

BEYOND HOUSING



A Case Study on Financial Self Sufficiency & True Community Revitalization



HOUSING AUTHORITY
of the City of Fort Lauderdale
Established 1938 • www.hacf.com

HACFL: BUILDING PATHWAYS TO SELF SUFFICIENCY



HACFL: A Case Study



“Our Housing Authority is well on its way towards financial self-sufficiency for our operations and programs. **We are beginning to realize goals that seemed impossible five years ago.**”

*Tam English, Executive Director
Housing Authority of the City of Fort Lauderdale*

The Beginnings of a Long-Term Partnership - 2005



FUNDING SOURCES

HUD Demolition Grant

\$200K



Original Plan: 1 Phase – 150 Units

The Beginnings of a Long-Term Partnership



FUNDING SOURCES

9% Syndicated Housing Credits

4% Syndicated Housing Credits

State-Issued Multi-Family Tax
Exempt Bonds

Permanent Conventional Debt

State Go Zone SAIL Loan

State Hurricane Rental Recovery
Loan

State Extremely low Income
Loan

County Home Loan

\$46MM

Dixie Court » Realizing More than Expected

Proceeds

■ Expected

■ Realized

\$438K

\$2.8MM

Time Frame

■ Expected

■ Realized

6 Years

3 Years

ECONOMIC IMPACT » Funding New Opportunities



» New Income to Finance Vocational Training Programming



» Purchase of Additional Land



» Funding to Support Local Youth and Social Entrepreneurs



» Solar Lights and Other Innovations Reduce Long-Term Operational Costs



» Community Gardens and Urban Farm



» A networked Security System that also Provides WiFi Hotspots



» Innovations in Sustainability that also create Monthly Savings to Residents



» New Business Model

A New Vision and a New Opportunity for the HACFL

Transform an Entire Neighborhood



Northwest Gardens is comprised of an assemblage of parcels across **14 city blocks** in one of the most impoverished areas of the country

Northwest Gardens Transit Village

- » 560 New Townhomes and Apartments
- » Build a True Neighborhood Hub
- » Create Network of Safe, Attractive Streets, with Wide Sidewalks, Historic Street Lighting, On-Street Parking, and Landscaping
- » LEED Gold Status
- » New Social Programs



Before



The Old Alan Apartments

After



The New Alan Apartments

After



Northwest Gardens Phase 1

645

645

645


NORTHWEST
GARDENS
A Sustainable Neighborhood

Ft. Lauderdale's
Newest
Affordable Housing
Community

After



Northwest Gardens Phase 1

Orientation – Northwest Gardens Master Plan



- Approx. \$66MM capital investment in the neighborhood
- Approx. \$1.5MM capital investment in the neighborhood's streetscape

Northwest Gardens II and IV



Northwest Gardens II/IV



Northwest Gardens III

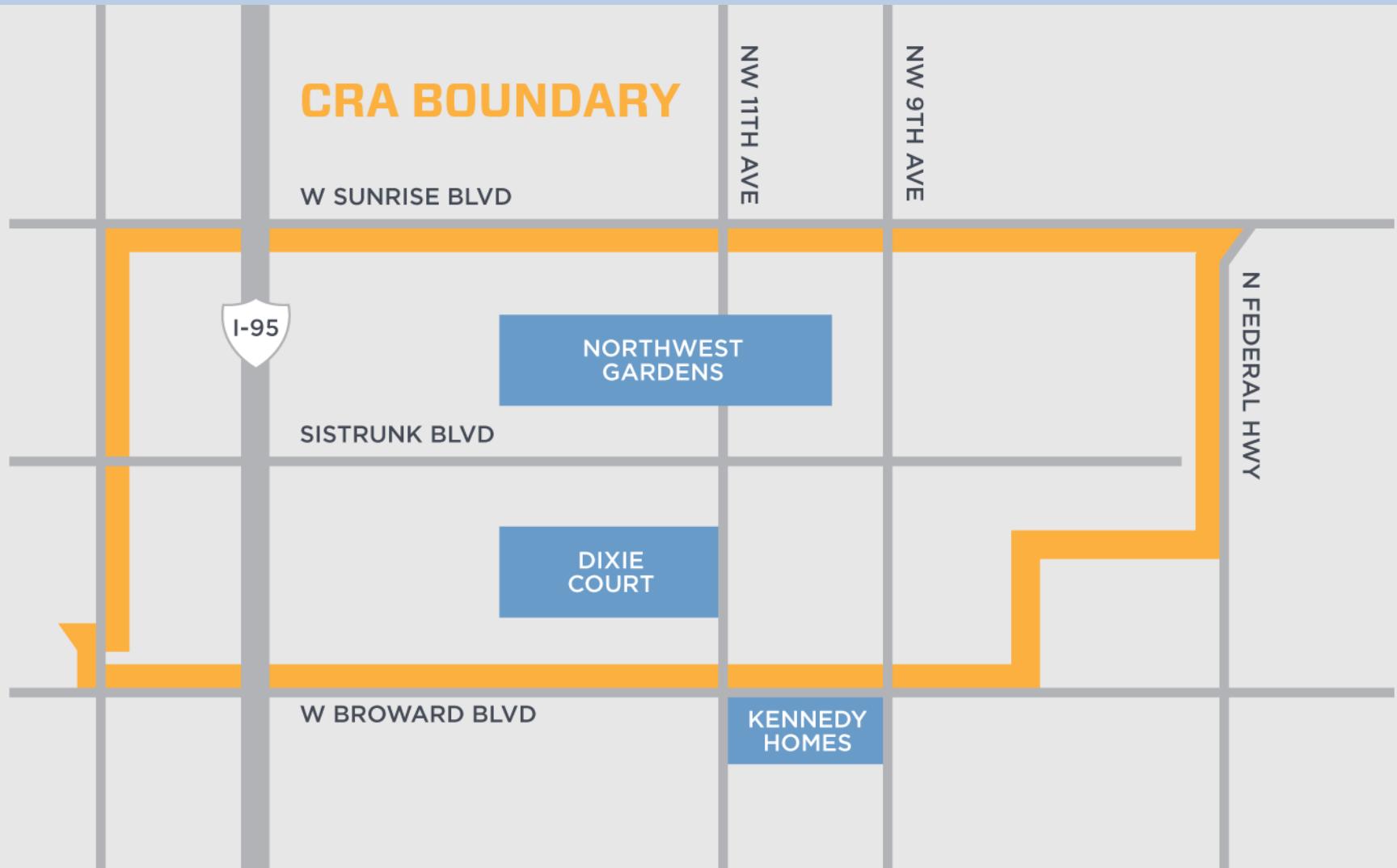


Dr. Kennedy Homes



More Development is Underway

Neighborhood Impact » Continuing to Grow



\$200MM in Community Investment

When Complete, We Will Have Built More than 940 Units within a 1 Mile Radius

Setting New Standards for Sustainability

- » Winner of the South Florida U.S. Green Building Council's 2011 **MOST OUTSTANDING LEED MULTI-FAMILY PROJECT**
- » **1ST LEED FOR NEIGHBORHOOD DEVELOPMENT (ND) COMMUNITY** In Florida and the 3rd in the Nation
- » **1ST GOLD-CERTIFIED LEED FOR HOMES (Multi-Family) Community** in Florida



Setting New Standards for Sustainability



A Fully Integrated Design Team - Building & Landscape Architect, Civil Engineer, & Green Building Consultants.

Setting New Standards For Sustainability



US EPA 2012 Smart Growth Honorable Mention for Equitable Development



» 1ST
LEED FOR NEIGHBORHOOD DEVELOPMENT (ND)
Community in the State
Third in the United States



» Community Gardens, Edible Landscaping and Urban Farm Garnering Attention of Local Media & Federal Congressmen



» Winner of the South Florida U.S. Green Building Council's **2011 MOST OUTSTANDING LEED MULTI-FAMILY PROJECT**

“We’re consistently raising the bar for sustainability. **We built the first Gold Certified LEED for Homes Community in Florida**, which translated into significant operational savings for the Housing Authority as well as savings for our residents on utility bills.”

*- Scott Strawbridge
Director of
Development
and Facilities*



Expanding Vocational Training Programs



STEP UP
APPRENTICESHIP
HOUSING AUTHORITY
of the City of Fort Lauderdale

Expanding Vocational Training Programs



StepUp Apprentices Build All of the Kitchen and Bathroom Cabinets at our Joint Developments

Creating a Path Towards Self Sufficiency



Community Gardens are Scattered Throughout the Developments

Creating a Path Towards Self Sufficiency



Empowering Youth » Urban Youth Green Farmers



SOCIAL IMPACT » Forge Strategic Partnerships



By leveraging existing social programs and local partnerships, the Housing Authority has empowered an entire community

SOCIAL IMPACT » Forge Strategic Partnerships



URBAN LEAGUE OF BROWARD COUNTY
Empowering Communities, Developing Children and Changing Lives Since 1975!

THE HONEY PROJECT



By leveraging existing social programs and local partnerships, the Housing Authority has empowered an entire community

Creating Thousands of Jobs



Setting New Standards for WBE, MBE and Section 3 Hiring

Recent Awards



- United States Environmental Protection Agency (EPA) Honorable Mention, National Award for Smart Growth Achievement - 2012
- MultiHousing News Excellence Award (Best Renovation) – 2012
- Multifamily Executive Award - (Green Category) - 2012
- Affordable Housing Tax Credit Coalition's [Charles L. Edson Tax Credit Excellence Award](#) (Green Category) - 2012
- City of FLL Project of the Year - 2012
- City of FLL Community Appearance Award - 2012
- Smart Growth Designation (South Florida Smart Growth Partnership) - 2012
- Most Outstanding LEED Multi-Family Project (South Florida U.S. Green Building Council) - 2011
- 1st Gold-Certified LEED for Homes (Multi-Family) Community in Florida
- The First LEED for Neighborhood Development (ND) Certified Community in Florida (the 5th in the Nation)
- NatureScape Broward Emerald Award - 2012

Redefining Quality

