



Environmental Protection and Growth Management Department
HOUSING AND COMMUNITY DEVELOPMENT DIVISION
 110 NE 3rd Street, 3rd Floor • Fort Lauderdale, FL 33301 • 954-765-5311 • FAX 954-765-8976

FACILITY
 MANAGEMENT
 PLANNING &
 SITE ADMINISTRATION
 2008 JUL 26 PM 2:19

THE BOARD OF
 BROWARD COUNTY,
 FLORIDA

April 18, 2008

Mr. Stephan Sharron
 Property Management
 Habitat for Humanity
 3564 N. Ocean Boulevard
 Fort Lauderdale, FL 33308

SUBJECT: AFFORDABLE HOUSING CERTIFICATION – Lot 1, Block 1 of “Harlem Park”
 Lot 1, Block 1 of “Harlem Park” according to the Plat thereof as recorded in
 plat book 31 at page 45 of the public records of Broward County, FL
 Oakland Park, FL

Dear Mr. Sharron:

You have been certified eligible under the Broward County Affordable Housing Program for certain impact fee waivers or reductions. This certification will be for 1 unit in the following category as indicated in your application:

Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low					1
Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

Legal Description: LOT 1, BLOCK 1 OF "HARLEM PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

As the approved owner of the property, you are required to comply with all applicable terms and conditions of the program, as outlined in your initial application.

You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households. To income certify client, please see an example application attached as a guide. Upon completion of the application, retain the original income certification Application in your files.

If the owner transfers title to the property within the time period set forth in the Terms and Conditions in the application, the property shall be made available only to a buyer who qualifies as designated on your approved Certification Letter and who will use the property as its principal residence or all fees shall be subject to recapture. "Waivers of impact and/or application fees require that the applicant(s) maintain affordable housing for twenty (20) years for rental housing and ten (10) years for owner-occupied housing in accordance with Broward County Land Development Code." **(See page one (1) of your application. On May 22, 2007 the Broward County Board of County Commissioners amended these time frames as noted above)**

It is important that you present this letter when discussing the project with County staff or when filing development applications with Broward County. Also, any waiver or reduction to be given by the Broward County School Board will require a separate application from them.

In order to complete the process, the Development Management Division requires the property owner and its mortgagee to enter into a "Declaration of Restrictive Covenant for Affordable Housing." The "Declaration" requires the signatures of all the property owners and mortgagees of the property. In order to verify the owners and mortgagees, the County Attorney's Office requires an "Opinion of Title". Please contact the Broward County Development Management Division at (954) 357-6666 for additional assistance.

Sincerely,


Suzanne R. Fejes, Assistant Director

Attachment

SF/sd

cc: **John Stunson**, City Manager
City of Oakland Park

Evy Kalus, Senior Planner
Broward County Development Management Division

Chris Akagbosu
Facility Management, Planning & Site Acquisition Dept
Broward County School Board

Inita Neely, Community Development Specialist I
Housing and Community Development Division
Broward County Urban Planning and Redevelopment Department

Stacey Dahlstrom, AICP, Associate Planner
Housing and Community Development Division
Broward County Urban Planning and Redevelopment Department



FACILITY
MANAGEMENT
PLANNING &
SITE ACQUISITION
2007 JUN 26 PM 2:19

Environmental Protection and Growth Management Department

HOUSING AND COMMUNITY DEVELOPMENT DIVISION

110 NE 3rd Street, 3rd Floor • Fort Lauderdale, FL 33301 • 954-765-5311 • FAX 954-765-8976

THE BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY,
FLORIDA

April 18, 2008

Mr. Stephan Sharron
Property Management
Habitat for Humanity
3564 N. Ocean Boulevard
Fort Lauderdale, FL 33308

SUBJECT: AFFORDABLE HOUSING CERTIFICATION – Lot 2, Block 1 of “Harlem Park”
Lot 2, Block 1 of “Harlem Park” according to the Plat thereof as recorded in
plat book 31 at page 45 of the public records of Broward County, FL
Oakland Park, FL

Dear Mr. Sharron:

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Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low					1
Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached	1			1
Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

Broward County Board of County Commissioners

April 18, 2008

Legal Description: LOT 2, BLOCK 1 OF "HARLEM PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

As the approved owner of the property, you are required to comply with all applicable terms and conditions of the program, as outlined in your initial application.

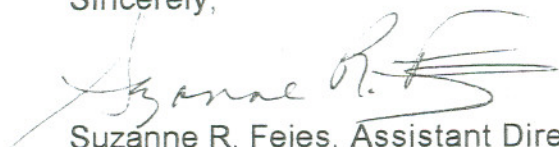
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FACILITY
 MANAGEMENT
 PLANNING
 SITE

2008 JUN 26 PM 2:19

THE SCHOOL BOARD OF
 BROWARD COUNTY,
 FLORIDA

April 18, 2008

Mr. Stephan Sharron
 Property Management
 Habitat for Humanity
 3564 N. Ocean Boulevard
 Fort Lauderdale, FL 33308

SUBJECT: AFFORDABLE HOUSING CERTIFICATION – Lot 4, Block 1 of “Harlem Park”
 Lot 4, Block 1 of “Harlem Park” according to the Plat thereof as recorded in
 plat book 31 at page 45 of the public records of Broward County, FL
 Oakland Park, FL

Dear Mr. Sharron:

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Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

Broward County Board of County Commissioners

Josephus Eggelletion, Jr. • Sue Gunzburger • Kristin D. Jacobs • Ken Keechi • Ilene Lieberman • Stacy Ritter • John E. Rodstrom, Jr. • Diana Wasserman-Rubin • Lois Wexler
www.broward.org

Legal Description: LOT 4, BLOCK 1 OF "HARLEM PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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FACILITY
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THE SCHOOL BOARD OF
BROWARD COUNTY,
FLORIDA

April 18, 2008

Mr. Stephan Sharron
Property Management
Habitat for Humanity
3564 N. Ocean Boulevard
Fort Lauderdale, FL 33308

SUBJECT: AFFORDABLE HOUSING CERTIFICATION – Lot 6, Block 1 of “Harlem Park”
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Oakland Park, FL

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Townhouse, Villa, Duplex				
Garden Apt. (2-3 Stories)				
High-Rise (4+ Stories)				
Mobile Home				
Total	1			1

Broward County Board of County Commissioners

April 18, 2008

Legal Description: LOT 6, BLOCK 1 OF "HARLEM PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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