



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

MEMORANDUM

Date: June 9, 2016
To: CRA Board
Through: Christopher J. Brown, Co-Executive Director
From: Nguyen Tran, Northwest CRA Director *NT*
Subject: Development Proposal – Sunrise City CHDO
Request for 4 CRA owned lots in Collier City

The Pompano Beach CRA received an unsolicited development proposal from Sunrise City Community Housing Development Organization (CHDO) to construct four (4) single-family homes on four (4) buildable lots owned by the Pompano Beach CRA. The buildable lots are vacant and located on NW 4th Street, NW 4 Court, NW 5 Street, between NW 30 Ave and NW 27 Ave (see attached map). The parcels measure approximately 50' wide 103' deep and are zoned single family. The following is a summary of the lots included in the development proposal:

Property ID:	484233046180	484233045810
Legal Description:	Lot 987, Collier City Unrecorded	Lot 950, Collier City Unrecorded
Property Address:	2826 NW 4 Street	2835 NW 4 Street
Property Assessment:	\$12,880	\$12,890
	484233044520	484233045220
	Lot 797, Collier City Unrecorded	Lot 886, Collier City Unrecorded
	2843 NW 5 Street	2747 NW 4 Court
	\$12,880	\$12,850

Sunrise City CHDO has a long history of acquiring and developing affordable housing opportunities since 2001 throughout South Florida. They are headquartered in Ft. Pierce, Florida and this project will be managed from their South Florida office under the direction of Perry Ecton, former Executive Director of Habitat for Humanity of Broward. Sunrise City CHDO has the financing to complete the construction of all four homes and has a list of qualified home buyers which will occupy the new residences.



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The development proposal received is requesting that the four (4) CRA owned lots be donated and in return, Sunrise City CHDO will construct one 4-bedroom, 2-bath, 1,400-1,500 sq. ft. concrete block home with a 1-car garage and front porch on each lot. Attached to this memorandum is the floor plan and elevation for the model homes. The targeted sales price will be \$155,000 with an estimated completion date for building construction to be June 2017.

As with the previous CRA agreements pertaining to affordable housing infill development, a Property Disposition and Development Agreement, a Declaration of Restrictions and Covenants and a Re-conveyance Agreement will be executed as part of the process.

The lots requested are appropriate for the proposed single-family home and the development proposal coincides with the CRA's affordable single-family infill housing goals. The proposed product will enhance the surrounding area and provide a new home that will be affordable for a qualified buyer.

The proposal was presented to the NWCRA Advisory Committee at their regularly scheduled meeting of June 6, 2016 and was recommended for approval 4-1 (Forbes, Copeland & Johnson absent; Jackson arrived late) subject to providing a list of qualified homebuyers for each home. Attached to this staff memorandum is the list of qualified buyers.

Recommendation:

Staff recommends acceptance of this development proposal and authority to negotiate a Property Disposition and Development Agreement with Sunrise City Community Housing Development Organization.



NW 27TH AVE

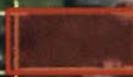
NW 6TH ST

NW 5TH ST

NW 4TH CT

NW 4TH ST

NW 30TH AVE





May 2, 2016

City of Pompano Beach
Community Redevelopment Agency
Mr. Nguyen Tran, Northwest CRA Director

Re: Available Lots: **Folio # 484233046180**
Folio # 484233045810
Folio # 484233044520
Folio # 484233045220

Dear Mr. Tran,

Please accept this letter as an unsolicited request to develop four vacant lots currently owned by the Pompano Beach CRA in the Northwest redevelopment area. Sunrise City CHDO (SCC) has a list of various qualified home buyers that are awaiting completion of their new residence as provided by SCC. This is a formal request as to whether the vacant infill residential lots noted below are available for development:

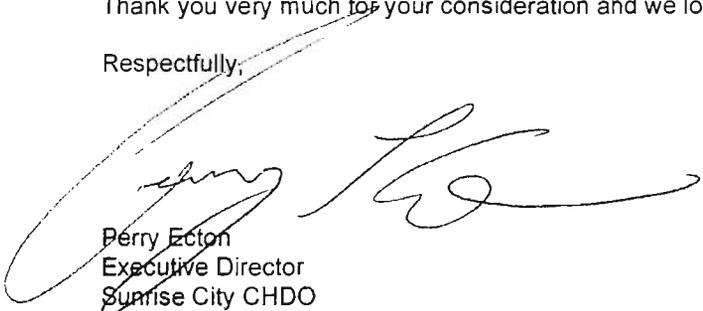
Folio # 484233046180
Folio # 484233045810
Folio # 484233044520
Folio # 484233045220

It is our request that the Pompano Beach CRA partner with SCC by **donating the vacant lots** to the project. We would then develop the lots into quality affordable single family homes in which our families could soon occupy. Each family would be another addition to the Collier City area and would become tax paying citizens of Pompano Beach. The targeted construction/sales price proposed is \$155,000, assuming the request noted above is granted. The proposed homes to be built range from 1400 to 1500 square feet of living area, three and four bedrooms, two bathrooms, full tile flooring, architectural roofing, hurricane resistant windows, concrete driveways, steel bathtubs, 48" ceiling fans, and one car attached garages with openers. Floor plans and construction costs breakdowns are enclosed for your review. Our intent is to have all four homes completed and occupied within three years.

Mr. Tran, the prospective buyers and SCC are very excited about this opportunity. It is our sincere hope that after reviewing this request, you find a way to make our request a reality. If our request is acceptable please let us know how to proceed accordingly.

Thank you very much for your consideration and we look forward to hearing from you soon.

Respectfully,



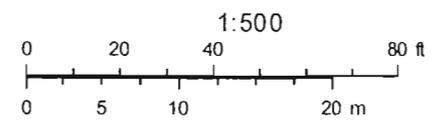
Perry Ecton
Executive Director
Sunrise City CHDO

Offices In Orlando, Fort Pierce and Pembroke Pines, Florida
Executive Director Perry Ecton, 954-815-3404



May 3, 2016

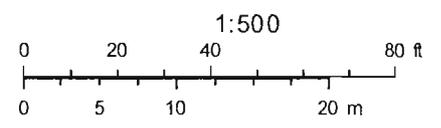
-  Parcels
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Property Id: 484233045810



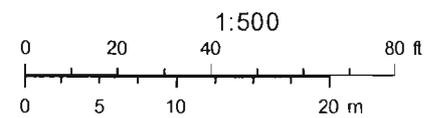
June 1, 2016





ay 3, 2016

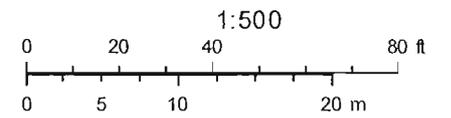
-  Parcels
-  Parcels





May 3, 2016

-  Parcels
-  Parcels



**The Mozart
Model 05 Basic**



© 2010



Sunrise City CHDO, Inc.
 1513 N 23rd Street
 Fort Pierce, Florida, 34950

Phone: 772-466-3099
 Fax: 772-460-9004

New Construction Estimate

Buyer: _____ Phone: _____ Email: _____
 Lot: _____ Block: _____ Subdivision: _____
 Builder: _____ Contact: _____ Phone: _____

Item:	Cost:	Subcontractor/Supplier:
Architect & Plans	\$1,900	
Appraisal	\$500	
Survey	\$1,500	
Permits	\$12,000	
Special Fees		
Bond & Insurance		
Temp Toilets		
Temp Utilities	\$200	
Misc.	\$11,690	
Lot Cost		
HOW Fee		
Taxes		
Inspection Fees		
Construction Loan Cost		
Sub Total Soft Costs	\$27,790	
Sewer Tap/Septic Tank		
Water Tap/Deep Well		
Cleaning Site	\$1,000	
Fill	\$2,000	
Soil Treatment		
Concrete Labor	\$15,000	
Footer		
Masonry		
Masonry Labor		
Steel		
Plumbing	\$6,000	
Trusses	\$3,500	
Framing Lumber		
Framing Labor	\$3,000	
Roofing Labor-materials		
Fireplace Brick or Stone		
Electrical	\$6,500	
Insulation	\$3,000	



Sunrise City CHDO, Inc.



1513 N 23rd Street
Fort Pierce, Florida, 349

Phone: 772-466-3099
Fax: 772-460-9004

Item:		Cost:	Subcontractor/Supplier:
Ceramic Tile and Sills		\$3,000	
Windows and Sliding Glass Door		\$7,000	
Stucco/Stone/Brick		\$6,000	
Heating			
Air Conditioning		\$6,000	
Aluminum Soffit		\$1,800	
Drywall/Plaster		\$12,000	
Paneling			
Trim Lumber and Doors		\$3,000	
Trim Labor		\$1,500	
Cabinets and Vanities		\$4,000	
Mirrors & Medicine Cabinet			
Shower and Tub Enc			
Appliances		\$2,100	
Electrical Fixtures		\$1,500	
Intercom System			
Painting-Interior-Exterior		\$4,000	
Wallpaper			
Sprinkler		\$2,500	
Wrought Iron			
Screened Patio			
Pool and Enclosure			
Carpet		\$1,200	
Vinyl		\$1,200	
Hardware		\$1,000	
Gutters			
Fence			
Garage door and opener		\$1,500	
Landscaping and Sod		\$2,000	
Sub Total Hard Costs		\$101,300	
Contingency	10.00%	\$12,909	
Grand Total		\$141,999	

* 2-car garage add \$10,000

Activity	<u>Project Schedule</u>		
	Assigned	Est Start	Est Compl
DEVELOPER NEGOTIATIONS			
Approval to Negotiate Dev. Agrmnt	CRA	Aug. 2016	Aug. 2016
Order Title Policy	SCC	Aug. 2016	Sep. 2016
Property Disposition Advertised	CRA	Jul. 2016	Jul. 2016
Development Agrmnt Approval	CRA/SCC	Sep. 2016	Sep. 2016
PRE-DEVELOPMENT			
Update Boundary & Topo Survey	SCC	Nov. 2016	Nov. 2016
Obtain Environmental Report	SCC	Nov. 2016	Nov. 2016
Obtain Subsoil Investigation	SCC	Nov. 2016	Nov. 2016
Utility Verification	SCC	Nov. 2016	Nov. 2016
DESIGN & PERMITTING			
Preparation of ROW Dedication	SCC	N/A	N/A
Submit Building Plans	SCC	Nov. 2016	Jan. 2017
Pre-Construction Meeting	SCC	Nov. 2016	Jan. 2017
Secure FP&L Service	SCC	Jan. 2017	Jan. 2017
PROJECT CONSTRUCTION			
Obtain Building Permits	SCC	Jan. 2017	Jan. 2017
Land Clearance of Site	SCC	Jan. 2017	Jan. 2017
Building Construction	SCC	Jan. 2017	Jun. 2017
MARKETING/MONITORING			
Homebuyer Education	SCC	Nov. 2016	Jun. 2017
Application Screening Process	SCC	Sep. 2016	Sep. 2016
Status & Progress Reports	SCC/CRA	As Required	As Required

ID# 484233044520
2843 NW 5 STREET
LOT 797, CC

BB&T Home Mortgage

1999 N University Dr
Coral Springs, FL 33071

June 3, 2016

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Marc Robert St Jean
7745 NW 5 Ct
Miami, FL 33150

Dear Marc Robert St Jean:

After a review of your stated financial information and credit report, I am pleased to inform you that you have been prequalified for the following:

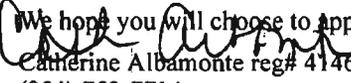
Sales Price: \$105,000.00, based on the income and asset information provided.
Loan Amount: up to \$103,098.00, based upon:
Loan Program: 581 SH Florida Housing FHA
Interest Rate: 4.625% *
Time Period: 360 months

* Please note that this prequalification is not a guarantee of interest rate lock, nor is this a confirmation of final loan approval.

Final loan approval is subject to full and satisfactory verification of the information provided, acceptable appraisal, and evidence of sufficient funds to close. This letter of prequalification will expire on August 2, 2016. Please consider that interest rates and loan product eligibility are subject to change without notice and therefore may affect your ability to qualify.

Once you have identified a property you would like to purchase, please contact me at (954) 753-7714 to arrange a time to submit your loan application and lock your interest rate. If you have additional questions or concerns, please do not hesitate to contact me.

We hope you will choose to apply for your mortgage loan at BB&T, and I look forward to assisting you at that time.


Catherine Albamonte reg# 414620
(954) 753-7714
Mortgage Loan Officer
calbamonte@bbandt.com

ID# 484233045220
2747 NW 4 CT.
LOT 886, CC



Tuesday, May 24, 2016

Marco A Insua Gamboa
14532 SW 13th terrace
Miami, FL 33184

We are pleased to notify you that your application for a mortgage pre-approval has been approved. This approval is good for a total mortgage payment, not to exceed \$1800.00 _ (including principal, interest, insurance, taxes and any homeowners association fees) or \$200,000 purchase price

This pre-approval is valid until August 1, 2016, assuming that there are no changes in your financial situation. This pre-approval should not be considered a commitment to lend until the following condition are met:

- (x) A valid sales contract is ratified on a property;
- (x) A satisfactory appraisal is accomplished on such property;
- () You select a mortgage program, which causes your mortgage payment to fall within the pre-approve amount;
- () A rate commitment is issued by our company under the above referenced mortgage program.

In addition to the above standard conditions, your pre-approval is subject to the following conditions:

NONE

We wish you luck in the home buying process and we stand ready to continue our service once you finding your new home.

Sincerely,

Jennifer Nina
Branch Manager
NMLS# 1285773
(954)793-0028

1D# 484233045810
2835 NW 4 STREET
LOT 950, CC



4800 N Federal Highway, Bldg E #200
Boca Raton FL 33431

Phone 561-886-0300
Fax 561-886-0301

June 3, 2016
Re: Chimere N Hardy

To Whom It May Concern:

The above referenced applicant has been Pre Approved for VA financing based upon the following conditions:

1. Proof of insurance
2. Clear title and survey
3. Sale price of \$165,000
4. Base Loan Amount of \$165,000
5. Satisfactory Appraisal
6. Final QC Audit
7. Verification of Employment

We have reviewed the borrower's credit, asset, and income information to have based our decision.

Should you have any additional questions, please call me or contact John Digges our Sales Manager at john@usmtgfl.com or the office number below.

Sincerely,
Heather Doyon
Senior Loan Originator NMLS # 1170172
Cell: 954-235-7833
Office: 561-886-0300
Toll Free: 866-435-2562
Fax: 954-639-5974

US Mortgage of Florida NMLS# 75597
4800 N. Federal Hwy
Building E, Suite 200
Boca Raton, FL 33431

ID # 484233046180
2826 NW 4 STREET
LOT 987, CC

BB&T

Mortgage

1999 N University Dr
Coral Springs, FL 33071

May 02, 2016

Likency Beauplan
3315 NW 37 Ave.
Lauderdale Lakes, FL 33311

BB&T Mortgage is pleased to grant you a preliminary loan commitment for a **Conventional** loan in the amount of **\$130,000.00**, with a **principal and interest** payment of **\$639.52**, at an interest rate up to **4.250 %**.

This preliminary loan commitment is for credit purposes only and is valid through **July 10, 2016**. If you need to extend this preliminary loan commitment, updated information may be necessary. If there is any change in your income, credit or asset status, BB&T Mortgage reserves the right to review any changes and base our final decision on the new information.

Listed below are the conditions of your preliminary loan commitment:

- Final approval is subject to the validation of income, credit history and assets.
- This preliminary loan commitment is subject to changes in rates, fees, and product parameters, and to limitations and underwriting requirements on particular loan products.
- The loan must be secured by an unqualified first lien on the security property.
- The interest rate must be locked in before final approval. If the rate has increased from that stated above, this preliminary loan commitment is void and your loan must be reunderwritten.
- The ability of BB&T to obtain mortgage insurance on your loan, if applicable.
- A satisfactory appraisal performed by an appraiser of BB&T Mortgage's choice.
- Other:

Once these conditions are satisfied, BB&T will notify you of the terms of your final loan commitment. In the meantime, if you require assistance concerning your application, please contact me at (954) 753-7714. Thank you for giving BB&T Mortgage the opportunity to provide the financing on your home.

Sincerely,


Catherine Albamonte, Reg# 414620
Mortgage Loan Officer