

**HOUSING FINANCE DIVISION
110 NE 3RD STREET, SUITE 300
FORT LAUDERDALE, FL 33301**

EVALUATION COMMITTEE MEETING RANKING OF PROPOSALS

Monday, April 14, 2025

**NEW CONSTRUCTION OR ACQUISITION AND/OR REHABILITATION OF MULTI-FAMILY
AFFORDABLE HOUSING RENTAL OR HOMEOWNERSHIP UNITS FOR SALE
Scoring Summary Sheet**

| Project Name | GAP Amount Requested | Evaluation Committee Member | | | | Total | Ranking |
|--|----------------------------|---------------------------------|--------------------|------------------|----------------|-------|---------|
| | | Angela Bauldree- VanBeber | Michael Verruto | Suzanne Fejes | Angela Chin | | |
| \$20M for Larger Projects (70 or more affordable rental units up to 80% AMI) | | | | | | | |
| Sistrunk View | \$7,500,000 | 124 | 124 | 124 | 124 | 496 | 1 |
| Pinnacle at Cypress Grove | \$4,500,000 | 107 | 107 | 112 | 107 | 433 | 2 |
| Tamarac Terrace | \$4,410,000 | 106 | 108 | 109 | 109 | 432 | 3 |
| Vista at Springtree | \$5,759,000 | 104 | 104 | 109 | 104 | 421 | 4 |
| \$5M for Smaller Projects (less than 70 affordable rental units up to 80% AMI or homeownership units for sale up to 120% AMI) | | | | | | | |
| ParcView at Miramar | \$2,000,000 | 110 | 110 | 111 | 111 | 442 | 1 |
| Sunset Strip Square | \$1,305,000 | 78 | 104 | 104 | 85 | 371 | 2 |
| BBI Village II | \$910,000 | 81 | 76 | 81 | 88 | 326 | 3 |
| Wright Dynasty | \$300,000 | 69 | 80 | 75 | 80 | 304 | 4 |
| 801 NW 6 th Street | \$2,500,000 | 74 | 72 | 75 | 75 | 296 | 5 |
| H.O.M.E.S. Inc. Senior | \$975,440 | 40 | 69 | 60 | 58 | 227 | 6 |
| Crown Heights Gardens | \$2,000,000 | 50 | 62 | 65 | 46 | 223 | 7 |

Evaluation Committee Members:

Angela Bauldree-VanBeber, Business Manager
Fiscal & Compliance
Housing Finance Division

 4/14/25

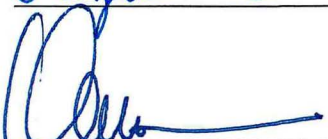
Suzanne Fejes, Assistant Director
Housing Finance Division

 4/14/25

Angela Chin, Manager
Housing Finance Division

 4/14/25

Michael Verruto, Assistant Director
Real Property and Real Estate Development

 4/14/25



Housing Finance Division

110 Northeast 3rd Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

**\$25M GAP Funding
New Construction or Acquisition and/or Rehabilitation of Multi-Family Affordable
Housing Rental or Homeownership Units For Sale**

**Request for Applications
Summary Sheet**

**FY 2025
SMALLER PROJECT APPLICATIONS**

Project Name: 801 NW 6th Street
Project Type: New Construction/ Rental
Developer/Applicant: SJC Sistrunk, LLC
of Units: 121 (15 affordable)
Location: 801 NW 6th Street, Fort Lauderdale FL 33311

Amount Requested: \$2,500,000
PROJECT COST: \$39,124,540
LEVERAGING: \$166,667
Comm. District: 8

Project Name: BBI Village II
Project Type: New Construction/ For Sale
Developer/Applicant: Habitat for Humanity of Broward, Inc.
of Units: 26
Location: NW 52nd Avenue, Lauderhill FL 33313

Amount Requested: \$910,000
PROJECT COST: \$10,390,400
LEVERAGING: \$35,000
Comm. District: 9

Project Name: Crown Heights Gardens
Project Type: New Construction/ Rental
Developer/Applicant: Crown Heights Gardens, LLC
of Units: 20
Location: 324 NW 6th Street, Pompano Beach FL 33060

Amount Requested: \$2,000,000
PROJECT COST: \$5,850,000
LEVERAGING: \$100,000
Comm. District: 4

Project Name: H.O.M.E.S., Inc. Affordable Senior Housing New Construction Project

Project Type: New Construction/ Rental
Developer/Applicant: Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc
of Units: 4
Location: 1210 NE 5th Terrace, Fort Lauderdale FL 33304

Amount Requested: \$975,440
PROJECT COST: \$1,976,642.40
LEVERAGING: \$243,860
Comm. District: 4

Project Name: ParcView at Miramar
Project Type: New Construction/ For Sale
Developer/Applicant: Parcview Miramar, LLC
of Units: 62
Location: SW 69th Avenue, Miramar FL 33023

Amount Requested: \$2,000,000
PROJECT COST: \$31,788,083
LEVERAGING: \$32,258
Comm. District: 7

Project Name: Sunset Strip Square
Project Type: New Construction/ For Sale
Developer/Applicant: New Urban Sunset Strip, LLC
of Units: 29
Location: 1577 Sunset Strip, Sunrise FL 33313

Amount Requested: \$1,305,000
PROJECT COST: \$14,674,345
LEVERAGING: \$45,000
Comm. District: 9

Project Name: Wright Dynasty
Project Type: New Construction/ Rental
Developer/Applicant: Wright Dynasty, LLC
of Units: 27 (3 affordable)
Location: 1223 NW 6th Street, Fort Lauderdale FL 33311

Amount Requested: \$300,000
PROJECT COST: \$14,969,837
LEVERAGING: \$100,000
Comm. District: 8

LARGER PROJECT APPLICATIONS

Project Name: Pinnacle at Cypress
Project Type: New Construction/ Rental
Developer/Applicant: Pinnacle at Cypress, LLLP

of Units: 100
Location: 6520 North Andrews Avenue, Fort Lauderdale FL 33309

Amount Requested: \$4,500,000
PROJECT COST: \$40,900,348
LEVERAGING: \$45,000
Comm. District: 4

Project Name: Sistrunk View
Project Type: New Construction/ Rental
Developer/Applicant: Sistrunk View, LLC
of Units: 100
Location: NW 6th Street, NE 8th Avenue, NW 7th Terrace, Fort Lauderdale FL 33311

Amount Requested: \$7,500,000
PROJECT COST: \$43,828,362
LEVERAGING: \$75,000
Comm. District: 8

Project Name: Tamarac Terrace
Project Type: New Construction/ Rental
Developer/Applicant: Housing Trust Group, LLC (to be HTG Tamarac Terrace, LLC)
of Units: 100
Location: 5701 NW 88th Avenue, Tamarac FL 33321

Amount Requested: \$4,410,000
PROJECT COST: \$41,431,787
LEVERAGING: \$44,100
Comm. District: 3

Project Name: Vista at Springtree
Project Type: New Construction/ Rental
Developer/Applicant: Vista at Springtree, Ltd.
of Units: 96
Location: 3100 North University Drive, Sunrise FL 33351

Amount Requested: \$5,759,000
PROJECT COST: \$41,263,428
LEVERAGING: \$59,990
Comm. District: 9
