chapter 2 Environmental, 1-1.1. *Protection Measures, Avoidance and Minimization*); others.
- ii. Please detail the Wetlands/ESLs *areas* & delineation *lines* (labels), noting: all jurisdictional agencies

(Escambia County, ACOE, DEP, FWS, FWC, etc.); the date of delineation; the firm who delineated these areas/ performed the survey; the acreages(s) of each ESL; etc. (as derived from survey or otherwise).

- iii. Please label the appropriate Wetland buffers, provide width measurement(s), and avoid potential impacts to it (stormwater ponds, outfalls, or other features and/ or adverse impacts, if proposed).
- iv. **MERS** (if applicable): As they are similar but separate buffer/ setback requirements, label on plans to scale all applicable MERS (Marine, Estuarine, Riverine Setbacks) from any/ all surface waters/ features onsite as noted above per code (flowing or intermittent) as found in the Site Specific Survey/ report (if any). If surface waters exist but are considered man-made, and/or non-jurisdictional in any way, such should also be clarified in SS Survey and clearly noted on revised Site Plans (and shown, labeled, etc. on site plans). Please review LDC, Chap. 4, Art. 5, Sec. 4-5.5 MERS, subsections (a) - (c). Please note all *Riverine shorelines* requirements.
- v. To avoid potential adverse impacts to ESLs in the future, please plat lot lines, SW pond/ parcels, etc. outside the Wetlands, Wetland buffers, or MERS Setback areas (if applicable).
- vi. Please note that per County code & other JD agency requirements, any proposed adverse impacts to Wetlands/ESLs, if allowed/ permitted, will require mitigation through the agencies exercising jurisdiction. If permitting, this activity will likely require Conservation Easement(s) or other protective measures. Please clarify and continue to work with env. consultant if any concerns. Note future project comments requirements if CE(s) are required/ proposed.
- vii. A table quantifying acreages of all ESLs onsite (wetlands, T & E Habitat, etc.) pre- and- post development, approved impacts or mitigation areas (if proposed or required by the agencies), etc. included on site plan would be very helpful for county DRC reviewers.
- viii. **"Protected Trees"**: Please be aware certain "Protected tree" standards of the County's Land Development Code (LDC) will apply to this proposed development project. Therefore, please provide a "*Tree inventory and assessment*" per code identifying all "protected trees" onsite. If found to be "protected" (12" DBH/ Diameter at Breast Height/ 4.5' above grade or greater) or of "Heritage tree" status (60" DBH or greater), and deemed viable by County staff, per code, "*reasonable measures to design and locate proposed improvements so that protected tree removal is minimized*" will be required to be demonstrated per code. LDC, DSM, Chap. 2 *Environmental*, Art. 2 *Landscaping*, Sec. 2-5/ 2-5.1 *Removal criteria... "conditions"* (a)-(f), etc; LDC, Chap. 5, Art. 7 *Landscaping*, etc. Furthermore, per code, all viable, protected trees shall remain onsite until such time as appropriate permit(s) are issued for the proposed development, or otherwise. Land clearing/ Land Disturbing Activities, *including fill placed at site*, shall only occur as approved through DRC- approved Construction Plans, or separate building permits for the buildings, dwellings, infrastructure, or after any other "permits" are granted. (Review LDC allowances if needed: Chap. 2, Art. 3 "*Land Disturbing Activities*" & "*Subdivision*" approval for "*Preliminary Plat*" & "*Construction Plans*"; *Landscaping* provisions under Chap. 5, Art. 7 & DSM Chap. 2, Art. 2 *Landscaping* & *Tree Protected & Preservation* provisions; etc.) Please work with County to provide adequate notes on plans to inform contractors prior.
- ix. Please clarify avoidance measures for protected/ Heritage trees. If proposed lot lines (if any), infrastructure or building features can be shifted to avoid ESL, protected trees, etc. clarify measures on plans & in response to comments. Note location of all proposed grading activities & any other "Land Disturbing Activities" in reference to all protected/Heritage tree(s) & potential impacts to their critical root zones, structural root plates, etc. once a design is agreed upon by County staff and EOR.
- x. Please add note to plans for the trees to be retained on the site stating, "*All adequate tree protection measures and barricades shall be installed prior to site disturbance and maintained in good working order until project is complete and site becomes stabilized.*" Show adequate tree barricades diagrams, etc. as well per code (see DSM, etc).
- xi. Note, if unavoidable, any protected trees proposed for removal will require **ALL** replacement/ mitigation requirements as outlined in code. (LDC, Chap. 5, Art. 7 & DSM Chap. 2, Art. 2 *Landscaping* & *Tree Protected & Preservation* provisions; etc.) **SX** How all trees (T-1, T-2), replacement/ mitigation calculations, planting

locations, etc. on plans.

- xii. Please contact me with any questions, respond to all comments via edits to site plans/ plats and written response to comments for review efficiency. Note as project is at the beginning, Pre-Application review and commenting phase, be aware additional comments & standards may apply. Contact me with any further questions. Thank you.

This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable.

Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.

Thank you,

Gwendolyn Robinson
Development Services
Attachment
CC:

Jordan Finkelman

om: Grant Power <grantdpower@gmail.com>
Sent: Thursday, October 25, 2018 5:54 PM
To: Jordan Finkelman
Subject: Fwd: FW: DRC Pre-Apps 10/29

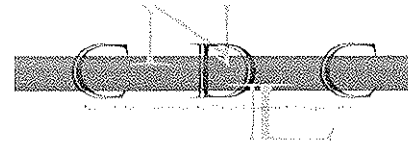
----- Forwarded message -----

From: Meredith Reeves <MAREEVES@myescambia.com>
Date: Tue, Oct 23, 2018 at 12:41 PM
Subject: FW: DRC Pre-Apps 10/29
To: Chung, Kevin P <Kevin.P.Chung@hud.gov>, Chris Shear <chriss@htgf.com>, Grant Power <grantdpower@gmail.com>, Dr. Scurles <dscurles@gmail.com>
Cc: Housing Tax Credit Applications <HTCapp@myescambia.com>, Randy Wilkerson <Randy.Wilkerson@escambiahfa.com>

Please note that preapplication meetings for your proposed projects have been moved to Monday, 10/29. You may submit your development application less the Pre App comments, which may be submitted to our office electronically, since dates have had to be adjusted.

Let me know if you have questions.

Thanks,
Meredith



October 19, 2018

Re: New Life Estates

To the Escambia County Development Review Committee:

On behalf of New Life Community Development Corporation (NLCDC), I am pleased to submit this transmittal letter and the accompanying pre-application package in regard to our proposed new residential development, New Life Estates which will provide family housing.

With this letter, you will find:

1. A completed Project Information Form, with accompanying legal description of the property;
2. A narrative description of the proposed project; and
3. A preliminary site plan.
4. Legal description and sketch of legal boundary of the proposed project

Please note that this pre-application replaces the pre-application package submitted by New Life CDC previously. We are requesting a new round of DRC review and comment with regard only to the site described and shown in this package on the site plan. We plan to include the new DRC comments we receive in a new application that we are preparing to submit to Escambia County for a Local Government Contribution, due on November 2, 2018.

Please direct any questions or requests for additional information to me by email at dscurles@gmail.com, or by phone at (850) 607-9056.

We appreciate your giving timely attention to this pre-application, and look forward to receiving DRC input very soon.

Yours sincerely,

Darrak Scurles
Executive Director
New Life CDC, Inc.

SITE PLAN PRE-APPLICATION CONFERENCE APPLICATION SUBMITTAL PACKAGE REQUIREMENTS

All Pre-application Conference Submittal Packages shall contain the following items, as a minimum, or be considered **INCOMPLETE** and **NOT** accepted for processing. Pre-application Submittal Packages shall be submitted to the DRC Coordinator, by calling (850) 595-3472 to schedule an appointment Monday thru Wednesday. The deadline to submit a **COMPLETE** Pre-application Submittal Packages is 11:30 am every **WEDNESDAY**. There are no fees associated with a pre application conference.

- ☒ 1) A transmittal letter from the applicant naming the project, identifying the materials being submitted. The project name on the documents shall be consistent.
- ☒ 2) A copy of the Project Information Form completely filled out prior to submittal. This form must be faxed to the DRC Coordinator 2 days (48 hours) before submitting the pre-application package or the application package will **NOT** be accepted.
- ☒ 3) A copy of a narrative explaining the proposed development. Include information of size of property, # of units, square footage of buildings, zoning district, future land use category, water and sewer services, wetland impacts, density transfers include, access, stormwater management, etc.
- ☒ 4) A copy of the preliminary development plans drawn to scale (no less than 1 to 20) that show all required information (see below). These preliminary plans do not need the signature and seal of the engineer. Plans are to be a minimum size of 11" x 17". If 24" X 36" each plan shall be folded or they will **NOT** be accepted.
- ☐ 5) A CD with all of the above information included. Each document must be in an individual PDF format (ex: A five page form is to be converted into ONE PDF document.)

The development plan must be labeled and include the following items:

- a) Draw or sketch the property boundaries to scale or, in as much as possible, proportionally to its dimensions. Include the actual dimensions (length) or each side of the property. Using a dotted line, show the required building setback distance.
- b) Draw and label all structures that are located on the property, both existing and proposed
- c) List the current and proposed use of the structures.
- d) Show the total square footage (length x width) of existing or proposed structures.
- e) Show the total square footage (length x width) of existing or proposed impervious areas (area that cannot absorb water: e.g., concrete, asphalt, buildings, other structures). Show these dimensions on the site plan (distances of length and width). Include distances of impervious areas to the property line.
- f) Show the driveways and parking area dimensions, label an existing or proposed, and indicate the type of material that they are constructed or will be constructed of (concrete, asphalt, dirt, gravel, grass, etc.).
- g) Include the number of parking spaces existing and proposed.
- h) Show distances of all structures to the property line.
- i) Show, with arrows, the direction that water flows across the property. If the site is flat, state this on the plan.
- j) Show all existing drainage systems on the site (retention ponds, swales, culverts, pipes). Include any existing drainage systems in the right-of-way (roadside ditches, curbs, drainage inlets). If there are no drainage systems adjacent to the site, indicate, as best as possible, where the stormwater from the property flows.
- k) Show all outside waste facilities. This would include dumpsters, storage areas, proposed or existing septic

PROJECT INFORMATION FORM

Development Services Department, 3363 West Park Place, Pensacola, FL 32505 (Phone) 850-595-3475 (Fax) 850-595-3703
www.mycscmbia.com

Allow 2 working days for the return of this form

SECTION 1-A: MANDATORY – THIS SECTION TO BE COMPLETED BY APPLICANT

Applicant/Company Name: New Life Community Development Corporation Phone: (850) 907-9098 Fax: _____

Mailing Address: P.O. Box 36291, Pensacola State: FL Zip Code: 32516

Project Name: New Life Estates Proposed Use: Multifamily apartments

Property Reference Number(s): See legal description, attached. Property is a subdivision inside a larger tract having PRN 192S313401000000

Project Address: 8594 Highway 98 West, Escambia County, FL 32506 Estimated Parcel Acreage: 7.9

Is Site currently developed? NO _____ YES ☒ If YES, describe existing development One half of site is vacant. The other half includes existing commercial facilities. The latter will be renovated as part of the proposed development.

Is a Conditional Use, Variance, Rezoning or Future Land Use Amendment required for the Proposed development? NO ☒ YES _____

***If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact Andrew Holmer (850) 595-3472.**

Select Type of Submittal: Site Plan: ☒ Site Plan Minor: _____ Subdivision: _____

Site Plan Project Submittals

Estimated SQ. FT. of Building Footprint: New construction 28,437

Estimated SQ. FT. of Impervious Surface
(Including Bldg Footprint): Existing 221,331; New 121,316.

Subdivision Project Submittals

Total # of Phases: _____ Total # of Lots: _____

of Lots in Phase 1: _____ # of Lots in Phase 2: _____

of Lots in Phase 3: _____ # of Lots in Phase 4: _____

SECTION 2: This section to be completed by County Staff.

Parcel Future Land Use(s): _____ Surrounding Future Land Use(s): _____

Parcel Zoning District(s): _____ Surrounding Zoning Districts: _____

Airport Environment(s): _____ Overlay District(s): _____ Commissioner District: _____

Drainage Basin: _____ Hurricane Evacuation Zone: _____ Flood Zone: _____

Notes: _____

Checked by: _____ Date: _____

Planner verified: _____ Date: _____

New Life Estates

PROJECT NARRATIVE

October 19, 2018

The property is located at 8594 Highway 98 West, Escambia County, Florida 32506. The project consists of: (1) New construction housing; and (2) Rehabilitation of existing community facilities. Total land area within the property boundary is 342,647 sf, of which 221,331 sf consists of existing parking and buildings, and 121,316 sf will have newly proposed parking and buildings.

The **new construction** will consist of four separate apartment buildings, each having three stories with a total of 24 units (8 units per floor), and a footprint of approximately 7,110 sf. Total apartment count will be 96 units. Total footprint area combined of all four apartment buildings will be 28,437 sf. We propose to locate the multifamily apartment buildings behind the commercial facilities fronting Highway 98 in order to preserve the commercial frontage while still allowing visibility of the apartments. The nearest multifamily property is Fairfield Lakes which is also a 3-story walk up development with 15 apartment buildings.

The existing two-story community center facility will be renovated in conjunction with the multifamily construction. The **rehabilitation** will bring up to date and full functionality the buildings labeled in the attached site plan "New Life CDC Community Center (existing)." Amenities will include a swimming pool, stand-alone clubhouse that will maintain on-site management offices, large gathering room for residents, fitness center, media room, and a cybercafé with multiple computer stations. Outside the clubhouse will be a large covered patio facing a new playground for residents and patrons of the community center and day care. The community center will provide an array of services including day-care, education, and health and wellness services for the general public. A walking path will connect the apartments, community center, pool and other site amenities. The development will be certified under a National Green Building Standards organization and/or the Florida Green Building Coalition to ensure we have the most efficient construction techniques, materials, and design possible.

We have planned the parking area to provide 146 spaces (6 ADA), exceeding the required minimum of 144 spaces.

The property is located in an area zoned MU-U. Permitted housing unit density limits in this district were increased in 2016. The subject property is Phase 1 of a planned successive series of stand-alone development phases on adjacent properties, where allowed, including multifamily housing and new commercial facilities.

Water and sewer services are available for this site. The property is located near a flood hazard area but is situated by design not to encroach on the area (see accompanying preliminary site plan).

A road at the edge of the property provides users of the Community Center and multifamily apartments with ready access to Highway 98.

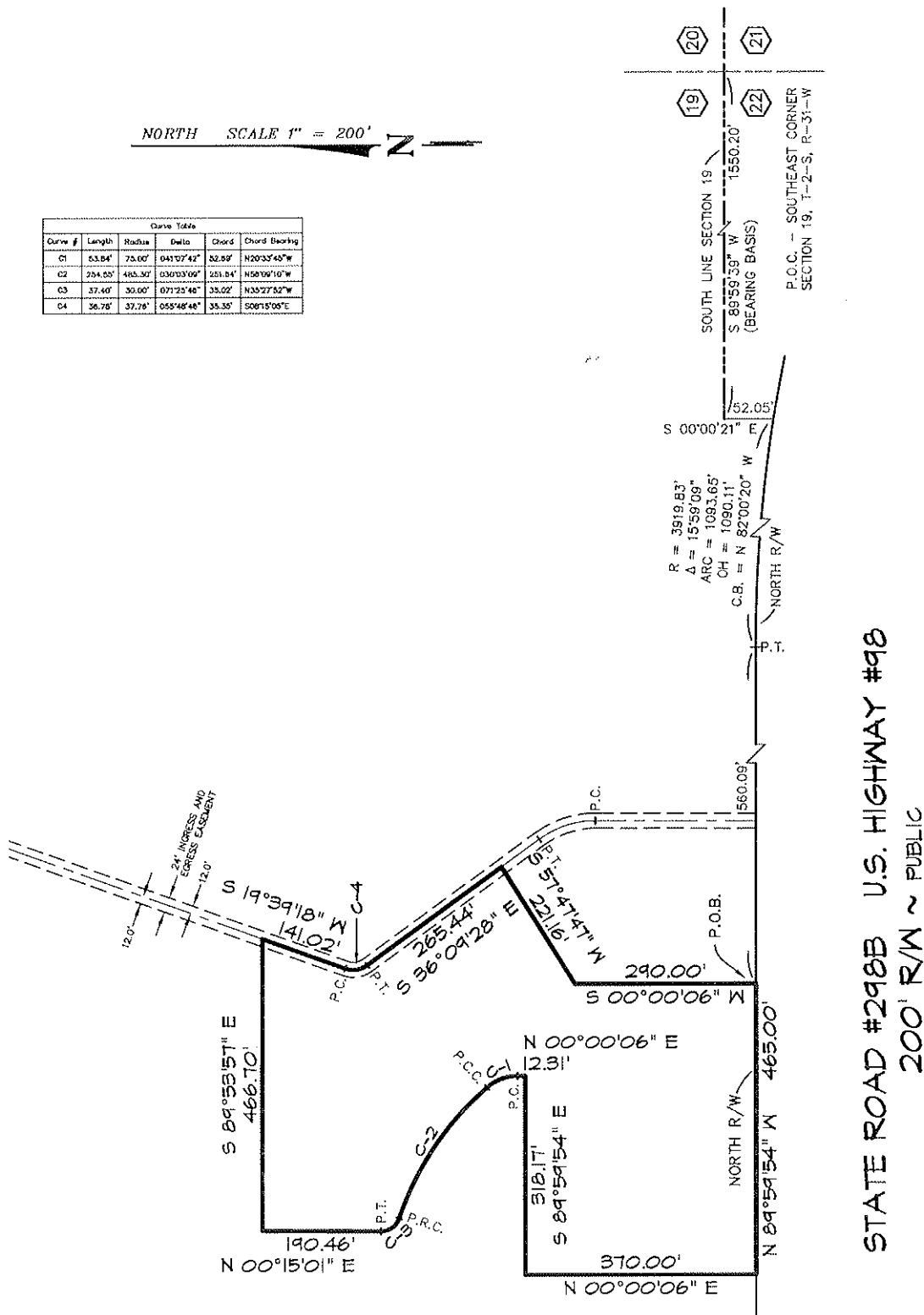
The adjacent property contains an existing retention pond of 83,700 sf. We propose to expand the retention pond area by 32,000 sf. The pond will then be assured to maintain positive outflow.



**A LEGAL DESCRIPTION AND
SKETCH OF A PORTION OF
SECTION 19, T-2-S, R-31-W**

NORTH SCALE 1" = 200'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	53.84'	75.00'	041°07'42"	52.80'	N20°32'40"W
C2	254.05'	480.30'	030°03'09"	251.84'	N56°00'10"W
C3	37.40'	30.00'	071°23'40"	35.02'	N35°27'52"W
C4	36.78'	37.76'	055°48'48"	35.35'	S06°15'00"E



Source of Information: TAX MAPS; PUBLIC RECORDS; FURNISHED PLANS; SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing surveyor.

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes. **LB No. 7073**

File No. A-15190 Drawn By PMJ
Job No. 28011-18 Checked By KJG
Scale 1" = 200' Elevation Reference _____
Date of Survey FB PG _____
Date of Plat 9-25-2018 FB PG _____
Date of Revision _____
Ordered By JORDAN FINKELMAN
Encroachments _____

**NOT VALID
WITHOUT
SEAL AND
SIGNATURE**

David D. Glaze
☐ PSM #5605

Walter J. Glaze
☒ PSM #6190

Bearing Reference NORTH BASED ON THE SOUTH
LINE OF SECTION 19 AS S 89°59'39" W

SHEET **1** OF **2**



**A LEGAL DESCRIPTION AND
SKETCH OF A PORTION OF
SECTION 19, T-2-S, R-31-W**

LEGEND:

R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement
P.C.C. Point of compound curvature
P.R.C. Point of reverse curvature
P.C. Point of curvature
P.T. Point of tangency

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This sketch does not reflect or determine ownership.
4. This property may be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION:

Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 560.09 feet for the point of beginning.

Thence continue North 89 degrees 59'54" West for a distance of 465.00 feet; thence North 00 degrees 00'06" East for a distance of 370.00 feet; thence South 89 degrees 59'54" East for a distance of 318.17 feet; thence North 00 degrees 00'06" East for a distance of 12.31 feet to the point of curvature of a circular curve concave to the southwest, having a radius of 75.00 feet, and delta angle of 41 degrees 07'42"; thence Northwesterly along said curve for an arc distance of 53.84 feet (chord bearing of North 20 degrees 33'45" West, chord distance of 52.69 feet) to a point of compound curvature of a circular curve concave to the southwest, having a radius of 254.55 feet, and delta angle of 30 degrees 03'09"; thence Northwesterly along said curve for an arc distance of 254.55 feet (chord bearing of North 56 degrees 09'10" West, chord distance of 251.64 feet) to a point of reverse curvature with a circular curve concave to the northeast, having a radius of 30.00 feet, and delta angle of 71 degrees 25'46"; thence Northwesterly along said curve for an arc distance of 37.40 feet (chord bearing of North 35 degrees 27'52" West, chord distance of 35.02 feet) to the point of tangency; thence North 00 degrees 15'01" East for a distance of 190.46 feet; thence South 89 degrees 53'57" East for a distance of 466.70 feet to the centerline of a 24' ingress-egress easement; thence South 19 degrees 39'18" West (this course and the next two courses along said centerline) for a distance of 141.02 feet to the point of curvature of a circular curve concave to the northeast, having a radius of 37.76 feet, and delta angle of 55 degrees 48'46"; thence Southeasterly along said curve for an arc distance of 36.78 feet (chord bearing of South 08 degrees 15'05" East, chord distance of 35.35 feet) to the point of tangency; thence South 36 degrees 09'28" East for a distance of 265.44 feet; thence South 57 degrees 47'47" West for a distance of 221.16 feet; thence South 00 degrees 00'06" West for a distance of 290.00 feet to the point of beginning.

All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 7.90 acres, more or less.

Source of Information: TAX MAPS; PUBLIC RECORDS; FURNISHED PLANS; SURVEYS BY THIS FIRM
Measurements made in accordance to United States Standards. This survey is valid only if it contains the original seal and original signature of the signing surveyor.

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

LB No. 7078

File No. A-15190 Drawn By PMJ
Job No. 38011-10 Checked By KJG
Scale N.A. Elevation Reference PG
Date of Survey FB
Date of Plat 4-25-2018 FB PG
Date of Revision PG
Ordered By JORDAN FINKELMAN
Encroachments PG

David D. Glaze
☐ PSM #5605

Walter J. Glaze
☒ PSM #6190

Bearing Reference **NORTH BASED ON THE SOUTH**
LINE OF SECTION 19 AS S 89°59'39" W

**NOT VALID
WITHOUT
SEAL AND
SIGNATURE**

Attachment 4: Executed Evidence of Site Control

ASSIGNMENT OF AGREEMENT

KNOWN ALL MEN BY THESE PRESENTS, that HOUSING TRUST GROUP, LLC, a Florida limited liability company ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign to NEW LIFE ESTATES FAMILY, LLC, a Florida limited liability company ("Assignee"), all of its right, title and interest, as buyer, under that certain Agreement for Purchase and Sale for the purchase from R & C CLARK, LLC, a Florida limited liability company, as seller, effective October 26, 2018 of the property described in Exhibit "A" attached thereto ("Property"), including, without limitation, all deposits thereunder and all rights to interest accrued thereon, along with any and all forms and approvals related to or in connection with the development of the Property. Assignor hereby directs the seller to deed the property to NEW LIFE ESTATES FAMILY, LLC, a Florida limited liability company.

Assignee hereby accepts the assignment described above and assumes and undertakes to pay, perform and discharge each and every one of the obligations of the Assignor under the Agreement for Purchase and Sale.

This Assignment shall bind and inure to the benefit of the parties hereto and their respective heirs, successors and assigns and shall be governed by the laws of the State of Florida. The parties hereto agree to execute and deliver, or cause to be executed and delivered, such further instruments or documents and take such other actions as may be required to carry out effectively the transactions contemplated herein. This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

TO HAVE AND TO HOLD the same unto the said Assignee, his successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26 day of October, 2018.

ASSIGNOR:
HOUSING TRUST GROUP, LLC,
a Florida limited liability company

By: _____

Matthew Rieger, Manager

ASSIGNEE:
NEW LIFE ESTATES FAMILY, LLC,
a Florida limited liability company

By: _____

Matthew Rieger, Manager

AGREEMENT FOR PURCHASE AND SALE

This AGREEMENT FOR PURCHASE AND SALE (this "Agreement") is entered into by R & C CLARK LLC, a Florida limited liability company (referred to herein as the "Seller") and HOUSING TRUST GROUP, LLC, a Florida limited liability company ("Buyer").

BACKGROUND:

Seller is currently the owner of approximately 7.90 acres of land in Escambia County, Florida, which is more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"). The parties to this Agreement have agreed to the sale and purchase of the Property on the terms and conditions which are set forth in this Agreement.

AGREEMENT:

1. Purchase and Sale. Subject to all of the terms and conditions of this Agreement, Seller will sell to Buyer and Buyer will purchase from Seller the Property, together with all appurtenances, rights, easements and rights of way incident thereto.

2. Purchase Price. The purchase price to be paid by Buyer to Seller for the Property is One Million Six Hundred Fifty Thousand and no/00 Dollars (\$1,650,000.00) (the "Purchase Price").

(a) Deposits.

(i) First: Within five (5) business days of the Effective Date (as defined herein), Buyer shall deposit with Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., as escrow agent ("Escrow Agent"), the sum of Twenty Thousand and no/00 Dollars (\$20,000.00) (the "First Deposit").

(ii) Second: Assuming Buyer has not otherwise terminated this Agreement, Buyer shall deposit the sum of Thirty Thousand and no/00 Dollars (\$30,000.00) ("Second Deposit") with Escrow Agent upon the expiration of the Investigation Period (as defined in Section 4 below).

(iii) Third: Assuming Buyer has not otherwise terminated this Agreement, Buyer shall deposit the sum of Fifty Thousand and no/00 Dollars (\$50,000.00) ("Third Deposit") with Escrow Agent on or before July 1, 2019, which shall be non-refundable.

(iv) The First Deposit, Second Deposit and any Closing Date Extension Payment (as later defined) are hereinafter referred to, collectively, as the "Deposit". Any and all interest earned on the Deposit shall be paid to Buyer unless Buyer shall be in default of its obligations under this Agreement and in such event such interest shall be paid to Seller.

(b) Refundability. The Deposit shall be refundable to Buyer if Buyer terminates this Agreement for any reason and in its sole and absolute discretion between the Effective Date and the expiration of the Investigation Period. Following the expiration of the Investigation Period,

the Deposit shall be non-refundable to Buyer, unless Buyer terminates this Agreement due to any of the following: (1) pursuant to Buyer's right to terminate pursuant to this Agreement, (2) pursuant to Buyer's right to terminate in the event of an uncured title defect, (3) pursuant to Buyer's right to terminate as a result of a moratoria at the Property, (4) pursuant to Buyer's right to terminate as a result of a condemnation at the Property, and (5) as a result of Seller's breach of this Agreement.

(c) Payment of Purchase Price. At the time of the Closing, Buyer will pay to Seller, by wire transfer of funds, the Purchase Price as adjusted for prorations and adjustments as set forth in this Agreement. At the Closing, the Deposit shall be credited to Buyer's obligations to pay the Purchase Price hereunder.

3. Title and Title Insurance and Survey.

(a) Title. Five (5) business days after the Effective Date, Seller shall provide Buyer with its owner's title policy received by Seller at the time of Seller's acquisition of the Property, if any, insuring Seller's title to the Property. Buyer may obtain a commitment (the "Title Commitment") for an owner's title insurance policy, together with legible copies of all documents referenced therein, issued by a title insurance company acceptable to Buyer ("Title Company"). The Title Commitment shall have a date subsequent to the Effective Date and shall show that title to the Property is good and marketable and insurable subject to no liens, encumbrances, exceptions or qualifications which would preclude Buyer, in its sole discretion, from constructing and developing the Contemplated Improvements (as defined herein). Buyer shall have fifteen (15) business days from receipt of the Title Commitment and the Survey (as defined herein) in which to examine the condition of title. If Buyer fails to provide Seller with written notice of specific defects that make title to the Property other than as required by this Section 3 within such fifteen (15) business day period, then, for all purposes of this Agreement, Buyer shall be deemed to have accepted title in the condition described in the Title Commitment. Any title exceptions which are not objected to within such fifteen (15) business day period shall be deemed to be acceptable in all respects to Buyer. If Buyer timely notifies Seller that title does not satisfy the requirements of this Section 3, then Seller agrees to use reasonable diligence to make title good, marketable and insurable, for which purpose Seller shall have a reasonable time in which to do so but in no event more than sixty (60) days from the receipt of Buyer's written notice that title is unacceptable. After reasonable diligence on the part of Seller, if title is not rendered as required by this Section 3, then at the end of such sixty (60) day period, the Deposit, at the election of Buyer, shall be returned to Buyer, this Agreement shall be terminated and all parties hereto shall be released from any and all obligations and liabilities hereunder other than those that specifically survive hereunder. At any time prior to such termination, Buyer may elect by written notice to Seller to waive any defects in title, in which event the Closing shall take place pursuant to this Agreement without any abatement whatsoever in the Purchase Price. In the event that any title exception shall appear subsequent to the date of the Title Commitment, the existence of same shall constitute a default hereunder, unless Buyer shall not object to such title exception.

(b) Survey. Within five (5) business days after the Effective Date, Seller shall provide Buyer with the most recent survey of the Property in Seller's possession. Buyer may, at Buyer's expense, order and subsequently obtain a current topographical and boundary survey of the Property (the "Survey"). The Survey shall show that there are no encroachments on the Property. Any encroachments shown shall be treated as a title defect and the terms and conditions

set forth in Section 3(a) of this Agreement shall apply with respect thereto. Buyer shall notify Seller of survey defects within fifteen (15) business days following receipt of the Title Commitment and the Survey.

4. **Investigation Period.** Buyer shall have the period beginning on the Effective Date and ending March 15, 2019 (the "Investigation Period") in which to determine that the Property can be developed for multi-family affordable housing with associated amenities (the "Contemplated Improvements") pursuant to a plan satisfactory to Buyer in its sole and absolute discretion. Among other things, Buyer shall verify that (a) adequate utility service is or will be made available by a public utility company to a boundary of the Property; (b) municipal fees, including sewer and water connection fees, do not exceed an amount acceptable to Buyer; (c) there are not unusual soil conditions which would prohibit the standard construction practice for Buyer's intended use of the Property; (d) a market survey and financing feasibility study substantiates the need for a rental housing development in the area of the Property; and (e) all other matters (including, without limitation, the results of any physical inspections, environmental assessments, wetlands assessments, engineering studies and site plan studies) affecting or relating in any way to the Property are otherwise satisfactory to Buyer. During the Investigation Period and until the Closing, Seller shall provide Buyer and its agents with access to the Property, upon forty eight (48) hour advanced notice, to perform tests and inspections and otherwise do all things that may be necessary (including, without limitation, clearing the Property for survey purposes, soil borings, and environmental investigations, among other things), as determined by Buyer in order to accomplish Buyer's goals as set forth in the immediately preceding sentence. Buyer hereby indemnifies and holds Seller harmless from any loss, cost or expense, including, but not limited to, attorneys' fees and costs incurred by Seller as a result of the gross negligence or intentional misconduct of any of Buyer's agents who enter the Property. Notwithstanding anything contained herein to the contrary, Buyer shall have no indemnification obligation with respect to, or other liability for, or in connection with any claims arising from, pre-existing conditions on or under the Property, or those arising from the presence, discovery or disturbance of Hazardous Substances, Hazardous Waste, and Hazardous Materials (as defined in the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. '9601 et seq. and the regulations promulgated thereunder (as amended from time to time) and shall include oil and oil waste as those terms are defined in the Clean Water Act, 33 U.S.C. '1251 et seq. and the regulations promulgated thereunder (as amended from time to time), the Resource, Conservation and Recovery Act, 42 U.S.C. '6901 et seq. (as amended from time to time), and the Florida Resource Recovery and Management Act, Florida Statutes '403.70-403.73 (as amended from time to time) and shall include any other elements or compounds contained in the list of hazardous substances adopted by the United States Environmental Protection Agency ("EPA") and the list of toxic pollutants designated by the United States Congress or EPA as defined by any other Federal, State or local statute, law, ordinance, code, rule, regulation, order or decree relating to standards of conduct concerning any toxic or dangerous waste or substance). No later than seven (7) days after the Effective Date, Seller shall provide to Buyer any and all information relating to the Property which is in Sellers' possession or control or in the possession or control of Sellers' agents, employees and/or professionals, including, without limitation, full and complete copies of all leases, surveys, topographical maps, soil boring reports, traffic studies, any and all environmental reports, site planning concepts, project approvals, permits, licenses, title policies, proof of payment of school, water, sewer, road and recreational impact fees, homeowners' association documents, developer agreements (whether recorded or not) and any other document of which Seller has knowledge. If

for any reason Buyer, in its sole and absolute discretion, determines that the Contemplated Improvements cannot be built on the Property or that Buyer wishes to terminate this Agreement for any reason or no reason at all, then no later than the expiration of the Investigation Period, Buyer shall, in writing, notify Seller that it has elected not to proceed with the transaction contemplated hereby. Thereupon, the Deposit shall immediately be returned to Buyer without the need for any authorization from Seller to Escrow Agent and the parties hereto shall be relieved of all liability under this Agreement other than those that specifically survive hereunder. In the event that Buyer fails to timely notify Seller in writing of its election not to proceed with the transaction contemplated hereby, Buyer shall be deemed to have elected to proceed. Following any inspections upon the Property, Buyer or Buyer's agents shall return the Property to the condition it existed immediately prior to such inspections, reasonable wear and tear excepted.

5. **Conditions Precedent to Buyer's Obligation to Close.** The following are specific conditions which must be satisfied prior to, and must be true at, Closing:

(a) **No Governmental Prohibitions.** There are no governmental prohibitions that prevent Buyer from constructing the Contemplated Improvements.

(b) **Access.** There shall be direct, uninterrupted and continuous ingress and egress access for pedestrian and vehicular traffic to and from the Property.

(c) **Other.** All of the other conditions set forth in this Agreement to be satisfied prior to the Closing shall have been satisfied in all respects as required by the terms of this Agreement.

6. **Closing and Closing Costs.**

(a) **Closing Date.** The purchase and sale contemplated by this Agreement shall close (the "Closing") on or before 120 days after the expiration of the Investigation Period (the "Closing Date").

(b) **Closing Location.** The Closing will be held at the offices of Escrow Agent or at such other place as the parties may mutually agree upon.

(c) **Early Closing.** Notwithstanding anything contained herein to the contrary, at any time prior to the scheduled Closing Date, Buyer in its sole discretion may elect to close this transaction. Buyer shall exercise this election by delivering to Seller written notice of Buyer's intention to close which notice shall set a closing date not more than thirty (30) days from the date of such notice.

(d) **Costs.** Seller shall pay the cost of all transfer fees, including, documentary stamps to be affixed to the deed and for the recording of, and any and all other costs relating to obtaining title corrective instruments. Buyer shall pay the cost of the recording of the deed, the owner's title insurance policy premium, the cost of the Survey, any title updates, investigation and lien searches and for all recording costs (except the costs of recording curative documents required pursuant to the terms of Section 3 hereof, which costs shall be paid for by Seller). Seller and Buyer shall each pay for their own legal fees in connection with this Agreement.

7. **Extensions.** Buyer shall be entitled to Three (3) successive Thirty (30) day extensions in total, each of which may be applied towards the Closing Date, at the Buyer's sole option (each an "Extension"). For each Extension, Buyer shall pay the sum of Fifteen Thousand and no/00 Dollars (\$15,000.00) to Escrow Agent (each such \$15,000.00 payment is hereinafter referred to as an "Extension Payment"). Buyer shall receive a credit against its obligation to pay the Purchase Price hereunder in an amount equal to the aggregate the Extension Payment(s). Each such Extension Payment after the expiration of the Investigation Period shall be non-refundable to Buyer, unless Buyer terminates this Agreement due to any of the following: (1) pursuant to Buyer's right to terminate pursuant to this Agreement, (2) pursuant to Buyer's right to terminate in the event of an uncured title defect, (3) pursuant to Buyer's right to terminate as a result of a moratoria at the Property, (4) pursuant to Buyer's right to terminate as a result of a condemnation at the Property, and (5) as a result of Seller's breach of this Agreement.

8. **Seller's Deliveries.** Seller shall deliver to Buyer at least five (5) days prior to the Closing copies of the following documents (with the exception of subsection (c) below which shall be delivered at Closing), dated as of the day of Closing, the delivery and accuracy of which shall be a condition to Buyer's obligation to consummate the transactions contemplated hereby:

(a) **Warranty Deed.** A special warranty deed (the "Deed") in recordable form, duly executed by Seller, conveying to Buyer good, marketable and insurable fee simple title to the Property subject only to those exceptions contained in the Title Commitment and approved by Buyer pursuant to the terms of this Agreement, with the legal description provided in the Title Commitment.

(b) **Affidavit.** A no-lien and exclusive possession affidavit in form and content customarily used in Escambia County, Florida. The no-lien affidavit shall relate to any activity of Seller at the Property within the period that a mechanic's lien can be filed based on such activity prior to the Closing.

(c) **Title Insurance.** To the extent necessary to permit the Title Company to remove any exception in the Title Commitment for mechanics' and materialmen's liens and general rights of parties in possession, an affidavit as to debts and liens and parties in possession executed by Seller, made to Buyer and the Title Company and in a form reasonably acceptable to the Title Company, along with a GAP Affidavit and any other items reasonably required by the Escrow Agent.

(d) **FIRPTA Affidavit.** In order to comply with the requirements of the Foreign Investment Real Property Tax Act of 1980 ("FIRPTA"), Seller will deliver to Buyer at the Closing Seller's affidavit under penalty of perjury stating Seller is not a "foreign person," as defined in Section 1445 of the Internal Revenue Code of 1986, as amended, and the United States Treasury Regulations promulgated thereunder, setting forth Seller's taxpayer identification number, and that Seller intends to file a United States income tax return with respect to the transfer. Seller represents and warrants to Buyer that it has not made nor does Seller have any knowledge of any transfer of the Property or any part thereof that is subject to any provisions of FIRPTA that has not been fully complied with in all respects. As required by law, if Seller fails to comply with the requirement of this subsection, Buyer shall withhold ten percent (10%) of the Purchase Price in lieu of payment

thereof to Seller and pay it over instead to the Internal Revenue Service in such form and manner as may be required by law.

(e) Seller's Certificate. A duly executed certification (the "Seller's Certificate") that every warranty of Seller under this Agreement is true and correct as of the Closing as if made by Seller at such time. Such warranties will survive the Closing for a period of 12 months.

(f) Corporation Documents, if applicable. A company resolution and incumbency certificate duly executed, authorizing Seller to close the transaction contemplated hereby and execute any and all documents in connection therewith, together with (a) certified, by the Florida Secretary of State, articles of organization; (b) certified, by the Florida Secretary of State, certificate of active status, and (c) certified operating agreement.

(g) Other Documents. Any and all other documents as may be reasonably necessary or requested by Buyer in order to fully and completely consummate the transactions contemplated hereby pursuant to the terms of this Agreement.

9. Buyer's Deliveries. At the Closing, and after Seller has complied with all of the terms and conditions of this Agreement and simultaneously with Seller's delivery of the documents as specified in this Agreement, Buyer shall:

(a) Purchase Price. Pay to Seller, by wire transfer of funds, the Purchase Price, adjusted for the pro rations and other payments provided for in this Agreement; and

(b) Buyer's Resolution. Deliver to Seller a resolution, duly executed, authorizing Buyer to close the transaction contemplated hereby.

10. Taxes and Prorations. At the Closing, the taxes on the Property shall be prorated as of the Closing Date, between the parties on the basis of the taxes paid for the most recent year that have been assessed and billed. If the actual taxes for the year of Closing are not determinable on the date of the Closing, then the parties agree to re-prorate taxes promptly upon issuance of the tax bill for the year of the Closing. Any special assessment liens certified as of the date of the Closing shall be paid for by Seller. Any pending liens shall be assumed by Buyer. This provision shall survive the Closing of the transaction.

11. Possession. Buyer shall be granted full possession of the Property as of the Closing vacant and free of any and all tenancies.

12. Seller's Warranties. Seller hereby warrants to Buyer as follows:

(a) Title. Seller is vested with good and marketable fee simple title to the Property subject only to the permitted title exceptions as provided herein.

(b) No Condemnation. There are no condemnation or eminent domain proceedings pending or, to the best of Seller's knowledge, contemplated against the Property or any part thereof, and Seller has received no notice of the desire of any public authority to take or use the Property or any part thereof.

(c) No Litigation. Seller has not received notice of any pending suits or proceedings against or affecting Seller or any part of the Property which (i) do or could affect title to the Property or any part thereof or (ii) do or could prohibit or make unlawful the consummation of the transactions contemplated by this Agreement, or render Seller unable to consummate the same.

(d) Environmental. Seller has not violated any applicable environmental laws affecting the Property, including, without limitation, any laws relating to toxic and/or hazardous wastes as defined by Federal or Florida law.

(e) Authority. Seller has full power and authority to execute and deliver this Agreement and all documents now or hereafter to be delivered by it pursuant to this Agreement and to perform all of its obligations arising under this Agreement.

(f) No Violation of Seller's Agreements. This Agreement and any of the documents executed or to be executed by Seller hereunder do not and will not contravene any provision of any document governing Seller's authority to act hereunder, any present judgment, order, decree, writ or injunction, or any provision of any currently applicable law, rule or regulation, in each case applicable to Seller and/or the Property.

(g) Tax Liens. The Property is free and clear of all liens except for ad valorem taxes for the year of Closing, not yet due and payable, and for all subsequent years.

(h) No Violation of Laws. There is no violation of, any law, regulation, ordinance, order or judgment affecting the Property.

(i) No Unrecorded Encumbrances. There are no unrecorded easements, restrictions or encumbrances affecting all or any part of the Property.

(j) No Knowledge of Facts. There are no facts that prohibit it from closing the transaction contemplated hereby in accordance with the terms hereof.

(k) No Untrue Statements. No representation or warranty by Seller, to Seller's knowledge, in this Agreement or in any instrument, certificate or statement furnished to Buyer pursuant hereto, or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained herein or therein not misleading.

(l) No Adverse Tax Matters. There are no agreements, waivers or other arrangements providing for any extension of time with respect to the assessment of any type of tax or deficiency against Seller with respect to the Property, nor to the best of Seller's knowledge, are there any actions, suits, proceedings, investigations or claims for additional taxes and assessments asserted by any taxing authority.

(m) No Mechanics' Liens. There are no mechanics' or materialmen's liens against the Property and if subsequent to the Closing hereunder, any mechanics' or other liens shall be filed against the Property or against Buyer or its assigns and not caused by Buyer, based upon any act or omission occurring prior to the Closing on the Property, Seller shall take such

action, within ten (10) days after notice of the filing thereof, by bonding, deposit, payment or otherwise, as will remove, transfer or satisfy such lien of record against the Property, at Seller's sole cost and expense.

(n) No Parties in Possession. There are no parties in possession of any portion of the Property, whether as lessees, tenants-at-sufferance, trespassers or otherwise and Seller has made available to Buyer accurate information and complete copies of any and all service contracts which are in Seller's files and to the best of Seller's knowledge. Seller has delivered or made available all other reasonable due diligence materials requested in writing by Buyer which are in Seller's possession.

At the Closing, Seller shall, in writing, reaffirm to Buyer pursuant to the Seller's Certificate the truth and correctness, as of the date of the Closing, of each of the aforementioned warranties and agrees to indemnify and hold Buyer harmless from and against any and all loss or damage suffered by Buyer on account of the untruth or incorrectness of any such warranties. The aforementioned warranties shall survive Closing for a period of 12 months.

13. **Covenants of Seller.** Seller hereby covenants with Buyer as follows:

(a) No Creation of Encumbrances. Between the Effective Date and the date of Closing, Seller will not, without Buyer's prior written consent, which shall not be unreasonably withheld or delayed, create by its consent any encumbrances on the Property. For purposes of this provision the term "encumbrances" shall mean any liens, claims, options, mortgages or other encumbrances, encroachments, rights-of-way, leases, easements, covenants, conditions or restrictions.

(b) No Zoning Action. Between the Effective Date and the date of the Closing, Seller will not file any application for any change of the present zoning classification of the Property, unless requested to do so by Buyer. In the event Buyer requests Seller to file any such application, Seller will cooperate fully with Buyer in all respects by executing consents, applications and other such documents reasonably requested by Buyer in connection with its efforts in developing the Property.

(c) No Environmental Action. Between the Effective Date and the date of the Closing, Seller will not file any application for any environmental permit or any change to any existing environmental permit, approval, report, status or condition of any kind relating to the Property unless such change is requested by Buyer. Seller will cooperate fully with Buyer in all respects by executing consents, applications and other such documents reasonably requested by Buyer in connection with its efforts in developing the Property to a condition such that building may commence.

(d) Maintenance of Insurance. Between the Effective Date and the date of the Closing, all existing insurance policies shall remain continuously in full force and effect.

14. **Moratoria.** If, at the time of the Closing, there are sewer, water, building or other moratoria in effect which would interfere with the immediate construction and occupancy of the Contemplated Improvements, then Buyer, at its sole option, may: (a) terminate this Agreement and obtain a return of the Deposit, whereupon the parties shall be relieved from all further liabilities

and obligations hereunder other than those that specifically survive hereunder or (b) close the transactions contemplated hereby without regard to the moratoria and without any adjustment in the Purchase Price or extension of the Closing date.

15. **Real Estate Commissions.** Buyer and Seller hereby warrant to each other that neither party are represented by a real estate broker or agent and that no other real estate commission shall be paid in connection with this transaction and each party shall indemnify the other from any claims of any parties claiming a commission by, under or through either party. Any commissions shall be due and payable solely by Seller. This provision shall survive the Closing of the transaction.

16. **Condemnation.** In the event of the institution against the record owner of the Property of any proceedings, judicial, administrative or otherwise, relating to the taking, or to a proposed taking of any portion of the Property by eminent domain, condemnation or otherwise (which materially impairs the proposed development of the Property), prior to the Closing, or in the event of the taking of any portion of the Property by eminent domain, condemnation or otherwise, prior to the Closing, then Seller shall notify Buyer promptly and Buyer shall have the option, in its sole and absolute discretion, of either (a) terminating this Agreement and obtaining a return of the Deposit, whereupon the parties shall be relieved from all further liabilities and obligations hereunder other than those that specifically survive hereunder or (b) proceeding to the Closing in accordance with the terms of this Agreement, but at the Closing Seller shall assign to Buyer all of Seller's right, title and interest in, to and under any and all awards that have been or may be made with respect to such eminent domain proceeding or condemnation. Any such election hereunder must be made by Buyer within twenty (20) days of the notice furnished by Seller. If Buyer fails to make an election in writing, Buyer shall be deemed to have elected alternative (a) above.

17. **Loss or Damage.** Any loss or damage to the Property between the Effective Date and the Closing shall not void this Agreement or modify the provisions hereof, provided, that Seller shall repair such loss or damage to the Property prior to the Closing as a condition of Buyer's obligations to proceed to the Closing hereunder. In the event that Seller fails to repair such loss or damage prior to the Closing, Buyer may, at its sole election and option, either (a) suspend the Closing for a sufficient period of time in order to allow Seller to complete the repairs or (b) deduct from its obligation to pay the Purchase Price hereunder a sum sufficient to complete the repairs as certified by Buyer's architect or engineer.

18. **Default.**

(a) **Buyer Default.** If the transactions contemplated hereby do not close solely due to a refusal or default on the part of Buyer, then the Deposit, together with any and all interest earned thereon, shall be delivered by Escrow Agent to Seller as liquidated and agreed upon damages and thereafter, Buyer shall be relieved from all further obligations under this Agreement and Seller shall have no further claim against Buyer for specific performance or for damages by reason of the failure of Buyer to close the transactions contemplated hereby.

(b) **Seller Default.** If the transactions contemplated hereby fail to close due to a default on the part of Seller, then at the option of Buyer the Deposit shall be returned by Escrow

Agent to Buyer, together with any and all interest earned thereon, provided, however, that such return shall not limit Buyer's right to maintain an action for specific performance of this Agreement by Seller and to pursue any and all other rights and remedies available to Buyer at law and in equity for damages suffered by Buyer as a result of Seller's default.

19. **Cure Period.** Prior to any claim of default being made, parties will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Agreement, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have five (5) days after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

20. **Escrow.** Escrow Agent, in receiving funds to hold in escrow hereunder, is authorized and agrees by acceptance thereof to promptly deposit and to hold same in escrow and to disburse same subject to clearance thereof in accordance with terms and conditions of this Agreement. Failure of clearance of funds shall not excuse performance by Buyer. In the event of doubt as to its duties or liabilities under the provisions of this Agreement, Escrow Agent may, in its sole discretion, continue to hold the monies which are the subject of this escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or it may file an interpleader action and deposit all the monies then held pursuant to this Agreement with the Clerk of the Circuit Court of Miami-Dade County, Florida, and upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any monies theretofore delivered out of escrow. In the event of any suit between Buyer and Seller wherein Escrow Agent is made a party by virtue of acting as escrow agent hereunder, or in the event of any suit wherein Escrow Agent interpleads the subject matter of this escrow, Escrow Agent shall be entitled to recover a reasonable attorneys' fee and costs incurred, said fees and costs to be charged and assessed as court cost in favor of the prevailing party. All parties agree that Escrow Agent shall not be liable to any party or person whomsoever for misdelivery to Buyer or Seller of monies subject to this escrow, unless such misdelivery shall be due to a willful breach of this Agreement or gross negligence on the part of Escrow Agent.

21. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the parties.

22. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal representatives, successors and permitted assigns.

23. **Survival of Paragraphs.** The terms, conditions and warranties contained herein that state they specifically survive shall survive the Closing and delivery of the Deed or earlier termination of this Agreement as set forth herein.

24. **Waiver; Modification.** The failure by Buyer or Seller to insist upon or enforce any of their rights shall not constitute a waiver thereof, and nothing shall constitute a waiver of Buyer's right to insist upon strict compliance with the terms of this Agreement. Either party may waive the benefit of any provision or condition for its benefit that is contained in this

Agreement. No oral modification of this Agreement shall be binding upon the parties and any modification must be in writing and signed by the parties hereto.

25. **Governing Law; Venue.** This Agreement shall be governed by, and construed in accordance with the laws of, the State of Florida. The venue of any litigation arising out of this Agreement shall be Miami-Dade County, Florida.

26. **Headings.** The section headings as set forth in this Agreement are for convenience of reference only and shall not be deemed to vary the content of this Agreement or limit the provisions or scope of any section herein.

27. **Notices.** Any notice, request, demand, instruction or other communication to be given to either party, except where required by the terms of this Agreement to be delivered at the Closing, shall be in writing and shall be sent by registered or certified mail, return receipt requested, facsimile, electronic mail or by express overnight courier, as follows:

If to Buyer:

Housing Trust Group
3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133
Attention: Mr. Matthew Rieger
Telephone: (305) 856-8700
Facsimile: (305) 856-1475
Email: mattr@htgf.com

If to Seller:

R & C Clark, LLC
Address: 705 Palomar Drive
Pensacola, FL 32507
Attention: John Clark

Escrow Agent/Counsel:

Stearns Weaver Miller
Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130
Attention: Brian McDonough
Telephone: (305) 789-3350
Email: BMcDonough@stearnsweaver.com

Notice shall be deemed given if forwarded by certified mail through the facilities of the United States Postal Office on the day following the date that the notice in question is deposited in the facilities of the United States Postal Service. If notice is forwarded by express overnight courier, it shall be deemed given on the day following the date that the notice in question is deposited in the facilities of an express overnight courier. Notice may also be provided by confirmed facsimile or via electronic mail.

28. **Assignment.** This Agreement may be assigned by Buyer. Seller may not assign its rights under this Agreement.

29. **Limited Power of Attorney.** Following the expiration of the Investigation Period, Seller authorizes Buyer to act on behalf of Seller for the limited purpose of applying for and obtaining approvals and executing various other applications, agreements and other documents related to the Contemplated Improvements to be developed on the Property ("Building Approvals"), so long such Building Approvals do not irrevocably bind the Property. Building Approvals may include applications for site plan approvals, building permits, zoning waivers and other applications similar in nature, and also may include executing various agreements with public or provide utility providers, municipalities or other government authorities, and other agreements related to obtaining a final building permit and/or permit ready letter.

30. **Attorneys' Fees.** In the event that it becomes necessary for either party to bring suit to enforce the terms of this Agreement, then the prevailing party shall be entitled to recover all costs, including attorneys' fees, incurred in connection with such litigation (including appellate proceedings) against the non-prevailing party. This provision shall survive the Closing of the transaction.

31. **Effective Date.** The effective date of this Agreement (the "Effective Date") shall be the date upon which the last party to execute this Agreement has delivered the fully executed Agreement to the other party in accordance with Section 27.

32. **Time of the Essence.** Time is of the essence with respect to each provision of this Agreement that requires action be taken by either party within a stated time period, or upon a specified date, provided, however, if the date for performance is on a Saturday, Sunday or federal holiday, the date for performance shall be extended to the next business day.

33. **Counterparts; Email or Facsimile Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which, together, shall constitute but one and the same instrument. This Agreement shall be effective when the parties have emailed or faxed their respective signatures either to the other party or to the other party's counsel. Email or facsimile signatures shall have the same legal effect as original signatures.

34. **Easement for Drainage.** Buyer agrees to provide owner of the Fellowship Hall property, located to the East of the Property, an easement through the property for stormwater drainage infrastructure to tie into the adjacent stormwater retention pond located to the west of the property, at no cost, to Seller prior to or at Closing.

[SIGNATURES BEGIN ON THE NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year last below written.

BUYER:

HOUSING TRUST GROUP, LLC,
a Florida limited liability company

By: 
Matthew Rieger, Manager

Date: October 26, 2018

SELLER:

R & C Clark, LLC,
a Florida limited liability company

By: 

Name: John P. Clark

Title: Manager

Date: 10/25, 2018

EXHIBIT "A"

The Property

Commence at the southeast corner of Section 19, Township 2 South, Range 31 West, Escambia County, Florida; thence South 89 degrees 59'39" West along the south line of said Section 19 for a distance of 1550.20 feet; thence South 00 degrees 00'21" East for a distance of 52.05 feet to the north right of way line of U.S. Highway #98 (State Road #298B, 200' R/W), said point begin on a circular curve concave to the southwest, having a radius of 3919.83 feet and delta angle of 15 degrees 59'09"; thence Northwesterly (this course and the next two courses along said north right of way) along said curve for an arc distance of 1093.65 feet (chord distance of 1090.11 feet, chord bearing of North 82 degrees 00'20" West) to the point of tangency; thence North 89 degrees 59'54" West for a distance of 560.09 feet for the point of beginning.

Thence continue North 89 degrees 59'54" West for a distance of 465.00 feet; thence North 00 degrees 00'06" East for a distance of 370.00 feet; thence South 89 degrees 59'54" East for a distance of 318.17 feet; thence North 00 degrees 00'06" East for a distance of 12.31 feet to the point of curvature of a circular curve concave to the southwest, having a radius of 75.00 feet, and delta angle of 41 degrees 07'42"; thence Northwesterly along said curve for an arc distance of 53.84 feet (chord bearing of North 20 degrees 33'45" West, chord distance of 52.69 feet) to a point of compound curvature of a circular curve concave to the southwest, having a radius of 254.55 feet, and delta angle of 30 degrees 03'09"; thence Northwesterly along said curve for an arc distance of 254.55 feet (chord bearing of North 56 degrees 09'10" West, chord distance of 251.64 feet) to a point of reverse curvature with a circular curve concave to the northeast, having a radius of 30.00 feet, and delta angle of 71 degrees 25'46"; thence Northwesterly along said curve for an arc distance of 37.40 feet (chord bearing of North 35 degrees 27'52" West, chord distance of 35.02 feet) to the point of tangency; thence North 00 degrees 15'01" East for a distance of 190.46 feet; thence South 89 degrees 53'57" East for a distance of 466.70 feet to the centerline of a 24' ingress-egress easement; thence South 19 degrees 39'18" West (this course and the next two courses along said centerline) for a distance of 141.02 feet to the point of curvature of a circular curve concave to the northeast, having a radius of 37.76 feet, and delta angle of 55 degrees 48'46"; thence Southeasterly along said curve for an arc distance of 36.78 feet (chord bearing of South 08 degrees 15'05" East, chord distance of 35.35 feet) to the point of tangency; thence South 36 degrees 09'28" East for a distance of 265.44 feet; thence South 57 degrees 47'47" West for a distance of 221.16 feet; thence South 00 degrees 00'06" West for a distance of 290.00 feet to the point of beginning.

All lying and being in Section 19, Township 2 South, Range 31 West, Escambia County, Florida. Containing 7.90 acres, more or less.

FINANCIAL FEASIBILITY TO COMPLETE AND OPERATE THE DEVELOPMENT

The development team's experience, track record, and strong relationships with financial partners continually allow HTG to secure the most competitive terms in the debt and equity markets.

With the lack of soft financing available it has become continued challenge to feasibly structure the necessary sources to develop quality affordable housing throughout the country and particularly within the State of Florida. Creativity, tenacity, and ingenuity in leveraging all available sources of funding has become the critical standard in HTG's success in developing communities of similar scale.

Our team has demonstrated a keen ability to leverage public resources including municipal land, federal and state tax credits, to secure additional sources of subsidy. These sources often include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d)(4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF, FHLB, Freddie-Mac TEL and renewable energy incentives as well as various state and local programs.

APPLICANT'S PERFORMANCE AND COMPLIANCE

All funding applications are prepared in-house, as well as the financial feasibility analysis to determine the appropriate funding structure and sources to use for each project. HTG staff has successfully submitted exemplary Florida Housing LIHTC applications over the last 20 years. This is evident by the number of perfect applications submitted that do not contain deficiencies which are regularly challenged by competing developers. HTG has never failed to close on a transaction once they have received an allocation of housing credits. All of our developments have met their placed-in-service deadlines and never fallen out of compliance with governing regulations.

New Life Estates - Escambia - Family

Project Setup

Project Information				Timing		Units	Date	Elapsed Months	Cumulative Months
Project Name	New Life Estates	Demographic	Family	Predevelopment Start Date			Dec-14		
City, State	Pensacola, FL	Land (Acres)	5.2	Closing Date			Jun-19		
County	Escambia	Max Density	130	First Unit Occupied (# of Occupied upon initial C/O)		30	Jul-20	13	13
Developer	Chris Shear	Zoning	Com	Last Unit Occupied (# of Occupied per month)		25	Oct-20	3	16
Ownership Entity	New Life Estates, Ltd	Address	8594 and 9050 Hwy 98	Permanent Loan Closing Date			Mar-21	5	21

Deal Info		Unit Type	Sq. Ft.	Units	% Units	% Income	Matern 2018 UA Estimate	Set Aside	% Units	% Income	% of Sq Ft
Deal Type:	9%	Studio	600	0	0%		\$0.00	33%	0%	0%	0%
Acquisition:	No	1/1	700	29	30%		\$87.00	50%	0%	0%	0%
Project Type:	NC Garden Wood	2/2	900	48	50%		\$110.00	60%	90%	95%	90%
# of Buildings:	5	3/2	1,050	19	20%		\$138.00	Market	0%	0%	0%
# of Floors:	3										
# of Elevators:	0										
		Total	829	96	100%	0%		% Affordable	100%	100%	100%

Residential Rent Schedule	# of Units	Rent Limit	Unit Sq. Ft.	Market Rents	Actual Rent	Net Rent	Total Rent Monthly	Total Rent Annual	Total Sq. Ft.	Rent P.S.F.	Rent Per Unit
1/1	26	60%	650		\$734	\$647	\$16,822	\$201,864	16,900	\$1.00	\$7,764
1/1	3	30%	650	LGC 30% Set Aside	\$367	\$280	\$840	\$10,080	1,950	\$0.43	\$3,360
2/2	43	60%	850		\$880	\$770	\$33,110	\$397,320	36,550	\$0.91	\$9,240
2/2	5	30%	850	LGC 30% Set Aside	\$440	\$330	\$1,650	\$19,800	4,250	\$0.39	\$3,960
3/2	17	60%	1,050		\$1,017	\$879	\$14,943	\$179,316	17,850	\$0.84	\$10,548
3/2	2	30%	1,050	LGC 30% Set Aside	\$508	\$370	\$740	\$8,880	2,100	\$0.35	\$4,440
Commercial						\$0	\$0	\$0			\$0
WHAT IF ANALYSIS	96		Blank		\$0	\$0	\$0	\$0			\$0
Total	96		79,600			\$5,223	\$68,105	\$817,260	79,600	\$0.86	\$8,513

Operating Expenses	Total	Per Unit	P.S.F. (rentable)	Notes
Management Fee (% of EGI)	41,459	\$432	\$0.52	5.00%
Admin	41,328	\$431	\$0.52	
Contracted Services	9,445	\$98	\$0.12	
Leasing and Marketing	11,664	\$122	\$0.15	
Maintenance	34,988	\$364	\$0.44	
Payroll	141,684	\$1,476	\$1.78	
Utilities	38,400	\$400	\$0.48	
Real Estate Taxes	67,200	\$700	\$0.84	
Insurance	38,400	\$400	\$0.48	
Replacement Reserves	28,800	\$300	\$0.36	
Other	-	\$0	\$0.00	
Other	-	\$0	\$0.00	
Total	453,368	\$4,723		
Purchase Price	\$1,650,000	\$17,188	\$20.73	
Senior Debt Service Coverage		1.24x		
Total Debt Service Coverage		1.24x		

Operating Assumptions	Per Year	Total
Vacancy Rate	7%	57,208
Rental Income Growth	2%	
Other Income Growth	3%	
Expense Growth	3%	

Parking Income	Factor	Spaces	Rent/month	Total/month	Per Annum
Included in Rent	1.155	111	\$0	\$0	\$0
Available for Rent		0	\$0	\$0	\$0
Vacancy	20%			\$0	\$0
Net Total		111	\$0	\$0	\$0

Other Income	Unit/mo	%	Unit/yr	Per Annum
Laundry	\$45	100%	\$540	\$51,840
Other	\$15	100%	\$180	\$17,280
Other	\$0	0%	\$0	\$0
Other	\$0	0%	\$0	\$0
Other	\$0	0%	\$0	\$0
Total Other Income	\$60		\$720	\$69,120

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.

New Life Estates - Escambia - Family
Sources & Uses

Sources		Permanent Phase			Construction Phase		
	Ref.	Total	%	Per Unit	Total	%	Per Unit
Debt							
Predevelopment Loan		\$0	0.0%	-	\$0	0.00%	-
GP Loan		\$0	0.0%	-	\$0	0.00%	-
Construction Loan	5.00%	\$0	0.0%	-	\$12,800,000	69.51%	133,333
Budge Loan		\$0	0.0%	-	-	0.00%	-
Permanent Loan 1	5.75%	\$4,500,000	21.6%	46,675	\$0	0.00%	-
Permanent Loan 2		\$0	0.0%	-	\$0	0.00%	-
Permanent Loan 3		\$0	0.0%	-	\$0	0.00%	-
SAIL	1.00%	\$0	0.0%	-	\$0	0.00%	-
ELI	0.00%	\$0	0.0%	-	\$0	0.00%	-
Surtax/Other		\$0	0.0%	-	\$0	0.00%	-
Escambia County LGC		\$354,000	1.7%	3,680	\$354,000	1.89%	3,680
LC Loan #5		\$0	0.0%	-	\$0	0.00%	-
Grant		\$0	0.0%	-	\$0	0.00%	-
Grant/Other #2		\$0	0.0%	-	\$0	0.00%	-
Tax Credit Equity							
LHFC LP Equity	\$0.93	\$15,795,100	75.9%	164,574	\$,529,685	29.60%	57,601
Historic LP Equity		\$0	0.0%	-	\$0	0.00%	-
Investor Equity							
Preferred Equity LP1		\$0	0.0%	-	\$0	0.00%	-
Preferred Equity LP2		\$0	0.0%	-	\$0	0.00%	-
Preferred Equity LP3		\$0	0.0%	-	\$0	0.00%	-
GP Equity		\$0	0.0%	-	\$0	0.00%	-
Investor Equity		\$0	0.0%	-	\$0	0.00%	-
Deferred Developer Fee		\$101,002	0.8%	1,684	\$0	0.00%	-
NOI During Construction		\$0	0.0%	-	\$0	0.00%	-
Total Sources		\$20,814,762	100.0%	216,820	\$18,683,685	100%	194,622

Uses		Permanent Phase			Construction Phase		
	Ref.	Total	%	Per Unit	Total	%	Per Unit
Construction							
GC Contract							
Hard Construction Costs		\$9,074,469	43.6%	\$94,525	\$9,074,400	46.0%	\$94,525
Demolition		\$0	0.0%	\$0	\$0	0.0%	\$0
Off-Site Improvements / acre		\$0	0.0%	\$0	\$0	0.0%	\$0
GC Profit		\$544,464	2.6%	\$5,672	\$544,464	2.8%	\$5,672
GC General Requirements		\$544,464	2.6%	\$5,672	\$544,464	2.8%	\$5,672
GC Overhead		\$181,488	0.9%	\$1,891	\$181,488	0.9%	\$1,891
GC Contract Total		\$10,344,816	49.7%	\$107,759	\$10,344,816	52.4%	\$107,759
Hard Cost Contingency @	5.0%	\$517,241	2.5%	\$5,388	\$517,241	2.6%	\$5,388
Recreational / Owner Items		\$250,000	1.2%	\$2,604	\$250,000	1.3%	\$2,604
Construction - Community Center Rehab		\$2,112,057	10.1%	\$20,833	\$2,000,000	10.1%	\$20,833
Construction - P&P Bond		\$0	0.0%	\$0	\$0	0.0%	\$0
Construction - Self Performed		\$0	0.0%	\$0	\$0	0.0%	\$0
Construction Total		\$13,112,057	63.0%	\$136,584	\$13,112,057	63.0%	\$136,584
Financing							
Interest							
Construction Interest Expense		980,682	4.7%	\$10,215	-	0.0%	\$0
Bridge Loan Interest Expense		-	0.0%	\$0	-	0.0%	\$0
Other Interest Expense	Predev Loan	\$25,000	0.1%	\$260	\$0	0.0%	\$0
Origination							
Permanent Loan Origination Fee		\$45,000	0.2%	\$469	\$45,000	0.2%	\$469
Construction Loan Origination Fee		\$96,000	0.5%	\$1,000	\$96,000	0.5%	\$1,000
Closing Costs and Fees							
Construction Loan Closing Costs		\$25,600	0.1%	\$267	\$25,600	0.1%	\$267
Permanent Loan Closing Costs		\$9,000	0.0%	\$94	\$0,000	0.0%	\$94
Legal - Lender		\$25,000	0.1%	\$260	\$25,000	0.1%	\$260
Syndication Fees/legal		\$25,000	0.1%	\$260	\$25,000	0.1%	\$260
Insurance - M&P		\$0	0.0%	\$0	\$0	0.0%	\$0
Letter of Credit - Interest & Fees		\$0	0.0%	\$0	\$0	0.0%	\$0
Closing Cost - Other (i.e. Bank Charges)		\$0	0.0%	\$0	\$0	0.0%	\$0
LHFC							
FHFC Administrative Fees	5.50%	93,445	0.4%	\$973	93,445	0.5%	\$973
FHFC Application Fees		\$3,632	0.0%	\$31	\$3,000	0.0%	\$31
FHFC Compliance Mon. Fee		212,332	1.0%	\$2,212	212,332	1.1%	\$2,212
FHFC - Other (i.e. Extension Fees, Bond Drop)		-	0.0%	\$0	-	0.0%	\$0
Legal - Bond Counsel		\$0	0.0%	\$0	\$0	0.0%	\$0
Costs of Issuance		\$0	0.0%	\$0	\$0	0.0%	\$0
Financing Total		\$1,540,059	7.4%	\$16,042	\$1,540,059	7.8%	\$16,042
Reports & Studies							
Appraisal		\$7,500	0.0%	\$78	\$7,500	0.0%	\$78
Environmental Report		\$3,500	0.0%	\$36	\$3,500	0.0%	\$36
Geotech Report		\$15,000	0.1%	\$156	\$15,000	0.1%	\$156
Market Study		\$0,000	0.0%	\$0	\$0,000	0.0%	\$0
Physical Needs Assessment		\$0	0.0%	\$0	\$0	0.0%	\$0
Plan and Cost Review		\$3,000	0.0%	\$31	\$3,000	0.0%	\$31
Traffic Study		\$0	0.0%	\$0	\$0	0.0%	\$0
Reports and Studies - Other		\$7,500	0.0%	\$78	\$7,500	0.0%	\$78
Total Reports and Studies		\$42,500	0.2%	\$443	\$42,500	0.2%	\$443
Development							
Accounting Fees		\$35,000	0.2%	\$365	\$35,000	0.2%	\$365
Architect - Design	2.50%	\$208,855	1.0%	\$2,155	\$208,855	1.0%	\$2,155
Architect and Engineering Supervision		\$50,000	0.2%	\$521	\$50,000	0.3%	\$521
Architect - Landscape		-	0.0%	\$0	-	0.0%	\$0
Building Permit & Impact Fees		\$300,000	1.4%	\$3,125	\$300,000	1.5%	\$3,125
Consulting Fees (eligible)		\$0	0.0%	\$0	\$0	0.0%	\$0
Credit Underwriting Fee		\$17,845	0.1%	\$186	\$17,845	0.1%	\$186
Engineering		\$80,000	0.4%	\$833	\$80,000	0.4%	\$833
Green Certification - NGBS/LEED		\$27,500	0.1%	\$286	\$27,500	0.1%	\$286
Inspection & Material Testing Fees		\$30,000	0.1%	\$313	\$30,000	0.2%	\$313
Plan Fees - Zoning, Site Plan, & Platting Fees		\$0	0.0%	\$0	\$0	0.0%	\$0
Relocation Expenses		\$0	0.0%	\$0	\$0	0.0%	\$0
Survey & Platting (including as-built)		\$20,000	0.1%	\$208	\$20,000	0.1%	\$208
Utility & Substationing Connection		\$294,000	1.3%	\$3,040	\$264,000	1.3%	\$2,750
Travel, Printing, Delivery, Courier		\$15,000	0.1%	\$156	\$15,000	0.1%	\$156
Non-eligible Costs		\$0	0.0%	\$0	\$0	0.0%	\$0
Development - Other		\$0	0.0%	\$0	\$0	0.0%	\$0
Total Development		\$1,046,241	5.0%	\$10,898	\$1,046,241	5.3%	\$10,898
Legal							
Legal Fees- Partnership		\$150,000	0.7%	\$1,563	\$150,000	0.8%	\$1,563
Legal - Construction		\$25,000	0.1%	\$260	\$25,000	0.1%	\$260
Legal - Zoning, Site Plan, & Platting		\$0	0.0%	\$0	\$0	0.0%	\$0
Legal - Other (i.e. Environmental)		\$0	0.0%	\$0	\$0	0.0%	\$0
Title Insurance - Taxes, & Recording		\$76,860	0.4%	\$801	\$76,860	0.4%	\$801
Total Legal		\$251,860	1.2%	\$2,624	\$251,860	1.3%	\$2,624
Marketing and Lease-up							
Marketing Costs & Other		\$100,000	0.5%	\$1,042	\$100,000	0.5%	\$1,042
Total Marketing & Lease-up		\$100,000	0.5%	\$1,042	\$100,000	0.5%	\$1,042
Taxes and Insurance							
Budgets Risk & GL Const. Insurance		\$68,658	0.3%	\$709	\$68,658	0.3%	\$709
Insurance- Property/Liability		\$6,400	0.0%	\$66	\$6,400	0.0%	\$66
Property Taxes & Other		\$2,200	0.0%	\$23	\$2,200	0.0%	\$23
Total Taxes and Insurance		\$148,658	0.7%	\$1,549	\$148,658	0.7%	\$1,549
Soft Cost Contingency	1.00%	\$117,794	0.6%	\$1,227	\$117,794	0.6%	\$1,227
Sub-Total		\$16,359,170	78.6%	\$170,408	\$16,359,170	79.5%	\$170,408
Land and Building							
Existing Buildings - To be Acquired		\$0	0.0%	\$0	\$0	0.0%	\$0
Land - To be Acquired		\$1,650,000	7.9%	\$17,198	\$1,650,000	8.4%	\$17,198
Brokerage Fee		\$0	0.0%	\$0	\$0	0.0%	\$0
Land - Other		\$0	0.0%	\$0	\$0	0.0%	\$0
Developer Fee & Overhead							
Developer's Admin. & Overhead	0.0%	\$0	0.0%	\$0	\$0	0.0%	\$0
Developer's Profit	16.0%	\$2,617,467	12.6%	\$27,265	\$1,716,064	8.7%	\$17,607
USPRA	0.0%	\$0	0.0%	\$0	\$0	0.0%	\$0
Reserves							
Operating (Debt Reserve (3M OpEx & Debt Service)		\$188,065	0.9%	\$1,956	-	0.0%	\$0
Replacement Reserve		\$0	0.0%	\$0	\$0	0.0%	\$0
Reserve - Other		\$0	0.0%	\$0	\$0	0.0%	\$0
Construction Interest Reserve		\$0	0.0%	\$0	\$0	0.0%	\$0
Total Project Cost		\$20,814,762	100%	\$216,820	\$19,728,234	97%	\$205,562

New Life Estates - Escambia - Family 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	\$8,513	\$817,260	\$833,605	\$850,277	\$867,283	\$884,629	\$902,321	\$920,367	\$938,775	\$957,550	\$976,701	\$996,235	#####	#####	#####	#####
Parking Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry	\$540	\$51,840	\$53,395	\$54,997	\$56,647	\$58,346	\$60,097	\$61,900	\$63,757	\$65,669	\$67,639	\$69,669	\$71,759	\$73,911	\$76,129	\$78,413
Other	\$180	\$17,280	\$17,798	\$18,332	\$18,882	\$19,449	\$20,032	\$20,633	\$21,252	\$21,890	\$22,546	\$23,223	\$23,920	\$24,637	\$25,376	\$26,138
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Vacancy @ 7.0%	(\$646)	(\$62,047)	(\$63,336)	(\$64,652)	(\$65,987)	(\$67,370)	(\$68,772)	(\$70,203)	(\$71,665)	(\$73,158)	(\$74,682)	(\$76,239)	(\$77,829)	(\$79,452)	(\$81,110)	(\$82,804)
Total Housing	\$8,587	\$824,333	\$841,463	\$858,954	\$876,815	\$895,054	\$913,679	\$932,697	\$952,119	\$971,952	\$992,205	#####	#####	#####	#####	#####
Expenses:																
Housing																
Management Fee (% of EGI)	\$432	\$41,459	\$42,073	\$42,948	\$43,641	\$44,753	\$45,684	\$46,635	\$47,606	\$48,598	\$49,610	\$50,644	\$51,700	\$52,779	\$53,880	\$55,005
Admin	\$431	\$41,328	\$42,568	\$43,845	\$45,160	\$46,515	\$47,910	\$49,348	\$50,828	\$52,353	\$53,924	\$55,541	\$57,208	\$58,924	\$60,692	\$62,512
Contracted Services	\$98	\$9,445	\$9,728	\$10,020	\$10,321	\$10,630	\$10,949	\$11,278	\$11,616	\$11,965	\$12,324	\$12,693	\$13,074	\$13,466	\$13,870	\$14,286
Leasing and Marketing	\$122	\$11,664	\$12,014	\$12,374	\$12,746	\$13,128	\$13,522	\$13,927	\$14,345	\$14,776	\$15,219	\$15,675	\$16,146	\$16,630	\$17,129	\$17,643
Maintenance	\$364	\$34,988	\$36,038	\$37,119	\$38,232	\$39,379	\$40,561	\$41,778	\$43,031	\$44,322	\$45,651	\$47,021	\$48,432	\$49,885	\$51,381	\$52,922
Payroll	\$1,476	\$141,684	\$145,935	\$150,313	\$154,822	\$159,467	\$164,251	\$169,179	\$174,254	\$179,482	\$184,866	\$190,412	\$196,124	\$202,008	\$208,068	\$214,310
Utilities	\$400	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516	\$45,852	\$47,227	\$48,644	\$50,103	\$51,606	\$53,155	\$54,749	\$56,392	\$58,083
Real Estate Taxes	\$700	\$67,200	\$69,216	\$71,292	\$73,431	\$75,634	\$77,903	\$80,240	\$82,648	\$85,127	\$87,681	\$90,311	\$93,021	\$95,811	\$98,685	\$101,646
Insurance	\$400	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516	\$45,852	\$47,227	\$48,644	\$50,103	\$51,606	\$53,155	\$54,749	\$56,392	\$58,083
Replacement Reserves	\$300	\$28,800	\$29,664	\$30,554	\$31,471	\$32,415	\$33,387	\$34,389	\$35,420	\$36,483	\$37,577	\$38,705	\$39,866	\$41,062	\$42,294	\$43,563
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Housing	\$4,423	\$453,368	\$466,340	\$479,942	\$493,945	\$508,360	\$523,200	\$538,476	\$554,203	\$570,392	\$587,059	\$604,216	\$621,879	\$640,063	\$658,783	\$678,055
Commercial Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$4,723	\$453,368	\$466,340	\$479,942	\$493,945	\$508,360	\$523,200	\$538,476	\$554,203	\$570,392	\$587,059	\$604,216	\$621,879	\$640,063	\$658,783	\$678,055
Net Operating Income	\$3,864	\$370,965	\$375,123	\$379,013	\$382,872	\$386,697	\$390,483	\$394,226	\$397,922	\$401,567	\$405,155	\$408,681	\$412,140	\$415,527	\$418,837	\$422,062
Debt Service & Cashflow																
Hard Debt																
Predevelopment Loan																
GP Loan																
Construction Loan																
Bridge Loan																
Permanent Loan 1		\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890
DSCR		1.24	1.26	1.27	1.28	1.29	1.31	1.32	1.33	1.34	1.36	1.37	1.38	1.39	1.40	1.41
Permanent Loan 2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permanent Loan 3		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Hard Debt	\$3,113	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890	\$298,890
DSCR		1.24	1.26	1.27	1.28	1.29	1.31	1.32	1.33	1.34	1.36	1.37	1.38	1.39	1.40	1.41
Waterfall Cashflow		\$1,477,913	\$72,075	\$76,233	\$80,122	\$83,982	\$87,806	\$91,592	\$95,336	\$99,032	\$102,676	\$106,264	\$109,790	\$113,250	\$116,637	\$119,946
Asset Mgmt Fee	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DDF		\$89,587	\$13,354	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Debt																
SAIL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELI		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surtax/Other		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Escambia County LGC		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LC Loan #5		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grant/Other #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Soft Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cashflow	\$0	\$0	\$0	\$66,768	\$83,982	\$87,806	\$91,592	\$95,336	\$99,032	\$102,676	\$106,264	\$109,790	\$113,250	\$116,637	\$119,946	\$123,171

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Attachment 6: Development Team Information

Dr. Darrak Scurles

Executive Director, New Life CDC

Dr. Darrak Scurles is the Executive Director of New Life CDC, Inc. and is the Senior Pastor and founder of The New Life Christian Center Church in Pensacola Florida. He obtained his Doctorate of Ministry Degree from Regent University with an emphasis on Christian education. Dr. Scurles has been preaching for over 25 years with an Empowerment Mega Faith Ministry. He has served with his father in ministry and the Assistant Pastor of the Greater Wayside Church for over 20 years before relocating to Pensacola Florida. Additionally, Dr. Scurles has 25 year of land development experience. He worked in a lead capacity helping his father acquire land and build in Denver, Colorado.

Dr. Darrak Scurles has served as the Dean of training and curriculum development for the International Sunday School Department world wide for the Church of God in Christ Inc. For ten years now Pastor Scurles has been a part of developing the best curriculum for Sunday Schools around the world to enrich, motivate, and grow churches through the development training material that works for all ages within a church structure. Dr. Scurles has developed Directors of Education for the facilitation of Men's, Women, Special Needs and Disabilities, Leadership, Evangelism, Administration, Biblical Studies, and Foundational Sunday School curriculum for meeting the needs of the family, community, and the church.

Dr. Scurles, native of Denver Colorado, is a Military Veteran having served in the United States Navy as an Aviation electronics technician for 8 years. He is a man of God that has a strong entrepreneurial gift and He has run his own business since 1990, he is the President and CEO of Business Wealth Solutions LLC with over 5,200 active clients around the Country. Dr. Scurles has a Bachelor of Science degree from Colorado Christian University in Organizational Management with an emphasis on Christian Leadership. He also has a Masters degree from the American College University in Financial Management and counseling. Dr. Scurles is professionally licensed with a Series 6 and 63 Securities designation. Life, Accident, and Health, also certified Gold and Precious Metals Advisor.

Matthew Rieger

President and CEO, Housing Trust Group

Matthew Rieger is President and CEO of Housing Trust Group (HTG), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have

exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S. and Arizona. HTG has developed over 6,000 units of multifamily housing, including affordable, workforce, student housing, and market-rate for rent and for sale communities, and is the leading developer of affordable housing in the State of Florida.

Prior to joining Housing Trust Group, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, he has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing, and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families. In 2017, he was elected to serve on the Board of Directors of the Coalition of Affordable Housing Providers, a strategic alliance of non-profit and for-profit developers and professional service providers dedicated to providing safe and affordable housing to Floridians.

A native of Miami and third-generation Floridian, Matthew holds a Juris Doctorate from Nova Southeastern University and a Bachelors of Arts degree in Geography from the University of Florida. He is an active member of the Coalition of Affordable Housing Providers, the Florida Bar Association and American Bar Association, and is involved with a number of charities including Habitat for Humanity, The First Tee, Mourning Family Foundation and Wade's World Foundation.

Randy Rieger

Chairman and Founder, Housing Trust Group

Randy Rieger is the Founder and Chairman of Housing Trust Group. Prior to forming Housing Trust Group, for some 25 years, Mr. Rieger served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida. Under Mr. Rieger's leadership, Royal Palm Beach Colony, L.P. developed the Village of Royal Palm Beach, and nearly 10,000 surrounding acres.

Scott Osman

Chief Operating Officer, Housing Trust Group

Scott A. Osman is tasked with managing the operations for Housing Trust Group's real estate development, property management, accounting and finance divisions. Mr. Osman has more than 20 years' experience in real estate finance, accounting, tax and operations. Prior to joining Housing Trust Group, he served as the Chief Financial Officer for New Urban Development in Miami, FL focused on financing and building affording housing developments within the Liberty City corridor. As Chief Operating Officer for LG Capital Partners, based in Miami Beach, Mr. Osman managed the operations of over \$200M of bridge loan structured financing for complex

residential real estate transactions and hotel and land acquisitions throughout the State of Florida and New Jersey.

Mr. Osman is a Certified Public Accountant and a member of the American Institute of Certified Public Accountants. He earned his Masters of Business Administration in Accounting and Taxation from the University of Miami and holds a Bachelor of Science in Accounting (Summa Cum Laude) from Barry University. Mr. Osman was born and raised in Miami, FL.

Mario Sariol

Chief Financial Officer, Housing Trust Group

Mario A. Sariol has more than 20 years of public and private accounting experience. Prior to joining Housing Trust Group, he was a partner at Verdeja & Dearmas, LLP and Corporate Controller and Vice President of Accounting for the Related Group. He began his career auditing low income housing real estate development and has a wide array experience in all matters of the real estate business sector. A graduate of the University of Miami with a Bachelor of Business Administration, Mario received his Master of Science in Taxation from Florida International University. He has assisted and raised more than \$500 million in debt and equity, as well as, structured various complex real estate transactions in all facets of the residential real estate market.

Christopher Shear

Lead Developer

Senior Vice President, Housing Trust Group

Mr. Shear brings over 13 years of development experience to HTG. Serving as Senior Vice President of Development, he is responsible for the complete real estate development process. Mr. Shear's duties include identifying new projects, valuation and feasibility, acquisition negotiations, planning and design, entitlements, sourcing/ structuring of debt and equity, closing coordination, construction management, stabilization and conversion.

Prior to joining Housing Trust Group, Mr. Shear served in leadership roles for prominent affordable housing development firms within both the for-profit and non-profit sectors. Managing the development of approximately 2,200 multi-family units Mr. Shear has established a resolute passion for the preservation and development of affordable housing. Mr. Shear maintains extensive experience utilizing 9% and 4% Low-Income Housing Tax Credits, Tax-Exempt Bonds, FHA mortgage products, HUD programs and subsidies, CDBG, HOME, AHP and similar affordable housing funding sources.

Mr. Shear is a LEED Accredited Professional and holds a B.S. in Economics, with a concentration in Real Estate and Urban Land Economics, from the University of Wisconsin-Madison.

Humberto Del Valle

Senior Vice President of Construction, Housing Trust Group

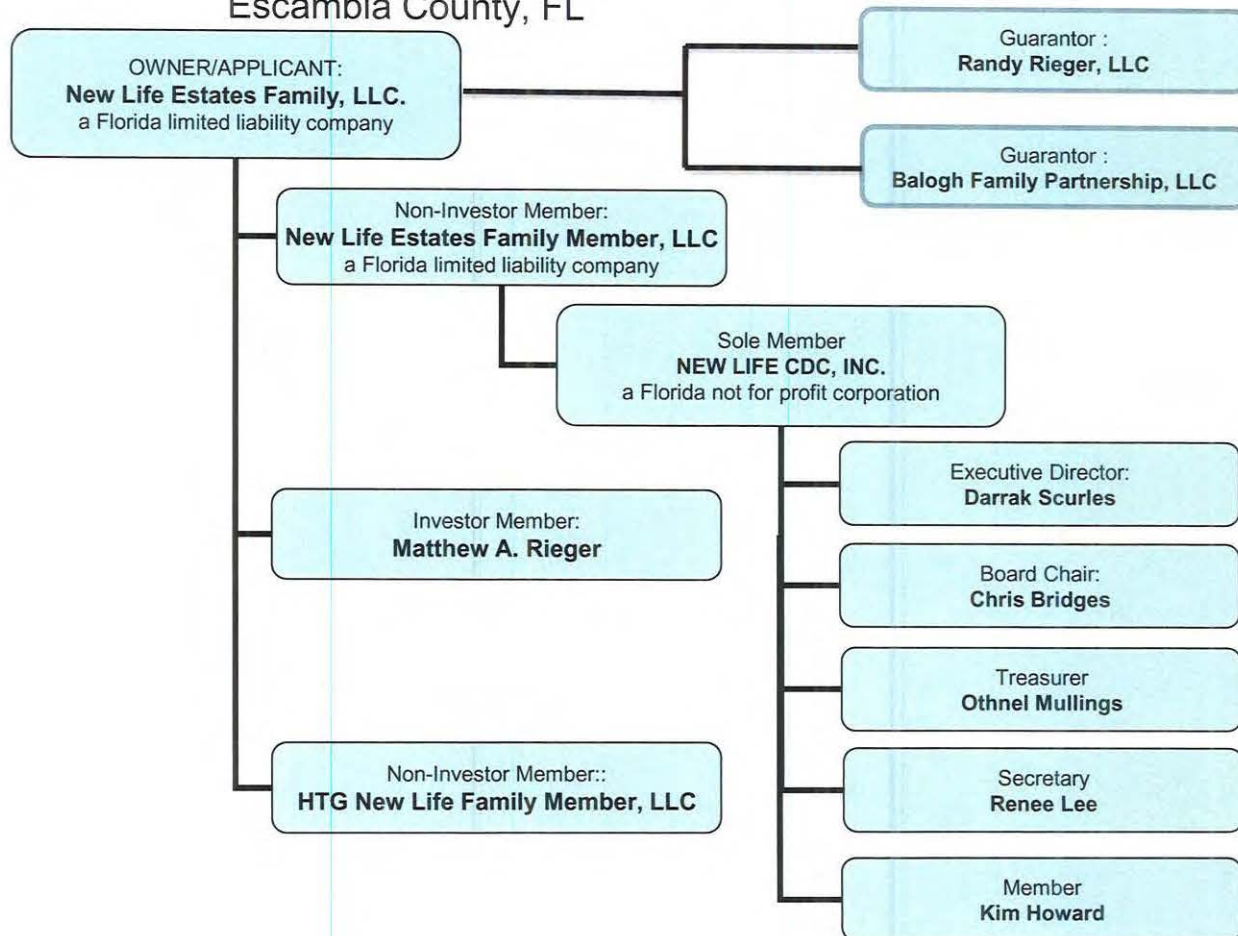
Bert Del Valle is a General Contractor with over twenty five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million dollars in development and construction projects. Proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. Bert 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.

Jordan Finkelman

Development Coordinator, Housing Trust Group

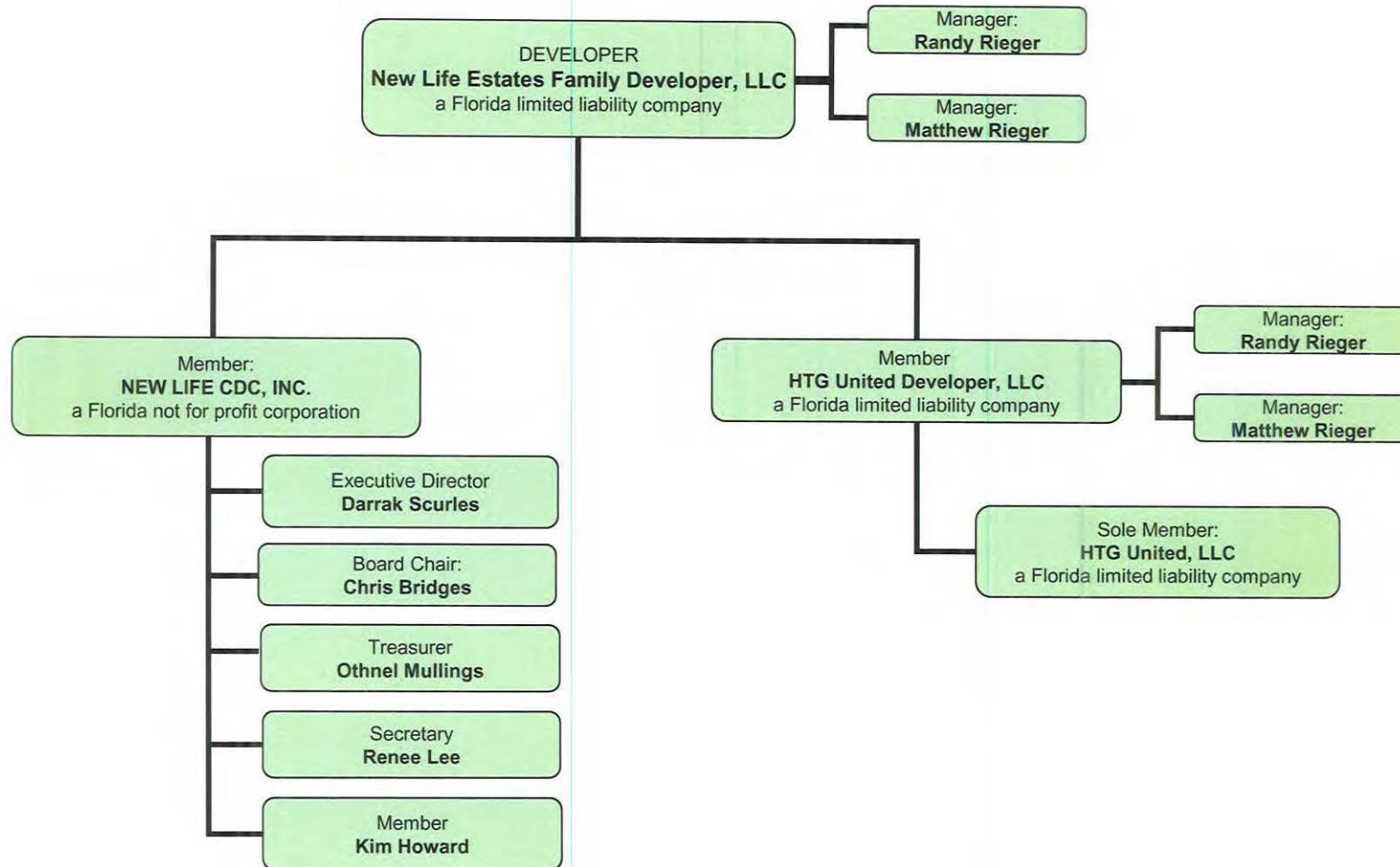
Jordan brings his investment analysis experience and applies it to the development process to ensure exceptional character and design efficiency. He has participated in all aspects of development including financing structure, application preparation, budgeting, preliminary design concepts and submittals. As the project coordinator, Jordan is in charge of the timely and efficient completion of the day to day tasks needed from all professional parties involved. Jordan holds a Bachelor's of Arts from the University of Miami and a Master's in Real Estate Development from Nova Southeastern University.

New Life Estates Family, LLC.
Escambia County, FL



New Life Estates Family Developer, LLC

Escambia County, FL



As of: 10/25/2018

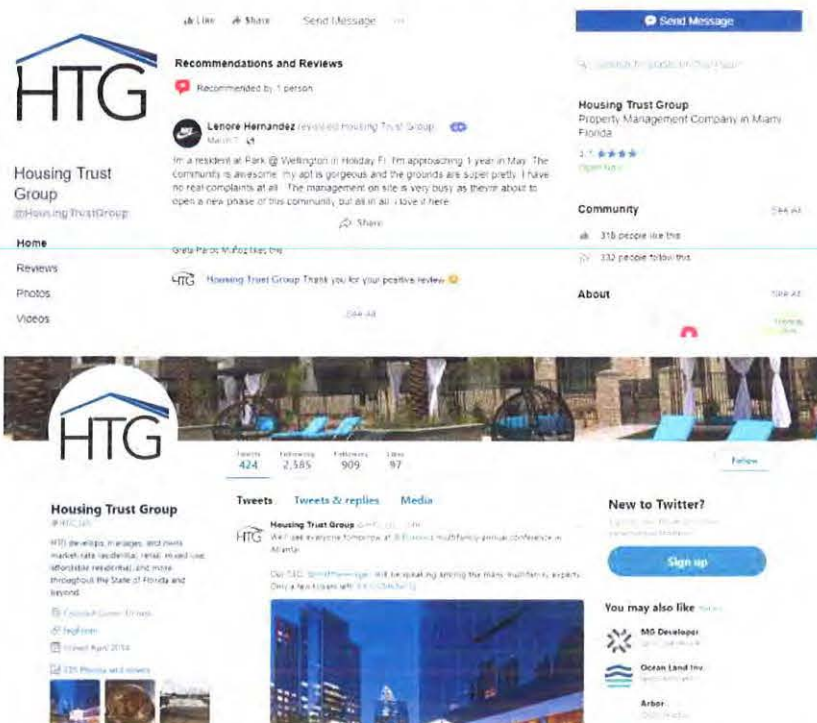
ATTACHMENT 7: PROPERTY MANAGEMENT TEAM INFORMATION

Gilda Fernandez - SVP of HTG Management ("HTGM")

Gilda Fernandez oversees the operations of HTG Management, a full-service real estate management company. Her responsibilities include directing operations and profitability. She also plays a key role in working with the development team on all new apartment projects and works closely with Asset Management to ensure the success of all Housing Trust Group investments.

Gilda has over 17 years of real estate management experience with some of the top firms in the industry. In addition to managing market rate and affordable housing, she brings her extensive knowledge and experience in Section 42 Low Income Housing Programs: LIHTC, SAIL, MMRB, County Bond, HOME, HUD, Public Housing, Risk Sharing, SHIP and other government affordable housing programs, holding the specialized designation of Housing Credit Certified Professional and Certified Occupancy Specialist.

HTG Management handles the marketing, leasing, and operations of the properties, including the resident programs provided for the residents. The next two pages have a list of the properties managed by HTGM and an org chart that highlights the personnel we have at our main headquarters exclusively for handling all aspects of management (which does not include the 50+ employees on site at all our properties).



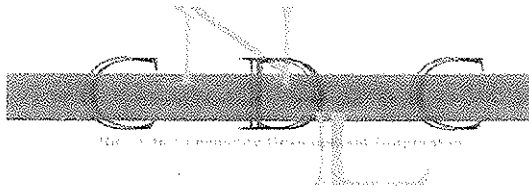
Accessibility and online presence for increased feedback and interaction also play a big role to ensure satisfaction.

Activities with and for the residents (like our Thanksgiving Turkey give away above and a Homeownership learning session below) are ways in which HTGM keeps residents happy. ➡

EXPERIENCE AND QUALITY OF MANAGEMENT COMPANY: HTGM

Current							
	Development Name	Location	Type	Units	Address	Target Market	Status
1	Courtside Family	Miami, FL	Affordable rental (tax credits)	80	1555 NW 4th Avenue FL 33136	Miami, Families, Affordable	Completed
2	Covenant Villas	Belle Glade, FL	Affordable rental (tax credits)	144	601 Covenant Drive Glade, FL 33430	Belle Families, Affordable	Rehab
3	Forest Cove	Chattanooga TN	Market rental	120	7700 Aspen Lodge Way Chattanooga, TN	Families, Affordable	Completed
4	Forest Cove Phase II	Chattanooga TN	Market rental	72	7700 Aspen Lodge Way Chattanooga, TN	Families, Affordable	Lease Up
5	Freedom Gardens	Brooksville, FL	Affordable rental (tax credits)	96	932 Freedom Way Brooksville, FL 34601	Families, Affordable	Lease Up
6	Malibu Bay	West Palm Beach, FL	Affordable rental (tax credits)	264	750 Malibu Bay Drive West Palm Beach FL, 33401	Families, Affordable	Completed
7	Park at Wellington	Holiday, FL	Affordable rental (tax credits)	110	4369 Sunray Drive Holiday, FL 34691	Families, Affordable	Lease Up
8	Pine Run	Lake Worth	Affordable rental (tax credits)	63	4728 Big Ben Lane Worth, FL 33463	Lake Families, Affordable	Completed
9	Valencia Grove	Eustis, FL	Affordable rental (tax credits)	144	551 Huffstetler Drive 32726	Eustis, FL Families, Affordable	Completed
10	Veranda Senior	Homestead, FL	Elderly Affordable rental (tax credits)	99	28355 SW 152 Ave Homestead, FL 33032	Elderly, Affordable	Completed
11	Village Place	Fort Lauderdale, FL	Elderly Affordable rental (tax credits)	112	720 NE 4th Avenue, Lauderdale, FL 33304	Fort Elderly, Affordable	Completed
12	Wagner Creek	Miami, FL	Affordable rental (tax credits)	72	1501 NW 13th Court FL	Miami, Families, Affordable	Lease Up
13	Whispering Palms	Largo, FL	Affordable rental (tax credits)	69	601 16th Avenue SE FL 33771	Largo, Families, Affordable	Completed
Past Experience							
	Development Name	Location	Type	Number of Units	Address	Target Market	Status
14	Marina Bay	Lantana	Affordable rental (tax credits)	192	2400 Lantana Road Lantana FL, 33462	Elderly, Affordable	Completed
15	Colony Park	West Palm Beach	Affordable rental (tax credits)	130	8215 Belvedere Road West Palm Beach FL, 33411	Families, Affordable	Completed
16	Venetian Isles 1	Lake Park	Affordable rental (tax credits)	288	800 Venetian Isles Drive Lake Park FL, 33403	Families, Affordable	Completed
17	Kensington	Royal Palm Beach	Luxury Rental	163	300 Crestwood Circle Royal Palm Beach, FL 33411	Market Rate	Completed
18	Venetian Isles 2	Lake Park	Affordable rental (tax credits)	112	800 Venetian Isles Drive Lake Park FL, 33403	Families, Affordable	Completed
19	Malibu Bay	West Palm Beach	Affordable rental (tax credits)	264	750 Malibu Bay Drive West Palm Beach FL, 33401	Families, Affordable	Completed
20	Green Cay Village Apts	Delray Beach	Affordable rental (tax credits)	160	12575 Green Cay Farm Boulevard Boynton Beach FL, 33437	Families, Affordable	Completed
21	Grande Pointe	Orlando	Affordable rental (tax credits)	276	1705 Grande Pointe Blvd, Orlando, FL 32839	Families, Affordable	Completed
22	Emerald Palms	Dania Beach	Affordable rental (tax credits)	318	5331 SW 43rd Terrace Dania Beach FL, 33314	Families, Affordable	Completed
23	Preserve at San Luis	Tallahassee	Student	190	1560 San Luis Road Tallahassee FL, 32304	Students	Completed
24	Venice Cove	Fort Lauderdale	Affordable rental (tax credits)	150	721 N.W. 19th Street Fort Lauderdale FL, 33311	Families, Affordable	Completed
25	Chapel Trace	Orlando	Affordable rental (tax credits)	312	562 Chapel Trace Drive Orlando FL, 32807	Families, Affordable	Completed
26	Campus Club	Tampa	Student	64	5651 East Fletcher Avenue Tampa FL, 33617	Students	Completed
Outside of Florida							
27	Creekside Village	Chattanooga TN	Market rental	192	1360 Reserve Way Chattanooga, TN 37421	Market Rate	Completed
28	River Ridge	Canton GA	Affordable rental (tax credits)	356	100 River Ridge Drive Canton, GA 30114	Families, Affordable	Completed
Coming Soon							
	Development Name	Location	Type	Number of Units	Address	Target Market	Status
29	Arbor View	Margate, FL	Elderly Affordable rental (tax credits)	100	N 3100 State Road 7 Margate, FL 33063	Elderly	Soon to be under construction
30	Aviva	Mesa, AZ	Market Rental	325	8530 East Baseline Road Arizona 85209	Mesa, Family	Under construction

Attachment 8: Evidence of Community Outreach



October 1, 2018

Dear Neighbor,

On behalf of *New Life Community Development Corporation*, I am writing to ask if you can please join us for an important community meeting on Wednesday, October 10, 2018 to discuss our proposed development of *new apartments for working families* at 8600 West Highway 98, Pensacola.

We want to present our proposal and ask for your input regarding the apartments' location on our property, their design and their amenities. Our objective is to make sure this project is as neighborhood friendly as possible.

We are only inviting neighbors who live within half a mile of the proposed construction. Your participation matters to us. Please plan to attend this meeting on Wednesday, October 10, 2018 at 10:30am at 8600 US Hwy 98 West, Pensacola.

If you have any questions, please do not hesitate to reach out to me at (850) 208-3788 and dscurles@gmail.com.

I look forward to seeing you, sharing with you the details of this exciting new development, and hearing your questions and ideas.

Yours very truly,

A handwritten signature in black ink, appearing to read "Dr. Darrak Scurles", written over a horizontal line.

Dr. Darrak Scurles
Executive Director

8600 US HWY 98 W -- Pensacola, FL 32506
(850) 208-3788 (p) (303) 801-1989 (f)

JOHNSON JAMES A JR & CAROLYN M
2940 FENCELINE RD
PENSACOLA, FL 32507

MOYE DANA W
2930 FENCELINE RD
PENSACOLA, FL 32507

HAD LAND DEVELOPMENT PARTNERS I LLC
191 PEACHTREE ST NE STE 805
ATLANTA, GA 30303

ESCAMBIA COUNTY FLORIDA
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

FOUNTAIN JAKE
8700 FOWLER AVE LOT 10
PENSACOLA, FL 32534

MCCRACKEN DOTTA L EST OF
8700 FOWLER AVE LOT 15
PENSACOLA, FL 32534

DUNLAP WENDY DIANE
8700 FOWLER AVE LOT 12
PENSACOLA, FL 32534

WELLS FARGO FINANCIAL SYSTEM
FLORIDA INC
3590 SWAN LANE
PENSACOLA, FL 32504

RICHERSON DAVID T
8895 UNTREINER AVE
PENSACOLA, FL 32534

BREWTON BENNIE E SR
8965 UNTREINER AVE
PENSACOLA, FL 32534

LOCKE JOEL L
8875 UNTREINER AVE
PENSACOLA, FL 32534

STROUD MARY LOU
8910 DORIS AVE
PENSACOLA, FL 32534

KEYHANI ADAM
5650 MIFFLIN AVE
PENSACOLA, FL 32526

DIAMOND NINA M
627 POWELL ST
PENSACOLA, FL 32534-1939

WIGGINS WILLIAM & CHARLOTTE
8905 DORIS AVE
PENSACOLA, FL 32534

FOUNTAIN STEPHANIE D
200 HOLLY ST
PENSACOLA, FL 32514

ROSS BARBARA R
8737 ROSE AVE
PENSACOLA, FL 32534

SIMPSON KATHRYN J
1597 DOLPHIN RD
CANTONMENT, FL 32533

VINES PATRICIA A
8901 FIGLAND AVE
PENSACOLA, FL 32534

MIXON WILLIAM J & JANE E
8907 FIGLAND AVE
PENSACOLA, FL 32534

ROBERTSON DEWEY LEE
1815 E DEYOUNG DR
FRESNO, CA 93720-4050

PENSACOLA HABITAT FOR HUMANITY INC
PO BOX 13204
PENSACOLA, FL 32591

EL BETHEL CHRISTIAN CHURCH INC
PO BOX 37551
PENSACOLA, FL 32526

PETERS MARY
8808 DORIS AVE
PENSACOLA, FL 32534

EL BETHEL CHRISTIAN CHURCH INC
3010 PANAMA DR
PENSACOLA, FL 32526

NELSON VINCENT K 1/4 INT
8901 FIGLAND AVE
PENSACOLA, FL 32534

NELSON VINCENT K 1/4 INT
8901 FIGLAND AVE
PENSACOLA, FL 32534

FLOULEY ALBERT R SR
604 POWELL ST
PENSACOLA, FL 32534

WAGONER STEVEN
8739 ROSE AVE
PENSACOLA, FL 32534-1936

BANTA JESSICA
1537 TWIN PINES CIRCLE
CANTONMENT, FL 32533

MCCULLERS HAYDEN A JR
3214 COBBLESTONE DR
PENSACOLA, FL 32571

ARNOLD JAMES
4128 ASHLAND AVE 13
PENSACOLA, FL 32534

WEST PAMELA L
901 J E BOYD LN
PENSACOLA, FL 32534

BROWN JANICE B
911 J E BOYD LN
PENSACOLA, FL 32534

JOSEY JACKIE W
8711 UNTREINER AVE
PENSACOLA, FL 32534

BROWN JOSEPH W & MARGARET
920 J E BOYD LN
PENSACOLA, FL 32534

COOPER JONI D
930 J E BOYD LN
PENSACOLA, FL 32534

JOHNSON MICHAEL R
925 J E BOYD LN
PENSACOLA, FL 32534

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

ROBIN JEAN
917 J E BOYD LN
PENSACOLA, FL 32534

HERRING KENT
403 SHORELINE DR
GULF BREEZE, FL 32561

QUINLEY WILLIE H
621 CARO ST
PENSACOLA, FL 32534

MIDDLETON KATIE M
1234 GERMAIN ST
PENSACOLA, FL 32534

LUONG THEM
1895 SILAS CIR
CANTONMENT, FL 32533

BENSON WALLACE C
9696 BOWMAN AVE
PENSACOLA, FL 32534

LITTLE TOMIE JOAN
8545 JERNIGAN RD
PENSACOLA, FL 32514

YALE PENSACOLA LLC
10 NEW KING STREET ST STE 102
WHITE PLAINS, NY 10604

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

CLANTON NEPHI P
2071 LANSING DR
PENSACOLA, FL 32504

HARRIS LISA D
8740 ROSE AVE
PENSACOLA, FL 32534

WILLIAMS D W FAMILY LIMITED
PARTNERSHIP
1050 W I-65 SERVICE RD SOUTH
MOBILE, AL 36609

JERNIGAN LOUISE W
PO BOX 17858
PENSACOLA, FL 32522

DAVIS ANGELA KATHERINE 1/9 INT
6000 OCCIE PHILLIPS RD
WALNUT HILL, FL 32568

POWELL STANLEY D
8723 PENSACOLA BLVD
PENSACOLA, FL 32534

8720 PENSACOLA BLVD
8720 PENSACOLA BLVD
PENSACOLA, FL 32534

WATKINS CHARLES S
3344 EL PRADO ST
GULF BREEZE, FL 32563

NGUYEN TUAN
1025 MYER WAY
PENSACOLA, FL 32514

CAMPBELL ANTHONY
626 LEGION CT
DESTIN, FL 32541

ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

WAL-MART STORES EAST LP
PO BOX 8050
BENTONVILLE, AR 72712

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS, TN 38101

SHELLCO OF PENSACOLA
8500 FOWLER AVE
PENSACOLA, FL 32534

MARTIN BARRY L & MONA LYNNE
8610 FOWLER AVE
PENSACOLA, FL 32534

SHELLCO OF PENSACOLA INC
8500 FOWLER AVE
PENSACOLA, FL 32534

MCKENZIE TANK LINES INC
PO BOX 1200
TALLAHASSEE, FL 32302

MOYE PATRINA P
8557 UNTREINER AVE
PENSACOLA, FL 32534

LANDROME BILLY
8511 FOWLER AVE
PENSACOLA, FL 32534

THRASH HOWARD M & DEBRA A
1240 BARMEL ST
PENSACOLA, FL 32534

G G & W LLC
3607 ANDREW AVE
PENSACOLA, FL 32505

DUNLAP NORMAN E
8601 FOWLER AVE
PENSACOLA, FL 32534

EVANS RICK
400 NEAL RD
CANTONMENT, FL 32533

NICHOLSON JULIETTA
1165 EASY ST
PENSACOLA, FL 32534

HOUK BETTY R
1130 EASY ST
PENSACOLA, FL 32534

COOLMAN CYRIL
7335 GRAND PRAIRIE HWY LOT 11
RAYNE, LA 70578

THOMAS JOSEPH R
8609 UNTREINER AVE
PENSACOLA, FL 32534

BASS HELEN RAY
8591 UNTREINER AVE
PENSACOLA, FL 32534

SNOWDEN BILLY R JR & SHETIA L
8605 UNTREINER AVE
PENSACOLA, FL 32534

STERLING JAMES
2 GREVE RD
PENSACOLA, FL 32507

ORTH CHARLES E
8600 RUSSELL AVE
PENSACOLA, FL 32534

GREEN VIDA S
8596 RUSSELL AVE
PENSACOLA, FL 32534

MCCARTY CYNTHIA
8610 RUSSELL AVE
PENSACOLA, FL 32534

HARGENS KEVIN R
2202 ANGUS ST
DERIDDER, LA 70634

ANTONIOUS IRENE
8878 SCENIC HWY
PENSACOLA, FL 32514

BROWN EDRINA L TRUSTEES OF BROWN
FAMILY TRUST
8595 UNTREINER AVE
PENSACOLA, FL 32534

JB LEGACY LLC
3044 E KINGSFIELD RD
PENSACOLA, FL 32514

COYLE KEVIN
104 1ST AVE
BREWTON, AL 36426

WILLIAMS ROBERT A
8725 FIGLAND AVE
PENSACOLA, FL 32534

LUCAS DAVID W
8635 DORIS AVE
PENSACOLA, FL 32534

FLOWERS BARBARA MAE
8620 FIGLAND AVE
PENSACOLA, FL 32534

SCOTT ANTHONY R & LASHAY Y
6350 DENVER AVE
PENSACOLA, FL 32526

MCCLAMMY JUDITH R
8598 UNTREINER AVE
PENSACOLA, FL 32534

EMERALD COAST UTILITIES AUTHORITY
PO BOX 17089
PENSACOLA, FL 32522

BEASLEY LISA EST OF
8419 FIGLAND AVE
PENSACOLA, FL 32534

TRUST
3595 ASHLAND AVE
PENSACOLA, FL 32534

CARROLL ELTON E
8603 ROSE AVE
PENSACOLA, FL 32534

NELSON CATHY JERKINS
8620 UNTREINER AVE
PENSACOLA, FL 32534

CAMPBELL SYLVIA A
8609 FIGLAND AVE
PENSACOLA, FL 32534

NEMMERS KAMMY S
600 W HANNAH ST
PENSACOLA, FL 32534

MURDY JERRY N & EVELYN E
5807 CHICAGO AVE
PENSACOLA, FL 32526

DAVIDSON TINA A
9331 CORNFIELD WAY
MILTON, FL 32583

BLANKENSHIP REGINA
8427 ROSE AVE
PENSACOLA, FL 32534

PEACE SHIRLEY A
8616 UNTREINER AVE
PENSACOLA, FL 32534

HUDSON ANTHONY L & BERNICE
512 W HANNAH ST
PENSACOLA, FL 32534-1943

PENSACOLA HABITAT FOR HUMANITY INC
PO BOX 13204
PENSACOLA, FL 32591

MITCHELL DANNY L SR 1/3 INT
4421 LYONS PL
HOLT, FL 32564

MATLOCK ROBERT C & DORA W
8501 FIGLAND AVE
PENSACOLA, FL 32534

MOORE JENNIFER A
720 W DETROIT AVE
PENSACOLA, FL 32534

TREMPER PAUL B & DELENA
630 W ENSLEY ST
PENSACOLA, FL 32534-3675

ODOM TONJA
8602 DORIS AVE
PENSACOLA, FL 32534

CONGIUNDI MARK N
35165 CYPRESS AVE
LILLIAN, AL 36549

GUENTNER ROY M
PO BOX 18701
PENSACOLA, FL 32523

BROOKS GUY B
8502 DORIS AVE
PENSACOLA, FL 32534

CALDERON KARLA
7860 GALAXY CT
PENSACOLA, FL 32506

ARMSTRONG THOMAS M II & JENNIFER E
720 W ENSLEY ST
PENSACOLA, FL 32534

MCCULLERS CARLEE S
1248 CEYLON DR
GULF BREEZE, FL 32563

HANSON LORI J
4440 SW ARCHER RD # 2024
GAINESVILLE, FL 32608-2278

S...TH KIMBERLY PANGBURN
629 W ENSLEY ST
PENSACOLA, FL 32534

WATTS VICTOR
8590 FIGLAND AVE
PENSACOLA, FL 32534

JOHNSON LAWRENCE R & ANGELA
8516 DORIS AVE
PENSACOLA, FL 32534

HEATH EDNA MAE
8420 DORIS AVE
PENSACOLA, FL 32534

BEASLEY LISA D
8420 FIGLAND AVE
PENSACOLA, FL 32534

BEASLEY LISA D
8420 FIGLAND AVE
PENSACOLA, FL 32534

SPENCER ANNIE M
8480 DORIS AVE
PENSACOLA, FL 32534

VISIONS PROPERTIES LLC
191 NORTHSORE CIR
GULF SHORES, AL 36542

SHELLCO OF PENSACOLA INC
8500 FOWLER AVE
PENSACOLA, FL 32534

HOSTERMAN BRIAN E
5992 VANITY FAIR RD
MILTON, FL 32570

WATTS RACHEL A
8411 JARMEN LN
PENSACOLA, FL 32534

HUYNH PHAT DUC
1658 CEDRUS LN
PENSACOLA, FL 32514

PARKER BRIAN
8427 JARMEN LN
PENSACOLA, FL 32534

FOR TAYLOR LIVING TRUST
9728 SININA PL
EAGLE RIVER, AK 99577

PROCTOR ROBERT LEO JR
1517 SILVER RIDGE DR
CANTONMENT, FL 32533

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

ARMSTRONG ROBIN S & JACQUELYNN E
8230 EMPEROR RD
PENSACOLA, FL 32504

HUYNH TAI DUC
8429 FOWLER AVE
PENSACOLA, FL 32534

PURIFOY LASONYA
PO BOX 464
CANTONMENT, FL 32533

HUANG RICKY
1658 CEDRUS LN
PENSACOLA, FL 32514

MEREDITH L D
7361 STRATH RD
RICHMOND, VA 23231

JARMAN JACLYN M
2166 STAFF DR
CANTONMENT, FL 32533

WHITE JUSTIN K & SARAH M
8430 JARMEN LN
PENSACOLA, FL 32534

JACKSON THADDEUS T SR & LESLIE M
11172 NARRAGANSETT BAY CT
WELLINGTON, FL 33414

SMITH TONNIA
8402 JARMEN LN
PENSACOLA, FL 32534

ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

MCCOY PATTY PAULA
9029 BLUEBAY LN
PENSACOLA, FL 32506

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

MCARDLE SEAMUS
104 1ST AVE
BREWTON, AL 36426

CARTER TARONTA
8421 CHERRY AVE
PENSACOLA, FL 32534

WILLIAMS AARON
12219 MAPLE ROCK
HOUSTON, TX 77077

TBBG INVESTORS INC
PO BOX 611
CENTURY, FL 32535-0611

OUTDOOR COMPANY LLC
1448 DARBY LN
CANTONMENT, FL 32533

MEREDITH LUMBER CO
8701 N PALAFOX ST
PENSACOLA, FL 32534

JACOBSON TOBEN JOHN
111 HANNAH ST
PENSACOLA, FL 32534

HUANG RICKY
1658 CEDRUS LANE
PENSACOLA, FL 32514

SMITH GERALD
1101 N LAKE DR
EAST DUBLIN, GA 31227

RODRIGUEZ LORENA L M
8620 RAWLS AVE
PENSACOLA, FL 32534

PENSACOLA POOLS INC
3480 GULF BREEZE PKWY
GULF BREEZE, FL 32563

STEWART SABLE
8601 WALNUT AVE
PENSACOLA, FL 32534

CMA PROPERTIES LLC
8450 PENSACOLA BLVD
PENSACOLA, FL 32543

K & A CRUTCHFIELD INC
6109 CHUMUCKLA HWY
PACE, FL 32571

MOCAR HOLDINGS INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

CARPENTER MARSHALL FAMILY LIMITED
PARTNERSHIP
3140 SONYA ST
PACE, FL 32571

BOOKER CAROLYN
8541 POND AVE
PENSACOLA, FL 32534

BRADLEY SUSAN JANE
8509 RAWLS AVE
PENSACOLA, FL 32534

T O C RETAIL INC
1824 HILLANDALE RD
DURHAM, NC 27705

LE NANORA V
8814-B N DAVIS HWY
PENSACOLA, FL 32514

MEACHAM RUTH
8963 PENSACOLA BLVD
PENSACOLA, FL 32534

BABB JUSTIN T
8455 POND AVE
PENSACOLA, FL 32514

LIMITED PARTNERSHIP
3140 SONYA ST
PACE, FL 32571

CARPENTER MARSHALL FAMILY LIMITED
PARTNERSHIP
3140 SONYA ST
PACE, FL 32571

JETT D ANDRE
2715 CHICAGO AVE
PENSACOLA, FL 32526

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

NEWBERRY RUTH
8415 RYAN AVE
PENSACOLA, FL 32534

CARPENTERS CAMPERS INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

SIMMONS JOHN E 1/3 INT
2717 N W ST
PENSACOLA, FL 32505

CARAVEKA LLC
8963 PENSACOLA BLVD
PENSACOLA, FL 32534

CHRISTIAN TONYA M
8433 CHERRY AVE
PENSACOLA, FL 32534

CARPENTERS CAMPERS INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

CAMPERS CONSTRUCTION INC
1795 W DETROIT BLVD
PENSACOLA, FL 32534

STALLWORTH HELEN E
7127 CLEARWOOD RD
PENSACOLA, FL 32526

ZOMI AMERICAN COMMUNITY CHURCH
3220 WINDMILL CIR
PENSACOLA, FL 32526

MCPHERSON JAMES E
8506 CHERRY AVE
PENSACOLA, FL 32534

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

OWEN LIVING TRUST 7-20-2004
8470 N PENSACOLA BLVD
PENSACOLA, FL 32534

BARFIELD JOYCE R
120 W HANNAH ST
PENSACOLA, FL 32534

SUNDAY ROBIN
8511 CHERRY AVE
PENSACOLA, FL 32534

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

MOCAR ENTERPRISES INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

CMA PROPERTIES LLC
3140 SONYA ST
PACE, FL 32571

M&T BANK
ONE FOUNTAIN PLAZA
BUFFALO, NY 14203

HRUBY HOLLY ANN
5724 english turn dr
MILTON, FL 32571

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

BELL KATRESE NICOLE
144 W ENSLEY ST
PENSACOLA, FL 32534

ROBBINS LARRY E REVOCABLE TRUST
13633 CANAL DR
PENSACOLA, FL 32507

ADELES PROPERTIES LLC
406 LARUA LANDING
PENSACOLA, FL 32501

NEWBERRY RUTH
8415 RYAN AVE
PENSACOLA, FL 32534

CAMPBELL JOHN D JR & SANDRA K
8411 CHERRY AVE
PENSACOLA, FL 32534

PATE MURIEL
212 W DETROIT BLVD
PENSACOLA, FL 32534

FLORIDA STATE OF ROAD R/W
PO BOX 607
CHIPLEY, FL 32428

MOUCHERON CHARLOTTE J
8661 MAYFLOWER AVE
PENSACOLA, FL 32534

TISDALE JOHN
8611 POND AVE
PENSACOLA, FL 32534

TURNER BENNETT L
700 W JOHNSON AVE
PENSACOLA, FL 32534

RACINE DEBRA J
302 W DETROIT BLVD
PENSACOLA, FL 32534

GINGER DENISE
2435 N HIGHWAY 29
CANTONMENT, FL 32533-5185

PAUL ELLA MAE
8200 LAWTON ST
PENSACOLA, FL 32514-6055

NOBLIN GERALD A
8620 ROSE AVE
PENSACOLA, FL 32534

STANFORD GERALD L
8600 JUNIPER AVE
PENSACOLA, FL 32534

HARRIS NATHAN T & LORI A
110 W DEVANE ST
PENSACOLA, FL 32534

JOHNSON LATIMA
8507 CHERRY AVE
PENSACOLA, FL 32534

SIMPSON KATHRYN J
1597 DOLPHIN RD
CANTONMENT, FL 32533

MOCAR HOLDINGS INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

GINGER DENISE
2435 N HIGHWAY 29
CANTONMENT, FL 32533-5185

ARCENEUX STACEY L
2140 GLORIA CIR
PENSACOLA, FL 32514

HENDERSON STEPHEN B EST OF
8502 POND AVE
PENSACOLA, FL 32534

TURNER BENNETT L
700 W JOHNSON AVE
PENSACOLA, FL 32534

STROHL CARMAN D
1704 CONDOR DR
CANTONMENT, FL 32533

COOPER BAMBERLY
8712 ROSE AVE
PENSACOLA, FL 32534

ZOMI AMERICAN COMMUNITY CHURCH
3220 WINDMILL CIR
PENSACOLA, FL 32526

SIMPKINS STANLEY & MARY D
610 BARRINGTON WAY
ROSWELL, GA 30076

JACOBSON TOBEN JOHN
111 HANNAH ST
PENSACOLA, FL 32534

SHEFFIELD OLA M
6123 HILLTOP DR
PENSACOLA, FL 32504-7513

CARPENTERS CAMPERS INC
8450 PENSACOLA BOULEVARD
PENSACOLA, FL 32534

MOCAR ENTERPRISES INC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

TAYLOR ZACHARY LEWIS
2354 WALTHAM ST
PENSACOLA, FL 32505

FOREMAN VINCENT A
6081 ALICIA DR
PENSACOLA, FL 32504

MCAIR & SULVAP LLC
107 W GREGORY ST
PENSACOLA, FL 32502

HARVEY JOHN
8502 RYAN AVE
PENSACOLA, FL 32534

CMA PROPERTIES LLC
8450 PENSACOLA BLVD
PENSACOLA, FL 32534

QUICK SILVER LAND COMPANY INC
32440 US HWY 90
SEMINOLE, AL 36574

& PONCE CATHERINE
8546 KINGFISHER WAY
PENSACOLA, FL 32534

MARTIN SKIP
3140 CALLIE STILL RD
LAWRENCEVILLE, GA 30045

DORIS ANN
481 S GARCON POINT RD
MILTON, FL 32583

SCOTT JAMIE
8510 POND AVE
PENSACOLA, FL 32534-3355

DEBORAH KAY
17705 30TH PLACE N
PLYMOUTH, MN 55447

WADE ROY
119 W DEVANE ST
PENSACOLA, FL 32534

YOUNG TIFFANY LIBELL
8440 WALNUT AVE
PENSACOLA, FL 32534

STEWART ERNEST JR
611 W DEVANE ST
PENSACOLA, FL 32534

TRUETT RON
PO BOX 37102
PENSACOLA, FL 32526

BUCKETT MICHAEL LORENZA JR
8473 VANCE AVE
PENSACOLA, FL 32534

ENSLEY ALLIANCE CHURCH INC
512 W DETROIT BLVD
PENSACOLA, FL 32534

VARNER CLAUDIA A
8651 MAYFLOWER AVE
PENSACOLA, FL 32534

CAMPBELL JULIANNA B 1/2 INT
8715 ORANGE AVE
PENSACOLA, FL 32534

WILLIAMS SARAH B EST OF
250 W ENSLEY ST
PENSACOLA, FL 32534

GRAFF JAMES
4544 MONPELLIER DR
PENSACOLA, FL 32505

JOHNSON BONNIE M
8656 MAYFLOWER AVE
PENSACOLA, FL 32534

BLUE GOOSE PROPERTIES LLC AS
TRUSTEE
3707 SUNNYSIDE ST
PENSACOLA, FL 32507

BOTROS EMAN A
409 STRANDVIEW DR
PENSACOLA, FL 32534

BASS MONIQUE
8445 CHERRY AVE
PENSACOLA, FL 32534

A E W INC
PO BOX 1156
CHICAGO, IL 60606

SPEARS AUBRA
8616 SATSUMA AVE
PENSACOLA, FL 32534

ENSLEY ALLIANCE CHURCH INC
512 W DETROIT BLVD
PENSACOLA, FL 32534

ENSLEY ALLIANCE CHURCH INC
512 W DETROIT BLVD
PENSACOLA, FL 32534

New Life Community Development Corporation

Community Meeting
October 10, 2018
10:30 am – 12:00 pm

New Life Christian Center Church
8600 West Highway 98, Pensacola

AGENDA

Registration

Welcome, Acknowledgement of Guests, Introductions

Purpose of Today's Meeting

Presentation: What is New Life Estates?

Description of the apartments; estimated timeline for construction; planned community center services; benefits to working families and community members at large.

Presenter: Dr. Darrak Scurles, Executive Director, New Life CDC

Discussion:

1. What design details would the neighbors like to see in the physical appearance and layout of the apartments? How can the look of the new apartments keep the neighborhood beautiful?
2. What special amenities should the apartment complex include (swimming pool, children's play area, meeting space, parking, greenery)?
3. What types of services and spaces should the community center provide?
4. Any suggestions regarding property management and residential life – maintenance, parking, security, access, residential events, amenities?
5. What other questions do participants have?

Next Steps

1. Meeting of the Board of County Commissioners on October 20.
2. Application for Florida Housing Financing, October 30.
3. Next meeting with our neighbors: Date and time TBA.
4. How New Life CDC will follow up neighbors' preferences and concerns.
5. How to contact New Life CDC

Final Questions and Announcements

Dismissal

New Life Community Development Corporation

Report of Meeting for Community Input Regarding New Life Estates

Held at 8600 West Highway 98, Pensacola, FL

October 10, 2018

10:30 - 11:30 am

Summary:

The meeting was duly convened. Invitations had been sent out by postal mail to over 225 parties identified as owners or residents of properties located within 2,500 feet of the proposed development site.

Due to inclement weather in the Pensacola area on October 10, none of the individuals we invited actually attended the meeting.

As a result, we were not able to elicit input from our invited guests during this meeting. However, we plan invite the same people to a new meeting in the near future by way of follow up.

Notes were recorded by Renee Lee.

New Life Estates October 26, 2018

Project Timeline:

- November 1, 2018: Board of County Commissioners Approval of New Life Estates
- December 4, 2018: FHFC Deadline for RFA 2018-110 Submission
- February/March 2019: FHFC Board Review Committee
- March 2019: FHFC Board Approval of Recommendations
- March/April 2019: Conclusion of RFA 2018-110 Litigation, Issuance of Invitation to Credit Underwriting and 7, 14, 21 Day Items Due
- May 2019: Begin engagement of Development Professionals Architect including Engineer for Design Plans
- August 2019: Submit Plans for Permits, Bid for General Contractor, Obtain Sources of Construction and Permanent Debt and Equity Tax Credit Financing
- September 2019: Engage General Contractor Agreement
- December 2019: Financial Closing of Construction Loan, Permanent Loan, and Tax Credit Equity
- December 2020: Substantial Completion
- February 2021: Lease Up
- May 2021: Conversion from Construction Loan to Permanent Loan

APPENDIX A

New Life Estates

Statement of Applicant's *Local* Development Experience October 26, 2018

The proposed development will be New Life Estates, a project of a local non-profit community development corporation, New Life CDC. This will be New Life CDC's first multifamily housing development in Escambia County or Santa Rosa County.

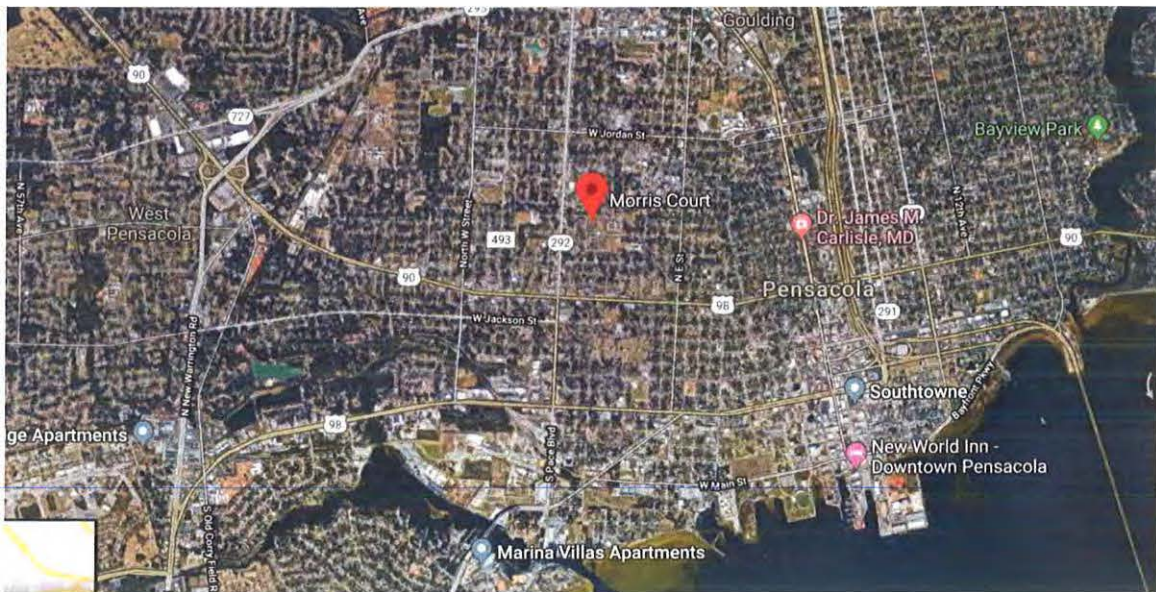
Housing Trust Group, as partner developer of New Life CDC in this project, has developed numerous workforce and affordable housing projects of similar scale and scope to New Life Estates throughout Florida and the panhandle. Chris Shear, Senior Vice President of Housing Trust Group, and lead developer of New Life Estates, has personally completed the development of three (3) multifamily housing projects within Escambia County. The details of Palafox Landing, Morris Court II and Morris Court III are provided below.

It is important to note that Morris Court II and III are a multiphase development, similar to the master plan for the 30-acre New Life Estate campus. HTG and New Life CDC have strategically planned the three multifamily phases of development.

In addition, the development team will rehab the existing building into a fully functional community center for the tenants and the general public's benefit.

Morris Court II and Morris Court III

Location: 1351 North K Street, Pensacola, FL 32501



Year Built: 2008

Units: Total 124 units in multiphase development.

- 74 units at Morris Court II
- 50 units at Morris Court III

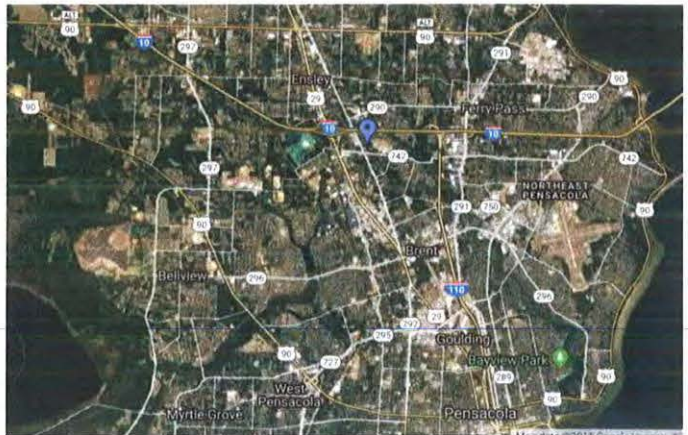
Sources of Financing:

- Morris Court II - 9% credits and Escambia County Hurricane Housing Rental Program
- Morris Court III – 4% Credits, Tax-Exempt Bonds, FHFC Rental Recovery Loan Program, and Escambia County

Amenities: Clubhouse with computer lab, business center, and library; Fitness Center; Outdoor picnic area and playground

PALAFox LANDING

Location: 7220 N Palafox Street, Pensacola, FL 32503



Year Built: 2011

Units: 96

Amenities: Swimming Pool, Fitness Center, Community Playground, Community Laundry facility, Clubhouse with computer lab and multipurpose gathering room.

Sources of Financing: 9% credits (TCEP Exchange Credits), TCAP Loan, Escambia County Hurricane Housing Rental Program, and Escambia County HOME loan

APPENDIX B

EXPERIENCE AND QUALITY OF MANAGEMENT COMPANY: HTGM

Current							
	Development Name	Location	Type	Units	Address	Target Market	Status
1	Courtside Family	Miami, FL	Affordable rental (tax credits)	80	1555 NW 4th Avenue FL 33136	Miami, Families, Affordable	Completed
2	Covenant Villas	Belle Glade, FL	Affordable rental (tax credits)	144	601 Covenant Drive Glade, FL 33430	Belle Families, Affordable	Rehab
3	Forest Cove	Chattanooga TN	Market rental	120	7700 Aspen Lodge Way Chattanooga, TN	Families, Affordable	Completed
4	Forest Cove Phase II	Chattanooga TN	Market rental	72	7700 Aspen Lodge Way Chattanooga, TN	Families, Affordable	Lease Up
5	Freedom Gardens	Brooksville, FL	Affordable rental (tax credits)	96	932 Freedom Way Brooksville, FL 34601	Families, Affordable	Leae Up
6	Malibu Bay	West Palm Beach, FL	Affordable rental (tax credits)	264	750 Malibu Bay Drive West Palm Beach FL, 33401	Families, Affordable	Completed
7	Park at Wellington	Holiday, FL	Affordable rental (tax credits)	110	4369 Sunray Drive Holiday, FL 34691	Families, Affordable	Lease Up
8	Pine Run	Lake Worth	Affordable rental (tax credits)	63	4728 Big Ben Lane Worth, FL 33463	Lake Families, Affordable	Completed
9	Valencia Grove	Eustis, FL	Affordable rental (tax credits)	144	551 Huffstetler Drive 32726	Eustis, FL Families, Affordable	Completed
10	Veranda Senior	Homestead, FL	Elderly Affordable rental (tax credits)	99	28355 SW 152 Ave Homestead, FL 33032	Elderly, Affordable	Completed
11	Village Place	Fort Lauderdale, FL	Elderly Affordable rental (tax credits)	112	720 NE 4th Avenue, Lauderdale, FL 33304	Fort Elderly, Affordable	Completed
12	Wagner Creek	Miami, FL	Affordable rental (tax credits)	72	1501 NW 13th Court FL	Miami, Families, Affordable	Lease Up
13	Whispering Palms	Largo, FL	Affordable rental (tax credits)	69	601 16th Avenue SE FL 33771	Largo, Families, Affordable	Completed
Past Experience							
	Development Name	Location	Type	Number of Units	Address	Target Market	Status
14	Marina Bay	Lantana	Affordable rental (tax credits)	192	2400 Lantana Road Lantana FL, 33462	Elderly, Affordable	Completed
15	Colony Park	West Palm Beach	Affordable rental (tax credits)	130	8215 Belvedere Road West Palm Beach FL, 33411	Families, Affordable	Completed
16	Venetian Isles 1	Lake Park	Affordable rental (tax credits)	288	800 Venetian Isles Drive Lake Park FL, 33403	Families, Affordable	Completed
17	Kensington	Royal Palm Beach	Luxury Rental	163	300 Crestwood Circle Royal Palm Beach, FL 33411	Market Rate	Completed
18	Venetian Isles 2	Lake Park	Affordable rental (tax credits)	112	800 Venetian Isles Drive Lake Park FL, 33403	Families, Affordable	Completed
19	Malibu Bay	West Palm Beach	Affordable rental (tax credits)	264	750 Malibu Bay Drive West Palm Beach FL, 33401	Families, Affordable	Completed
20	Green Cay Village Apts	Delray Beach	Affordable rental (tax credits)	160	12575 Green Cay Farm Boulevard Boynton Beach FL, 33437	Families, Affordable	Completed
21	Grande Pointe	Orlando	Affordable rental (tax credits)	276	1705 Grande Pointe Blvd, Orlando, FL 32839	Families, Affordable	Completed
22	Emerald Palms	Dania Beach	Affordable rental (tax credits)	318	5331 SW 43rd Terrace Dania Beach FL, 33314	Families, Affordable	Completed
23	Preserve at San Luis	Tallahassee	Student	190	1560 San Luis Road Tallahassee FL, 32304	Students	Completed
24	Venice Cove	Fort Lauderdale	Affordable rental (tax credits)	150	721 N.W. 19th Street Fort Lauderdale FL, 33311	Families, Affordable	Completed
25	Chapel Trace	Orlando	Affordable rental (tax credits)	312	562 Chapel Trace Drive Orlando FL, 32807	Families, Affordable	Completed
26	Campus Club	Tampa	Student	64	5651 East Fletcher Avenue Tampa FL, 33617	Students	Completed
Outside of Florida							
27	Creekside Village	Chattanooga TN	Market rental	192	1360 Reserve Way Chattanooga, TN 37421	Market Rate	Completed
28	River Ridge	Canton GA	Affordable rental (tax credits)	356	100 River Ridge Drive Canton, GA 30114	Families, Affordable	Completed
Coming Soon							
	Development Name	Location	Type	Number of Units	Address	Target Market	Status
29	Arbor View	Margate, FL	Elderly Affordable rental (tax credits)	100	N 3100 State Road 7 Margate, FL 33063	Ederly	Soon to be under construction
30	Aviva	Mesa, AZ	Market Rental	325	8530 East Baseline Road Mesa, Arizona 85209	Family	Under construction

APPENDIX C: Design Compatibility Narrative

The area surrounding the New life campus is an eclectic mix of commercial properties along Highway 98, 2-3 story multifamily rental and condo communities. New Life Estates will consist of four three-story garden walk-up buildings each with 24 units (8 units per level). The large site is well suited for the development of 3-story apartments since there are no single-family homes that are adjacent to the development site. The development team was diligent to design layout the multifamily apartment buildings behind the commercial facilities fronting Highway 98 in order to protect the valuable commercial frontage while still allowing visibility of the apartments. The nearest multifamily property is Fairfield Lakes which is also a 3-story walk up development with 15 apartment buildings.

The development team will host open community meetings to solicit feedback from the area's residents in order to ensure a holistic design. The conceptual elevations are provided below. The attractive product aims to provide a contemporary look with multiple façade material and varied roof lines to provide texture. Large brackets and standing seam metal roofs maintain the clean roof lines. The sharp roof lines are intended to be compatible with the existing two-story community center facility that will be rehabbed in conjunction with the multifamily construction. The site will utilize high efficiency LED lighting throughout the interior as well as across the site and parking lot to ensure the safety of our residents. Amenities include a resort-style pool, stand-alone clubhouse that will maintain on-site management offices, large gathering room for residents, full fitness center, media room, and a cybercafé with multiple computer stations. Outside the clubhouse there is a large covered patio facing a new playground that can be used by residents and patrons of the community center and day care. The community center will be rehabbed and provide a multitude of services including day-care, education, and health and wellness services for the general public. A well lite walking path will connect the apartments, community center, pool and other and site amenities. The development will be certified under a National Green Building Standards and/or the Florida Green Building Coalition to ensure we have the most efficient construction techniques, materials, and design possible.

The following images are representative of the development product. We have also included an aerial image of the area and pictures of the nearby Fairfield Lakes comparable property.





A photograph of the exterior of the 8th Avenue Life Church. The building is a modern, single-story structure with a flat roof and large windows. A sign on the right side of the building reads "8th Avenue Life Church" and "2007". The building is surrounded by greenery, including trees and a lawn. A paved parking area is visible in the foreground.

Perdido Park

Bay Pine Villas

New Life Estates

Canterbury Woods

Fairfield Lakes

Saddle Ln

Gieseler

Highway 98

© 2018 Google

Google Earth

Fairfield Lakes



APPENDIX D: Local Contractor Verifications

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Providing Professional Surveying Services Since 1976
Licensed in Florida and Alabama

October 11, 2018

Re: New Life Estates Multifamily Development

To Whom it Concerns:

Pittman, Glaze and Associates, Inc. has been providing professional surveying services within Escambia County, FL since 1976. Our office is located at 5700 North Davis Hwy., Suite 3, Pensacola, FL 32503.

Our firm is working with New Life CDC and Housing Trust Group on boundary surveys, ALTA certifications, building layouts for construction, pre-construction elevation certificates, foundation surveys, mortgage surveys, and locations of improvements for the proposed 96 unit multifamily development project located at 8594 Highway 98 West, Escambia County.

Regards,

David D. Glaze, President



October 11, 2018

Re: New Life Estates Multifamily Development Local Funding Application

To Whom it Concerns:

Kenneth Horne & Associates, Inc. (KH&A) has been providing professional engineering services within Escambia County, FL since March of 1999. Our office is located at 7201 North 9th Avenue, Suite 6 Pensacola, FL 32504. Over the past decade Kenneth Horne & Associates has gained a wealth of knowledge in civil engineering through our involvement in regional projects. As the foundation of planning, development, and infrastructure projects, we realize our role as civil engineers to provide a service to the community. At KH&A, we believe that sustainability in construction is necessary for the responsible growth of the built environment. A sustainable ideal is required to, not only, be respectful of our habitat, but also to reduce costs throughout the phases of construction and long after the project has been completed.

Our firm is engaging with New Life CDC, a local Escambia County not-for-profit, and their development partner Housing Trust Group, on the full scope of civil engineering services, including utility planning; paving, grading and drainage design; and permitting for the proposed 96 unit multifamily development project located at 8594 Highway 98 West, Escambia County, FL.

Regards,

A handwritten signature in blue ink that reads 'Robert C. Krasnosky'.

Robert C. Krasnosky, P.E.

Partner

APPENDIX E: Local Partnership Verification

.....

.....

.....

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING ("MOU") is entered into as of September
4, 2018, between New Life Community Development Corporation, Inc., a Florida not-for-profit corporation ("NLCDC") and Housing Trust Group, LLC, a Florida limited liability company, its affiliates, successors and assigns ("HTG") (collectively the "Parties", each a "Party").

WHEREAS, HTG intends to apply for and pursue an allocation of low income housing tax credits from Florida Housing Finance Corporation ("FHFC") in the following: RFA 2018-110 and/or RFA 2018-116 (the "2018 RFAs") in an amount, in HTG's sole and absolute discretion, necessary for the financing of the developments described in Exhibit "A", as may be supplemented and amended from time to time, (the "Development"); and

WHEREAS, the Parties intend to create multiple entities to apply as a non-profit for the Developments in the 2018 RFAs.

NOW THEREFORE, the Parties desire to enter into this MOU as a preliminary step in order to facilitate interim activities prior to subsequent agreements between the Parties.

SECTION 1: PURPOSE

The purpose of this MOU is to set forth the basic arrangements under which the Parties will undertake the Developments.

SECTION 2: DEVELOPMENT PROGRAM

The development program, at a minimum, shall consist all of the Construction Features, General Features, Accessibility Features and Resident Programs as required per the 2018 RFAs (the "Development Program"). The Development Program may be modified by HTG at any time during the life of each Development. This MOU shall apply to any affordable housing development proposed or developed on the master planned parcel described in Exhibit "A".

SECTION 3: JOINT APPLICANT AND DEVELOPMENT ENTITY OWNERSHIP

- A. The Parties shall create a joint applicant entity which shall serve as the applicant for each Development (each, a "Joint Applicant Entity") and a joint development

entity which shall serve as the developer for each Development (each, a "Joint Development Entity").

B. The Joint Applicant Entity ownership shall be formed as a limited partnership as follows:

1. NLCDC shall be one hundredth of a percent (0.01%) General Partner.
2. HTG shall be one thousandth of a percent (0.001%) Special Limited Partner.
3. Equity Investor (to be determined) shall be the (99.989%) Investor Limited Partner.

C. The Joint Development Entity ownership shall be formed as a limited liability company as follows:

1. NLCDC shall be the Twenty Five percent (25%) member.
2. HTG shall be the by Seventy Five percent (75%) member.
3. HTG shall be the sole Manager of the Joint Development Entity.

SECTION 4: REVENUE PARTICIPATION

Prior to making any distributions of developer fee, cash flow, or any other revenue received by the Joint Applicant Entity and the Joint Development Entity, HTG and NLCDC shall be reimbursed for any expenses they have incurred in relation to the Development that are not reimbursed with loan or equity proceeds.

As compensation for their respective services to be provided pursuant to this MOU, and as further defined within the Joint Development Entity operating agreement, the Parties shall receive a share of developer fees proportionate to their respective interest in the Joint Development Entity. In the event there are deferred developer fees, the deferred portion of the fee shall be paid from operating cash flow until both Parties respective interests in the Developer Fee are paid in full. After the full payment of each Party's respective share of the Developer Fee, NLCDC and HTG shall receive 50% of distributable operating cash flow, respectively.

HTG Management shall be the property management agent while HTG's guarantees are in effect unless otherwise agreed to by the Parties. As permitted by FHFC, HTG Management shall receive a management fee no greater than six percent (6%) of gross revenue.

SECTION 5: NLCDC DUTIES/RESPONSIBILITIES

- A. To bilaterally participate in all such matters where such bilateral participation is required to satisfy non-profit set-aside requirements of FHFC and the provisions of Section 42 of the Code;
- B. To provide HTG up to seven (7) days to review and comment on any submissions to third parties including but not limited to the US Department of Housing and Urban Development ("HUD") and any local municipalities in relation to the Development;
- C. To elect and pay all fees in relation to their legal representation;
- D. To pay all fees associated with any consultants hired by and for the benefit of NLCDC ;
- E. To attend meetings with government officials and design professionals when requested by HTG to do so and to invite HTG to all meetings with government officials in relation to the Developments;
- F. To review plans, drawings, and renderings and provide meaningful input on same no later than seven (7) days after being provided by HTG or third party professional involved in the Development. Any design requests made by NLCDC must be reasonable in the context of an affordable housing development, as determined by HTG in their sole discretion. HTG agrees to be reasonable in accommodating any such request.
- G. To collaborate, support and/or assist HTG as lead Party in the course of performing tasks for the Developments as defined in Section 6 (A) through 6 (I) of this MOU;
- H. To interface with community organizations and individuals to ensure acceptance of each Development by the surrounding neighborhoods; and
- I. NLCDC will take the lead in presenting the subject project to local officials and requesting financial support from Escambia County. However, during

predevelopment, the Parties will work together synergistically to (1) qualify the project for Escambia County approval to proceed, and (2) prepare and submit all paperwork as required to gain approval of a local contribution from Escambia County that will enable the project to compete at FHFA.

SECTION 6: HTG DUTIES/RESPONSIBILITIES

- A. Notwithstanding anything to the contrary contained in this MOU, HTG in its capacity as the Special Limited Partner has the authority to take any of the actions set forth below without the prior written consent of the General Partner:
- B. Unless otherwise agreed to between the Parties, HTG will fund upfront costs and expenses related to each Development, however, the Parties agree to pursue borrowing of pre-development funds by all reasonable means for purposes of funding such costs; and
- C. To elect and pay all fees in relation to its legal representation; and
- D. To select the Development Legal Counsel, Title Agent and Management Company; and
- E. To hire all professional consultants and other service providers including but not limited to, architects, engineers, surveyors, traffic consultants, and testing services; and
- F. To perform and be responsible for all other activities necessary to carry out the permitting, construction, accounting, and marketing of each Development; and
- G. To obtain all pre-development, construction, and permanent financing, as applicable; and
- H. To obtain all necessary governmental subsidy financing, including but not limited to local funding, Federal Housing Credits, SHIP, HOME, and CDBG; and
- I. To generally represent the Parties in furtherance of each Development; and
- J. HTG will consult regularly and in advance of making major deal decisions and executing key project documents with NLCDC, keep NLCDC fully informed of, all Key Decisions (as defined below) affecting the project, in keeping with best

practices for development partnerships. Key Decisions include: selection of architect and general contractor; location and demarcation of final boundaries for project site; assumptions that underpin costs and revenue in the pro forma; roles of the Parties (respectively) in property and asset management, and resident support services after occupancy; among others.

SECTION 7: INDEMNIFICATION.

Each Party shall indemnify and hold harmless the other Party and its employees, agents and assigns from any and all claims associated with all actions taken with respect to each Development.

SECTION 8: TERMINATION AND SUBSEQUENT AGREEMENTS

In the event the Development is invited to enter into credit underwriting, this MOU may be superseded in whole, or in part, by subsequent agreements between the Parties, which set forth in greater detail the specific obligations relating to the Development. If for unforeseen circumstances, the Parties have not been able to reach the point where credit underwriting has either been initiated or declined for the planned Developments by August 31, 2020, this MOU shall be terminated and of no further force and effect.

SECTION 9: MISCELLANEOUS PROVISIONS

- A. The validity, construction and effect of this MOU shall be governed by the laws of the State of Florida. Any claim, objection or dispute arising out of this MOU shall be litigated in the Fifteenth Judicial Circuit in and for Miami-Dade County, Florida or the United States District Court, Southern District of Florida.
- B. Should any part, term or provision of this MOU be decided by the courts to be invalid, illegal or in conflict with any law of the State, the validity of the remaining portion or provision shall not be affected thereby.
- C. This MOU states the entire understanding between the Parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The Parties recognize that any representations, statements or negotiations made do not suffice to legally bind the parties in a contractual relationship unless they have been reduced to writing, approved and signed by an authorized

representative of the parties. This MOU, once properly executed, shall bind the Parties, their assigns, and successors in interest. Any amendments to the MOU shall be in writing only.

- D. In the event that legal action is taken to enforce this MOU, the prevailing party will be entitled to recover its reasonable attorneys' fees, including attorney's fees at all appellate levels, and other costs and disbursements, in addition to any other relief to which the prevailing party is entitled.

[Signatures on following page]

Individuals authorizing this MOU have the authority to execute the MOU on behalf of the Parties.

Witness:

Signature

Glenda Brown

Print name

HOUSING TRUST GROUP, LLC

By:

Matthew Rieger, Manager

Witness:

Signature

Jordan Finkelman

Print name

Witness:

Signature

Ashley L. Midkiff

New Life Community Development Corporation, Inc.

ASHLEY L. MIDKIFF

Print name

By:

Darrak Scurles, Executive Director

Witness:

Signature

Sarah E. Brazwell

Print name



EXHIBIT "A"

As of: August 24, 2018

<u>Development</u>	<u>Location (City/County, FL)</u>
New Life Apartments	8594 and 9050 Hwy 98, West Pensacola, FL

APPENDIX F

NEW LIFE ESTATES

Community Support Narrative

October 26, 2018

We have documented in this application the letters of invitation we sent to our neighbors prior to October 10, the mailing list we used for that mailing, the agenda of the October 10 meeting, and a summary of meeting proceedings. Unfortunately, our neighbors were unable to attend the community meeting that we hosted on October 10, 2018 at 8594 Highway 98 West, Pensacola, FL.

Previously, we had interviewed informally two of our neighbors who live on the opposite side of Meier Henry Road, one-quarter mile down and across the street from the boundary of the property where we propose to build New Life Estates. Their initial reaction was that they did not mind the project as planned. The intended location was far enough from their homes that any new traffic would not likely reach the part of the street where they live. They commented that they did not want heavy rainfall to drain from the project area in a way that could result in flooding or drainage overflows at or near their houses.

New Life Estates stands committed to involving our neighbors and working with them to everyone's benefit in the course of developing the proposed apartments. We plan to engage other neighborhood groups, and hold more meetings with area businesses and residents to glean their ideas, hear their concerns, answer their questions and examine ways that the apartments, amenities and services envisioned as part of this project will add value to the community. We will document our steps and keep Escambia County informed of them, with the expectation that representatives of Escambia County will be able to observe and participate in these conversations directly.

APPENDIX G

New Life Estates

Local Community Benefits Narrative

October 26, 2018

New Life Estates will provide much needed housing for working families, and has set aside 10 units for very low income persons. In addition, this project will provide a range of other important benefits to New Life Estates residents and members of the surrounding community. We describe these benefits below.

Unit Set Asides for Homeless and Special Needs Households:

New Life Estates will include five units for formerly homeless persons, and five more units for special needs persons as defined in Code Section 420.0004. The mix of set-aside units (for homeless and special needs combined) will be: 3 one-bedroom units; 5 two-bedroom units; and 2 three bedroom units. The rent levels will be: \$367 for one-bedroom units; \$440 for two-bedroom units; and \$508 for three-bedroom units. Income limits will be: \$13,700 for residents of one-bedroom units; \$16,460 for residents of two-bedroom units; and \$20,780 for residents of three-bedroom units. Wraparound services will be arranged by New Life CDC with off-site service providers that specialize in supporting homeless and special needs populations. Our aim is to ensure that each resident is stabilized in housing, integrated into the social activities of New Life Estates, and service-assisted as needed to achieve the best possible quality of living given the parameters of their specific life situation.

Community Center Services:

New Life Estates has an existing Community Center that will be transformed into a service hub open to the general public and the delivery of recreational, social and educational services.

The development will include a significant renovation budget to revitalize this amenity and offer expanded services to local residents in Escambia County. Located on West US Highway 98, the service center is conveniently accessible to the surrounding community.

Community-focused programs including child care, adult literacy, workforce training and placement assistance, and financial capability development will be available not only to New Life Estates residents, but to members of the community as a whole. These services, part of New Life CDC's existing and emerging programs, are further described as follows:

- *Child care:* Support for working parents who need to access accredited, structured age-appropriate play, socialization and educational activities for their children ages 1 – 5, based on an early child care and development (ECCD) framework. The Center will employ local qualified childcare staff.
- *Adult literacy:* In partnership with local community colleges, this service provides accelerated learning in reading, writing, math, accounting and other subjects for working adults seeking to improve their performance, take new roles, and increase their earnings in existing and future employment.
- *Workforce development:* Education, employment readiness training, and supervised placement in collaboration with local businesses for *young people entering the workforce*. New Life CDC is an accredited local provider of Vocational Rehabilitation services for the State of Florida.

- *Fincap*: Budgeting, saving, investing, recordkeeping, filing taxes and preparation for homeownership. All tailored to families seeking to raise their financial capacity and move to a new level through effective income and wealth management practices.
- *Small Enterprise Assistance*: Training and mentoring in writing, financing and implementing a plan of work for people who want to start, grow and achieve success in their own small business.
- *Health and wellness*: Focus is on activities to improve nutrition, physical fitness, and posture; manage stress; access medical services; and promote change in personal habits as deemed helpful and necessary to live a healthier lifestyle. Amenities will include a fitness center for regular exercise. Physical fitness programming will offer expanded recreational options for youth to build athletic skills, promote team building and sportsmanship, and prevent crime.

Redevelopment of Land and Neglected Property:

To create the planned Community Center, we plan to completely renovate an existing office buildings and educational facilities located on the subject property, close to West Highway 98. These facilities, which comprise the old campus of Liberty College, are currently in severe disrepair. The project will thus bring back into service a significant amenity for the community while raising the aesthetic standard for aging and new facilities in the area.

In the rear of the property stands vacant land which as gone unused for over 10 years. Our plan to build 96 new residential workforce units on this land will provide a vital improvement to an otherwise wasting asset while meeting a growing need for housing in an area experiencing rapid population growth.

Dedicated Parking for Community Center Users:

The property surrounding the Community Center has substantial already-existing space for parking. This development will safeguard most of the existing parking to ensure that users of the Community Center will have easy access to the facility throughout the week, and can park their vehicles away from Route 98.

Employment, Earnings and Tax Revenue:

This development will also help strengthen the local economy by raising the incomes of working households through better access to jobs. In regard to the housing development alone, hundreds of construction jobs will be created temporarily, as well as several permanent jobs for local facility and property managers and for new residents who move to the area to live at New Life Estates.

Escambia County will collect annual real estate taxes related to the area taken by the Community Center estimated at over \$50,000 annually.

In conclusion, this development will provide multiple vital social and economic benefits as the property is transformed into a state-of-the-art multifamily housing and service center for Escambia County residents.

Appendix H

New Life Estates Ability to Proceed Narrative October 26, 2018

By this Narrative, New Life Community Development Corporation, Inc., our Partner and our associated entities regarding New Life Estates, attest that our proposed project meets all Ready to Proceed requirements of Escambia County. In particular:

1. The project is not located in a FEMA-mapped flood hazard area.
2. The project is not located in a RECAP area.
3. Neither we, as Applicant, nor our Partner Developer, nor our project-associated entities, nor any of our principals, have been debarred from federal projects or from FHFC projects. None of us is on FHFC's non-compliance listing for any reason.

In addition, Verification Forms required by Escambia County for Roads, Water, Sewer Capacity, Electricity, and Consistency with Zoning and Land Use Regulations, have all been signed by the appropriate County agency representatives, respectively.

Referring to our Project Timeline, we are on track to meet the December 4, 2018 deadline for submitting an application to FHFC for a 9% tax credit allocation. We have the capacity to cover legal, accounting, finance, contractor and vendor management, compliance, and any other matters that typically arise in a tax credit-financed development. Our project team is fully prepared to complete all pre-construction due diligence, finance packaging, general contractor selection, site planning, design and other pre-development tasks, close on construction financing and break ground on schedule.

New Life Estates
October 26, 2018

Project Timeline:

- November 1, 2018: Board of County Commissioners Approval
- December 4, 2018: FHFC Deadline for RFA 2018-110 Submission
- January 2019: FHFC Board Review Committee
- January 2019: FHFC Board Approval of Recommendations
- March/April 2019: Conclusion of RFA 2018-110 Litigation, Issuance of Invitation to Credit Underwriting and 7, 14, 21 Day Items Due
- May 2019: Begin engagement of Development Professionals Architect including Engineer for Design Plans
- August 2019: Submit Plans for Permits, Bid for General Contractor, Obtain Sources of Construction and Permanent Debt and Equity Tax Credit Financing
- September 2019: Engage General Contractor Agreement
- December 2019: Financial Closing of Construction Loan, Permanent Loan, and Tax Credit Equity
- December 2020: Substantial Completion
- February 2021: Lease Up
- May 2021: Conversion from Construction Loan to Permanent Loan

APPENDIX H

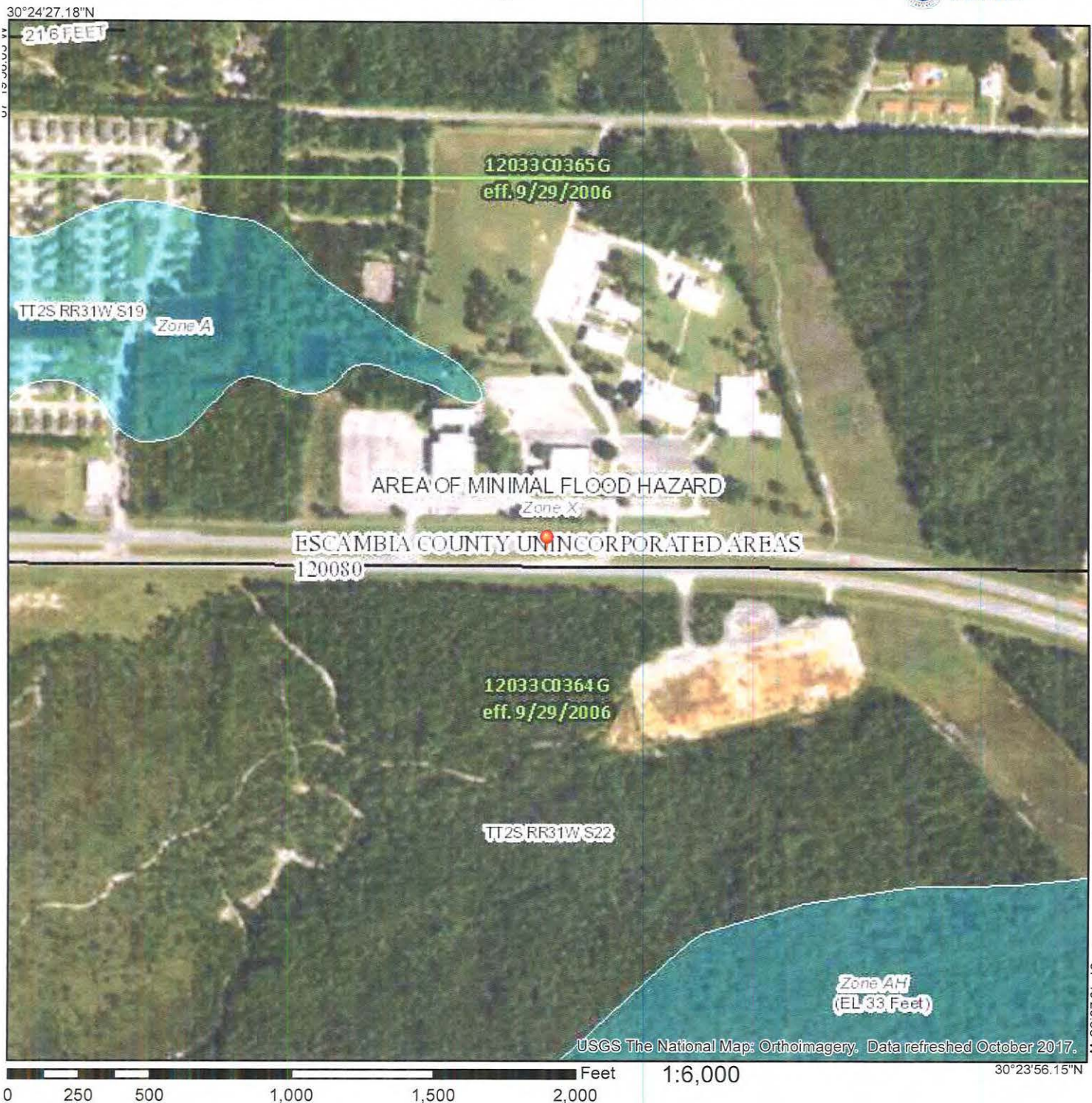
NEW LIFE ESTATES

Verification: New Life's Project is Not in FEMA-Mapped Flood Hazard Area

October 26, 2018

The maps on the following two pages include (1) a site plan for New Life Estates; and (2) an official map showing the boundaries of a FEMA-designated flood hazard area. An overlay of the maps will reveal that the boundaries of the site now planned for New Life Estates are separated from the flood zone. We emphasize that this project is not located in a flood hazard area.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/27/2018 at 9:49:25 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX H

NEW LIFE ESTATES

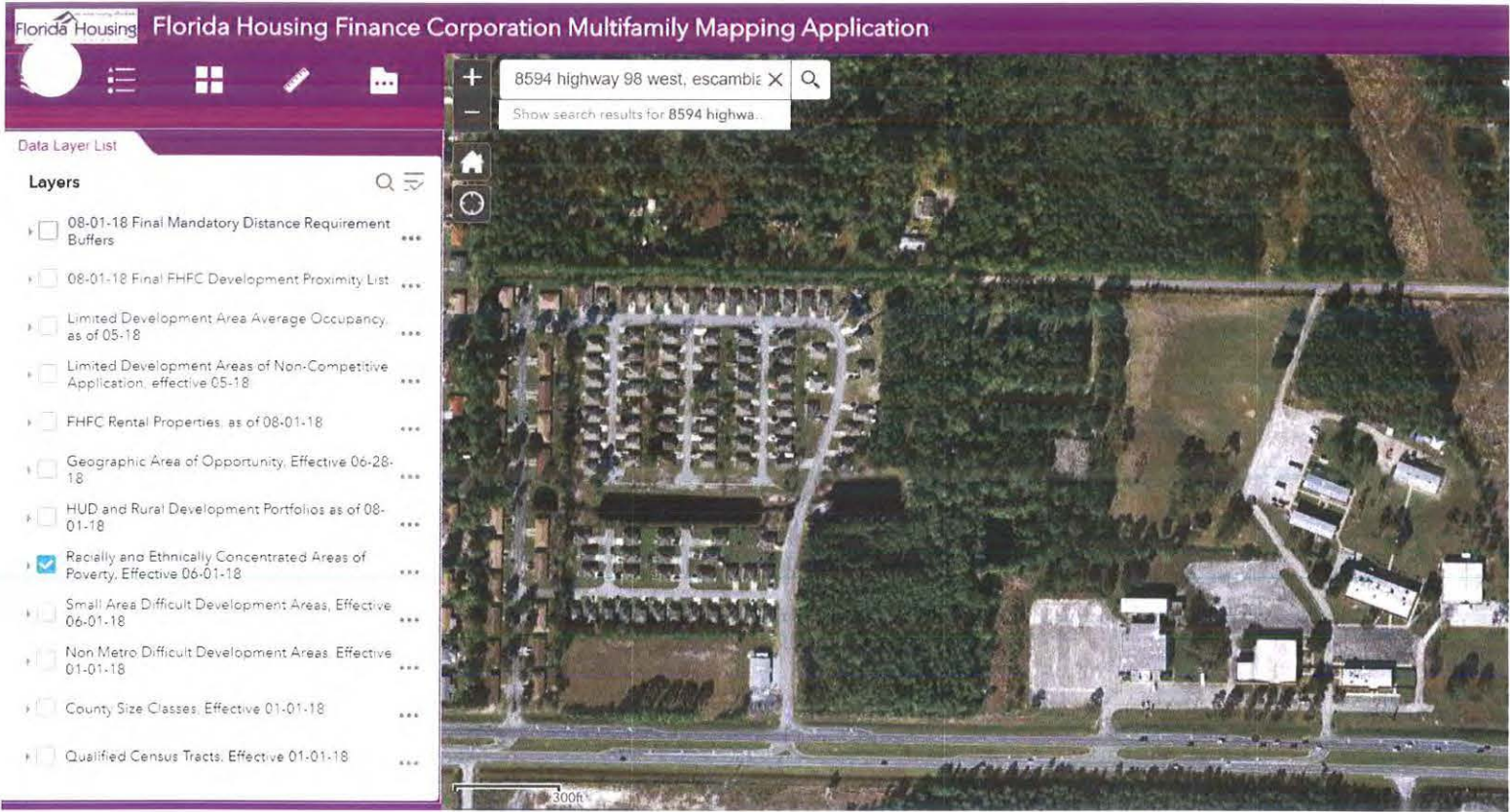
Statement of Verification Regarding RECAP

October 26, 2018

This statement is provided to ascertain that the proposed project site for the development of New Life Estates is not located in a RECAP area.

We checked the database of Florida Housing Finance Corporation to see whether the subject property is located in a RECAP area. We did not find any overlay.

Verification of Project Not Located in a Racially and Ethnically Concentrated Area of Poverty (RECAP)



APPENDIX I: Additional Information requested from DEVELOPER EXPERIENCE SECTION

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DEVELOPMENT AND CONSTRUCTION EXPERIENCE

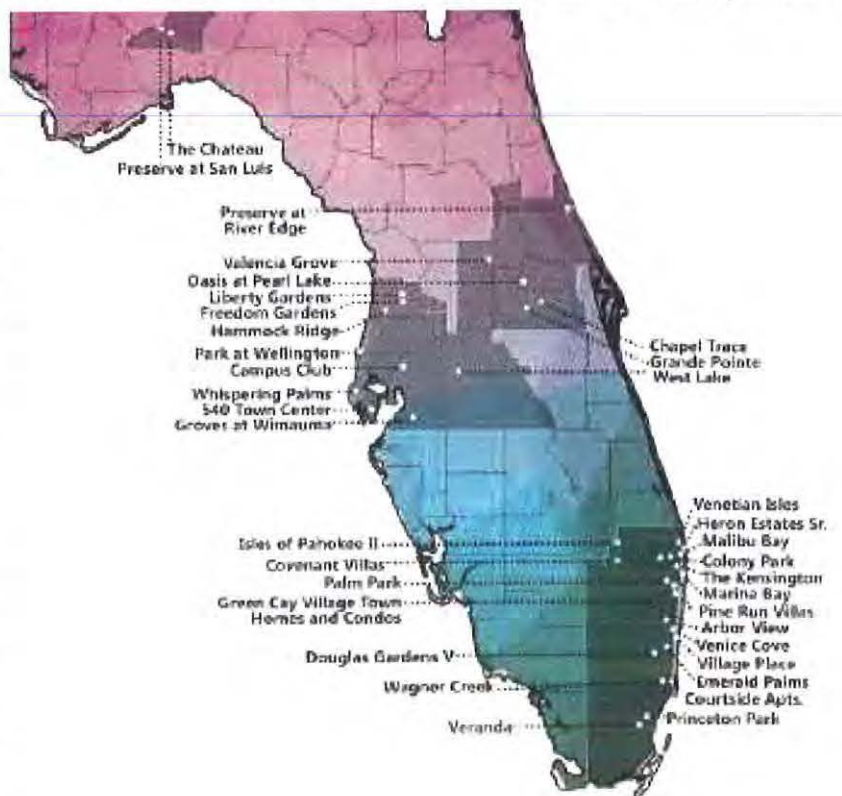
Housing Trust Group is a fully integrated real estate enterprise involved in the investment, development and management of real estate assets for affordable, workforce, and conventional multi-family residential housing. HTG has established a vertically integrated team that includes finance, legal, compliance, construction, project management, accounting and asset management executives to ensure all angles are covered when executing a new development (see organizational chart). HTG has completed over 40 developments and currently has 6 in construction with scheduled completion in 2018 and 6 in credit underwriting for completion in 2020.

Since our inception in 1997, HTG and its principals have developed more than 6,000 units of multi-family housing. We have worked closely with local governments in Pasco (3), Pinellas (2), Hernando (4), Manatee (2), Broward (6), Palm Beach (10), and Miami-Dade (6) Counties to support their housing goals. HTG is experienced in partnering with local organizations, both governmental and non-profit, to provide quality affordable housing and beneficial resident services.

Housing Trust Group is the Number 1 Affordable Housing Developer in Florida and #22 in the United States according to Affordable Housing Finance Magazine (2017). We were also named one of the Fastest Growing Companies in 2016 according to Real Estate Forum Magazine. One of our recent developments, Courtside Apartments, has also received two prominent awards this last year in the U.S.: Best Affordable Project (South Florida Business Journal Structure Awards) and Best Family Community (by Affordable Housing Finance Reader's Choice). HTG also had the honor to make into 2018's Inc. 5000 List of Companies, coming in at position 1,078.

Principals and staff members of the applicant's team maintain significant experience in developing and operating affordable housing assets. Combined, the development team has over 150 years of experience in financing communities throughout the Southeastern United States, and has successfully developed over 25,000 units utilizing Low-Income Housing Tax Credits (LIHTC).

Housing Trust Group has extensive experience on developments of equivalent scale and structure to the proposed development. The following is a list of all of HTG's developments (40+ in Florida and 5 out of state). The map below shows HTG's developments in Florida.





HOUSING TRUST GROUP

DEVELOPMENT AND CONSTRUCTION EXPERIENCE

Development/Name	State (County)	Building Type	Units	Address	Completion Date	Source of Financing	Demographic	Status	Total Development Costs
1 Grande Pointe	Orange	Garden Style	276	1705 Grande Pointe Boulevard Orlando, FL 32839	August-01	FHFC Bonds, Wachovia Bank	Family Affordable	Completed	\$ 17,969,282.00
2 Colony Park	Palm Beach	Garden Style	130	8215 Belvedere Road West Palm Beach, FL 33411	May-02	Palm Beach HFA Bonds, FHFC SAIL, Paramount Financial	Family Affordable	Completed	\$ 13,241,339.00
3 Emerald Palms	Broward	Duplex	318	5331 SW 43rd Terrace Davie Beach, FL 33314	June-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Family Affordable	Completed	\$ 23,792,185.00
5 Venice Cove	Broward	Garden Style	150	721 N.W. 19th Street Fort Lauderdale, FL 33311	November-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Family Affordable	Completed	\$ 15,074,942.00
6 Marina Bay	Palm Beach	Garden Style	192	2400 Lantana Road Lake Worth, FL 33462	December-02	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, Key Bank	Senior Affordable	Completed	\$ 16,145,375.00
7 Venetian Isles I	Palm Beach	Garden Style	288	800 Venetian Isles Drive Lake Park, FL 33403	February-03	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 29,426,693.00
9 Groves At Wimauma	Hillsborough	Garden Style	108	5411 Palm Dunes Ct Wimauma, Florida 33598	October-03	Tax Credits and HOME	Family Affordable	Completed	\$ 4,300,000.00
11 Venetian Isles II	Palm Beach	Garden Style	112	800 Venetian Isles Drive Lake Park, FL 33403	February-04	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 14,192,003.00
12 Chapel Trace	Orange	Garden Style	312	562 Chapel Trace Drive Orlando, FL 32807	February-04	FHFC Bonds, Wachovia Bank	Family Affordable	Completed	\$ 16,249,000.00
13 Malibu Bay	Palm Beach	Garden Style	264	750 Malibu Bay Drive West Palm Beach, FL 33401	April-05	SHIP, City of WPB HOME MMA Financial, HUD 223(f)	Family Affordable	Completed	\$ 29,521,257.00
19 Palm Park f/k/a Green Cay Village Apartments	Palm Beach	Garden Style	160	12575 Green Cay Farm Boulevard, Boynton Beach, FL 33437	August-07	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 24,780,341.00
20 Veranda Senior Apartments	Miami-Dade	Garden Style	99	28355 SW 152nd Avenue Homestead, FL 33033	January-12	FHFC MMRB (bonds), 4% Credits, TCEP loan, Miami-Dade County Surtax	Senior Affordable	Completed	\$ 20,796,869.79
21 540 Town Center	Pinellas	High-Rise	146	540 2nd Avenue South St. Petersburg, FL 33701	January-13	9% Tax Credits	Senior Affordable	Completed	\$ 24,500,000.00
22 Pine Run Villas	Palm Beach	Townhome	63	5212 Sunset Trail Lake Worth, FL 33463	July-13	Palm Beach HFA Bonds 4% Tax credits, Palm Beach County NSP2, HOME	Family Affordable	Completed	\$ 13,431,509.39
23 Village Place	Broward	Mid-Rise	112	720 NE 4th Avenue Fort Lauderdale, FL 33304	November-14	9% Tax Credits	Senior Affordable	Completed	\$ 25,016,991.64
Whispering Palms	Pinellas	Townhome & Garden Style	63	601 16th Avenue SE Largo, FL 33771	November-15	Pinellas County - 9% Tax Credits	Family Affordable	Completed	\$ 11,000,000.00
25 Valencia Grove	Lake	Garden Style	144	551 Hullstetter Drive Eustis, FL 32726	November-16	4% Tax Credits, SAIL & ELI, Bonds, City of Eustis Grant	Family Affordable	Completed	\$ 21,000,000.00
26 Courtside Apartments	Miami-Dade	Mid-Rise	84	1700 NW 4th Avenue Miami, FL 33136	November-16	Miami-Dade HFA Bonds, 4% Tax credits, CRA loan, Miami-Dade Surtax	Family Affordable	Completed	\$ 20,000,000.00
27 Wagner Creek	Miami-Dade	High-Rise	73	1501 NW 13th Court Miami, FL 33125	January-17	9 % Tax credits, City of Miami HOME	Family Affordable	Completed	\$ 22,800,000.00
28 Freedom Gardens	Hernando	Garden Style	96	1130 South Main St. Brooksville, FL 34601	August-17	9 % Tax credits	Family Affordable	Completed	\$ 17,300,000.00
29 Park at Wellington	Pasco	Garden Style	110	4369 Sunray Drive Holiday, FL 34691	August-17	9 % Tax credits	Family Affordable	Completed	\$ 19,500,000.00
30 Park at Wellington II	Pasco	Mid-Rise	110	4370 Sunray Drive Holiday, FL 34691	March-18	4% Tax credits, SAIL, MMRB Bonds	Family Affordable	Completed	\$ 16,800,000.00
31 Hammock Ridge	Hernando	Garden Style	104	8274 Omaha Cir Spring Hill, FL 34606	April-18	9% Tax Credits	Family Affordable	Completed	\$ 18,000,000.00
32 Covenant Villas	Palm Beach	Garden Style	144	601 Covenant Drive Belle Glade, FL 33430	May-18	9 % Tax credits	Family Affordable	Completed	\$ 21,900,000.00
33 Arbor View	Broward	Mid-Rise	100	3100 N SR 7 Margate, FL 33063	June-18	9% Tax Credits	Senior Affordable	Completed	\$ 27,000,000.00
34 Princeton Park	Miami-Dade	Garden Style	150	13105 SW 248th Street, Princeton, FL	Est. September-18	9% Tax Credits	Family Affordable	Under Construction	\$ 34,710,617.00
35 Douglas Gardens V	Broward	Mid-Rise	110	Pembroke Pines, FL	Est. January-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Senior Affordable	Under Construction	\$ 21,000,000.00
36 Twin Lakes Estates, Phase I	Polk	Garden Style	100	Lakeland, FL	Est. March-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Senior Affordable	Under Construction	\$ 17,000,000.00
37 Heron Estates Sr.	Palm Beach	Garden Style	101	Riviera Beach, FL	Est. April-19	4% Tax Credits, SAIL, ELI, Palm Beach County Bonds	Senior Affordable	Under Construction	\$ 20,000,000.00
38 Hammock Ridge II	Hernando	Mid-Rise	92	Springhill, FL	Est. January-19	9% Tax Credits	Senior Affordable	Under Construction	\$ 16,400,000.00
39 Freedom Gardens II	Hernando	Garden Style	94	Brooksville, FL	Est. April-19	4% Tax credits, SAIL, ELI MMRB Bonds	Family Affordable	Under Construction	\$ 15,000,000.00
40 The Addison	Manatee	Mid-Rise	90	Bradenton, FL	Est. May-19	9% Tax Credits, SAIL	Family Affordable	Under Construction	\$ 21,600,000.00
41 Isles of Pahokee, II	Palm Beach	Garden Style	129	Pahokee, FL	Est. September-19	9% Tax Credits	Senior Affordable	Underwriting	\$ 15,500,000.00
42 Twin Lakes Estates, Phase II	Polk	Garden Style	132	Lakeland, FL	Est. November-19	4% Tax credits, SAIL, ELI MMRB Bonds	Family Affordable	Underwriting	\$ 19,000,000.00



HOUSING TRUST GROUP

DEVELOPMENT AND CONSTRUCTION EXPERIENCE

	Development Name	Florida (County)	Building Type	Units	Address	Completion Date	Source of Financing	Demographic	Status	Total Development Cost
43	Luna Trails	Brevard	Garden Style	86	Titusville, FL	Est. August-19	9% Tax Credits	Senior Affordable	Underwriting	\$ 16,300,000.00
44	The Palms at Town Center	Flagler	Garden Style	88	Palm Coast, FL	Est. March-20	4% Tax Credits, WorkForce, \$AIL	Family Affordable	Underwriting	\$ 16,000,000.00
45	Osprey Pointe	Polco	Garden Style	110	Dade City, FL	Est. April - 20	4% Tax credits, \$AIL, ELI MMRB Bonds	Family Affordable	Underwriting	\$ 22,350,000.00
46	Paradise Lakes	Miami-Dade	Garden Style	76	Kendall, FL	Est. August-20	9% Tax Credits	Family Affordable	Underwriting	\$ 16,800,000.00
47	Village View	Broward	High-Rise	96	Fort Lauderdale, FL	Est. September-20	9% Tax Credits	Senior Affordable	Recommended for Funding	\$ 31,500,000.00
50	Father Marquez-Barry Apartments	Miami-Dade	Garden Style	50	Miami, FL	Est. September-20	9% Tax Credits, \$AIL	Senior Affordable	Recommended for Funding	\$ 12,600,000.00
Outside of Florida										
51	River Ridge	Cherokee	Garden Style	356	100 River Ridge Drive Canton, GA 30114	March-03	Georgia Bonds, HUD	Family Affordable	Completed	\$ 28,423,763.00
52	Reserve at Creekside	Hamilton	Garden Style	192	1360 Reserve Way Chattanooga, TN 37421	June-05	Conventional	Market Rate	Completed	\$ 14,122,555.00
53	Forest Cove, Phase I	Hamilton	Garden Style	120	7700 Aspen Lodge Way Chattanooga, TN 37421	August-14	HUD 221(d)(4)	Market Rate	Completed	\$ 14,462,555.28
54	Forest Cove, Phase II	Hamilton	Garden Style	72	East Brainerd Road Chattanooga, TN	February-17	HUD 221(d)(4)	Market Rate	Completed	\$ 9,000,000.00
55	Aviva	Maricopa	Garden Style	316	E Baseline Road & 202 Santan Fwy Mesa, AZ 85209	August-18	HUD 221(d)(4)	Market Rate	Under Construction	\$ 56,900,000.00
56	Aviva Goodyear	Maricopa	Garden Style	288	4195 North Falcon Drive Goodyear, AZ 85395	Est. December-21	HUD 221(d)(4)	Market Rate	Underwriting	\$ 62,000,000.00

HTG RELEVANT EXPERIENCE: COMMUNITY (NON-PROFIT) PARTNERSHIP



DOUGLAS GARDENS V

Pembroke Pines, FL

Property Size: 3.59 acres

Property Type: Affordable Elderly

Community Style: Mid-rise Concrete

Building Height: 4 stories

Number of Buildings: 1

Number of Units: 110

Funding: 4% Tax Credits, SAIL + ELI

Completion Date: 2019

Douglas Gardens V is a Joint Venture with a non-profit Hospital, Miami Jewish Health Systems and HTG.

Douglas Gardens V is a new construction development consisting of 110 total units for seniors, aged 62 and over. The 4 acre community is located within the city of Pembroke Pines, Broward County and is perfectly situated on Miami Jewish Health Systems' Pembroke Pines Campus. The campus includes three previous phases of development with 221 existing units of affordable independent senior living units.

Douglas Gardens V will feature a clubhouse, computer lab, and a media room and will also benefit from the resident service programs in place at the existing developments.

HTG RELEVANT EXPERIENCE: COMMUNITY (NON-PROFIT) PARTNERSHIP



COURTSIDE APARTMENTS

1600 NW 3rd Avenue
Miami, Florida 33136

Property Size: 2.31-acres

Property Type: Affordable Multi-Family

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 84

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

Completion Date: November 2016

Courtside Family Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA, and on the grounds of the County owned Culmer Neighborhood Center. Courtside Family Apartments is a new construction, six-story midrise development with 84 affordable apartments. This was the result of a successful partnership between Alonzo Mourning's Mourning Family Foundation and HTG.

The new community aims to create a more pedestrian friendly environment on the grounds of the Culmer Center and serve as a catalyst for future development in the area, as well as provide residents with access to governmental services, small business opportunities, and neighborhood-oriented shopping.

Some amenities include state of the art theater/media room, basketball court, covered outdoor BBQ area, fitness center, computer lab, and library.

HTG EXPERIENCE: MULTIPHASE PUBLIC HOUSING AUTHORITY PARTNERSHIP



- Value of variety - mixed-use, mixed-income, and choice of living styles
- Greater density and efficiency of development:
 - Current: 120 units / 14.29 acres = 8.39 du/ac
 - Proposed: Over 250 units / 14.29 acres = 17.49 du/ac
- Phased demolition and construction to coincide with financing and temporary relocation of residents
- Resident involvement throughout development process (Section 3 and M/WBE programs)
- Value-added amenities



WEST LAKE APARTMENTS

501 Hartsell Ave.
Lakeland, FL 33815

Property Size: 17.7-acres

Property Type: Affordable Elderly & Family

Community Style: Mid-rise

Building Height: 4 stories

Number of Buildings: 14

Number of Units: 304

Funding: 4% tax credits, SAIL, ELI.

Completion Date: Est. March 2019

We are currently redeveloping a 17-acre site in the City of Lakeland, FL, which includes the demolition of 120 units built in the 1960s to build new enticing buildings providing modern energy efficient units.

This redevelopment doubles the existing density in the site and also adds amenities that for both private use and the improvement of the public realm.

This project is a partnership with the Lakeland Housing Authority as General Partner and Co-Developer.

HTG RELEVANT EXPERIENCE: PUBLIC HOUSING AUTHORITY PARTNERSHIPS



COVENANT VILLAS

601 Covenant Drive
Belle Glade, Florida 33430

Property Size: 8.23-acres

Property Type: Affordable Multi-Family

Community Style: Garden Style Apartments

Building Height: 2 stories

Number of Buildings: 18

Number of Units: 144

Funding: Palm Beach County Loan and 9% tax credits

Completion Date: May 2018

The property consists of 144 affordable rental apartments comprised of eighteen, 2-story buildings situated on 8.23 acres of land. The property includes a 3,500 square foot structure containing administrative leasing / maintenance functions and day care center.

The work scope entails substantial rehabilitation to all the apartments and upon completion the units will be updated to meet all local code requirements as well as Florida Housing Finance Corporation guidelines. Covenant Villas will have an amenities package that will include, but not be limited to, energy efficient apartments containing ecofriendly flooring, programmable thermostats, energy star rated windows and appliances. Additionally, tenants will have access to a "state of the art" washing center within the complex.



PARK AT WELLINGTON

4311 Jordana Way
Holiday, Florida 34691

Property Type: Affordable Family

Community Style: Garden Style

Building Height: 3 stories

Number of Buildings: 5

Number of Units: 110

Funding: 9% tax credits.

Completion Date: August 2017

Park at Wellington is a multiphase, 220-unit affordable housing community for working families in Holiday, Pasco County, approximately 30 miles northwest of Tampa along US Highway 19, a major commercial corridor.

The centerpiece of the community is its fully loaded clubhouse featuring a cyber café, resort-style pool, fitness center, children's learning and play center, gathering/media area, and laundry facility. Residents will also enjoy a large playground, dog park, sports court, and a walking path circling a pond with various seating and gathering areas.

HTG RECENT EXPERIENCE: VALENCIA GROVE, LAKE COUNTY, FL



VALENCIA GROVE

551 Huffstetler Drive
Eustis, FL 32726

Property Size: 9.25-acres

Property Type: Affordable Family

Community Style: Garden Style

Building Height: 3 stories

Number of Buildings: 6

Number of Units: 144

Funding: 4% tax credits, SAIL, ELI.

Completion Date: January 2017

Valencia Grove is a \$21 million, 144-unit affordable multifamily development located in the Central Florida city of Eustis, Lake County, FL.

The community features garden-style residential buildings, along with a Grand Clubhouse which provides its residents access to a cyber cafe room, laundry facility, an exercise room and a pool. Other onsite amenities include a playground, sand volleyball court, car care center, pet park and sports field. It serves working families with rents ranging from \$405 to \$849 per month.

Valencia Grove was 100% leased upon opening.

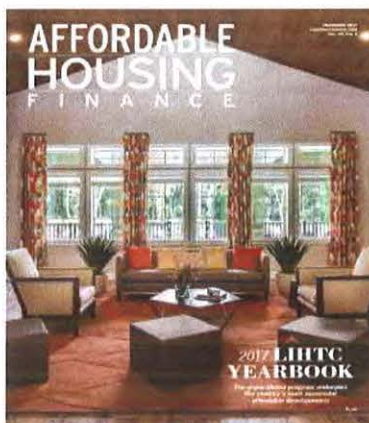
HTG RECENT EXPERIENCE: FREEDOM GARDENS, HERNANDO COUNTY, FL



FREEDOM GARDENS

932 Freedom Way
Brooksville, Florida 34601

Property Size: 10.7-acres
Property Type: Affordable Family
Community Style: Garden Style
Building Height: 3 stories
Number of Buildings: 5
Number of Units: 96
Funding: 9% tax credits.
Completion Date: March 2017



***Showcased on the Cover of Affordable Housing Finance Magazine's 2017 December Issue.

Located in Brooksville, which is home to historic buildings and famous governor residences, Freedom Gardens, a brand new gorgeous multifamily affordable community, will serve as an avant catalyst for future business developments and opportunities.

Freedom Gardens is the first phase of the 2-phase development that will consist of 96 units. Amenities at Freedom Gardens will include a Pet Park, a jogging path, a 1,200 SF pool and a 4,806 SF Grand Clubhouse with a cyber cafe, laundry facilities, exercise room, after school care and central community gathering area.

HTG GREEN BUILDING EXPERIENCE: VILLAGE PLACE, FT. LAUDERDALE



VILLAGE PLACE

720 NE 4th Avenue
Ft. Lauderdale, Florida 33304

Property Size: 1.08-acres

Property Type: Affordable Elderly

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 112

Funding: 9% tax credits.

Completion Date: November 2014

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

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

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