



May 31, 2023

Broward County
Board of County Commissioners

Re: Hillsboro Landing – Request to approve Subordination Agreement for HUD

Dear County Commissioners:

Hillsboro Landing is a redevelopment of a demolished public housing development into a brand-new affordable housing development for seniors and consistent of 75 units in Deerfield Beach, on land owned by the Broward Housing Authority.

We had requested a waiver of impact fees for affordable and elderly housing and such resulted in the County's approval, execution and recording of two Declaration of Restrictive Covenants dated March 13, 2023, and recorded March 30, 2023, under instruments numbers 118762970 and 118762946 ("County Declarations").

Now, because HUD's demolition approval was conditioned on affordable housing use of the site, the Broward Housing Authority and our HTG affiliate (TALLMAN PINES HR, LTD., is the Ground Lease tenant and owner of the improvements) is required to record a Declaration of Restrictive Covenants in favor of HUD ("HUD Declaration"). We learned today that the HUD Declaration must have absolute priority over any other declaration.

Therefore, to be able to close on the several sources of funding of this development and start construction, the County Declarations need to be subordinated to the HUD Declaration ("Subordination").

Since this is the only item pending for closing, we hereby request this Subordination to be approved in June 6 County BOCC meeting.

Should you require additional information, Brian McDonough or I am available to answer questions and to provide any additional information.

Sincerely,

TALLMAN PINES HR, LTD.,
a Florida limited partnership

By: HTG Tallman HR, LLC,
a Florida limited liability company,
its special limited partner

By: **Rodrigo Paredes**
EVP of Development

Digitally signed by Rodrigo Paredes
DN: cn=Rodrigo Paredes, c=US,
o=Housing Trust Group,
ou=Development,
email=rodrigop@htgf.com
Date: 2023.05.31 19:59:23 -04'00'