



LOFTS AT BAHAMA VILLAGE

ORIGINAL

City of Key West, Florida

RFP # 008-21

BAHAMA VILLAGE "3.2" Affordable Workforce Housing Project

October 20, 2021

Submitted To:

City Clerk

City of Key West

1300 White Street

Key West, FL 33040



Cover Letter

October 20, 2021

City Clerk
City of Key West
1300 White Street
Key West, FL 33040

Re: Request for Proposals RFP NO. 008-21 Bahama Village "3.2" Affordable Workforce Housing Project

City of Key West City Commission,

Lofts at Bahama Village GP, LLC submits the following proposal in response to RFP NO. 008-21, Bahama Village "3.2" Affordable Workforce Housing Project. The members of Lofts at Bahama Village GP, LLC are part of the experienced development team assembled to transform the 3.2 acre Truman Waterfront parcel into a mixed-use development that the entire community will be proud of. We look forward to working with the City of Key West on this redevelopment opportunity.

Regards,

A handwritten signature in blue ink, appearing to read "Clarence S. Moore".

Clarence S. Moore
Lofts at Bahama Village GP, LLC
TVC Development, Inc.
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Jacksonville, Florida 32257
904-260-3030
moore@vestcor.com



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EXECUTIVE SUMMARY/PROPOSAL NARRATIVE

Lofts at Bahama Village

Narrative Description

Lofts at Bahama Village GP, LLC has assembled an experienced development team to redevelop the 3.2 acre Truman Waterfront parcel into a mixed-use community. The development team includes The Vestcor Companies/TVC Development, Inc. ("Vestcor"), Charley Toppino & Sons, Inc. ("Toppino & Sons"), A.H. of Monroe County, Inc. ("AH Monroe"), Smith Hawks, P.L. ("Smith Hawks"), PQH Group Design, Inc. ("PQH"), Marino Construction Group, Inc. ("Marino Construction"), and Mike Flaugh Landscape Architect ("MFLA"). The team, led by Vestcor, will transform the vacant 3.2 acre parcel into 118 residential units and 9,000 square feet of commercial space. The community is designed to provide connectivity to the Truman Waterfront Park and surrounding residential and commercial uses.

Development Summary

Lofts at Bahama Village consists of 3 buildings and a total of 118 residential units and 9,000 square feet of commercial space. The 9,000 square feet of commercial can be divided into multiple commercial units based upon tenant needs. The commercial space will provide an opportunity for residents of Bahama Village to work in the area they live. The objective from a site development perspective was to maximize the number of residential units while providing a mixed-use component at the northern end of the site. The design was created by looking at building scale for similar sized buildings, including some 3 story buildings in Key West proper. The design also incorporates creatively applying the general two and half floor rule used within the historic district. The building design was based on presenting a 2 story height at the façade that faces the street with the half floor above being set back from that façade. There are some 3 story elements that are allowed to engage the façade similar to traditional turrets found in large Victorian inspired homes and other significant structures found in Key West. To the extent massing and height of the proposed Lofts at Bahama Village are a concern, the development team is open to reducing the overall number of units and scale of the development. Further, the number of for-sale units may increase based on input from the community and the availability of grants and other funding sources.

Building A – Residential (For-Lease)		
Unit Type	# of Units	Unit Size
1 BR / 1 BA	33	640-762 sf
2 BR / 2 BA	36	900-1,022 sf
3 BR / 2 BA	9	1,096 sf

Building B – Residential (For-Lease)		
Unit Type	# of Units	Unit Size
1 BR / 1 BA	8	640-762 sf
2 BR / 2 BA	8	900-1,022 sf
3 BR / 2 BA	8	1,096 sf



Building C – Mixed Use (Commercial & Residential For-Sale)		
Unit Type	# of Units	Unit Size
Commercial	multiple	9,000 sf Total
2 BR / 2 BA	12	900-1,022 sf
3 BR / 2 BA	4	1,096 sf

Building and Unit Features

- Secured entry to the building
- Elevators
- Fully equipped kitchens
- Mini Blinds
- Washer and dryer connections
- Walk-in closets
- Handicap accessible in accordance with ADA standards

Community Amenities

- Internet café / computer lab
- Wi-Fi Connectivity in common areas
- Fitness center
- Activity and clubroom with lounge area

Overall Design Concept

The proposed design concept for the Lofts at Bahama Village embraces the Rectilinear Street Pattern of the Bahama Village Neighborhood (“Neighborhood”) and extends pedestrian and vehicular pathways to create interconnectivity.

Connectivity

The site layout for the buildings follows the typical street front approach with structures aligned parallel to the street grid.

The plan maintains the current alignment of Allen Avenue and incorporates the street into the vehicular and pedestrian circulation within the site. The primary building orientation faces the Neighborhood along Fort Street and looking towards Petronia Street. The site plan also incorporates the proposed extension of Fort Street between Geraldine Street and Angela Street promoting the connectivity of the site with that of the surrounding streetscape and neighborhood fabric.

Building Character

The overall scale and image of the buildings incorporate materials, textures and details found within the Bahama Village Area creating a harmonious and cohesive aesthetic that respects the historic character of the Neighborhood while adding much needed affordable workforce housing. The redevelopment plan will integrate new functional uses and programs with the Neighborhood.



The building architecture is influenced by the various styles found within Key West, with a specific emphasis on the Bahama Village area. These styles include variations of well know architecture including:

Cracker Style – a typical vernacular architectural expression common in Florida that strives from the use of local materials and construction practices of local residents and tradesmen.

Conch house – a style developed in Key West, it is a variation of Cracker Style, but unique to Key West, and used primarily for small house structures. It is a style that was introduced to the area by immigrants from the Bahamas.

Anglo-Caribbean - a more sturdy architectural style used for buildings customarily larger than houses. The distinctive features include the use of masonry elements in the foundation and on the lower levels of the structure. The upper floors are framed of wood and incorporate many of the features of other wood frame styles, including decorative elements found in Victorian, Craftsman, and Bungalow style structures. This architectural style is very versatile because it incorporates local Caribbean practices with Anglo influences that are found throughout the Caribbean archipelago including the Bahamas and West Indies.

Since the scale of the proposed buildings are larger than that of a house, the character of the structures need to be commensurate with the scale of the buildings. The Anglo-Caribbean Architectural Style provides the most practical and versatile pallet and theme to use at Lofts at Bahama Village.

Buildings tend to adopt the practices and styles that fit within a particular context. In that regard, in the Keys there are a series of elements that can be found in most of the architectural styles, such as:

- Simple Geometric Structures
- Pitched Metal Roofs
- Extensive use of porches and verandas
- Bright Colored Exteriors
- Decorative Shutters

These architectural details incorporate decorative columns, brackets and railings similar to those found in the area.

Streetscape and Public Art

A portion of the development will incorporate commercial street level spaces, which will house a variety of commercial uses including stores, restaurants and resident amenities.

As part of the streetscape there will be dedicated areas for historic references to local culture, immigrant influences and black history. There will also be places for public art with display areas located in designated building areas as well as freestanding elements such as mural walls, kiosks and site furnishings.

The buildings will have balconies and porches with those in the lower level meeting the characteristics of a front porch accessible from the sidewalk.

Hardscape will combine the required Neighborhood streetscape with paved courts and micro-parks along Fort Street and in the new pedestrian areas extending Bahama Village past Petronia Street and connecting to Geraldine Street and Angela Street.



The plan is for a cohesive pedestrian friendly streetscape that extends the Neighborhood into Lofts at Bahama Village. This will be accomplished by blending new hardscape and landscape features that incorporate native species for shrubs, shade trees and decorative specimen palm trees.

Landscaping

Lofts at Bahama Village GP, LLC will work with Mike Flaugh Landscape Architect to create a landscape plan that meets the requirements found in the City Key West Code of Ordinance. Mike Flaugh Landscape Architect has worked on many developments in the City of Key of West implementing the Code requirements including Oldest House & Gardens, Key West and The Navy Gateway Inn & Suites, Key West.

Collaboration with the U.S. Navy

The deed restrictions have been reviewed and incorporated into the site plan. Specific attention was given to the buffers and height limitations for areas adjacent to NASKW. Lofts at Bahama Village GP, LLC will meet with representatives of NASKW pursuant to the deed restrictions upon award to review the redevelopment plan.

Access to Opportunities

Lofts at Bahama Village GP, LLC will work with its general contractor to encourage including Minority and Women-owned Business Enterprises (MWBE) when construction is bid. Lofts at Bahama Village GP, LLC has engaged PQH as their architect which qualifies as a MBE.

Public Involvement and Transparency

Lofts at Bahama Village GP, LLC will implement a public participation strategy to keep the public informed as the development moves forward. The strategy will include the following:

- Post-Award – hold a public workshop to share the vision and plan for Lofts at Bahama Village.
- Pre-Plan Approval – hold a public workshop to share the final plans that will be submitted to the City of Key West for approval.
- Preleasing – hold a public workshop to prior to the start of preleasing and presale to inform the community on how to apply for a unit.

In addition to the public workshops, Lofts at Bahama Village GP, LLC will create a website that will share information disseminated at the public workshops. The website will also include a timeline and progress reports. Vestcor has worked with the public on many developments. The most recent was Lofts at Murray Hill, which is a 117 unit mixed-use, mixed income community in the historic Murray Hill area of Jacksonville. Vestcor kept the public informed of its plans throughout the process including creating an exterior elevation that embodied the eclectic feel of the area.

Community / Resident Programs

A.H. of Monroe County, Inc., through A.H. Housing and in conjunction with A.H. Client Services will provide the following services to residents at Lofts at Bahama Village:

Florida Housing Finance Corporation (“FHFC”) programs (3).



Adult Literacy Programs which includes literacy tutors who provide literacy lessons to residents to strengthen reading, writing, and comprehension skills.

Employment Assistance Programs which includes employability skills workshops providing instruction in the basic skills necessary for getting, keeping, and doing well in a job and include evaluation of current job skills; assistance in setting job goals; assistance in development of and regular review/update of an individualized plan for each participating resident; resume assistance; interview preparation; and placement and follow-up services

Financial Management Programs which includes topics such as financial budgeting and bill-paying including training in the use of technologies and web-based applications; tax preparation including do's and don'ts, common tips, and how and where to file, including electronically; fraud prevention including how to prevent credit card and banking fraud, identity theft, computer hacking and avoiding common consumer scams; retirement planning & savings options including preparing a will and estate planning; and homebuyer education including how to prepare to buy a home, and how to access to first-time homebuyer programs in Monroe County.

Programs offered in addition to FHFC requirements.

Health Literacy Programs which includes general health and wellness seminars/classes.

Medical and RN Case Management Services which includes assistance with health insurance, social security benefits, nutrition literacy programs, behavioral health and substance abuse services, healthcare referrals to primary care and dental care providers, and other area resource identification programs.

Quarterly Resident Programs which provides regularly scheduled activities such as holiday or special occasion parties, community picnics or cookouts, newsletters, children's special functions, etc., to bring the resident together, foster a sense of community, and encourage community pride.

The following programs may be added, but would be through a collaborative partnership.

After school programs for Children which will provide supervised, structured, age appropriate activities for children during after school hours.

Family Support Coordinator which assists residents in assessing needs and obtaining services, with the goal of promoting successful tenancies and helping residents achieve and maintain maximum independence and self-sufficiency.

Site Control

Lofts at Bahama Village GP, LLC supports establishment of site control through a long term lease with a term of at least 50 years after the deadline for RFA 2022-208 to conform to site control requirements in FHFC RFA 2022-208. We propose a longer lease term (up to 99 years) to allow for more favorable financing options. In order to apply for financing through FHFC RFA 2022-208, the City-Wide referendum extending the term of a ground lease needs to be approved and in effect prior to the RFA due date, and meet the minimum requirements as set in the RFA.



Lofts at Bahama Village GP, LLC understands the 3.2 acre site has been assessed by an environmental management firm due to the presence of recognized environmental conditions. Vestcor has experience in remediating environmentally challenged sites and filing and receiving brownfield credits. Vestcor will work with the City of Key West and its environmental consultant to navigate this process. Vestcor has completed remediation in connection with the development of Lofts at Murray Hill, Lofts at LaVilla, and Lofts at Jefferson Station. Vestcor was also able to have the Quarry apartment sites designated as a Green Reuse Area pursuant to the Brownfields Redevelopment Act.

Financing Strategy / Plan

Lofts at Bahama Village GP, LLC will respond to FHFC RFA 2022-208, SAIL and Housing Credit Financing for the construction of Workforce Housing in connection with the construction of the 102 rental units at Lofts at Bahama Village. It is anticipated the RFA will be similar to RFA 2021-208, which provided a maximum SAIL request amount of \$5,520,000 per development plus low-income housing tax credits to be used for Monroe County applications. The Workforce RFA has historically required at least 45% and not more than 50% of the total units be set aside at or below 60% AMI. Lofts at Bahama Village GP, LLC will set aside 51 units at or below 60% AMI. Of those 51 units, 11 units will be set aside at 25% AMI. The RFA requires all remaining units to be set aside at or below 120% AMI. Lofts at Bahama Village GP, LLC will set aside 30 units at 80% AMI and 21 units at 120% AMI. As such, the proposed unit mix for the 102 rental units will satisfy the FHFC RFA requirements and the City of Key West desired reservation goals by income category.

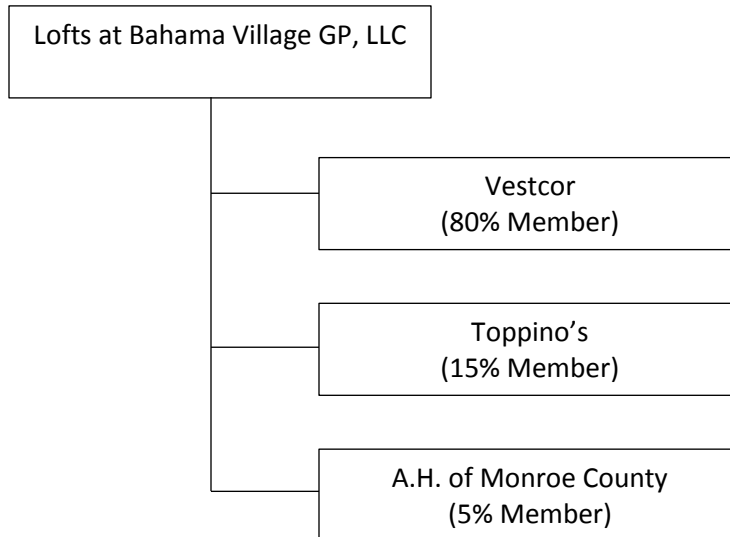
We anticipate Lofts at Bahama Village will request approximately \$1,900,000 in annual low income housing tax credit allocation and \$5,520,000 in SAIL financing.

The 16 for-sale units and commercial space will be financed with traditional bank construction debt and equity that will come from the members of Lofts at Bahama Village GP, LLC.



QUALIFICATION STATEMENT/TEAM EXPERIENCE OVERVIEW

LOFTS AT BAHAMA VILLAGE



LOFTS AT BAHAMA VILLAGE DEVELOPMENT TEAM		
Role	Entity	Key Principals
Developer	TVC Development, Inc. / Vestcor	John D. Rood Clarence S. Moore James R. Hoover
Site Contractor	Charley Toppino & Sons, Inc.	Richard Toppino
Management Company	A.H. of Monroe County, Inc.	Scott Pridgen
Legal Counsel	Smith Hawks, P.L.	Bart Smith
Architect	PQH Group Design, Inc.	Ricardo Quinones Aldo Minozzi
General Contractor	Marino Construction Group, Inc.	Michael Marino
Landscape Architect	Mike Flaugh Landscape Architect	Mike Flaugh



DEVELOPER - TVC DEVELOPMENT, INC. / VESTCOR

John D. Rood, Chairman
3030 Hartley Road, Suite 310
Jacksonville, Florida 32257
(904) 260-3030
www.vestcor.com

TVC Development, Inc. is a subsidiary of The Vestcor Companies that focuses on the development of affordable workforce housing. The Vestcor Companies was founded in 1983 in Jacksonville, Florida by Ambassador John D. Rood and has grown to become one of Florida's largest developers of multifamily communities.

Over the last 38 years, Vestcor has built a reputation of excellence in all areas of multifamily development and operations. Since formation, Vestcor has developed or acquired and owned 16,010 multifamily rental units, consisting of market rate, historic preservation, affordable/workforce, student and luxury senior living communities.

Vestcor has over 28 years of experience developing and operating low income housing tax credit communities. Vestcor has developed 42 affordable/workforce communities consisting of 7,523 units in Florida and Texas and acquired 8 affordable/workforce communities consisting of 1,657 units in Florida and Texas. Vestcor has owned and operated 9,180 affordable/workforce units.

Vestcor currently owns and operates 22 affordable/workforce housing communities consisting of 2,468 units and has 4 communities totaling 665 units under construction. These communities were financed with low income housing tax credits administered by the Florida Housing Finance Corporation and a variety of other financing sources including SAIL, SAIL ELI, HOME, tax-exempt bonds, commercial bank debt, and local and state government contributions.

Vestcor completed two historic renovations in Jacksonville, Florida. The 11 East Forsyth building, formerly known as the Lynch Building, was purchased in October of 2001. Vestcor Construction Services handled the complete renovations of 11 East Forsyth, which included restoring the exterior to its original splendor, while converting the interior to 127 classically designed apartments, including some loft apartments. The building was originally constructed during the Florida land boom in 1926 and was one of the first seven Jacksonville skyscrapers built during this time frame.

The Carling, originally The Carling Hotel, was built in 1926 by the Dinkler Hotel Company. The hotel was sold in 1936 and renamed Hotel Roosevelt. After the Hotel Roosevelt fire in December 1963, the hotel closed. Vestcor Construction Services restored and renovated many of the fascinating original architectural features of this downtown Jacksonville landmark, including the marble staircase, terrazzo floors and the grand Palladian windows. Vestcor began renovating The Carling in 2003 and the project was completed in July of 2005.

11 East Forsyth and The Carling are listed on the National Register of Historic Buildings and were renovated in accordance with The National Park Service Historic Renovation guidelines.



FHFC Awards Since 2013

Funding under FHFC Programs for Developments in Monroe County

Development Name	Location	Year Completed	Number of Units	Tax Credit Program	Development Status
The Quarry	Key West, FL	2019	96	9% LIHTC/Workforce SAIL	Completed
The Quarry II	Key West, FL	2019	112	9% LIHTC/Workforce SAIL	Completed
Marty's Place	Key West, FL	2020	47	9% LIHTC/SAIL	Completed
The Quarry III	Key West, FL	2021	57	9% LIHTC/Workforce SAIL	Completed
Coco Vista	Marathon, FL	2023*	109	9% LIHTC/Workforce SAIL	In Underwriting

*Estimated completion date

Funding under FHFC Programs for Developments outside Monroe County

Development Name	Location	Year Completed	Number of Units	Tax Credit Program	Development Status
Caroline Oaks	Jacksonville, FL	2015	82	4% LIHTC/SAIL/Bonds	Completed
Peyton Ridge	Jacksonville, FL	2016	123	9% LIHTC	Completed
Arc Village**	Jacksonville, FL	2016	122	9% LIHTC/SAIL	Completed
Mary Eaves	Jacksonville, FL	2017	80	4% LIHTC/Bonds/HOME	Completed
Abigail Court	Port Richey, FL	2017	90	9% LIHTC	Completed
Lofts at LaVilla	Jacksonville, FL	2017	130	9% LIHTC	Completed
Quest Village**	Orlando, FL	2017	48	9% LIHTC/SAIL	Completed
Lofts at Monroe	Jacksonville, FL	2018	108	9% LIHTC	Completed
Sulzbacher Village**	Jacksonville, FL	2018	70	9% LIHTC	Completed
Cassie Gardens	Middleburg, FL	2018	96	9% LIHTC	Completed
Carter Crossing	Milton, FL	2018	93	9% LIHTC	Completed
Lofts at Jefferson Station	Jacksonville, FL	2019	133	9% LIHTC	Completed
Ambar Key	Florida City, FL	2019	94	4% LIHTC/Bonds/SAIL	Completed
Ambar Key Homes	Florida City, FL	2019	155	4% LIHTC/Bonds/SAIL	Completed
Lucas Creek	Pensacola, FL	2020	93	9% LIHTC	Completed
Macie Creek	Middleburg, FL	2020	96	9% LIHTC	Completed
Lofts at Brooklyn	Jacksonville, FL	2020	133	9% LIHTC	Completed
The Waves**	Jax Beach, FL	2020	127	4% LIHTC/SAIL/Bonds	Completed
Sydney Trace	Jacksonville, FL	2021	192	4% LIHTC/Bonds	Completed
Lofts at Murray Hill	Jacksonville, FL	2021	117	9% LIHTC	Completed
Centennial Towers**	Jacksonville, FL	2022*	208	9% LIHTC	Under Construction
Landon Preserve	Brandon, FL	2022*	230	4% LIHTC/Bonds/SAIL	Under Construction
Kelsey Cove	Brandon, FL	2023*	108	9% LIHTC	In Underwriting
Molly Crossing	Middleburg, FL	2023*	90	9% LIHTC	In Underwriting
Nathan Ridge	Middleburg, FL	2023*	192	4% LIHTC/Bonds/SAIL	In Underwriting

*Estimated completion date

**Developer, only



Vestcor Management Team:



Ambassador John D. Rood, Chairman of The Vestcor Companies

Mr. Rood began his real estate career in 1983 as founder of The Vestcor Companies. Under his direction, the company focused on brokerage of multifamily properties and then expanded into real estate investments, development, and construction. As the managing partner for over 71 investment partnerships, Mr. Rood is responsible for acquisition or development, management and disposition of properties in the portfolio. A total of eighty-four communities, consisting of over 16,000 units, have been acquired or developed by partnerships managed by Mr. Rood.

In September of 2004, Mr. Rood was appointed as United States Ambassador to the Commonwealth of the Bahamas where he served until 2007. The Ambassador's commitment to public and professional service is reflected in his many activities outside his professional life. Mr. Rood served on the Florida Fish and Wildlife Conservation Commission. Mr. Rood served on the Advisory Council for HUD on Renewal Communities to help local communities take advantage of tax incentives to stimulate job growth and economic development. Mr. Rood currently serves on the Board of Directors of Fidelity National Financial, Inc., Black Knight, Inc., Florida Prepaid College Board, Enterprise Florida, Inc. and Space Florida, Inc.

Steve Moore, President of The Vestcor Companies

Steve Moore is responsible for the overall direction and performance of The Vestcor Companies, overseeing all operational and investment decisions. He is responsible for the strategic planning and growth of the company and maintains oversight of Vestcor's portfolio of investments.

Jason Floyd, Chief Financial Officer of The Vestcor Companies

Jason Floyd is responsible for the overall finance and accounting functions of The Vestcor Companies. Jason's responsibilities include financial reporting, financing for new and existing developments and information technology. He maintains ongoing relationships with Vestcor's key business partners including financial institutions, insurance companies, professional-services firms, and government agencies.

Ryan Hoover, President of TVC Development, Inc.

Ryan Hoover is responsible for the application process, design and development of new properties under TVC Development, Inc. Ryan's responsibilities include regional affordable housing development activity under the Housing Credit and Mortgage Revenue Bond programs, as well as other financing programs that assist in the creation of affordable multifamily rental communities. Additionally, Ryan oversees the asset management of the existing rental portfolio.



The Vestcor Companies - Multifamily Rental Portfolio

New Construction - Conventional

Arbor Club	*	Ponte Vedra, FL	251
Bella Vista	*	St. Augustine, FL	328
Christopher Woods	*	Jacksonville, FL	225
Mandarin Lanai	*	Jacksonville, FL	120
Portofino	*	Jacksonville, FL	320
Timbers	*	Jacksonville, FL	160
Tivoli	*	Jacksonville, FL	400
TraVini I & II	*	Sarasota, FL	488
Villanova	*	Orlando, FL	312
Westland Park	*	Jacksonville, FL	405
			3,009

New Construction - Conventional Student Housing

The Flats at Kernan	*	Jacksonville, FL	192
The Flats at Mallard Creek	*	Charlotte, NC	131
The Flats at Campus Pointe	*	Charlotte, NC	99
The Flats at Carrs Hill	*	Athens, GA	138
Florida Polytechnic I		Lakeland, FL	60
Florida Polytechnic II		Lakeland, FL	146
			766

New Construction - Affordable Family Housing

Ambar Key Homes		Florida City, FL	155
Ambar Key		Florida City, FL	94
Ambar Trail	^	Miami, FL	210
Camri Green	*	Jacksonville, FL	184
Courtney Manor	*	Jacksonville, FL	360
Gregory Cove	*	Jacksonville, FL	288
Holly Cove	*	Orange Park, FL	202
Jordan Cove	*	League City, TX	248
Kelsey Cove	^	Brandon, FL	108
Kendall Court	*	Jacksonville, FL	360
Kimberly Pointe	*	Houston, TX	228
Landon Preserve	^	Brandon, FL	230
Leigh Meadows	*	Jacksonville, FL	304
Lindsey Terrace	*	Jacksonville, FL	336
Lofts at Brooklyn		Jacksonville, FL	133
Lofts at Jefferson Station		Jacksonville, FL	133
Lofts at LaVilla		Jacksonville, FL	130
Lofts at Monroe		Jacksonville, FL	108
Lofts at Murray Hill	^	Jacksonville, FL	117
Logan Heights	*	Sanford, FL	360
Macie Creek		Middleburg, FL	96
Madalyn Landing	*	Palm Bay, FL	304
Matthew Ridge	*	Houston, TX	240
Noah's Landing	*	Naples, FL	264
Riley Chase	*	North Port, FL	312
Ryan Oaks	*	Jacksonville, FL	132
Sydney Trace		Jacksonville, FL	192
The Quarry		Key West, FL	96
The Quarry II		Key West, FL	112
The Quarry III		Key West, FL	57
Thomas Chase	*	Jacksonville, FL	268
			6,361

New Construction - Affordable Senior Housing

Abigail Court		Port Richey, FL	90
Caroline Oaks		Jacksonville, FL	82
Carter Crossing		Milton, FL	93
Cassie Gardens		Middleburg, FL	96
Heritage Village		Longwood, FL	123
Katie Manor		Crestview, FL	102
Lucas Creek		Pensacola, FL	93
Madison Manor		Jacksonville, FL	160
Marcis Pointe		Jacksonville, FL	120
Mary Eaves		Jacksonville, FL	80
Peyton Ridge		Jacksonville, FL	123
			1,162

New Construction - Luxury Senior Housing

Harbor Chase		Jacksonville, FL	114
Grove at Canopy		Tallahassee, FL	118
Grove at Trelago		Maitland, FL	116
			348

Historic Rehab

11 East		Jacksonville, FL	127
The Carling		Jacksonville, FL	100
			227

Acquisition /Rehab

Art Museum	*	Jacksonville, FL	176
Auburn Glen	*	Jacksonville, FL	250
Avery Trace	*	North Port, TX	310
Azalea Ridge	*	Jacksonville, FL	102
Bay Pointe	*	Jacksonville, FL	300
Casa Grande	*	Jacksonville, FL	100
Chase Ridge	*	Jacksonville, FL	172
Cypress Oaks	*	Leesburg, FL	140
Grande Court	*	Jacksonville, FL	252
Heather Ridge	*	Jacksonville, FL	120
Jennifer Green	*	Jacksonville, FL	120
The Landing	*	Altamonte Springs, FL	282
Madelyn Oaks	*	Jacksonville, FL	360
Mayfair Village	*	Jacksonville, FL	83
Oakridge	*	Jacksonville, FL	56
Oaks at Timuquana	*	Jacksonville, FL	228
Northwood	*	Jacksonville, FL	160
Ravenwood	*	Jacksonville, FL	112
River Park	*	Jacksonville, FL	168
Semoran North	*	Winter Park, FL	348
Tuscan Isle	*	Naples, FL	298
			4,137

* Sold

^ Under Construction

Total **16,010**

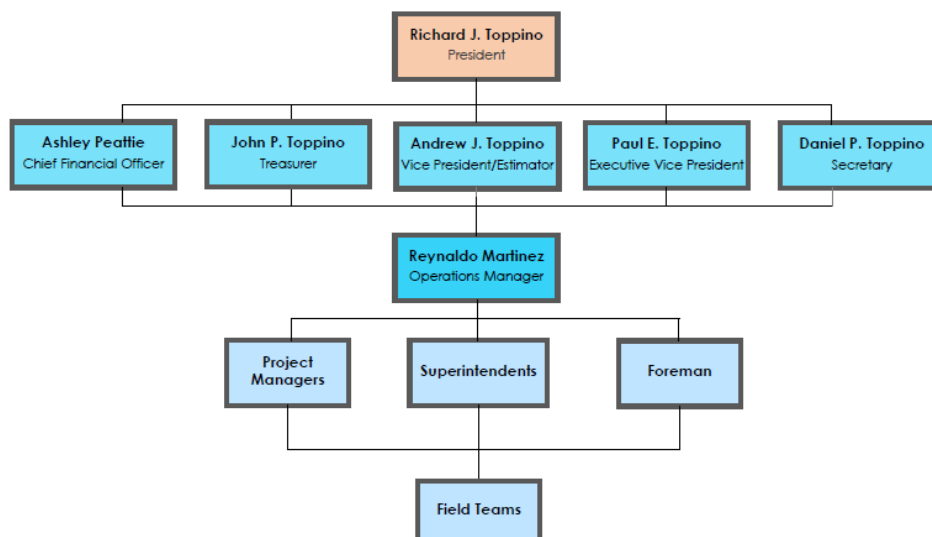


SITE CONTRACTOR – CHARLEY TOPPINO & SONS, INC.

Richard J. Toppino, President
129 Toppino Industrial Drive
Key West, FL 33040
305-296-5606

The Toppino Family has been involved in building the Key West community since the early 1930s and has successfully completed thousands of complex projects during that timeframe. They are active members of the community, and their team has been directly responsible for providing over 260 units of workforce housing to the Lower Keys in just the past few years.

Toppino & Sons was involved in the construction of Truman Waterfront Park, Marty's Place, and Quarry Apartments. The Truman Waterfront Park is one of the largest and most expansive public parks in the Florida Keys. The project consisted of the complete construction of a 400,000 SF recreational park at the bottom of Key West including drainage utilities, earthwork, concrete flatwork, gym equipment, playground equipment, restrooms and landscaping. Marty's Place is a 57-unit affordable housing development in the heart of Key West. Charley Toppino & Sons was contracted as the GC on this project, in partnership with Marino Construction Group. The Quarry Apartments is a multi-phase 260 unit affordable housing development right outside of Key West. Members of the Toppino Family developed and built this project in partnership with The Vestcor Companies.





MANAGEMENT – A.H. OF MONROE COUNTY, INC.

Scott Pridgen, Executive Director

1434 Kennedy Drive

Key West, FL 33040

Office: 305-296-6196

www.ahmonroe.org

A.H. of Monroe County Inc. ("AH Monroe") has provided health and housing programs to Monroe County since 1986. AH provides health and housing programs to people living with HIV/AIDS, the Elderly, Veterans, Low-Income households, and people living with assorted disabilities.

AH Monroe has an experienced Housing Department consisting of Staff with the following licenses: Housing Credit Certified Professional (HCCP), Real Estate License, Community Association Management (CAM), Housing Choice Voucher Specialists, HUD Certified Housing Counselor, and Certified Occupancy Specialist.

AH Monroe has a Compliance Management Team to ensure all eligibility processes are followed within each housing program LIHTC, HUD – PRAC Section 811, and Housing First. Inclusive of preparing, monitoring, and updating program requirements such as Land Use Restriction Agreements, Marketing Plans, Waitlist scoring, and all reporting requirements to Local, State, and Federal Agencies.

AH Monroe's Property Management and Maintenance Department manages all leases, rent collections, day to day operations and preventative maintenance.

AH Monroe's Case Management helps with rental subsidy programs such as Section 8, HOPWA, and VASH as well as Emergency Rental Assistance programs due to loss of income.

AH owns and operates 127 units of Affordable Housing within five (5) facilities as follows:

Low Income Housing Tax Credits (LIHTC) – Affordable

- Marty's Place (2020) - 47 Units
- Poinciana Royale (2010) - 50 Units

Housing First Project - Homeless / Mental Health

- Seebol Place (2009) - 14 Units

PRAC Section 811 – Disabled Housing – HUD

- McCarthy Rogers (1994) - 5 Units
- Harvey House (1994) - 11 Units
- Seebol Triplex (1994)* - 3 Units (Part of Seebol Place)



ATTORNEY – SMITH HAWKS, P.L.

Bart Smith
138 Simonton Street
Key West, FL 33040
Office: 305-296-7227
www.smithhawks.com

In 2008, Bart Smith founded the firm focusing in the areas of real estate, land use and civil litigation. Bart practices throughout the State of Florida assisting his clients in a wide range of matters, focusing on bringing efficient solutions that are economically viable to his clients. A few of his recent representations include; Representing developer in amending Comprehensive Plan, Land Development Regulations and obtaining development agreement and major conditional use approval for development of 280 unit workforce housing units in Monroe County. Representing City of Marathon and Village of Islamorada in successful defense of Comp. Plan Amendment that provide for allocation of 300 early evacuation workforce Building Permit Allocations before the State of Florida Division of Administrative Hearings Administrative Law Judge. Representing developer in redeveloping 363 wet slip marinas into a turnkey 100-unit resort and marina, including obtaining development agreement and conditional use approvals, obtaining all development rights, and all other necessary permits. Bart Smith is a member of the Key West Sunrise Rotary Club and Vice President of the Southernmost Hurricane Club. Following is a listing of developments that Smith Hawks has been involved.

Project Name	Year Built	Units	Owner
Sunset Marina Apartments	2018	65	Sunset Marina LLC/Bart Smith
Quarry 1 and 2	2019	208	Quarry Partners/Vestcor/Toppino
Quarry 3	2021	57	Quarry Partners/Vestcor/Toppino
Coco Palms	2015/2021	33	Mobile Homes Holdings Coco/Bart Smith
Suncrest	2021	8	Mobile Homes Holdings Suncrest/Bart Smith
Summerland Palms		22	Mobile Homes Holdings/Bart Smith
Coca Vista	Permits applied	124	Vestcor
Wrecker's Cay	Construction	280	



ARCHITECT – PQH GROUP DESIGN, INC.

Ricardo E. Quinones, President
 4141 Southpoint Drive E, Suite 200
 Jacksonville, FL 32216
 Office: 904-224-0001
www.pqh.com

Founded in 1982 by Jose Perez, AIA, CGC, PQH has grown to include six principals and a strong, committed support staff which includes Architects, Interior Designers, and General Contractors. With a history spanning over 36 years, PQH Group is Jacksonville's 6th largest Architectural Firm as ranked by the Jacksonville Business Journal. Our broad depth of experience, collaborative design approach, proactive leadership and emphasis on communication give us the capabilities to offer customized solutions for even the most demanding needs of our clients. We pride ourselves on providing personal attention to each client with key personnel remaining with the project through completion. PQH was the architect for Vestcor on 11 East and The Carling, which were historic renovations.

The following list contains affordable workforce developments designed by PQH Group Design, Inc. PQH Group Design has been the architect for 7 affordable workforce communities in Monroe County consisting of a total of 818 units.

Quarry 3 Big Coppitt Key, FL 57 Units	Coco Vista Marathon, FL 109 Units	Dockside Sugarloaf Key, FL 60 Units	Quarry Phase II, III Big Coppitt Key, FL 208 Units
Landings Sugarloaf Key, FL 28 Units	Wreckers Cay Wreckers Cay, FL 280 Units	TKC WORKFORCE Housing Key West, FL 76 Units	Abigail Court Port Richey, FL 93 Units
Villas of Lake Smart Winter Haven, FL 220 Units	Lennox Court Jacksonville, FL 360 Units	Marcus Pointe Jacksonville, FL 120 Units	Camri Green Jacksonville, FL 184 Units
Durkeeville Mixed Use Jacksonville, FL 280 Units	Noah's Landing Collier County, FL 264 Units	Peyton Ridge Jacksonville, FL 123 Units	Deerbrook Jacksonville, FL 240 Units
Harbour Isle St. Augustine, FL 328 Units	Harmony Village New Smyrna Beach, FL 200 Units	Caroline Oaks Jacksonville, FL 82 Units	Thomas Chase Jacksonville, FL 268 Units
Riley Chase North Port, FL 312 Units	Gregory Cove Jacksonville, FL 288 Units	Katie Manor Crestview, FL 102 Units	Bergen Woods Brunswick, GA 112 Units
Waterside Villas Hilton Head, SC 304 Units	Matthew Ridge Harris County, TX 240 Units	Mary Eaves Jacksonville, FL 80 Units	Kimberly Pointe Harris County, TX 228 Units
Cypress Run Tampa, FL 350 Units	Cane Island Kissimmee, FL 168 Units	Duval Station Jacksonville, FL 196 Units	Woodhollow Jacksonville, FL 420 Units
Lindsey Terrace Jacksonville, FL 336 Units			



GENERAL CONTRACTOR – MARINO CONSTRUCTION GROUP, INC.

Michael Marino, President
7025 Shrimp Road, Suite 2E
Key West, FL 33040
Office: 305-359-5269
www.marino-construction.com

Marino Construction Group was founded in 1997 by Michael Marino who has been operating his own business as a licensed General Contractor since 1981. Marino Construction has worked on various types of residential and commercial projects including the new construction of hotels, marinas, apartments and restaurants and complete renovations of many Key West restaurants and hotels. From energy-efficient construction material to well thought out design and attention to detail, Marino Construction Group provide an outstanding backdrop for years of memories. Marino offers expertise that spans the entire lifecycle of construction, including preliminary budgeting, value engineering, logistics, scheduling and supervision, taking your project from conception to completion.



LANDSCAPE ARCHITECT – MIKE FLAUGH LANDSCAPE ARCHITECT

Mike Flaugh, President
3744 SE Ocean Blvd
Stuart, FL 34996
www.mikeflaughla.com

From Vero Beach to the Florida Keys, Mike Flaugh Landscape Architect have provided exceptional service to over 32,000 clients. Mike Flaugh, a Florida registered Landscape Architect with 32 years of experience, oversees all aspects of the design process. Mike Flaugh's team, which includes a Design Director, Permitting/Code Compliance/Site Planning Specialist, Construction Coordinator, and Project Manager, have been involved in a wide variety of projects such as private estates, commercial projects and public spaces, gardens, lighting, resort experiences, pool and patio design, site planning and permitting. Services provided include design, rendering, bid procurement and quality control. Following are some of the projects Mike Flaugh Landscape Architect have been involved with in Key West and the Southern Keys.

- **The Navy Gateway Inn & Suites**, Naval Air Station Key West, FL, The Korte Company, Kevin Marks, (770) 543-8333, kevin.marks@korteco.com
- **Ocean Breeze**, 101 11th St, Marathon, FL 33050, Sun Communities, Jose Manent (321) 276-5183, jmanent@suncommunities.com
- **Sea Breeze**, 87425 Old Hwy #1, Islamorada, FL 33036, Sun Communities, Jose Manent (321) 276-5183, jmanent@suncommunities.com
- **Wreckers Cay**, Stock Island, Key West, FL, Ironwood VG, Everett Atwell, (863) 602-0332, eatwell@tampabay.rr.com
- **The Quarry Apartments**, Rockland Key, FL, Vestcor Companies, Alex Hepler (904) 288-7730, ahelper@vestcor.com
- **Quarry 3 Residences**, Rockland Key, FL, Vestcor Companies, Alex Hepler (904) 288-7730, ahelper@vestcor.com
- **Oldest House Museum & Garden**, 322 Duval Street, Key West, FL 33040, Madeleine Vogelsang, Administrator, office: (305) 294-9501/cell: (954) 275-0196, admin@oirf.org



Experience in revitalization of neighborhoods and strategies that achieve the prevention of displacement of existing residents.

The development team brings vast experience in revitalizing neighborhoods by strategically locating housing in areas beset by gentrification. Vestcor has been instrumental in redeveloping the LaVilla and Brooklyn neighborhoods in Jacksonville, Florida with affordable workforce housing to prevent the displacement of residents as a result of gentrification. Vestcor has developed four communities (Lofts at LaVilla, Lofts at Jefferson Station, Lofts at Monroe, and Lofts at Brooklyn) within a 6 block area. The four communities combine to provide a total of 504 units with the following set-asides: 20 units \leq 30% AMI, 25 units \leq 33% AMI, 14 units \leq 35% AMI, 310 units \leq 60% AMI, 29 units \leq 80% AMI, and 106 units \leq 140% AMI. Vestcor worked with neighborhood groups to encourage residents who may have previously been displaced to return the area. Vestcor was able to retain the historical significance of the area through art displayed throughout the buildings.

Development, construction and management of affordable housing.

The Qualification Statement / Team Overview section details the development teams experience in developing and operating affordable workforce housing. The team has developed over 8,700 units of workforce affordable housing with 312 units developed in Monroe County. A.H. Monroe will manage the community. A.H. Monroe brings expertise not only in managing the day to day operations, but also in implementing various programs that will benefit the residents.

Successfully applying and closing on low-income housing tax credit, SAIL, HOME, CDBG-DR or other state and federal housing finance programs administered by the Florida Housing Finance Corporation.

Vestcor has significant experience in applying for and closing on low-income housing tax credits, SAIL financing, and construction and permanent debt. Vestcor completed its first affordable/workforce development with low-income housing tax credits and SAIL financing in 1996 and has closed 48 low-income housing tax credit developments since, including 30 competitive awards since 2013 administered by FHFC. Vestcor has a reputation for quickly moving through underwriting and permitting, which allows the much needed affordable workforce housing units to be delivered quickly. Vestcor intends to apply for low-income housing tax credits and SAIL financing as part of Florida Housing Finance Corporation RFA 2022-208 to finance the construction of Lofts at Bahama Village. Vestcor has previously been awarded low-income housing tax credits and SAIL financing from FHFC for the development of Quarry Phase I, Quarry Phase II, Quarry Phase III, Marty's Place, and Coco Vista (a 109 unit development in Marathon). Quarry Phase I, II, and III and Marty's Place have all closed and reached stabilization. Coco Vista was awarded as part of FHFC RFA 2021-208 and is in the credit underwriting phase.

Experience in site preparation and infrastructure development on similarly situated sites.

Vestcor is teaming up with Marino Construction Group, Inc. and Charley Toppino & Sons, Inc. as local contractors who have developed similar communities in Monroe County for Vestcor. No organization has more experience than Charley Toppino & Sons, Inc. in site preparation and infrastructure development.



Real estate development and financing strategies that maximize utilization of scarce affordable housing funding resources.

Vestcor recognizes that affordable housing funding resources are scarce and wants to efficiently leverage those resources to construct as many units as permitted for the site. Vestcor has experience implementing financing strategies that leverage public money with private capital investment. Principals of Vestcor have purchased subordinate tax-exempt bonds to help facilitate the construction of affordable/workforce communities to facilitate the construction of 632 units of affordable workforce housing. Vestcor currently has another community in credit underwriting that will have a similar structure and create 192 affordable workforce housing units. Vestcor also has experience pairing their equity with traditional bank financing for the construction of for-sale residential units.

The financing strategy proposed for Lofts at Bahama Village will leverage low-income housing tax credits and FHFC SAIL funding. This same strategy was used for Quarry Phase I, II, III and Coco Vista. The public investment will be through a ground lease with The City of Key West at a nominal value, which will help facilitate the construction of 118 residential units of which 16 will be for-sale units.



PROPOSED UNIT MIX, ESTIMATED RENTAL AND SALE PRICES & PRELIMINARY BUDGET

LOFTS AT BAHAMA VILLAGE

All 118 residential units at Lofts at Bahama Village will be restricted as affordable workforce housing units. The development team has created a marketing plan and community outreach campaign to notify the residents of the upcoming availability of affordable workforce housing. Please see the Marketing Plan Section of the RFP response for the detailed plan.

Lofts at Bahama Village will have 102 rental units with the following set-asides. The maximum rents will be adjusted annually consistent with the rules and regulations for the financing obtained.

Units \leq 25% AMI – 11 units (10.8% of total units and 21.5% of the units \leq 60% AMI)

Units \leq 60% AMI (inclusive of those units \leq 25% AMI) – 51 units (50%)

Units $>$ 60% AMI \leq 80% AMI – 30 units (29.4%)

Units $>$ 80% AMI \leq 120% AMI – 21 units (20.6%)

Beds/Baths	No. of Units	Median Income %	Max Rents
1/1	4	25%	\$ 476
2/2	5	25%	\$572
3/2	2	25%	\$661
1/1	17	60%	\$1,144
2/2	17	60%	\$1,374
3/2	6	60%	\$1,587
1/1	12	80%	\$1,526
2/2	13	80%	\$1,832
3/2	5	80%	\$2,116
1/1	8	120%	\$2,289
2/2	9	120%	\$2,748
3/2	4	120%	\$3,174
Totals	102		

The rents for the 80% units and the 120% units are taken from Appendix I to the RFP. The 25% rents and the 60% rents are from the 2021 Income Limits and Rent Limits, Florida Housing Finance Corporation, Multifamily Rental Programs and CWIP Homeownership Program.



Lofts at Bahama Village will have 16 for-sale residential units; however, the number of for-sale units may increase based on input from the community and the availability of grants and other funding sources. The for-sale units will be deed restricted based on the AMI levels below to ensure they remain affordable.

Set-Aside (For Sale)				
Beds / Bath	60%	80%	140%	Total
2/2	2	5	5	12
3/2	0	1	3	4
Total	2	6	8	16

The sales price for the for-sale units will be established based upon market conditions at the time units are sold. The current maximum sales price, subject to MCC §101-1 and prevailing market conditions, is set forth in the chart below. The maximum sales price is the product of the factors in the chart.

Maximum Sales Price					
Beds / Bath	County Median Income*	Ratio	60% AMI	80% AMI	140% AMI
2/2	\$84,400	4.25	\$215,220	\$286,960	\$502,180
3/2	\$84,400	4.75	\$240,540	\$320,720	\$561,260

*As of 4/1/2021

Lofts at Bahama Village GP, LLC will work with Truist Bank on an end loan program for the 16 for-sale condo units. Truist Bank offers low down payment mortgages to make homeownership a reality. Down payment requirements range from 0% for Veteran to 5% for agency loans. Lofts at Bahama Village will work with Catherine Albamonte, a Certified Community Mortgage Specialist and Dale Bittner, the Key West Market President, for Truist Bank on a program that makes the 16 for-sale condo units accessible to qualifying residents.

Following is a preliminary budget summary for the construction of the 102 rental units.

SOURCES		USES	
First Mortgage	\$11,000,000	Construction/Hard Costs	\$26,054,000
FHFC SAIL	5,520,000	Soft Costs	2,423,000
LIHTC Equity	17,084,515	Financing Costs	2,199,690
Deferred Fee	1,915,846	Developer Fee	4,843,671
Total	\$35,520,361	Total	\$35,520,361

Preliminary budget – for-sale units.

SOURCES		USES	
First Mortgage	\$2,995,000	Construction/Hard Costs	\$4,032,000
Member Equity	2,500,000	Soft Costs	923,000
Total	\$5,495,000	Financing Costs	340,000
		Developer Fee	200,000
		Total	\$5,495,000



CONCEPTUAL SITE PLAN





OPTIONAL RENDERINGS FOR REDEVELOPMENT SITE



BUILDING A, NORTH-EAST ELEVATION



BUILDING C, NORTH-EAST ELEVATION



BUILDING B, SOUTH-EAST ELEVATION



BUILDING A & B, SOUTH-WEST ELEVATION







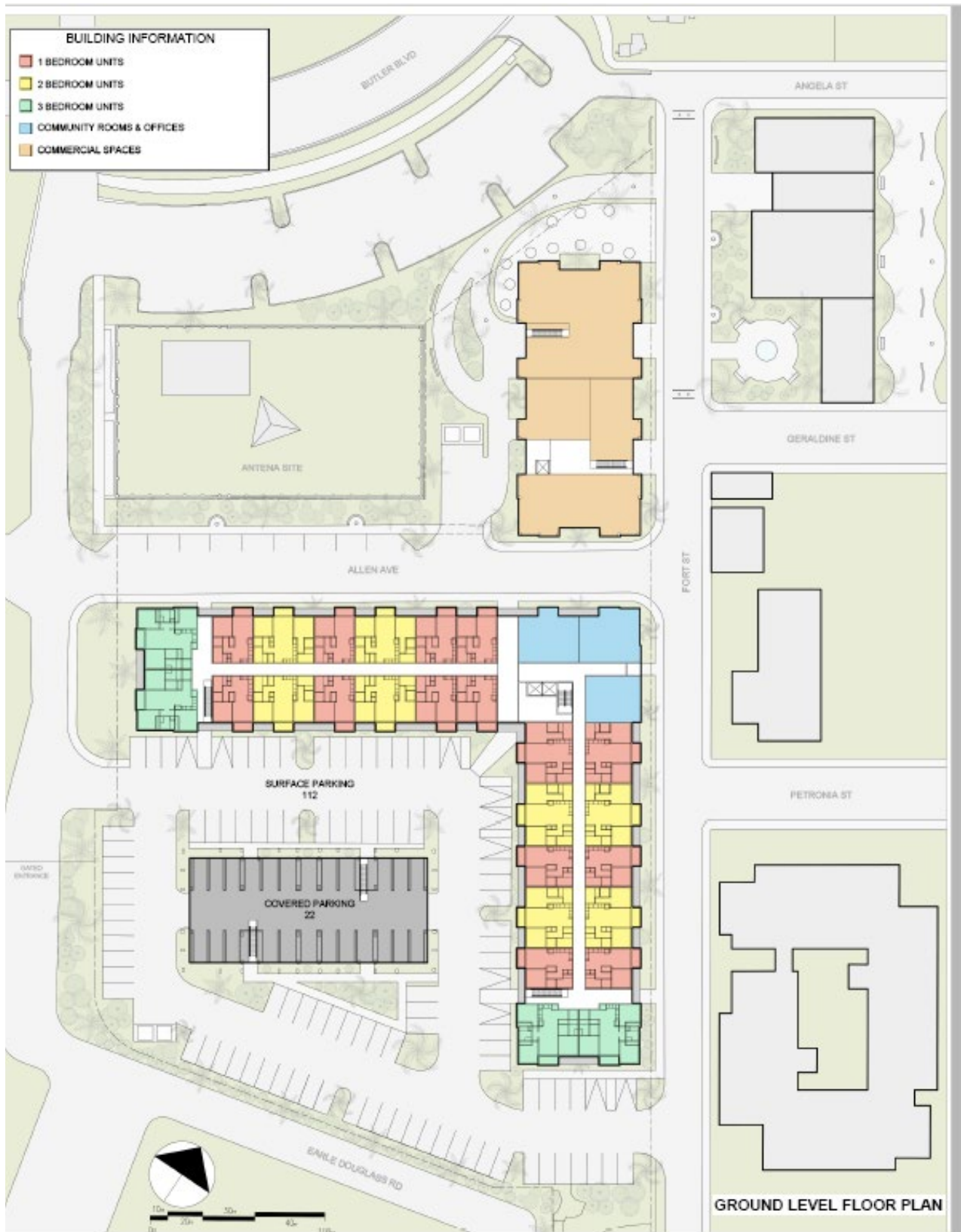


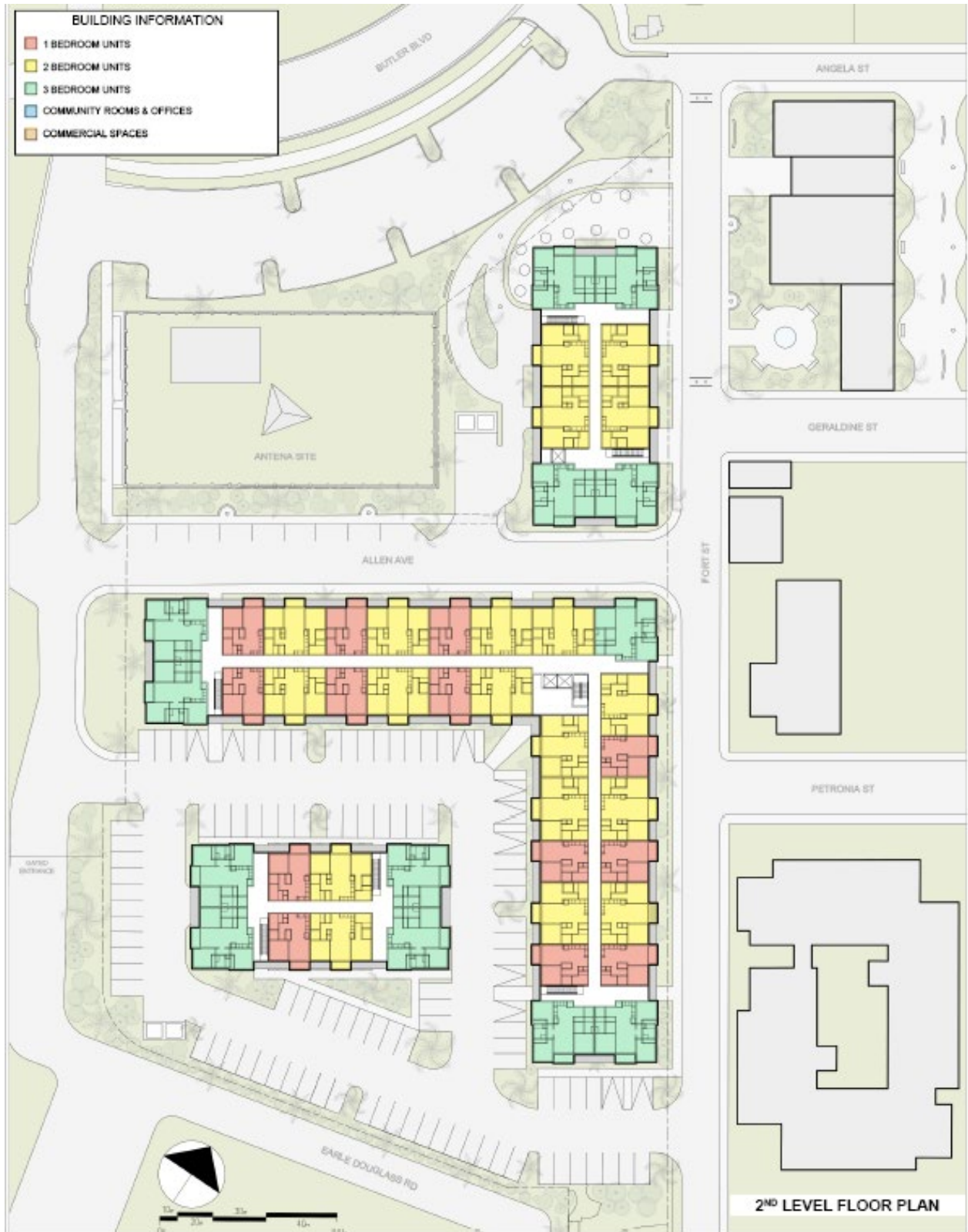


VESTCOR











PROPOSED TIMELINE & BAHAMA VILLAGE MARKETING PLAN

LOFTS AT BAHAMA VILLAGE

Timeline

RFP # 008-21 Due	October 20, 2021
Selection Committee Award	October 27, 2021
City Commission Award	November 16, 2021
FHFC RFA 2022-208 (SAIL Financing for the Construction of Workforce Housing)	Early April, 2022
FHFC RFA 2022-208 Review Committee	Mid-May, 2022
FHFC RFA 2022-208 Board Approval	Late Spring, 2022
Construction Plan Approval	December, 2022
Closing on Financing	January, 2023
Construction Commencement	January, 2023
Preleasing / Pre-sale	October, 2023
Construction Completion	April, 2024

Marketing Plan for Housing

Lofts at Bahama Village will implement a marketing plan that is modeled after the United States Department of Housing and Urban Development's ("HUD") Affirmative Fair Housing Marketing Plan ("AFHMP") that ensures access to the current residents of Bahama Village. AFHMP is a marketing strategy designed to attract renters and buyers of all majority and minority groups, regardless of sex, handicap, and familial status to assisted rental units and sales of dwellings that are being marketed. Affirmative marketing differs from general marketing activities because it specifically targets potential tenants and homebuyers who are least likely to apply for the housing, in order to make them aware of available affordable housing opportunities. 41% of the population of Bahama Village are people of color. Racial inequity, lack of resources, and higher poverty rates exists within Census Tract 9724 in comparison to surrounding Census Tracts with the City of Key West. The AFHMP outlining residency preference, targeted marketing, and waitlist procedures will be made public through a Tenant Selection Plan. The Tenant Selection Plan ("TSP") is a public document outlining tenant selection policies and procedures that include descriptions of the eligibility requirements and income limits for admission. AFHMP and TSP established therein are subject to all applicable federal, state, and local laws Congress and HUD have established various types of preferences outlined in AFHMP's and TSP's in an effort to provide housing to those most in need as referenced in The Fair Housing Act, Civil Rights Act of 1968 Part VIII, and the Code of Federal Regulations (CFR) Title 24 and Section 108.



Lofts at Bahama Village Marketing Plan – Vestcor/A.H. of Monroe County

Targeted Marketing Area

- The targeted marketing area will be Census Tract 9724 (also known as Bahama Village and defined within the Bahama Village Community Redevelopment Sub-Area). A sub-target area will be surrounding areas that have a high concentration of former Bahama Village residents as a result of gentrification. Emphasis will be placed on those residents that are least likely to apply for rental or homeownership units due to race, poverty, and gentrification.

Residency Preference - provides applicants who live in a specific geographic area at the time of application priority over nonresidents.

- Residency Preference for residents currently residing in Census Tract 9724 including households with children to ensure full and fair access to Lofts at Bahama Village. Residency Preference will be continually monitored and evaluated to ensure that it is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a)(1) through a Tenant Selection Plan where anyone is eligible to apply through a prioritized waitlist process for the development.

Marketing Activities

- **Outreach:** AH Monroe will hold informational workshops on the application process to educate households interested in the Lofts at Bahama Village. Topics to be covered include “How to Qualify” and “How to Apply.” The public meetings and workshops will be held at centrally located churches and community facilities beginning once construction begins. Following is a sampling of potential workshop locations.
 - Cornish Memorial A.M.E. Zion Church
 - A.M.E. Bethel Church
 - St. James First Missionary Baptist Church
 - Coral City Elks Lodge
 - Frederick Douglass Gym
 - William Weech American Legion Post 168
 - Martin Luther King Jr. Community Pool & Community Center
- **Printed Materials, Radio, and Social Media:** Workshop dates and locations will be advertised through multiple venues, which may include the following:
 - Bahama Village Voices
 - Keys Weekly
 - Facebook
 - US 1 Radio, Pirate Radio, and other Keys Radio channels.



- **Monroe County Homeless Continuum of Care:** Collaboration with all Monroe County Housing providers, including disbursement of printed materials and information provided at the workshops.
- **Website:** Once awarded, a website will be developed to provide upcoming information about the development timeline, announcements of meetings and workshops, as well as an online waitlist application.
- **Application / Two Prioritized Waitlists: One for Rental and One for Homeownerships):** Lofts at Bahama Village will encourage anyone interested in becoming a resident to apply through the online portal.
 - All waitlist applications within each waitlist will be time and date stamped and sorted based on residency preference and assigned a priority level score given to households outlined within the Tenant Selection Plan and residency preference outlined in the marketing plan within this document. Note the following priority level scoring criteria:
 - Level 1 Score – lives within Census Tract 9724; and Families with Children.
 - Level 2 Score Families with Children residing within the City of Key West.
 - Level 3 Score Single Household residing within the City of Key West
 - Level 4 Score – Any Household residing outside of the City of Key West.
 - All applicants will require income eligibility. A Marketing Plan combined with a Tenant Selection Plan are effective to prioritize applications for selection. The waitlist application is the first step in the Tenant Selection Plan it does not guarantee a unit. All applicants will be required to complete an eligibility application based on income and other assets.



PROJECT REFERENCE & CONTACT INFORMATION FOR THE LAST 3 PROJECTS COMPLETED

Most Recent Developments Completed

LOFTS AT MURRAY HILL – JACKSONVILLE (SEPT. 2021)			
Role	Organization	Contact Name	Phone / Email
Lender	TIAA Bank	Eric Loller Vice President	972-350-8186 Eric.Loller@TIAABank.com
Equity Investor	Raymond James Tax Credit Funds	Sean Jones Vice President	727-698-9488 Sean.Jones@RaymondJames.com
Local Government	Jacksonville Housing Finance Authority	Barney Smith, Chair	904-673-6355 barney@smithyoungco.com

THE QUARRY, PHASE III – KEY WEST (AUGUST 2021)			
Role	Organization	Contact Name	Phone / Email
Lender	BB&T	Dale Bittner Market President	305-292-3842 Dale.Bittner@truist.com
Equity Investor	Raymond James Tax Credit Funds	Sean Jones Vice President	727-698-9488 Sean.Jones@RaymondJames.com
Local Government	Monroe County	Roman Gastesi County Administrator	305-292-4441 gastesi-roman@monroecounty-fl.gov

SYDNEY TRACE – JACKSONVILLE (JUNE 2021)			
Role	Lender	Contact Name	Phone / Email
Lender	R4 Capital Funding	James D. Spound President	646-844-0935 JSpound@r4cap.com
Equity Investor	Wells Fargo Community Lending & Investment	Matthew D. Parkhill Managing Director	704-301-0838 Matthew.d.parkhill@wellsfargo.com
Local Government	City of Jacksonville – Housing & Community Development Division	Thomas J. Daly, II, Esq. Chief	904-255-8204 TDaly@coj.net



Additional Completed Developments in Monroe County

THE QUARRY, PHASE I & II – KEY WEST			
Role	Organization	Contact Name	Phone / Email
Lender	BB&T	Dale Bittner Market President	305-292-3842 Dale.Bittner@truist.com
Equity Investor	Wells Fargo Community Lending & Investment	Matthew D. Parkhill Managing Director	704-301-0838 Matthew.d.parkhill@wellsfargo.com
Local Government	City of Key West	Teri Johnston Mayor	305-809-3844 Mayor@cityofkeywest-fl.gov

MARTY'S PLACE – KEY WEST			
Role	Organization	Contact Name	Phone / Email
Lender	BB&T	Dale Bittner Market President	305-292-3842 Dale.Bittner@truist.com
Equity Investor	Wells Fargo Community Lending & Investment	Matthew D. Parkhill Managing Director	704-301-0838 Matthew.d.parkhill@wellsfargo.com
Local Government	City of Key West	Teri Johnston Mayor	305-809-3844 Mayor@cityofkeywest-fl.gov



REQUIRED FORMS & AFFIDAVITS

PROPOSER'S QUALIFICATION STATEMENT

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

PROJECT NAME: Lofts at Bahama Village

SUBMITTED TO: The City of Key West
1300 White Street
Key West, FL 33040

SUBMITTED BY:
Company Name: Lofts at Bahama Village GP, LLC Corporation X (TVC)
TVC Development, Inc.

Company Website: www.vestcor.com Partnership X (Lofts)

Principle's Name: Clarence S. Moore Individual

Principle's Title: Vice President Joint Vent

Address 1: 3030 Hartley Road, Suite 310 Other
Jacksonville, FL 32257

Address 2:

Contact Email: moore@vestcor.com

LICENSING:

State of Florida License No. Expires

PROPOSER REFERENCES: List references, including contact name of whom we may call.

Reference List			
Reference	Contact Name	Phone	Email
City of Jacksonville	Thomas J. Daly II	904-255-8204	TDaly@coj.net
Wells Fargo	Matthew D. Parkhill	704-301-0838	matthew.d.parkhill@wellsfargo.com
BB&T	Dale Bittner	305-292-3842	Dale.Bittner@truist.com
Monroe County	Roman Gastesi	305-292-4441	Gastesi-roman@monroecounty-fl.gov

I certify under oath that all the information herein is true.

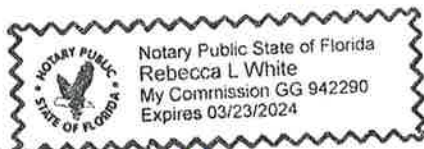

Signature

State of Florida
County of Duval

Sworn to (or affirmed) and subscribed before me this 18th day of October, 2021

By Clarence S. Moore

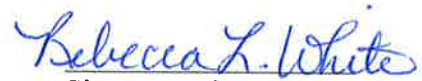
(Seal)



Personally Known ☒

Produced Identification _____

Type Produced _____


Signature of Notary

Rebecca L. White
Printed Name

CITY STAFF SELECTION CRITERIA MATRIX

REQUEST FOR PROPOSALS: BAHAMA VILLAGE 3.2 AFFORDABLE
HOUSING PROJECT

Project Number: RFP # 008-21

Firm _____

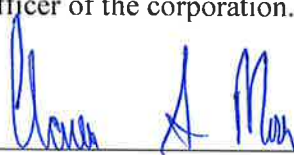
Date _____

SELECTION/RANKING CRITERIA	POINTS ALLOWED	POINTS EARNED
Proposer's history and experience in performing similar projects (including subconsultant teams) through examples and references.	0-10	
Conceptual site plan that captures all the elements and considerations described in the scope.	0-10	
Proposed rental rate schedule including the unit mix, number of units, income levels served, and flexibility for lower income families. (Reference Section J.)	0-25	
Permanent affordability measures for owners and renters. Marketing plan for existing resident priority.	0-10	
Depth of expertise in historic preservation	0-10	
Financial packaging & Leverage proposal	0-15	
Connectivity, Landscape/streetscape, public art	0-5	
Public participation methodology and expertise	0-5	
Inclusion of Minority and Women Owned Business Enterprises	0-5	
On-site Amenities Proposed	0-5	
Total Points	0-100	

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA)
 : SS
COUNTY OF ~~MONROE~~ Duval)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

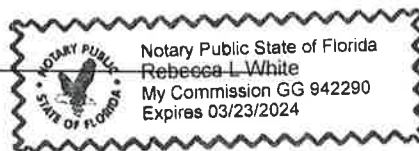
By: 

Sworn and subscribed before me this

18th day of October, 2021.


NOTARY PUBLIC, State of Florida at Large

My Commission Expires: _____



STATE OF FLORIDA)
COUNTY OF MONROE) : SS
Ouval

By: Chauhan & Mani

18th day of October, 2021.

My Commission Expires:



**SWORN STATEMENT UNDER SECTION 287.133(3)(a)
FLORIDA STATUTES ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICE
AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted with Bid, Bid or Contract No. 008-21 for
Bahama Village "3.2" Affordable Workforce Housing Project
Lofts at Bahama Village GP, LLC
2. This sworn statement is submitted by TVC Development, Inc.
(Name of entity submitting sworn statement)
whose business address is 3030 Hartley Road, Suite 310, Jacksonville, FL
32257 and (if applicable) its Federal
Employer Identification Number (FEIN) is 46-4163994 (If the entity has no FEIN,
include the Social Security Number of the individual signing this sworn statement.)
3. My name is Clarence S. Moore and my relationship to
(Please print name of individual signing)
the entity named above is Vice President.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any Bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.
5. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means
 1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Bids or applies to Bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

☐ There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

☐ The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

(Signature)

STATE OF Florida (Date)

COUNTY OF Dauphin

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

Clarence S. Moore

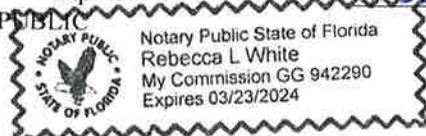
(Name of individual signing)

who, after first being sworn by me, affixed his/her signature in the

space provided above on this 18th day of October, 2021.

My commission expires:

NOTARY PUBLIC



INDEMNIFICATION

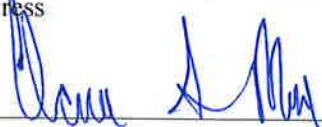
To the fullest extent permitted by law, the CONSULTANT expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents, and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONSULTANT, its Sub-consultants or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONSULTANT's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONSULTANT under workers' compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONSULTANT or of any third party to whom CONSULTANT may subcontract a part or all the Work. This indemnification shall continue beyond the date of completion of the work.

Lofts at Bahama Village GP, LLC
CONTRACTOR: TVC Development, Inc.

SEAL:

3030 Hartley Road, Suite 310.,
Jacksonville, FL 32257
Address


Signature

Clarence S. Moore
Print Name

Vice President
Title

10/18/2021
Date

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF FL)
COUNTY OF Duval) : SS

I, the undersigned hereby duly sworn, depose and say that the firm of Lofts at Bahama Village GP, LLC
TVC Development, Inc. provides benefits to domestic partners of its employees on the same
basis as it provides benefits to employees' spouses per City of Key West Ordinance Sec. 2-799.

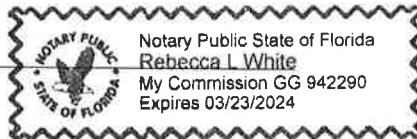
By: [Signature]

Sworn and subscribed before me this

18th day of October, 2021.

Rebecca L. White
NOTARY PUBLIC, State of FL at Large

My Commission Expires: _____



CONE OF SILENCE AFFIDAVIT

STATE OF Florida)
 : SS
COUNTY OF Duval)

I the undersigned hereby duly sworn depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of Lofts at Bahama Village 6P, LLC have read and understand the limitations and procedures regarding communications concerning City of Key West issued competitive solicitations pursuant to City of Key West Ordinance Section 2-773 Cone of Silence (attached).

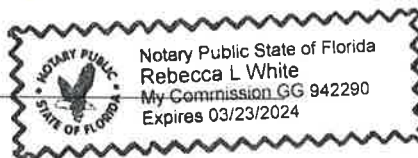
(signature)
10/18/21
(date)

Sworn and subscribed before me this

18th Day of October, 2021.

Rebecca L. White
NOTARY PUBLIC, State of FL at Large

My Commission Expires: _____





ADDENDUM ACKNOWLEDGEMENT



City of Key West
1300 White Street
Key West, FL
33040

ADDENDUM NO. 1

**Bahama Village "3.2" Affordable
Workforce Housing Project
RFP# 008-21**

The information contained in this Addendum adds information to be included in the Bid and is hereby made a part of the Contract Documents. The referenced bid package is hereby addended in accordance with the following items:

QUESTIONS/ CLARIFICATIONS:

1. Is there a digital copy of the site plan (Appendix B) or better, a CADD drawing available for use?

See attachment 11558 (Bahama Village)_C.dwg

All other elements of the Contract and Bid documents, including the Bid Date shall remain unchanged. All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 1** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

Signature

Lofts at Bahama Village GP, LLC
TVC Development, Inc.

Name of Business



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Addendum 2 RFP# 008-21

Section I. Pre-Proposal Meeting Questions and Answers (Wednesday, September 22, 2021)

Thank you for your participation in the mandatory pre-proposal meeting. Besides the clarifications provided at the meeting, the following inquiries and responses are provided to all proposers:

- Will there be any extension in time provided for proposers to assemble a team and respond to the RFP?
Unfortunately, this will not be possible.
- Please provide names of Selection Committee/Ranking Committee members. *Names of Selection/Ranking Committee members will be separately released through Demandstar.*
- How soon after the January 18 referendum on site control will the provisions of that referendum take effect?
If the referendum passes, the term of the lease would then be inserted into a document the parties agree upon ahead of the referendum. The next scheduled Commission meeting is likely on the 1st of February where the lease will be considered.
- Please provide a copy of the sign-in sheet. *Previously provided through Demandstar.*
- How many parking spaces for the CHI community health center will be provided at the 918 Fort Street Parking lot?
Eight (8) off-street parking spaces for the CHI community health center at 727 Fort Street will be provided at the parking lot at 918 Fort Street.
- Please provide topographic elevations for the site.
Elevations are depicted in the RFP, Appendix B- Site Survey, and on the City of Key West website under Floodplain Management/Flood Maps/Elevation Maps of Ground Heights.
- What is the total allowed height for the project, is it the number of stories or height over crown of road? Would only 2 ½ stories receive Historic Architecture Review Commission approval or would three stories, and potentially three stories over parking, be an option?

The City of Key West Building Height Exception allows for up to +4 feet above the height maximum for the HNC-4 zoning district, which is 35 feet from crown of the road. This increased elevation doesn't translate into a taller building; only how much higher that building envelope may be elevated due to flood considerations. Absent a referendum, any maximum building height is limited to +40 feet above the nearest crown-of-road. The elevation of grade differs significantly between the north and south side of the site.

The City of Key West is in need of affordable housing and the 3.2 acres is intended specifically for such development. While the Key West Historic Architectural Guidelines establish a two-and-a-half-story cap as



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

maximum height within the historic district, staff advises not exceeding two-stories with higher stories set back from the Fort Street frontage. Two-and-a-half-stories as maximum building frontage would be appropriate for any extensions to existing streets, again, with higher stories set back. The City recognizes that the established maximum height towards the center, west and northwest portions of the lot be achieved with more than two-and-a-half-stories, as these will face the park and will not be surrounded by historic buildings, except for the Diesel Plant on the north east. Flat, pitched roofs or a combination of both are acceptable and can assist in the reduction of scale and mass. Proposed parking under a building will not count as a story but it is advisable that this feature be screened from view from the public right of way.

Section II. Additional Emailed Questions to date (Tuesday, September 28, 2021)

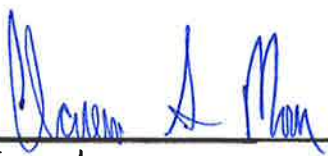
- Mr Bill Schneider emailed the City of Key West on Monday, September 27, 2021, 3:50 p.m.: In speaking to our architect I would like to know what you define your height limit by according to your building department? In the RFP it states 35-feet but we need to know if that is from the plate of the roof, median, or top of roof? This will affect design.

Please reference the City of Key West Code: Sec. 122-1149. - Height.

(a) The term "building height" as used in the land development regulations shall mean the vertical distance from the crown of the nearest adjacent street to the highest point of the proposed building.

[...]

(c) These height regulations may be waived subject to the variance criteria found in [section 90-391](#) in order to accommodate nonhabitable hardware and utility structures typically associated with the principal structure, including spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy or use.



Signature

Lofts at Bahama Village GP, LLC
TVC Development, Inc.

Name of Business



City of Key West
1300 White Street
Key West, FL
33040

ADDENDUM NO. 3

**Bahama Village "3.2" Affordable
Workforce Housing Project
RFP# 008-21**

The information contained in this Addendum adds information to be included in the Bid and is hereby made a part of the Contract Documents. The referenced bid package is hereby addended in accordance with the following items:

QUESTIONS/ CLARIFICATIONS:

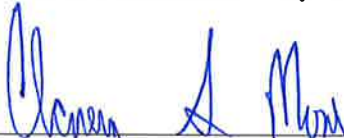
1. At the Zoom meeting it was indicated that the City was going to post a CADD of the "topo" survey to the demandstar site. I do not see that yet?

Response - Addendum 1 and !-A (.dwg format) were uploaded to DemandStar on September 21, 2021.

2. I work for Gorman & Company, an affordable housing developer based out of Wisconsin with operations throughout the country, including Florida. We are currently in the process of responding to the Bahama Village RFP #008-21 and I was hoping you would be able to clarify some documentation. In the Forms and Affidavits, I noticed that some of the notary documents already have information filled out for the State and County of the notary public. As our notary's are based in Wisconsin, this information will not be signed in Monroe County, Florida. Is there a way we can get blank forms, or other actions we can take to make sure this is filled in correctly? I included the Non-Collusion Affidavit for your reference.

Response - In the past, a notary in the proposer's local jurisdiction has sufficed.

All other elements of the Contract and Bid documents, including the Bid Date shall remain unchanged. All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 3** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

Lofts at Bahama Village GP, LLC
TUC Development, Inc.

Name of Business



City of Key West
1300 White Street
Key West, FL
33040

ADDENDUM NO. 4

**Bahama Village "3.2" Affordable
Workforce Housing Project
RFP# 008-21**

The information contained in this Addendum adds information to be included in the Bid and is hereby made a part of the Contract Documents. The referenced bid package is hereby addended in accordance with the following items:

QUESTIONS/ CLARIFICATIONS:

1. For the W/MBE inclusion, is the City looking for inclusion from just the development partner, or will hiring practices throughout the construction period count as well? Also, there is talk about a marketing plan for existing resident priority, what exactly is meant by "existing residents" as there are no residential buildings on the site?

Response - The city wants to foster diversity equity and inclusion throughout all of the development process including members on the development team, local hiring practices, local subcontracting practices, property management, leasing and sales practices, etc.

It is critical that the winning respondent's approach be expressly reflective of solving the housing needs of the existing residents of the Bahama Village neighborhood and more specifically the socially disadvantaged communities of color within the neighborhood.

All other elements of the Contract and Bid documents, including the Bid Date shall remain unchanged. All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 4** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.

A handwritten signature in blue ink, appearing to be "Charm A. Moss", written over a horizontal line.

Signature

Lofts at Bahama Village GP, LLC
TVC Development, Inc.

Name of Business



City of Key West
1300 White Street
Key West, FL
33040

ADDENDUM NO. 5

**Bahama Village "3.2" Affordable
Workforce Housing Project
RFP# 008-21**

The information contained in this Addendum adds information to be included in the Bid and is hereby made a part of the Contract Documents. The referenced bid package is hereby addended in accordance with the following items:

QUESTIONS/CLARIFICATIONS:

1. Item #2 on the Proposer's Checklist, page 36 of the RFP states "All questions from part V Questionnaire answered." Where is the Part V Questionnaire located within the RFP documents.

Response: Strike out item 2. Scribner's error.

2. RFP mentions "Project references and contact information for the last 3 projects completed." What specific references are you looking for (i.e. local government contacts/references, lender contacts, etc.)?

Response: Please provide the contact name, title, phone and email address for one Local government reference, one Financial sponsor reference and one Property Management reference.

3. In the Public Involvement and Transparency section, page 14 of the RFP, it mentions "A website, along with regular public information releases, are required to ensure full public access to project information throughout the development review, approval, construction, and leasing/sale phases." Does this mean a website needs to be created specifically for this development and set-up/active as of the application due date? Or is it only the strategy that needs to be provided, which includes the creation of a website?

Response: Describe your proposed implementation strategy to meet the objective of providing broad transparency for the public on the project during all phases listed above.

4. Appendix H includes Appendix II to Part 200. Will the development be required to comply with all provisions of Appendix II (i.e. Davis-Bacon) or is this required only if financing obtained by an Applicant requires these provisions?

Response: Yes. Compliance with Appendix H is required. In the event there is a conflicting requirement within the Applicant's lender requirements, upon the city's review and approval, the applicant shall comply instead with the Lender's provision in question.


5. There is a Selection/Ranking Criteria called "Financing packaging & leverage proposal;" however, there is not a section of the RFP that speaks to requirements for this Criteria. It is not included as part of the 10 items requested as part of the Proposal Content. What information is the City looking for as it reviews Financial packaging & leverage proposal.

Response: Please review Proposal Content item #3 and Section I-Eligible Applicant of the RFP for further direction. Narrative must describe how you intend to finance and identify resources you expect to leverage as necessary for your proposed approach to the RFP request.

6. There isn't any discussion within the RFP concerning proposed ground lease terms. Are applicants expected to provide a draft ground lease or will terms of a ground lease be negotiated after selection of a developer?

Response: No. City staff along with its housing consultants and the city's legal department will prepare and provide a ground lease for execution to the winning respondent.

All other elements of the Contract and Bid documents, including the Bid Date shall remain unchanged. All Bidders shall acknowledge receipt and acceptance of this **Addendum No. 5** by submitting the addendum with their proposal. Proposals submitted without acknowledgement or without this Addendum may be considered non-responsive.



Signature

Lofts at Bahama Village GP, LLC
TVC Development, Inc.

Name of Business

MEETING SIGN-IN SHEET

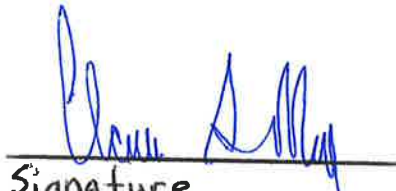
Project:	Bahama Village 3.2 Affordable Workforce Housing Project	Meeting Date:	September 22, 2021
Facilitator:	City of Key West	Place/Room:	City Hall 1300 White Street

Name	Company	Phone	E-Mail
Terri Hill	Habitat for Humanity	306-699-8358	
Kristina Welburn	Habitat for Humanity	305-295-0136	
Joe Walsh	Keys Community		tropicalsoup1@gmail.com
Heather Carruthers	K2M Design		hcarruthers@k2mdesign.com
Devon Ayers	K2M Design		dayers@k2mdesign.com
Chris Vazquez	Florida Keys Electric Inc		cvazquez@flkeyselectric.com
Jim Spears	Florida Keys Electric Inc	1-321-474-1927	
Patti McLauchlin	City of Key West		
Katie Halloran	City of Key West		
Steve McAlearney	City of Key West		
Dorian Patton	City of Key West		
Joel Reeves	Gorman & Company		
Steve Markey	Slim Engineering		
Nicole Rojo	Landmark Development Corp		
Bart Smith	Vestcor Companies Inc		
Bill Schneider	Turnstone Development Corp		
Mary Lou Eisenhauer	Turnstone Development Corp		
Michael Hartman	Turnstone Development Corp		
Debbie Blinderman	Affordable Housing Consulting		

Name	Company	Phone	E-Mail
Jonathan Parris	Check Electric/ Protech Connections	Chamber of Commerce	
Jonathan Aslmue	Gorman Company		
Jeffrey Sharkey	Capital Alliance Company		
Ryan Hoover	Vestcor		
Steve Kirk	Rural Neighborhoods Inc		
Aldo Minozzi	PQH Group Design		
Wayne T Meyer	New Jersey Community Capital		
Brian Ramsey	Cross Architects		
Geoff Harlan	Blue Sky Communities		
Juanita Jones	Florida Housing Coalition		
Scott Pridgon	AH Monroe		
Jeff Crum	Community Asset Corp		
John Myer	New Jersey Capital Nonprofit		
Debbie Batty	Habitat for Humanity		
Jeff Carney	University of Florida		
Barbara Olivia	Dela Services		
Jeff Harlan	Blue Sky Communities		
Shawn Wilson	Blue Sky Communities		

Name	Company	Phone	E-Mail
D Swift			
Burt Bender	Bender & Associates Architects		bbender@benderarchitects.com

Highlighted names were in person in city hall.


Signature

Lofts at Bahama Village GP, LLC
TVC Development, Inc.
Name of Business