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October 30, 2020

John Titkanich  
City Manager  
City of Cocoa  
65 Stone Street  
Cocoa, FL 32922

**RE: Orchid Lake - a 110 Unit Rental Housing Development Affordable to Seniors Aged 55+ to be Located at the SE Corner of Cocoa Lakes Drive and Michigan Avenue in the City of Cocoa Parcel Number 24-36-20-00-1**

Mr. Titkanich,

You may remember we had originally submitted the above referenced development for your review in the fall of 2016; however, Florida Housing would not allow us to deed restrict the property as housing for senior citizens because the nearby Clearlake Isles was under construction and additional applications for senior housing would not be allowed until Clearlake Isles was fully leased and operational.

Clearlake Isles is now fully leased with a large waiting list and Florida Housing is now financing new deed restricted senior housing development in the nearby area.

In light of the above we are planning to submit this affordable rental senior housing development proposal to Florida Housing on November 12, 2020 for funding consideration.

Our proposed unit mix and rental rates are as follows:

Type	Rental Rate	#of Units	%AMI	Unit %	Sq. Ft.
1br/1b Tax Credit	\$454	7	35%	7%	700
1br/1b Tax Credit	\$779	67	60%	60%	700
2br/2b Tax Credit	\$623	4	40%	4%	900
2br/2b Tax Credit	\$934	32	60%	29%	900
Total		110		100%	

The buildings will be three (3) stories with elevators. At least 15 percent of the units will have roll-in showers and will include the following features geared for Seniors:

- Horizontal grab bars in place around each tub and/or shower, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 609.

- Reinforced walls for future installation of horizontal grab bars in place around each toilet, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 604.5.1 (Side Wall);
- Toilets that are 17 inches to 19 inches in height as measured from the finished floor to the top of the toilet seat;
- Roll-out shelving or drawers in all bottom bathroom vanity cabinets;
- Adjustable shelving in master bedroom closets (must be adjustable by resident); and
- In at least one of the kitchen's bottom or base cabinets, there shall be a large drawer that has full extension drawer slides.

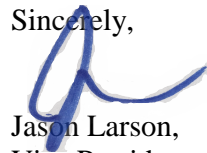
### **Conclusion**

Thank you very much for the opportunity to submit this proposal. If this development is funded by Florida Housing, it will bring much needed affordable housing to the senior citizens of Cocoa.

To finalize our application to Florida Housing we are requesting that the City executes either the current Grant or Fee Waiver form.

We look forward to creating this exciting development.

Sincerely,



Jason Larson,  
Vice President of Development  
Housing Trust Group