




"unfolding possibilities"

Dear Prospective Sponsor:

Thank you for your interest in becoming a **SUPER SPONSOR** for Tooley Oaks of East Mims. **SUPER SPONSORS** play a vital role in addressing our community's affordable housing crisis by assisting in raising the necessary capital to develop affordable housing solutions in North Brevard. As a Tooley Oaks **SUPER SPONSOR**, you can anticipate:

Prominent Recognition	Acknowledgement at the Groundbreaking Ceremony	VIP Access to Project Updates
		
Your name and/or logo included in promotional materials, press releases, social media posts, website, and any other marketing.	You will attend the groundbreaking ceremony where your name and/or logo will be included on signage and printed material.	Receive exclusive updates on the progress, construction milestones, community events, and opportunities for involvement.

Below is an outline of all sponsorship levels and benefits for fully tax- deductible donations to support Tooley Oaks of East Mims:

1. Platinum Sponsor - Name a Cottage: \$25,000.00

- Name a cottage after your business, family, or yourself. Celebrate your support for affordable housing in our community.

2. Gold Sponsor – Your Name on a Bench in our beautiful Courtyard: \$15,000.00

- Sponsor a bench in our serene courtyard, leaving a lasting impact. Your plaque honors your commitment to community harmony.

3. Silver Sponsor – Your Name on a Courtyard Plaque: \$10,000.00

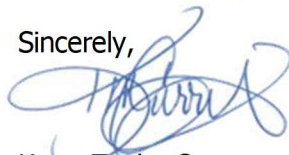
- Leave your legacy on our greenspace plaque, showcasing your support for community and inclusion.

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

- Sponsor courtyard pavers, leave a legacy. Your dedication engraved, symbolizing your community impact.

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.

Sincerely,



Karen Tooley Curry,
Executive Director

2477 Harry T. Moore Ave.
East Mims, FL 32754

Post Office Box 1807
Titusville, FL 32781

321.225.4251
www.tooleycdg.org

Tooley Community Development Group is a Florida non-profit, tax-exempt organization in accordance with IRC 501(c)3. Donations to this organization are tax deductible.



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 apartment sized homes in two phases. The units will range 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.



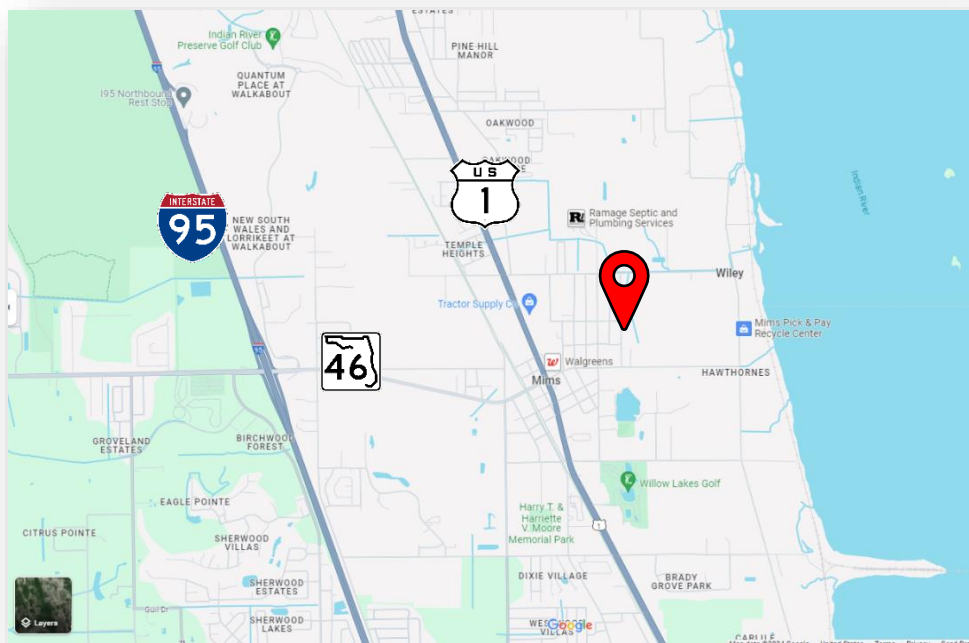
AI Generated Concept Image

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, but it will also 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



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CONTRIBUTOR CONTENT

Tooley Oaks of East Mims, Affordable Housing Project Seeks Funding to Realize Vision

By Tom White | April 21, 2024



In the corridors of East Mims, a vision is taking shape – a vision born from the legacy of compassion and dedication left behind by Pastor Earlean Tooley. In the 1990s, Pastor Earlean Tooley embarked on a mission fueled by compassion and foresight. Her vision: to build affordable housing that would serve as a cornerstone for positive change in her community. With unwavering determination, she laid the foundation for a vision to address the processing issues of affordable housing and homelessness that affect so many in surrounding communities.

Though Pastor Tooley tragically passed away in 2020, her legacy endured through her daughter, Pastor Karen Tooley Curry. Armed with her mother's indomitable spirit and a passion for community service, Pastor Karen resigned from her role at the Kennedy Space Center to carry forward her mother's mission. Under her leadership, the nonprofit Tooley Community Development Group (TooleyCDG) has been dedicated to revitalizing East Mims and beyond.

Nestled strategically in the picturesque confines of Brevard County, Florida, Tooley Oaks of East Mims is weaving dreams into the fabric of the community. Spread across 1.56 acres of land, this development promises more than just affordable housing; it strives for an inclusive and vibrant community.

But what sets this project apart isn't just its physical attributes, it's the heart and soul behind the project. Through the utilization of the U.S. Department of Housing and Urban Development (HUD) site-based Section 8 vouchers administered by the Housing Authority of Brevard County, Pastor Karen ensures that affordability isn't just a fleeting promise but a steadfast reality, fostering stability and sustainability within the community.

Moreover, Pastor Karen sees the power of community partnerships as a key resource that expands TooleyCDG's capacity. Forming ties with the Florida Housing Coalition, the Florida Community Loan Fund, Launch Credit Union, and the Black Economic Development Fund have been invaluable in pushing Tooley Oaks forward and ensuring the project's success and long-term viability.

Tooley Oaks is a true testament to the convergence of affordability blended with aesthetics, where the "pocket neighborhood" concept consisting of small footprint homes of about 600 and 700 square feet, adorned with ample light and space, redefines the very essence of contemporary living. These self-

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contained homes, equipped with home essentials such as washers and dryers, offer a glimpse into a future where the community is self-sufficient. Concept drawings, though AI-generated, provide a compelling visual representation of the mission and vision behind the Tooley Oaks of East Mims project.

However, the journey towards realizing this vision hasn't been without its own set of challenges. Infrastructure limitations such as county sanitary sewer loom large. Yet, true to its ethos of innovation and resilience, Tooley Oaks doesn't merely confront these challenges; it transcends them. Through the implementation of a new nitrogen-reducing septic systems, the project addresses the existing infrastructure gap while paving the way for responsible growth.

While TooleyCDG has made significant strides in bringing the Tooley Oaks of East Mims project to fruition, community support and funding remain critical to its success. Through partnerships, donations, and grants, TooleyCDG seeks to ensure that every aspect of the project – from construction to maintenance – is carried out with the utmost care and attention to detail.

"In East Mims, we're not just confronting the housing crisis; we're honoring a legacy. It's about more than buildings; it's about restoring the dignity of a community with a powerful and unique history."

Pastor Karen's remarkable track record in community development, strategic leadership, and successes make her an iconic figure in her field, creating an indelible impression, just like her mother, on the organizations and communities she serves.

Beyond bricks and mortar, TooleyCDG embodies a holistic approach to community development. Through successful initiatives such as the Summer STEM program in 2022 and 2023, and the CommunityLink case management program, the nonprofit organization, under the dynamic leadership of Pastor Karen Tooley, has already made significant strides in empowering East Mims Community. With over \$650,000 in funding secured within the past three years of operation and a dedicated team driving the mission forward, TooleyCDG stands as a testament to the power of vision, perseverance, and unwavering commitment to community upliftment.

As Tooley Oaks of East Mims takes shape, it builds homes that connect aspirations with opportunities, dreams with realities, and individuals with a shared sense of purpose.

CONTRIBUTOR CONTENT

Pastor Karen Curry Helps Reshape Her Neighborhood

Hilary Tetenbaum Contributor

Published 11:55 a.m. ET March 4, 2024



Pastor Karen Tooley Curry grew up in an environment where much of her community's history was hidden from her. Though she recognized its effects on her small, historically Black community, she realized that she wanted to do something to change the world around her and help improve lives.

After leaving for Florida A&M in 1987 and completing her studies, Curry returned to her hometown of Mims, Florida in 2011, which she described as though she was "in a time warp." She felt that little in her community had changed except for her. With newfound experience in public housing and other professional environments, she was determined to help make a difference in her community.

In 2020, while working from home as a Communications and Strategic Planning Analyst, Curry took a leave of absence to care for her ailing mother, Pastor Earlean Tooley, who died from congestive heart failure in March 2020. She also completed her fourth book, *Standing on the Precipice*, which explored not only her experience growing up with a lack of awareness about the history around her, but also the Black history journey through theology and other disciplines that she sought to help fill that void.

"I'd like to think that, as we pass the baton to the next generation, we will find folks who don't want to see this happen anymore in the future and are ready to take charge," Curry stated upon describing her deep pride in her culture and the importance of her heritage.

In a leap of faith, Curry resigned from her job to start a non-profit. By using her skills in housing, grant writing, communications, strategy, and management, she aimed to challenge the systematic problems that existed within her community. She believed that events of the recent past had affected her community and trapped it within a "time warp," thus contributing to many of the problems she saw flourishing there.

Over the past three years, her non-profit, the Tooley Community Development Group, has been awarded nearly \$650,000 to provide STEM education services, case management services, and homeless prevention services not just to Mims, but to all of North Brevard and any residents who need their services. The Tooley Community Development Group focuses on uplifting a neighborhood—specifically Curry's hometown—that has been devastated by decades of problems. The development group plans to begin construction on transitional housing and permanent rental housing this year, as well as to draw focus to under-represented voices through their arts, history, and culture programs. Their plans for the East Mims Learning Center's STEM Academy help children launch themselves



Karen Tooley Curry

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Pastor Curry's unwavering drive to help the people in her area succeed has established her as a pivotal and cherished figure in Mims, Florida. Her enduring dedication not only fosters a spirit of unity and resilience but also inspires a legacy of empowerment that promises to resonate for generations to come. Through her tireless efforts, Pastor Curry has sown seeds of hope and progress, ensuring her influence will be felt and celebrated long into the future.

Members of the editorial and news staff of the USA TODAY Network were not involved in the creation of this content.

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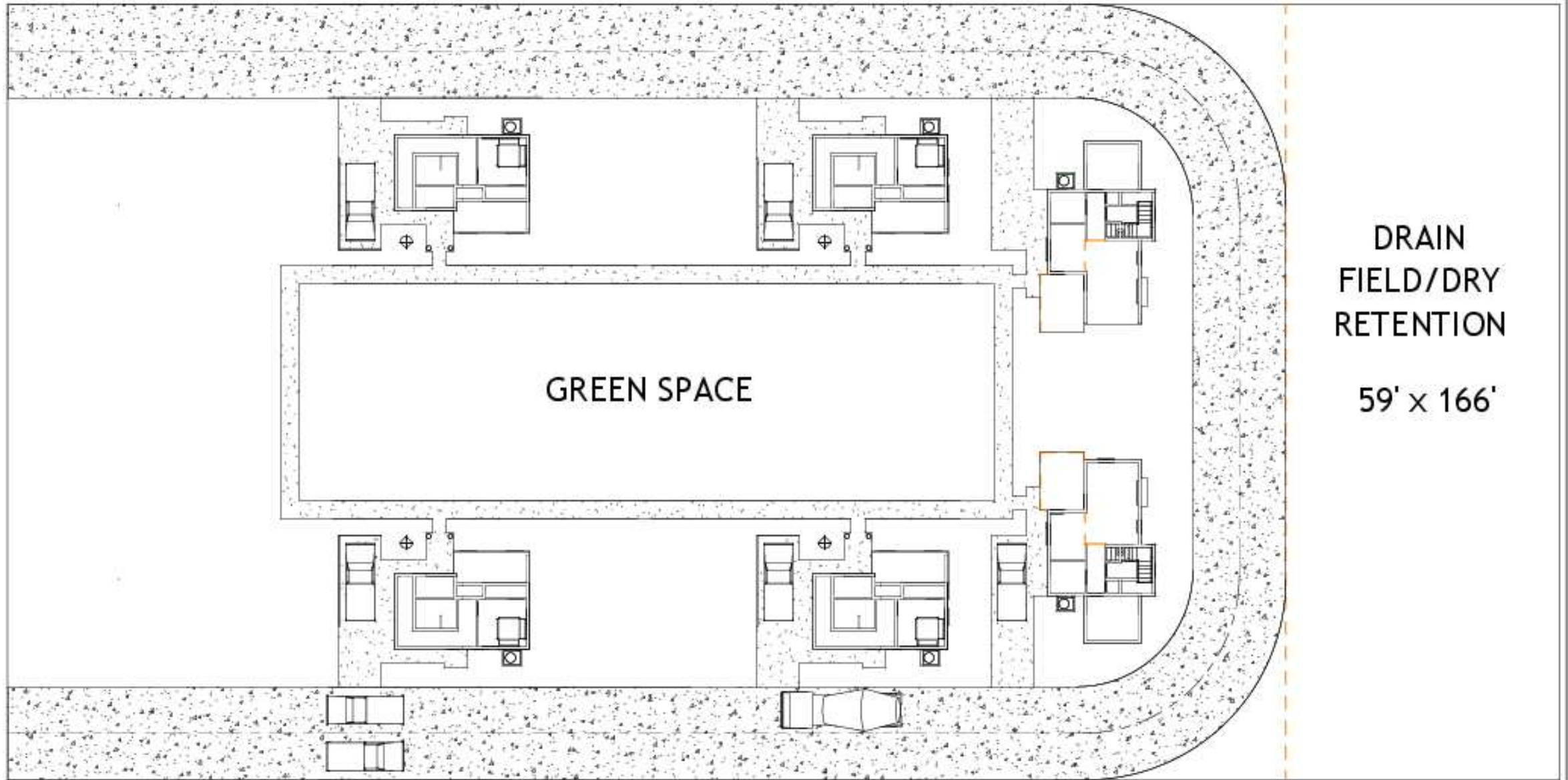
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BETHUNE AVE



DRAIN
FIELD/DRY
RETENTION

59' x 166'



TOOLEY
COMMUNITY DEVELOPMENT GROUP

Tooley Oaks of East Mims
Proposed Pocket Neighborhood
26177 Bethune Avenue

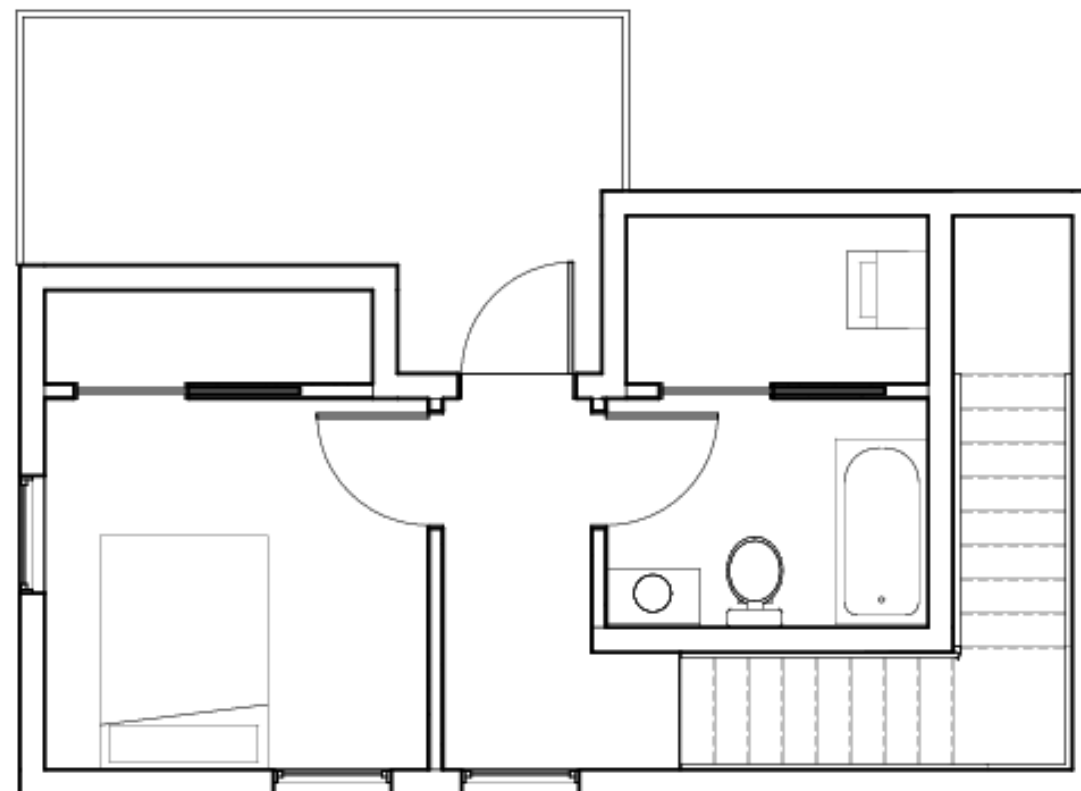
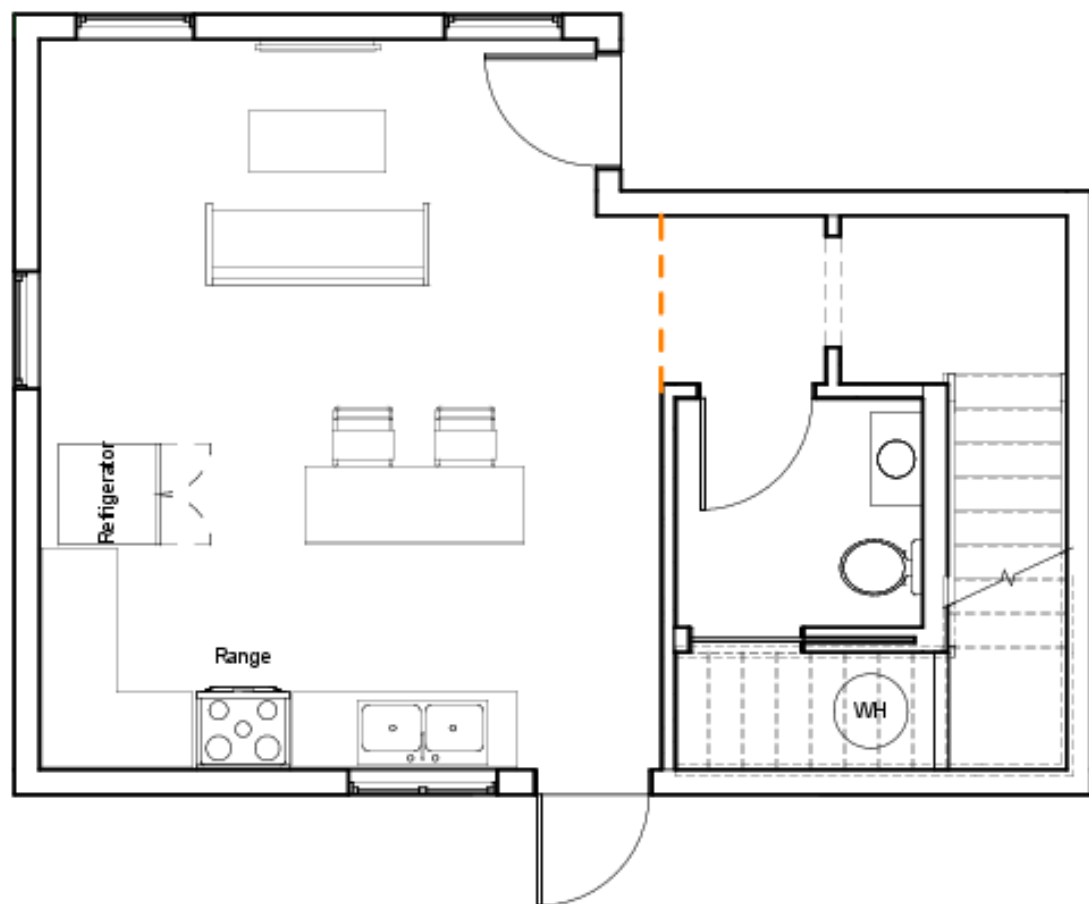
No.	Description	Date

Preliminary Site Plan Mock Up

Project number 001
Date 03/25/2024
Drawn by Crystal Foster
Revision Date 4/18/2024

C107

Scale



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"