



SOUTH FLORIDA
COMMUNITY LAND TRUST



CITY OF HOLLYWOOD SALE AND DEVELOPMENT OF CITY PROPERTIES FOR AFFORDABLE HOUSING

REQUEST FOR PROPOSAL
RFP-306-25-SA



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To members of the selection committee,

BHP Community Land Trust, Inc., dba South Florida Community Land Trust, Inc. (SFCLT), a non-profit Florida corporation, is pleased to provide a proposal to the City of Hollywood to acquire **SITE A** (2350 Farragut Street; Folio No. 514204013860) a publicly-owned, vacant parcel for **\$30,000**. This acquisition will support the development of **two homes for affordable homeownership**, which will remain **affordable in perpetuity** through the community land trust model. This development will help enhance the community, transforming vacant lots into safe, vibrant, and inclusive neighborhoods of choice.

Founded in 2006, SFCLT is a non-profit developer creating quality, sustainable and permanently affordable housing for Broward and Miami-Dade residents, by developing ownership and rental properties, creating paths to first-time homeownership for low-income buyers, and supporting residents so they can maintain housing stability. As President and CEO of SFCLT, I will be the principal point of contact, leveraging my experience in bringing 69 community land trust homes to market in Broward County.

Our proposal represents more than **\$750,000** of investment in attainable housing. Each home will feature **three bedrooms and two bathrooms, and 1,360 square feet** of conditioned space. Our team designs and develops with sustainability and longevity in mind, and will incorporate energy-saving, low-VOC, and resilient materials and equipment specifications for the benefit of our homeowners. In the past, our homes have received multiple awards from the American Institute of Architects for design, and Energy Star and Enterprise Green certifications for its construction. The future homes will be priced to serve both low-income (up to 80% AMI) and moderate-income (up to 120% AMI) households. By leveraging the CLT model to ensure the **permanent affordability** of these homes, this partnership will provide a continuous supply of affordable housing into Hollywood's future.

I certify that I am legally authorized to bind the firm, that all information contained herein, is true and correct to the best of my knowledge and belief, and I acknowledge that the information contained in the proposal is considered public record and will be made available for inspection and copying upon request. Thank you for your review and consideration. Please do not hesitate to contact me directly with any questions.

Your community partner,

A handwritten signature in blue ink, appearing to read "Amanda Bartle".

Amanda Bartle
President & CEO

mandy@southfloridaclt.org

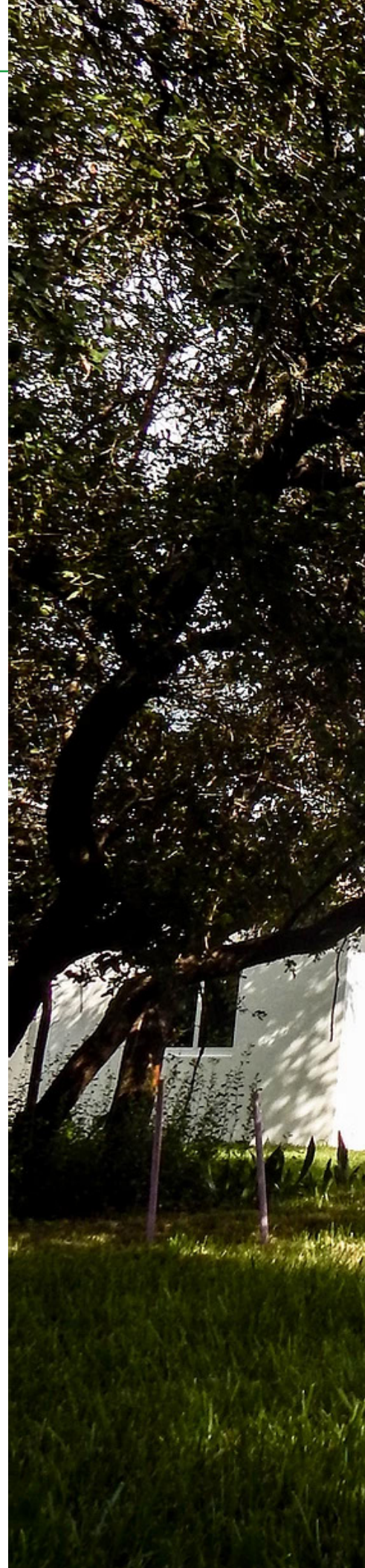
954-769-1731

718 NE 2nd Ave
Fort Lauderdale, FL 33304

SECTION B

QUALIFICATIONS & EXPERIENCE

South Florida Community Land Trust (SFCLT) brings together a seasoned and diverse team of professionals with a proven track record in developing, stewarding, and preserving affordable housing. Our collective team is equipped to manage every aspect of a housing development—from securing and entitling public land to structuring financing, designing and building quality homes, and offering long-term support to residents. With decades of combined experience and deep local relationships, our team is uniquely positioned to deliver results.





DEVELOPMENT TEAM MEMBERS AND EXPERIENCE

SFCLT's development team includes experts across all facets of affordable housing: development, finance, legal, architecture, engineering, construction, and ongoing property management. Our team members bring extensive experience working in South Florida's regulatory and funding environment, with strong performance delivering successful, community-centered developments.

In addition to staff and consultants, SFCLT maintains an experienced and diverse Board of Directors that represents that community it serves while offering additional real estate development experience.



OUR IMPACT

 **107**

HOMES MANAGED & LEASED

51 

HOMES READY FOR CONSTRUCTION

\$30MM 

PUBLIC + PRIVATE INVESTMENTS

100% 

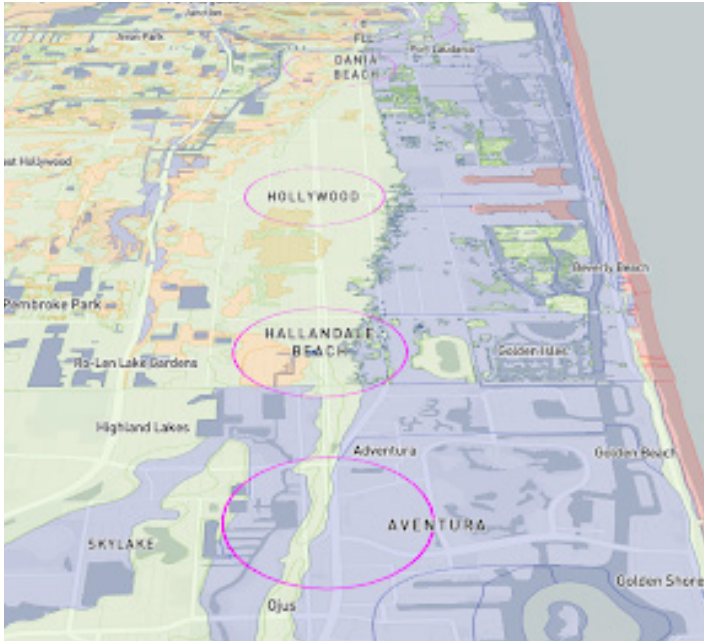
LMI HOUSEHOLDS

 **500+**

HOMES IN THE PIPELINE

 **77%**

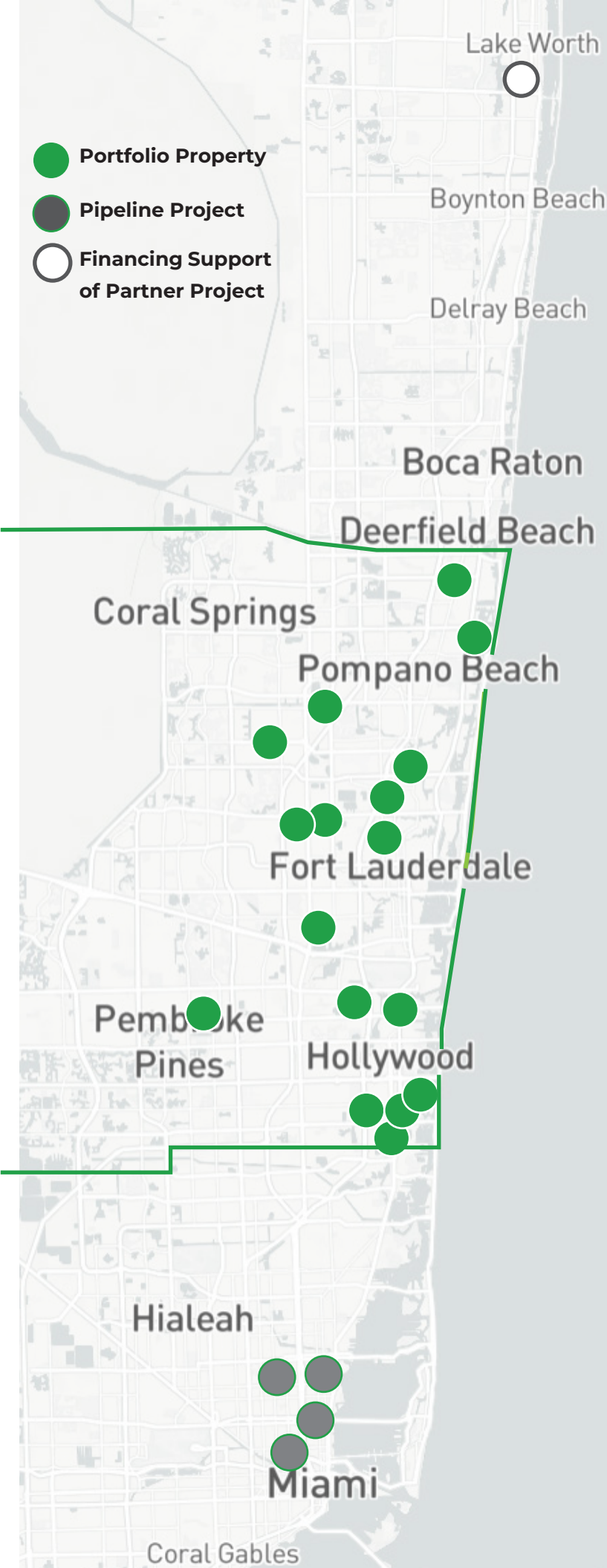
MINORITY HOUSEHOLDS



Cross Section of FEMA Flood Map and Coastal Link Stations - Targets fo SFCLT development

WHERE WE WORK

Thanks to the support of public and private partners, SFCLT now owns and manages 107 permanently affordable homes in communities across South Florida, and its South Florida Housing Link Plan has more than 500 combined rental and homeownership units in its pipeline. SFCLT is targeting South Florida’s rail corridors in an effort to support affordable Transit-Oriented Development. As the Florida-East Coast railine is built on high ground on a limestone ridge, new development along this corridor is also more resilient to future flooding and sea level rise. SFCLT will leverage its \$5MM Housing Link award to target these communities in Hollywood.



OUR TEAM



Executive Director: Amanda Bartle is an innovative leader with a proven track record of building affordable homes for both ownership and rental. Under her leadership, the organization has developed in more cities than any other land trust in Florida and currently has 475 units in the pipeline. Mandy holds a bachelor's degree in Architecture and Urban Studies from Carnegie Mellon University, where she also completed graduate coursework in Public Policy and Management.



Accountant/CFO: Alecia Dillon, MBA, CPA is a versatile finance and operations leader with 15 years' experience directing complex operations and maximizing performance for leading organizations. She is a performance-driven innovator with vision, planning skills, and hands-on leadership ability to manage multiple priorities. Alecia delivers sustainable growth and achieves strategic targets while minimizing risk in high-pressure environments.



Housing & Economic Mobility Manager: Tanya Ward Benjamin, AICP guides new tenants through Financial Literacy courses and Economic Mobility programs. She also prepares clients for homeownership through specialized CLT-homebuyer workshops and one-to-one counseling. She is a licensed realtor with a Masters in Urban Planning from Michigan State University. Tanya has worked with affordable housing programs in the tri-county area since 2006.



Property Manager: Matt Weiss has over 35 years' experience as a real estate expert. Working with nonprofits and housing authorities for the past decade, Mr. Weiss has extensive knowledge in the day-to-day management of income-restricted residential properties and reporting to nonprofit boards. Mr. Weiss attended Texas Christian University and Northeast Louisiana University and is a licensed real estate salesman and mortgage broker.



Architect / Project Manager: John J. Clark, AIA, NCARB (Realm Architecture and Development, LLC) has a strong belief that everyone should have access to quality design. His community-based body of work in architecture and real estate development led to his selection as an Enterprise Rose Fellow and a national spotlight as a 2022 recipient of the AIA Young Architects Award. For SFCLT, John leads site analysis, project management and pre-development facets of SFCLT's work.



Attorney: Shahrzad Emami is a partner at Nelson Mullins and was the Founder and Director of the Florida Community Development Legal Project. She was also the Director of the Affordable Housing and Community Development practice group at Legal Services of Greater Miami, Inc. Shahrzad's practice focuses on the representation of non-profit developers and other organizations that are developing or preserving affordable housing and community based facilities.



Contractor: Paul Prechter leads Bayern Group, LLC, a full-service General Contractor and Construction Manager, building projects throughout the Southeastern United States with specialized experience in affordable residential projects. Their team is involved as a collaborative and long-term partner from pre-construction all the way through post-construction. Bayern's lean organizational structure leverages technology and experience to reduce costs, improve quality, and streamline processes.



Structural Engineer: Kevin Zambrana, PE (Zambrana Structural) is a licensed Florida engineer leading a boutique engineering firm specializing in projects ranging from home additions to the new construction of multi-story buildings. His services include structural design, threshold inspections, 40-year recertifications, and milestone inspections. Zambrana specializes in new construction within High Velocity Hurricane Zones (HVHZ) in South Florida.



Civil Engineer: Angel Piniero, PE (Dynamic Engineering) is a licensed Professional Engineer with extensive practical experience in commercial, industrial, institutional, residential and public/government land development. Included within his areas of expertise are site grading, earthwork, utility infrastructure, floodplain management, stormwater management/water quality design, construction management/inspection, water and sanitary sewer design, site planning, and permitting.



MEP Engineer: Mike Bishop, PE, LEED AP (RGD Consulting Engineers) is the Vice President of Engineering and oversees overall engineering processes and procedures. Over his 24 year career, his experience includes both low-and high-rise developments in urban environments, affordable housing, senior living, and projects that are transforming communities like the Palm Beach County Homeless Shelter. Mr. Bishop will be the Mechanical Engineer of Record for this project.

PROVEN TRACK RECORD IN AFFORDABLE HOUSING

For over a decade, South Florida Community Land Trust (SFCLT) has been a driving force in the creation and preservation of permanently affordable housing in Broward County. We don't just build homes—we build resilient, inclusive communities. Our work spans both new construction and the thoughtful rehabilitation of existing housing, always guided by the principles of long-term affordability, community stewardship, and equitable access.

To date, SFCLT has completed 69 high-quality affordable homes in Broward County—all currently sold or rented to low-income households—and has an additional 38 units under construction,



slated for completion in 2025. These 107 units reflect a diverse mix of single-family homes, townhomes, and small multifamily developments, located in areas of opportunity and designed to meet the needs of working families.

All of our properties are developed and maintained under the community land trust model, which separates land and building ownership to ensure permanent affordability. Whether for-sale or rental, SFCLT homes remain accessible to income-qualified households not just for the first occupant—but for generations to come.



Our work is made possible through a combination of public-private partnerships, leveraging municipal land, CDBG/HOME/SHIP funds, private financing, and equity from mission-aligned partners. Each project is grounded in community engagement and executed with discipline and integrity. We also remain actively involved in long-term stewardship, offering support services and asset management that protect the housing and help residents thrive.



Beyond completed projects, SFCLT is rapidly scaling. Our active development pipeline includes 475 additional homes planned across multiple jurisdictions—including Miami-Dade, Broward, and Palm Beach Counties—bringing our total production to more than 580 permanently affordable units. These future projects focus on high-opportunity, transit-connected neighborhoods and reflect our unwavering commitment to addressing South Florida's growing housing crisis.

EXPERIENCE WITH PUBLIC LAND, DEVELOPMENT AGREEMENTS, AND CONSTRUCTION

SFCLT has extensive experience developing on publicly owned land and navigating complex public-private development agreements. Most of our projects involve some combination of public land acquisition, layered financing with HOME or SHIP funds, and partnerships with municipal governments.

A recent example is Deerfield Villas, developed on land conveyed by the City of Deerfield Beach. The City and SFCLT negotiated a development agreement that included performance milestones, affordability covenants, and community benefit provisions. This is just one of several public land deals SFCLT has successfully completed in Broward County.



SUFFICIENT STAFFING AND CONSULTANT RESOURCES

South Florida Community Land Trust (SFCLT) is a mission-driven nonprofit with nearly two decades of experience delivering high-quality, permanently affordable housing throughout South Florida. With expertise spanning project development, real estate finance, housing counseling, and property management, SFCLT is fully equipped to manage all phases of affordable housing delivery—from acquisition to long-term stewardship.

Our in-house team is supported by a full bench of pre-qualified consultants, architects, engineers, and general contractors, enabling us to deliver projects at scale and with consistency. We have successfully led and completed developments across multiple cities and counties, often managing several projects concurrently—demonstrating both our organizational capacity and scalability. SFCLT has the proven ability to:

- Ensure full compliance with City, County, State, and Federal housing requirements
- Develop and manage complex capital stacks and project budgets, leveraging both public and private financing
- Draft and structure all legal documents and development entities from site control through closing
- Produce conceptual and schematic designs, site plan applications, and full construction documents
- Oversee real estate development from land acquisition through entitlement, design, and construction
- Conduct income certifications, lease-up, and property management for rental communities
- Market homeownership opportunities, provide first-time homebuyer education, and close sales with income-qualified buyers

Together, these capabilities ensure SFCLT can deliver high-impact housing developments that meet regulatory requirements, achieve financial sustainability, and provide lasting benefits to the communities we serve.



LOCAL AND SMALL BUSINESS HIRING

SFCLT prioritizes local hiring as it has seen the best end results when consultants, contractors, and service providers are from the communities that we serve. SFCLT is experienced with Broward County's Section 3 reporting requirements, and to the greatest extent feasible ensures that employment and other economic opportunities are directed to low- and very low-income persons and to eligible businesses. SFCLT requires the same of its contractors for any housing rehabilitation and construction that exceeds \$200,000 in financial assistance from HUD programs.

COMMUNITY OUTREACH, STAKEHOLDER ENGAGEMENT AND LOW INCOME PARTICIPATION

The South Florida Community Land Trust provides opportunities for low-income members of the community to advise the organization. Our bylaws ensure that at least one third of our board is maintained as low-income representatives. Often, our residents are elected to serve. And, from time to time, we add representatives from neighborhoods in which we plan to serve. At our core, we are committed to designing for and with the communities we serve. We often conduct community visioning sessions and charettes for new projects. Once complete, we host events and offer services for our residents.



As with all communities in Broward County, Hollywood has seen substantial increases in market value of single-family homes. Coupled with rising interest and insurance rates and the cost of maintaining an older housing stock, many residents remain renting and are unable to achieve the dream of owning their own home, including residents with higher incomes. This includes many of the region's service workers, public employees, first responders, teachers and

healthcare workers that call your city home.

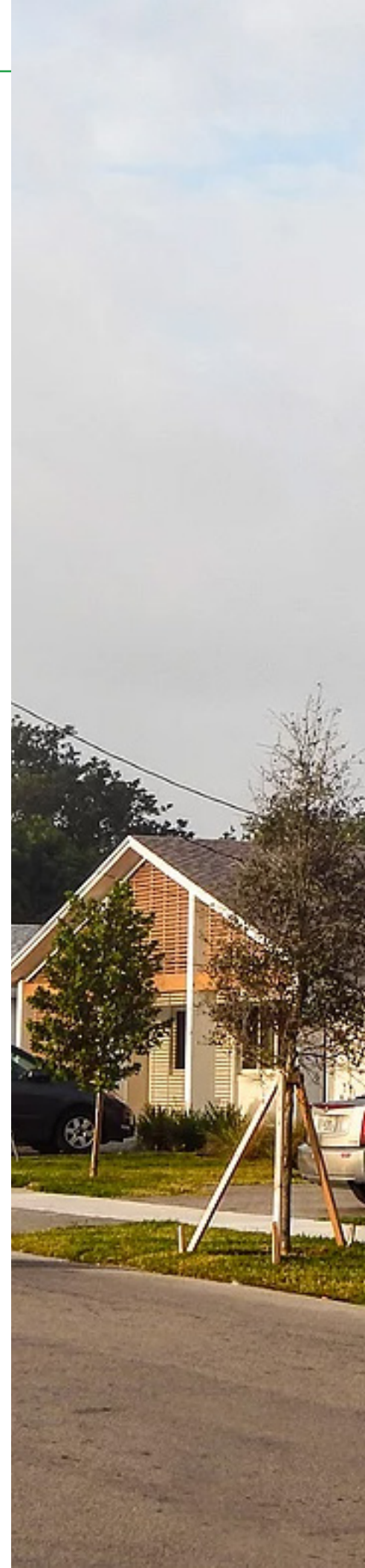
The SFCLT also has close relationships from previous collaborations with other non-profit Affordable Housing providers, advocates and Housing Counselors. The Community Outreach Plan which was used with our recent Deerfield Beach project will be enhanced for this project. Elements of this Plan included individual meetings with staff of affordable housing partners including Urban League, Housing Foundation of America, other Housing Counseling organizations. SFCLT staff conducted presentations at 1st time homebuyer classes in the tri-county area in addition to at Community Meetings at City Locations – early evening meetings and Saturday meetings several months before construction was completed. At all meetings there was Spanish and Creole translation available in addition to the option of individual meetings in the specific language.

The Outreach Plan included contact with realtors and lender partners.

SECTION C

RELEVANT DEVELOPMENT EXPERIENCE

Thanks to the support of public and private partners, SFCLT now owns and manages 107 permanently affordable homes in communities across South Florida, and its South Florida Housing Link Plan has more than 500 combined rental and homeownership units in its pipeline.







DEERFIELD VILLAS

SFCLT delivered a distinctive affordable homeownership development in Deerfield Beach, inspired by the city's early Bahamian heritage. Built on lots donated by the City, the project created permanently affordable homes for first-time buyers earning at or below 80% of the area median income (AMI). This infill project in Broward County consists of two “Breeze” homes (4-bedroom/2-bathroom) and four “Bungalow” (3-bedroom/2-bathroom) homes – for a total of six new construction single-family houses. All were priced under \$200,000—approximately half the market rate for the County.

Designed through community charrettes, the homes blend traditional Bahamian architectural elements with modern sustainability, featuring breezeways, wide porches, and vibrant outdoor spaces that reflect the neighborhood's cultural roots. The project received three design awards from the American Institute of Architects as well as Enterprise Green Communities and EnergyStar Green certification.



Respondent Role: Developer

(Amanda Bartle as President and CEO of SFCLT)

Location: Deerfield Beach, FL

Status: Completed 2019-2020

Type: Single-family, homeownership

Size: 1,125 square feet to 1,160 square feet per home (conditioned)

Total Development Cost: \$365,000 per home

Sale Price: \$194,000 to \$198,000

Buyer Profile: All Households Below 80% AMI

Sources: Florida Community Loan Fund (\$1,200,000 construction)
Broward County HOME (\$868,617 construction and gap financing)
Citibank (\$200,000 in predevelopment)
City of Deerfield Beach HOME (purchase assistance)
City of Deerfield Beach (land)

Architect: Birse Thomas

Contractor: Access Builders, Inc.

Time of completion: 18 months

Reference: Jonathan Salas
City of Deerfield Beach Director of Community Services
jsalas@deerfield-beach.com
954-250-4251



PLACE LOUVRETURE

SFCLT will start construction of its first homeownership development in Miami-Dade County in mid-2025. Place Louverture is a 13-unit homeownership condominium development, located in the heart of Miami's iconic Little Haiti neighborhood. This new project will feature a mix of one-story flats, two-story townhomes, and three-story townhomes with covered surface parking. SFCLT collaborated with community stakeholders to create a sustainable, Haitian-inspired design that will be certified to the National Green Building Standard (NGBS). The project will be affordable to families with incomes ranging from 60% to 120% of AMI. SFCLT is partnering with the Haitian American Community Development Corporation (HACDC) to help identify and qualify eligible buyers for the homes priced in the high \$200s to mid \$300s under the CLT model.

SFCLT earned the approval of a \$750,000 investment by the City of Miami's Little Haiti Revitalization Trust, along with a new investment by Miami Homes for All, that complete the project's capital stack. Other project funders include Miami Dade County, the City of Miami, Citi Community Foundation. Predevelopment funding was supported by a JPMorgan Chase grant to South Florida Housing Link partners, facilitated by Florida Community Fund and Solar Energy Loan Fund. SFCLT expects to break ground on Place Louverture in Q3 of 2025.



Respondent Role: Developer

(Amanda Bartle as President and CEO of SFCLT; and John J. Clark as Development Project Manager; Paul Prechter as Contractor)

Location: Miami, FL

Status: Permitted, awaiting construction commencement

Type: Condominium, townhouse homeownership

Size: 21,000 sf

Total Development Cost: \$7.9M (\$607,000/unit)

Sale Price: \$270,000 - \$350,000 (projected)

Buyer Profile: Households Between 60%-1020% AMI

Sources: Florida Community Loan Fund (\$2,180,000 construction)
Miami-Dade County Surtax (\$2,750,000 constr. to perm.)
Miami-Dade County HOME (\$2,371,141 constr. to purchase assist.)
City of Miami SHIP (\$305,000 constr. to purchase assist.)
Little Haiti Revitalization Trust (\$750,000 in gap financing)
Miami Homes for All (\$150,000 in gap financing)
SELF (\$650,000 predevelopment)
Citibank (\$500,000 acquisition and predevelopment)

Architect: Studio MC+G Architecture

Contractor: Bayern Group, LLC – Paul Prechter

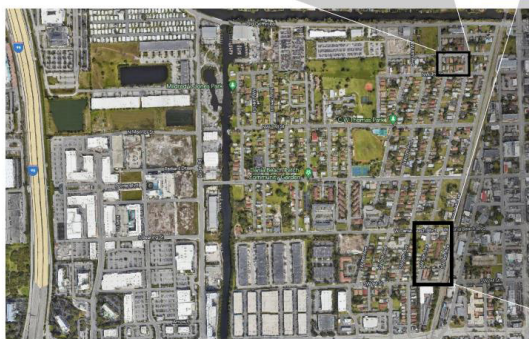
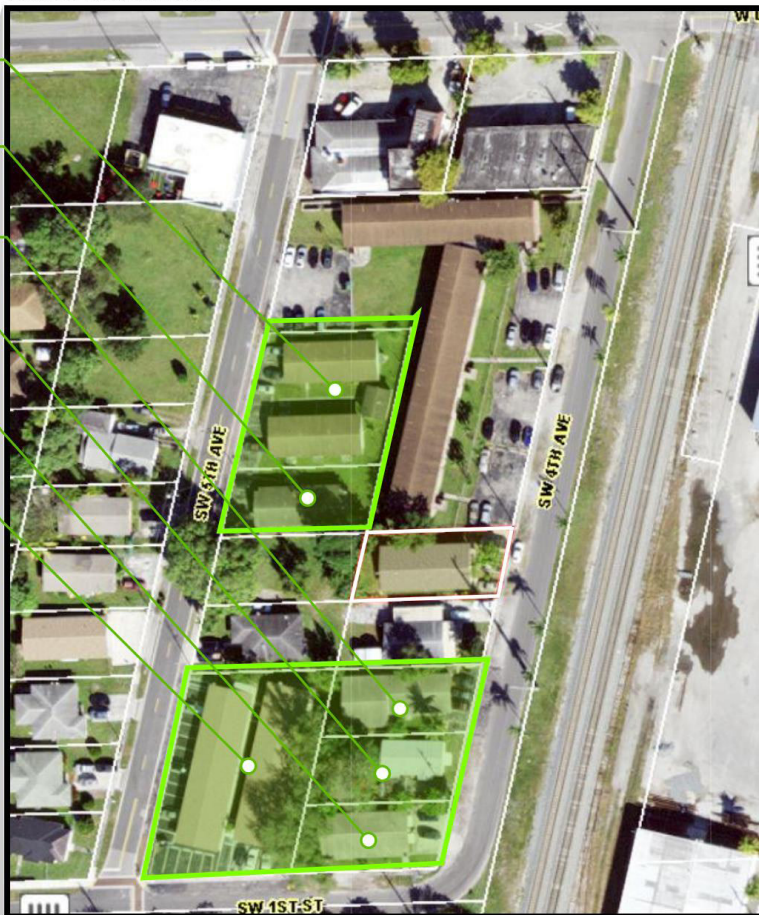
Time of completion: 18 months

Reference: Alberto R. Castellón
City of Miami - Housing Development Coordinator
AlbCastellon@miamigov.com
305-416-2084

NORTH PARCEL



- 17-21 SW 5 AVE
504234012970
10,820 SF LOT
6 UNITS EXISTING
- 25 SW 5 AVE
504234013010
5,410 SF LOT
3 UNITS EXISTING
- 38 SW 4 AVE
504234013050
5,410 SF
3 UNITS
- 42 SW 4 AVE
504234013060
5,410 SF LOT
1 UNIT
- 46 SW 4 AVE
504234013061
5,410 SF
2 UNITS
- 420 SW 1 ST
504234013040
16,230 SF LOT
10 UNITS



DANIA BEACH, FL - CONTEXT MAP

SKY DANIA

The Sky Dania project was made possible by SFCLT’s largest scattered site acquisition to date, encompassing 31 operable housing units across seven properties. The properties are centrally located near an international airport and seaport, just one block from the Dania Beach City Hall. The homes are also located within the CRA and an Opportunity Zone, and the neighborhood was recently up-zoned as part of local officials’ efforts to densify housing.

When acquired by SFCLT, the properties were in significant disrepair. The acquisition was supported by \$5.5 million in funding from Broward County toward its plans to invest in affordable housing. Already underway, Phase 1 of our work will entail health-enhancing and sustainable renovations to all units, reducing renters’ monthly energy bills. To date, new roofs and impact-rated windows and doors have been installed, deteriorated cast iron sewer lines have been replaced, , electrical systems have been upgraded, and window air conditioning units have been replaced with efficient ductless mini-split systems. SFCLT is preparing to begin renovations to kitchens, bathrooms, and flooring in Q3 2025.

These upgrades will ensure long-term resilience, safety, and sustainability, while the CLT model guarantees permanent affordability for households earning at or below 80% of the Area Median Income (AMI). To support residents beyond housing, SFCLT is also launching Blue Sky Dania, a program providing financial coaching and resources to help families increase income, grow savings, and build long-term stability.



Respondent Role: Developer

(Amanda Bartle as President and CEO of SFCLT; and John J. Clark as Architect and Development Project Manager)

Location: Dania Beach, FL

Status: In construction, Q1 2026 completion

Type: Multifamily, rental

Size: 31 units, varies

Total Development Cost: \$7.7M (\$248,000/unit)

Buyer Profile: All Households Below 80% AMI

Sources: Broward County CDBG and CDBG-CV (\$5.4M acquisition, construction, permanent);
Broward County HOME (\$1.25M construction to permanent)
FHLBank Atlanta AHP (\$413,500 construction to permanent)
SELF (\$650,000 bridge line of credit)

Architect: John J. Clark, Realm Architecture and Development

Contractor: DSW Homes, Inc. and internal Construction Management

Time of completion: 36 months ongoing phased-repairs

Reference: Yvette Lopez
Housing Finance & Community Development Manager
ylopez@broward.org
(954) 357-4900



JOHNSON APARTMENTS

Johnson Apartments was built in 1959 by a local black entrepreneur and remained family-owned for six decades. Once purchased by SFCLT, residents were expecting a drastic increase in rents. Instead, SFCLT, with support from Broward County, has kept rents low while providing major upgrades to the property, including new impact doors and windows, plumbing and electrical safety repairs, replacement of wall air conditioning units with ductless mini-split air conditioners, and the first CRA-sponsored solar project in the City of Hallandale Beach.

A new roof was completed in late 2022 and new impact-resistant windows were installed in 2023. A solar array was installed on the roof in 2024, resulting in electrical bills as low as \$30 for the building's residents. Interior renovations to kitchens, bathrooms, and flooring have been completed in five of the building's seven units. SFCLT looks forward to completing other interior enhancements and exterior enhancements, including landscape upgrades, by September 2025.



Respondent Role: Developer

(Amanda Bartle as President and CEO of SFCLT; and John J. Clark as Architect and Development Project Manager)

Location: Hallandale Beach, FL

Status: In construction, Q3 2025 completion

Type: Multifamily, rental

Size: 7 units, 3,100 sf

Total Development Cost: \$1.9M (\$278,000/unit)

Buyer Profile: All Households Below 50% AMI

Sources: Broward County HOME (\$1,213,262 acquisition, constr., perm.)
Deerfield Beach CRA (\$350,000 grant)
United Way of Broward County (\$140,000 grant)
FHLBank Atlanta AHP (\$220,000 construction to permanent)
SELF (\$350,000 bridge line of credit)

Architect: John J. Clark, Realm Architecture and Development

Contractor: DSW Homes, Inc.

Time of completion: 36 months ongoing repairs

Reference:

Yvette Lopez
Housing Finance & Community Development Manager
ylopez@broward.org
(954) 357-4900