

Exhibit 3

**Affordable Housing Certification Letter from
Broward County Community Development Division**



Human Services Department

COMMUNITY DEVELOPMENT DIVISION

115 S. Andrews Avenue, Room 310 • Fort Lauderdale, Florida 33301 • 954-357-5800 • FAX 954-765-4919 / 765-4914
 April 6, 2004

Ms. Shalonda Copeland
 1312 North West 12th Street
 Fort Lauderdale, Florida 33311

Dear Ms. Copeland:

**SUBJECT: AFFORDABLE HOUSING CERTIFICATION
 LOT 8 BLOCK 1, FRANKLIN PARK**

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 Villa (3 Units)** in the following category as indicated in your application:

	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Number of Units Proposed by Bedroom Size					
Very Low				3	
Low					
Moderate					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached				
Townhouse/Villa Attached, Duplex *Triplex (3 Units)	X			1
Garden Apt. (2-3 stories)				
High-Rise (4+ stories)				
Mobile Home				
Total	X			1

Legal Description:

Lot 8 Block 1 of Franklin Park as recorded in the Public records of Broward County, FL Plat Book 21, Page 3

April 6, 2004

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.

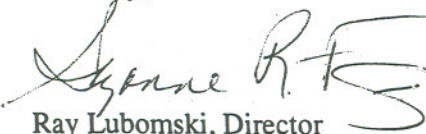
You must also comply with the Broward County Land Use Plan (BCLUP) for "Affordable Housing." Specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median 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, return a copy to this Division, attention Inita Neely.

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 requires that the applicant(s) maintain affordable housing for fifteen (15) years for rental housing and five (5) years for owner-occupied housing in accordance with Broward County Land Development Code." (See page one (1) of your application.)

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.

Please contact the Broward County Development Management Division at (954) 357-6666 for additional assistance.

Sincerely,



Ray Lubomski, Director

Attachment: Survey

RL:IN

cc: **Howard Clark**, Development Review Coordinator
Broward County Development Management Division

David Huizenga, Engineer III
Broward County Engineering Division

Roger Travis, Engineering Division
Paving & Drainage Section

Susan Tramer, Executive Director
Broward County Planning Council

Chris Akagbosu
Facility Management, Planning & Site Acquisition Dept
Broward County School Board - 14th Floor

Bettie J. Jenkins, Housing Development Manager
Broward County Community Development Division

Inita Neely, Community Development Specialist I
Broward County Community Development Division