

**NOTICE OF INTENT TO ACCEPT PROPOSALS FROM CERTIFIED
COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) AND
DISPOSE OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT
AGENCY PARCELS FOR THE DEVELOPMENT OF PERMANENT OWNER
OCCUPIED AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO
FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE
OF A PUBLIC HEARING ON NOVEMBER 18, 2025 AT THE BROWARD
CENTER FOR THE PERFORMING ARTS MARY N. PORTER RIVERVIEW
BALLROOM 201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312,
TO ANNOUNCE THE AWARD**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2024) of its intent to accept proposals from a Community Housing Development Organizations (CHDO) as certified by the City of Fort Lauderdale for the development of affordable housing and dispose of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Request for Proposal (RFP) issued by the FL CRA. The Property consists of four residential parcels. Three of the parcels consists of vacant land and one of the parcels includes a vacant deteriorated single family home that will need to be demolished. All four lots are to be used as permanent owner occupied affordable housing in accordance with Section 420.0004 of Florida Statutes. The Property must be affordable to and occupied by individuals or families whose gross income does not exceed one hundred and twenty percent (120%) of the area median income (AMI) for the metropolitan statistical area of Broward County, Florida as adjusted for family size. The property will be donated to the awardee in "As Is" condition without any warranties for this project subject to a right of reverter and such other terms and conditions as imposed by the CRA. Except for this donation of CRA property, the CRA will not be providing any financial assistance/incentives for the project.

The awardee will be responsible for the cost to construct, market and sell new residential structure(s) for owner occupied affordable housing subject to existing land use, zoning, building code requirements and Fort Lauderdale Unified Land Development Regulations.

The real property referred to herein is identified and is legally described as:

427 NW 20 Avenue

Lot 22, Block 5, RIVER BEND according to the Plat thereof, Recorded in Plat Book 25, Page 50, Public Records of Broward County Florida.

(Property ID 5042 04 30 0960)

Together With

1207 NW 2 Street

Lot 2, Block 3, SEMINOLE FOREST, according to the Plat thereof, as recorded in Plat Book 14, Page 16, of the Public Records of Broward County Florida, said lands situate, lying and being in Broward County, Florida.

(Property ID 5042 04 20 0330)

Together With

420 NW 8 Avenue

Lot 35 and 36, Block 18, of NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County Florida, said land lying and being in Broward County, Florida; together with the West ½ of vacated alley abutting said lots.

(Property ID 5042 03 01 2620)

Together With

521 NW 13 Avenue

Lot 14 and 15, All of Block 4, First Addition to Tuskegee Park, a Subdivision of Section 4, Township 50 South, Range 42 East, According to the Plat thereof Recorded in Plat Book 9, Book 65, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida

(Property ID 5042 04 06 0680)

(The "Property")

427 NW 20 Avenue and 521 NW 13 Avenue are zoned RS-8. 1207 NW 2 Street and 420 NW 8 Avenue are zoned RMM-25. 427 NW 20 Avenue, 521 NW 13 Avenue and 1207 NW 2 Street were conveyed to the FLCRA by the City of Fort Lauderdale in "As-Is" condition by Quit Claim Deed on December 21, 2021. 420 NW 8 Avenue was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition by Quit Claim Deed on October 4, 2017.

1. Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS FROM CERTIFIED COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) AND DISPOSE OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PARCELS FOR THE DEVELOPMENT OF PERMANENT OWNER OCCUPIED AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

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- Files, consisting of Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information and Deeds), Exhibit 3 (Surveys), Exhibit 4 (Appraisal), Exhibit 5 (NPF CRA Community Redevelopment Plan) and Exhibit 6 (Section 420.0004 Florida Statutes)

For information concerning procedures for responding to this solicitation, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521 or email bwojcik@fortlauderdale.gov Such contact shall be for clarification purposes only.

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on Friday, September 12, 2025, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include three (3) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:

PROPOSAL FOR THE DEVELOPMENT OF FOUR FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PARCELS FOR AFFORDABLE HOUSING

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The

CRA's normal business hours are Monday through Friday, 8:00 a.m through 5:00 p.m. excluding holidays observed by the CRA.

It is the intent of the CRA to select the proposer who submits a development proposal that, as determined by the CRA Board of Commissioners, in its sole discretion:

- 1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan; and is Most Responsive to the Requirements of the RFP;
- 2) Demonstrates superior design, quality construction, materials and features of the structure and site; and
- 3) Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

An evaluation committee will review the proposals and make a recommendation based on the criteria in the Notice. All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria and include:

- 1) An executive summary that summarizes the project, and how it will be maintained as permanent affordable housing in compliance with Section 420.0004(3) Florida Statutes;
- 2) Information on the Proposer including name, address, e-mail, phone number, background information, management structure of Proposer;
- 3) Background information on Proposer's development team;
- 4) Proof of financial capacity of Proposer including tax returns, financial statements and bank statements for the last 2 years;
- 5) Development cost including estimated hard and soft costs;
- 6) Estimated sales prices and targeted AMI of homebuyer;
- 7) Proposed financing plan and estimated sources and uses of funding for the project;
- 8) Proforma including income, expenses, debt service and profit;
- 9) Conceptual plans for project(s) and each parcel including site plan, landscape plan, floor plan, elevations, features and amenities;
- 10) Schedule for completion of project;
- 11) Proof of certification as a CHDO.

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respect to construction, operation and maintenance of the Property.

The Awardee shall be required to execute a Donation Agreement and Restrictive Covenant, both in form and substance acceptable to the CRA Board together with execution of the Development Agreement with the CRA. The CRA will subordinate its right of reverter to the construction lender and release the right of reverter as each unit is completed and transferred to an Eligible Homebuyer. Each homebuyer will be required to execute a restrictive covenant secured by a subordinate mortgage agreeing to reside on the property permanently or to transfer to a Eligible homebuyer.

The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within twenty-four (24) months of execution of the development agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants which will permanently restrict occupancy of the property to households that meet the income and other requirements of Section 420.0004(3) of the Florida Statutes will be recorded in the public records in order to ensure continuity of affordability for the target population.

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey the Property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan, and to enter into a Development Agreement, Donation Agreement and such other appropriate agreements with the selected Developer.

Dated: August 8, 2025