



October 10, 2022

Dr. Wazir Ishmael, Office of the City Manager
2600 Hollywood Boulevard, Room 419
Hollywood, Florida 33022
c/o Raelin Storey, Director
Communications, Marketing & Economic Development

RE: 826 South Dixie Highway, Hollywood – Local Government Area of Opportunity Funding for RFA 2022-202 Housing Credit Financing for Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties

Dear Dr. Ishmael,

Housing Trust Group ("HTG") appreciates this opportunity to partner with the City of Hollywood on the development of 826 South Dixie Highway (the "Development").

HTG is an award-winning affordable housing developer, committed to providing individuals, families, and seniors with safe, quality, and affordable communities to call "Home." HTG has developed over 8,000 units primarily through funding partnerships with federal, state and local government agencies, not-for-profit partners, and Housing Authorities. HTG's mission is simple -- provide and deliver, without compromise, the highest quality of work, service and care in a professional environment and ethical manner.

With the assistance of the City of Hollywood, HTG seeks to transform approximately 0.821 acres of underutilized land in Downtown Hollywood into a vibrant mixed-income apartment community for seniors. The property is located at 826 South Dixie Highway, Hollywood, FL 33020 (Parcel ID#s 514-216-2000-80, 514-216-2000-82, 514-216-2000-81, 514-2162-000-70, and 514-216-2000-60). The property is zoned DH-3 under the Regional Activity Center District which encourages high-density, urban design principals and sustainable growth. An aerial of the property can be found on **Exhibit A**.

The property's prime location along the Dixie Highway Corridor will offer residents direct access to major cities throughout South Florida. Furthermore, the Development plan is consistent to the City's redevelopment vision for the Dixie Highway/FEC Corridor into a pedestrian friendly and multi-modal thoroughfare. A wide variety of commercial and community establishments are nearby like the ArtsPark at Young Circle, Publix Super Market and several medical facilities. Residents will also benefit from an array of transit options. The Development is situated within a half-mile from the potential Hollywood Brightline Station, multiple bus stops are within walking distance and Interstate 95 is approximately 1-mile away.

The Development will feature approximately 100 units with a mix of 1 bedroom / 1 bathroom and 2 bedroom / 2-bathroom units, with state-of-the-art community and unit amenities.

The allocation of 9% Federal Low-Income Housing Tax Credits ("LIHTC") will be the catalyst to securing financing for the Development. Florida Housing Finance Corporation ("FHFC"), which administers the allocation of Federal LIHTCs, issued a draft of RFA 2022-202 for Large Counties on September 28, 2022, with applications for funding due on December 29, 2022.

To achieve this allocation of LIHTC from FHFC, the City's financial contribution to the Development will provide a greater likelihood of success. In 2022, FHFC will fund one Application in Broward County that qualifies as a Local Government Area of Opportunity ("LGAOF"). To qualify as a LGAOF, a municipality must demonstrate its commitment through a cash contribution (loan or grant) to its preferred development.

The required minimum LGAOF contribution amount is \$640,000 in Broward County. This LGAOF loan can be effectively contributed by the City of Hollywood to the HTG affiliate entity ("HTG Affiliate") at completion of the Development, which is estimated to occur in Q3 of 2025. At the time of the application submittal to FHFC, the only requirement is to provide the Local Government Verification of Contribution Loan Form attached hereto as **Exhibit B**.

Proposed Loan Terms

Subject to availability of cash flow, HTG proposes the following soft loan terms:

Position: Second to Permanent Financing

Loan Amount: \$640,000

Interest Rate: 3.25% (Federal Funds Rate)

Amortization: 30 Years

Term (Balloon Payment): on Year 15

We appreciate your consideration of our development proposal and encourage you to learn more about our organization at www.htgf.com.

We look forward to discussing our proposal in further detail.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ariel Fraynd', written over a horizontal line.

Ariel Fraynd
Assistant Vice President of Development
Housing Trust Group

EXHIBIT A
AERIAL MAP

Address: 826 S Dixie Highway, Hollywood, FL

Zoning: RAC (DH-3)

Acres: 0.821 / 35,763 SF

FAR: 3.0

Current Use: Auto Repair

Cross Streets: Washington St & S Dixie Hwy

District: 2

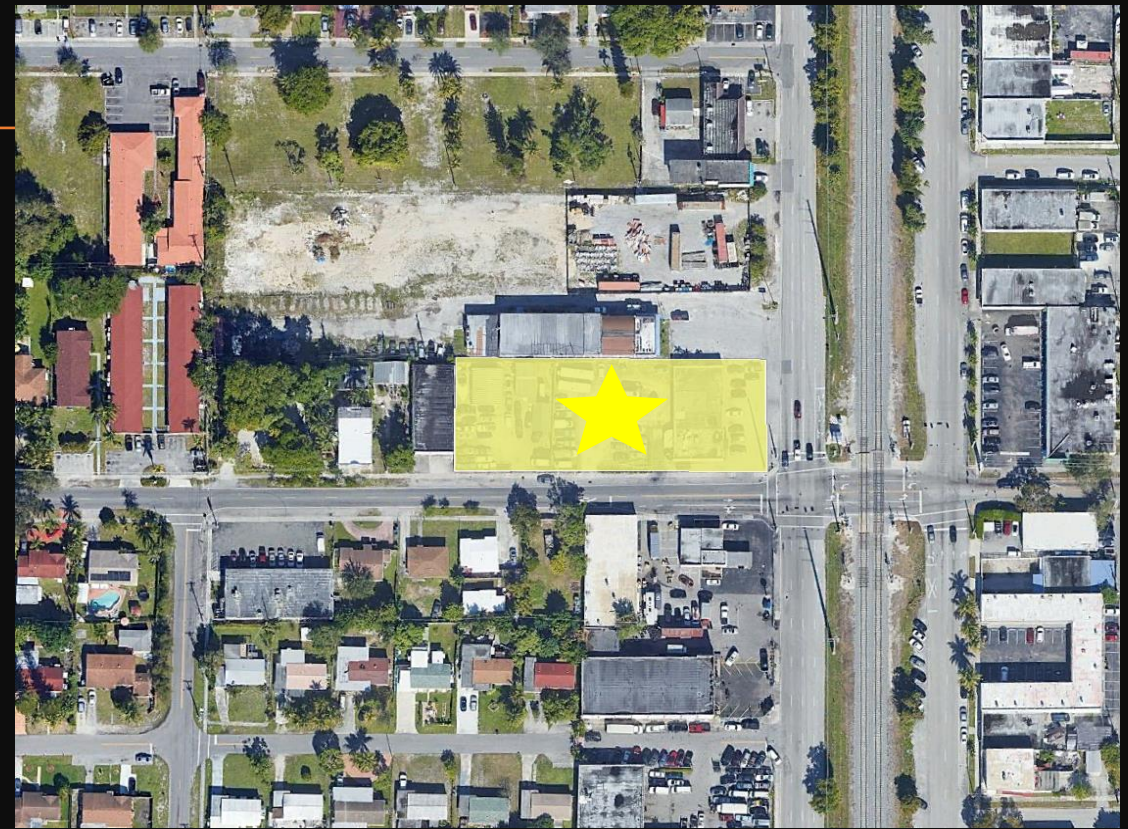
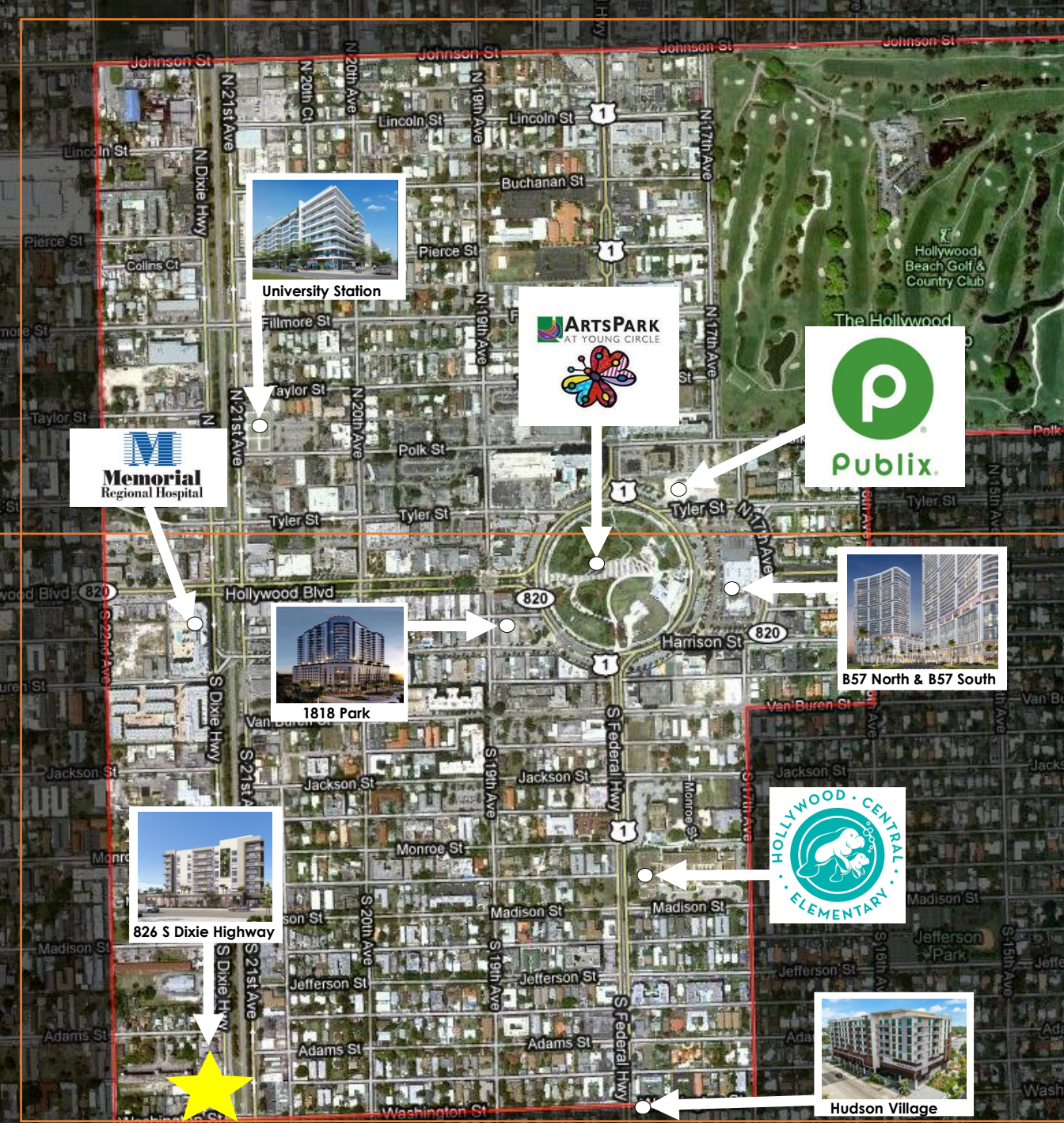


EXHIBIT B

FLORIDA HOUSING FINANCE CORPORATION

LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM**

Name of Development: Paramount Place

Development Location: 826 South Dixie Highway, Hollywood

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Hollywood, commits \$ 640,000 at face value, (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced loan, based on its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: \$ _____.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager /Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.