

**EAST TO WEST
DEVELOPMENT CORPORATION
&
STUART & SHELBY DEVELOPMENT, Inc.**

**Indian River County
Purchasing Division**



**Request for Proposal
No. 2021014**

**Single Family Housing Development
in Gifford**

**Proposal Date: Tuesday, September 21, 2021
2:00 P.M.**

ORIGINAL

PROPOSER INFORMATION

Communications concerning this proposal shall be addressed to:

Company Name	EAST TO WEST DEVELOPMENT CORP.		
Tax ID Number	83-1236408	W-9	Attached <input checked="" type="checkbox"/>
Contact Name	DANIEL A. ROSEMAN	Phone	(305) 588-2638
Title	CEO	Email	daniel@etwdc.org
Address	700 U.S. HIGHWAY ONE; SUITE C		
	NORTH PALM BEACH, FL. 33408		

The following addenda are hereby acknowledged:

Addendum Number	Date
<u>1</u>	<u>8-13-2021</u>
<u> </u>	<u> </u>
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<u> </u>	<u> </u>

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Section 1 – Company Name and Information

Company Names & Addresses:

East to West Development Corporation: Non-Profit Developer– 501 (c) (3)

Address: 700 US One, Suite C
North Palm Beach, FL 33408

Contact Name: Daniel A. Rosemond, CEO

Phone Number: (305) 588-2638

Email: daniel@etwdc.org

Authorization to negotiate and enter into Developer's Agreement: **Yes**

DUNS Unique Entity ID: 117015142

Stuart & Shelby Development, Inc: General Contractor- Privately Held

Stuart & Shelby Development, Inc.

217 N.E. 4th Street

Delray Beach, FL 33444

Proposer's Principals, Partners and Officers

East to West Development Corporation:

✚ Daniel Rosemond, CEO/Founder

✚ Corey O' Gorman, Director of Development

✚ Board of Directors:

Jose Cintron, Board Chair

6621 Main Street

Apt. #2403

Miami Lakes, FL 33014

James (Danny) Santivasci, Board Member

6 Fitzgerald Court

Decatur, GA 30030

Laurin Yoder, Board Member

7813 Poplar Place

Murrayville, GA 30564

Carl Garraffo, Board Member

108 Jackson Street

Garden City, NY 11530

Monique King-Vehland, Board Member

12601 Pentenville Road

Silver Springs, MD 20904

Stuart & Shelby Development, Inc:

✚ Chuck Halberg, President

State of Florida

Department of State

I certify from the records of this office that EAST TO WEST DEVELOPMENT CORPORATION is a corporation organized under the laws of the State of Florida, filed on November 5, 2019, effective November 5, 2019.

The document number of this corporation is N19000011658.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on October 9, 2020, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of October, 2020*



Randy R. Lee
Secretary of State

Tracking Number: 3426737502CU

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

<https://mykes.sos.fl.gov/Files/CertificateOfStatus/CertificateAuthentication>

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 09 2018

EAST TO WEST DEVELOPMENT
CORPORATION
24979 CONSTITUTION AVE STE 711
STEVENSON RANCH, CA 91381

Employer Identification Number:
83-1236408
DLN:
17053263307028
Contact Person:
SIRIJUN MAYI ID# 31449
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
July 27, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HALBERG, CHARLES GORDON

STUART & SHELBY DEVELOPMENT INC
217 NE 4TH ST
DELRAY BEACH FL 33444

LICENSE NUMBER: CGC35842

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Section 2 – Company Overview (History and Related Experience)

This Proposal is submitted by the Development Team of East to West Development Corporation and Stuart & Shelby Development, Inc. East to West Development Corporation (ETWDC) will function as the Developer and project lead; Stuart & Shelby Development Inc. will be the General Contractor.

About the team

ETWDC is a registered 501 (c) (3) entity whose mission is to provide affordable (and workforce) housing in the most challenging markets. The leadership of our organization possesses nearly 150 years of combined experience in the areas of *affordable housing, community and economic development, planning, residential construction, and banking*. The Founder and CEO of ETWDC is a former City Manager and Redevelopment Agency executive possessing direct involvement in the development of over 10,000 affordable housing units. Our team's experience as local government practitioners lend assurance to its ability to understand the project scope and execute the required tasks effectively.

ETWDC was founded in 2018 with a focused purpose to address the affordable housing crisis. The organization currently operates in California and Florida. In Florida, this development team is currently developing 15 new single family residential units in the Ft. Pierce Redevelopment Area. This team was also the top ranked Developer for a single family in-fill project in the Port Salerno Redevelopment Area in Martin County. In California, ETWDC is developing a 72-unit permanent supportive housing project serving transition aged youth (TAY) in Los Angeles County.

The development team's qualifications for this project are further leveraged by its collaboration with Stuart & Shelby Development, Inc., a licensed General Contractor. Stuart & Shelby has been providing the highest quality residential construction since 2006 and is a leader in the development of affordable and workforce housing. Like ETWDC, Stuart & Shelby Development's team of professionals has over 100 years of industry experience. The principals of ETWDC and Stuart & Shelby have worked together successfully in the past and continue to cultivate an effective working relationship.

Section 3 – Building and Planning Division Contacts

Below are contacts in Building and Planning Divisions where one or more members of our Development Team have had past interactions:

Village of Palm Springs:

- Iramis Cabrera, PZB Director, 561-965-4016
- Wayne Cameron, Building Official, 561-584-8200, ext 8460

(Both should know Stuart & Shelby and Corey O’Gorman)

City of Delray Beach:

- Steve Tobias, Building Official, 561-243-7207
- Dave Herbert, Structural Reviewer, 561-243-6206
- Michael Vinci, Planner, 561-243-7045

(These are all Stuart & Shelby references, and they should all know Chuck Halberg)

City of Lake Worth Beach:

- William Waters, Director of Sustainability, 561-586-1647
- Peter Ringle, Building Official, 561-586-1647
- Erin Sita, Assistant Director of Sustainability, 561-586-1647

(William Waters and Peter Ringle should know Chuck Halberg and Stuart & Shelby, and all three should know Corey O’Gorman)

Palm Beach County:

- Doug Wise, Building Official, 561-233-5101

(Doug Wise should know Chuck Halberg and Stuart & Shelby, and may know Corey O’Gorman as a member of the PBC Commission on Affordable Housing)

Section 4 – Team Member Qualifications



DANIEL A. ROSEMOND

CEO/FOUNDER

EAST TO WEST DEVELOPMENT CORPORATION

EDUCATION

- | | | |
|---|-----------------------|-----------------------|
| <input type="checkbox"/> Master of Science | St. Thomas University | Public Administration |
| <input type="checkbox"/> Graduate Certificate | St. Thomas University | HR Management |

DISCIPLINE EXPERIENCE

- Affordable & Workforce Housing Administration: 15 Years
- Community & Economic Development: 15 Years
- Budgeting, Finance, and Grants Administration: 20 Years
- Public Administration: 30 Years

NOTABLE ACCOMPLISHMENTS & RELEVANT PROJECTS

- ✓ Administrative level involvement of funding and oversight of more than 70 affordable housing projects yielding approximately 10,000 units of housing
- ✓ Championed the establishment of new HUD entitlement city, cultivating 10-fold annual funding increase and achieved national recognition from HUD Secretary Shawn Donovan
- ✓ Assumed oversight of an underperforming Redevelopment Agency, and successfully resolved issues stemming from OIG audit
- ✓ Budget preparation and oversight experience well north of \$120M

ArtSquare, Hallandale Beach (private development)

A mixed-use development consisting of 10,264 square feet of retail commercial use; 358 residential units, and a 2-story parking garage.

Cost: \$80M

Role: Negotiated (and administered) Development Agreement on behalf of City/CRA to garner redevelopment of 3 city blocks as part of this project.

Diplomat, Hallandale Beach (private development)

Mixed use development providing 938 hotel/condos, new clubhouse, and 30,000 restaurant and retail space on existing golf course.

Cost: \$650 M

Role: Negotiated (and executed) Development Agreement on behalf of City, generating \$6.5M in monetary contributions and in-kind services by Developer.

Neighborhood Stabilization Program (NSP), City of Miami Gardens

Established by Congress, the objective of the NSP was to stabilize communities impacted by foreclosures through the purchase and redevelopment of these residential properties.

Cost: \$6.8M

Role: Project lead; achieved national recognition from HUD Secretary for being first city in the country to successfully complete the acquisition, rehab, and resale of foreclosed property to income eligible family.

Ward Towers, Miami Dade Affordable Housing Corporation

100-unit State of the Art Assisted Living Facility. Project involved a capital stack consisting of Surtax, LIHTC, Bonds, and HOPE VI.

Cost: \$17M

Role: Board Director, project development oversight, DA negotiation and funding coordination.

EMPLOYMENT HISTORY

- | | | |
|---------------------------------------|--------------------------|-----------|
| • City Manager/CRA Executive Director | City of Hallandale Beach | 2016 |
| • Deputy City Manager/CRA Director | City of Hallandale Beach | 2013-2015 |
| • Assistant City Manager | City of Miami Gardens | 2009-2013 |
| • Community Development Director | City of Miami Gardens | 2006-2013 |
| • Assistant Director, Community Dev. | City of Miami | 2003-2006 |

OTHER CREDENTIALS

Florida Redevelopment Association	Certified Redevelopment Administrator	2015
ICMA	Credentialed Manager	2015
Miami Dade Housing Finance Authority	Board Member	2004-2014



Daniel A. Rosemond

Is hereby designated a

FRA-Redevelopment Administrator

By successfully completing the course requirements as
set forth by the Florida Redevelopment Association

A handwritten signature in dark ink, appearing to read "Gus M. L.", is written over a horizontal line.

President

October 2015

COREY W. O'GORMAN, AICP

700 US-1, Ste C, North Palm Beach, FL 33408
(561) 863-2722 • corey@placepd.com



Education

Rollins College

Bachelor of Arts, Environmental Studies 1983

American Institute of Certified Planners (AICP)

Certification - 1991

Affiliations

Palm Beach County Commission on Affordable Housing, July 2018 to present

Planning Commission, Village of North Palm Beach, 2012 to 2016

Florida Planning Association member, current

Florida Housing Coalition member, current

Florida Redevelopment Association member, current

Florida Trust for Historic Preservation member, current

PB County League of Cities associate member, current

North Palm Beach County Chamber of Commerce member, current

WORK EXPERIENCE & QUALIFICATIONS

PLACE Planning & Design, Inc.

President

North Palm Beach, Florida

2006-present

Responsible for all aspects of company activities including client relations, business development, contracting and invoicing, and completing all company projects which include:

- Due diligence feasibility studies to evaluate development potential, how to proceed with the development process, and/or for possible investment.
- Applications for various governmental approvals for site plan, zoning, permitting, etc., on a wide range of projects including residential, commercial, industrial and institutional.
- Direct and oversee the design, permitting and construction for various projects as the Owners' Representative Project Management, serve as owners point of contact.
- Provide zoning consulting services and code amendment services to public and private agencies and companies.
- Community Redevelopment Agency (CRA) consulting including preparation of findings of necessity, redevelopment planning and project implementation.

Toll Brothers, Inc.

Project Manager

Jupiter, Florida

2005-2006

Responsible for the management and coordination of various design and regulatory activities related to the development of a large residential community in Jupiter, Florida, including all necessary on-site and off-site infrastructure and lots for construction of homes. Project included single-family homes townhomes, golf course and clubhouse.

Collins Development Company, Inc.
Project Manager

Palm Beach Gardens, Florida
1999-2004

Direct and oversee the design, permitting and construction for various projects as the owners' representative, serve as owners point of contact for company projects.

Gainesville Community Redevelopment Agency (CRA)
CRA Manager

Gainesville, Florida
1996-1999

Responsible for all day-to-day operations of the CRA, prepare CRA plans, prepare projects and programs with advisory boards and CRA Board, implement projects and programs.

The Urban Group, Inc.
Director of Housing and Community Development

Fort Lauderdale, Florida
1993-1996

Responsible for housing consulting services focused on non-profit developers of HUD Section 202 Housing and similar affordable housing projects.

Lee County Community Development Dept and CRA
Senior Planner

Fort Myers, Florida
1989-1993

Supervision of inspections personnel for development services division; preparation of zoning staff reports and presentation to hearing examiner in zoning division; Senior Planner liaison to six redevelopment districts and advisory boards responsible for redevelopment planning and project implementation.

Allen Engineering
Permit Coordinator

Cocoa Beach, Florida
1988-1989

Responsible for preparation, submittal and processing of engineering permit application to various agencies on company projects.

City of Titusville
Planner, Senior Planner, Development Coordinator

Titusville, Florida
1984-1988

Responsible for preparation of staff reports, presentation to city boards and commissions, coordination with other city department for review of development applications.

Professional and Technical Skills

Feasibility analysis and due diligence; land development interpretation and amendment; project scheduling and budgeting; development team selection; project financing (grants and loans); contracting management; public approvals; and project management. Experience working with and for private and public sector clients and non-profit agencies gives unique perspective and broad understanding of land development and construction issues. Experienced with Microsoft Word, Excel, PowerPoint, Microsoft Project, Acrobat, Photoshop.

Stuart & Shelby Development, Inc: General Contractor
217 N.E. 4 Street
Delray Beach, FL 33444



The Stuart & Shelby Team has over 100 years of combined experience in residential construction, affordable housing development, planning and community redevelopment. Our team is also well versed in understanding and navigating the nuances of working with government entities in achieving redevelopment projects.

- Resumes of Key Personnel

Chuck Halberg, President

- Florida Licensed General Contractor since 1986
- In the construction industry since 1975 including South Florida since 1980
- Construction Management/ Executive since 1980 for three top 200 National Builders
- Has overseen the construction of over 2500 residential single-family units, 2500 apartments, and 800,000 SF of commercial space since 1975
- Personal strengths in business relations, product development, budget management quality control, customer satisfaction
- Delray Beach Business of the Year 2013-2014
- Delray Beach Businessperson of the Year 2010-2011
- Ken Ellingsworth Community Service Award 2008, 2011, 2013,
- Community Service Commendation Delray Beach Police 2006
- Special Recognition Award City of Delray Beach 2006

Dave Dedman, Director of Construction

- In the construction industry in Florida since 1986
- Managed construction departments for organizations with annual construction budgets in excess of \$20,000,000 including two major Florida developers
- Bachelor of Science in Construction Management
- Personal strengths in budget management, value engineering, product development, quality control

Section 5 – Proposed Development Budget

Land Costs			
Due Diligence (PH-1, Geo, Survey)		15,000	
Acquisition Cost		-	
Closing Costs		3,500	
Contingency		-	
Subtotal			\$ 18,500
Design			
Architectural		90,000	
Engineering		45,000	
Survey/Plat preparation		30,000	
Landscape Design		30,000	
Traffic Study		7,500	
Land Planning		25,000	
Project Management		50,000	
Contingency		20,000	
Subtotal			\$ 297,500
Infrastructure			
General Conditions		85,000	
Sitework		120,000	
Storm drainage		60,000	
Sewer		90,000	
Water		75,000	
Roadway		220,000	
Contingency		65,000	
			\$ 715,000
Homebuilding			
	Quantity		
Heron	6	1,757,280	
Arrowhead	5	1,286,600	
Pelican	6	1,508,640	
		-	
Contingency		-	
Total Construction	17		\$ 4,552,520
Development Costs			
Legal		65,000	Includes creation of HOA
County Impact Fees		-	
W/S Capacity Fee		-	
City Plan Review fees (homebuilding)		-	
City Permit Fees (homebuilding)		136,576	
Title Updates During Construction		5,000	
Marketing/buyer program		250,000	
Homeowner Warranty		8,500	
Taxes During Construction		2,500	
Construction Interest			
Contingency		-	
Subtotal Development Costs			\$ 467,576
Total Development Costs			\$ 6,051,096

Section 6 – Proposed all-inclusive Sales Prices of Homes

The ETWDC, Stuart & Shelby Development Team understands that home sales prices for the units to be developed under this project are to include a proportional mix of buyers (80% AMI-120% AMI). Consequently, the purchase price limit for the residential units will be consistent with the most current HOME and Housing Trust Fund Homeownership Purchase Price Limits for Indian River County (see attached schedule). For 2021, the purchase price *limit* for a 3-unit (3 Bedroom) property is \$377,000. Individual purchase prices, however, will depend on the model and selected by the buyer. But it should be understood that none of the proposed units will be sold above the allowable published limits.

HOME and Housing Trust Fund Homeownership Sales Price Limits - FY 2021

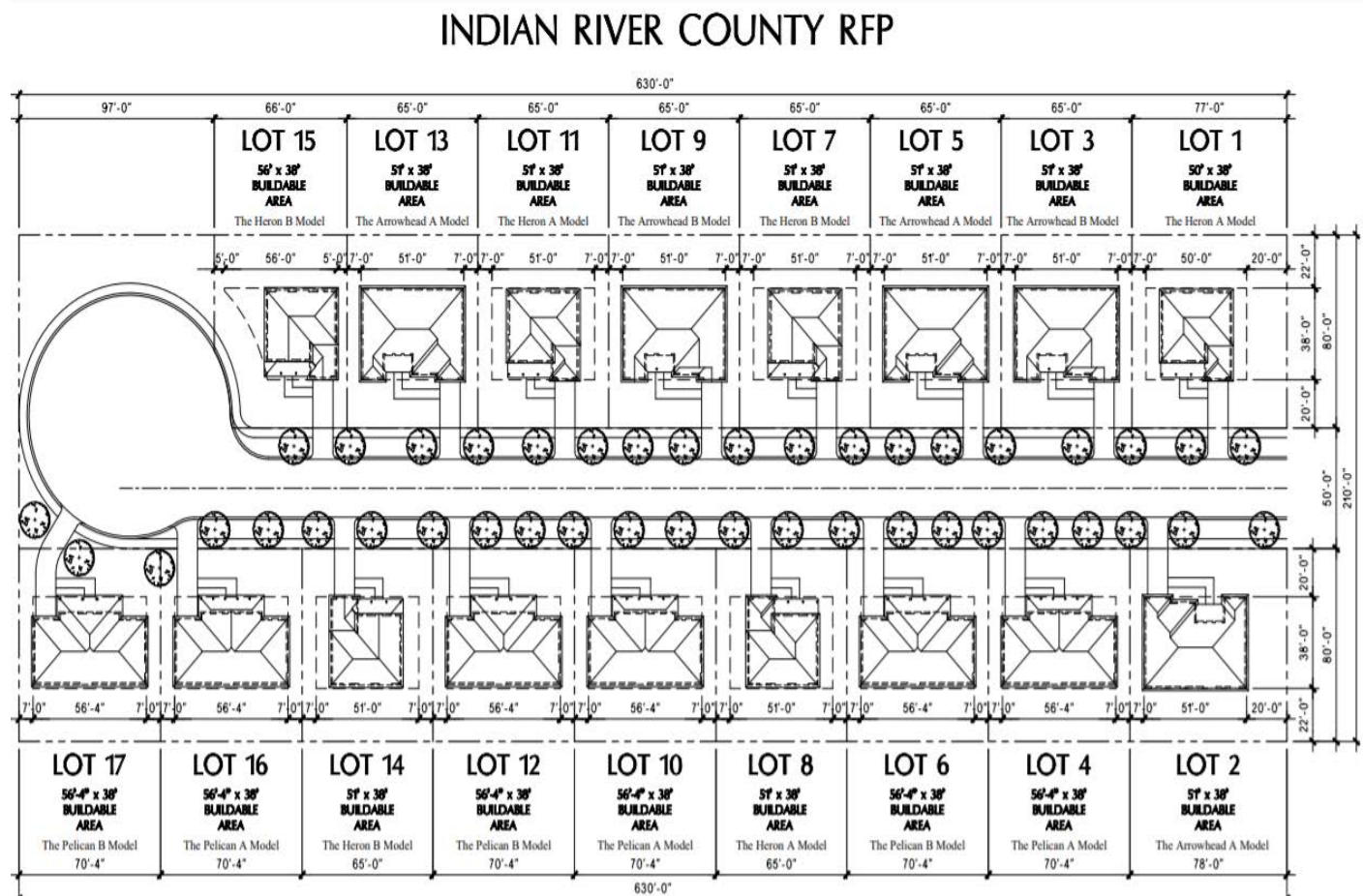
(Data through June 2020; New limits effective June 1, 2021)

State	County Name	Metropolitan/FMR Area Name	New Homes HOME/HTF Purchase Price Limit			
			1-Unit	2-unit	3-unit	4-unit
FL	Alachua County	Gainesville, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Baker County	Baker County, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Bay County	Panama City-Lynn Haven-Panama City Beach, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Bradford County	Bradford County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Brevard County	Palm Bay-Melbourne-Titusville, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Broward County	Fort Lauderdale, FL HUD Metro FMR Area	\$324,000	\$415,000	\$503,000	\$623,000
FL	Calhoun County	Calhoun County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Charlotte County	Punta Gorda, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Citrus County	Homosassa Springs, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Clay County	Jacksonville, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Collier County	Naples-Immokalee-Marco Island, FL MSA	\$296,000	\$379,000	\$459,000	\$569,000
FL	Columbia County	Columbia County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	DeSoto County	DeSoto County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Dixie County	Dixie County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Duval County	Jacksonville, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Escambia County	Pensacola-Ferry Pass-Brent, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Flagler County	Palm Coast, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Franklin County	Franklin County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Gadsden County	Tallahassee, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Gilchrist County	Gainesville, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Glades County	Glades County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Gulf County	Gulf County, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Hamilton County	Hamilton County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Hardee County	Hardee County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Hendry County	Hendry County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Hernando County	Tampa-St. Petersburg-Clearwater, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Highlands County	Sebring, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Holmes County	Holmes County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Indian River County	Sebastian-Vero Beach, FL MSA	\$243,000	\$311,000	\$377,000	\$467,000
FL	Jackson County	Jackson County, FL	\$243,000	\$311,000	\$377,000	\$467,000
FL	Jefferson County	Tallahassee, FL HUD Metro FMR Area	\$243,000	\$311,000	\$377,000	\$467,000
FL	Lafayette County	Lafayette County, FL	\$243,000	\$311,000	\$377,000	\$467,000

Section 7 – Site Plan

The proposed site plan (shown below) for the former Gifford Gardens site illustrates a new single-family subdivision with a total of seventeen (17) lots each with frontage on a proposed public street designed to be dedicated to the County. The plan was prepared using the legal description in the deed which notes property dimensions of 210' x 630' for a total of 132,300 square feet and approximately 3.037 acres.

Using this as a base, the street right-of-way is proposed to meet the minimum 50' width for a local roadway with closed drainage, curb and gutter as per Section 952.08 of the County Code. The lots were designed to meet the minimum requirements for a "small lot single-family subdivision" in Section 971.41(9). Although the County's Future Land Use Map allows up to 10 units per acre for this site, as does the RM-10 Zoning and the Small lot single-family subdivision, given the site constraints the proposed site plan at approximately 5 units per acre works very well.



In addition, in consideration of surrounding development type, intensity and density, the proposed lot layout and number and type of units is the most compatible with the existing

development. The subdivision to the south with thirty-seven (37) homes is developed at a gross density of 4.9 units per acre; the multi-family project to the north with one-hundred (100) units is developed at a density of 8.5 units per acre; and, the land to the west with forty-nine (49) homes and lots is developed at a density of 1.7 units per acre.

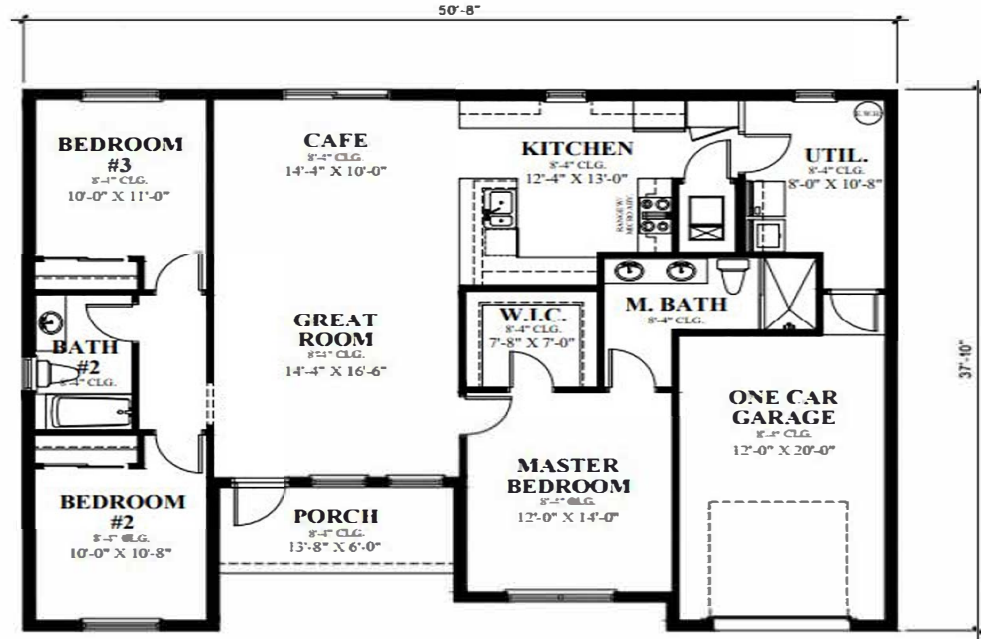
The homes in the surrounding community are generally one-story ranch-style houses with some multi-family mixing one- and two-story units. The proposed single-family homes are consistent in scale and mass with a mix of one- and two-story units ranging from about 1,800 square feet to 2,000 square feet. Consequently, the proposed lot layout and design of homes is compatible with the existing community fabric, architecturally consistent with the neighborhood and compatible with the revitalization goals and objectives of the Gifford Neighborhood Plan.

Section 8 – Architectural Renderings



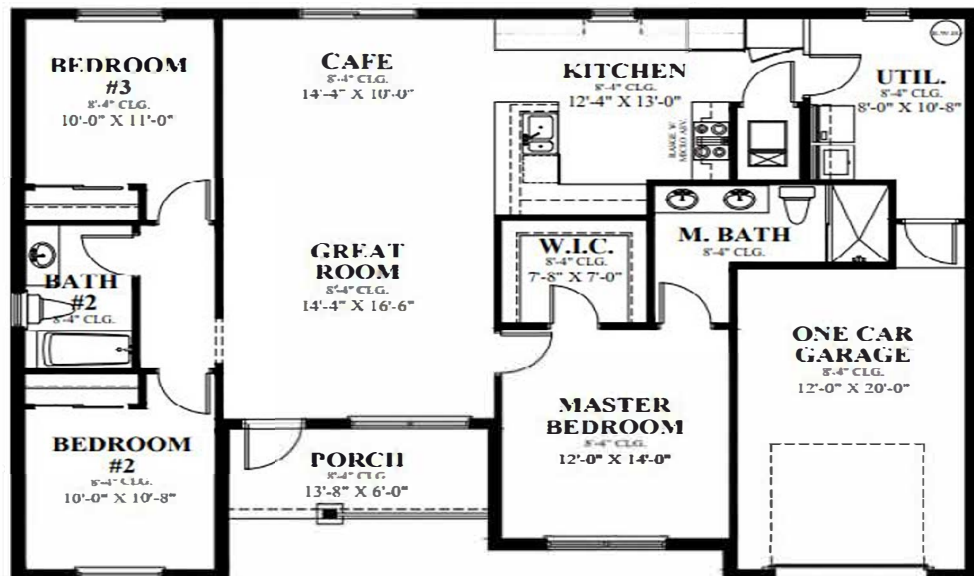
The Arrowhead A

Three Bedrooms, Two Baths, One Car Garage



The Arrowhead B

Three Bedrooms, Two Baths, One Car Garage



AREA CALCULATIONS:
A/C LIVING AREA: 1,480 SQ. FT.
GARAGE: 276 SQ. FT.
PORCH: 82 SQ. FT.
TOTAL: 1,838 SQ. FT.



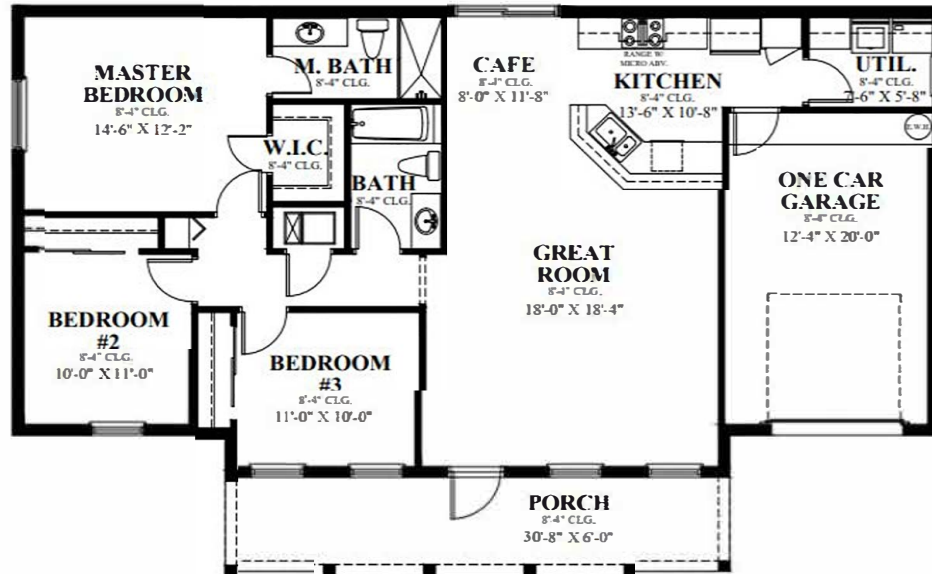
GIFFORD GARDENS
THE PELICAN - A



GIFFORD GARDENS
THE PELICAN - B

The Pelican A

Three Bedrooms, Two Baths, One Car Garage

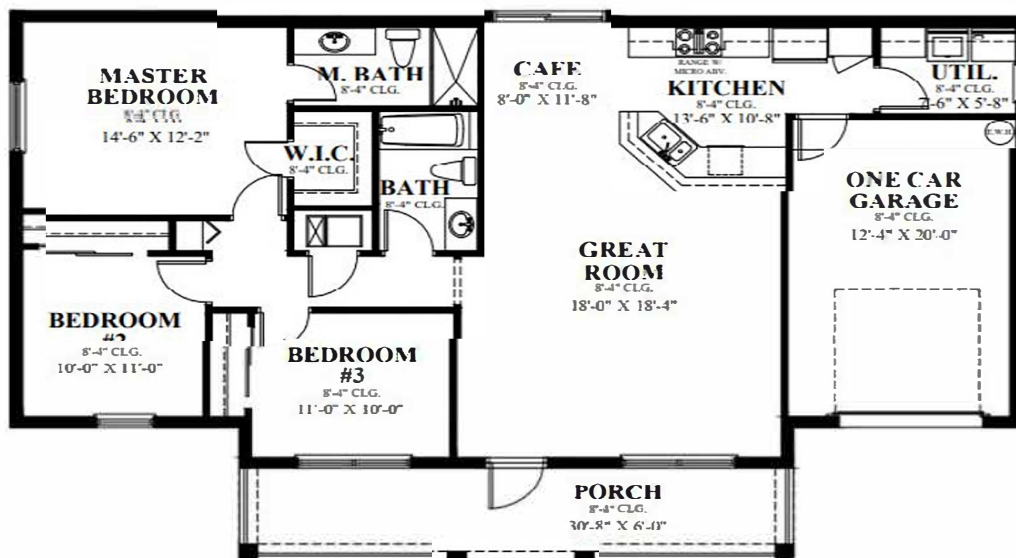


AREA CALCULATIONS:

A/C LIVING AREA:	1,344 SQ. FT.
GARAGE:	268 SQ. FT.
ENTRY:	184 SQ. FT.
TOTAL:	1,796 SQ. FT.

The Pelican B

Three Bedrooms, Two Baths, One Car Garage



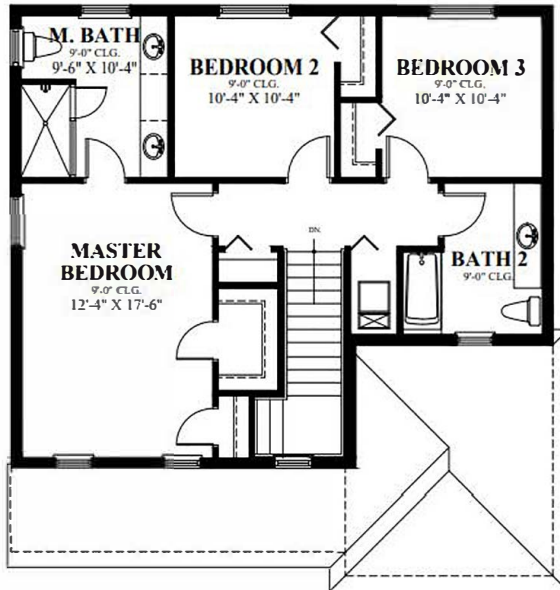
AREA CALCULATIONS:

A/C LIVING AREA:	1,344 SQ. FT.
GARAGE:	268 SQ. FT.
ENTRY:	184 SQ. FT.
TOTAL:	1,796 SQ. FT.

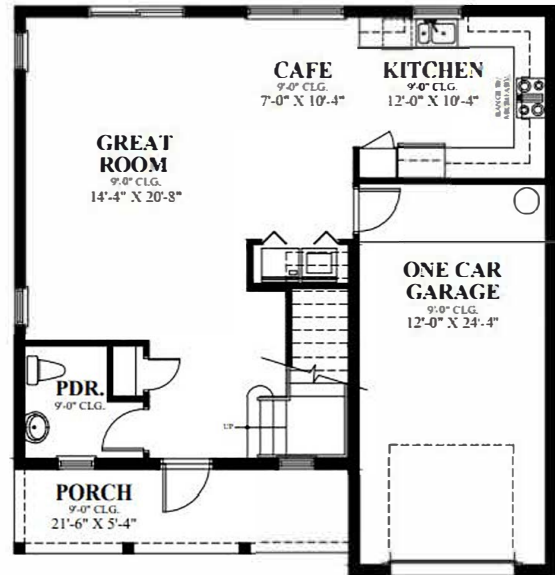


The Heron A

Three Bedrooms, 2 1/2 Baths, One Car Garage



SECOND FLOOR PLAN



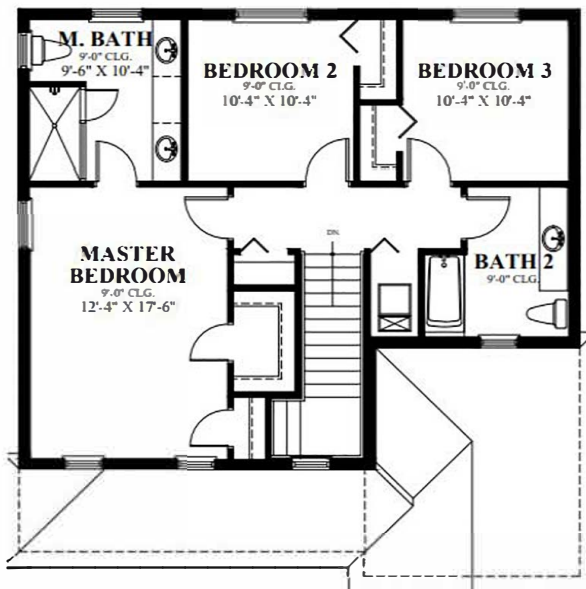
FIRST FLOOR PLAN

AREA CALCULATIONS:

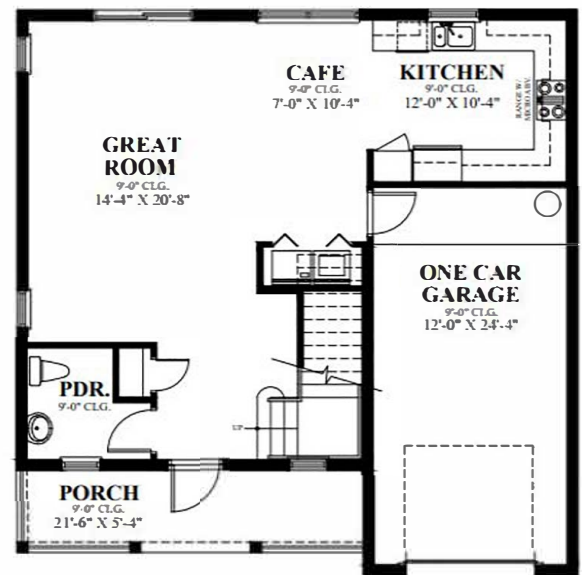
FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.

The Heron B

Three Bedrooms, 2 1/2 Baths, One Car Garage



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.

Section 9 – Planned Home Builders

As indicated in sections 1 & 2 of this proposal, the builder of the proposed single-family residential units will be Stuart & Shelby Development, Inc. Stuart & Shelby is a Florida licensed General Contractor with extensive experience in developing affordable and workforce housing units.

As a Development Team, we believe that affordable/workforce housing should reflect quality construction and a provision of desirable amenities as compared to market rate residential development. We understand that residential units that are developed in this category must co-exist with other properties and property owners in neighborhoods and communities. To that end, we place an emphasis on the quality of the product being proposed and strive to ensure compatibility with the existing neighborhood characteristics while seeking to enhance or increase overall property values.

Stuart & Shelby has obtained NGBS certifications on several past projects. The company is registered with Home Innovation Research Labs and is valid thru June 2024. The goal of this project will be to design the single-family residential housing units in a manner that will receive the highest level of Green Certification.

Section 14 of this Proposal reflect a sample of the residential products produced by Stuart & Shelby Development, Inc.

CPTED & Additional Housing Specifications

This Development Team recognizes and supports Crime Prevention Through Environmental Design. Ideally (and if selected), our team would solicit input from the local police department as to the proposed site plan, unit design, and common area amenities. Based on the reasonableness and feasibility of any recommendations received, we may opt to modify the design. Notwithstanding, the following elements will be included as part of the overall design:

- Ring doorbell camera with each unit (owner responsible for setting up monitoring account)
- Chain link fence bordering each property
- Streetlights (spaced appropriately) along the right-of-way corridor fronting each property
- Subdivision sign (lit) at entrance of development (Gifford Gardens Residential Community) to communicate existence of an HOA

In addition to CPTED elements, the following reflect standard amenities to be included with each constructed residential unit:

Attainable Housing Specifications

Gifford Gardens

(Effective 9-1-2021)

Inspiring Architecture and Design Features

- Monolithic Slab and CBS exterior walls with bond beams (rake beams where needed)
- Prefabricated engineered wood truss system for roof with 19/32" plywood and for floors if two story home with $\frac{3}{4}$ " plywood
- GAF dimensional shingles in 6 colors
- 6" seamless gutters and downspouts on hip elevations
- Stucco light texture finish on exterior walls and overhangs and light texture on masonry walls in garage, lap siding look per elevation
- Decorative stucco bands per plan
- Designer exterior paint schemes per renderings
- Broom swept concrete driveway & city walk
- Hurricane impact rated single hung windows and sliding glass doors
- Hurricane impact rated metal embossed garage door with opener
- Hurricane impact rated fiberglass entry door with rot proof jamb
- Exterior hose connection (minimum two per home)
- Exterior GFI receptacle (minimum two per home)
- Coach light on one side of garage door
- Minimum 16 SEER air conditioning system with digital thermostat (Carrier or equal)
- Fully irrigated (off reclaimed water provided to each lot by the City) and landscaped site to code (large lot may incur additional cost)
- Connect to water & Sewer that is provided to each lot by the city

Custom Interior

- 5/8" drywall on ceilings, 1/2" drywall on walls, dense shield in bathroom wet areas around tub and/ or shower. Knockdown drywall finish on ceilings and knockdown or orange peels finish on walls (except bathroom ceilings and walls are always orange peel)
- White flat paint on all ceilings & walls, white semi glass on all doors and trim.
- R20 foam insulation for attic, R4.1 foil on exterior masonry walls which have 1x2 fir strips
- Hollow core 2 panel interior doors
- Decorative 2-1/4" casing on all swing doors and 5-1/4" baseboards in all rooms except bathrooms.
- Lever door hardware on all interior doors (brushed chrome finish)
- Happy Feet Showtime Stone Tec wood look vinyl on all first-floor common area floors of both one & two-story homes- 5 color choices
- Mohawk Top Card carpet in all bedrooms on one story homes and stairs, hallway and all bedrooms of two-story units- 10 color choices color choices

- Carrera white/ gray marble windowsills
- Ventilated "free glide" vinyl coated metal closet shelving
- 50-gallon electric water heater
- 150- or 200-amp electric service per plans
- "Decora" rocker light switches throughout home with standard receptacle
- Smoke/ carbon detectors per code
- RG6 & Cat 6 data/ cable in all bedrooms and family/ great room or living room
- 1 phone CAT 6 at kitchen
- On-Q panel for TV, Telephone, and alarm.
- Wired alarm with contact only on entry door, any sliders or exterior doors and house to garage door. One keypad at entry door and wiring only for keypad at house to garage door and master bedroom. No contacts on impact windows. 1 Motion detector in main room of house
- Energy rated lighting fixture package for bathrooms, foyer, dining room, hallway and walk in closets, 52" white ceiling fans with light kit in all bedrooms

Gourmet Kitchen

- Shaker style cabinets in kitchen with soft close drawer & doors- 3-4 color options
- 3 CM level A granite with ease edge- 6 color options
- Single bowl stainless steel under-mount sink
- Moen single lever faucet with pull out spray
- Appliances in stainless steel (Brand TBD based on cost)
- Energy Star Refrigerator 25 cf side x side with ice and water in door
- Energy Star Dishwasher
- Electric 30" range self-clean Ceran top
- Over the range non-vented microwave
- 1/2HP ISE garbage disposal
- Full size Energy Star Washer and Full-size Dryer- white

Luxurious Baths

- Shaker style cabinets in kitchen with soft close drawer & doors- 3-4 color options
- 3 CM level A granite with ease edge- 6 color options
- Cannes (or equal) bath tile- 12 x 12 on floor and walls but shower floor has 2 x 2- 4 color options
- Proflo or equal steel or vikryl bathtub in bath(s) per plan- white
- Moen Chateau single lever chrome faucets and tub/ shower trim in all baths
- Proflo or equal rectangle under mount vanity sinks in white
- Proflo or equal elongated comfort height commodes in white
- Proflo or equal 24" pedestal sink in powder room on 2 story homes
- 3/8" frameless shower door at showers only (no tubs)
- 1/4" polished edge mirror over vanity - 42" high x width of vanity
- Chrome bath accessories include towel bar and toilet paper holder in each bath
- Recessed medicine cabinet in all baths

No window treatments, or furnishings are included.

All site work, permit fees, architect, engineering, drainage plan, plot plan and final survey, impact fees, soil remediation are part of additional soft cost for each project.

Section 10 – Marketing Plan

As stated earlier in this Proposal, this Development Team includes experienced practitioners who were former redevelopment agency executives. As such, our Team is well versed in the process required to screen applicants to determine income eligibility. Notwithstanding, we will look to collaborate with local agencies and organizations tasked with homebuyer education, credit repair and mortgage eligibility. It is our experience that local organizations routinely maintain lists of potential homebuyers that meet LMI or WFH income limits. Additionally, we anticipate there being lending institutions or mortgage brokers that have approved buyers within the target income limits.

Facilitation of home sales for this income targeted population often includes coordination with lenders that offer programs with modified underwriting criteria. Moreover, to ensure mortgage ready buyers, subsidy layering will be required. Understanding multiple funding sources and having the ability to coordinate a number of 'moving parts' is critical to the project success. This team has the experience and credentials to accomplish marketing and buyer qualifications successfully.

The marketing and outreach for a project such as this one will be important to ensure an awareness of the product being developed and the opportunity for first-time homebuyers to build wealth through homeownership. Our team will develop marketing materials featuring the models, the design features, and prices. Given the scope of this project, we propose to develop a dedicated website that will provide detailed information about the new homes being developed and will include information about income eligibility and links to secure financing through our lending partners. In addition, we intend to market this project through our existing SM platforms (Facebook, Instagram, and twitter) to attract potential buyers.

Section 11 – Proposed Funding Sources

As indicated in the RFP, Indian River County anticipates conveying the parcels to the successful proposer. If awarded, our team has several options to finance the pre-development and construction of the proposed housing units. We will explore alternative financing sources to minimize finance costs. For example, we will consider applying for Florida Housing Finance Corporation's Pre-Development Loan Fund which can be used for pre-development expenses. We will also compare construction loan rates with select lenders that may offer loan products for affordable/workforce housing projects. Certain lending institutions will look favorably upon a project of this type as it will satisfy their CRA credits and result in mortgages for their portfolio.

The varying finance options require an actual affordable housing development deal to be in place before loan commitments can be issued. And considering the economic uncertainty ushered in by the Coronavirus Pandemic, underwriting criteria and project considerations are being re-written on a weekly basis.

Florida Housing Finance Corporation (PLP)

Our organization qualifies (as a NP) for the Predevelopment Loan Program and can utilize the favorable rates offered to cover the costs of entitlement and other pre-development activities.

Government Funding

Affordable housing is priority initiative nationally. As such, our team is routinely aware that there are several funding sources that may be available to fund part or all this project. For the most part, government funding sources will want to know that a project is "real", will want to understand the target population being served, and will want to review the budget/pro forma to ensure that it meets their local requirements. That said, this is another potential source of funds that can be leveraged by our team.

Hard Money Lender

Our team has established a relationship with Scott Porten (Porten Companies) to provide immediate funding for the construction of the proposed housing units. Mr. Porten not only serves as a hard money lender, but given his vast experience as a Developer, he provides valuable insight pertaining to the project budget and pro forma. Below is a letter of commitment from Mr. Porten related to this project.

Conventional Loan

ETWDC & Stuart and Shelby Development, Inc. have existing relationships with several conventional lending institutions. The availability of funds and the related terms vary depending on the location and specific deal terms. We offer that if our team is awarded, we can provide a firm commitment letter during the due diligence period, should it be determined, that conventional financing would be the most favorable.

Section 12 – Project Timeline

The Development Team of ETWDC and Stuart & Shelby Development, Inc. propose a two (2) year timeline for completion of the project. Completion is defined as income eligible buyers having closed on all seventeen (17) of the proposed single family residential units.

It is understood that there will be a period attributed to the negotiation of the Development Agreement. This team has a dedicated legal representative that operates efficiently and who seeks to arrive at mutual agreement by all the parties involved. Built into the Development Agreement will be an appropriate “due diligence” period to ensure there are no environmental or site related hinderances to complete the proposed residential development.

The commencement of the proposed project timeline would take place once transfer of title is completed, and title is recorded. It also anticipates reasonable turnaround times in securing site entitlements from County Planning Officials, along with approvals of infrastructure design and permitting.

Section 13 – Construction Schedule

The following schedule follows approval of the required Developer's Agreement.

- Months 1-6
 - Homebuyer outreach
 - Design and permitting of infrastructure
 - Subdivision platting

At completion of infrastructure permitting, and once a pool of potential homebuyers is assembled, the next stage of the project will commence.

- Months 7-12
 - Infrastructure Construction
 - Homebuyer qualification and counseling
 - Final design and permitting of homes

At completion of infrastructure construction and homebuyer qualification and counseling, buyers will be required to sign contracts for specific homes, and construction financing will be secured.

- If permitted by the County, models would be constructed concurrent with the infrastructure for marketing purposes.
- Months 12-24
 - Homebuilding will be completed in phases with approximately 3-4 homes being built at a time.
 - Upon completion of construction and issuance of Certificate of Occupancies by the County, home will close and transfer to the income-qualified and/or first-time homebuyer.

Please see construction schedule details below:

TASK	START	FINISH	Duration	Predecessors	Column4	Column5	Column6
GIFFORD GARDENS							
START DATES ARE FOR A REFERENCE POINT AND WILL BE ADJUSTED ONCE WE GET ACTUAL PERMITS							
SITES 1-3							
PERMIT	03/07/22	03/07/22	1d				
SURVEY SET PINS, PORTALET, DUMPSTER	08/08/22	03/09/22	2d	8			
FORM SLAB & TRADES	03/10/22	03/20/22	15d	7	6 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	03/23/22	05/03/22	30d	8FS -6d	15 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	04/20/22	05/24/22	25d	9FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	05/17/22	06/20/22	25d	10FS -8d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	06/07/22	06/27/22	15d	11FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	05/20/22	07/08/22	15d	12FS -8d	9 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	06/28/22	07/15/22	15d	13FS -8d	8 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	07/12/22	07/16/22	5d	14FS -8d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	07/13/22	07/26/22	10d	15FS -8d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	07/21/22	07/27/22	5d	16FS -4d	5 DAYS +2-2		
FINAL INSPECTIONS & CC	07/22/22	08/04/22	10d	17FS -4d	5 DAYS +1-1		
SITES 4-6							
PERMIT	04/14/22	04/14/22	1d	8FS +10d			
SURVEY SET PINS, PORTALET, DUMPSTER	04/15/22	04/16/22	2d	21			
FORM SLAB & TRADES	04/19/22	05/04/22	12d	22	6 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	04/27/22	06/07/22	30d	23FS -6d	15 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	05/25/22	06/28/22	25d	24FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	06/21/22	07/25/22	25d	25FS -8d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	07/17/22	08/01/22	15d	26FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	07/25/22	08/12/22	15d	27FS -8d	8 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	08/03/22	08/23/22	15d	28FS -8d	6 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	08/16/22	08/22/22	5d	29FS -8d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	08/17/22	08/28/22	10d	30FS -4d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	08/25/22	08/31/22	5d	31FS -4d	5 DAYS +2-2		
FINAL INSPECTIONS & CC	08/26/22	09/28/22	10d	32FS -4d	5 DAYS +1-1		
SITES 7-8							
PERMIT	05/19/22	05/19/22	1d	23FS +10d			
SURVEY SET PINS, PORTALET, DUMPSTER	05/20/22	05/23/22	3d	36			
FORM SLAB & TRADES	05/24/22	06/28/22	12d	37	8 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	05/31/22	07/12/22	30d	38FS -8d	15 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	05/28/22	08/02/22	25d	39FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	07/06/22	08/28/22	25d	40FS -8d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	08/16/22	09/28/22	15d	41FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	08/28/22	09/16/22	15d	42FS -8d	9 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	09/07/22	09/27/22	15d	43FS -8d	8 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	09/28/22	09/28/22	5d	44FS -6d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	09/31/22	10/04/22	10d	45FS -4d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	09/28/22	10/05/22	5d	46FS -4d	5 DAYS +2-2		

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TASK	START	FINISH	Duration	Predecessors	Column4	Column5	Column6
FINAL INSPECTIONS & CC	08/30/22	10/13/22	10d	47FS -4d	5 DAYS +1-1		
SITES 10-12							
PERMIT	06/23/22	06/23/22	1d	38FS +10d			
SURVEY SET PINS, PORTALET, DUMPSTER	06/24/22	06/27/22	3d	51			
FORM SLAB & TRADES	06/28/22	07/12/22	12d	52	6 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	07/06/22	08/16/22	30d	53FS -6d	16 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	06/30/22	08/06/22	25d	54FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	08/03/22	10/05/22	25d	55FS -8d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	08/20/22	10/10/22	15d	56FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	10/03/22	10/21/22	15d	57FS -6d	9 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	10/12/22	11/01/22	15d	58FS -8d	8 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	10/25/22	10/31/22	5d	59FS -4d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	10/26/22	11/08/22	10d	60FS -4d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	11/05/22	11/09/22	5d	61FS -4d	5 DAYS +2-2		
FINAL INSPECTIONS & CC	11/04/22	11/17/22	10d	62FS -4d	5 DAYS +1-1		
SITES 13-15							
PERMIT	07/28/22	07/28/22	1d	53FS +10d			
SURVEY SET PINS, PORTALET, DUMPSTER	07/29/22	08/01/22	2d	66			
FORM SLAB & TRADES	08/02/22	08/17/22	12d	67	6 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	08/10/22	09/20/22	30d	68FS -8d	16 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	08/07/22	10/11/22	25d	69FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	10/04/22	11/07/22	25d	70FS -6d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	10/25/22	11/14/22	15d	71FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	11/07/22	11/29/22	15d	72FS -6d	9 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	11/16/22	12/06/22	15d	73FS -8d	8 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	11/28/22	12/06/22	5d	74FS -6d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	11/30/22	12/13/22	10d	75FS -4d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	12/08/22	12/14/22	5d	76FS -4d	5 DAYS +2-2		
FINAL INSPECTIONS & CC	12/08/22	12/22/22	10d	77FS -4d	5 DAYS +1-1		
SITES 16-17							
PERMIT	09/01/22	09/01/22	1d	68FS +10d			
SURVEY SET PINS, PORTALET, DUMPSTER	09/02/22	09/02/22	2d	81			
FORM SLAB & TRADES	09/03/22	09/17/22	12d	82	6 DAYS +3-3		
SHELL (SLAB, BLOCK, BEAMS, DECK AND T&S), DRY IN ROOF	09/14/22	10/25/22	30d	83FS -10d	15 DAYS +5-5		
INTERIOR FRAMING, ROUGH TRADES, WINDOWS & EXT DOORS, STAIRS	10/12/22	11/15/22	25d	84FS -10d	13 DAYS +3-3		
LATH & STUCCO, INSULATION, DRYWALL HANG & FINISH	11/09/22	12/13/22	25d	85FS -8d	16 DAYS +5-5		
INTERIOR TRIM, GARAGE DOOR, PAINT INTERIOR & EXTERIOR	11/28/22	12/18/22	15d	86FS -10d	10 DAYS +3-3		
ROOFING, CABINETS, MAIN FLOOR TILE & BATH TILE	12/13/22	12/30/22	15d	87FS -8d	9 DAYS +4-4		
FLATWORK, FINAL MEP TRADES	12/21/22	01/10/23	15d	88FS -8d	8 DAYS +3-3		
MIRRORS, SHELVING, SHOWER DOORS, IRRIGATION	01/03/23	01/09/23	5d	89FS -8d	4 DAYS +2-2		
LANDSCAPE, APPLIANCES, CARPET	01/06/23	01/17/23	10d	90FS -4d	5 DAYS +2-2		
PUNCH OUT, PAINT TOUCH UP	01/10/23	01/18/23	5d	91FS -4d	5 DAYS +2-2		
FINAL INSPECTIONS & CC	01/13/23	01/26/23	10d	92FS -4d	5 DAYS +1-1		

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Section 14 – Samples from Completed Projects



Community Land Trust of PB County (2016-2020) **– Kirk Road Homes**

General Contractor on the
8 affordable homes.
Site development and full
construction. Project cost
(\$2,100,000 +/-)

Delray Beach Community Land Trust

General Contractor for the
construction of 10 new
single-family homes
including lot development.
Project cost (\$2,400,000 +/-)





Adopt A Family of the Palm Beaches (2019-2020 completed)

General Contractor on the 14-unit affordable housing project with community center. Site development and full construction. Project cost (\$3,500,000 +/-)

Community Land Trust of PB County (2015 -2018)

General Contractor on the 16 affordable SF homes, and 8 Townhouse units. Site development and full construction. Project cost (\$4,800,000 +/-)



**Hallandale Beach
CRA (2013-2014,
Completed)**

In-Fill Housing Project, Phase 1. General Contractor for the construction 8 new single-family homes. Project cost \$1,500,000. Commenced Phase 2, 2015



**Lake Worth CRA NSP2
(2011-2013 completed)**

General Contractor for new construction and renovation for 46 units as part of this project. Worked closely to administer the HUD requirements for this project, purchased all contracts and full oversight of all construction activities. Project cost: \$5,500,000.00 +/-

Section 15 – Sworn Statement on Disclosure of Relationships

**SWORN STATEMENT UNDER SECTION 105.08, INDIAN RIVER COUNTY CODE, ON DISCLOSURE OF
RELATIONSHIPS**

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

1. This sworn statement **MUST** be submitted with Bid, Proposal or Contract No. 2021014
for RFP for SF Housing Development

2. This sworn statement is submitted by: EAST TO WEST DEVELOPMENT CORP.

(Name of entity submitting Statement)

whose business address is:

700 US HIGHWAY ONE, SUITE C, NORTH PALM BEACH, FL 33408

and its Federal Employer Identification Number (FEIN) is 83-1236408

3. My name is DANIEL A. ROSEMOND

(Please print name of individual signing)

and my relationship to the entity named above is CEO / FOUNDER

4. I understand that an "affiliate" as defined in Section 105.08, Indian River County Code, means:

The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of the entity.

5. I understand that the relationship with a County Commissioner or County employee that must be disclosed as follows:

Father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, grandparent, or grandchild.

6. 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, have any relationships as defined in section 105.08, Indian River County Code, with any County Commissioner or County employee.

_____ 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 have the following relationships with a County Commissioner or County employee:

Name of Affiliate
or entity

Name of County Commissioner
or employee

Relationship

Daniel Rosemond
(Signature)

9-17-2021
(Date)

STATE OF Florida

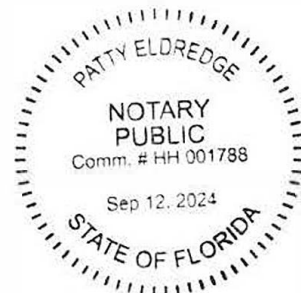
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of September, 2021, by Daniel Rosemond (name of person making statement).

Patty Eldredge
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ who is personally known to me or ☐ who has produced
_____ as identification.



Section 16 - Certification Regarding Prohibition Against Contracting with Scrutinized Companies

CERTIFICATION REGARDING PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES

(This form **MUST** be submitted with your response)

I hereby certify that neither the undersigned entity, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exists for the purpose of making profit have been placed on the Scrutinized Companies that Boycott Israel List created pursuant to s. 215.4725 of the Florida Statutes, or are engaged in a boycott of Israel.

In addition, if this solicitation is for a contract for goods or services of one million dollars or more, I hereby certify that neither the undersigned entity, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exists for the purpose of making profit are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473 of the Florida Statutes, or are engaged in business operations in Cuba or Syria as defined in said statute.

I understand and agree that the County may immediately terminate any contract resulting from this solicitation upon written notice if the undersigned entity (or any of those related entities of respondent as defined above by Florida law) are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Name of Respondent: EAST TO WEST DEVELOPMENT CORP.

By: Daniel Rosenman
(Authorized Signature)

Title: CEO

Date: 9-17-2021

Section 17- Proposal for Resale During Affordability Period

This Development Team anticipates utilizing all subsidies and programs that may be available for down payment assistance for first time homebuyers. To that end, this Team's proposal includes a fifteen (15) year affordability period on each of the units developed under this project. The proposed affordability period goes beyond what is reflected as a "minimum" period in the RFP but is consistent with the required affordability period from Florida Housing and other funding sources across the state.

If the original buyer(s) sells their unit before the affordability period is fulfilled, this team proposes that any equity realized on the property be shared between the homeowner and Indian River County. Without knowing the specific funding source for down payment assistance, it is impossible to propose a schedule for repayment of those sources. Notwithstanding, the following shared equity schedule is proposed:

- 0-5 years: full repayment of down payment assistance (to funding source) + 100% of appreciation (to Indian River County)
- 5-10 years: 50% of down payment assistance (to funding source) + 50% of appreciation (to Indian River County)
- 10-15 years: 25% of down payment assistance (to funding source) + 25% of appreciation (to Indian River County)

Consistent with the general subdivision requirements, housing units developed under this project shall be owner occupied. Rental of the proposed single-family residential units is prohibited. Once established, the HOA by-laws will reflect this restriction.