

# CityHouse Inc.

Rachel Williams M.S., J.M.  
Housing & Community Development Manager  
914 Sistrunk Blvd, Suite 103  
Fort Lauderdale, FL 33311



Subject: Unsolicited Request for \$180,343 SHIP Funding for City House, Inc

Dear Ms. Williams,

On behalf of CityHouse Inc., I am writing to request funding in the amount of \$180,343 from the City of Fort Lauderdale SHIP funds to support the rehabilitation of the properties located at 200/204 NW 17 Ct., Fort Lauderdale, FL 33311. These properties are a critical part of our mission to provide safe, affordable housing and transformative opportunities for single mothers and their children who are at risk of homelessness.

CityHouse is a 501(c)(3) nonprofit organization dedicated to empowering vulnerable families through stable housing, community support, and holistic services. The planned acquisition and rehabilitation of these properties will create a secure and nurturing environment for families, offering not only shelter but also a place of growth and resilience.

With this funding, CityHouse will:


1. Rehabilitate the Properties: Renovations will ensure the homes meet safety and quality standards, creating a dignified living space for residents.
2. Create a Community Hub: Establish spaces for peer support, skill-building workshops, and community engagement to help residents achieve self-sufficiency.
3. Support Program Expansion: Increase our capacity to serve more families in Broward County, addressing the growing need for affordable housing solutions.

The total project cost is estimated at \$2,125,343 with funding contributions sought from multiple partners. Your support of \$180,343 will directly contribute to the successful completion of this project, ensuring these properties can be transformed into a safe beacon of hope for families in crisis. We are deeply committed to collaborating with the City of Fort Lauderdale to advance shared goals of housing stability, economic mobility, and community wellness. Your partnership will not only transform these properties but also the lives of the families who will call them home.

I would welcome the opportunity to discuss this proposal further and provide any additional information needed to facilitate this request. Please feel free to contact me at (561) 400-7085 or [lisa@cityhouseinc.org](mailto:lisa@cityhouseinc.org) at your convenience.

Thank you for your consideration of this vital initiative. Together, we can build a stronger, more compassionate Fort Lauderdale.

Sincerely,

  
Lisa Wanamaker, Executive Director  
CityHouse Inc.

561-571-0983

[hello@cityhouseinc.org](mailto:hello@cityhouseinc.org)

P.O. Box 8451, Delray Beach, FL 33482

[www.cityhouseinc.org](http://www.cityhouseinc.org)



## **Organizational Summary:**

### **Mission:**

CityHouse provides hope and renewal to mothers and children that are experiencing homelessness.

### **History:**

The story of CityHouse began with a few families who were providing temporary shelter for children through a program called Safe Families. This program helps divert children from being placed in the child welfare system while mothers seek to re-establish themselves so that once again, they may care for their own children. Effective care was provided to the children apart from their mothers, while a desire to do more for their mothers was ignited. Over time, it became clear that if more emphasis could be placed on the family unit rather than just the children, these single mothers in need would have better opportunities to develop healthy lifestyles enabling them to provide sustainable, loving and proper care to their children. We established CityHouse in 2014 to provide long-term, transformational assistance to mothers and their children.

### **Statement of Need:**

It is estimated that in Broward County **61%** of children in foster care could be discharged to a parent if they were properly housed.

### **Organization Goals:**

We envision a world where single mothers in need who are facing homelessness can be given the opportunity to learn how to competently provide a safe, healthy environment for their children. CityHouse is premised on the research that strengthening the family unit can prevent children from entering the child welfare system. While many local organizations provide care to families or children post foster-care placement, CityHouse offers a proactive response. We prevent it by providing front-end services that enhance and strengthen the family unit by providing tools for healthy living. We believe this type of intervention will lead to systemic change throughout South Florida, creating a healthier community for generations to come.

### **Residential Program:**

CityHouse Residential Program is a two-year program that offers safe and affordable housing, wrap-around services, daily mentoring, educational opportunities, mental health services, and skill-building opportunities. We focus on empowering our mothers to live healthier lives through education, community, and career development offering a holistic approach to each family's multifaceted needs. Our program is designed to instill life-changing skills, values, and character into the families we serve.

We believe affordable housing is the platform for which healthy changes can be made. Once housing is addressed, staff ensures that other essential needs are met. Upon intake, apartments are fully furnished and stocked with necessities. Our Family Advocates, utilizing a strengths-based approach, work with each family to develop individual treatment plans as part of the family development process.

We challenge our mothers to learn and become empowered to successfully live beyond their time at CityHouse. Due to our overarching goal to have longstanding changes, we conduct follow-up evaluations with program graduates through the structure of our Alumni Care Program. The Alumni Care Program offers continued access to services and support over a five-year, step-down program to ensure graduates transition well into independent and healthy living. Our evaluations have consistently shown that graduates exit our program with the ability to provide for their families well beyond the scope of basic needs.

Property Address	Appraised Value
200 NW 17 CT #1-4 FORT LAUDERDALE FL 33311	950,000
204 NW 17 CT #1-4 FORT LAUDERDALE FL 33311	950,000
	<b>1,900,000</b>

Expenses:		Notes
<b>Acquisition/Rehab to Occupancy Costs</b>		
Property Purchase Price	<b>\$1,850,000</b>	
Inspection Cost	<b>\$600</b>	Project complete
Closing Costs	<b>\$0</b>	
Securing the Property	<b>\$8,075</b>	project complete
Fence	<b>\$13,440</b>	
Landscaping Phase 1	<b>\$7,525</b>	project complete
Electrical	<b>\$33,291</b>	project complete
HVAC	<b>\$19,342</b>	project complete
Termite	<b>\$4,800</b>	project complete
Rodent	<b>\$1,950</b>	project complete
Insulation	<b>\$5,440</b>	
Roofs	<b>\$21,600</b>	
Handyman	<b>\$25,000</b>	project complete
Security	<b>\$10,320</b>	project complete
Dumpster	<b>\$822</b>	project complete
Floors	<b>\$3,600</b>	project complete
Ceiling Repair	<b>\$500</b>	project complete
Appliances	<b>\$6,000</b>	
Plumbing	<b>\$28,194</b>	
Landscaping Phase 2	<b>\$14,227</b>	
Playground	<b>\$3,124</b>	
Laundry Room	<b>\$35,000</b>	
Apartment Furnishings	<b>\$10,500</b>	
Security Camera System	<b>\$5,293</b>	project complete
Children's Therapy Room	<b>\$12,200</b>	
Office Set Up	<b>\$4,500</b>	project complete
<b>Total Expenses</b>	<b>\$2,125,343</b>	
<b>Revenue Sources</b>		
Closing Credits	<b>\$67,000</b>	Received
Bank United	<b>\$10,000</b>	Received
Valley Bank	<b>\$15,000</b>	Received
Seacoast Bank	<b>\$5,000</b>	Received
BBX Capital Foundation	<b>\$10,000</b>	Pending
City National Bank	<b>\$5,000</b>	Received
Private Donor Funds	<b>\$235,000</b>	Received
FCFL Loan	<b>\$1,665,000.00</b>	
<b>Total Revenues</b>	<b>\$1,945,000</b>	

<b>Total Expenses</b>	<b>\$2,125,343</b>	
<b>Total Revenues</b>	<b>\$1,945,000</b>	
<b>Gap Funding Required</b>	<b>\$180,343</b>	<b>City of Fort Lauderdale</b>
<b>Line Item</b>	<b>Annual</b>	
<b>Annual Operational Revenues</b>		
Rental Revenue	\$27,300.00	Rent from Residents, 7 units @ \$325
Community Foundation of Broward	\$75,000.00	Grant in review for approval , effective Jan/Feb 2025
Private Donor Funds	\$71,650.00	
CoC/SuperNOFA 2025	\$60,000.00	February 2025 with
<b>Total Annual Revenues</b>	<b>\$233,950.00</b>	
<b>Annual Operational Expenses</b>		
\$1,665,000 loan	\$91,251.48	\$7,604.29 Per Month Annualized
Real Estate Taxes	\$820.00	Tax Exempt
Insurance	\$40,000.00	
Repairs & Maintenance	\$5,000.00	
Utilities	\$18,000.00	
Direct Services Support	\$78,872.00	Staff salary and wrap-support for 7 families (21 ind
<b>Total Annual Expenses</b>	<b>\$233,943.48</b>	
<b>Total Annual Revenues</b>	<b>\$233,950.00</b>	
<b>Total Annual Expenses</b>	<b>\$233,943.48</b>	
<b>Gap Funding Required</b>	<b>\$6.52</b>	