

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

Dear Mrs. Wilkinson,

The Fort Lauderdale Community Development Corporation is dedicated to broadening our influence and effectiveness in the Ft. Lauderdale community. Our aim is not only to offer affordable housing choices but also to ensure a secure and welcoming 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, increased 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 restoration of our rental properties, it could yield significant improvements that include the following:

- Foster a 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 invested almost \$90K in 2023 alone 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. Those challenges and estimated costs are listed as follows:

Rental Property Location	Description of Challenges	Est. Cost
<ul style="list-style-type: none"> Building Address: 100 NW 14th Avenue Fort Lauderdale, FL, 33311 Building Description: This building consists of ten (10) units located at the same address. 	Roof Replacement: A complete roof replacement is necessary due to several factors, including the roof's age, exposure to the weather conditions of South Florida, financial limitations, and potential structural issues in an aging building.	\$50,000
Subtotal		\$50,000
<ul style="list-style-type: none"> Building Address: 1215 NW 1st Street Fort Lauderdale, FL, 33311 Building Description: This building consists of eight (8) units located at the same address. 	Driveway and Parking Lot: This is a shared drive with our building at 1221 NW 2 nd Street. The driveway and parking lot have potholes that are substantial and have been patched numerous times, underscoring the need for thorough resurfacing and remarking.	\$3,000
	Exterior Paint: The building needs exterior painting to fix sun damage and wear, protecting it from further deterioration.	\$15,000
	Irrigation System: The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement.	\$3,000
	Impact Windows: The building requires new impact windows to enhance safety, improve energy efficiency, and provide protection during severe weather.	\$29,000
Subtotal		\$50,000
<ul style="list-style-type: none"> Building Address: 1221 NW 1st Street Fort Lauderdale, FL, 33311 Building Description: This building consists of eight (8) units located at the same address. 	Driveway and Parking Lot: This is a shared drive with our building at 1215 NW 2 nd Street. The driveway and parking lot have potholes that are substantial and have been patched numerous times, underscoring the need for thorough resurfacing and remarking.	\$3,000
	Exterior Paint: The building needs exterior painting to fix sun damage and wear, protecting it from further deterioration.	\$15,000
	Irrigation System: The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement.	\$3,000
	Impact Windows: The building requires new impact windows and doors to enhance safety, improve energy efficiency, and provide protection during severe weather.	\$29,000
Subtotal		\$50,000
<ul style="list-style-type: none"> Building Address: 1324 NW 2nd Street Fort Lauderdale, FL, 33311 Building Description: This building consists of eight (5) units located at the same address. 	Exterior Painting: The building requires exterior painting to safeguard it against sun damage and wear, mitigating potential deterioration caused by environmental factors.	\$17,500
	Driveway and Parking Lot: The driveway and parking lot has numerous potholes and large tree roots that have been patched repeatedly causing a need for a complete resurfacing and restriping.	\$3,500
	Irrigation System: The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement.	\$3,500
	Roof Replacement: A complete roof replacement is necessary due to several factors, including the roof's age, exposure to the weather conditions of South Florida, financial limitations, and potential structural issues in an aging building.	\$25,500
Subtotal		\$50,000

<ul style="list-style-type: none"> • Building Address: 735 NW 10th Terrace Fort Lauderdale, FL, 33311 • Building Description: This building consists of eight (6) units located at the same address. 	Exterior Paint: The building needs exterior painting to fix sun damage and wear, protecting it from further deterioration.	\$21,600
	Driveway and Parking Lot: The driveway and parking lot exhibit numerous potholes and large tree roots that have been patched repeatedly, indicating a pressing need for a complete resurfacing and restriping.	\$6,000
	Irrigation System and Landscaping: The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement.	\$6,000
Subtotal		\$33,600
<ul style="list-style-type: none"> • Building Address: 520 NW 18th Avenue Fort Lauderdale, FL, 33311 • Building Description: This is single-family rental home. 	Roof Replacement: A complete roof replacement is necessary due to several factors, including the roof's age, exposure to the weather conditions of South Florida, financial limitations, and potential structural issues in an aging building.	\$23,000
	Subtotal	
<ul style="list-style-type: none"> • Building Address: 1429 NW 3rd Street Fort Lauderdale, FL, 33311 • Building Description: This is single-family rental home. 	Exterior Paint: The building needs exterior painting to fix sun damage and wear, protecting it from further deterioration.	\$16,000
	Irrigation System: The lawn is having difficulty thriving and being well-kept because of a malfunctioning irrigation system that requires replacement.	\$6,000
Subtotal		\$22,000
Grand Total of Est. Cost		\$278,600

By coming together as a community, we can create a vibrant and thriving environment 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
Executive Director
Fort Lauderdale Community
Development Corporation