

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, OCTOBER 10, 2023 - 5:30 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZEN COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report - *Executive Director Chen*

4. PRESENTATIONS: None.

5. CONSENT AGENDA

1. Minutes:

- September 13, 2023 Regular CRA Board Meeting
- September 20, 2023 CRA Workshop Meeting

2. Travel Requests: None.

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2023-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING HABITAT FOR HUMANITY AS THE SUCCESSFUL PROPOSER UNDER RFP CRA-2023-018; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CRA AND HABITAT FOR HUMANITY OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA (“PROPERTY”) FOR A DOLLAR (\$1.00), FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS TOWNHOUSES FOR LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI), PROVIDED THE PARTIES COME TO A NEGOTIATED AGREEMENT AS TO THE AMOUNT AND TYPE OF AFFORDABLE HOUSING AND FURTHER PROVIDED THE PROPERTY IS TIED TO A RESTRICTIVE COVENANT REQUIRING THE PURCHASER TO PROVIDE 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI) AS NEGOTIATED BETWEEN THE PARTIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

2. PATCH Site Location Discussion

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: October 10, 2023
Re: Administrative Report

1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has many different platforms to support entrepreneurs and early-stage ventures. The Dania Beach Innovation Ecosystem includes:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent

Update: SkySpaces has received their Certificate of Occupancy and the CRA has taken possession of its offices and Incubator space. On October 5th, the CRA hosted an informal open house for the CRA Board and senior city staff to do a tour of the co-working space.

As part of the kick-off for IP2Mkt Hospitality & Technology Incubator's entry to Dania Beach, the CRA participated at the 2023 Florida International Trade and Cultural Expo (FITCE) on October 4th & 5th at the Convention Center. FIU co-manned the table to talk about the Incubator and take applications for the next Incubator cohort.

Mary Partin, CEO of the Dan Marino Foundation, continues to explore areas for collaboration with the CRA and the FIU IP2Mkt Incubator.

We have worked with SCORE to provide a new Dania Beach Business Academy program – "REVENUE GENERATION" (flyer attached). The focus of the program is to teach our businesses how to generate more revenue. This program is being promoted at FITCE and through city/CRA networks. The dates and class topics are as follows:

Thu, Oct 12: Branding 101

Thu, Oct 19: A.I. Content Generator - How to Use AI in Your Marketing

Thu, Oct 26: Build & Improve Your Social Media Presence: Facebook, Instagram, YouTube, and Google

Thu, Nov 2: Upselling Strategies - Sell More, Make More

2. WEST 1ST AVENUE VISION PLAN / ARTS & ENTERTAINMENT DISTRICT BRANDING

The CRA Board workshop for the West 1st Avenue Visioning Plan was held on Wednesday, September 20th, 5:30 to 7:30. Unfortunately, the opening presentation was a bit of an information overload and the Board did not really engage with the Consultant. Please advise as you are able to form your ideas and comments so we can convey them to the consultant.

The Public Arts Board Workshop is on September 11th, from 5:30 to 7:30. We have advertised the Workshop through city and CRA networks.

3. GREATER FT LAUDERDALE ALLIANCE

The Greater Ft Lauderdale Alliance Annual Meeting is on Thursday, October 19, at the Signature Grand (flyer attached). This is probably the largest annual economic development function in Broward County. The CRA has made reservations for the CRA Board to attend.

4. FLORIDA REDEVELOPMENT ASSOCIATION

Florida Redevelopment Association (FRA) Annual Conference will be held October 25-26, at Ponte Vedra Beach, FL (flyer attached). The conference is an opportunity for redevelopment professionals and elected officials who oversee redevelopment (economic development) programs in Florida cities and counties to meet their peers from across the state. Conference attendees will have opportunities to learn from municipal experts, share ideas with peers, discuss strategies for Florida's future and hear about the latest products and services for redevelopment projects. I am scheduled to attend that conference.

5. SMART GROWTH PARTNERSHIP

The Smart Growth Partnership is a collaborative of diverse professionals and organizations providing leadership, advocacy, and education to promote livable, sustainable and green communities for the South Florida region. The Smart Growth Partnership Annual Forum will be held on November 2, 11:00 to 3:00, at the Learning Center at Flamingo Gardens, 3750 S. Flamingo Road, Davie. The theme of this year's meeting is "EQUITY IN SMART GROWTH" (flyer attached). Commissioner Davis will be a speaker at the conference, discussing the development of affordable housing.



Register

TODAY!

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

2023

ANNUAL CONFERENCE

OCTOBER 25-27, 2023

SAWGRASS MARRIOTT
GOLF RESORT AND SPA
PONTE VEDRA BEACH, FL

Greater Fort Lauderdale Alliance

Alliance Annual Dinner



Join us as we review 2023 and look ahead to 2024.

Thursday, Oct. 19, 2023
5:30-8:30p.m.

Signature Grand,
6900 W. State Road 84, Davie

Please plan on joining us for music and our "Signature" after-party.

Register by October 9

Tickets: \$250 members; \$325 nonmembers

Tables of 8: \$2,500

Tables of 10: \$3,000

To register, visit www.GFLAlliance.org/annual

For sponsorship opportunities contact:

Gail Bulfin | 954-627-0127 | gbulfin@GFLAlliance.org

Tania Vinaixa | 954-627-0133 | tvinaixa@GFLAlliance.org

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CAPITAL
ANALYTICS
ASSOCIATES



Bronze





REVENUE GENERATION

THE DANIA BUSINESS ACADEMY (DBBA) SUPPORTS BUSINESSES FOR SUCCESS

DBBA programs consist of four classes. **All classes will be on Thursday evenings, 6:00 -7:30, via Zoom.** Those attending all four class will be DBBA Graduates and will receive a graduation certificate, be honored by the City Commission, and be recognized on the Dania Beach Community Redevelopment Agency (CRA) website. As the CRA's investment into our businesses, all classes will be offered at no cost.

FREE ONLINE BUSINESS COURSES!

OCT 12 | Branding 101 | *Ron Krudo*

OCT 19 | A.I. Content Generator - How to use AI in your marketing | *Ken Countess*

OCT 26 | Build & Improve Your Social Media Presence: Facebook, Instagram, YouTube, Google and More! | *Mari Naranjo & Simon Coulson*

NOV 02 | Upselling Strategies - Sell More, Make More! | *Louis Feuer*

REGISTER ONLINE TODAY >>>

<https://www.score.org/broward/event/branding-101-6>



100 West Dania Beach Boulevard, Dania Beach, FL 33004
For more info: cra@daniabeachfl.gov | www.DaniaBeachCRA.org

MEET YOUR PASSIONS TO PROFITS BUSINESS EXPERTS



Ron Krudo

Ron has spent a decade supporting small businesses, non-profits, and consultants in the management field. He has an intricate understanding of corporate structure, employee engagement, management, strategic planning, and professional development, with a passion for helping people reach their full potential. Ron is the Co-Founder and Managing Partner at Equiturn Business Solutions, a small business management consulting & strategic partnership firm.



Ken Countess

An award-winning marketer, Ken is an executive coach, public speaker, trainer, and presenter. He is an internationally recognized, accredited expert on Email Marketing and Social Media Marketing. Ken helps companies of all sizes "Gain A Unique Advantage Over Their Competition" with targeted marketing campaigns that really work.



Mari Naranjo

Branding coach, marketing consultant, and trusted educator for small business owners who need a clear path to plan, start, and grow their dream business. Mari brings 20+ years of experience across creative agencies, non-profits, and Fortune 500s, including YUM! Brands (one of the most successful franchises in the world) and her creative marketing agency DreamCatcher.



Simon Coulson

Simon brings 25+ years of experience growing assets for individuals and companies in the financial and sustainability industries. He is a former Vice-President at Fidelity Investments and a three-time President's Club Award Winner.



Louis Feuer

Louis Feuer, MA, MSW, is a nationally known business educator, speaker and consultant. He is the founder and president of Dynamic Seminars & Consulting providing training and education to corporations, professional associations and small to large businesses.

DBBA COLLABORATIVE PARTNERS





Equality in Smart Growth Program

A Special Video Presentation by
The Honorable Daniella Levine Cava
Mayor, Miami-Dade County



Speakers' Panels Creating Equity in Housing Session



The Honorable Joyce Davis
Commissioner
City of Dania Beach



Jason Hagopian, AIA
President
Neuvo Architects



Barbara Blake Boy
Executive Director
Broward Planning Council

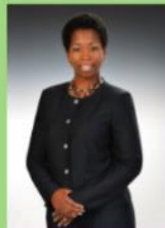


Dr. Ned Murray
Associate Director
Metropolitan Center at FIU

Equity in Mobility, Environmental Justice & Education Session



The Honorable Idelma Quintana
Commissioner
City of Hollywood



Courtnee Biscardi
Executive V.P.
Urban League of Broward



Sierra Taliaferro
Community Outreach Associate
EPN for EPA Regions 3 & 4



Keith Clark
Chief Executive Officer
Flamingo Gardens

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 13, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:32 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- Incubator
- Opening in early November
- Exhibitors table Oct 4th and 5th at Great Ft. Lauderdale
- Dan Marino Foundation continues to look for Dania Beach location
- CRA identified small piece of land to acquire. Poll consensus to pursue the acquisition of that land. Consensus received.
- Sept. 20th 5:30 to 7:30 p.m.
- Comparative analysis for PATCH locations. Issue gathering the correct legal description. Hopes to provide a report in October.
- FEFA – Sunsational awards – 7 applications and entries and received 4 1st place and 3 2nd place awards.

4. Presentations

4.1 509-511 NW 3rd Terrace – Turn Two Duplex Rehab to Low-Income Affordable Housing

Executive Director Chen introduced the item.

Christina Anthony of Turn Two Construction presented a PowerPoint showing the renovations that were made to the property.

Board Member James commented that she has watched this property decline over the years and is very happy to see it revitalized and thanked Ms. Anthony for adding value to that area and to the community.

Board Member Davis stated that she was able to tour the property and commended the team for going above and beyond. She commented that she is aware that there had been some challenges with the 80% AMI and asked for further information on it.

Char Ryan asked what they are asking for the property and Ms. Anthony responded that they are asking \$255,000.

Discussion ensued regarding finding a qualified buyer.

Executive Director Chen added that they did a fabulous job on this project. They took this building and made a very nice property.

To answer Board Member James's question, Executive Director Chen stated that he would be happy to do some additional promotion to get further recognition on the property.

5. Consent Agenda

Board member James made a motion to approve the consent agenda. Vice Chair Lewellen seconded the motion which carried unanimously on voice vote.

5.1 Minutes:

- July 11, 2023 CRA Budget Workshop Minutes
- August 22, 2023 Regular CRA Board Meeting Minutes

Approved on consent agenda.

5.2 Travel Requests: None.

5.3 RESOLUTION NO. 2023-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, SUPPORTING AN APPLICATION TO THE BROWARD METROPOLITAN PLANNING ORGANIZATION AS PART OF THE COMPLETE STREETS AND OTHER LOCALIZED INITIATIVE PROGRAM AND AUTHORIZING THE CITY APPLICATION TO SECURE FUNDING FOR THE CONSTRUCTION OF SOUTHWEST 1ST AVENUE / NORTHWEST 1ST

AVENUE COMPLETE STREET PROJECT ALONG SOUTHWEST 1ST AVENUE / NORTHWEST 1ST AVENUE FROM NORTHWEST 3RD STREET TO STIRLING ROAD; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved on consent agenda.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 FY2024 CRA Budget

Executive Director Chen commented that definition and line-item costs were provided in wages and benefits and the budget transfers have been updated to reflect the balance of the budget. All others are the same as presented at the July meeting.

Board member James asked how much was placed into the budget for the façade grant and Executive Director Chen responded that \$55,000 was budgeted.

Discussion ensued regarding the façade grant and signage.

City Attorney Boutsis read the title of the resolution into the record.

Vice Chair Lewellen made a motion to approve the resolution. Board Member Davis seconded the motion which carried unanimously on voice vote.

7.2 Façade Grant – 50 E Dania Beach Blvd

Executive Director Chen commented that this is a continuation from the last meeting. There were questions regarding the intended use, and it will be returned as a restaurant building.

Board member James inquired about the art that was on the walls and Board member Davis responded that she can speak with the art board during their meeting next week.

To answer Board Member James' question, Executive Director Chen explained that the \$40,000 in the CRA budget for social media is mainly for the CRA website.

Board member Salvino commented on the bid process and suggested that there be some type of formula or process to ensure that the City is receiving accurate and true estimates from companies.

Board member Salvino made a motion to approve the item. Vice Chair Lewellen seconded the motion which carried unanimously on voice vote.

7.3 RESOLUTION NO. 2023-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE A TWO-YEAR EXTENSION OF THE EXECUTIVE DIRECTOR, K. MICHAEL CHEN’S EMPLOYMENT AGREEMENT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution into the record.

Vice Chair Lewellen made a motion to approve the resolution. Board member Salvino seconded the motion which carried 4-1 with Board member James voting no.

8. Board Member Comments

Board member Davis commented that she is really excited about the affordable housing and the great job on the work done by Turn Two Construction.

Board Member James had no comments.

Board Member Salvino had no comments.

Vice Chair Lewellen had no comments.

Chair Ryan commented that it is a pleasure to have Executive Director Chen for another two years and he looks forward to working with him more in the future.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:15 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA



DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP MEETING MINUTES
WEDNESDAY, SEPTEMBER 20, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:32 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Discussion

2.1 Streetscape Visioning Plan for West 1st Avenue - *CRA Executive Director*

Executive Director Chen introduced the item.

Mr. Gianni Feoli of Calvin Giordano and Associates provided a PowerPoint presentation for the visioning plan for West 1st Avenue. He explained what a hybridized street is and touched on the following topics throughout his presentation:

- Public art and how it will provide community storytelling, identity formation, an educational element, safety and surveillance, community building, engaging youth, tourism, brand identity, and property value
- Precedents and examples of different hybridized street conditions such as a woonerf, a shared street, and flexible streets
- Existing conditions within Dania Beach such as the 40 ft. rights-of-way, overhead utility powerlines
- Opportunities such as wider sidewalks with flexible design approach, green infrastructure, public art installations, connectivity to civic amenities
- Roadway geometry and redirection
- Recommendations

Board Member Salvino felt that it was a lot of information to consider. He would like a copy of the presentation to review.

Chair Ryan asked Mr. Feoli to elaborate on the recommendation he provided of the flexible street design and Mr. Feoli commented that they felt that the flexible street design provides the best of both worlds by giving a defined roadway corridor with the opportunity to maximize those moments for a public realm improvement.

Discussion ensued regarding the flexible street recommendation.

Board Member Davis thanked Mr. Gianno for the comprehensive presentation and would like to meet with the Public Art Board to receive their input and bring it back to the Commission.

Board Member James inquired about the loading areas, traffic flow and the pedestrians and Mr. Feoli responded that flexible streets make drivers more cognizant of pedestrians and there would also be designated loading areas.

Vice Chair Lewellen inquired about the businesses who have private parking lots and Mr. Feoli responded that they would look at circulation patterns and detail the public realm so that the priority of the utilization of the public realm is not so much for vehicular access, but more for taking some of it back for pedestrians.

There was consensus that the Board needs time to review the design options and meet with staff.

Executive Director Chen commented on the sequencing of the project with the current developments already in place.

10. Adjournment

Chair Ryan adjourned the meeting at 6:32 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA



City of Dania Beach Memorandum

DATE: 10/10/2023

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: CRA-Owned Property: 608 West Dania Beach Blvd. - CRA Executive Director

Request:

Authorization to negotiate a property sale agreement for 608 W Dania Beach Blvd. for the purpose of developing low-income affordable housing (80% AMI) and/or workforce affordable (140% AMI) housing with Habitat for Humanity Broward.

Background:

The CRA Plan goals include (1) eliminate substandard housing and provide affordable housing alternatives; (2) redevelop the CRA in a manner that is energy efficient and sustainable; and (3) enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.

At the July 11, 2023 CRA Board meeting, the CRA Board directed to initiate a public notice and Request For Proposals (RFP) process for the sale of the property located at 608 West Dania Beach Boulevard (Folio No. 5042 34 01 2520), which is owned by the CRA (Property) and which the CRA Board, by motion and consensus, desires to sell the Property for use development as a multi-unit townhouse project for low-income affordable housing (80% AMI) and/or workforce affordable housing (140% AMI).

In accordance with Florida Statutes Section 163.380, the CRA published notice of its interest in selling a CRA-owned property in the Sun Sentinel on August 21, 2023. Concurrently, the CRA initiated RFP No. CRA-23-018 on August 18, 2023, and closed the process on September 18, 2023. There were two qualified proposals that complied with the RFP requirements, which proposals came from (1) Florida Community Development Corporation and (2) Habitat For Humanity of Broward.

Update: Following the closing of the RFP, the RFP Selection Committee reviewed and discussed the qualified proposals and unanimously selected Habitat For Humanity of Broward proposal, subject to clarification and appropriate documentation of the terms and conditions of their proposal.

Budgetary Impact

The Property has an appraised value of \$195,300 (as of August 8, 2023) and the Habitat proposal seeks the conveyance of the Property at \$0, thus reducing the value of CRA assets. However, this initiative will have no financial impact on the CRA budget.

Recommendation

The CRA, supports the RFP Selection Committee recommendation and requests Board approval and direction to negotiate the terms and conditions and draft appropriate documentation for the sale of the property located at 608 West Dania Beach Boulevard, Dania Beach, FL, to Habitat For Humanity of Broward. The core terms the CRA would like to negotiate in the agreement includes:

1. The site will be used for the development of a for-sale, multi-unit townhouse project for low-income affordable housing (80% AMI) and/or workforce affordable housing (140% AMI), with at least fifty (50%) percent of the units being workforce affordable housing (140% AMI).
2. The sale will be subject to the execution of a Restrictive Covenant to maintain the specified low-income affordable (80% AMI) and/or workforce affordable (140% AMI) townhouses for thirty (30) years.

Attachments: BCPA Folio No. 5042 34 01 2520
August 21, 2023, Sun Sentinel Published Notice
Habitat For Humanity of Broward RFP Response

RESOLUTION NO. 2023-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING HABITAT FOR HUMANITY AS THE SUCCESSFUL PROPOSER UNDER RFP CRA-2023-018; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CRA AND HABITAT FOR HUMANITY OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA (“PROPERTY”) FOR A DOLLAR (\$1.00), FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS TOWNHOUSES FOR LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI), PROVIDED THE PARTIES COME TO A NEGOTIATED AGREEMENT AS TO THE AMOUNT AND TYPE OF AFFORDABLE HOUSING AND FURTHER PROVIDED THE PROPERTY IS TIED TO A RESTRICTIVE COVENANT REQUIRING THE PURCHASER TO PROVIDE 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI) AS NEGOTIATED BETWEEN THE PARTIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CRA Plan goals include (1) eliminate substandard housing and provide affordable housing alternatives; (2) redevelop the CRA in a manner that is energy efficient and sustainable; and (3) enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives; and

WHEREAS, the CRA Board desires to sell the property located at 608 West Dania Beach Boulevard, Folio No. 5042 34 01 2520, for development as a multi-unit townhouse project for low-income affordable housing (80% AMI) and/or workforce affordable housing (140% AMI); and

WHEREAS, at the July 11, 2023 CRA Board meeting, the CRA Board directed the CRA Executive Director to initiate a public notice and Request For Proposals (RFP) process for the sale and development of the Property; and

WHEREAS, in accordance with Florida Statutes Section 163.380, the CRA published notice of its interest in selling a CRA-owned property in the Sun Sentinel on August 21, 2023; and

WHEREAS, the CRA initiated RFP No. CRA-23-018 on August 18, 2023, and closed the process on September 18, 2023; and

WHEREAS, there were two qualified Proposals that complied with the CRA's RFP requirements, which Proposals came from (1) Florida Community Development Corporation and (2) Habitat For Humanity of Broward; and

WHEREAS, the RFP Selection Committee reviewed and discussed the qualified Proposals and unanimously recommended negotiating a sales agreement with Habitat For Humanity of Broward; and

WHEREAS, although the appraised value for the Property exceeds the proposed sale price, the CRA Board believes it is in the best interests of the CRA to authorize the sale below appraised value in order to develop the property and to provide additional for-sale, low-income and/or workforce affordable housing within the community, as the CRA Board believes that conveying the Property in accordance with the terms of RFP No. CRA-23-018 will serve the needs of low-income and/or workforce qualified families; and

WHEREAS, the sale will be subject to the negotiation of the number of units and types of affordable housing (80% or 140% AMI) townhomes to be provided on the parcel; and the execution of a Restrictive Covenant to maintain the proposed townhomes as low-income affordable (80% AMI) and/or workforce affordable (140% AMI) housing for thirty (30) years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above "WHEREAS" clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the conveyance of the Property, which is legally described in Attachment "A", to Habitat For Humanity of Broward at terms and conditions to be negotiated as relating to the number of low income affordable (80% AMI) or workforce affordable (140% AMI).

Section 3. That the CRA Board authorizes the proper CRA and City officials to execute a purchase and sale contract, with associated deed for the Property, in substantially the form approved by the City Attorney. As part of the conveyance of the Property, the purchaser shall be required to agree to and record a 30-year Restrictive Covenant requiring that the constructed units be maintained as low-income affordable (80% AMI) and/or workforce affordable (140% AMI), as negotiated by the parties.

Section 4. That the CRA shall record in the County public records the deed and shall provide a copy of such recorded instrument to the CRA Board within thirty (30) days of execution and final acceptance.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on _____, 2023.

Motion by _____ second by _____

FINAL VOTE ON ADOPTION:

Board Member Joyce Davis _____

Board Member Tamara James _____

Board Member Marco Salvino _____

Vice Chair Lori Lewellen _____

Chair Archibald J. Ryan IV _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

Billing Information

Customer Name: K. Michael Chen
Address: 100 W Dania Beach Blvd
City: Dania
State: FL
Zip: 33004-3643
Phone Number: 9549246801
Account ID: CU80157202

Order Information

Order Number: 7484107
Order Date: 8/17/2023
Gross price: \$217.84

Sun Sentinel – Legal Advertising:

Publication: Sun Sentinel
Section: Legal Advertising
AdSize: 1 Column
Lines: 86
Run Date(s): Monday, August 21, 2023
Color: No

SunSentinel
MEDIA GROUP

Preview:

NOTICE OF INTEREST TO SELL

In accordance with Florida ss163.380 (Disposal of property in community redevelopment area), the Dania Beach Community Redevelopment Agency (CRA) hereby provides notice of its interest in selling a CRA-owned property. The property is located at: 608 West Dania Beach Boulevard, Dania Beach FL33004 (BCPA ID: 5042 34 01 2520).

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District.

Detailed directions on how to respond are described in the Request for Proposals ("RFP"), RFP NO. CRA-23-018 The RFP may be obtained on or after August 18, 2023 on DemandStar (<http://www.demandstar.com>), and the City of Dania Beach website (www.daniabeachfl.gov). Interested parties who obtain solicitation documents from other sources are cautioned that the solicitation package may be incomplete or incorrect. Furthermore, all addenda and RFP updates will be posted and disseminated by the Procurement Department via DemandStar, the CRA website, and the City of Dania Beach website. Proposals must be consistent with the 2023 CRA Plan Amendment and include a component of HUD-qualified affordable housing.

The terms of sale will be protected by a Declaration of Restrictive Covenants (Declaration). The CRA shall have the right

to enforce the terms of this Declaration by injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-sale, low-income affordable (80% AMI) and/or workforce affordable (140% AMI) housing as specified in the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent (200%) of the appraised value of the land as of the date of the default

Sealed Responses shall be received until 10:00 a.m. EDT on September 18, 2023, ("Proposal Submittal Deadline") and must be submitted electronically on Demand-Star, the City's designated electronic bidding system. Any questions concerning this RFP shall be directed to the City of Dania Beach Procurement Division at procurement@daniabeachfl.gov. The last date for questions pertaining to this Response is 5:00 pm, EST September 11, 2023. QUESTIONS AFTER THIS DATE WILL NOT BE ANSWERED. Correspondence should read: "RFP No. CRA-23-018" in the subject line.

The CRA shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out. The CRA reserves the right to select any proposal it deems in the best interest of the CRA, in its sole discretion, or to reject any or all proposals received.

Affidavit – Affidavits:**Publication:** Affidavit**Section:** Affidavits**AdSize:** 1 Column**Lines:** 0**Run Date(s):** Monday, August 21, 2023**Color:** No**Preview:****NOTICE OF INTEREST TO SELL**

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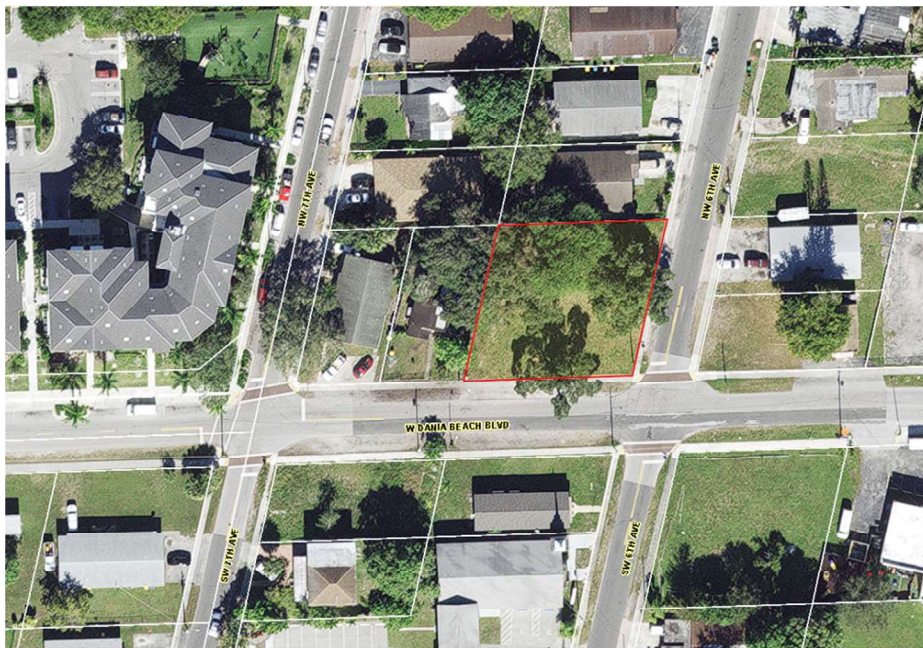
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Habitat for Humanity of Broward
888 NW 62nd St., Fort Lauderdale, FL 33309

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TAB 1.
LETTER OF INTEREST



habitatbroward.org
Building strength, stability and self-reliance through housing

Community Redevelopment Agency
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004

Dania Beach Community Redevelopment Agency,

It is our pleasure to submit this letter to inquire about the parcel of land located at 608 West Dania Beach Boulevard, Dania Beach, Florida, Broward County Property Appraiser Folio no. 504234012520. The parcel is approximately 10,850 sf, or 0.249 acres, in a rectangular shape, and is zoned NBHO-Res. Based on our initial analysis, this land is suitable for the development of 3-4 townhomes. Habitat Broward is flexible and will work with the City of Dania Beach on ironing out the details as we get further along this process.

Our relationship with Dania Beach first began in 1989 with Habitat Broward's' inaugural build, a single-family residence inhabited by the original owners for decades. In 2004, our partnership created and formed "Habitat Village", an 18-home community located off SW 45th St. In keeping true to Habitat's mission, this community continues to thrive to this day with well maintained homes, landscaping and consistently occupancy by Dania Beach families.

Habitat for Humanity of Broward makes the dream of homeownership a reality for working families. We are a full-service wrap around non-profit organization, focusing on: land acquisition and development; construction; mortgage lending; homeownership readiness and financial literacy; and family support. We are interested in exploring this particular and other partnership opportunities with the City of Dania Beach, which could potentially include the following benefits for your municipality: Increase annual taxes as result of new homeowners on these properties; increase the number of units available for community workforce during time of crisis; and receive carefully vetted and qualified homeowners who are committed to the community.

Habitat Broward wants to help the City of Dania Beach meet its redevelopment goals as stated in the CRA's 2023 Redevelopment plan to "eliminate substandard housing and provide affordable housing alternatives." The plan goes on to state: "the CRA should identify the policy need for increased housing in its strategic plan, define a housing program that leverages its publicly owned properties, seek both public and private partnerships to provide housing and identify code and policy requirements to promote broader private development actions." Habitat Broward was established in 1983 as an affiliate under Habitat for Humanity International and has provided affordable homeownership for thousands of residents in Broward County. Among the 1,200 Habitat affiliates in the nation, Habitat Broward is ranked in the top 40 (3%) producers. In addition, Habitat actively participates in planning forums, neighborhood revitalization activities and other work to advocate for sustainable housing and financing solutions to address the housing crisis in Broward County.

Habitat Broward does not take any kind of profit from its construction projects and self-funds the cost of development and construction, as well as the end loan to the borrower. As stated above, Habitat's exclusive model also includes a zero-interest rate mortgage and closing cost assistance making homeownership affordable to those earning up to 80% of the area median income (AMI). As a mortgage company, the payments received from the current Habitat Broward homeowners are invested back into the work, thus current homeowners become donors for future homeowners.

For the above-mentioned reasons, we are interested in exploring the possibility of the City of Dania Beach donating the parcel located on 608 West Dania Beach Boulevard to Habitat Broward for the development of affordable housing. If donation is not possible, we believe that a discounted price would be appropriate in light of the many benefits that partnering with Habitat Broward will bring to the City of Dania Beach. I look forward to hearing from you to discuss how, together, we can make homeownership a reality for working class families in the City of Dania Beach.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nancy Robin', with a stylized, flowing script.

Nancy Robin
CEO/ Executive Director

TAB 2.
EXECUTIVE SUMMARY

Qualifications & Experience

Habitat for Humanity of Broward (hereinafter Habitat Broward) is a full-service, wrap-around non-profit organization focusing on: land acquisition and development, construction; mortgage lending, homeowner readiness education & selection, and continued family support.

To date, Habitat Broward has empowered 640 families to achieve economic stability and improve their quality of life through affordable homeownership. Habitat Broward's low interest mortgages and closing cost assistance make homeownership affordable for hardworking families in Broward County. As a mortgage company, the payments received from current Habitat Broward homeowners are invested back into the work, thus current homeowners become donors for future homeowners.

With 40 years' experience building in Broward County, Habitat Broward has successfully partnered with municipalities, the County itself, and hundreds of private sponsors, donors, and corporations to make thriving communities possible in Broward.

Authorized Representative

Nancy Robin: CEO/Executive Director

A former Bank President and highly respected investment executive, Nancy joined Habitat in 2016 and has led it to become one of the top 40 most productive Habitats amongst 900 affiliates. With the sale of the bank, her passion was always economic empowerment and Habitat was a natural fit. Nancy's financial acumen lends itself well to the Habitat model.

The full expertise and knowledge, starting from the CEO to each Division Head will be fully engaged in this project as applicable to the task at hand

Office Location: 888 NW 62nd Street, Ft. Lauderdale, Florida 33309

TAB 3.
FIRM OVERVIEW AND TEAM DESCRIPTION

Habitat for Humanity of Broward Overview

Established in 1983 as an affiliate under Habitat for Humanity International, Habitat Broward has provided affordable homeownership for thousands of residents in Broward County. Among the 1,200 Habitat affiliates in the nation, Habitat Broward is in the top 40 (3%) producers and is consistently ranked in the top 15 builders overall for Broward County.

Team Description

All staff listed below have the same address: 888 NW 62nd Street, Ft. Lauderdale, Florida 33309:

- **Nancy Robin: CEO/Executive Director**

A former Bank President and highly respected investment executive, Nancy joined Habitat in 2016 and has led it to become one of the top 40 most productive Habitats amongst 900 affiliates. With the sale of the bank, her passion was always economic empowerment and Habitat was a natural fit. Nancy's financial acumen lends itself well to the Habitat model.

- **Justine Morgan: Vice President of Capital and Community Relations**

Justine has stewarded a relationship with the City of West Park during the last two years and is the lead contact on this project. Justine has stewarded many partnerships with local government and private partners and has extensive experience in loan origination, underwriting and compliance. Justine currently serves as Vice President of Capital and Community Relations and oversees land acquisition and external affairs. She also sits on the Broward County Affordable Housing Advisory Committee.

- **Alex Nesar: Director of Construction**

Joined Habitat in 2016 and as Director of Construction, Alex oversees and takes ownership of all construction and development activities. He brings 22 years of acquired skills and experience in construction, project management, and subcontractor supervision to Habitat. In addition to overseeing all of Habitat Broward's new construction, Alex also oversees our volunteer and critical repairs divisions.

- **Thor Barraclough: Chief Program Officer**

Joined Habitat in 2019 and currently serves as Chief Program Officer, overseeing all development, fundraising, and marketing for Habitat Broward. His leadership in marketing Habitat homeownership program open enrollment period have led to over 20,000 applications per annum. Thor is truly an expert in marketing and public relations and is responsible for promoting partner relationships.

Team Description (Continued)

- **Donald Smith: Director of Family Services**

As Family Services Director, he oversees Habitat Broward's extensive homeownership readiness, education, and selection process. Donald is passionate about ensuring that all Habitat families receive the proper education and training to achieve successful homeownership. Prior to joining Habitat Broward, he served as Lifestyle Director for large master-planned communities in Arizona.

- **Melonie Bully-Chambers: Director of Finance and Operations**

Melonie joined Habitat in 2014 with a strong legal and accounting background. Melonie oversees Habitat Broward's finance department as well as Habitat Broward's mortgage processing and servicing departments.

- **Nathan VanDeman: Vice President Housing Development**

Nathan is a purpose-driven design and real-estate development professional with 14 years' experience in design, master planning, permitting and construction with a passion for innovative real estate developments which prioritize the stewardship of cities, communities, spaces and ecologies.

- **Caroline Cozzi – Manager: Community Relations and Urban Development**

A Broward native, Caroline is passionate about increasing access to affordable housing for working families in her home County. Caroline has prior experience in the private sector working on public-private partnerships creating large scale affordable housing developments.

TAB 4.
PROJECT MANAGER, KEY STAFF, AND TEAM EXPERIENCE

Assemblage of Project Team

Project Management:

Justine Morgan, Vice President of Capital and Community Relations,
888 NW 62nd Street, Fort Lauderdale, Florida 33309;
justine@habitatbroward.org;
(954) 263.6916

Nathan VanDeman, Vice President of Housing Development
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
nathan@habitatbroward.org
(317) 442.2213

Alex Nesar, Vice President of Construction
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
alex@habitatbroward.org
(954) 547.8935

Donald Smith, Vice President of Family Services
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
donald@habitatbroward.org
(954) 396.3030 (Ext. 219)

Caroline Cozzi, Manager of Community Relations and Urban Development,
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
caroline@habitatbroward.org;
(954) 980.2348

Team Experience

Please refer to Tab 3. "Firm Overview and Team Description", for details regarding team experience.

TAB 5.
FINANCIAL INFORMATION

Development Funding

Habitat Broward has a strong financial position as evidenced in the most recent year to date financial statements and audited financial statements (attached below). Thanks to a County wide donor base, Habitat Broward is confident it will complete this project on time and within budget. All 600-plus builds during the last forty years have been supported by Habitat's ability to garner financial support. Habitat Broward is well-versed in mortgage lending, subsidies, down payment assistance, and other financial vehicles to support low-income families.

Funding for this project, aside from the City of Dania Beach support, would come from Habitat Broward in the form of cash on hand that is ready to deploy. This funding is already secured and committed from private donors and traditional fundraising methods, making it unrestricted for purposes of future build projects such as this one.

Private donors and funding partners such as United Way of Broward, JM Family, Community Foundation of Broward and others that understand the need and gap of affordable homeownership, continue to support newly built homes and communities.

Habitat's unique funding model also includes funding from our social enterprise, the Habitat Restore. With close to 1,000 Habitat ReStores across the nation, Habitat Broward's ReStore, grossing approximately \$2.4MM annually. In addition, while not considered revenue because no interest is paid, thus no profit to recognize, Habitat's holds over \$30 million in mortgage notes. The monthly payments that come in we refer to as our "Fund for Humanity" and help to fund our mission. Habitat Broward's strong financial position provides for the capacity to cover all project costs upfront and hold over until reimbursements can be processed and received.

Habitat Broward does not take a profit and self-funds the cost of development and construction as well as the end loan to the borrower and we price all of our models equally and match homes to family size. The subsidy of Habitat making the loan low interest and requiring no down payment (sweat equity is done in lieu of this) along with Habitat paying all closing costs allows us to not depress market values and sell at closer to true value. This also optimizes the tax base for the cities served. (See section showing the value of this subsidy model)

TAB 6.
CAPACITY TO MANAGE AND IMPLEMENT THE PROJECT

Habitat Broward Model

Habitat Broward's unique model creates a wraparound service, delivering affordable homeownership at an affordable rate, on schedule and within budget.

- **Developer:** Habitat Broward will own the entire development process of this raw land including obtaining the necessary permits, platting the lots, laying infrastructure for sewer, water, electric, and streets.
- **Builder:** Habitat Broward has experience building various housing products such as single-family homes, multi-family townhomes, complete communities as well as critical repairs, foreclosure renovations and ADA adaptations. Habitat Broward's products and large-scale projects span Broward County and are featured in over half the cities in Broward including the Broward Municipal Services District. The organization has letters of recommendation and referrals from multiple municipal partners citing the ease of partnership.
- **Funder:** Habitat Broward leverages every dollar it receives from funders, donors, government, and other partners to ensure construction is under budget and that homes remain affordable. This is accomplished through economies of scale on several fronts. The first is Habitat Broward's access to a national supply chain via Habitat's national network. The second is our volunteer army which reduces contractor expenses. Lastly, we are also blessed to receive product donations by local business partners. As a non-profit organization, Habitat Broward does not seek to make a profit from this build, nor scrape any developer fees, making it a unique building partner.
- **Educator:** Families in the Habitat Broward program invest an average of 12-18 months over the course of this time before moving into their homes and receiving their mortgage. Over the course of the 18 months, the families, including children, complete the homeowner education program on homeowner basics, financial literacy, post-closing maintenance, civic involvement, good neighbor etiquette, and more. This educational component guarantees families are equipped for their next chapter, that their new community flourishes and that their new community receives happy, healthy residents.
- **Mortgage Lender:** Habitat Broward underwrites, originates, and lends to all families in the program a fixed, low interest, 30-year mortgage. The principal loan amount is dependent on the final appraised value of the home with potential down payment assistance available on a case-by-case basis. By remaining the mortgage lender, Habitat Broward can work with families who face hardship to avoid delinquency and/or foreclosures.
- **Servicer:** Following the home closing, Habitat Broward remains a partner through servicing and wraparound support provided to families. Habitat Broward stays in communication with families during times of trial to ensure the community continues to succeed and the city benefits from strong, stable families.

Disclaimer Language Regarding Lobbying

Habitat for Humanity International and Habitat Broward are advocacy focused organizations that seek to provide support, education and awareness for affordable homeownership, working families and economic empowerment. Habitat Broward staff and volunteers do not seek to influence any specific legislation or policies with the submission of this proposal.

Habitat Broward Proven Capacity:

Habitat Broward is proud of the capacity and strength it has developed over its forty-year history. It's focus on providing safe, decent, and affordable housing has never wavered. Today, it is more critical than ever that Habitat Broward build as cost effectively as possible in order to keep homes attainable for working families. Inflation and market trends have increased the costs to build and Habitat Broward works to not pass these costs down to its future families as another barrier to their dreams of homeownership.

Habitat Broward looks to its partners, funders and supporters to make this possible. One of the ways homes are kept affordable is for Habitat Broward to carefully consider economies of scale when building. As a general rule of thumb, Habitat Broward seeks to build no less than seven homes in a one-mile radius to achieve the lowest cost to build possible. By grouping together a minimum number of homes, Habitat Broward can distribute the soft costs associated with construction which lowers the cost to build each home and ultimately keeps the home affordable.

If awarded the land from the Dania Beach CRA, Habitat Broward would seek to acquire additional land in the surrounding area from private or public sources that can increase the number of homes for this project and result in economies of scale necessary for affordability. Habitat Broward has a forty year history of acquiring private land and has identified several properties that, if awarded CRA land, would be solicited for private purchase. The acquisition of additional private or public will coincide with the timing for receiving requested allocated residential units from Broward County as mentioned in this RFP.

Another benefit to the minimum build size is the City Commission and Staff will participate in and be recognized for larger-scale impact. The more homes and families served in a particular build will allow Habitat to partner with the city on bigger celebrations such as groundbreakings and dedication than would be suitable for one to two homes.

TAB 7.
REFERENCES ON SIMILAR PROJECTS
(Exhibit B)

Similar Projects

The scope of the single-family and townhome projects described below include major infrastructure work, including but not limited to: installation of roads, electric, communication, sewage, and water systems. Further, Habitat Broward successfully managed the bidding, procurement of materials, subcontracting and scheduling of all permitted work, including but not limited to: foundations and exterior walls; mechanical systems; and drywall. Following the foreclosure crisis, Habitat Broward partnered with Broward cities and local banks to acquire and renovate severely distressed, single-family homes that were subsequently sold to very low-income families. Most of these projects were gut renovations that included extensive interior and exterior work.

- **A Rick Case Habitat Community:** This widely publicized privately funded 76 single family home community located in Pompano Beach was launched in 2017 and is currently fully funded and 75% complete. The City of Pompano Beach and Habitat Broward formed a mutually beneficial partnership which resulted in \$700k in support from the City. The entire project budget is \$20 million. Thanks to the generosity of lead donors Rick and Rita Case this public private partnership will be completed in 2023.
- **Rock Island Oaks:** In 2012, Habitat Broward privately funded the acquisition of vacant land and development of 30 single family homes in Ft. Lauderdale. The overall project budget of \$5 million included support from Broward County's Affordable Housing Program and the City of Ft. Lauderdale's SHIP funding for a combined total of \$2,050,000.
- **Dania Beach Community:** This project featured 18 single family homes in Dania Beach and was completed in 2010. The entire project budget was \$3.2 million which was supported by the Department of HUD through the SHOP program as well as Broward County's Affordable Housing program for a combined \$451,886.
- **Collier City:** Collier City is a historic black neighborhood and one of the most depressed zip codes in Broward County. The area has struggled with crime and blight for years. A collaboration with the City of Pompano Beach, corporate entities, and private donors is turning the area around. Habitat Broward built 12 new homes along the NW 27th avenue corridor contributing to the revitalization of this community.

References

Please refer to exhibit below.

Habitat for Humanity of Broward, Inc. References

1. Greg Harrison
City Manager, Pompano Beach
100 West Atlantic Avenue
Pompano Beach, Florida 33060
(954) 786-4601
Greg.harrison@copbfl.com
2. Nyguen Tran
Director, Pompano Beach CRA
100 West Atlantic Avenue
Pompano Beach, Florida 33060
(954) 545-7769
tran@copbfl.com
3. Ralph Stone
Director, Broward County Housing Finance Authority
110 NE Third Street, #300
Ft. Lauderdale, Florida 33301
(954) 357-4900
rstone@broward.org
4. Rachel Williams
Manager, Housing and Community Development
City of Ft. Lauderdale
914 NW Sixth Street, suite 103
Ft. Lauderdale, Florida 33311
(954) 828-4513
awilkinson@fortlauderdale.gov
5. Avis Wilkinson
Assistant Manager, Housing and Community Development
City of Ft. Lauderdale
914 NW Sixth Street, suite 103
Ft. Lauderdale, Florida 33311
(954) 828-5391
rwilliams@fortlauderdale.gov

TAB 8.
FINANCIAL STABILITY

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Habitat for Humanity of Broward, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited the Habitat for Humanity of Broward, Inc.'s 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 26, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Miami, Florida
November 29, 2022

Habitat for Humanity of Broward, Inc.

Statements of Financial Position

(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>June 30,</i>	2022	2021
ASSETS		
Current assets		
Cash and cash equivalents	\$ 19,312,321	\$ 11,114,829
Restricted cash	58,958	35,203
Receivables		
Mortgages receivable, net	1,292,137	1,317,735
Contributions receivable, net	648,344	1,159,845
Prepaid expenses and other current assets	338,274	457,295
Total current assets	21,650,034	14,084,907
Property and equipment, net	1,589,730	1,537,097
Other assets		
Receivables		
Mortgages receivable, net	10,905,178	10,948,675
Contributions receivable, net	-	193,705
Single family homes under construction	5,795,320	4,407,552
Investment in joint ventures	6,315,438	4,191,733
Total other assets	23,015,936	19,741,665
Total assets	\$ 46,255,700	\$ 35,363,669
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued expenses	\$ 372,875	\$ 275,285
Other liabilities	58,958	35,203
Total current liabilities	431,833	310,488
Long-term debt		
Notes payable - HFHI NMTC, net	8,160,341	5,540,461
Total liabilities	8,592,174	5,850,949
Net assets		
Without donor restriction	34,843,171	26,481,353
With donor restriction	2,820,355	3,031,367
Total net assets	37,663,526	29,512,720
Total liabilities and net assets	\$ 46,255,700	\$ 35,363,669

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Activities and Changes in Net Assets (With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>For the years ended June 30,</i>		2022		2021	
	Without Donor Restriction	With Donor Restriction	Total	Comparative Totals	
Public support and revenue					
Home sales	\$ 1,389,373	\$ -	\$ 1,389,373	\$	3,173,550
Contributions and grants	8,083,918	1,196,124	9,280,042		3,316,131
Sales - ReStore	2,229,593	-	2,229,593		2,079,377
Interest income	1,743,387	-	1,743,387		1,692,153
Donated goods and services	244,515	-	244,515		258,376
Program revenue	376,667	-	376,667		29,557
Special events revenue	188,510	-	188,510		486,782
Late-fee income	11,859	-	11,859		9,960
Rent income	13,890	-	13,890		25,810
Other	75,682	-	75,682		29,708
Total public support and revenue	14,357,394	1,196,124	15,553,518		11,101,404
Net assets released from restriction due to completion of purpose restrictions and expiration of time restriction	1,407,136	(1,407,136)	-		-
Expenses					
Program services	6,276,436	-	6,276,436		6,872,523
Supporting services					
Management and general	470,016	-	470,016		383,159
Development, public relations, and fund-raising	656,260	-	656,260		710,343
Total expenses	7,402,712	-	7,402,712		7,966,025
Changes in net assets	8,361,818	(211,012)	8,150,806		3,135,379
Net assets - beginning of year	26,481,353	3,031,367	29,512,720		26,377,341
Net assets - end of year	\$ 34,843,171	\$ 2,820,355	\$ 37,663,526	\$	29,512,720

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Functional Expenses

(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

For the years ended June 30, 2022 and 2021

	Program Services				Supporting Services			Comparative Totals	
	Home Constructions	ReStore	Family Services and Others	Total Program Services	Management and General	Development, Public Relations, and Fund-Raising	Total Supporting Services	Total 2022	2021
Salaries and wages	\$ 565,807	\$ 644,023	\$ 349,420	\$ 1,559,250	\$ 114,494	\$ 353,583	\$ 468,077	\$ 2,027,327	\$ 2,009,561
Payroll taxes	46,589	53,029	28,772	128,390	9,428	29,114	38,542	166,932	157,360
Benefits	76,498	87,073	47,242	210,813	15,480	47,805	63,285	274,098	248,857
Cost of homes sold	2,766,451	-	-	2,766,451	-	-	-	2,766,451	3,930,371
Affiliate dues and tithing	60,000	-	-	60,000	-	-	-	60,000	47,000
Home repairs	315,549	-	-	315,549	-	-	-	315,549	32,273
Property taxes	-	4,116	-	4,116	-	-	-	4,116	4,017
Cost of purchased ReStore inventory sold	-	138,196	-	138,196	-	-	-	138,196	141,206
Homeowner mortgage/escrow relief	-	-	26,387	26,387	-	-	-	26,387	95,268
Contract labor	5,627	39,944	3,000	48,571	-	1,000	1,000	49,571	17,219
Telephone and utilities	10,457	104,043	2,739	117,239	23,048	46	23,094	140,333	125,770
Vehicle and machinery expenses	15,698	72,192	16	87,906	813	-	813	88,719	80,360
Insurance	46,797	53,968	9,833	110,598	17,166	9,817	26,983	137,581	153,604
Professional fees	7,465	9,639	109,694	126,798	102,120	56,645	158,765	285,563	200,516
Bank and credit card fees	1,300	28,175	96	29,571	2,266	5,205	7,471	37,042	33,531
Rent	35,437	-	34,631	70,068	18,792	16,376	35,168	105,236	71,094
Repairs and maintenance	526	46,348	-	46,874	12,743	-	12,743	59,617	35,850
Office supplies and expenses	1,615	15,530	3,585	20,730	11,872	3,822	15,694	36,424	24,566
Office equipment and software	-	7,342	554	7,896	11,329	12,350	23,679	31,575	41,470
Advertising	89	90,268	9,145	99,502	21,411	84,416	105,827	205,329	225,764
Depreciation and amortization expense	4,303	69,611	-	73,914	1,330	-	1,330	75,244	88,532
Bad debt expense	-	-	7,030	7,030	105,244	-	105,244	112,274	24,277
Interest expense	78,753	-	-	78,753	-	-	-	78,753	54,404
Other	67,189	23,677	50,968	141,834	2,480	36,081	38,561	180,395	123,155
Total expenses	\$ 4,106,150	\$ 1,487,174	\$ 683,112	\$ 6,276,436	\$ 470,016	\$ 656,260	\$ 1,126,276	\$ 7,402,712	\$ 7,966,025

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Cash Flows

(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>For the years ended June 30,</i>	2022	2021
Cash flows from operating activities		
Change in net assets	\$ 8,150,806	\$ 3,135,379
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation and amortization expense	75,244	88,532
Bad debt expense	112,274	24,277
Non-cash contributions	(42,612)	(136,241)
Imputed interest on non-interest bearing notes	(1,743,387)	(1,692,153)
Discount of mortgages on new home sales	1,551,627	2,304,043
Amortization of debt issuance costs included in interest expense	78,750	54,396
(Increase) decrease in assets		
Mortgages receivable, net	260,855	(1,166,429)
Contributions receivable, net	592,932	652,610
Prepaid expenses and other assets	119,021	432,380
Single family homes under construction	(1,345,156)	1,573,554
(Decrease) increase in liabilities		
Accounts payable and accrued expenses	97,590	22,076
Other liabilities	23,755	(5,375)
Net cash provided by operating activities	7,931,699	5,287,049
Cash flows from investing activities		
Purchase of property and equipment	(127,877)	(37,570)
Purchase of investment in joint ventures	(2,123,705)	-
Net cash used in investing activities	(2,251,582)	(37,570)
Cash flows from financing activities		
Proceeds from note payable - HFHI NMTCs	2,864,763	-
Payments for deferred financing costs	(323,633)	-
Net cash provided by investing activities	2,541,130	-
Net increase in cash, cash equivalents, and restricted cash	8,221,247	5,249,479
Cash, cash equivalents, and restricted cash, beginning of year	11,150,032	5,900,553
Cash, cash equivalents, and restricted cash, end of year	\$ 19,371,279	\$ 11,150,032

The accompanying notes are an integral part of these financial statements.

TAB 9.
LITIGATION

Not Applicable

Habitat for Humanity of Broward is not involved in any lawsuits or proceedings.

TAB 10.
SWORN STATEMENT OF PUBLIC ENTITY CRIMES FORM
(Exhibit C)

TAB 11.
NON-COLLUSION AFFIDAVIT FORM
(Exhibit D)

TAB 12.
ADDITIONAL INFORMATION

Please see following exhibits relevant to Habitat Broward's organizational structure.



P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077967774
Feb. 04, 2020 LTR 4167C 0
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BODC: TE

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

Employer identification number: 91-1914868
Group exemption number: 8545

Dear Taxpayer:

This is in response to your request dated Jan. 09, 2020, for information about your tax-exempt status.

Our records indicate we issued a determination letter to you in January 1987, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognized the subordinates on the list you submitted as exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106 and 2522.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

Please refer to www.irs.gov/charities for information about filing requirements. Specifically, IRC Section 6033(j) provides that, if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

015435

4077967774

Feb. 04, 2020 LTR 4167C 0

91-1914868 000000 00

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HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

Sincerely yours,

Stephen A. Martin

Stephen A. Martin
Director, EO Rulings & Agreements

**ATTACHMENT A:
SCOPE OF WORK**

Scope of Work

Project Location: 608 West Dania Beach Boulevard, Dania Beach, Florida 33004

Site Proposal: (3 – 4) two story townhomes, parking and landscaping

Product Type:

- For sale, new construction affordable townhomes for low-income (80% AMI) and/or workforce (140%) qualified families
- A minimum of a thirty-year covenant for the property to remain as low-income and/or workforce housing

Community Vision: “Boulevard Residences”

Top 3 Goals for CRA 2023:

- Goal 1 Enhance and Reinforce the CRA Sub-Areas
- Goal 2 Eliminate Substandard Housing and Provide Affordable Housing Alternatives
- Goal 3 Redevelop the CRA in a manner that is energy efficient and sustainable

Upon completion of “Boulevard Residences” Dania Beach will realize the following:

- ✓ Enhance underutilized land by improving community landscape through newly constructed, modern homes and landscaping
- ✓ Increase the number of units available for local working families during time of economic crisis
- ✓ Create communities that are sustainable from both a physical and economic standpoint
- ✓ Increased annual taxes as result of new fee-simple owned homes
- ✓ The City of Dania Beach will welcome new and prepared homeowners that are committed to the community.



**The above rendering are courtesy of GL Homes, a modern design that has been well received, and one we plan to replicate going forward*

Habitat Broward Design Standards

Affordability is defined by more than a purchase price. While we may measure affordability by the bottom-line cost of the mortgage and how it's factored into monthly payments, that is only a small part of the equation. Equally as important is the long-term affordability and sustainability of owning the home, including utility costs, maintenance and repair costs, taxes and insurance rates, and necessary future upgrades. Long-term affordability plays into the financial reliability of the home and the security that comes from it.

For each decision we make on systems and features that may increase the initial cost or sales price of the home, we weigh heavily on how much these features can save the buyer in the long term. Habitat Broward is intentional in its design to long term cost savings and commitment to sustainability, while also creating a product that is undisguisable from market rate units.

Curated Design Features

- Modern home design reflective of surrounding community
- Lush landscaping with native plants
- Decorative stucco & designer exterior paint schemes
- Marble window sills
- Concrete driveways
- Dimensional shingle roofs
- Underground utility connections

Kitchen and Bath Features

- Wood cabinets
- Doubled sink in kitchen
- Chrome kitchen & bath fixtures
- Master bath walk-in shower & bathtubs in secondary bath

Efficiency and Sustainability

- Energy Star refrigerator and dishwasher & electric 30' range with self-clean
- Energy efficient modern light fixtures
- Impact resistant exterior windows and doors & hurricane rated garage door
- Smoke and carbon dioxide detectors per code
- Homes outfitted with SimpliSafe Home Security

Green Building Standards & Sustainability

Habitat Broward proudly builds sustainable, energy-efficient homes that are both environmentally friendly and cost-effective for low-income homeowners.

Habitat Broward builds its homes according to L.E.E.D. building standards and meets the requirements to qualify as L.E.E.D and was awarded a *Partners in Sustainable Building Program* by Habitat for Humanity International.

By partnering with Florida Solar Energy Center, FPL's BuildSmart for Humanity Program, E3 Building Sciences and Abney Green Solutions, Habitat Broward has identified proven methods to create the most efficient and cost friendly ways to build green homes. These methods include:

- Impact windows and doors
- LED lighting
- Energy Star rated appliances and ceiling fans
- Efficient HVAC systems and installing A/C ducts inside air-conditioned space
- Using low-flow toilets and shower heads Installing programmable thermostats
- Using ceramic tile in high traffic living areas for durability
- Building extended (2 ft) roof overhangs for improved cooling and heating
- Capturing rainwater in well-designed retention areas and swales
- Planting shrubs and trees that are native to Florida

Development Build Schedule

Phase	Time Frame	Activities
Design (Following site control & rezoning)	5 Months	• Contract Award, Notice to Proceed, Procurement and Permitting, Lot Prep and Pre-development activities commence. • Homeowner Selection begins. • Groundbreaking Ceremonies with City and VIP's • Marketing Begins
Commencement	4 Months	• Vertical Construction begins. • Volunteer Opportunities begin: Interior, framing, windows and roofing • Homeowner Classes and youth programs begin
On-going Construction	3 Months	• Construction continues • Volunteer opportunities: Wall furring, Interior Exterior Paint, and landscape • Homeowner assignments -Stake Your Claim Ceremonies commence
Completion	Approx. 24 Months Total (Following Site Control)	• Certificate of Occupancy • Dedication Ceremony with City of Westpark, families, Donors and other VIP's • Transfer of Homeownership: Mortgage closings and Move In

**Project schedule pending site control and allocation of residential units to the City of Dania Beach*

Financial Model

Assumption Proposals	
Land Purchase	\$1
Horizontal Improvements	\$400,000
Additional Soft Costs	\$50,000
Horizontal Development Cost	\$451,000
Vertical Construction Cost (PSF)	\$140
Home Size (SF)	2,000 SF
Cost Per Home	\$280,000
Total Number of Homes	3
Total Vertical Construction Cost	\$840,000
Total Development Cost	\$1,291,000
Total Development Cost (Per Home)	\$430,333

**In-kind donation from City*

Necessary Considerations

In order for this development to be financially feasible for Habitat Broward, based on model information and structure provided, consideration for the below items would be requested from the City and it's relevant departments.

As you can see from the financial model above, Habitat Broward is requesting the land be purchased from the City of Dania Beach CRA for \$1. After initial review of the property and estimated cost to build, the \$1 purchase would allow Habitat to keep homes affordable.

- The site to be donated by the City of Dania Beach
- Develop an acquisition strategy for 4 or 5 additional units nearby (min 8 total units, including 3-4 from this property)
- Request City to pay for design and construction of any required Right of Way improvements (streetscape, parallel parking, utility improvements)
- Request city to pay for tree relocations or removal impact fees to deliver buildable site.
- Zoning variances/exceptions
- Consider On Site parking reduction
- No commitments to build timeline until HFHB can start construction on 8 units within 4 block area
- Additional requests upon architectural study

*Please see page 15 for economies of scale necessary for Habitat Broward to build.

Projected Home Sales Price

All Habitat affiliates, including Habitat Broward, adhere to Habitat for Humanity International (Habitat International) policies and standards. Habitat International sets these policies and standards to create best practices for the 1,400 affiliates it encompasses to ensure consistency across mission and affordable housing development. Habitat Broward's adherence to these policies and standards are required to stay in good standing.

One such policy that is implemented at both the international and the local level is how home sales prices are projected and set. The Habitat International policy states that home sale prices are not set until after the home is complete and an independent appraisal is complete. As with every home Habitat Broward builds and sells to a qualified borrower, the mortgage and sale price are set based on this appraised value conducted immediately before closing. Therefore, Habitat Broward cannot accurately project a sale price before building and relies on estimates for proposals.

Our Families

Habitat Broward works to provide homeownership for low-income families in need of safe, affordable housing. Habitat Broward ensures a family's housing payments do not exceed 30% of income and income does not exceed 80% of the area's median income (AMI).

Habitat Broward's homeowner selection process is a competitive and rigorous process because of the high demand for affordable housing in Broward City of Fort Lauderdale.

Families who visit Habitat Broward's webpage for pre-application information find the below criteria required for pre-application:

- First Time Homeowners (No borrower on the application has owned a home before)
- Can successfully undergo a criminal background check
- Have a track record of timely payments of debt, utilities, rent
- Verifiable income sufficient to repay low-interest mortgage
- Low-income and workforce qualified families
- Required to contribute a minimal (\$2,000) cash down payment
- Willing/able to partner in performing (300) Sweat Equity Hours
- Must show a demonstrable need for safe and affordable living conditions due to space, crime, budget

Families that qualify for a Habitat home **represent the County's economic infrastructure and foundation**, including:

- Healthcare Employees
- Broward County Public School Teachers
- Government Employees
- Law Enforcement Officers & Staff
- Firefighters

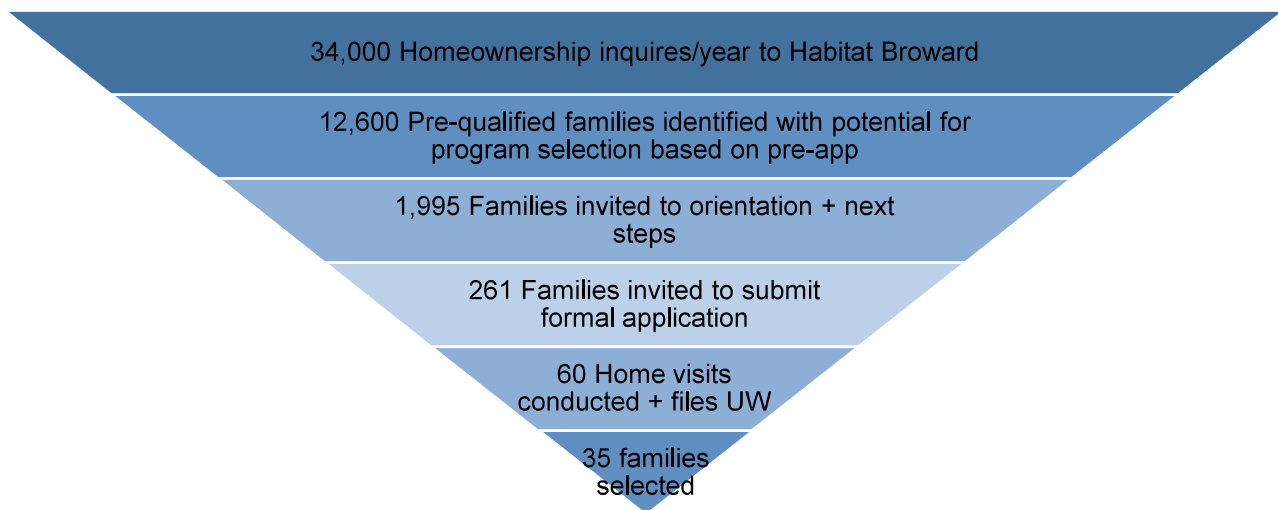
Our Homeownership Program

Once families are selected in the Future Homeowner Program, they formally begin their journey. Over the next 12-18 months, families will participate and engage with Habitat Broward in different ways to ensure they are prepared for the life-changing event of owning their first home and taking on their first mortgage. This includes:

- Having their financials assessed and evaluated by three independent professionals
- One year of intensive participation in future homeownership program including monthly educational classes on budgeting, home maintenance, insurance, healthy living and more
- Criminal background check on every adult resident
- Periodic credit checks and financial stress-testing
- Verification of stable employment history and financial wherewithal
- Volunteer 300 hours of Sweat Equity, physically building their home or a future neighbor's home

Through the steps above and the continuous support provided by Habitat Broward as lender, the families served are successful in achieving the American Dream of homeownership.

Actual Numbers from Recent Habitat Broward Homeowner Selection Process:



Habitat Broward's Ability to Ensure Long Term Affordability

Eliminating Boundaries to Homeownership

Habitat Broward leverages every dollar it receives from funders, donors, government and other partners to ensure construction is under budget and that homes remain affordable. As a result, Habitat Broward is unique in its ability to sufficiently subsidize every home. Habitat Broward provides this one-of-a-kind subsidy to families through:

1. **Closing Cost Subsidy** - Habitat Broward does not charge any family closing costs, which is a form of subsidy. Habitat Broward fundraises from private donors to cover these costs as they cannot be waived and as a result, this form of subsidy greatly removes a barrier to homeownership.
2. **Down Payment Assistance Subsidy (DPA)** - In addition to our own mortgage subsidy, when available Habitat will also leverage the Florida Housing Finance Corporation's Home Ownership Program (HOP) as well as any private funding subsidies that might be available.
3. **Mortgage Subsidy** - Habitat Broward provides mortgages for its' builds at a low interest rate. Unlike other builders and developers, Habitat Broward's mortgages are a form of subsidy that saves families hundreds of thousands of dollars over time.
4. **Private Mortgage Insurance Subsidy (PMI)** - By not requiring private mortgage insurance on its loans like other mortgage products such as FHA, Conventional and USDA, Habitat Broward removes another barrier to affordable homeownership.



Site Address	608 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 01 2520
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80-01
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 21,24 BLK 17		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

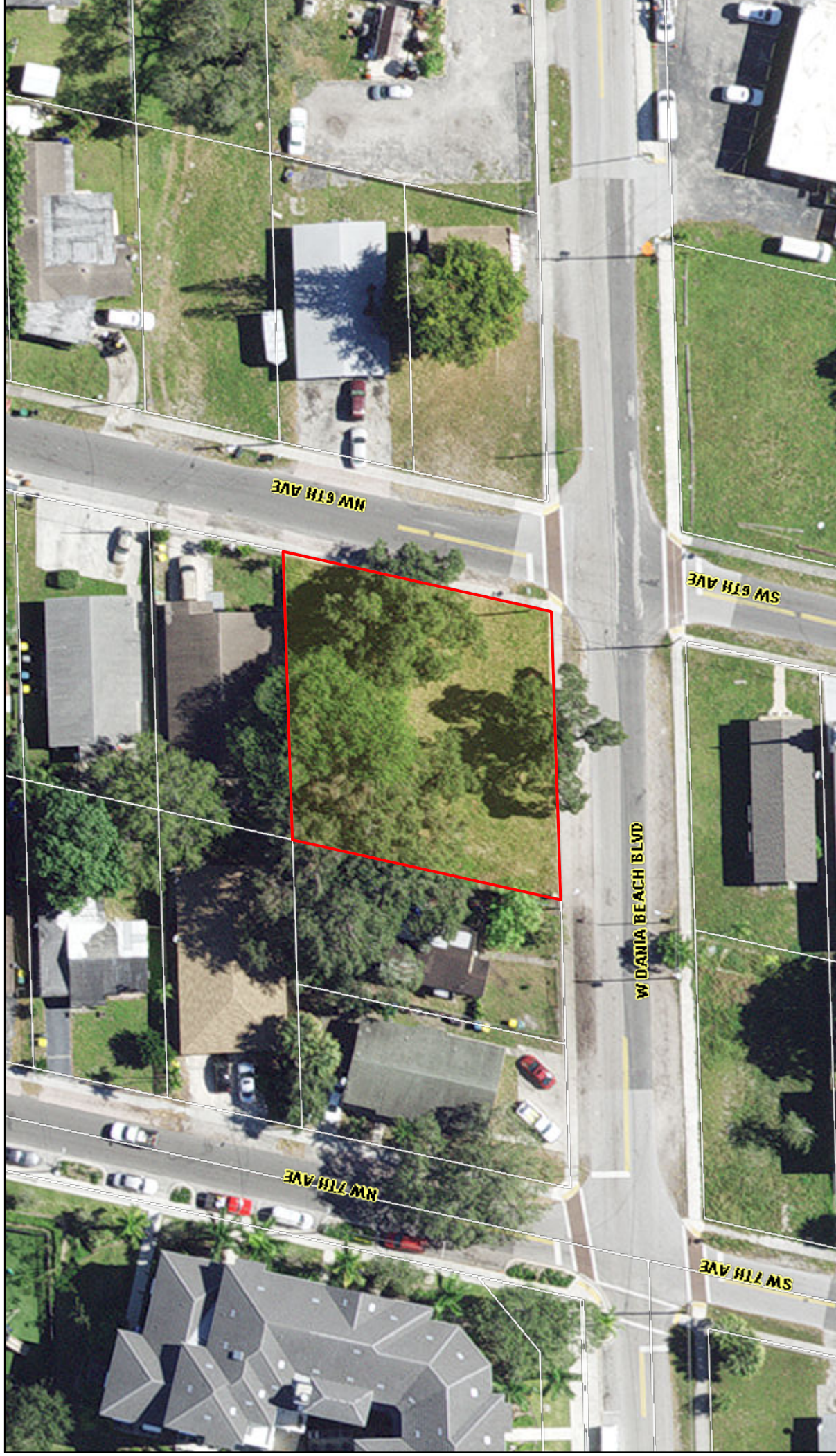
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$162,750		\$162,750	\$78,770	
2022	\$130,200		\$130,200	\$71,610	\$18.00
2021	\$65,100		\$65,100	\$65,100	\$18.00

2023* Exemptions and Taxable Values by Taxing Authority

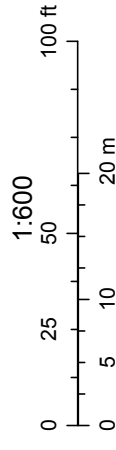
	County	School Board	Municipal	Independent
Just Value	\$162,750	\$162,750	\$162,750	\$162,750
Portability	0	0	0	0
Assessed/SOH	\$78,770	\$162,750	\$78,770	\$78,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$78,770	\$162,750	\$78,770	\$78,770
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961661	\$15.00	10,850	SF
6/5/2007	CET-T	\$100	44260 / 204			
7/1/2003	WD	\$65,000	35647 / 149			
5/1/1987	QCD	\$100	14466 / 379			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						.3		



June 30, 2023





City of Dania Beach Memorandum

DATE: 10/10/2023

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: PATCH – Site Options

Request:

The CRA is seeking Board direction in its preference of keeping the PATCH at its current location or moving the PATCH to 1399 Sterling Road.

Background:

At the July 11, 2023, CRA Meeting, I provided a comprehensive description of the damage and crop contamination caused by the flooding during April and May. Due to the extent of the damage, the cost of fully restoring the damaged systems, the time it would take for the crops to recover, and the ongoing risk of future flooding and other challenges specifically associated with the current site, it was suggested to reconsider maintaining the PATCH at its current location.

As an alternative, I advised of discussions I had with Manager Garcia and Dep Manager Sosa-Cruz regarding the potential of relocating the PATCH to another City-owned site at 1399 Stirling Rd (BCPA ID 5142 04 00 0080 and 5142 04 00 0090 – BCPA folio sheets attached) The site is on the south side of Stirling Rd, just east of S Bryan Rd along the canal.

The CRA was directed to develop a comparative analysis of the current location at 1201 W Dania Beach Blvd. versus the potential alternative site at 1399 Stirling Rd.

Update: The analysis is not merely a comparison of the physical dimensions of each site. The ability to support a farming operation and the potential for other uses is an important consideration. I conferred with Biancamaria Bacarossi, Lead Farming Coordinator for the PATCH, Jaime Castoro, Farming and Crop Consultant to the PATCH, and Noah Siegel, Farm Manager for The Fruitful Fields, to determine what farming characteristics would be relevant to the analysis. Other resources engaged to perform the due diligence for the comparative analysis include:

- Boundary and topographical surveys for both sites
- Appraisals for both sites
- Heavy metal soil tests for both sites

Both sites have only minor traces of heavy metals, but nothing greater than traces found in normal soil conditions. The potential for ground contamination associated with the historic use of the Dania Beach Blvd site as a trash dump could only be determined by an extensive Phase II Environmental Assessment, which was not performed. The historic use of the Stirling Rd site was a nursery – remnants of an irrigation system were found.

The farming capabilities of Stirling Road are significantly superior to those of Dania Beach Blvd. The Stirling Rd site is more than twice the size of the Dania Beach Blvd site. This larger site would facilitate the growth of a wider range of crops, including the planting of a fruit orchard – fruits thrive during the summer months, while vegetables grow better in the cooler months. The commercial environment of Stirling Rd would tolerate bee hives, which would benefit gardens across the entire area. The biggest benefit of the Stirling Rd site is the soil. The frequent flooding at the Dania Beach Blvd site washes out the soil and its history as a trash dump inhibits growing crops in the soil. The soil conditions at Stirling Rd will support Syntropic Agroforestry, a highly productive in-ground growing strategy. The benefits of syntropic farming include: large yields; optimal use of land; no need for external inputs; improved soil quality; minimal weeding; plant resilience due to biodiversity; and better water management, both in extreme wet and dry times. The short summation is, while the Stirling Rd site is more than twice the size of the Dania Beach Blvd site, it is estimated that the fruit and vegetable production will be three to four times greater.

The costs of restoring the PATCH crop production at its current location, including the repair of the irrigation system and hydroponic growing systems, are estimated to be approximately \$60,000. This would not address some of the basic issues of the site, such as the fence line encroachment on the east side, the frequent flooding, the ADA issues, the ground contamination associated with its historic use as a dump site, and/or implementing the recommendations of the PATCH master plan developed by VHB in the CRA Plan update.

There was no attempt to estimate the cost of moving the PATCH to Stirling Road. Most of the “portable” infrastructure at the current location can be moved, such as the sheds, the trailer, the hydroponic systems/tanks. However, we will need to establish the electrical and water infrastructure to set up and connect them. Setting up an irrigation system at the new site would cost about \$70,000. The big cost would be the design/engineering and construction cost of building a new pavilion – smaller than the existing pavilion. The cost estimates for the most significant expenses can only be developed from engineered designs. The cost of the engineering work should only be undertaken after a Board decision to move the PATCH.

Whatever the cost of moving, at least some cost could be offset by grants, sponsorships, and/or the developer of the vacated Dania Beach Blvd. site.

From the information collected and with collaboration of our farming and crop strategy consultants, I have prepared a comparative matrix of the two-site options (see attached). This matrix compares the physical elements of each site and a summary of the farming issues.

Budgetary Impact

None at this time.

Recommendation

The CRA recommends for the Board to provide direction on its preferred location for the PATCH, so the CRA can focus on reestablishing the crop production.

Attachments:

Comparative matrix of the Dania Beach Blvd versus Stirling Rd sites

BCPA folio sheets for 1399 Stirling Rd

Appraisal letter for 1201 Dania Beach Blvd

Appraisal letter for 1399 Stirling Rd

Biographies of the farming consultants for this analysis



REAL ESTATE ADVISORS | PROGRAM MANAGERS | REAL ESTATE APPRAISALS

September 5, 2023

Mr. K. Michael Chen
CRA Executive Director
Dania Beach Community Redevelopment Agency
100 W. Dania Beach Boulevard
Dania Beach, Florida 33020

**RE: Three Parcels of Land-“Patch Garden”
1201 Dania Beach Boulevard
Owner: City of Dania Beach**

Dear Mr. Chen,:

Pursuant to our appraisal agreement, we have completed an appraisal of the above-captioned parcels. The purpose of the appraisal is to estimate the market value of the subject parcel as of August 28, 2023. The three parcels are located at 1201 W. Dania Beach Boulevard in Dania Beach, Florida. The property consists of three parcels, containing 23,087 square feet, 3,006 square feet and 22,150 square feet for a total of 48,243 square feet of land area. The assemblage of the three parcels for redevelopment was considered the highest and best use with the potential for a future multi-family residential development. Parcels A & B are currently zoned NBHD-RES – Neighborhood Residential with Parcel C identified as a Right-Of-Way parcel, and all of these are under the ownership or control of the City of Dania Beach. The assembled parcel is currently known and utilized as the “Patch Garden”.

The purpose of this appraisal is to determine the market value for above referenced property. The function of the report is for use in the potential disposition of the site by the City of Dania Beach. The intended users of this report are the City of Dania Beach and their representatives.

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

The attached report contains our analysis of the factual market data, which forms the basis for our conclusions. Your attention is directed to the Certificate of Valuation and the Assumptions and Limiting Conditions, which form an integral part of the attached report. **This appraisal is based on the assumption that right of way parcel is available for development and that there are no underground easements or utilities within the right of way that could impact the development potential of this portion of the whole property.**

Mr. K. Michael Chen
September 5, 2023
Page 2

We have personally inspected the property that is the subject of this report. Based upon the conclusions contained in the attached Appraisal Report, in my opinion, the market value of the subject property as of August 28, 2023, is as follows:

ONE MILLION SIXTY THOUSAND DOLLARS
(\$1,060,000)

Respectfully submitted,



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270



REAL ESTATE ADVISORS | PROGRAM MANAGERS | REAL ESTATE APPRAISALS

August 15, 2023

Mr. K. Michael Chen
CRA Executive Director
Community Redevelopment Agency
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, Florida 33020

**RE: Two Parcels of Land
1399 Stirling Road
Dania Beach, Florida 33020
Owner: City of Dania Beach**

Dear Mr. Chen:

Pursuant to our appraisal agreement, we have completed an appraisal of the above-captioned parcel. The purpose of the appraisal is to estimate the market value of the subject parcel as of August 8, 2023. The property is located on the south side of Stirling Road just east of Interstate 95 in Dania Beach, Florida. The property consists of two parcels, one containing 102,568 square feet and another containing 9,995 square feet or a total of 112,563 square feet. Both parcels are irregular in shape and are located on the east (87,515 SF) and west (25,048) sides of the canal.

The purpose of this appraisal is to determine the market value for above referenced property. The function of the report is for use in the potential disposition of the site by the City of Dania Beach. The intended users of this report are the City of Dania Beach and their representatives.

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

The land on the east side of the canal has the highest and best use for industrial use, with the land on the west side having the highest and best use for a cellular tower and there is a lease in place for development of that site with that use.

The attached report contains our analysis of the factual market data, which forms the basis for our conclusions. Your attention is directed to the Certificate of Valuation and the Assumptions and Limiting Conditions, which form an integral part of the attached report.

Mr. Chen
August 15, 2023
Page 2

We have made an extraordinary appraisal assumption in this assignment. We have assumed that a zoning change to some type of industrial zoning would be allowed on the subject property. In our opinion the probability of a zoning change is good, and the zoning change would need the approval of our client, the City of Dania Beach. The zoning change would be in conformity with surrounding uses and zoning and thus the change is reasonably probable. Further, the cellular tower has not been constructed as of the date of value and this appraisal assumes that the development of the site will be completed. Finally, it is assumed that there are no environmental wetlands or other environmental concerns on any of the parcels.

We have personally inspected the property that is the subject of this report. Based upon the conclusions contained in the attached Appraisal Report, in my opinion, the market value of the two parcels as of August 8, 2023, is as follows, **subject to the above noted appraisal assumptions:**

CELLULAR TOWER SITE (WEST SIDE OF CANAL)

**FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$575,000)**

INDUSTRIAL HIGHEST AND BEST USE LANDS (EAST SIDE OF CANAL)

**ONE MILLION FOUR HUNDRED THOUSAND DOLLARS
(\$1,400,000)**

TOTAL MARKET VALUE-BOTH PARCELS

**ONE MILLION NINE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
\$1,975,000**

Respectfully submitted,



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

**150 SE 12th Street-- Suite 100--Fort Lauderdale, Florida 33316
954-522-6226 Cell 954-270-2680 rmiller@theurbangroup.com**



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1399 STIRLING ROAD, DANIA BEACH FL 33004	ID #	5142 04 00 0090
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	4-51-42 THAT PT OF N 340 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LYING E OF THE FOL DESC LINE,COMM AT NE COR OF SEC 4,W ALG N/L 1013.0 TO POB,SLY 20 TO P/C,SWLY ARC DIST OF 179.07 TO P/T,SWLY 126,CONT SWLY ALG E R/W/L OF C-10 CANAL TO INTERSEC WITH S/L OF NW1/4 OF NE1/4 OF NE1/4,AND END OF SAID LINE,LESS N 120 THEREOF		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$49,980		\$49,980	\$39,210	
2022	\$53,120		\$53,120	\$35,650	\$330.00
2021	\$32,410		\$32,410	\$32,410	\$330.00

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$49,980	\$49,980	\$49,980	\$49,980
Portability	0	0	0	0
Assessed/SOH	\$39,210	\$49,980	\$39,210	\$39,210
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$39,210	\$49,980	\$39,210	\$39,210
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$5.00	9,995	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						5.5		



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1399 STIRLING ROAD, DANIA BEACH FL 33020	ID #	5142 04 00 0080
Property Owner	CITY OF DANIA BEACH	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	4-51-42 W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS PT DESC IN OR 1158/254 LESS PT TO C & SFFCD & LESS PT DESC IN OR 2465/277 & LESS RD		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$512,840		\$512,840	\$390,510	
2022	\$519,890		\$519,890	\$355,010	\$72.00
2021	\$322,740		\$322,740	\$322,740	\$72.00

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$512,840	\$512,840	\$512,840	\$512,840
Portability	0	0	0	0
Assessed/SOH	\$390,510	\$512,840	\$390,510	\$390,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$390,510	\$512,840	\$390,510	\$390,510
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/23/1980	ORD		9496 / 174	\$5.00	25,809	SF
				\$5.00	76,759	SF
				Adj. Bldg. S.F.		

Special Assessments

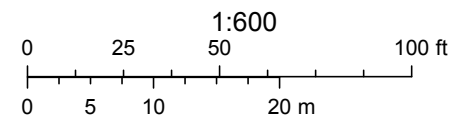
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						1.2		

Property Id: 514204000090

**Please see map disclaimer



June 30, 2023

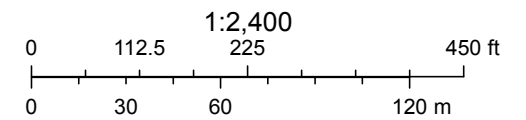


Property Id: 514204000080

**Please see map disclaimer



June 30, 2023



PATCH Site Options Comparative Matrix		
Comparative Factor	1201 W Dania Beach Blvd	1399 Stirling Rd
Site Data		
Parcel 1 (sf)	23,087	25,809
(parcel split by canal)		76,759
Parcel 2 (sf)	3,006	9,995
Parcel 3 (sf)	22,150	
Less Uses (Street ROW / Crown Castle)	-4,430	-3,600
Total Useable Land SF	43,813	108,963
Total Useable Land Acres	1.01	2.50
Site Configuration	Rectangle, long/narrow	Triangle, 25,809sf split by canal
Site Characteristics	Prone to flooding, contaminated runoff from ROW	Overgrown, needs to be cleared
Historical Use	Trash dump	Nursery
Current Site Zoning		
Parcel 1	"NBHD-RES" Single Family	"OS" Open Space
Parcel 2	"NBHD-RS" Multi-Family	"OS" Open Space
Parcel 3	ROW	
Appraised Value (existing zoning)	\$1,060,000	\$675,000
Comparative Analysis		
Pros	Established infrastructure, e.g. large pavilion, office/tool sheds	Low flooding potential due to topography and canal
	Walkable access	High visibility location
	Reputation within the community	Stable soil, in-ground growing - highest yielding agricultural system
		Room for hydroponic greenhouse - controlled environment
		Land size increases range of crops, including fruit tree orchard, bees
		On-site renewable composting
		Greater yield/quality, productivity est. 3 - 4 times DB Blvd site - fruit orchard, in-ground growing
Cons	Fenceline encroaches on properties on east side	New garden will take a few seasons to reach peak yields
	Flooding causes health risks (runoff absorbed by grow bags) and destroys soil	No established infrastructure - existing office/tool sheds can be moved to this site
	In-ground growing not viable due to flooding - limited to raised bed and bag growing	Entire site is overgrown
	Poor drainage causing root damage to fruit trees	
	On-site composting not viable	

BIOGRAPHIES OF FARMING CONSULTANTS

BIANCAMARIA BACAROSSİ

PATCH Lead Farm Coordinator

Bianca holds a bachelor's degree of Sustainability & the Environment with a Professional Certificate in Agroecology and Horticulture from Florida International University. She also has a Master of Science degree in Ecology & Environmental Management.

Bianca has professional experience as an environmental attorney and forestry consultant to the Peruvian Department of Agriculture and Ministry of Environment in matters related to the implementation of national programs; organized and led workshops and conferences with multicultural groups; coordinate cooperation agreements between the Peruvian government and international government agencies and organizations such as International Resource Group (IRG now RTI), the US Agency of International Cooperation (USAID), the World Bank, and the World Wildlife Fund (WWF).

JAIME CASTORO, LEED AP BD+C

PATCH Consultant for nine years / Executive Director of The Fruitful Fields

Jaime believes that access to fresh food is a human right. She is passionate about creating pathways for all people to access fresh, locally grown food. Jaime joined The Fruitful Farm team in August 2022. She believes collaboration with like-minded individuals and entities will build a more robust food system. Jaime is interested in creating programming that teaches others about growing, preparing, and distributing food. Research shows local food systems provide better health and economic opportunities for all.

NOAH SIEGEL

Farm Manager of The Fruitful Fields

Noah has experience growing all over the world from the mountains of Thailand to the deserts of Mexico. Noah has a Master of Science degree in Regenerative Organic Agriculture and is pursuing a PhD in Sustainable Agriculture. He strives to be a conduit of love and peace by growing food for our community.