

**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

Angela Bauldree-VanBeber 4/14/25

Suzanne Fejes, Assistant Director
Housing Finance Division

Suzanne R. Fejes 4/14/25

Angela Chin, Manager
Housing Finance Division

Angela Chin 4/14/25

Michael Verruto, Assistant Director
Real Property and Real Estate Development

Michael Verruto 4/14/25



Housing Finance Division

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**\$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
