



# ACRUVA

Giving everyone  
the chance to succeed™

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Full Service Equitable Housing Developer



## WHO IS ACRUVA?

ACRUVA, founded by a distinguished team of real estate and tax credit experts, boasts a combined expertise spanning over a century among developers, tax credit syndicators and asset managers. We collaborate with housing authorities, private proprietors, city and county administrations, as well as both for-profit and non-profit organizations.

Our mission is to champion equitable housing initiatives not only across the U.S. but also in the Commonwealth of Puerto Rico. Through our endeavors, we breathe new life into communities, fostering revitalization and enhancement.



# The Mission

Empower communities by constructing resilient, sustainable, and equitable multifamily rental homes, leveraging cutting-edge construction technologies to shape a brighter, more inclusive future.



## Core Values

Compassion

Respect

Integrity

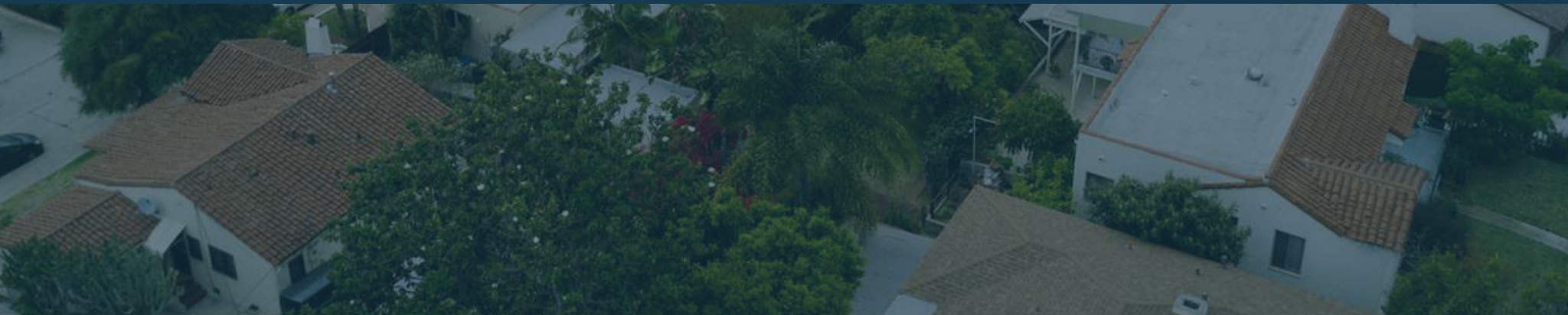
Equality





# Housing Affordability: A Nationwide Concern

- Nearly 38 million households across the country are spending over 30% of their incomes on housing.
- A significant portion of these households consists of:
  - 9.5 million renters earning less than \$30,000 annually.
  - 5.4 million homeowners with yearly earnings below \$30,000.





ACRIVA develops high quality equitable housing to serve the following demographics:

- Families
- Elderly
- Formerly Homeless
- Persons with Disabling Conditions
- Persons with Developmental Disabilities
- Workforce Housing
- Other special needs demographics

ACRIVA corporate leadership combines 75+ years of experience in equitable housing.

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## Arbors at Suncoast

- **Arbors at Suncoast** is an affordable community serving Families of all ages that will consist of 96 units.
- The development will have sixty (60) 1-bedroom units and thirty-six (36) 2-bedroom units.
- The unit mix includes AMI levels at 22%, 40%, and 60%.
- 10% of units will be set-aside for Extremely Low Income (ELI) households.
- The building typology will consist of several (3) story buildings with surface parking and required accessible parking spaces.
- The community will also include a clubhouse and meeting room, a designated computer room, modern fitness center and on-site property management and maintenance offices.



# Arbors at Suncoast

## 5 Mile Radius Demographics (2024)

- Population: 109,880
  - Families: 26,169
- Avg. Household Size: 2.72
  - Median Age: 36.7
- 72% of the population is 54 years and younger

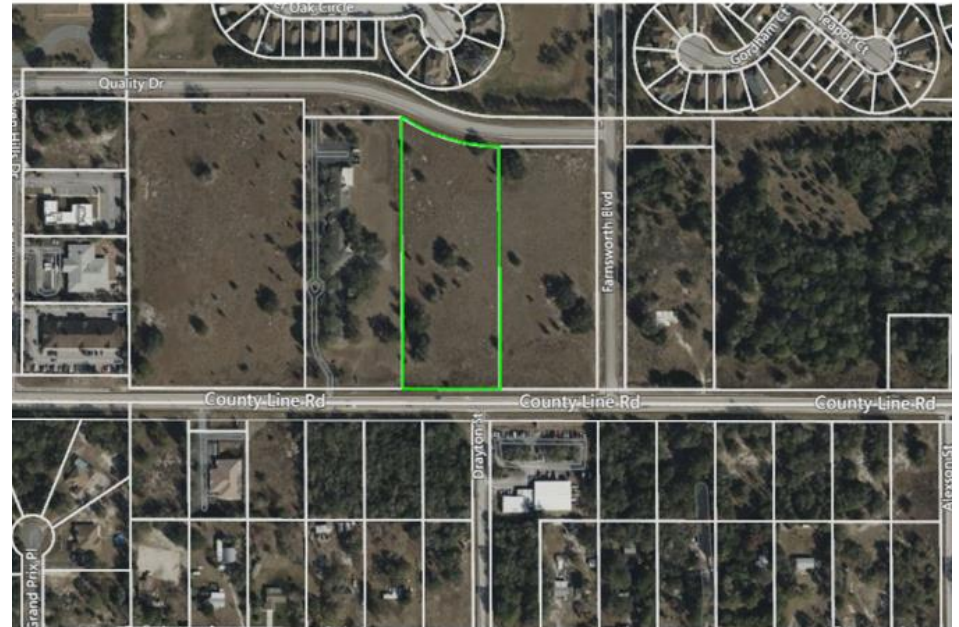
Race and Ethnicity	Census 2010		Census 2020		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,855	62.0%	49,787	46.5%	47,940	43.6%
Black Alone	6,155	6.2%	6,721	6.3%	6,854	6.2%
American Indian Alone	862	0.9%	1,262	1.2%	1,356	1.2%
Asian Alone	12,732	12.8%	15,154	14.2%	16,774	15.3%
Pacific Islander Alone	420	0.4%	330	0.3%	349	0.3%
Some Other Race Alone	12,666	12.7%	16,961	15.9%	18,688	17.0%
Two or More Races	5,119	5.1%	16,753	15.7%	17,919	16.3%
Hispanic Origin (Any Race)	30,843	30.9%	38,657	36.1%	42,110	38.3%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



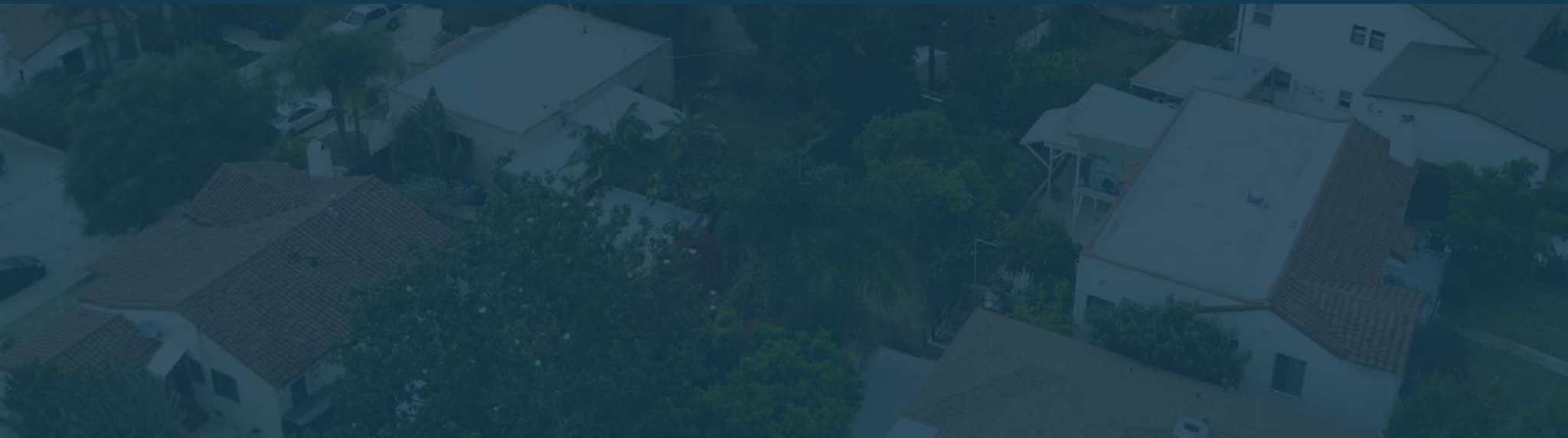
## Arbors at Suncoast







# Development Pipeline



# Mira Flors Village

- ❖ 258 units under construction in Puerto Rico
- ❖ Phase I – 168 units breaking ground in June 2024
- ❖ Phase II – 90 units scheduled for 2026
- ❖ NGBS: ICC-700
- ❖ Designer: YSA



MIRAFLORE VILLAGE APARTMENTS PRE-  
DEVELOPMENT STAGE  
ISABELA, PUERTO RICO

# Lakewood Senior Housing

- ❖ Breaking ground in 2024
- ❖ 56 Units
- ❖ Joint Venture with Neighborhood Renaissance Inc.
- ❖ Designer: The Martin Architectural Group
- ❖ General Contractor: Marmer Construction



LAKWOOD SENIOR HOUSING  
PRE-DEVELOPMENT STAGE  
DAYTONA BEACH, FLORIDA



# Cross Creek Gardens

- ❖ Breaking ground in 2024
  - ❖ 34 units
- ❖ JV with Neighborhood Renaissance Inc.
- ❖ Designer: The Martin Architectural Group
- ❖ General Contractor: Marmer Construction



CROSS CREEK GARDENS – PHASE I  
PRE-DEVELOPMENT STAGE  
GASDEN COUNTY, FLORIDA

# Osprey Landing Apartments

- ❖ Breaking ground in 2025
- ❖ 109 units. Studio & 1BRs
- ❖ Designer: The Martin Architectural Group
- ❖ General Contractor: JWR Construction



OSPREY LANDING APARTMENTS  
PRE-DEVELOPMENT STAGE  
MIAMI-DADE COUNTY, FLORIDA

# Miraflor Village Apartments

- ❖ Breaking ground in fall 2024
- ❖ 168 units. 1BR, 2BR, & 3BRs
- ❖ Designer: Young & De La Sota and The Martin Architectural Group
- ❖ General Contractor: Aireko Construction



MIRAFLOR VILLAGE APARTMENTS  
PRE-DEVELOPMENT STAGE  
ISABELA, PUERTO RICO



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