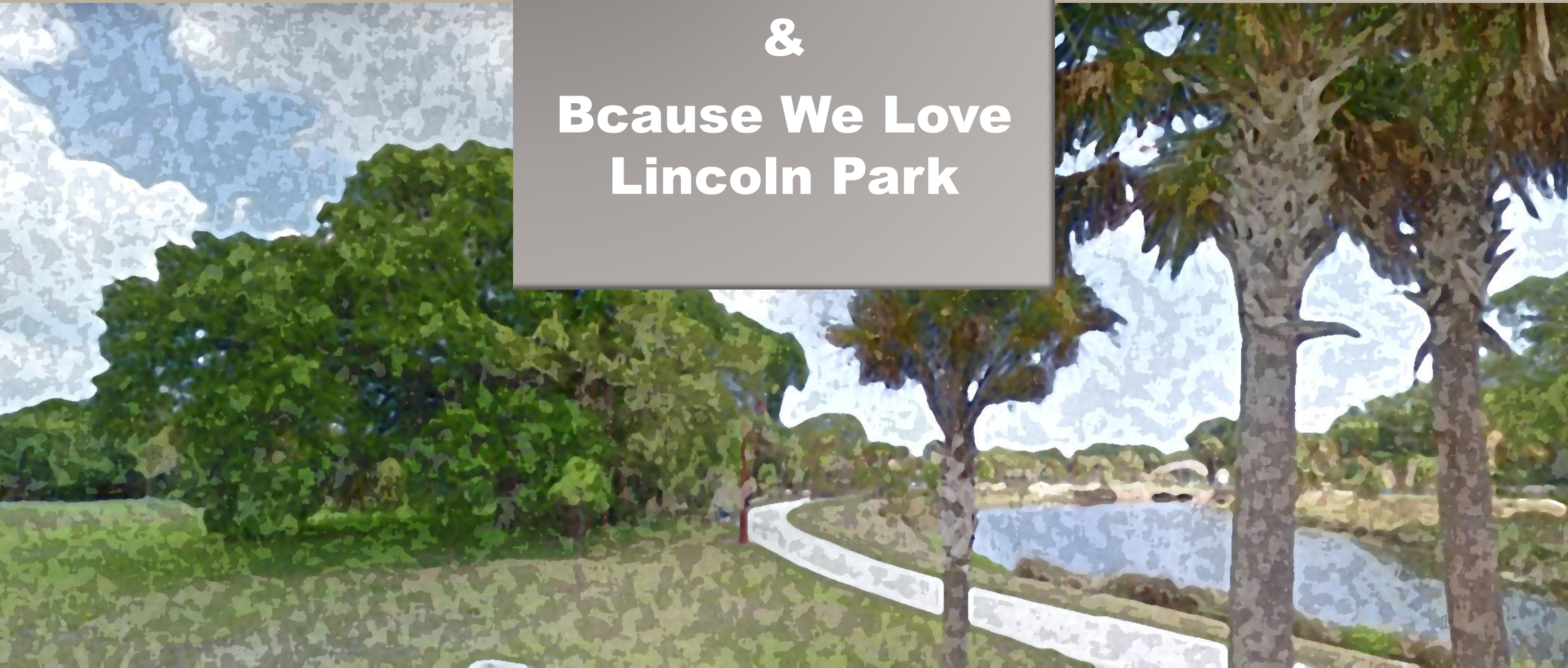
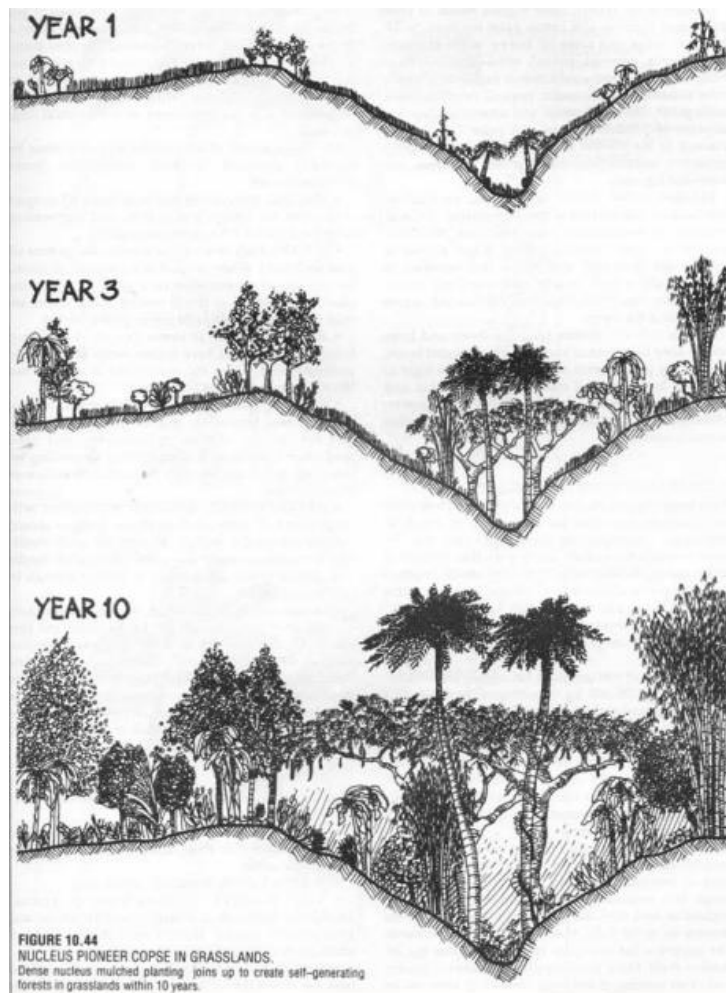
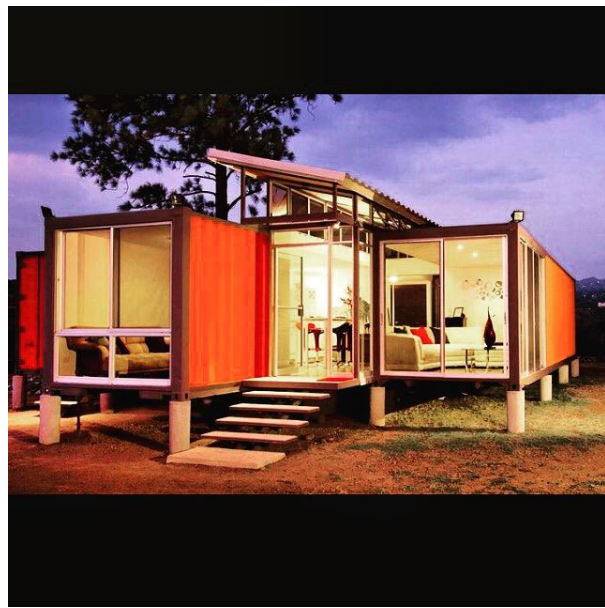


**EKhaya  
Fort Pierce  
&  
Bcause We Love  
Lincoln Park**





	EKhaya LIFE!	
1	EKHAYA FORT PIERCE	
2	<b>B</b> LIGHT	
3	EKhaya PERMACULTURE PRINCIPLES	
4	<b>B</b> LIGHT & Lien Mitigation Strategies	
5	DESIGN	
9	EXTERIOR DETAILS – INSULATION ROOF, SIDING MATERIALS, WINDOW & DOORS	
12	EXTRA PLANS	

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**home**

*community*

**living**

**Jermaine Chad Ingram – President  
EKhaya Fort Pierce LLC  
Bcause We Love Lincoln Park, Inc. - 501(c)3**

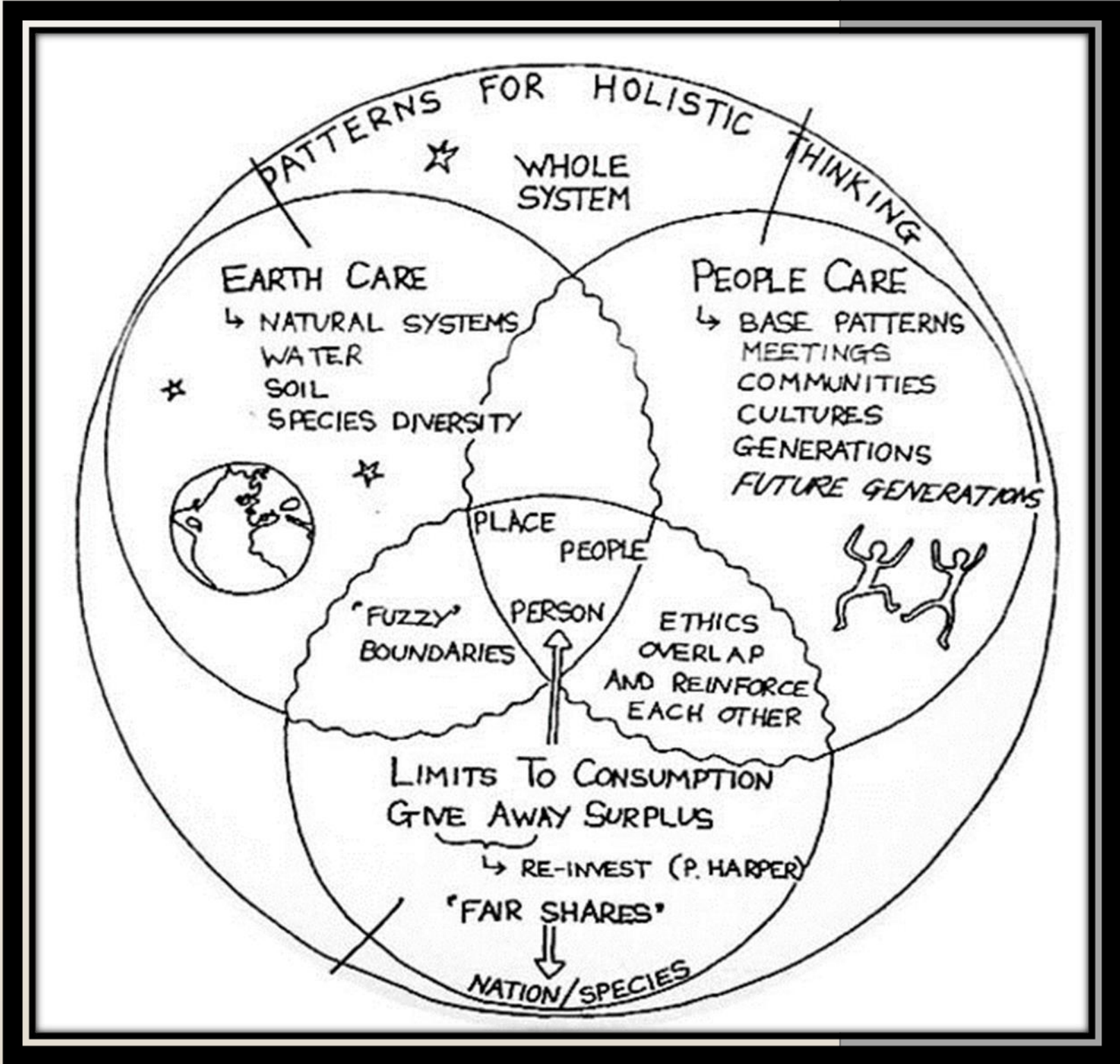
**411 N 9th Street, Unit C and 932 Ave D  
Fort Pierce, FL 34950**

# EKHAYA FORT PIERCE

EKhaya FP LLC is an attempt to build a better place to live.

We operate in the Historic Lincoln Park District of the City of Fort Pierce.

We have focused on building homes that provide an income component. Whether market garden, ADU rental, or homebased business operations we provide an entry level home to help engender self reliance and self sufficiency in the regeneration of our community. We are a tiny home building startup.





With love and respect, we are grateful to the Ais and Seminole people, the original stewards of the land creating Lincoln Park District.

What is Blight? Blight - (noun) an ugly, neglected, or rundown condition of an urban area.

Blight is a drag on community energy, a siphon on city vitality, and a strong deterrent to economic investment. It can be a source of despair or cynicism for people who have witnessed the decline.

Eliminating Lincoln Park's blight, with the help of engaged citizens, will dramatically improve the next chapter of the city's future.

## **B**LIGHT

Our companies function as a community regeneration project.

We see this work as a continuation of that legacy of a long lineage of BIPOC (Black, Indigenous, People of Color) who developed land, built homes and created alternative food systems to sustain their own communities.



## Living The Twelve Principles Of Permaculture

**Permaculture** is a holistic **design** system for creating sustainable human settlement and food production systems. It is a movement concerned with sustainable, environmentally sound land use and the building of stable communities through the harmonious interrelationship of humans, plants, animals and the Earth.

# EKHAYA @ Moore's Creek

EKHAYA Home  
EKHAYA Community  
EKHAYA Living

Living The Twelve Principles  
Of Permaculture



**Catch & Store  
Energy**

**Use Small & Slow  
Solutions**

**Use & Value  
Diversity**

**Obtain A Yield**

**Integrate Rather  
Than Segregate**

**Use Edges &  
Value The  
Margins**

**Apply Self-  
regulation &  
Accept Feedback**

**Design From  
Pattern To Details**

**Creatively Use &  
Respond To  
Change**

**Use & Value  
Renewable  
Resources &  
Services**

**Produce No  
Waste**

# **B**LIGHT & Lien Mitigation Strategies

## First Steps

**Stop digging. Foreclose on all lots with spreading liens.**

**File to claim the auction surplus funds accounts of anyone with overdue liens who has lost any property to tax deed auction**



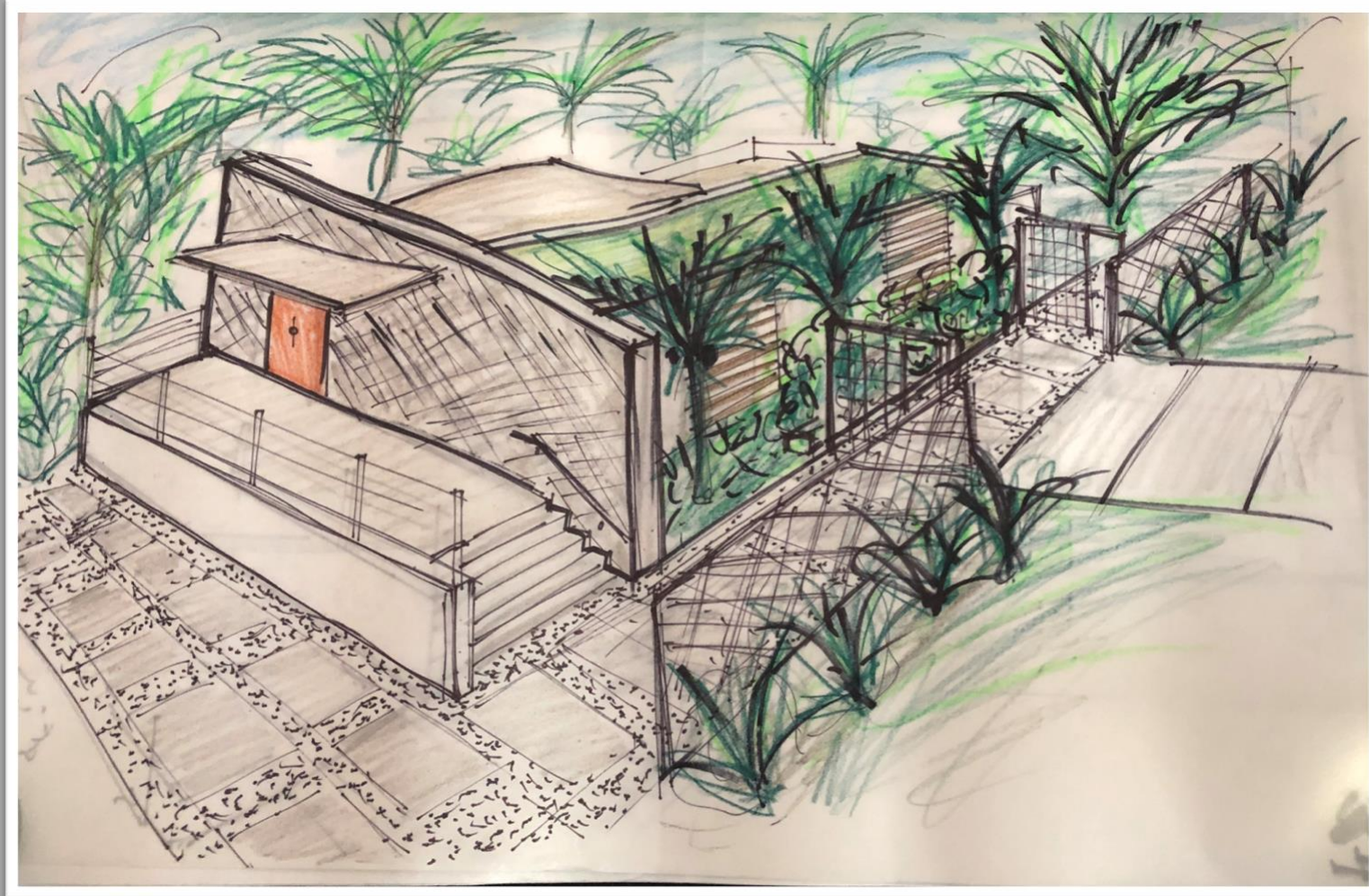
# **B**LIGHT & Lien Mitigation Strategies

## First Steps

Stop spending. Use tree trimming mulch waste citywide on vacant lots to retard weed growth. Fungal dominant soil disfavoring of weeds cuts lot clearing costs



# **B**LIGHT & Lien Mitigation Strategies



**Most aggressive model.**

**Stretch liens out over up to 50 years (my number) and add that payment to non ad valorem taxes.**

**Tax lien and tax deed market will return cash right away**

**Any tax lien that expires, said portion of the non ad valorem tax not paid shall be added to total and an additional payment required.**

## **B**LIGHT & Lien

### Mitigation Strategies Resident Favored Model

Clear all liens if Owner Builder or Professional builders restricts by deed the price of home to “affordable levels.” Affordable as defined by the CRA. Subsequent sales before 10 years of continued ownership subject to city commission approval and resale price limit of 130%. 10 years continuous ownership releases these restrictions & 6 month exclusive marketing to 1<sup>st</sup> time home buyer

AND

Deed restriction allowing the city to inspect the property every 3-5 years for the life of the home.

HistoryOnCanvasLLC.com



ST. ANASTASIA'S CHURCH, SCHOOL AND RECTORY, FORT PIERCE, FLORIDA.

116329

## **B**LIGHT & Lien

### Mitigation Strategies Resident Favored Model

Forgive liens for lots if exclusively marketed to owner builders and first time home buyers & if buyers agree to 5 year owner occupancy. City commission approval of premature sales. No Profit Restrictions after 5 years Premature sales triggers restriction by deed of sales price to “affordable levels.” Affordable as defined by the CRA. Subsequent sales before 10 years of continued ownership subject to city commission approval and resale price limit of 130%. 10 years continuous ownership releases these restrictions & 3 month exclusive resale marketing to 1<sup>st</sup> time home buyer





**B**LIGHT & Lien  
Mitigation Strategies  
Resident Favored Model

Oaks at Moore's Creek Phase II

City acquires lots and licenses the EKhaya's Design for affordable housing builds within the city limits.



**B**LIGHT & Lien  
Mitigation Strategies  
Resident Favored Model

Sales through a first-time workforce, section 8, hud-vash partnership

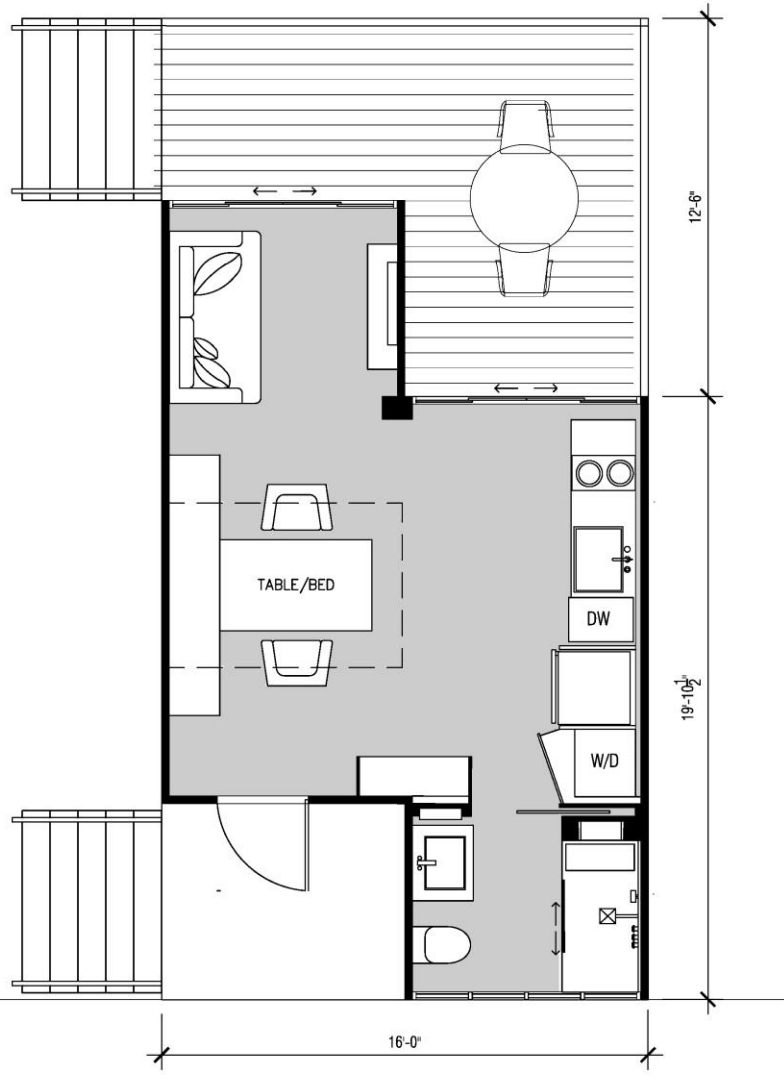
Housing Choice Voucher Homeownership is a program designed to permit eligible Housing Choice Voucher recipients to purchase a home using the voucher subsidy.

**B**LIGHT & Lien  
Mitigation Strategies  
Resident Favored Model

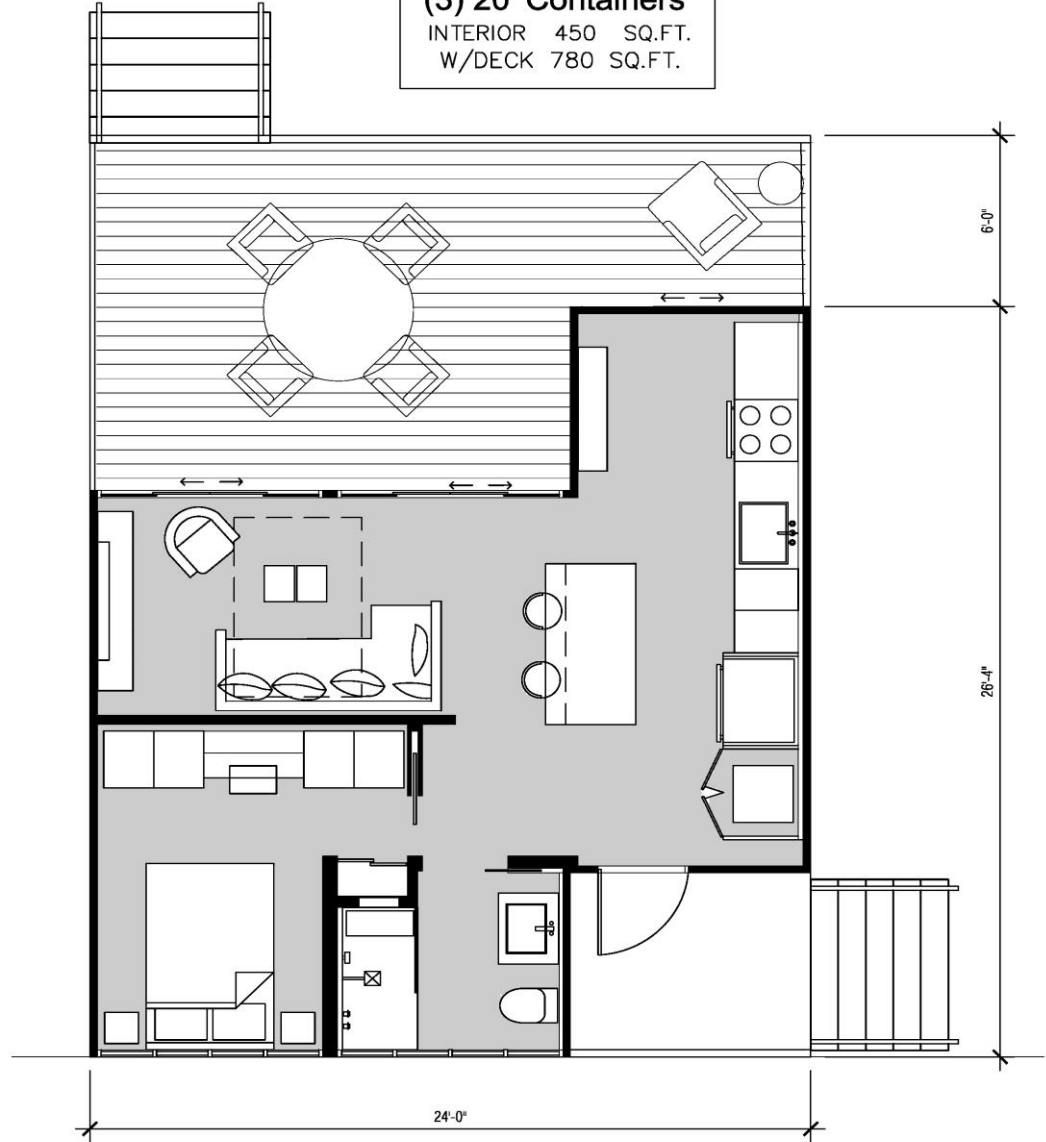
In general, individuals or families who do not own a home at the time of application can qualify. To be eligible you must: have an income not exceeding the limits; have been employed in the same line of work for at least 24 months; have no bankruptcy or evictions on credit history with 530 score; and be either a U.S. Citizen, or have obtained legal permanent residency immigration status.

The goal of the program is to provide homeownership opportunities, along with counseling, self-sufficiency, training and support, thereby facilitating economic opportunity within communities while providing parameters to ensure the success of the homebuyer.

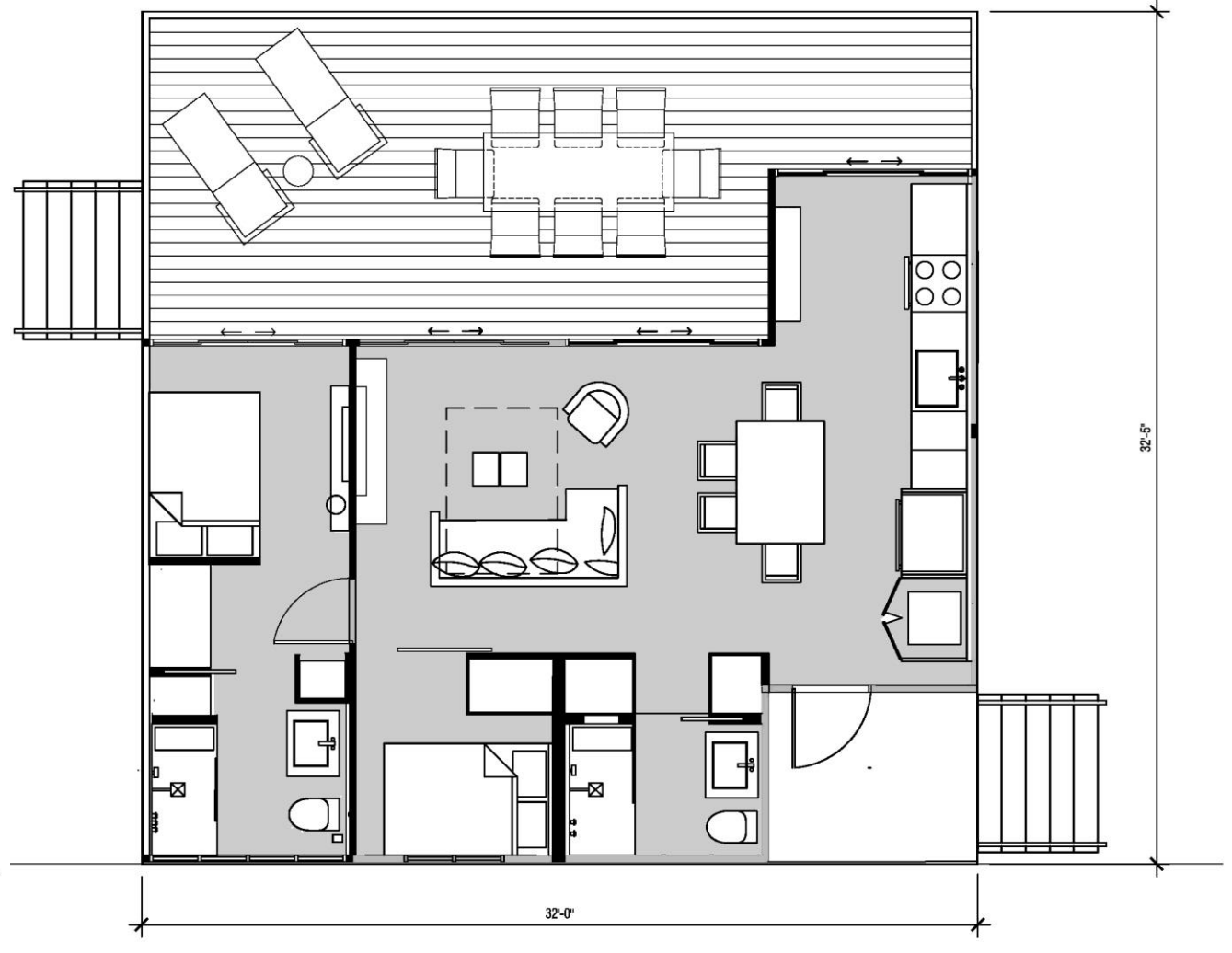
**STUDIO**  
**(2) 20' Containers**  
INTERIOR 300 SQ.FT.  
W/DECK 515 SQ.FT.



**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
INTERIOR 450 SQ.FT.  
W/DECK 780 SQ.FT.



**2 BEDRM - 2 BATH**  
**(4) 20' Containers**  
INTERIOR 600 SQ.FT.  
W/DECK 1030 SQ.FT.

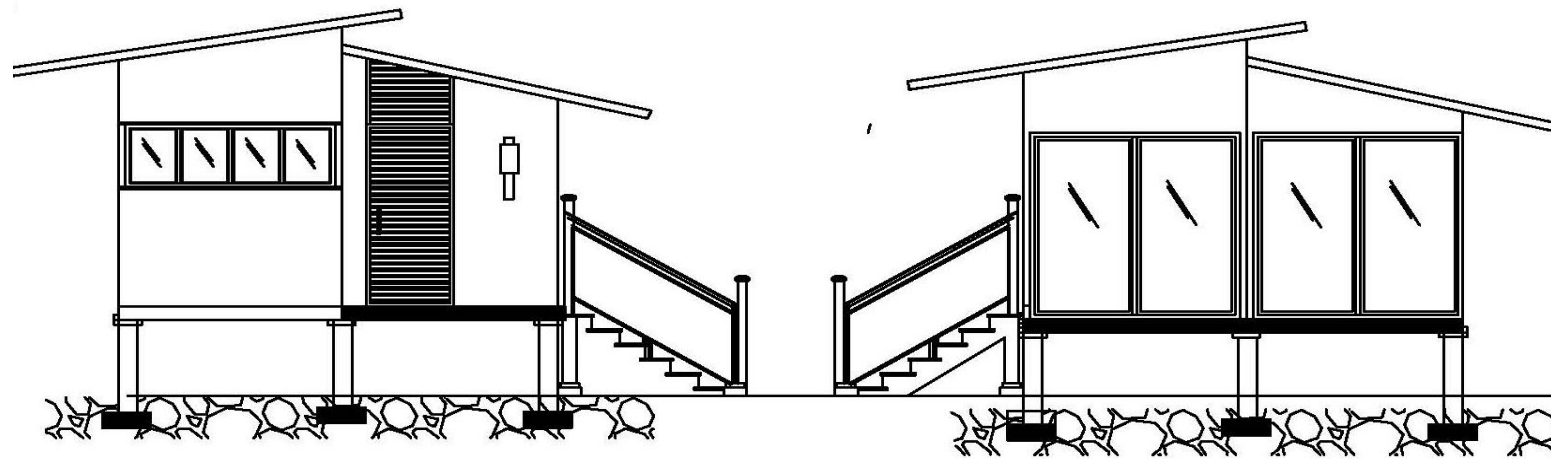


# EKHAYA – HOUSE PLANS

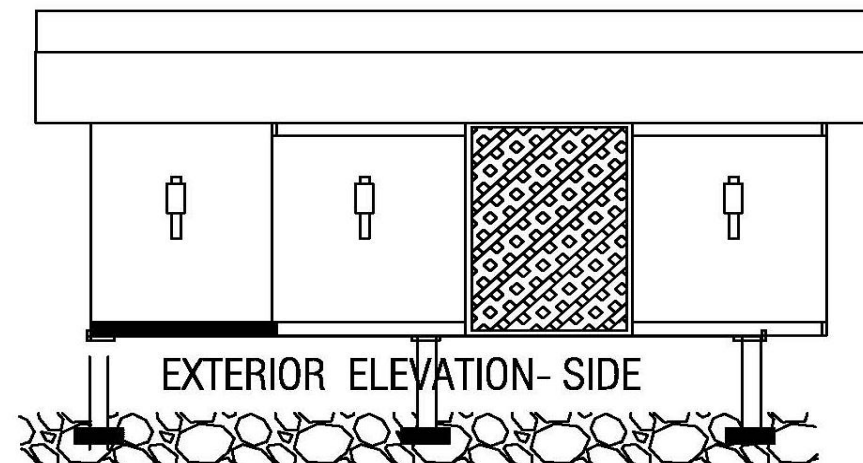
# STUDIO INTERIOR & EXTERIO ELEVATIONS



STUDIO INTERIOR ELEVATIONS



STUDIO INTERIOR ELEVATIONS



EXTERIOR ELEVATION- SIDE

## Materials

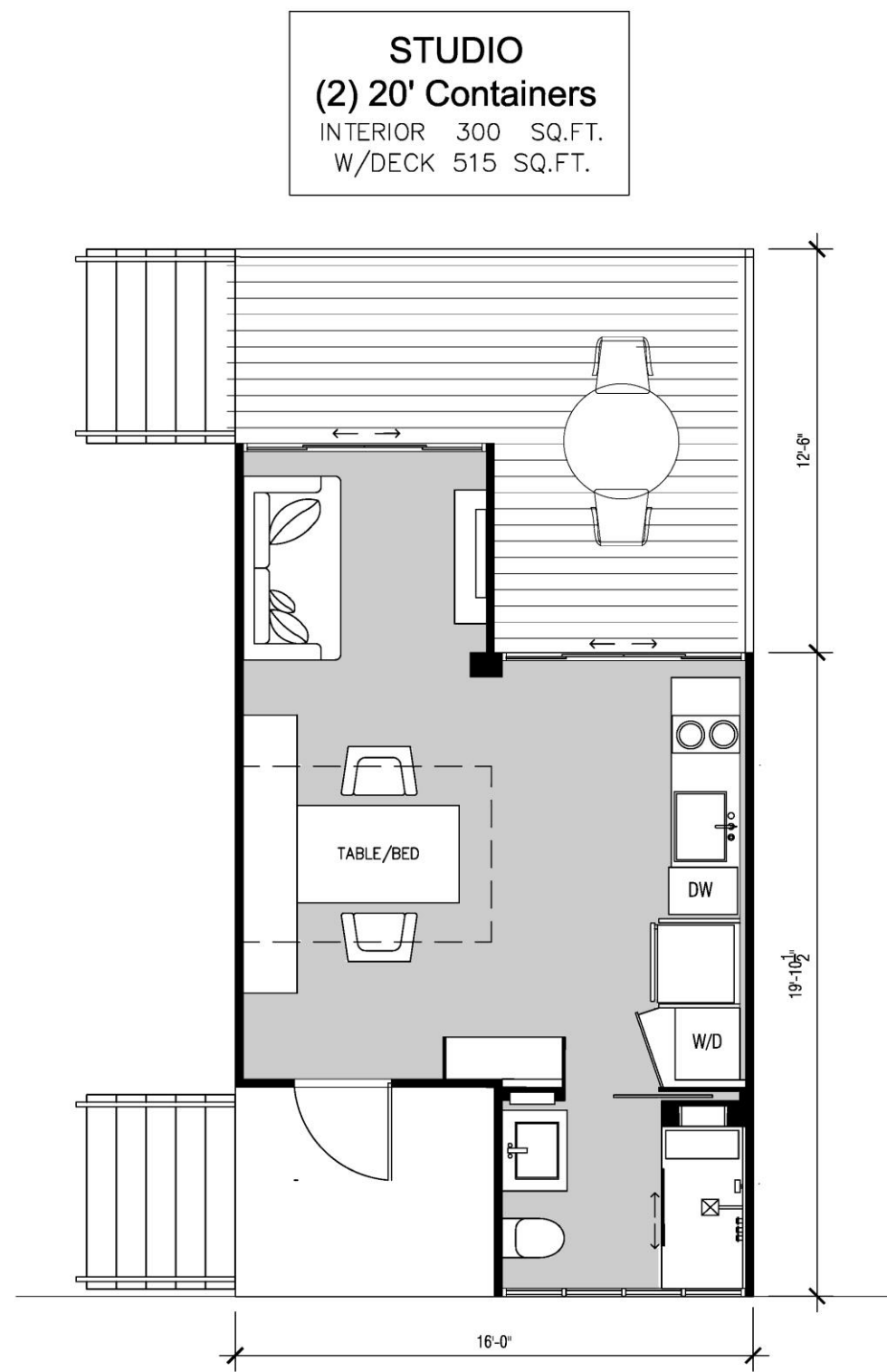
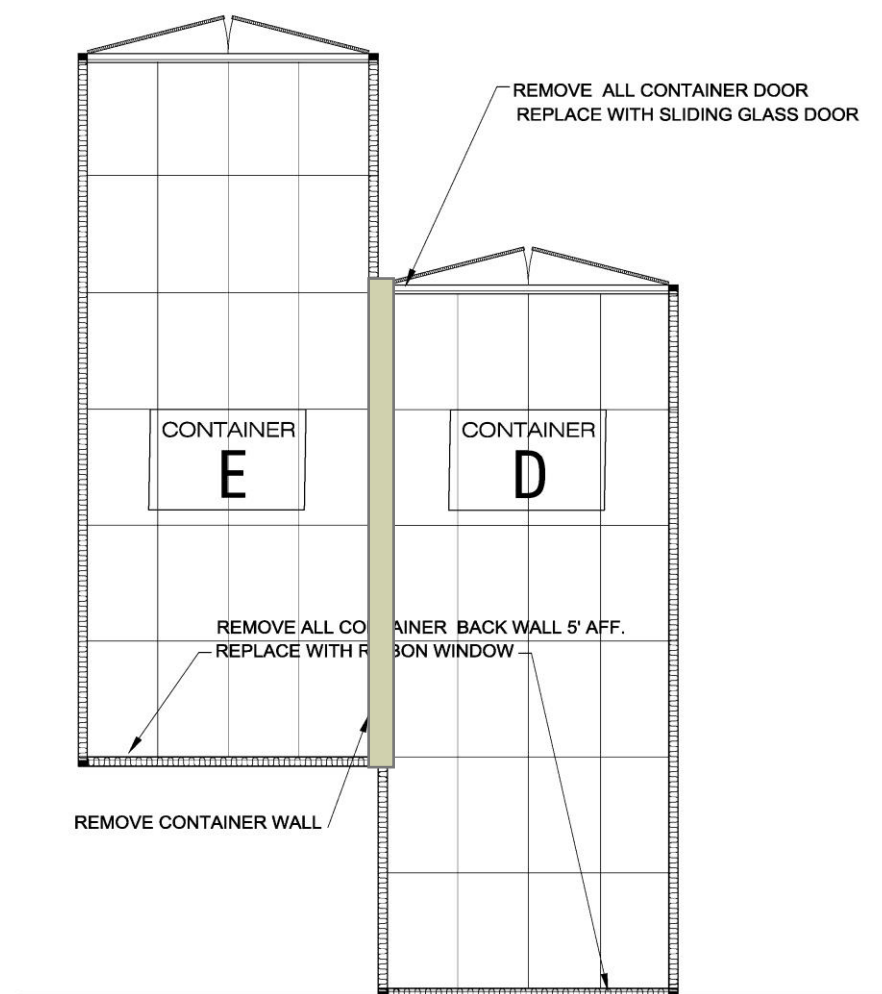
Our homes include wood sourced from sustainably managed forests and products made from renewable resources such as bamboo. Recycled ISO cargo containers are core structural elements in our homes. By recycling cargo containers we gain the benefits of working with steel without contributing to any adverse environmental impact from the production of new steel. Other recycled material in our homes includes denim-based insulation and carpets made from recycled materials. We also employ non-toxic caulks and adhesives and low-VOC (volatile organic compound) paints.

# INTERIOR FLOOR PLANS

## STUDIO

**STUDIO**  
**(2) 20' Containers**  
INTERIOR 300 SQ.FT.  
W/DECK 515 SQ.FT.

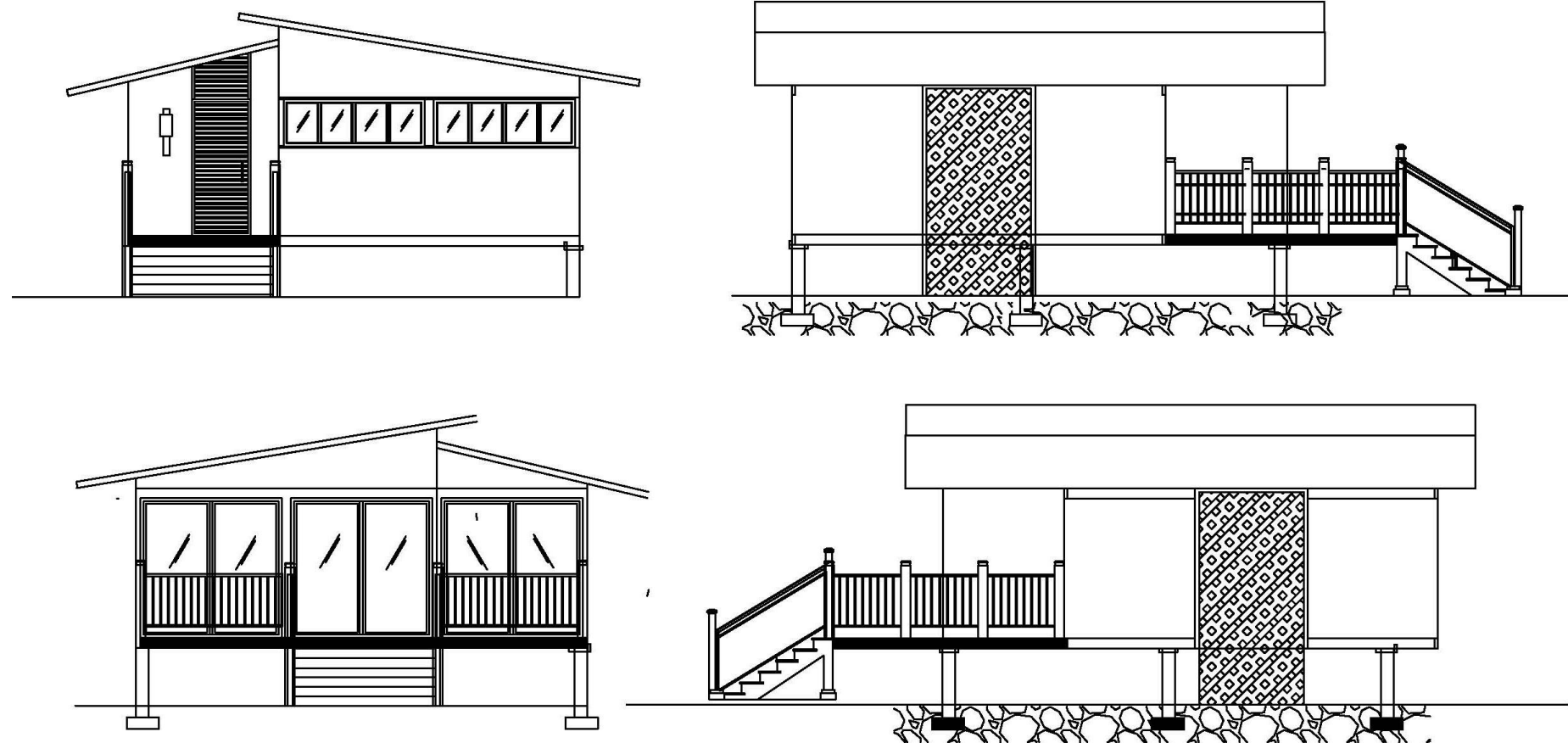
## Container Layouts



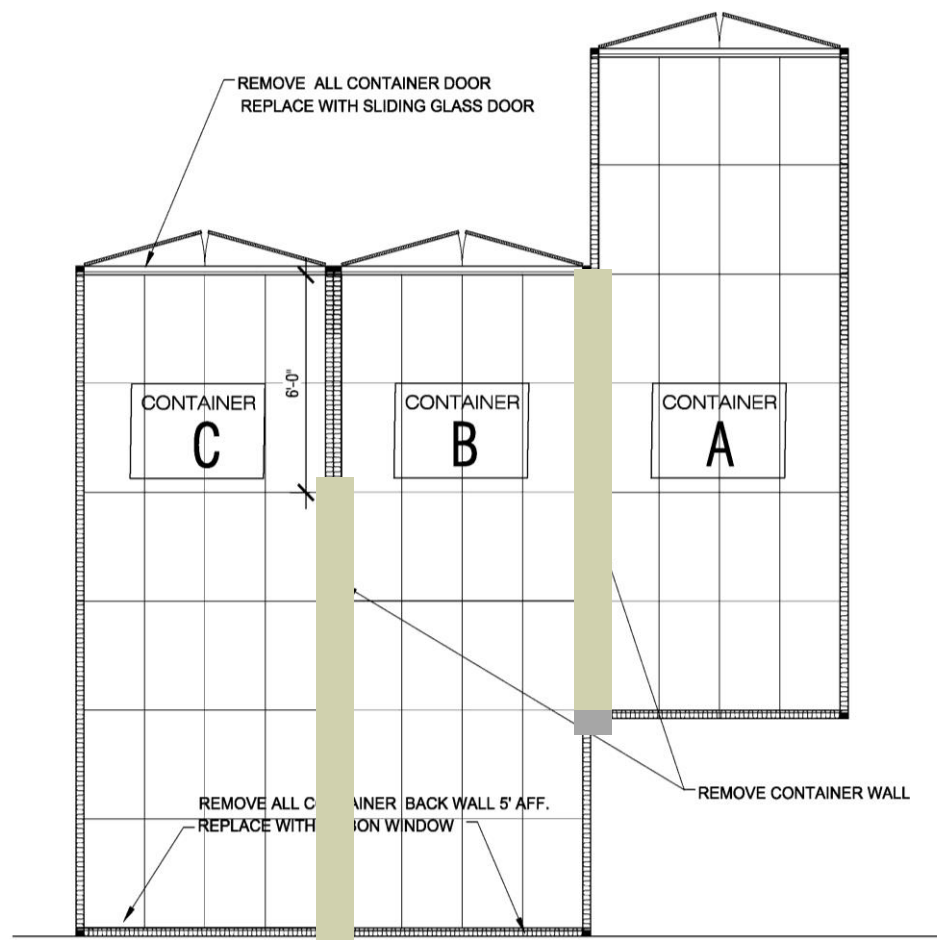
1 BEDROOM  
INTERIOR &  
EXTERIOR  
ELEVATIONS



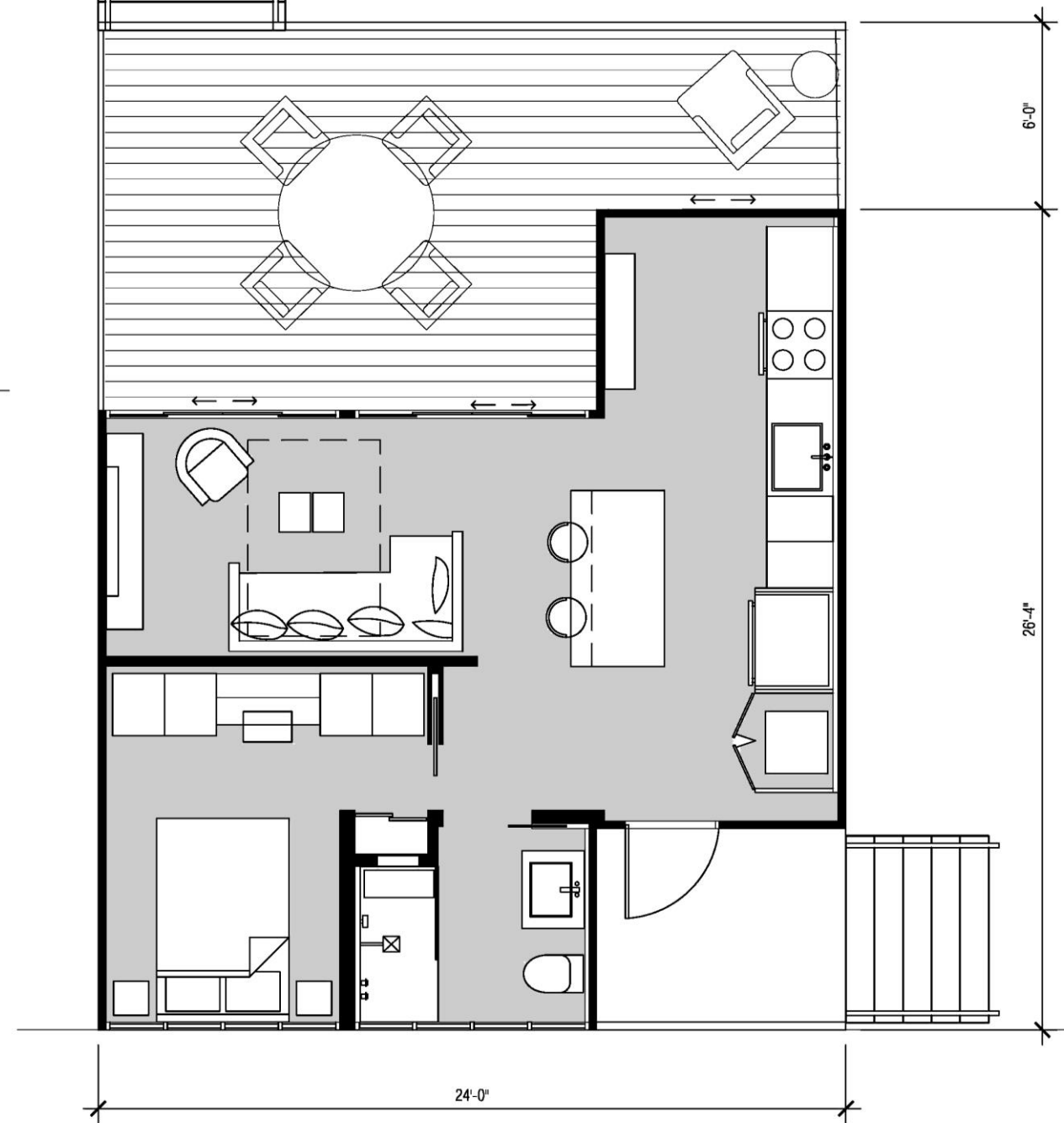
1 BEDRM INTERIOR ELEVATIONS



1 BEDRM INTERIOR ELEVATIONS



**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
 INTERIOR 450 SQ.FT.  
 W/DECK 780 SQ.FT.

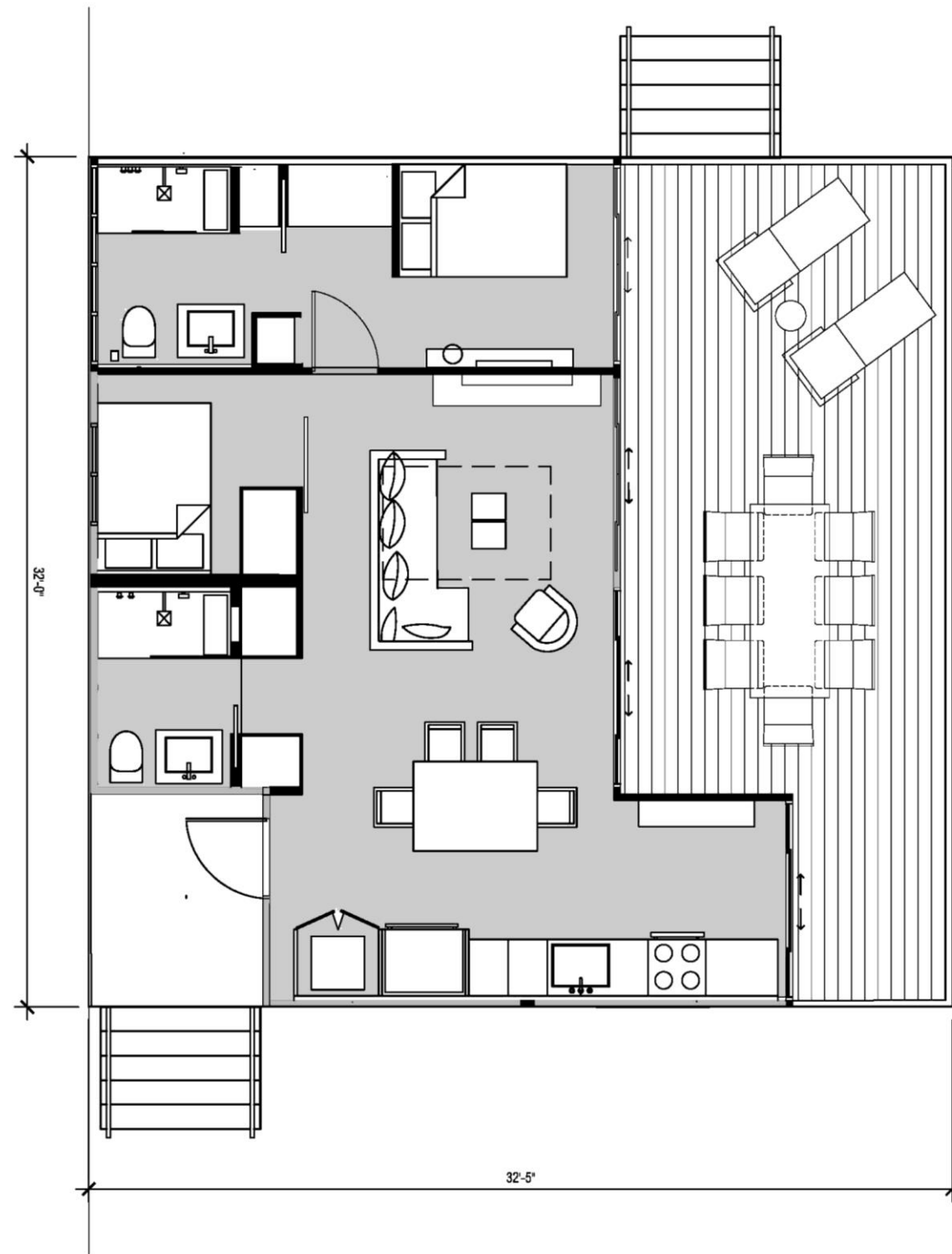
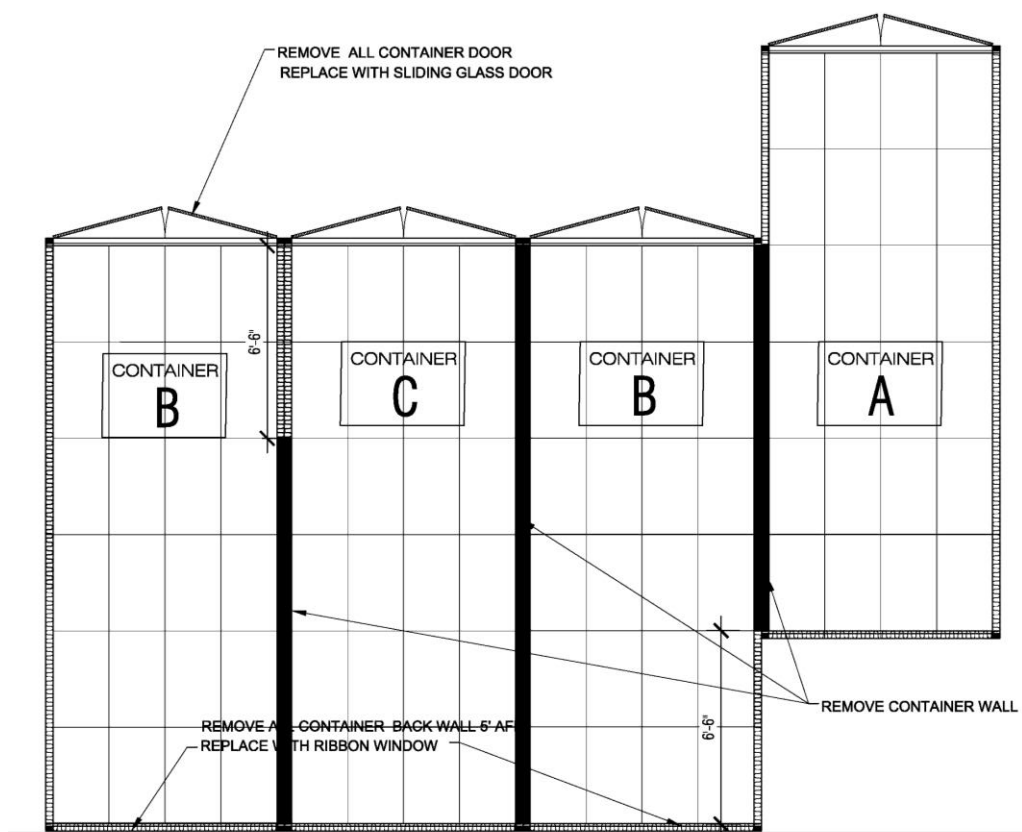


# INTERIOR FLOOR PLANS

## 1 BEDROOM

**1 BEDRM - 1 BATH**  
**(3) 20' Containers**  
 INTERIOR 450 SQ.FT.  
 W/DECK 780 SQ.FT.

## Container Layouts



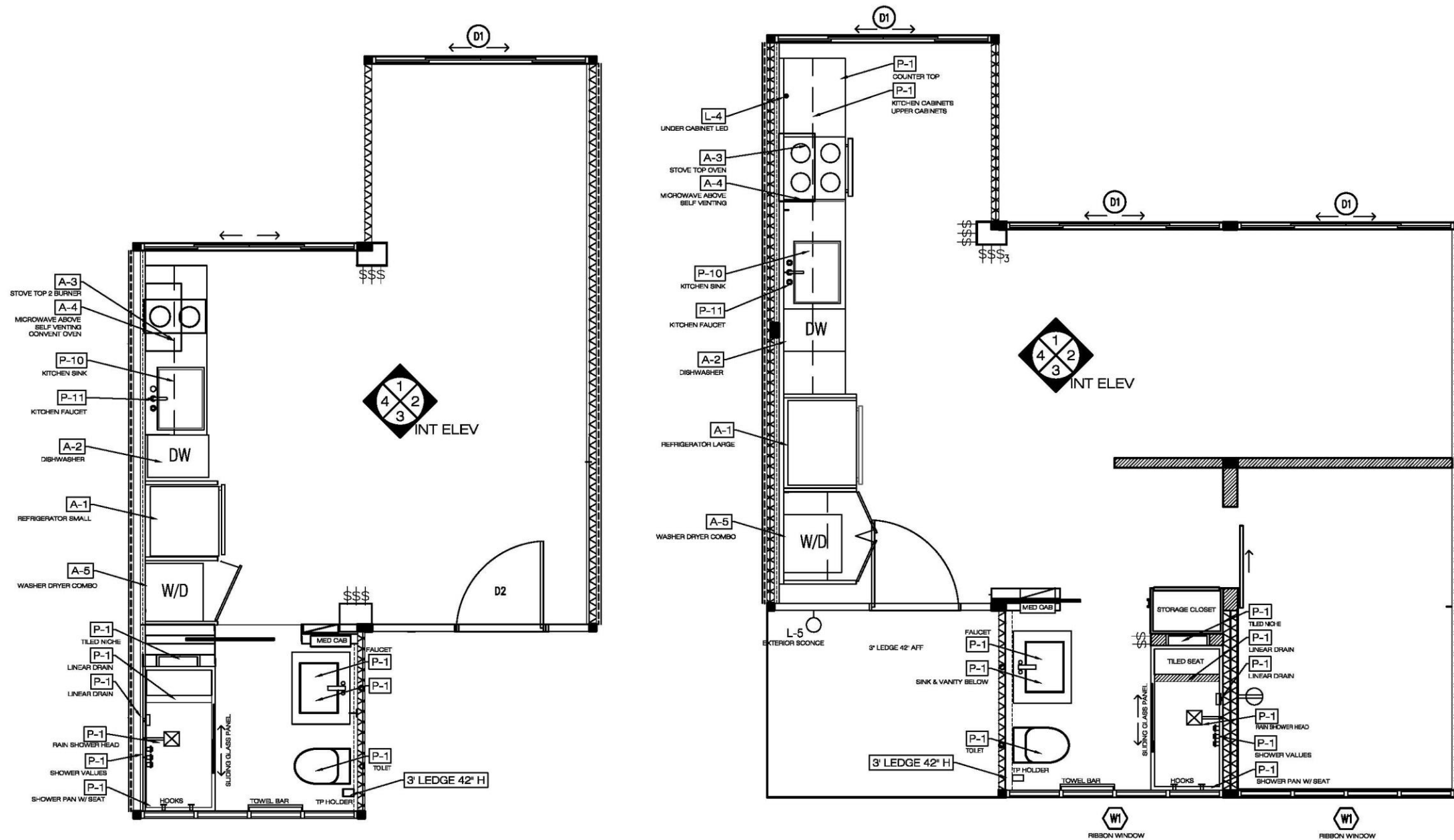
# INTERIOR FLOOR PLANS

## 2 BEDROOM

**2 BEDRM - 2 BATH**  
**(4) 20' Containers**  
 INTERIOR 600 SQ.FT.  
 W/DECK 1030 SQ.FT.

### Container Layouts

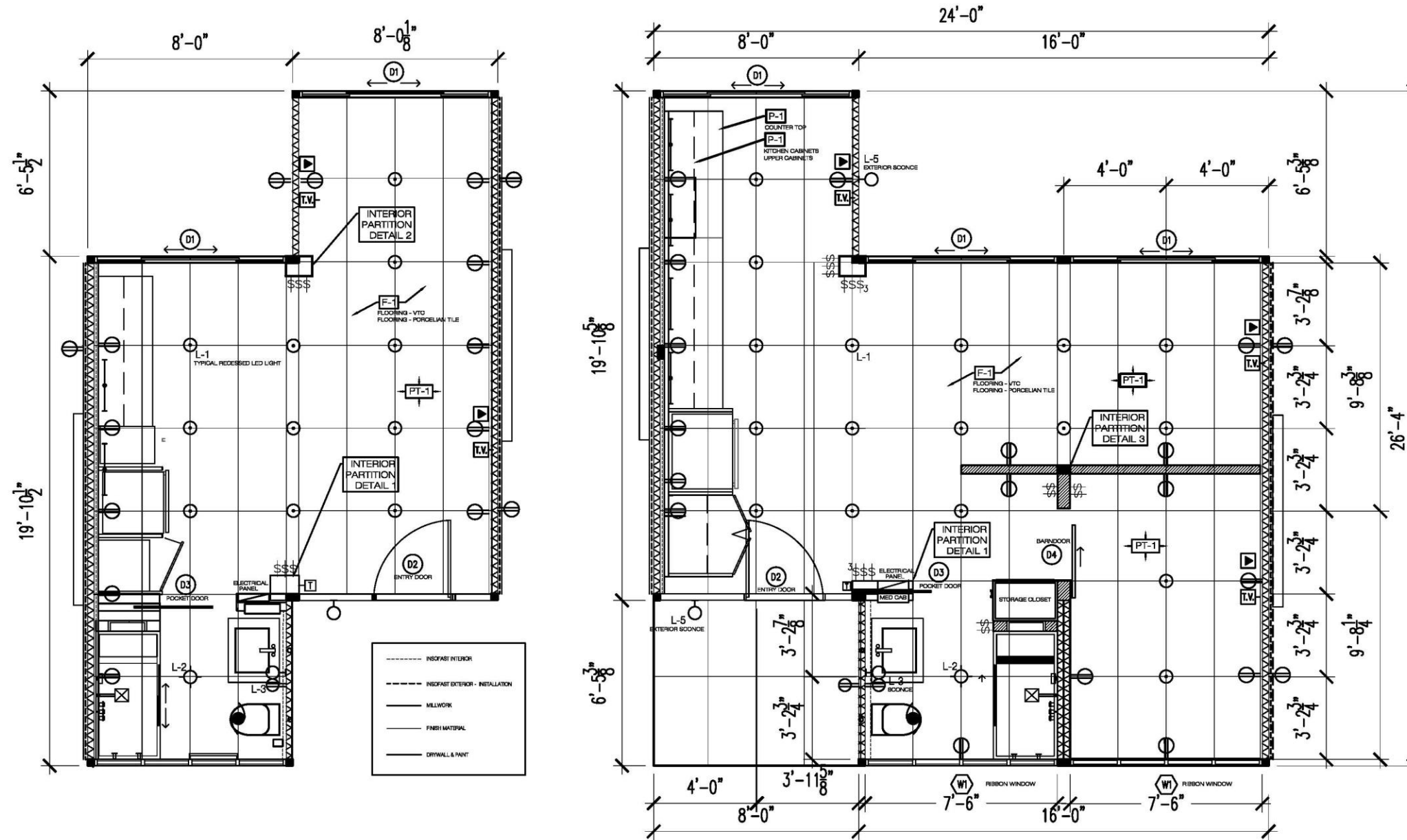
# Mechanical Layout



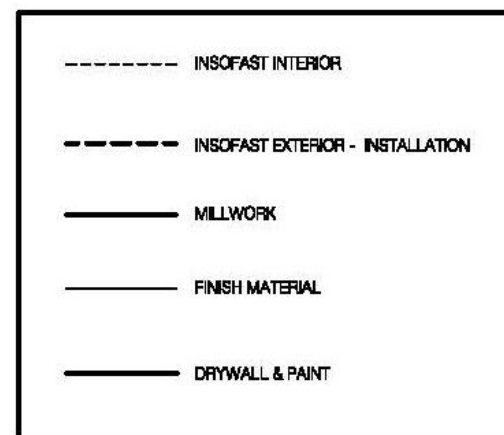
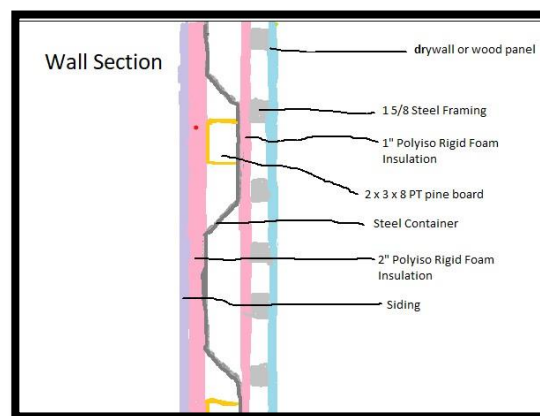
- LIMITING WET WALL LOCATIONS AND ELECTRICAL OUTLETS AND SWITCHES
- WATERFALLS
- SPRAY JETS
- SINK FAUCETS



# BALANCED & SYMMETRICAL DESIGN FOR EASY CONSTRUCTION

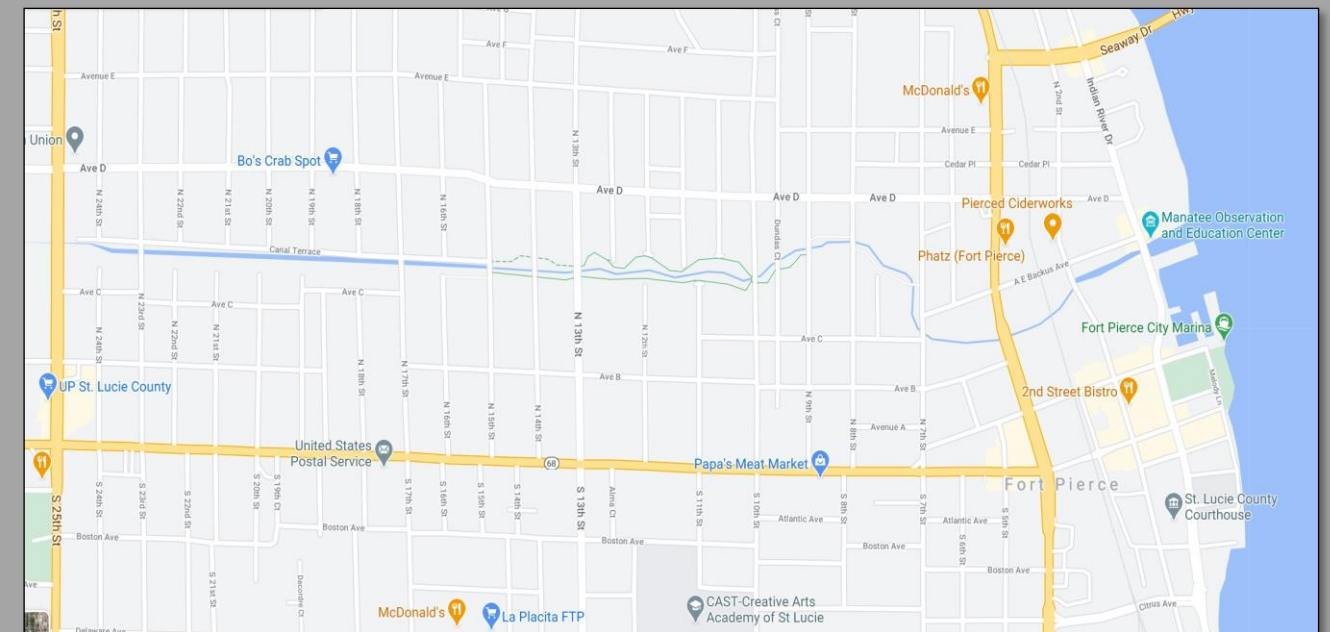
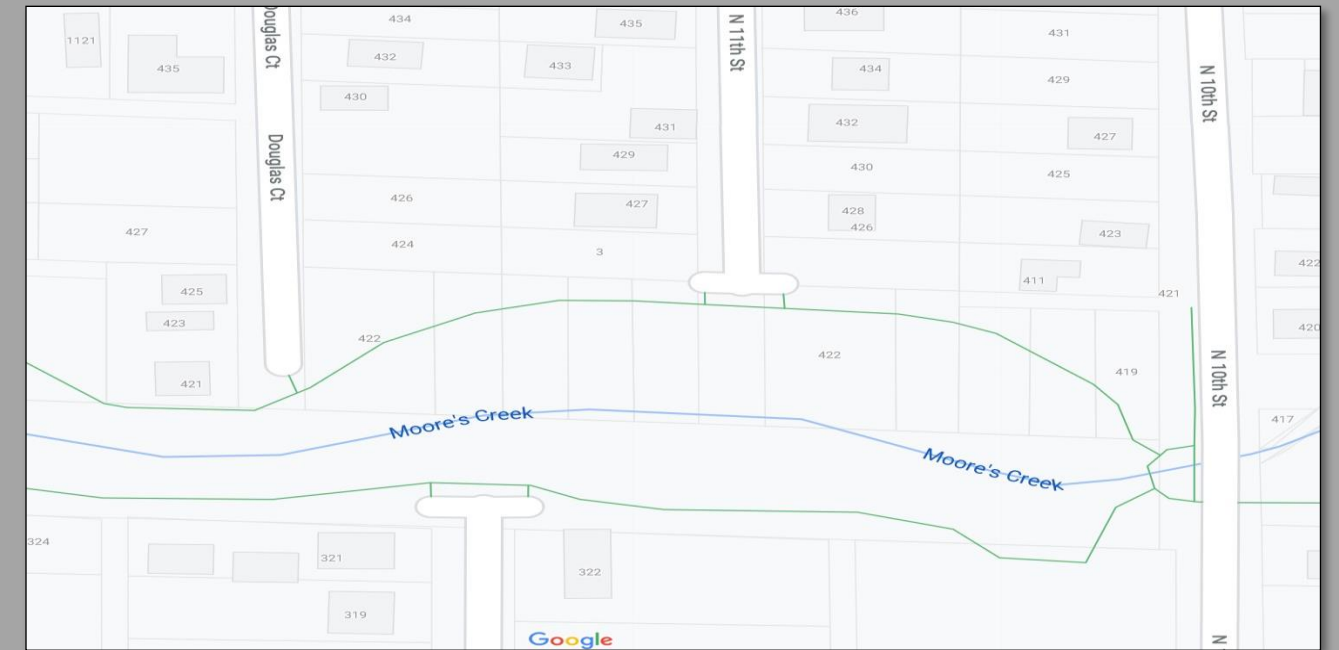
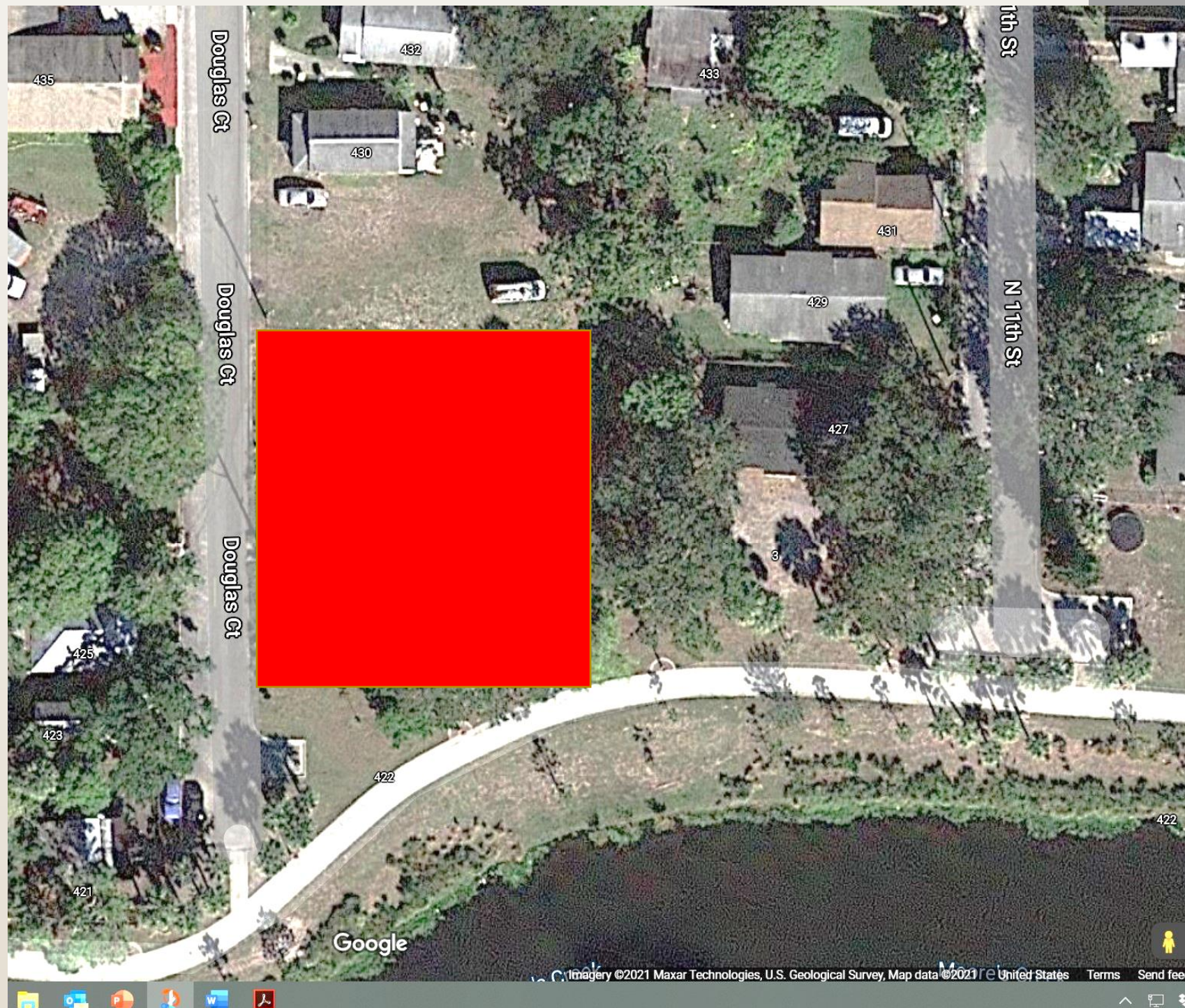


- ELECTRICAL POSITIONING
- DIMABLE
- LED-RECESSED LIGHTING THROUGHOUT
- SPRAY JETS
- SINK FAUCETS



# EKHAYA @ Moore's Creek SITE ANALYSIS

424 & 426 Douglas Court, Fort Pierce  
Bid Proposal

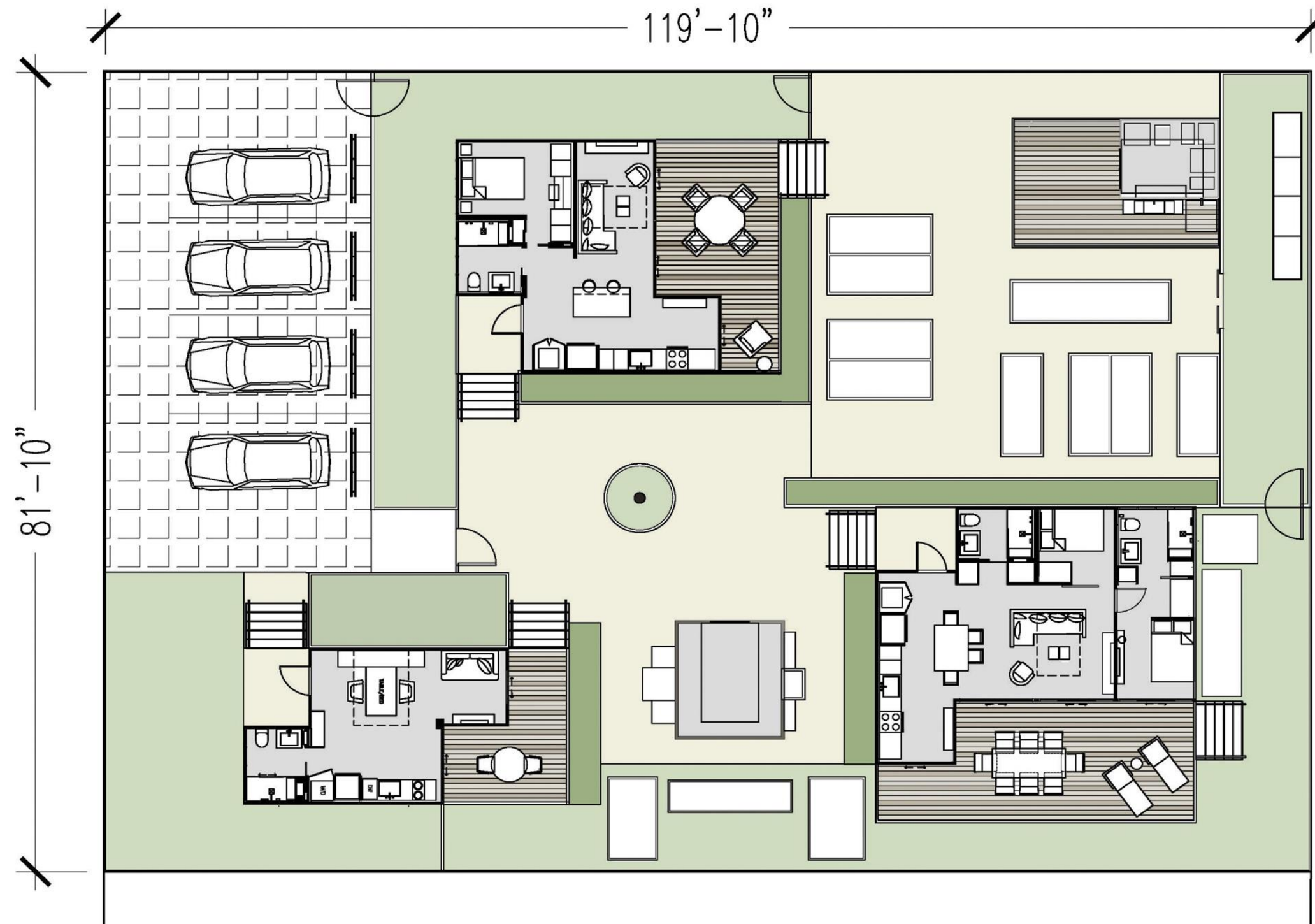


# EKHAYA @ Moore's Creek SITE ANALYSIS

424 & 426 Douglas Court, Fort Pierce  
Bid Proposal

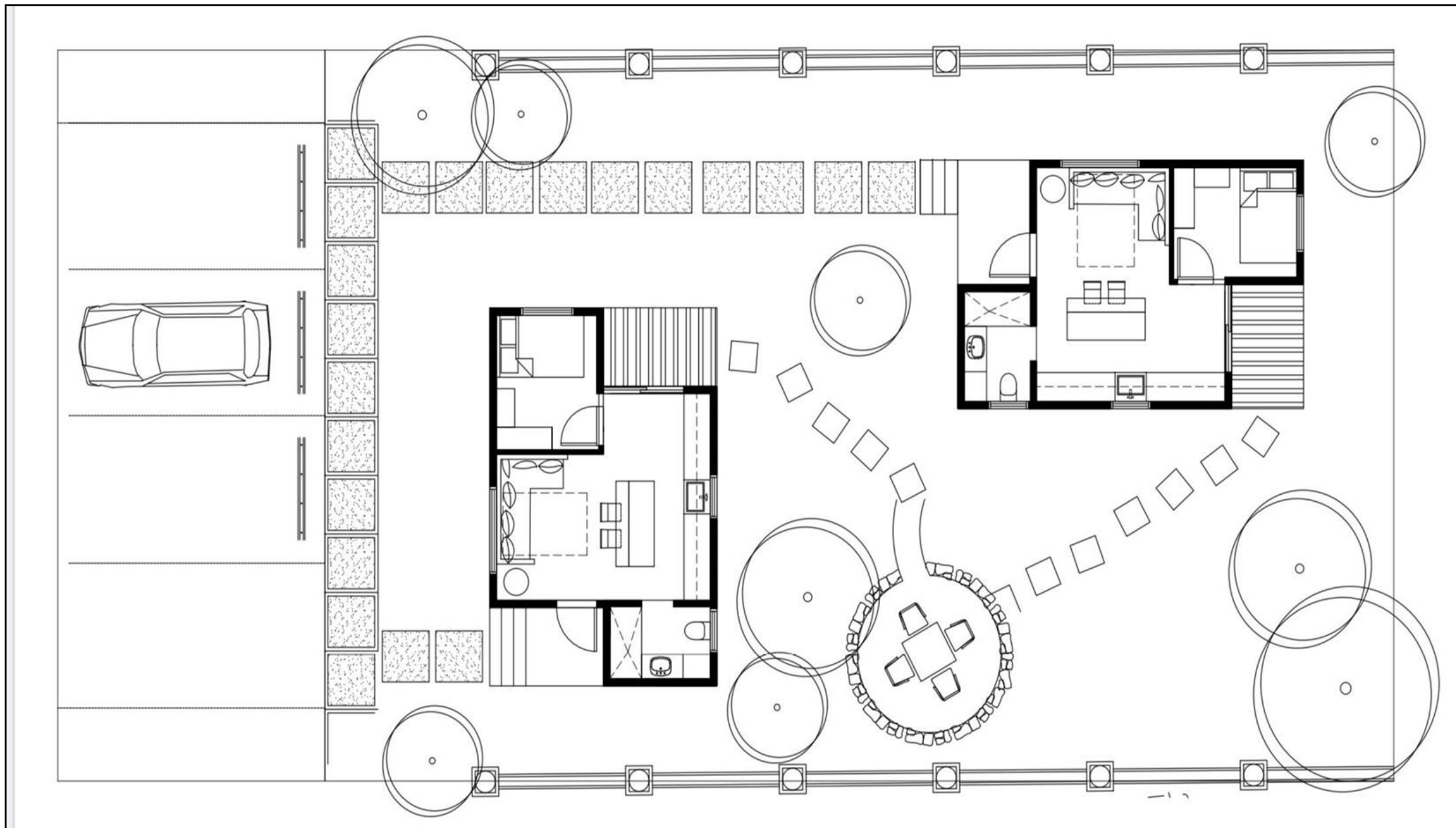


## FLOOR PLANS WITH CONTAINER LAYOUTS



We have focused on building homes that provide an income component. Whether market garden, ADU rental, or homebased business operations we provide an entry level home to help engender self reliance and self sufficiency in the regeneration of our community. We are a tiny home building startup.

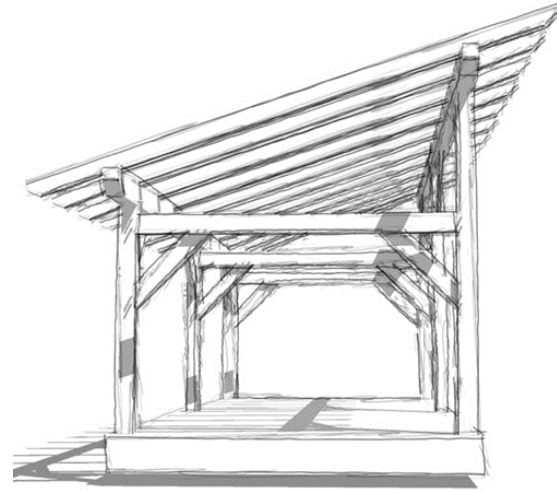
## FLOOR PLANS WITH CONTAINER LAYOUTS



We have focused on building homes that provide an income component. Whether market garden, ADU rental, or homebased business operations we provide an entry level home to help engender self reliance and self sufficiency in the regeneration of our community. We are a tiny home building startup.

# EKHAYA @ Avenue D SITE ANALYSIS

Jarden Lakou  
932 Avenue D  
Fort Pierce, Fl 34950



We operate as a community co-op to bring to market herbal medicine and Lincoln Park local homegrown produce.

## Lakou Model

In rural Haiti, the family is organized around the lakou (courtyard), in which clusters of extended family units form an interdependent community sharing a common courtyard.

Our timber framed shed design is open and welcoming to the neighborhood. The panels on our structure exhibit works from local artists on a quarterly schedule, reminiscent of the streets of Barcelona.

