

Wright Dynasty LLC
AFFORDABLE HOUSING PLAN

1. A general description of the development, including whether the development will contain units for rent or for sale.

Wright Dynasty LLC is a mixed-use development comprised of approximately 24 rental units and 5,000 square feet of commercial/retail space. The design of the project envisions a six-story mixed-used development including commercial/retail space at grade, parking on levels two and three, with 24 rental units on levels four, five and six. The project contains 24 units, of which 3 will be affordable and 21 will be market rate.

2. The total number of affordable housing units

The total number of affordable housing units equals three (3), as follows:

NUMBER OF UNITS / UNIT TYPE	UNIT ID NUMBER	ELIGIBLE INCOME GROUP
(2) One-Bedroom	One to be located on the 4 th floor and one to be located on the 6 th floor	Low to Moderate – income levels would not exceed 80 percent of the median family income as defined by HUD for Fort Lauderdale / Broward County
(1) Two-Bedroom	To be located on the 5 th floor	Low to Moderate – income levels would not exceed 80 percent of the median family income as defined by HUD for Fort Lauderdale / Broward County

3. The number of bedrooms in each unit type (all units).

There are a total of 24 apartments, (18) one-bedroom apartments and (6) two-bedroom apartments. The affordable house units will be proportionally allocated as follows: (2) one-bedroom apartments and (1) two-bedroom apartment.

4. The square footage of each unit (all units) measured from the interior walls of the unit and including air-conditioned and non-air-conditioned areas.

One Bedroom / One Bath: 550 – 750 square feet

Two Bedroom / Two Bath: 850 – 1100 square feet

5. The location in the development of each affordable housing unit.

The affordable units will be scattered throughout the project, with (2) one-bedroom units, one located on the 4th and 6th floors. (1) two-bedroom unit located on the 5th floor.

6. If construction of dwelling units is to be phased, a phasing plan stating the number of affordable housing units in each phase.

The project will not be phased, affordable units will be located throughout the project in the same proportion as the overall unit mix.

7. The estimated monthly rent of each unit.

The affordable housing units will be rented to households with incomes not to exceed 80% of the median gross household income within Broward County, adjusted for household size, as determined by HUD on an annual basis.

8. Documentation and plans regarding the exterior appearances, materials, and finishes of the affordable housing development and each of its individual units; and

The project will be a concrete block building, with stucco and, light panels on the east and west sides of the building, parking will be wrapped with the residential units to avoid excessive light into the surrounding residential area.

9. A proposed marketing plan to promote the sale or rental of the affordable units within the development to eligible households.”

The Developer will partner with the Fort Lauderdale Community Development Corporation (FLCDC) and ACCLAIM Property Management to market and promote the affordable rental units. FLCDC and ACCLAIM have worked together for over 12 years to identify eligible persons for affordable housing. Marketing and promotion of these affordable units will be managed by the FLCDC and ACCLAIM leveraging in person and virtual outreach tools such as community meetings and digital marketing.