

March 11, 2019

Mr. Christopher Lagerbloom  
City Manager, City of Fort Lauderdale  
100 N. Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Letter of intent for development of affordable housing

Dear Mr. Lagerbloom:

As we have recently discussed, the City approached the Housing Authority in early 2018 to discuss the idea of co-locating affordable workforce housing on various city-owned properties. HACFL presented a proposal to City Manager Lee Feldman for the Broadview Park properties in 2018, but this was tabled by the City as they rightfully believed that the former Wave maintenance site could be funded sooner. Shortly after the transfer of the Wave property, we were awarded funding from Florida Housing Finance Corp. for the development. We expect that project will begin construction in 2020.

It is now time to return our focus on the Broadview properties. The vacant parcels in Broadview Park total about 63 acres. This property could be used to build between 500 and 800 affordable workforce housing units while leaving appropriate easements for the two existing and three proposed water wells. There is also a small parcel nearby that could be used for three home sites for first time homeowners.

Due to the current affordable housing crisis for the workforce in our community, we feel that this will provide a long lasting benefit to our city. The Housing Authority has demonstrated its ability to develop and redevelop properties into thriving low income and workforce housing communities. Over the last twelve years, we have redeveloped outdated former public housing sites in the City's northwest and southwest quadrants. We have also built fifty new homes for first time homebuyers in those same communities. We feel that we have the experience and the ability to similarly build new housing for our workforce in the Broadview Park community.

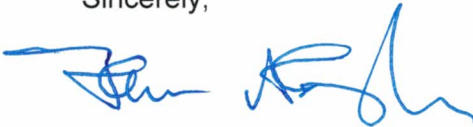
As always, funding cycles dictate our timelines. Due to the 12 – 18 months needed for land use amendments, platting and rezoning, we will not be able to meet the October 2019 application deadline. However, if we begin to move the forward quickly, we should be able to meet the October 2020 Florida Housing Finance Corporation deadline for tax credit funding.

I met with the public works director two weeks ago and he expressed no objections to building new housing around current and proposed water wells with appropriate separation and easements.

We have offered to reimburse the City for the costs of the hydrologic studies necessary to locate the well sites and buffer zones. We are committed to working with Public Works as the project progresses to make sure that we accommodate all of their needs.

I look forward to working with the City to move forward quickly to make increased housing for our workforce a reality.

Sincerely,



Tam A. English  
Executive Director



### **Broadview Park parcels:**

- |    |                |                            |   |
|----|----------------|----------------------------|---|
| 1. | 5041-3701-1280 | 4290 Peters Road           | vacant former wellfield   |
| 2. | 5041-3701-0980 | SW 21 <sup>st</sup> Street | former wellfield and sludge pit   |
| 3. | 5041-3701-0790 | SW 42 Ave                  | south parcel only between SW 21 & 22 St.  |
| 4. | 5041-1322-0010 | 1790 SW 43 Way             | vacant parcel north of Ann Storck Center fence & parcel south of SW 18 St.                                      |
| 5. | 5041-1200-0220 | 4270 SW 11 St.             | vacant parcel in Country Club Estates<br>To be used for 3 new single family homes<br>for first time homebuyers. |