

Dear Prospective Sponsor,

Thank you for considering becoming a Cottage Champion for Tooley Oaks of East Mims. Your support is crucial in helping us create affordable housing solutions for North Brevard. Below is a comprehensive outline of the benefits and recognition you will receive for your fully tax-deductible donation as a Tooley Oaks Cottage Champion:

1. Platinum Sponsor - Name a Cottage: \$15,000.00

- Enjoy the exclusive privilege of naming one of our cottages after your business, family name, or individual name. Your chosen name will be prominently displayed on a beautiful nameplate at the front door of the cottage, showcasing your significant contribution to affordable housing in our community.

2. Gold Sponsor – Your Name on a Bench in our beautiful Courtyard: \$10,000.00

- Leave a lasting impression in our community by sponsoring a bench in our beautifully landscaped courtyard. Your sponsorship will be commemorated with a personalized plaque on the bench, recognizing your commitment to creating a welcoming, serene outdoor haven for residents and visitors alike.

3. Silver Sponsor – Your Name on a Courtyard Plaque: \$5,000.00

- Make your mark with a courtyard plaque sponsorship. Your name or dedication will be displayed on a prominent plaque within the beautiful community greenspace, demonstrating your support for our project and the values of community and inclusion it represents.

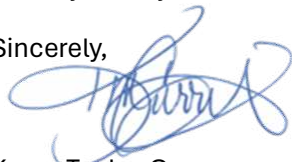
4. Bronze Sponsor – Your Name on a Courtyard Paver: \$1,000.00

- Leave a lasting legacy with a sponsorship of courtyard pavers. Your name or dedication will be engraved on a paver, creating a permanent symbol of your contribution to our community and the future residents of our project.

To become a Cottage Champion and make a lasting impact on our community, please contact us at cottagechamps@tooleycdg.org. Together we can help address the affordable housing crisis in our community.

Thank you for your consideration and support.

Sincerely,



Karen Tooley Curry,
Executive Director



PRELIMINARY SPONSORSHIP PACKAGE PREVIEW



Background

In the 1990s, Earlean Tooley, an East Mims pastor and schoolteacher, embarked on a mission fueled by compassion and a vision for positive change. With unwavering determination, she purchased four parcels of land, driven by the aspiration of building affordable housing in East Mims. Pastor Tooley's foresight and commitment to serving her community laid the foundation for a transformative vision that can help to address Brevard County's twin crises of affordable housing and homelessness.

Tragically, Pastor Tooley passed away in 2020, leaving behind a dream yet to be realized. However, her legacy did not fade with her passing. Her daughter Pastor Karen Tooley Curry, inheritor of her indomitable spirit, stepped forward to carry on her mother's mission.

Driven by her own passion for community service, Pastor Karen resigned from a Kennedy Space Center strategic planning and communications role and established Tooley Community Development Group (TooleyCDG), a non-profit 501c3 organization as a vehicle. Under her leadership, a new project, Tooley Oaks of East Mims is emerging as an exciting new affordable housing opportunity for not just the East Mims community but as a pivotal affordable housing project for all of North Brevard County.

Residential Units: Tooley Oaks of East Mims proposes the construction of 10-15 apartment sized homes ranging from 650 to 700 square feet, promoting efficient use of space while

maintaining comfort and functionality. This design not only reduces environmental impact but also ensures affordability for residents.



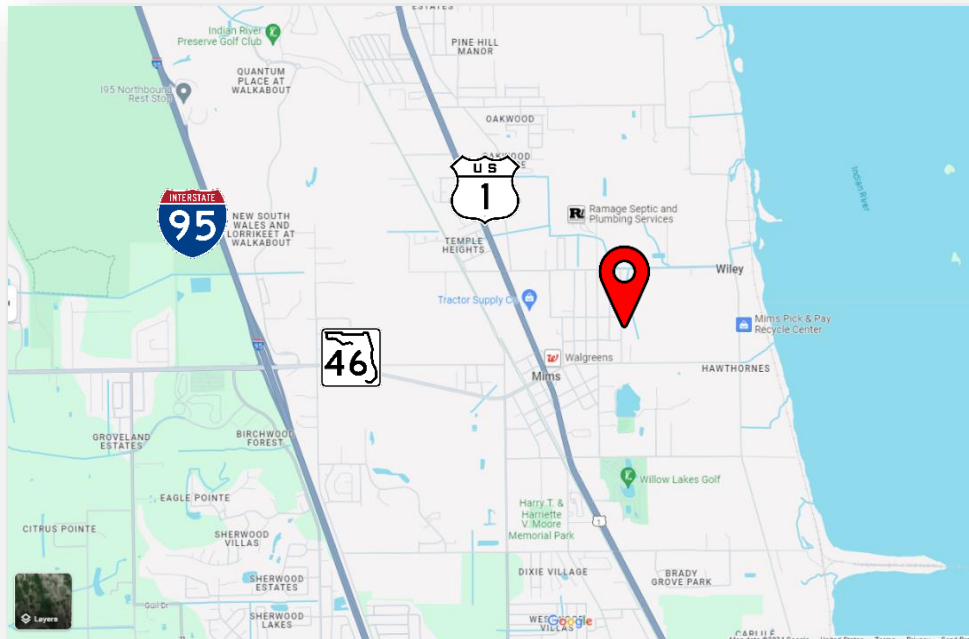
AI Generated Concept Image

While our foremost objective remains the provision of housing options for lower-income families, we are steadfast in our dedication to ensuring that the visual appeal and atmosphere of the development align with market-rate standards. This deliberate approach not only champions socioeconomic diversity but also enhances the overall allure, culminating in a project poised to serve as a benchmark for forthcoming market rate, single-family home developments in Mims.

Affordability: Emphasizing affordability, the project will include U.S. Department of Housing and Urban Development (HUD) site-based Section 8 vouchers administered through the Housing Authority of Brevard County. Employing Section 8 vouchers not only assures

affordability for the community but also provides a consistent cash flow for maintenance and upkeep which fosters a sustainable living environment.

Location: The proposed Tooley Oaks of East Mims development is strategically situated at 2617 Bethune Avenue, within the jurisdictional bounds of Brevard County, Florida. This prime location falls under the BCPAO Parcel number 21-35-17-00-40, boasting beautiful views of Kennedy Space Center rocket launches and access to the beautiful Indian River.



Site Details: Spanning 1.56 acres, the development will not only eliminate the blighted existing building, it will consist of front porch style construction, that will foster a sense of community while providing privacy and individuality to residents. The community features will include beautiful architectural design on a quiet lot scattered with mature oaks and magnolia trees.



Live Local Act Eligibility: Tooley Oaks of East Mims benefits from being zoned BU-1, a designation that renders the project eligible for various incentives under the Florida Live Local Act and other Brevard County affordable housing initiatives. The Florida Live Local Act, outlined in Florida Statute 163.4001, was enacted to stimulate local economies, and promote sustainable development by offering a range of incentives to qualifying projects. These incentives include tax breaks, expedited permitting processes, density bonuses, and financial assistance for infrastructure development.

Additionally, Brevard County's affordable housing incentives, as outlined in the Brevard County Municipal Code, Chapter XVII, complement the Act by providing further support tailored to address housing affordability challenges in the region. Together, these incentives create a conducive environment for the Tooley Oaks project to thrive while contributing positively to the community and addressing essential housing needs.

Infrastructure Limitations: It's important to acknowledge the infrastructure challenges present in North Brevard County, particularly concerning sanitary sewer. However, as part of our commitment to environmental stewardship and sustainable development, the plan for Tooley Oaks of East Mims incorporates nitrogen-reducing septic tanks for each unit. These innovative septic systems not only ensure proper waste management but also actively contribute to reducing nitrogen pollution, thus safeguarding the delicate ecosystems of the surrounding area. By implementing these advanced technologies, TooleyCDG aims to minimize the project's ecological footprint while promoting the health and resilience of the local environment for generations to come.

Vision for the Future: Tooley Oaks of East Mims represents a bold step towards creating a more equitable and sustainable future for the community. By providing affordable housing options in a serene and culturally rich environment, the project aims to empower individuals, strengthen social bonds, and foster economic vitality.

Through collaboration with local stakeholders, government agencies, and nonprofit organizations, and most importantly with the help of **Cottage Champions**, like you, TooleyCDG is committed to realizing this vision and making Tooley Oaks a model for affordable housing initiatives nationwide.

Join us in building a brighter tomorrow, one home at a time.
Welcome to Tooley Oaks of East Mims.

For more information contact:
Tooley Community Development Group
Karen Tooley Curry, Executive Director
kcurry@tooleycdg.org
321-225-4251 x 105



**SPACE FOR
YOUR LOGO
HERE**

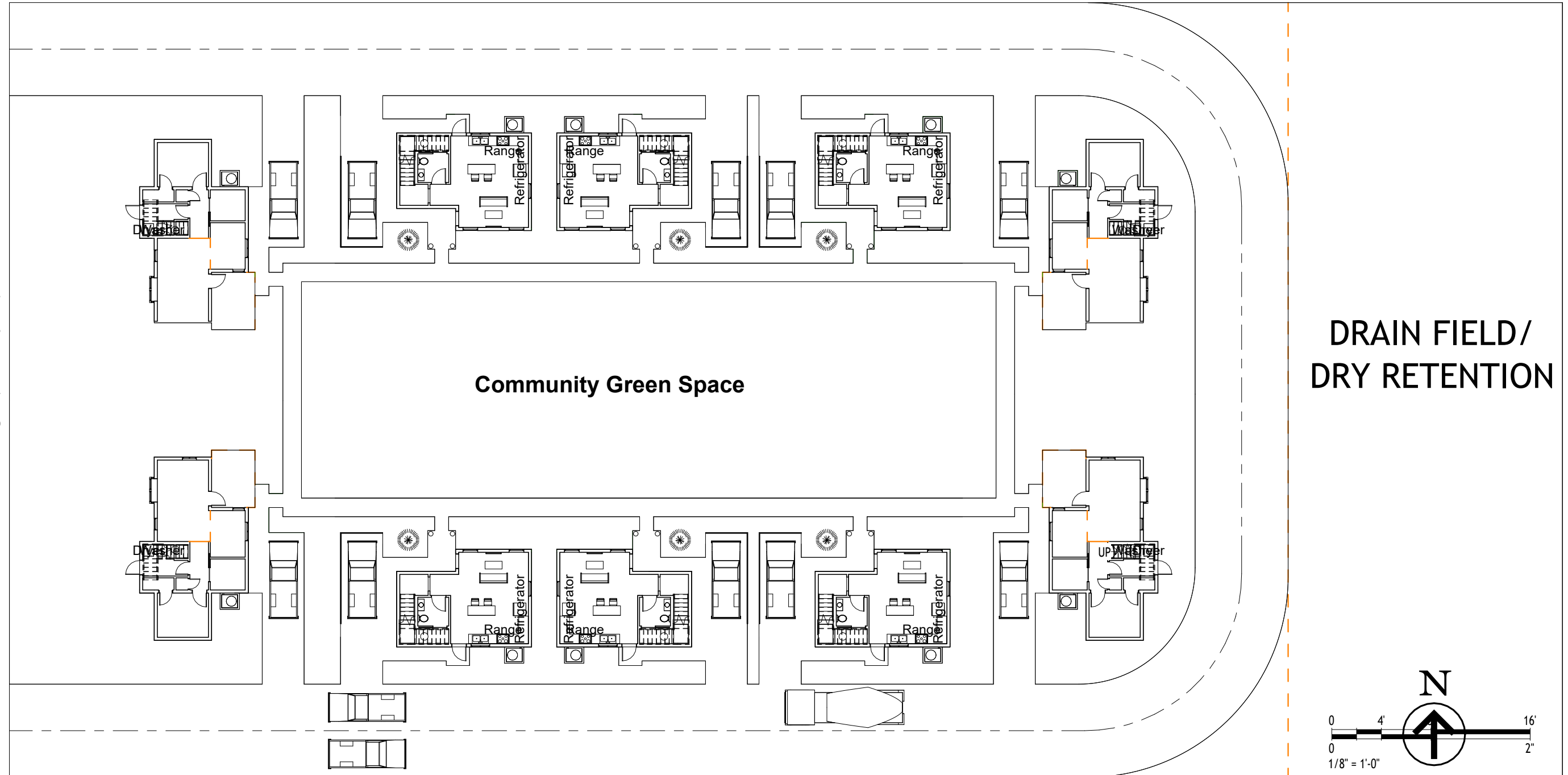


TOOLEY
COMMUNITY DEVELOPMENT GROUP

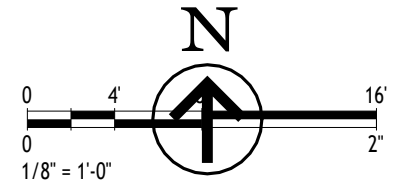
"unfolding possibilities"

Preliminary Site and Floor Plans

BETHUNE AVE.



DRAIN FIELD/
DRY RETENTION

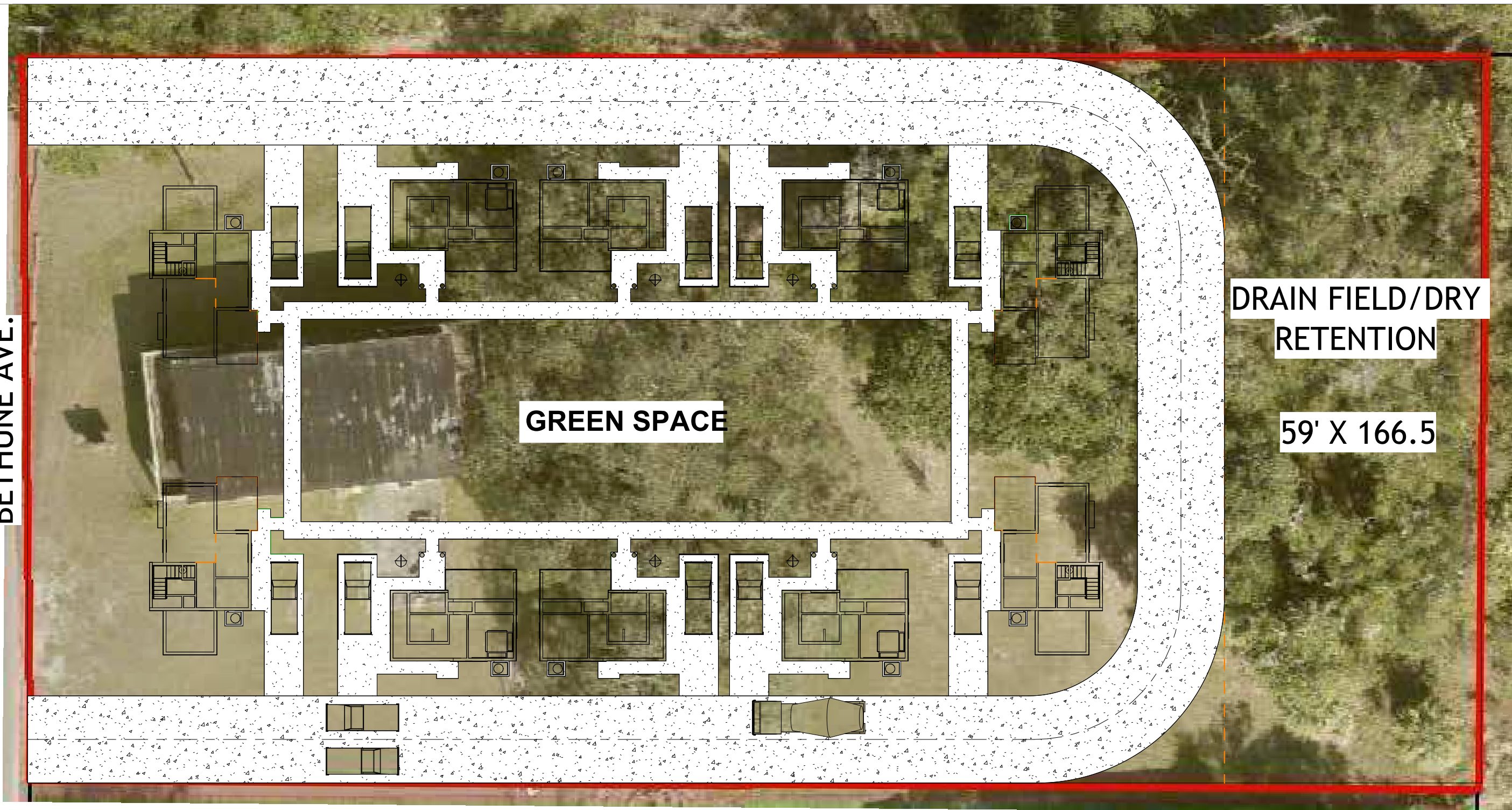


Tooley Oaks of East Mims
Proposed Pocket Neighborhood
2617 Bethune Avenue

No.	Description	Date

Preliminary Site Plan Mock Up		
Project number	001	C104
Date	03/25/2024	
Drawn by	Crystal Foster	Scale 3/64" = 1'-0"
Checked by	Checker	

BETHUNE AVE.



DRAIN FIELD/DRY
RETENTION

59' X 166.5

GREEN SPACE

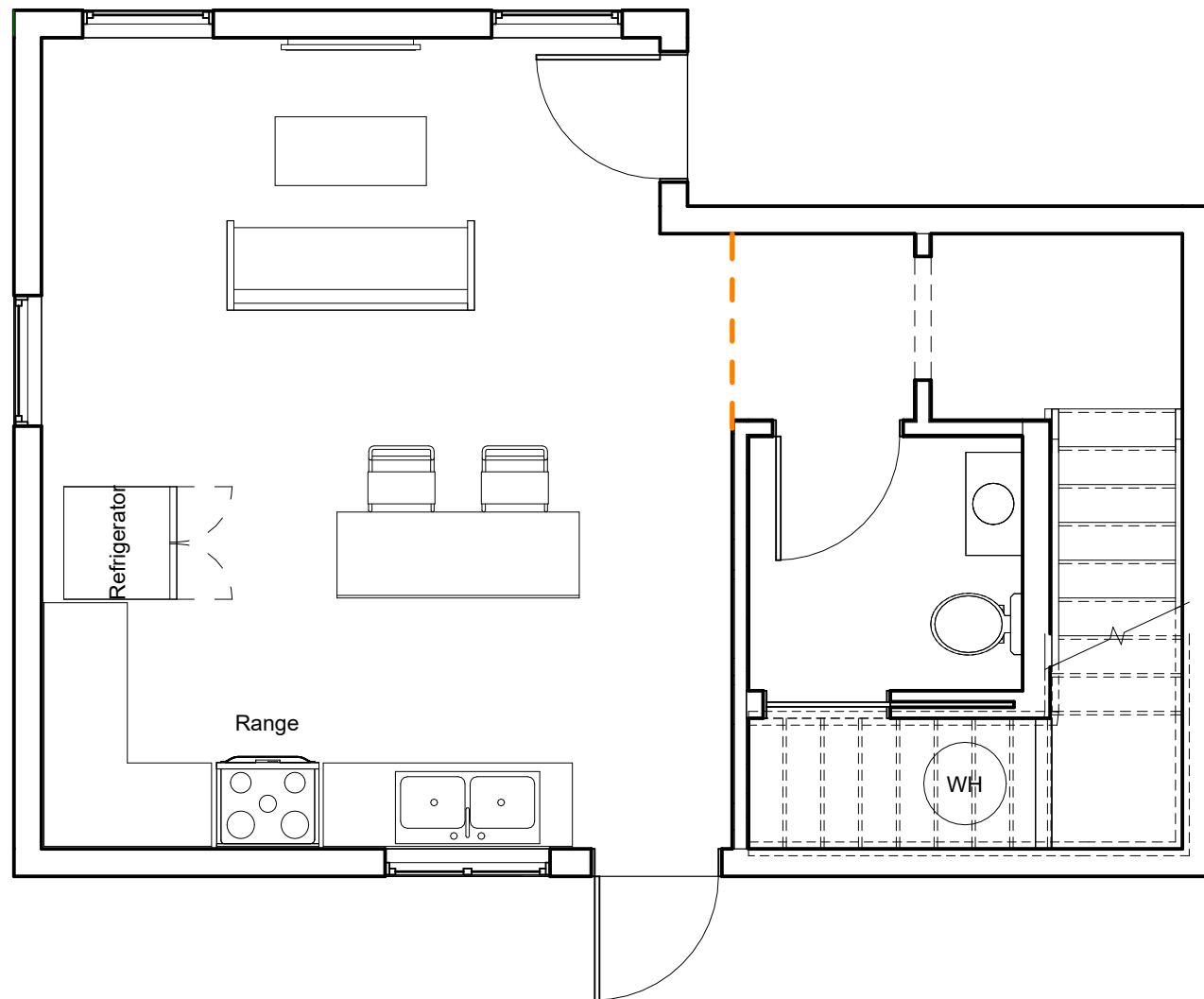


TOOLEY
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Tooley Oaks of East Mims
Proposed Pocket Neighborhood
2617 Bethune Avenue

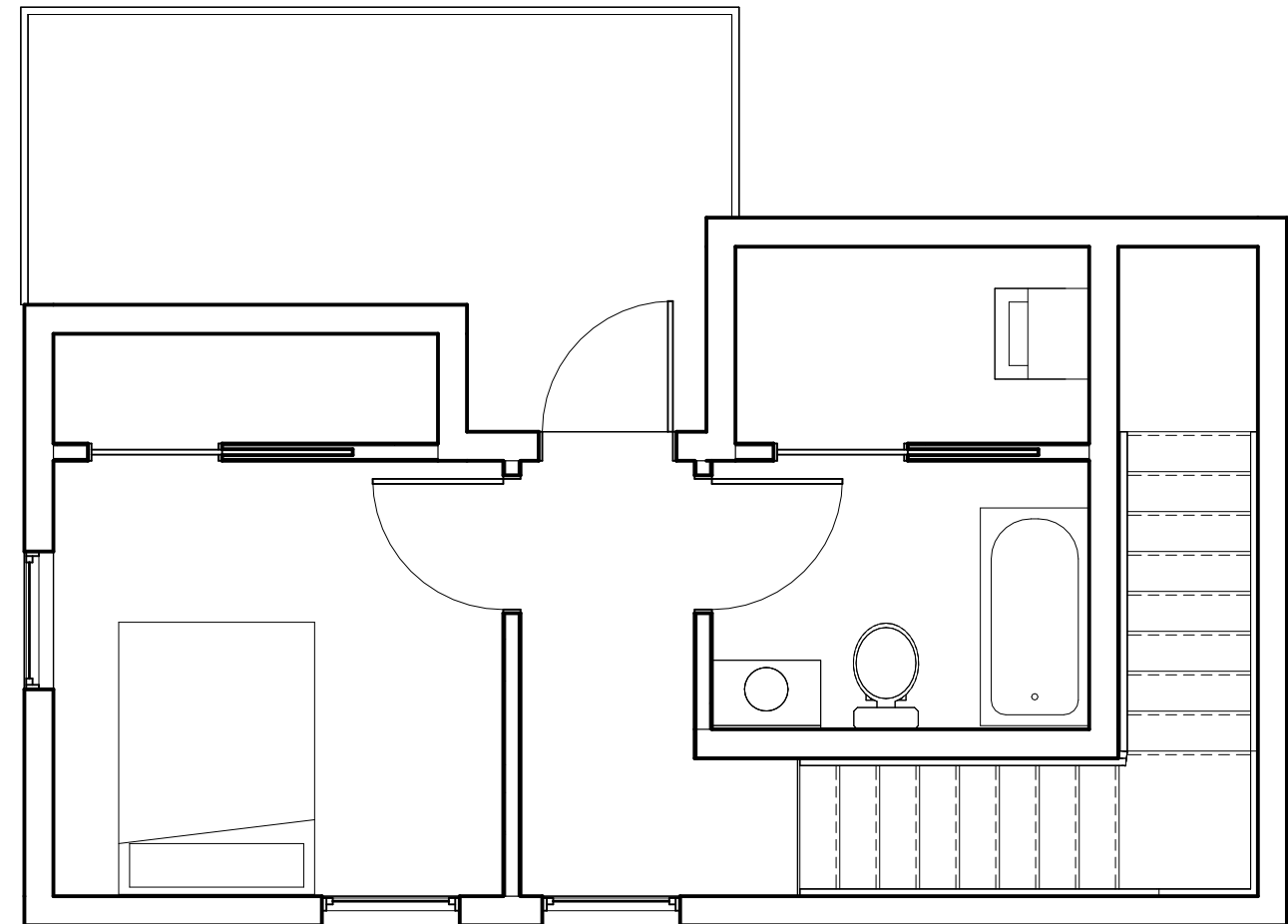
No.	Description	Date

Preliminary Site Plan Mock Up		
Project number	001	C106
Date	03/25/2024	
Drawn by	Author	Scale
Checked by	Checker	



First Floor

LIVING/DINING/KITCHEN 19'-8" x 16'-9"
 HALF BATH 6'-2" x 6'-7"



Second Floor

BEDROOM 10'-0" x 10'-4"
 BATHROOM 6'-2" x 8'-8"
 LAUNDRY 4'-6" x 8'-8"
 BALCONY 6'-8" x 16'-2"



Tooley Oaks of East Mims
Proposed Pocket Neighborhood
2617 Bethune Avenue

No.	Description	Date

Earlean Floor Plan - 721 sq. ft.		
Project number	Project Number	C103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1/4" = 1'-0"