



US Department of Housing and Urban Development
Community Planning and Development
Fiscal Years 2023 and 2024 Preservation and Reinvestment Initiative for Community
Enhancement (PRICE) Competition
FR -6700-N-99

Contact Person:
Tammy McDonald
Chief Development Officer
tmcdonald@pbchaf1.org
561-684-2160 ext. 103

Table of Contents

<u>Description</u>	<u>Page Number(s)</u>
Part One - Narrative Exhibits	
Exhibit A - Executive Summary	1
Exhibit B - Threshold Requirements and Other Submission Requirements	3
Exhibit C - Need	4 - 9
Exhibit D - Soundness of Approach	10 - 14
Exhibit E - Capacity	15 - 16
Exhibit F - Match or Leverage	17 - 18
Exhibit G - Long-Term Effect	19 - 20
Part Two – Attachments	
Attachment A – Advancing Racial Equity	21
Attachment B – Affirmative Marketing	22 – 23
Attachment C – Affirmatively Furthering Fair Housing	24 – 25
Attachment D – Eligible Applicants	26
Attachment E – Evidence of Partnership Letters	27 – 29
Attachment F – Match or Leverage documentation	30 – 40
Attachment G – Application Certifications and Standard Forms	40 – 50
Attachment H – Summary of Comments received on published Application And list of commenters by name/organization	51 – 55

Pages above are subject to change based on actual page count.

Exhibit A
Executive Summary

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

Exhibit A – Executive Summary

Legacy @45th Street is a pioneering initiative dedicated to transforming the landscape of affordable housing in West Palm Beach, FL, and Palm Beach County. This project is strategically designed to align with and achieve several critical goals aimed at supporting underserved communities, increasing the production and accessibility of affordable housing, and advancing sustainable living environments. By focusing on underserved populations, including those residing in manufactured homes, Legacy @45th Street ensures these vulnerable groups are integral to the broader community planning process. This initiative incorporates resident feedback and participation, fostering a more inclusive and supportive community environment within Palm Beach County.

The project aims to significantly expand the availability of manufactured housing options, offering a variety of modular housing units that cater to low-to-moderate income (LMI) individuals and families. In doing so, Legacy @45th Street will address the critical shortage of affordable housing in Palm Beach County by providing new, financially accessible modular housing units. Additionally, the project is dedicated to the construction of climate and hazard-resistant modular housing units, enhancing the resilience of these units to extreme weather, natural hazards, and other disaster events. By incorporating energy-efficient designs and materials, the project will protect the health and safety of its residents while promoting environmental sustainability.

Legacy @45th Street will also promote energy efficiency and health safety by integrating energy-efficient systems and materials, reducing energy consumption and costs for residents. Health and safety measures will be paramount, ensuring that living environments are safe and conducive to well-being. The project will include ADA-compliant units to enhance accessibility for persons with disabilities, supporting aging in place for older adults and increasing access to affordable housing for low-income households with specific accessibility needs. Additionally, the entire site will be ADA-conscious, ensuring that all public spaces and facilities are accessible to everyone, further promoting inclusivity and accessibility throughout Palm Beach County.

Legacy @45th Street represents a comprehensive approach to affordable housing, emphasizing inclusivity, sustainability, and resilience. By aligning with the strategic goals of supporting underserved communities, increasing affordable housing production, and advancing sustainable practices, this project is poised to make a significant positive impact on the housing landscape of West Palm Beach, FL, and Palm Beach County.

Exhibit B

Threshold Requirements and Other Submission Requirements

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

1. Eligibility Requirements

The SPECTRA Organization, Inc. (SPECTRA) is the lead applicant. SPECTRA meets all eligibility criteria outlined in the PRICE NOFO (FR-6700-N-99). We are a non-profit organization with 50 years of experience in serving the community. SPECTRA is an acronym for **Smart People Engaged in Community Transformation Revitalization and Advancement**. Its mission is to further the availability of safe, decent, and quality affordable housing and supportive services to low- and moderate-income individuals in Palm Beach County, Florida. SPECTRA is an instrumentality of Palm Beach County Housing Authority (PBCHA). Its legal status, financial standing, and administrative capacity align with the requirements specified.

SPECTRA is in compliance with Fair Housing and Civil Rights laws and there are no outstanding civil rights matters that must be resolved. Our proposal includes strategies to ensure compliance with civil rights and fair housing laws and regulations. We are committed to promoting fair housing practices and eliminating discrimination in all aspects of our project.

SPECTRA Management, LLC shall partner with SPECTRA by providing property management and supportive services as outlined herein. Valley Bank shall provide financial education supportive services. Partnership letters of intent are provided in Attachment E.

2. Proposal Submission Requirements

Application Format and Content:

- We have prepared our proposal in accordance with the formatting guidelines provided in Section IV. B. of the NOFO. The proposal includes all the required sections as outlined in the Table of Contents. All narrative responses are within the specified page limits and adhere to formatting requirements (e.g., font size, margins).

Proof of Non-Profit Status:

- We have included documentation verifying our non-profit status as required by the NOFO in Attachment E.

Environmental Review Requirements:

- We have completed the necessary environmental reviews as outlined in Section IV. G. of the NOFO. Environmental review responsibilities were fulfilled in collaboration with the City of West Palm Beach.

3. Certifications and Assurances

Certifications and Representations:

- We certify that all information provided in our proposal is accurate and complete to the best of our knowledge. We understand that false statements or misrepresentations may result in disqualification or legal action.

Assurances:

- We assure compliance with all applicable federal, state, and local laws, regulations, and policies, including a Code of Conduct included in Attachment E, as required in Other Submission Requirements in Section IV.G.

- We assure you that the public meeting was held in facilities accessible to persons with disabilities. Reasonable accommodations were offered upon request. The Notice of Public Meeting and Plan for public review and engagement is included in Attachment E.

4. Conclusion

In conclusion, the SPECTRA Organization has diligently reviewed and adhered to all threshold requirements and other submission requirements specified in the NOFO (FR-6700-N-99). We are confident that our proposal aligns with the goals and priorities outlined by HUD for PRICE funding. We look forward to the opportunity to further discuss our project and its potential impact on the community.

DRAFT

Exhibit C

Need

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

Exhibit C – Need

Identification of PRICE Main and/or PRICE Replacement Pilot

This Application is for the PRICE Main category of funding.

Project Area and Need for Affordable Accessible Housing

The project is described as Legacy at 45th Street “Project” and is located at 3430 45th Street, West Palm Beach, Florida, along the south side of 45th Street just east of Military Trail. The site consists of 1.52 acres with a Parcel Control Number of 74-42-43-01-02-000-0190 in Census tract 19.04.

The project site is currently zoned industrial. However, in 2021 the Florida Legislature adopted legislation in the form of Florida Statutes 166.04151(6) which carves out a path for local municipalities and counties to address the affordable housing shortage plaguing our state by allowing the “*governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, on any parcel zoned for residential, commercial, or industrial use.*” The City of West Palm Beach adopted Resolution 306-22 providing the process and procedures to implement this legislation on December 12, 2022.

Market Conditions

The county’s population has surged from 863,503 in 1990 to 1.54 million in 2022, an increase of over 78%. The increase since 2011 is 18%. According to the Florida International University Jorge M. Pérez Metropolitan Center, an applied research institute in South Florida and author of *Palm Beach County Affordable Housing Needs Assessment dated February 2021*, in the post-recession economic recovery period since 2012, significant changes have occurred in the housing market that have impacted the rental housing supply and demand and overall affordability. The contributing market factors and conditions include increasing renter housing demand, lower rental vacancy rates and increasing rent prices, a lack of affordable housing production and depressed household incomes. Most importantly, affordable rental housing production has not kept pace with increasing affordable rental housing demand. Further, escalating rent prices fueled by a rental housing shortage are significantly impacting Palm Beach County’s working families and households. The vast preponderance of local workers earns wages in service sector occupations, including educational and health services, retail trade, and leisure and hospitality.

The COVID-19 pandemic affected all segments of the community but has been particularly harmful to those in the most vulnerable situations, including minority populations, service workers, individuals and families living in poverty, undocumented immigrants, the elderly, and persons with disabilities. Evidence indicates the health; economic and community impacts of the coronavirus are still being borne disproportionately by these population groups.

With 56.6% of renter households cost-burdened, Palm Beach County is one of the most unaffordable places to live in the US. Importantly, the vast majority of extremely low-income renters are unable to afford housing in every type of market.

The dynamics driving housing affordability in Palm Beach County have been moving in the wrong direction — housing prices and rents increasing faster than wages, slow higher-wage job creation, tightening vacancy rates, and rapid appreciation that permanently removes more units each year from the local market. Secondly, upward housing price trends typically move much faster than wages and income. Historically, housing prices and rents in the County have demonstrated considerable rates of increase over short time periods. Historically, as with the case of COVID-19, Palm Beach County's economy has shown it can shed jobs very quickly but has shown resistance to adding new high-skill, higher-paying jobs.

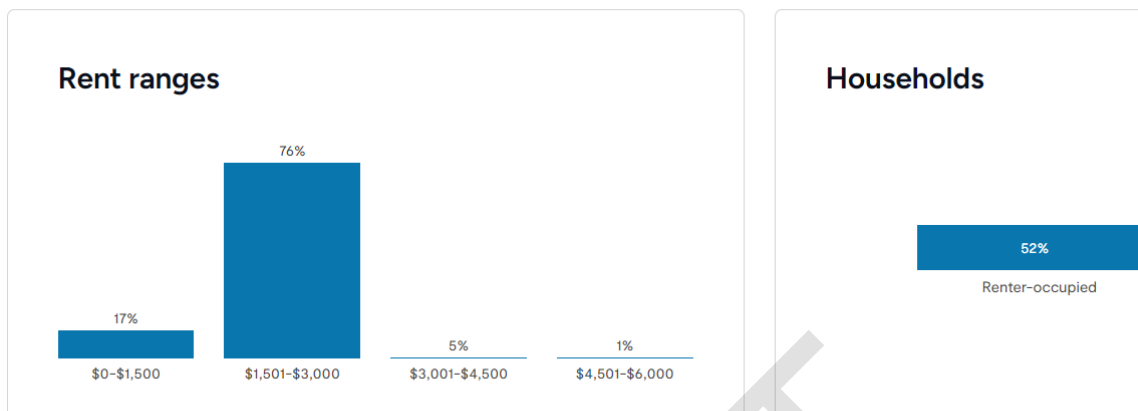
The majority (57 percent) of these low-wage service sector occupations have hourly wages that translate to workers earning 40-60 percent of the County's median household income. The Affordable Housing Needs Assessment found over 90 percent of renters in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available.

The availability of a range of affordable housing options is one of the most important community and economic development issues facing most communities. The current Palm Beach market fails to meet affordable housing needs by 25,000 units. This shortfall continues to grow annually.

The Palm Beach Post reported that in the month of June, 2022 rents increased 31% compared to the prior year, with an expected increase of 18% by 2023. During the same period, wages only increased 3-5%. The Bureau of Labor Statistics shows median weekly earnings rose 4.2% between April 2021 and April 2022.

According to RentCafe, utilizing an apartment intelligence solution which offers comprehensive information on West Palm Beach apartment buildings of 50 units or larger, in July 2022, West Palm Beach rents averaged \$2,173 and the average apartment size was 953 square feet. According to online Rent Trends, as of May 2024, the median rent for 1-bedroom apartments in West Palm Beach, FL was \$1,900, 5% higher than last year. This is 13% higher than the national average. These rates are well beyond the affordability for many of our residents. The report also documented that 52% of the households in West Palm Beach are renter occupied.

Rent Trends as of May 2024, Median Rent for 1 Bedrm. Apt In WPB was \$1,900



Median rent and rent ranges are based on Zumper inventory in the last 30 days. Household data are provided by the US Census Bureau.

As of June 21, 2024, online source Zumper, reported the average rent for an apartment in West Palm Beach, Florida, is **\$2,268** per month, with an average apartment size of **949 square feet**. Here's a breakdown by unit type:

- Studio apartments: Average rent of \$2,117
- 1-bedroom apartments: Average rent of \$2,727
- 2-bedroom apartments: Average rent of \$3,442

Single family house rentals tend to be more expensive, with an average monthly cost of \$3,500.

Within Manufactured homes communities in a 10-mile radius of the Project, six (6) rentals were identified as available in an online search as follows:

<u>Bedrooms/Baths</u>	<u>SF</u>	<u>Monthly Rent</u>	<u>Municipality</u>
3/2	1620	\$1949	Riviera Beach
2/2	1404	\$1889	Riviera Beach
1/1	504	\$1755	West Palm Beach
1/1	704	\$1650	Greenacres
2/2	800	\$2100	Lake Worth
2/2	896	\$1795	West Palm Beach

Manufactured housing communities in Palm Beach County typically attract a diverse range of residents. These communities often appeal to retirees seeking affordable housing options in a desirable location, as well as younger families and individuals looking for more affordable living compared to traditional homes or apartments.

According to Integral Realty Resources, The Manufactured Housing Report reflects that with an aging demographic, demand for manufactured homes will remain high from retirees looking to downsize. Additionally, as interest rates have risen and median home prices have skyrocketed, families have been priced out of competing property types such as condominiums and single-family homes. Price is key to prospective renters and buyers, who are beginning to realize manufactured housing is the most affordable type of home ownership in the United States. This, in turn, is helping fuel a surge in the much-needed development of new stock.

Rental prices in manufactured housing communities can vary based on location within Palm Beach County, amenities offered, and the condition of the homes, while still providing more affordable housing options compared to traditional housing in the area. As of recent trends, rents for manufactured homes in Palm Beach County could range from around \$800 to \$1,500 per month, depending on the size and specific location of the community.

FIU Jorge Perez Center's Conclusion: Palm Beach County's affordable housing needs require an immediate focus on rental housing preservation and production.

Many affordable housing tenants do not have cars and require homes near major roads providing access to services such as public transportation, shopping, pharmacies, fast food restaurants, hospitals, and other conveniences.

The Project site is directly on 45th Street, a major east-west thoroughfare, with numerous commercial and residential properties located thereon, which lends itself to a perfect spot for affordable housing rental units. The state Department of Transportation website reflects average daily traffic counts of over 37,500 vehicles for the span ranging from Military Trail to I-95. Walmart, Sam's, McDonald's, Taco Bell, Pollo Tropical, and Wendy's are all within walking distance. Many potential residents of the Project may obtain jobs in the local market with one of these businesses which seek employees due to the worker shortage of entry level employees.

Palm Tran, Palm Beach County's public bus transportation provider, has bus stop 1413 located approximately 275 feet from the west frontage of the Project site which takes 2 minutes walking from the bus stop to the Project. A bus to the nearest Tri-Rail station, located 2.4 miles from the Project on 45th Street in Mangonia Park, is a 14-minute ride.

The nearest grocery store, Foodtown is .3 miles on the corner of Military Trail and 45th Street, a short 3-minute drive or 6-minute walk. The front door to Walmart, which provides groceries, clothing, prescription and over-the-counter medicines, household goods and more, is .4 miles away and will take 3 minutes driving and 8 minutes to walk there. St. Mary's hospital is located 3.1

miles from the Project and requires an 8-minute drive or 35-minute bus ride, while JFK hospital is closer at 1.7 miles taking 5 minutes to drive there or 12 minutes by bus.

The 45th Street corridor, as well as along Military Trail, is largely zoned industrial and commercial with numerous businesses and hotels which provide additional employment opportunities for Legacy at 45th Street residents.

The Project is contiguous to Palm Beach Lakes High School to the south and Bear Lakes Middle School is 2.1 miles away, a 4-8 minutes' drive by car. Egret Lake Elementary is 1.7 miles and typically takes between 4-7 minutes' drive by car. Keiser University provides higher education opportunities, offering Associate, Bachelor's & Master's, and Doctoral degrees, is within a 7-14-minute drive at 3.7 miles away.

The location of Legacy at 45th Street will facilitate ease for its residents in getting to work, school, shopping, medical access and overall mobility.

Construction costs are up about 50% for most development projects said Matthew Jacocks, principal for Lee & Associates South Florida, who specializes in multifamily development. "Every month we're having to readjust our numbers based on the rising construction cost" as reported in the June 7, 2022, issue of Miami Today. He went on to say, "Developers are getting squeezed especially if they're having to build with the price of concrete...Even rent increases are not going to justify some of these developments being built right now. So, you're going to see less inventory coming on the market because of these factors, which is going to exacerbate the housing situation."

"Overall supply chain stability and 'return to normal' state has not yet been established. Some key materials continue to be in short supply due to supply chain disruptions. **Alternative means of construction are on the rise such as prefabrication and modular solutions that offer work environments that appeal to the labor workforce entering our industry.**"

- Attilio Rivetti,
VP Turner Construction

Resilience in Disaster Prone Areas

Natural hazards such as hurricanes and floods can damage or destroy housing units leading to water damage, mold growth and contamination, which pose health risks to residents. Structural damage from wind can compromise the safety of housing and above ground utility service structures. These factors reduce the overall availability of housing stock temporarily or permanently. Many older manufactured homes are not built to withstand hurricanes or floods and may suffer significant destruction or damage, leading to substandard living conditions if repairs are inadequate or delayed. History in South Florida has also shown that old dilapidated above ground power lines damaged in wind and flood events render communities vulnerable, also

affecting housing availability. Low-income areas tend to be affected at disproportionately higher levels. FEMA has designated this census tract in its National Risk Index Census Tracts as very high. As climate change and rising ocean waters continue, future risks rise. Mitigation of the flooding and overhead power lines damage are being taken to reduce the disaster exposure. This application includes the costs of burying the power lines underground and establish an efficient and effective drainage system.

Distress Criteria

Pursuant to 12 CFR 1805.201(b)(3)(ii)(D), the CDFI Program, the CDFI Fund uses Federal resources to invest in CDFIs and to build their capacity to serve low-income people and communities that lack access to affordable financial products and services. Upon the determination that the Project met the criteria of the CDFI Program, the Florida Community Loan Fund, a state CDFI provided financial assistance via the senior debt for financing the project construction and converting to a permanent loan at completion

Barriers to Manufactured Housing

Other barriers to overcome as it relates to manufactured housing in Palm Beach County include:

- **Negative Perceptions of Quality:** Older manufactured homes, especially those built before HUD established national standards in 1974, were of poor quality. Despite improvements, negative perceptions persist, affecting consumer interest and community acceptance.
- **Restrictive Zoning and Land Use Regulations:** Many municipalities limit manufactured housing through zoning laws. These regulations often address design restrictions (e.g., roof pitch, cladding, foundation heights) that make it challenging to place these homes in communities.
- **Market Conditions:** High land costs and labor shortages erode the cost advantage of manufactured homes.
- **Supply Chain Challenges:** The unique supply chain for manufactured homes complicates consumer access, particularly in urban areas.

Overcoming these barriers requires a commitment by the developer, property owner and municipality. These issues have been addressed and this Project is an example of all parties working together for this public benefit.

Exhibit D
Soundness of Approach

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

Exhibit D – Soundness of Approach

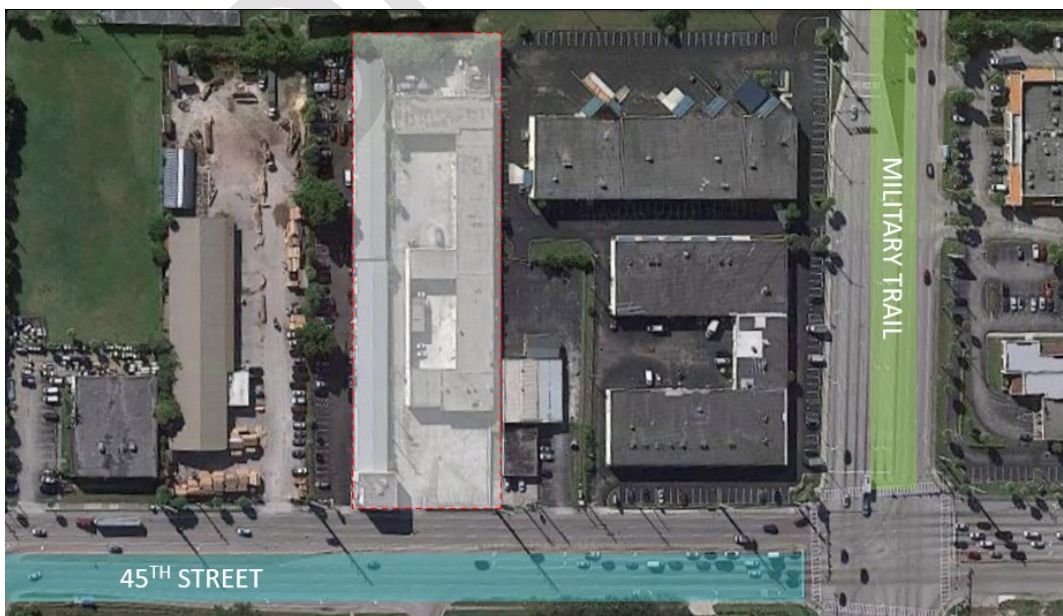
Subfactor (b) (i): Project Description, Management, and Impact

Vision and Goals

The vision for the Project is to create an innovative housing development concept that integrates advanced building technology and energy conservation to establish a sustainable model for redefining affordable housing. Our approach prioritizes creating a quality living environment through a creative and highly efficient design approach. We will effectively utilize PRICE grant funding and related technical assistance for infrastructure development of the Project, including roads, drainage, electrical and power lines hardening by converting the overhead power lines which are old and substandard to burying them underground and installing new transformers, sidewalks, water and wastewater systems, as well as utility hookups, and related engineering, architectural, legal, consulting and impact fees.

The project site is “dirt ready” with the previous office building already demolished. The Project (Legacy at 45th Street) is located at 3430 45th Street, West Palm Beach, Florida, along the south side of 45th Street just east of Military Trail. The site land area consists of 1.52 acres, or 66,211 SF, and has received site plan approval for development of forty-eight units consisting of three four story buildings (24 one and 24 two bedrooms). It is ready for site development. The Map below reflects the building that was demolished.

Location Map of Site



Ensuring affordability while mitigating environmental threats is central to our strategy for this Project. In light of the significant rise in construction costs and the longer time frames required to build new units, 24 to 48 months from conception to completion, SPECTRA sought a non-traditional approach to increase the affordable housing stock. Product manufacturers, capable of providing prefabricated modular residential units suitable for multifamily structures, were sought. The units shall be energy-efficient, reduce typical construction schedules, and offer flexible designs for aesthetically pleasing architectural buildings. The modular units are to be built to substantial completion in a climate-controlled factory where quality and precision are achieved because of checkpoints to ensure consistency. The units include Energy Star appliances, impact windows and hurricane rated exterior doors to point out a few of key features of the modular units. The acquisition and installation of Modular Housing Units compliant with Manufactured Home Construction and Safety Standards, 24 CFR part 3280 and Manufactured Home Procedural and Enforcement Regulation, 24 CFR part 3282 aiming increase housing supply and affordability for low- to moderate-income (LMI) individuals in Palm Beach County, will be included in the budget as part of the other sources of funding.

Our goals are centered around long-term affordability, environmental resilience, and the protection for LMI residents. The owner and Developer, SPECTRA, an acronym for Smart People Engaged in Community Transformation Revitalization and Advancement, aims to further the availability of safe, decent, and quality affordable housing and supportive services to low- and moderate-income individuals in Palm Beach County, Florida. SPECTRA created a single asset entity, Legacy at 45th Street, LLC, to own and operate the Project. Our approach is to develop the Project as affordable housing for families and individuals in the 80% and below AMI. The population segment at 60% of AMI is not eligible for Work Force Housing and typically do not receive subsidized housing or Section 8 Vouchers (typically serve those at 30-50% of AMI), “The Missing Middle”. This is an unserved segment of the population as numerous studies and plans have reflected. The Project will prioritize accessibility for families with children, persons with disabilities, elderly individuals, persons with AIDS and expand access to affordable housing for low-income households, including those from manufacturing housing communities who may be living in deteriorating units or experiencing negative impacts from inadequate infrastructure within their current community. The long-term availability of affordable housing at this Project will be a minimum of thirty-three years, however SPECTRA’s intent, as the development not-for-profit and instrumentality of PBCHA, is to maintain affordability “in perpetuity” for all units.

The property management of the Project will be SPECTRA Management, LLC, which through an Allocation and Reimbursement Agreement, utilizes the staff of PBCHA for execution of its operational responsibilities. PBCHA currently administers over 3000 vouchers which include 2672 Housing Choice vouchers, 295 Mainstream vouchers, 26 FYI vouchers, 85 Emergency Housing vouchers, 15 VASH vouchers, and 230 HOPWA vouchers (with the opportunity to increase to 250) for the city of West Palm Beach. PBCHA currently works with Palm Beach County’s Community Services department, the Veterans Administration and ChildNet for referrals for several of the voucher programs. This relationship and plan allow for long term affordability well beyond 33 years.

SPECTRA's commitment extends to enhancing the resilience to extreme weather and natural hazards and promoting energy efficiency to ensure the health and safety of modular housing unit residents. FPL and the city of West Palm Beach provide electricity and water utilities to the site, respectively.

The Project site is currently served by overhead powerlines that are more than 50 years old and appear to provide a potential safety threat if natural disasters such as hurricanes, tornadoes or severe flooding were to occur. FPL plans to address this situation are not within the foreseeable future. Given the conversion of the site from industrial to residential use, hardening of these power lines needs to be a priority from a safety standpoint. This requires removal of the overhead lines and poles, installing new transformers and cables to serve the Project and adjacent neighbor, and burying the power lines underground. FPL has agreed to allow this to be done at the expense of the Project. This was not contemplated at the outset of the project planning nor included in the initial budget for which initial financing was secured. Below are a few pictures of the powerlines.





The Project location has a high impervious area percentage, which allows for the threat of flooding from heavy to severe storms. The existing stormwater system routed the onsite stormwater towards the drainage system along 45th Street, and during significant rainfall events, the system would become inundated causing flooding for extended periods. The proposed drainage system routes the stormwater to the rear of the property where it discharges into a canal. In addition, it has a notable length of exfiltration trench which serves as a sub-surface engineered detention cell that provides significant volume for the onsite stormwater runoff that eventually percolates to the groundwater table. The reduction in stormwater discharge and the adequate storage volume contained onsite shows this system to be beneficial in preventing costly flood damage, especially during times of severe storm events or hurricanes.

Through these initiatives, we aim to achieve a balance between economic viability and environmental stewardship, ensuring a sustainable future for this Project.

Eligible Activities

We plan to undertake a series of targeted activities to address the existing needs of the low-income community. Our activities include constructing affordable housing units and implementing supportive services. These initiatives are designed to provide stable and affordable housing, improve living conditions, increase residents' ability to save and create wealth, and increase access to services based on residents needs through connectivity to community partners. By focusing on these activities, we aim to reduce homelessness, enhance the quality of life, and foster community development in Palm Beach County. Our solutions are ideal because they leverage cost-effective building techniques that address the specific needs of our target population.

The Tenant Selection Plan and income verification process performed to identify and determine eligibility of tenants will ensure all units in the Project will be affordable to individuals and families with incomes at or below 80% of the Area Median Income (AMI). Eligible applicants with Housing Choice Vouchers will be accepted. Thirty-four units within the development will

specifically serve as County-Assisted (funding) housing units in Palm Beach County, comprising 21 one-bedroom units and 13 two-bedroom units. This allocation was based on data from the Palm Beach County Housing Authority’s 2022 Public Housing waitlist, which indicated that 66% of the 15,943 registrants qualify for a one-bedroom unit and 26% for a two-bedroom unit. Similarly, the Housing Choice Voucher waitlist of 14,429 for 2022 reflected similar results. The requirement for all county assisted units is that they serve those at 80% of AMI.

Ten units will be designated as Project-Based units under the Housing Opportunities for Persons with AIDS (HOPWA) and four units will be designated for persons at 60% of AMI under the HOME program. PBCHA administers the HOPWA voucher program in partnership with the City of West Palm Beach, providing housing for up to 250 families with rents determined by the city. These units will consist of 3 one-bedroom units and 11 two-bedroom units, reflecting a mix of 21% and 79% respectively, for the HOPWA and HOME units. This allocation is based on historical data indicating a higher demand for two-bedroom units, aligning with approximately 25% needing one-bedroom units and a greater need for larger accommodations.

Timeline and Key Tasks

<u>Status</u>	<u>Milestone</u>	
Completed	Loan Closing Florida Community Loan Fund (FCLF) \$6.8M and Palm Beach County \$5.5M	Jun-23
Completed	Conditional Site Plan Approved - City of West Palm Beach	Jan-24
Completed	Site Demolition and asbestos removal - completed	Jan-24
Completed	Spectra \$1.6M - Board Approved	May-24
submitted	Engineering Permit Approval	Jul-24
submitted	Foundation Permit Approval	Oct-24
submitted	Building Permit Approval	Oct-24
	Ground/site work begins (stormwater drainage, electrical power installation and hardening of transformer lines, water and sewer lines, concrete foundations)	Oct-24
	Ground/site work completed to acceptance of living units	Jan-25
	Buildings delivered to site and installed Expect 4-6 week installation period for all three buildings	Feb-24
	Advertising and Lease- up	Apr-25
	Completion of final site work (sidewalks, landscaping, installation of bike racks)	May-25
	Certificate of Occupancy	May-25
	Tenant Occupancy	Jun-25

Budget

Sources of Funds

We anticipate needing \$23.4M in funding to deliver Legacy @45th Street. Committed and financially closed is \$14.4M and represents 188% of HUD SHARE. Having these funds closed and county recorded will solidify availability of funds given the funding source. An additional \$1.25M has been committed by the City of West Palm Beach. This forgivable loan is expected to be executed by August 2024.

These funding sources are guaranteed by Florida Community Loan Fund, Palm Beach County, The City of West Palm Beach, and The Spectra Organization LLC. The \$15.7M represents the totality of all external funding.

Legacy @45th Street LLC is requesting \$7,694,280 to properly close the funding requirements to deliver the 48 units. The request is for all cost that will be incurred after October 1, 2024. We anticipate utilizing these funds by December 2025. If approved, our external funding sources would represent 204% of HUD SHARE.

Brief Narrative of each funding source:

1st

Florida Community Loan Fund (FCLF) for \$6.8M

Florida Community Loan Fund (FCLF) is a statewide Community Development Financial Institution (CDFI). Established in 1994 as a 501(c)(3), we are a mission-based nonprofit organization dedicated to improving low-income communities throughout Florida by delivering flexible financing and staff expertise.

FCLF approved and closed on \$6.8M in financial for the project in June 2023. FCLF will hold a first position in property.

Loan terms is 7 years (5.5% interest rate) with a 30 amortization schedule. Interest only for the first 24 months. Principal and Interest Payments to begin June 2025 at an annual payment of \$477,000/annum,

All required documents have been recorded with The Palm Beach County Clerk

2nd ***Palm Beach County for \$5.5M***

Loan is provided by Palm Beach County and has a term of 33 years. The interest rate is 0%. Payments begin in 2031 at \$50,000/per annum and graduate up over life of loan. Units are required to maintain their affordability period for 33 years

All required documents have been recorded with The Palm Beach County Clerk

3rd ***City of West Palm Beach (\$1.25M)***

The City of West Palm Beach provided a forgivable loan. The loan is forgiven after 30 years and requires the owner (Legacy @45th Street LLC) to maintain 4 HOME units and 10 HOPWA units

Loan will close in August 2024

45th ***Palm Beach County Housing Authority (PBCHA) for \$2.1M***

PBCHA authorized funding \$2.1M in May 2024. The loan has a term of 7 years with an interest rate of 4.5%

Board resolution approved!

**Legacy @ 45th Street
Sources of Funds
HUD FR-6700-N-99**

Capital Position	Funding Entity	\$M	Percent of HUD SHARE
1st	Florida Community Loan Fund	\$6,800,000	88%
2nd	Palm Beach County	5,500,000	71%
3rd	City of West Palm Beach	1,250,000	16%
4th	Palm Beach County Housing Authority	2,139,888	28%
	Sub-Total Committed Funding	\$15,689,888	204%
Request	HUD (Funding Opp FR-6700-N-99) PRICE MAIN	\$7,694,280	
	Total Required Funding	\$23,384,168	

Use of Funds

The budgeted use of funds is \$23.4M. The budget reflects all the costs to complete the project to obtain a Certificate of Occupancy, fund program administrator for 6 years, and pay for indirect cost. The wage rate reflects using Davis-Bacon across all cost pools, where applicable. The budget includes \$1M in contingency for unanticipated cost. This contingency represents ~ 5% of total cost.

Direct personnel cost is budgeted at approximately \$65,000. This amount will be incurred over a 6 year period. This individual will be appointed program administrator with their duties beginning after the construction is complete.

The consultants cost of \$30,000 services will be to monitor sending and report out to project owner during the construction period. The responsibilities will also include preparation of required financial reporting and cash flow monitoring to report to Spectra executive team, Spectra Board, and HUD.

Other direct costs of \$1,275,888 is required to complete project. These funds will be paid by the owner (applicant). These cost include legal fees, financing closing cost for loans, local permitting fees, local impact fees, and construction interest expense incurred during project construction.

Our project will utilize manufactured steel living units. A fixed price will be established with the supplier to manufacture all units to ~95% completion, delivery, and installation. A local General Contractor will be utilized to complete all site work before installation. We anticipate the greatest budget risk being with the local labor forces utilized for site work. This constitutes our rationale for approximate 5% contingency.

Grant Application Detailed Budget Worksheet

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	\$ 48,000.00	0%
2 Fringe Benefits	\$ 16,800.00	0%
3 Travel	\$ -	0%
4 Equipment	\$ -	0%
5 Supplies and Materials	\$ -	0%
6 Consultants	\$ 30,000.00	0%
7 Contracts and Sub-Grantees	\$ -	0%
8 Construction	\$ 21,314,000.00	91%
9 Other Direct Costs	\$ 1,275,888.00	5%
10 Indirect Costs	\$ 699,480.00	3%
Total:	\$ 23,384,168.00	100%
HUD Share:	\$ 7,694,280.00	
Match: (as percentage of HUD Share)	\$ 15,689,888.00	204%

form HUD-424-CBW (2/2003)

Projected Impacts of Activities

We are committed to increasing opportunities for accessing quality affordable housing by constructing new affordable housing units utilizing modular construction. These efforts will expand housing options, reduce housing costs, and improve living standards for our target population. To enhance the resilience of modular housing units, we will implement measures such as using durable, sustainable and hurricane resistant materials, incorporating climate-resistant, energy efficient designs, and providing regular maintenance. These enhancements will ensure that units are better protected against natural disasters, more energy-efficient, and longer-lasting, thus providing safer and more stable living environments for residents. Resident engagement for supportive services with community partners will assist residents' ability to become more self-sufficient and increase savings for wealth building. These improvements will improve the quality of life and foster community engagement within the community.

We are dedicated to preserving and expanding the availability of unsubsidized affordable housing through this Project. Legacy @45th Street will mark the inaugural multifamily modular construction site in Florida. By successfully completing this project, we pave the way for the development of additional new affordable housing options in Palm Beach County. The construction of new modular housing units is pivotal in increasing the inventory of affordable homes locally. With over 16,000 individuals on the Palm Beach County Housing Authority's Public Housing waitlist currently, there is a critical need for modular housing units which can be deployed faster than traditional construction methods. The benefits to the community are multifaceted, encompassing economic growth, enhanced social cohesion, and improved public

health outcomes. Through infrastructure enhancements and supportive service programs coupled with Palm Beach County Housing Authority's property management, we are committed to fostering comprehensive community development that promotes the well-being and prosperity of all residents.

Subfactor (b)(ii): Affordability and Equity

Availability of Affordable Modular Housing Options to LMI households

In the intention to increase the affordable housing stock in Palm Beach County, as the need has been noted in numerous studies and reports, the Project will target families and individuals at or below 80% of the AMI, which its loan documents also require. Affordable rental opportunities created by the Project will remain affordable for a minimum of 33 years. The funding from Palm Beach County of \$5.5 million in the form of a second loan sets forth an affordability period of 33 years which is the period of repayment of the loan. The forgivable loan from the city of West Palm Beach provides a 30-year affordability period.

Affordable rents utilized are rents published by Palm Beach County and the City of West Palm Beach. The County sets its rents based on Florida Housing Finance Corporation, which utilizes HUD published rents by AMI annually. The city uses HUD published rents for its programs as well, including HOME and HOPWA.

In carrying out this plan, a Tenant Selection Plan for the will not discriminate based on race, color, religion, sex, national origin, genetic information, ancestry, sexual orientation, gender identity, age, familial status, children, marital status, veteran status or membership in the armed services, the receiving of public assistance, or physical or mental disability, or other basis prohibited by local, state or federal law in any aspect of tenant selection or matters related to continued occupancy. PBCHA, as SPECTRA's agent, shall affirmatively market to minorities and persons with disabilities as specified in its Fair Housing Marketing Plan. This Fair Housing Marketing Plan targets Low-income individuals and families at or below 80% of the AMI and a diverse group of minority individuals and families seeking income-based, quality housing.

To attract a diverse population of residents, including targeting local mobile home communities, to our project, we have developed a comprehensive marketing and outreach strategy. This includes creating flyers, posters, and brochures that reflect the diversity of the community we aim to attract, all clearly indicating that Legacy @45th housing is offered as an "Equal Housing Opportunity." The community will be featured on the Palm Beach County Housing Authority (PBCHA) website (PBCHAfl.org) and across PBCHA social media platforms, providing extensive information about housing opportunities and the application process. We will also advertise in local minority newspapers, subject to budgetary constraints, and encourage current residents to refer friends and family to the waitlist. Collaborating with community housing partners, we will provide them with approved materials and information about the application

process and the opening of the Project waitlist to assist in recruiting qualifying individuals and families. Additionally, we will reach out to faith-based and community-based organizations to distribute approved collateral materials and collaborate with the US Veterans Administration and veterans supportive services organizations to inform veterans about the housing opportunities at the Project. Finally, we will hold information sessions in the community to offer detailed information about the Project, the application process, and the benefits of residing in our community.

Overall, we will promote these opportunities to LMI households and protected classes through targeted outreach, partnerships with community organizations, and inclusive advertising. By monitoring compliance and providing ongoing support services, we will ensure sustained affordability and accessibility, contributing to a more equitable housing market.

Protection for Residents

We are committed to ensuring that resident lease protections for the Project meet or exceed the requirements set by Fannie Mae or Freddie Mac. The Project ensures long-term affordability for over 33 years, protecting residents from the threat of market-rate rents and rising housing costs. PBCHA procedures for tenant selection, minimum 30-day notice of rent increases, and annual income verification as well as other HOTMA requirements will ensure tenants are protected against predatory adverse actions. Additional tenant protections are provided through the HOPWA and HOME programs for the 14 set-aside units. PBCHA complies with all civil rights and fair housing laws, providing robust tenant lease protections.

By providing set-aside units, implementing tenant protections, and compliance with civil rights and fair housing laws, the Project promotes long-term affordability and stability for residents, particularly for those most in need. The HOME and HOPWA units serve as tangible examples of our dedication to maintaining affordable housing and ensuring tenant protections align with or exceed HUD, Fannie Mae, and Freddie Mac standards.

Access to Resources and Financing for Underserved Communities and Persons:

To support disabled and aging populations, the Project will ensure ADA compliance by incorporating features such as on-grade access, ramps, sidewalks, minimal stairs, and handicapped parking throughout the premises. Residents without personal transportation will have convenient access to Palm Tran, Palm Beach County's public bus transportation provider. There is a bus stop located approximately 275 feet from the west frontage of the Project site, just a 2-minute walk away. This bus route also provides access to the nearest Tri-Rail station, the commuter rail station serving Palm Beach, Broward and Miami-Dade counties, which is located 2.4 miles from the Project site and accessible within a 14-minute ride. Palm Tran also offers Palm Tran Connection, a program for seniors and disabled persons, pursuant to The Americans with Disabilities Act (ADA). This program provides transportation by making a reservation and scheduling required pickup and drop off as needed. These project characteristics will enhance mobility, increase independence, and improve the quality of life for underserved individuals including those with disabilities.

Our proposal also includes comprehensive supportive services via the Resident Services department of PBCHA, which assists the resident through referral to various community partners providing the needed service. PBCHA was awarded \$1.5 million to operate and oversee the implementation of the US Department of Labor YouthBuild Program. This initiative is integrated with Legacy @45 Street, providing grant beneficiaries with a valuable opportunity to learn, earn, and work. YouthBuild is a community-based pre-apprenticeship program that provides job training and educational opportunities for at-risk youth aged 16-24 who have left school without a diploma. YouthBuild supports low-income families and aligns with Section 3 requirements and Employment Opportunities in several ways:

- **Training:** As a training program, YouthBuild aligns with local employer needs and provides pathways to registered apprenticeship programs, fulfilling the training and employment goals of Section 3.
- **Community Engagement:** By involving youth in the construction or rehabilitation of housing within their own communities, YouthBuild ensures that the benefits of HUD-funded projects are felt locally.
- **Support for Low-Income Families:** YouthBuild participants are often from low-income families, meeting the criteria for Section 3 workers.

YouthBuild offers educational services that lead to a GED or its equivalent, preparing participants for further education or employment. The construction or rehabilitation of housing serves as a community service, directly benefiting low-income families by improving their living conditions. By addressing the needs of underserved communities—often including individuals living in poverty, lacking a vehicle, or living in overcrowded homes—we will develop affordable housing, improve transportation access, and provide essential services to enhance their quality of life. We will partner with local health providers to offer on-site or nearby medical care and wellness programs, ensuring residents have access to necessary health services. Additionally, we will coordinate with transportation services to ensure reliable and affordable transit options, allowing residents to maintain their independence and engage with the broader community. These comprehensive services will enable individuals with disabilities to live independently while having access to the support they need.

Environment and Resilience

Significant Hazards Impact

In West Palm Beach, FL, where significant hazards such as hurricanes, flooding, and extreme heat pose risks to modular home units and associated infrastructure, our Project prioritizes resilience and safety. The installation of impact-resistant windows and doors, reinforced and waterproofed roof systems and exterior materials, will fortify the modular home units against hurricanes.

The project location has a high impervious area percentage, which allows for the threat of flooding from heavy to severe storms. The existing stormwater system routed the onsite stormwater towards the drainage system along 45th Street, and during significant rainfall events, the system would become inundated causing flooding for extended periods. The proposed

drainage system routes the stormwater to the rear of the property where it discharges into a canal. In addition, it has a notable length of exfiltration trench which serves as a sub-surface engineered detention cell that provides significant volume for the onsite stormwater runoff that eventually percolates to the groundwater table. The reduction in stormwater discharge and the adequate storage volume contained onsite shows this system to be beneficial in preventing costly flood damage, especially during times of severe storm events or hurricanes.

Mitigating extreme heat will involve implementing energy-efficient cooling systems, providing shading with landscaping, utilization of insulation, and using reflective roofing materials.

Our approach includes community education on disaster preparedness and maintenance to ensure long-term effectiveness. Collaborating with local authorities, we stay updated on hazards and integrate advanced mitigation technologies.

Current and Future Threats of Natural Hazards, Extreme Weather, and Disaster Events

Given the natural hazards prevalent in West Palm Beach, FL, such as hurricanes, extreme heat, and floods, our priority is enhancing the safety and stability of the modular housing units. To mitigate the impacts of these weather-related hazards, we will implement comprehensive measures tailored to each hazard. This includes burying the existing electrical overhead utilities underground and improving the current drainage system at the site.

Our project is committed to supporting LMI households that are particularly vulnerable to weather-related hazards. We will provide disaster preparedness education to help households plan effectively, offer immediate assistance during disaster events, and facilitate access to recovery resources for rebuilding and emotional support. Additionally, we will use and promote weather-resistant and climate-appropriate materials. These materials not only enhance the resilience of the modular housing units but also contribute to long-term sustainability by reducing maintenance needs and improving energy efficiency.

Environmental Justice

Our proposed activities are designed to advance Environmental Justice by addressing multiple facets of environmental and health hazards, enhancing protection, resilience, expanding environmental benefits, and overcoming prior disinvestment in environmental infrastructure. To reduce exposure to environmental hazards, we will improve air quality through the adoption of green technology. The Project has preliminarily been determined to meet the requirements of the Florida Green Building Coalition requirements for certification. SPECTRA plans to perform the required actions for obtaining this certification and any others at the highest level for which it qualifies.

To bolster defense against environmental risks, the Project incorporates weatherization techniques to boost energy efficiency, utilizes fire-resistant materials and landscaping to mitigate fire risks, and integrates floodproofing measures like a robust flood mitigation infrastructure. These initiatives are designed to fortify both residents and infrastructure against severe weather events and environmental hazards. Enhancing our resilience further, we are leveraging FPL's

"Storm Secure Underground Program" to bury power lines, along with a proposed drainage system that redirects stormwater to the rear of the property and discharges it into a canal. These measures significantly enhance the project's ability to withstand environmental challenges and improve overall resilience.

Furthermore, our activities will expand environmental benefits by promoting clean air and water initiatives, improving public transportation access, developing bike and walking paths, installing a bike rack for each of the 48 units, investing in clean energy technologies by installing an EV charging station, and supporting biodiversity conservation efforts. These actions not only enhance environmental quality but also promote sustainable lifestyles and community resilience.

Lastly, we are committed to overcoming prior disinvestment in environmental infrastructure by upgrading drainage systems, creating green spaces, and implementing advanced utility technologies. By addressing these areas comprehensively, we aim to promote equity, resilience, and sustainability in our community while ensuring that all residents benefit from a healthier and more sustainable environment.

DRAFT

Exhibit E – Capacity

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Capacity

Experience Managing Projects

SPECTRA partnered with Housing Trust Group to redevelop a 144-unit affordable multifamily apartment complex called Covenant Villas in Belle Glade, FL. utilizing LIHTCs in 2016. PBCHA administers 116 PBVs for this property.

SPECTRA Management, LLC manages New South Bay Villas, a 131-unit apartment complex in South Bay, FL. PBCHA was co-developer of this property, together with McCurdy Senior Housing Corp., placed in service in 2018 and is currently the managing member of this LIHTC property. PBCHA administers 130 PBVs for this property.

PBCHA has provided property management services for public housing communities for the past 50 years, and currently manages 428 public housing units within 4 multifamily communities and 42 scattered SFHs, 6 NSP homes, a 148-unit affordable housing, non-subsidized community, and 131 LIHTC units through an Allocation and Reimbursement Agreement with SPECTRA Management, LLC.

SPECTRA currently has an MOU with a local non-profit organization to develop vacant land to construct a community similar to the Project, and is partnering with two for-profit developers to develop a 140-unit senior community and a 125-unit senior community. Both projects will utilize low-income housing tax credits, PBC 20-year bond funding, and PBVs. SPECTRA Management, LLC will manage one of the properties upon completion.

Experience using grant funds

CDBG

NSP

HCV

PH

CFP

ROSS

FSS

JOBS PLUS

Youth Build

Key Team

SPECTRA has assembled a unique and extremely capable development team to design and construct Legacy at 45th Street. The uniqueness is driven by the team's desire to construct affordable multifamily housing units using steel modular construction as its structural foundation. This process will provide structurally strong, cost-efficient, technologically advanced residential units. The key component of this Respondent team is driven by each firm's desire to create transformational change in how affordable housing is developed.

The team assembled has professionally collaborated on multiple projects. As an example, Hatcher Construction has utilized Pillar Consulting for engineering services on multiple commercial projects in Palm Beach County. Fox Rothschild LLP has represented numerous Housing Authorities nationally and around the state and has worked with Palm Beach County Housing Authority previously. PBCHA contracted with Hatcher Construction to fully renovate their new headquarters on Forest Hill Blvd in West Palm Beach, owned by SPECTRA.

Below are the Bios of the relevant partners involved:

Owner/Developer: The SPECTRA Organization, Inc.

Executive Director/CEO – Carol Jones-Gilbert

As the Executive Director and CEO of SPECTRA and the Palm Beach County Housing Authority (PBCHA), Carol Jones-Gilbert oversees all facets of agency operations, programs, and projects with a steadfast commitment to regulatory compliance and fiscal responsibility. Her role includes rigorous financial oversight, reporting, and management of grant proposals and housing programs. She supervises tenant services, social programs, and the implementation of contracting and procurement policies, while also spearheading the development of agency-wide policies and managing facilities. Carol adeptly navigates technical and administrative challenges, driving staff training and professional development initiatives to cultivate a highly skilled workforce.

Carol is responsible for preparing comprehensive management audits and specialized reports for HUD, meticulously detailing PBCHA's activities and services. Working closely with the Board, she collaborates on strategic planning initiatives essential to realizing PBCHA/SPECTRA's vision and mission. She formulates action plans that establish clear benchmarks, allocate resources effectively, define accountabilities, and outline deliverables crucial to achieving organizational objectives.

At the heart of Carol's leadership philosophy is fostering a culture of quality management and cross-functional teamwork. She empowers teams to contribute meaningfully to decision-making and problem-solving processes, facilitating a deep understanding of the organization's structure and operational units. Through these initiatives, Carol aims to drive organizational excellence and uphold PBCHA/SPECTRA's reputation for integrity and innovation in serving the community.

Project Lead/ PBCHA Chief Development Officer – Tammy McDonald

Tammy McDonald is a seasoned professional with a diverse background in real estate development, encompassing acquisition, construction, rehabilitation, repositioning, and modernization activities, along with overseeing the Capital Fund program. Her career highlights include leadership roles at International Multifoods and Lennar, where she served as Division Administrator and Division Controller, respectively. At Lennar, one of the nation's largest residential developers, a member of the PBC senior team, Tammy was instrumental in driving strategic initiatives and operational excellence resulting in the development of over 40 communities and tens of thousands of homes.

As Vice President of the Urban League, she expanded community programs and services, notably establishing the Financial Empowerment Center to foster economic prosperity for underserved populations.

Currently, Tammy serves as Vice Chairman on the Board of Directors for the Community Land Trust of Palm Beach County and The Treasure Coast, Vice Chairman of the School District of Palm Beach County Audit Committee, Secretary of Central County CDC (an affiliate of the Broward County Urban League) which is a CFI and Developer, a founding member of the Palm Beach County Partners 4 Housing (a coalition of non-profit developers) and serves on the public policy committee of Housing Leadership Council of Palm Beach County. Committed to enhancing access to affordable housing opportunities for Palm Beach County residents, she is dedicated to empowering individuals and communities to achieve their fullest potential.

Development Counsel: Fox Rothschild LLP

Fox Rothschild LLP (“Fox”) is a national law firm with over 950 lawyers. The attorneys in Fox’s Affordable Housing group have been at the forefront of affordable housing development and reform for almost 30 years. The Group is led by Partner Michael H. Syme, who has more than 25 years practicing in Affordable Housing Law.

Fox focuses on representing housing authorities and their affiliates in their redevelopment efforts and has represented more than 70 housing authorities throughout the United States, completing well over 100 mixed-finance affordable housing developments. Our attorneys have worked on dozens of mixed-finance, RAD, and Choice Neighborhood transactions to produce public housing units, LIHTC units, Section 8 units, market-rate units, and homeownership units. The team has represented numerous public housing agencies located throughout the United States in transactions leading to the development of over 10,000 affordable housing units with financing far in excess of a billion dollars. In Florida, Fox has represented numerous housing authorities including the Palm Beach County Housing Authority.

Key contact: Harlene Silvern Kennedy

Civil Engineering: Pillar Consulting

Pillar Consulting was formed in 2000 and is headquartered in Davie, FL. Pillar specializes in civil engineering services and is fully licensed in the State of Florida. Pillar's expertise provides professional engineering and consulting services for all development needs. They work from the design/planning phase through the permitting process, final inspections, and certifications.

Using the latest surveying equipment, Pillar Consultants can meet projects demanding requirements promptly including staking, boundary and topographic surveys, hydrographic surveys, as-built surveys, condominium exhibits, and platting. Pillar has executed various project types from residential, commercial, hotels, and multifamily. Multifamily has been a staple of Pillar's firm. The firm has engineered and completed multiple projects that accommodate +100 residents.

Key contact: Jeffery Sanon, PE

General Contractor: Hatcher Construction & Development, Inc.

Hatcher Construction and Development (HCD) is a full-service General Contractor that offers solution in the areas of New Construction, Beautification, Planning, Renovations, and Infrastructure Development. Established in 1999, HCD's focus is on Commercial and residential Facilities, Government Entities, and Educational Facilities. HCD is licensed in the State of Florida. HCD, Inc is led by an excellent team of Dedicated, Experienced, and Knowledgeable Construction Professionals, who can address core business stipulations in the field of construction procurement and project management.

The HCD team can perform each task at any moment's notice, even during critical times, from Pre-Construction to Final Completion. Our goal is to service our clients Professionally and Expediently, putting their needs at the center of their projects. We are well-experienced builders, who are committed to understanding the client's needs, ensuring the project's success, and guaranteeing their overall satisfaction. Our reputation speaks for itself, and this is evident in that most of our projects are for clients with whom we have repeatably worked for. One such client is the School District of Palm Beach County, for whom we have completed numerous construction solutions, including modular units.

As well respected, and established Construction Professionals, HCD takes pride in its excellent record on Safety and Quality. We take Quality, Safety, and a Safe working environment seriously, and deviations from the standard operating guidelines are not tolerated. This coupled with our focus on client satisfaction makes us ideal Design Builders, always delivering the quality demanded and the value deserved.

We strive to be the Construction Manager of choice and to always deliver Cost-effective Quality Building Solutions in a Safe and timely manner. As experts in this field, we are committed to providing comprehensive results that will exceed our Client's Expectations.

Key Contact: William Hatcher, CGC

Owner's Representative/Construction Consultant: Ojito & Associates, Inc.

Throughout his career, Mr. Ojito has successfully managed multidisciplinary construction and engineering projects, demonstrating a keen ability to analyze risk factors and deliver results. His experience encompasses all phases of project execution, from initial planning and design through construction, operation, and maintenance. Mr. Ojito's expertise is particularly valuable in the following

areas:

1. Infrastructure Development:

- Extensive experience in water and sewerage infrastructure projects, including large pump stations, very large transmission lines up to 96", and treatment works.
- Proficient in establishing infrastructure fees and rates, ensuring cost-effective solutions for developers and public entities.

2. Land Development:

- Skilled in both infill and large-scale raw land developments, with a deep understanding of local regulations and environmental considerations.
- Experience in urban planning and site preparation, crucial for optimizing land use and project efficiency.

3. Government and Public Housing Projects:

- Proven track record in managing governmental agency building and public works functions.
- Familiarity with HUD and Florida public procurement requirements and regulations, essential for public housing developments.

4. Transportation and Airport Projects:

- Significant experience in airport infrastructure planning and development, including utilities, FAA compliance, and facility improvements.

5. Program Management:

- Expertise in overseeing complex, multi-faceted projects from conception to completion.
- Skilled in budget development, implementation scheduling, and risk management.

6. Contract Management and Procurement:

- Proficient in preparing complex bid packages and selecting consultants, contractors, and subcontractors.
- Experience with various project delivery methods, including Conventional, Design-Build, and Design-Build-Operate.

7. Quality Assurance and Control:

- Strong background in QA/QC processes, ensuring project compliance with plans, specifications, and regulatory requirements.

8. Sustainability and Environmental Compliance:

- Knowledge of green building practices and environmental regulations, crucial for modern development projects.

Mr. Ojito's extensive experience, technical expertise, and comprehensive understanding of the construction and development process make him an ideal professional for land developers and public housing clients seeking to navigate complex projects successfully. His ability to manage multifaceted

projects, ensure regulatory compliance, and optimize resources aligns perfectly with the needs of these sectors.

Key Contact: Osvaldo A. Ojito, PE, CGC, CxA

Racial Equity Experience

PBCHA and SPECTRA have worked tirelessly over the span of their existence to promote racial equity by designing processes and procedures and implementing policies to ensure equal rights for the underserved, which tend to disproportionately be Brown and Black people.

Environmental Reviews Experience

HUD requires public housing agencies to complete environmental reviews in accordance with 24 CFR Part 50 or Part 58 every five years to utilize Capital Fund awards for public housing communities. The last environment review PBCHA performed for this purpose was in 2021. PBCHA engaged the engineer who performed the site work and issued the reports. PBCHA worked with Palm Beach County Department of Housing and Economic Development and the Board of County Commissioners under 24 CFR Part 58 to submit the Request for Release of Funds to HUD. PBCHA submitted a SAC Application to HUD in 2022 to dispose of 44 vacant lots. HUD required environmental reviews which PBCHA engaged the engineer to perform the reviews. One of the properties required a Phase 2 review due to an old neighborhood dumpsite being located on one of the properties. PBCHA engaged in noticing public meetings, making the presentations to the public, allowing for the required public comment periods, incorporating public comments and submitting the required documentation to the city of Boynton Beach under 24 CFR Part 58, supporting their public notice and public comment periods and then assisting in submission to HUD for Release of Funds and approval of the SAC disposition from HUD.

Most recently, for this property, due to the HOME funding, an environmental review was required. SPECTRA worked with the city of West Palm Beach to complete this process for the Project.

Cross-Cutting Federal Requirements

PBCHA, as administrative agent for SPECTRA, its instrumentality, is subject to a variety of administrative statutes, regulations and Executive Orders. All federal funds received by the PBCHA are subject to the requirements of 2 CFR Part 200. As such, PBCHA has developed its own internal procurement policies which are reviewed annually, trained applicable staff and regularly reviews the provisions of these regulations related to financial management, internal controls, Federal payment requirements; program income requirements, revision of budget and program plans, record retention and access requirements; subrecipient monitoring and management; cost principles; and audit requirements, etc.

The PBCHA further understands and complies with all other requirements or conditions on all grants and programs for which it receives federal money. These requirements apply “horizontally” to PBCHA and its programs, as well as “vertically” as an agency receiving or

passing through federal funds. The PBCHA is required to comply with the Federal prevailing wage requirements applicable to its HUD assisted housing and community development programs as covered under the Davis Bacon and Related Acts as well as to its maintenance employees for its Public Housing program. The PBCHA complies with the Fair Housing Act and all civil rights laws for its housing programs and actively seeks to eliminate housing discrimination while promoting diversity, economic opportunities and creating inclusive communities.

Furthermore, the PBCHA must adhere to the Uniform Relocation Assistance and Real Property Acquisition Act (URA) for all federally assisted projects involving acquisition, rehabilitation or demolition. The PBCHA will ensure that it has policies and procedures in place for accountability and understanding by all parties for relocation impacts prior to funding.

The entities have extensive experience in navigating cross-cutting federal requirements and have developed robust strategies to ensure compliance with each specific regulation. These cross-cutters include (but are not limited to): race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability.

2 CFR part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards): PBCHA has successfully ensured compliance with 2 CFR part 200 by implementing rigorous financial management and reporting systems that meet the stringent standards set forth by federal guidelines. This includes maintaining accurate records, conducting regular internal audits, and providing thorough training for staff on compliance procedures.

Davis-Bacon Labor Standards (not applicable to Tribal Applicants): In previous projects, PBCHA has effectively applied the Davis-Bacon labor standards by establishing processes to verify that contractors and subcontractors pay their laborers and mechanics prevailing wage rates. This was achieved through meticulous contract reviews and on-site inspections to ensure adherence to wage determinations.

Fair Housing and Nondiscrimination Requirements: PBCHA is committed to upholding fair housing and nondiscrimination requirements by developing and enforcing policies that promote equal access and opportunity, regardless of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, or disability. Our approach includes conducting regular training sessions for staff and partners, as well as implementing comprehensive monitoring systems to ensure compliance. The Fair Housing Act covers most housing, with certain exemptions, and prohibits discrimination in various housing-related activities. Specifically, it is illegal to take any of the following actions because of race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Otherwise make housing unavailable
- Set different terms, conditions, or privileges for the sale or rental of a dwelling

- Provide a person different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- Make, print, or publish any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination
- Impose different sales prices or rental charges for the sale or rental of a dwelling
- Use different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures, or other requirements
- Evict a tenant or a tenant's guest
- Harass a person
- Fail or delay performance of maintenance or repairs
- Limit privileges, services, or facilities of a dwelling
- Discourage the purchase or rental of a dwelling
- Assign a person to a particular building or neighborhood or section of a building or neighborhood
- For profit, persuade, or try to persuade, homeowners to sell their homes by suggesting that people of a particular protected characteristic are about to move into the neighborhood (blockbusting)
- Refuse to provide or discriminate in the terms or conditions of homeowners insurance because of the race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, or national origin of the owner and/or occupants of a dwelling
- Deny access to or membership in any multiple listing service or real estate brokers' organization

PBCHA ensures compliance by educating staff and stakeholders about these prohibitions and implementing strict enforcement measures across all programs and services administered.

49 CFR 24 (Uniform Relocation Act): PBCHA has diligently adhered to 49 CFR 24 by ensuring that all individuals and businesses displaced by federally funded projects receive fair and equitable treatment. This involves conducting thorough needs assessments, providing adequate relocation assistance, and ensuring transparent communication with affected parties throughout the relocation process.

By integrating these compliance measures into its work, PBCHA has consistently maintained high standards of accountability and integrity in managing federally funded projects. This comprehensive approach ensures that all federal requirements are met and that all individuals and entities involved in these projects are treated with fairness and respect.

Exhibit F
Match or Leverage

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Sources of Funds

We anticipate needing \$23.4M in funding to deliver Legacy @45th Street. Committed and financially closed is \$14.4M and represents 188% of HUD SHARE. Having these funds closed and county recorded will solidify availability of funds given the funding source. An additional \$1.25M has been committed by the City of West Palm Beach. This forgivable loan is expected to be executed by August 2024.

These funding sources are guaranteed by Florida Community Loan Fund, Palm Beach County, The City of West Palm Beach, and The Spectra Organization LLC. The \$15.7M represents the totality of all external funding.

Legacy @45th Street LLC is requesting **\$7,694,280** to properly close the funding requirements to deliver the 48 units. The request is for all cost that will be incurred after October 1, 2024. We anticipate utilizing these funds by December 2025. If approved, our external funding sources would represent 204% of HUD SHARE.

Contingency plans

Our project has been budgeted with a construction contingency of approximately 5% of construction cost. We believe our risk will be mitigated considering over 50% of the direct construction cost is fixed with the manufacturing supplier.

Our external funding sources are firm with 67% committed and/or closed. The single biggest risk is awarding of funding from HUD Preservation and Reinvestment Initiative for Community Enhancement (PRICE) FR-6700-N-99. If funding by HUD is reduced or not approved, the Legacy @ 45th Street project would be in jeopardy of not proceeding to construct 48 affordable manufactured housing units.

Exhibit G

Long Term Effect

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Long Term Effect

Legacy @45th Street will consist of 48 steel manufactured housing units. The sole purpose of the project is to provide affordable housing in the metro area of Palm Beach County. This project is located on 45th Street with a public transportation stop within a short walk from the property. This property will also have a secure area for bike parking to promote exercising and using other modes of transportation. Of the unit count, 24 units are 2 bedroom/2bath and 24 units 1bedroom/1bath. One of the eligibility components will be income-based limits as this project is considered 100% affordable.

34 of the units will require the residents to be 80% or below the area median income for Palm Beach County. These residents will be charged rents corresponding to their income limit plus that rent category will be reduced an incremental 20%. In other words, these residents will pay 80% of the maximum rent reflected on the rent schedule. The rent schedule is set by the Florida Housing Finance Corporation. Four (4) of the units will be for residence that qualify for the HOME category. Ten (10) Units will be fore residence that qualify for HOPWA.

The project owner, Legacy @45th Street LLC, is wholly owned by The Spectra Organization LLC. The main purpose for these entities is to develop and provide affordable housing for residents in the low and moderate/low-income brackets. The project owners are not motivated by developing and selling projects at market rates after stabilization. In addition, Palm Beach County requires a 33-year deed restriction for 34 of the units. The deed restriction also requires the renting to only qualified residents at or below 80% AMI. The 4 units for HOME and 10 units for HOPWA have a 30-year restriction. two of the projects fundings sourcing have a deed restriction for 33 years and 30 years.

Below are the rent categories:

Residential Income *

Unit Type:

0 Bedroom:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Site Manager
 Subtotals:

HOPWA		
FMR	FMR	Total Monthly Rent
1	\$ 1,699	\$ 1,699
9	\$ 2,031	\$ 18,279
		.
10	21%	\$ 19,978

PBC Voluntary Rent Limit (at 80% of FHFC limits)

# Units at or < 80% AMI	Rent at or < 80% AMI	Total Monthly Rent
21	1,286	\$ 26,998
13	1,542	\$ 20,051
		\$ -
34	71%	\$ 47,049

Unit Type:

0 Bedroom:
 1 Bedroom:
 2 Bedroom:
 3 Bedroom:
 4 Bedroom:
 Site Manager
 Subtotals:

HOME CATEGORY		
# Units at or < 80% AMI	Rent at or < 80% AMI	Total Monthly Rent
2	\$ 1,021	\$ 2,042
2	\$ 1,231	\$ 2,462
		\$ -
4	8%	\$ 4,504

Rents at Voluntary Rent - 90% of FHFC limits

# Units at or < 80% of FHFC	Rent at or < 90% of FHFC	Total Monthly Rent
0	\$ -	\$ -
0	\$ -	\$ -
0	0%	\$ -

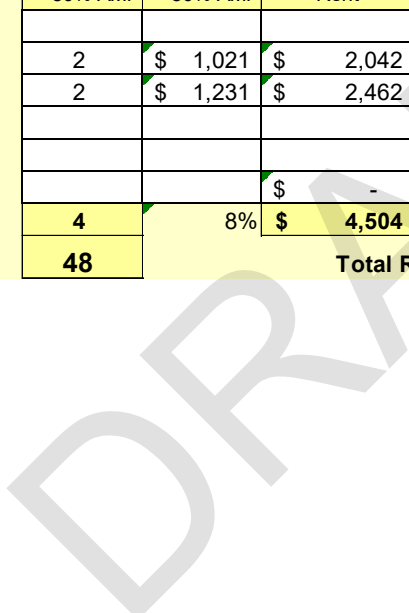
Total Units:

48

Total Residential Income:

\$17,883

\$ 858,370



Attachment A – Advancing Racial Equity Narrative

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Advancing Racial Equity Narrative:

According to the Palm Beach County 2020-2024 Consolidated Plan, the racial composition of the County's population is 74.4% White; 18.6% Black; 2.4% Asian; 2.1% two or more races; and 2.5% some other race. Nearly a quarter of all persons (24.2%) are of Hispanic or Latino origin. Native-born U.S. citizens constitute 73.9% of the population. The balance of the population is roughly equal proportions of foreign-born naturalized citizens (13.5%) and non-citizen residents (12.7%). In further reviewing the County's Consolidated Plan, it reflected that the CHAS data indicates that a total of 39.6% of all households in the Urban County Jurisdiction are cost-burdened, including 64,110 cost burdened (19.5%) and 66,216 severely cost-burdened (20.1%). There are no disproportionate needs among households experiencing cost burden greater than 30% but less than 50% of household income. Cost burden is similar among White (21.3%), Black (22.8%), and Hispanic (22.8%) households, but is lower among Asian (17.0%) and American Indians (16.6%).

Severe cost burden greater than 50% varies substantially by race/ethnicity, but only rises to the level of disproportionate need in the case of American Indians (30.4%) which represent a mere 0.12% of all households. Although 20.4% of Whites experience severe cost burden, 28.7% of Black households and 24.8% of Hispanic households do.

When comparing rates of cost burden to severe cost burden for the same race/ethnic groups, the data shows that White and Asian households experience cost burden more often than severe cost burden: White 21.3% versus 20.4% severe; Asian 17.0% versus 16.7% severe. The opposite is true for Black and Hispanic households, which experience severe cost burden more often than cost burden: Black 22.8% versus 28.7% severe; Hispanic 22.8% versus 24.8% severe. Because

Black and Hispanic households more often suffer severe cost burden, they are more likely to suffer the additional financial strain and de-stabilizing effects associated with severe cost burden.

PBCHA will provide administrative support for the Project. Within its Yardi software system, the PBCHA is able to conduct resident characteristics reports on all or some of its programs at any given time.

This report was conducted as of June 2024. Through its HCV and Public Housing programs, it serves 3402 families. Ninety-two percent (92%) are 50% and below the AMI. Of that population, 74% are black and 21% are white.

Based on racial composition, the persons or households who are expected to benefit from its proposed grant activities are low to moderate income persons within 80% of the AMI and below. They are mainly Black/African Americans.

Through the needs assessment conducted for the grant, the PBCHA determined that the primary barriers facing its communities were transportation, disability, job training/experience, childcare, computer training, and education. While these areas were identified as barriers to residents finding/keeping employment, the PBCHA through its service programs has also discovered that many are barriers that may prevent them from equitably benefiting from our proposed grant activities.

In order to address these barriers, the PBCHA will take the following steps:

1. Use a user-centric approach to understand the needs and perspectives of different groups making sure to involve the people most affected in developing programs and finding solutions.
2. Actively work to be an ally and an advocate for change within and outside of our programs for our residents who are affected by racial inequity.
3. Develop and implement program policies and practices that are fair and inclusive and that address the problem.
4. Bring in experts to educate PBCHA staff and others related to the Project on bias, equity, and inclusion.
5. Monitor and evaluate progress and effectiveness of PBCHA's efforts to advance racial equity within the PRICE grant using Yardi software.
6. Be transparent and accountable about the PBCHA's goals and actions.

Attachment B

Affirmative Marketing Narrative

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Affirmative Marketing Narrative

SPECTRA commits:

1. That housing, services or other benefits provided under this grant will be affirmatively marketed broadly throughout its communities, the local area and nearby areas to any demographic groups, to include Black and Brown persons or communities, individuals with limited English proficiency, seniors and individuals with disabilities, families with children and families living in manufactured housing communities.
2. To create collateral materials (flyers, posters, brochures) that reflect the diverse population we intend to attract as residents. All materials will indicate that Legacy at 45th Street housing is offered as an “Equal Housing Opportunity”.
3. To feature grant activities on PBCHAfl.org website, and PBCHA social media portals.
4. To advertise in local minority newspapers, radio and television serving the target populations subject to budgetary constraints.
5. To engage current residents to refer friends and family to the program.
6. To engage community housing partners in assisting to recruit qualifying individuals and families by providing them with approved materials and information on the grant activities and participation in the program.
7. To outreach to faith based and community-based organization to distribute approved collateral materials.
8. To hold information sessions at SPECTRA offices and/or PBCHA community sites.

9. To comply with the provisions of the Federal Fair Housing Act; Fair Credit Reporting Act (FCRA), Reg. V; the Fair Debt Collection Practices Act (FDCPA); Service members Civil Relief Act (SCRA); Unfair or Deceptive Acts or Practices Act (UDAP), Sec.5 FTCA; and Unfair, Deceptive or Abusive Acts or Practices (UDAAP), Sec 1031, Dodd Frank Act.

DRAFT

Attachment C

Affirmatively Furthering Fair Housing Narrative

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Affirmatively Furthering Fair Housing (AFFH) Narrative

SPECTRA proposes to carry out its grant activities within Palm Beach County, FL, a jurisdiction with an AFFH. SPECTRA together with PBCHA therefore aligns their proposed AFFH activities with the Palm Beach County's Analysis of Impediments (AI), Assessment of Fair Housing or other means of fair housing planning that meaningfully supports the Palm Beach County's AFFH certification.

The SPECTRA/PBCHA 's proposed activities shall be consistent with the Palm Beach County's AFH fair housing goals and with the fair housing strategies specified within its Consolidated Plan or Public Housing Agency Plan.

Palm Beach County is comprised of 39 incorporated municipalities and all unincorporated Palm Beach County. Three agencies provide fair housing oversight in the County. These are: the Palm Beach County Office of Equal Opportunity (OEO); the Legal Aid Society of Palm Beach County; and the Fair Housing Center of the Greater Palm Beaches.

The strategies that the SPECTRA/PBCHA will undertake to address fair housing and to eliminate or mitigate the negative impacts of specific barriers identified by the AFFH are:

- Increase people's/residents' awareness of their fair housing rights and about how to recognize a violation and how to file a report;
- Intensify efforts to identify and address fair housing violators;
- Apprise residents, landlords, realtors, lenders and PBCHA personnel about fair housing;
- Ensure that current and future housing does not unintentionally promote fair housing violations; and
- Ensure that SPECTRA/PBCHA does not discriminate in its policies or programs.

Attachment D

Eligible Applicants

Lead Applicant: The SPECTRA Organization, Inc.

DRAFT

Eligible Applicants

SPECTRA is a non-profit agency which was changed from Leased Housing Corp. in 2015.

Attached are the documents required to support the name change and non-profit status.

DRAFT

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on September 2, 2015, to Articles of Incorporation for LEASED HOUSING CORPORATION, INC. which changed its name to THE SPECTRA ORGANIZATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 725626.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Ninth day of September, 2015



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

15 SEP -2 AM 8:28

ARTICLES OF AMENDMENT
OF THE
ARTICLES OF INCORPORATION
OF
LEASED HOUSING CORPORATION, INC.

725626

Pursuant to Section 617.1006, Florida Statutes, the CEO of LEASED HOUSING CORPORATION, INC., a Florida corporation (the "Corporation"), a corporation organized and existing under the Florida Business Corporation Act, Chapter 617 of the Florida Statutes, does hereby certify as follows:

1. Article I of the Articles of Incorporation, after the amendment, shall be as set forth below:

ARTICLE I: NAME, PRINCIPAL PLACE OF BUSINESS, MAILING ADDRESS

The name of this Corporation shall be **The SPECTRA Organization, Inc.** The principal place of business and mailing address of the Corporation shall be 3432 W. 45th Street, West Palm Beach, FL 33407.

2. Article II of the Articles of Incorporation of the Corporation, after the amendment, shall be as set forth below:

ARTICLE II: PURPOSES

The purposes for which the Corporation is organized are as follows:

A. The Corporation is organized and shall be operated exclusively for non-profit charitable purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code of 1986, as amended, or corresponding provision of any subsequent Federal Tax Law, provided that no such activity shall be engaged in which is not permitted by a Corporation exempt from Federal Income Tax under Section 501 (c) (3) of the Internal Revenue Code of 1986, as amended, or any corresponding future provision of the Code or subsequent tax law.

B. The Corporation will adopt appropriate projects that include but are not limited to: community development, transformation; revitalization; advancement; grant writing and grants management; collaboration with other agencies, private and public; project and property management; land banking and transfer; to promote self-sufficiency, homeownership, education, economic development, and job training.

3. Article IV of the Articles of Incorporation of the Corporation, after the amendment, shall be as set forth below:

ARTICLE IV: MEMBERSHIP

Membership in the Corporation shall be open to all persons 18 years or older residing or working in the communities in which the Corporation provides services or conducts activities. Members shall not have voting rights.

4. Article VI of the Articles of Incorporation of the Corporation, after the amendment, shall be as set forth below:

ARTICLE VI: BOARD OF DIRECTORS

The Board of Directors of the Corporation shall consist of five (5) members. The number of Directors may be either increased or decreased from time to time in accordance with the Bylaws of the Corporation, but shall never be less than three (3). All members of the Corporation's Board of Directors shall initially be appointed by the Palm Beach County Housing Authority Board of Commissioners.

This amendment was adopted by the directors of the Corporation on August 17, 2015, since the members of the Corporation are the members of the Board of Directors.

IN WITNESS WHEREOF, the undersigned affirms that these Articles of Amendment are the act and deed of the Corporation, and that the statements made herein are true and correct under penalties of perjury this 20th day of August, 2015.

Van Johnson

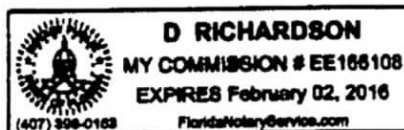
Van Johnson
[CONSTITUTING THE CEO OF THE CORPORATION]

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing Articles of Amendment were acknowledged before me on this 20th day of August, 2015, by VAN JOHNSON, who is ___ personally known to me; or ✓ has produced the following identification:

FL driver license

Notary Public
My commission expires: 2/2/2016



FILED
SEP - 2 AM 8:28
SECRETARY OF CORPORATION
DIVISION OF CORPORATIONS

State of Florida



Department of State

I certify that the attached is a true and correct copy of Amended and Restated Articles of Incorporation, filed on August 4, 1987, for PALM BEACH COUNTY LEASED HOUSING CORP., INC., changing its name to LEASED HOUSING CORPORATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is 725626.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
4th day of August, 1987.



George Firestone

George Firestone
Secretary of State

Internal Revenue Service
District Director

COPY

Department of the Treasury

Date: JUN 29 1979

79-0869

Our Letter Dated:
September 19, 1973
Person to Contact:
P. Dewey
Contact Telephone Number:
904-791-2636

REC'D. DIRECTOR INTERNAL
REVENUE

APR - 2 1980

E. P. O. DIVISION
JACKSONVILLE, FLA.

▷ Palm Beach County Leased Housing Corporation, Inc.
~~2215 North Military Trail~~
~~West Palm Beach, Florida 33401~~

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section 509(a)(3). Your exempt status under section 501(c)(3) of the code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(3) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(3) organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

Charles O. De Witt

District Director

COPY

State of Florida

Department of State

I certify from the records of this office that THE SPECTRA ORGANIZATION, INC. is a corporation organized under the laws of the State of Florida, filed on February 22, 1973.


The document number of this corporation is 725626.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on April 20, 2023, 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 Third day of May, 2023*




Secretary of State

Tracking Number: 4197390988CU

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

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>