

April 21, 2024

Mrs. Avis Wilkinson
Assistant Housing and Community Development Manager
Housing and Community Development Division

Mr. Joe N. Toliver, Jr, MBA
Executive Director
Fort Lauderdale Community Development Corporation, Inc.

Dear Mrs. Wilkinson,

The Fort Lauderdale Community Development Corporation is dedicated to broadening our influence and effectiveness in the Fort Lauderdale community. Our aim is not only to offer affordable choices but also to ensure a secure living environment for our residents. As we move forward, we plan to renovate our aging rental properties, expand educational options for our residents and boost community involvement overall. Your support is vital in achieving these objectives. This value proposition request is critical to helping us move towards our goal of improved living spaces for our residents, increase safety and efficient rental properties.

I. Rental Rehab Property Value Proposition

... If the City of Fort Lauderdale Housing and Community Development Division were to allocate \$278,600 to the Fort Lauderdale Community Development Corporation for the renovation and the restoration of our rental properties it could yield significant improvements that include the following:

- Foster vibrant, confident, and interconnected community for all residents.
- Increase the well-being of residents through initiatives targeting housing stability, poverty alleviation, and fostering a culture of pride and community involvement.
- Through collaboration and support, we can build a more inclusive, and thriving community where everyone can thrive and contribute to the collective success of Fort Lauderdale.

II. Rental Property Overview

This proposition is designed to describe what we can accomplish with an intentional plan, committed partners, and a strong cadre of volunteers. The Fort Lauderdale Community Development Corporation rental property overview:

- We have forty rental properties in our portfolio.
- Many of our properties are 40+ years or older.
- All properties are in NW Fort Lauderdale.
- We have almost \$90K in 2023 spent on property maintenance and repairs.

III. Rental Property Challenges and Recommendations:

The Fort Lauderdale Community Development Corporation's rental properties face critical age, wear, and maintenance challenges. These challenges and estimated costs are listed below as follows:

Rental Property Location	Description of Challenges	Est. Cost
<p>Building Address: 100 NW 14th Avenue Fort Lauderdale, FL, 33311</p> <p>Building Description: This building consists of ten (10) units located at the same address.</p>	<p>Roof Replacement:</p> <ul style="list-style-type: none"> Strip the existing roof down to the roof deck. Apply asphalt primer to the current deck. Install 2 Ply GAF Gafglass Ply IV glass felt with Bitumar Type IV Asphalt Install GAF Mineral Surfaced Cap Sheet with Bitumar Low order Type IV Asphalt. Remove shingles down to the existing roof deck. Replace any damaged or rotten plywood, up to 100 square feet (additional materials will incur costs of \$6 per square foot for plywood and \$15 per linear foot for 1x8). Install two (2) layers of #30 paper over the existing deck, secured with tin caps properly spaced per the Florida Building Code. Provide and install Three (3) Tab shingles. Owner to select colors from contractor provided samples. Replace all vents, pipes, and other protrusions shall be adequately sealed and flashing installed to comply with the product approval associated with roofing application. Install 3x3 metal drip edge at perimeter of pop-up roofs. Clean up all debris from the roof and surrounding area, ensuring the site is tidy and safe. 	\$66,000
Subtotal	(10 Units at \$6,600)	\$66,000
<p>Building Address: 1215 NW 1st Street Fort Lauderdale, FL, 33311</p> <p>Building Description: This building consists of eight (8) units located at Cont.</p>	<p>Impact Windows:</p> <ul style="list-style-type: none"> Remove and install new windows on the 1st and 2nd floors, using Hurricane Impact Windows approved by Broward County. All windows must be Single Hung and feature Bronze Frames. Guarantee that each window is installed accurately, complying with all local building codes and regulations. Effectively seal and insulate around each window to enhance energy efficiency and minimize noise. Clear away all debris from the installation process, ensuring the site is clean and ready for use. 	\$35,000
	<p>Exterior Paint:</p> <ul style="list-style-type: none"> Pressure wash and clean exterior of building to remove dirt and loose paint. Prep windows and other components not to receive paint from overspray. Prime and paint exterior walls and doors with Flat Latex Paint by Sherwin Williams or Equal. Colors to be selected by owner. Prime and paint exterior doors with Flat Latex Paint by Sherwin Williams. Clean and prep railing to receive DTM (paint for metal components). Colors to be selected by owner. 	\$15,000
Subtotal	(8 Units at \$6,250)	\$50,000
<p>Building Address: 1221 NW 1st Street Fort Lauderdale, FL, 33311</p> <p>Building Description: This building consists of eight (8) units located at the same address.</p>	<p>Impact Windows:</p> <ul style="list-style-type: none"> Remove and install new windows on the 1st and 2nd floors, using Hurricane Impact Windows with a Dade County Product Approval and or FL Product Approval. All windows must be Single Hung and feature Bronze Frames. Guarantee that each window is installed accurately, complying with all local building codes and regulations. Effectively seal and insulate around each window to enhance energy efficiency and minimize noise. Clear away all debris from the installation process, ensuring the site is clean and ready for use. 	\$35,000

	<p>Exterior Paint:</p> <ul style="list-style-type: none"> • Pressure wash and clean exterior of building to remove dirt and lose paint. • Prep windows and other components not to receive paint from overspray. • Prime and paint exterior walls and doors with Flat Latex Paint by Sherwin Williams or Equal. Colors to be selected by owner. • Prime and paint exterior doors with Flat Latex Paint by Sherwin Williams. • Clean and prep railing to receive DTM (paint for metal components). Color to be selected by owner. 	\$15,000
Subtotal	(8 Units at \$6,250)	\$50,000
<p>Building Address: 1324 NW 2nd Street Fort Lauderdale, FL, 33311</p> <p>Building Description: This building consists of eight (5) units located at the same address.</p>	<p>Exterior Paint:</p> <ul style="list-style-type: none"> • Pressure wash and clean exterior of building to remove dirt and lose paint. • Prep windows and other components not to receive paint from overspray. • Prime and paint exterior walls with Flat Latex Paint by Sherwin Williams. • Prime and paint exterior doors with Flat Latex Paint by Sherwin Williams. 	\$17,500
	<p>Driveway and Parking Lot:</p> <ul style="list-style-type: none"> • The driveway and parking lot are riddled with numerous potholes and large tree roots that have been patched multiple times, necessitating a full resurfacing. • This process will include the removal of the damaged asphalt, resolving underlying problems like tree roots, and applying a new layer of smooth, resilient pavement. • After the resurfacing is finished, clear and vibrant re-striping to effectively direct traffic flow and clearly designate parking spaces. 	\$3,500
	<p>Irrigation System:</p> <ul style="list-style-type: none"> • The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement. • Replace irrigation to provide 100% coverage. • Plan the layout of your irrigation system. • Identify the areas that need watering for watering efficiency. • Install a backflow preventer at the water source to ensure the water supply remains clean and uncontaminated. • Install the sprinklers or drip lines at the designated locations, adjusting the spray patterns and flow rates to ensure even coverage. • Connect the system to a timer to automate the watering schedule. • Install rainwater sensor at roof to shut off and restart system during rainfall. 	\$3,500
	<p>Roof Replacement:</p> <ul style="list-style-type: none"> • Remove the current roof down to the roof deck • Replace any damaged or rotten plywood, up to 100 square feet (additional materials will incur costs of \$6 per square foot for plywood and \$15 per linear foot for 1x8). • Install 3x3 metal flashing at perimeter of roof • Install 2 Ply GAF Gafglass Ply IV glass felt with Bitumar Type IV Asphalt • Install GAF Mineral Surface Cap Sheet using Bitumar Type IV Asphalt. • Ensure proper ventilation and insulation are in place. • Apply flashing around roof penetrations and edges to ensure seal. • Clean up the work site, removing all debris and ensuring no nails or sharp objects are left behind. 	\$25,500
Subtotal	(5 Units at \$10,000)	\$50,000

<p>Building Address: 520 NW 18th Avenue Fort Lauderdale, FL, 33311</p> <p>Building Description: This is single-family rental home.</p>	<p>Roof Replacement:</p> <ul style="list-style-type: none"> Remove shingles down to the existing roof deck. Replace any damaged or rotten plywood, up to 100 square feet (additional materials will incur costs of \$6 per square foot for plywood and \$15 per linear foot for 1x8). Install Double #30 felt paper over the existing deck with tin caps spaced to comply with applicable building code. Install 3x3 metal drip edge at perimeter of roof Provide and install Three Tab shingles, with the color to be chosen by the owner from contractor provided samples. Install new flashing around roof penetrations and along eaves to prevent water intrusion. Shingles shall be installed in accordance with the manufacturer's recommendation. Clean up the job site daily, removing all debris and ensuring the property is left in a neat and orderly condition. 	<p>\$17,500</p>
	<p>Replace Gutters:</p> <ul style="list-style-type: none"> Remove the existing gutters. Install 6" seamless aluminum gutters with downspouts • Install the gutter hangers along the fascia in accordance with manufacturers recommendations Color to be selected from contractor provided samples. 	<p>\$4,900</p>
	<p>Driveway:</p> <ul style="list-style-type: none"> The driveway and parking lot are riddled with numerous potholes and large tree roots that have been patched multiple times, necessitating a full resurfacing. This process will include the removal of the damaged concrete, resolving underlying problems like tree roots, and replacing the affected areas with fiber infused concrete over well compacted fill. 	<p>\$5,000</p>
	<p>Irrigation System:</p> <ul style="list-style-type: none"> Replace irrigation to provide 100% coverage. Plan the layout of your irrigation system. Identify the areas that need watering for watering efficiency. Install a backflow preventer at the water source to ensure the water supply remains clean and uncontaminated. Install the sprinklers or drip lines at the designated locations, adjusting the spray patterns and flow rates to ensure even coverage. Connect the system to a timer to automate the watering schedule. Install rainwater sensor at roof to shut off and restart system during rainfall. 	<p>\$5,500</p>
	<p>Fencing:</p> <ul style="list-style-type: none"> Replace damaged 4x4 wood posts at 8' on center at rear of property. Each post shall be 8' in length and install with a 2' concrete embedment's into the ground. Replace 2"x4" horizontal rails spaced at 2 1/2' on center as necessary for stability. Replace 1"x 6"x 6' wood slats attached vertically to the horizontal rails Install 4' wide wood framed walk walk gate to match the wood fencing Install 4' chain-link at front of property with single 3' walk gate and 5' double gate at driveway. 	<p>\$7,700</p>

	<ul style="list-style-type: none"> Fencing shall be inclusive of 1 5/8" steel post imbedded into concrete with 1 3/8" top rail. Fencing material shall be galvanize chain link, stretched for maximum tension. 	
Subtotal		(1 Unit at \$40,600) \$40,600
Building Address: 1429 NW 3 rd Street Fort Lauderdale, FL, 33311 Building Description: This is single-family rental home.	Exterior Paint: <ul style="list-style-type: none"> Pressure wash exterior of building to remove dirt and lose paint. Prep windows and other components not to avoid overspray. Prime and paint exterior walls with Flat Latex Paint. Prime and paint exterior doors with Flat Latex Paint. 	\$16,000
	Irrigation System: <ul style="list-style-type: none"> Replace irrigation to provide 100% coverage. Plan the layout of your irrigation system. Identify the areas that need watering for watering efficiency. Install a backflow preventer at the water source to ensure the water supply remains clean and uncontaminated. Install the sprinklers or drip lines at the designated locations, adjusting the spray patterns and flow rates to ensure even coverage. Connect the system to a timer to automate the watering schedule. • Install rainwater sensor at roof to shut off and restart system during rainfall. 	\$6,000
Subtotal		(1 Unit at \$22,600) \$22,000
Grand Total of Est. Cost		(33 Total Number of Units) \$278,600

By coming together as a community, we can create a vibrant and thriving community for all who call NW Fort Lauderdale home. Your willingness to consider joining the Fort Lauderdale Community Development Corporation in this journey of growth and transformation is truly appreciated. Let's unite our efforts and inspire positive change that will benefit us all.

Thank you in advance for helping us build a brighter and more prosperous future for our residents.

Warm regards,

Joe N. Toliver, Jr. MBA
 Fort Lauderdale Community
 Development Corporation