



Dania Beach Housing Authority

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May 19, 2016

Honorable Mayor Marco Salvino, Sr.
Honorable Vice Mayor Albert C. Jones
Honorable Commissioner Chickie Brandimarte
Honorable Commissioner Paul Fetscher
Honorable Commissioner Bobbie H. Grace
100 West Dania Beach Boulevard
Dania Beach, FL 33004

**Re: REQUEST FOR WAIVER OF PILOT FOR DANIA BEACH HOUSING AUTHORITY
AND ITS' NON PROFIT AFFILIATES**

Ladies and Gentlemen:

As most of you know, Dania Beach Housing Authority (DBHA) has served low income citizens of the community by providing Section 8 rental assistance since 1976 and low-income Public Housing since 1991. Many families have been assisted in becoming self-sufficient due to housing assistance provided by DBHA, which currently houses 39 families in the Saratoga Apartment complex and administers vouchers for another 499 families. About half of our clients included family members who are seniors and/or persons with disabilities.

DBHA is funded by the United States Department of Housing and Urban Development (HUD). Even though HUD's funding has never been overly generous, DBHA has operated the housing program earning a HIGH PERFORMER rating, while maintaining sufficient reserves for emergency expenses and cover spending shortfalls.

However, because of the political environment at the federal level, HUD funding has decreased, which continues to have a drastic effect on DBHA and all housing authorities. In order to offset these funding reductions, the Board of Commissioners of DBHA would like to request a waiver of the payment in lieu of taxes (PILOT).

The waiver was last approved in on July 24, 2012 and applied to fiscal years 2011, 2012, and 2013. Now due to the circumstances outlined above, we are respectfully requesting this waiver to be permanent.

As the Saratoga Apartment buildings age, capital costs are increasing exponentially. In addition, DBHA has been working on a Low Income Housing Tax Credit (LIHTC) financing to rebuild Saratoga with more units. If this financing is approved, DBHA's non-profit Dania Beach Quality Housing Solutions (DBQHS) would manage the new development. The revenue that is earned would then be utilized for a city wide comprehensive housing program. The program would offer zero interest homeowner rehabilitation loans, first time homebuyers assistance, move in assistance in the form of security payments, etc. Of course, if the land is ever sold to a for profit entity, the waiver would no longer apply.

We appreciate your consideration and approval of this request. Feel free to contact me at (954) 920-9662, ext. 102 or at acastro@daniabeachhousing.org if you have any questions or require additional information prior to the city commission meeting.

Sincerely,



Anne Castro
Executive Director

cc: DBHA Chairperson Robert Adams
DBHA Vice-Chairperson A. Merita Mitchell
DBHA Commissioner Gloria Black
DBHA Commissioner Derrick Hankerson
DBHA Commissioner Brenda Lowary
DBHA Commissioner Ruth White
DBHA Commissioner William C. Winkelholz
City Manager Robert Baldwin
City Attorney Tom Ansbro
City Clerk Louise Stilson