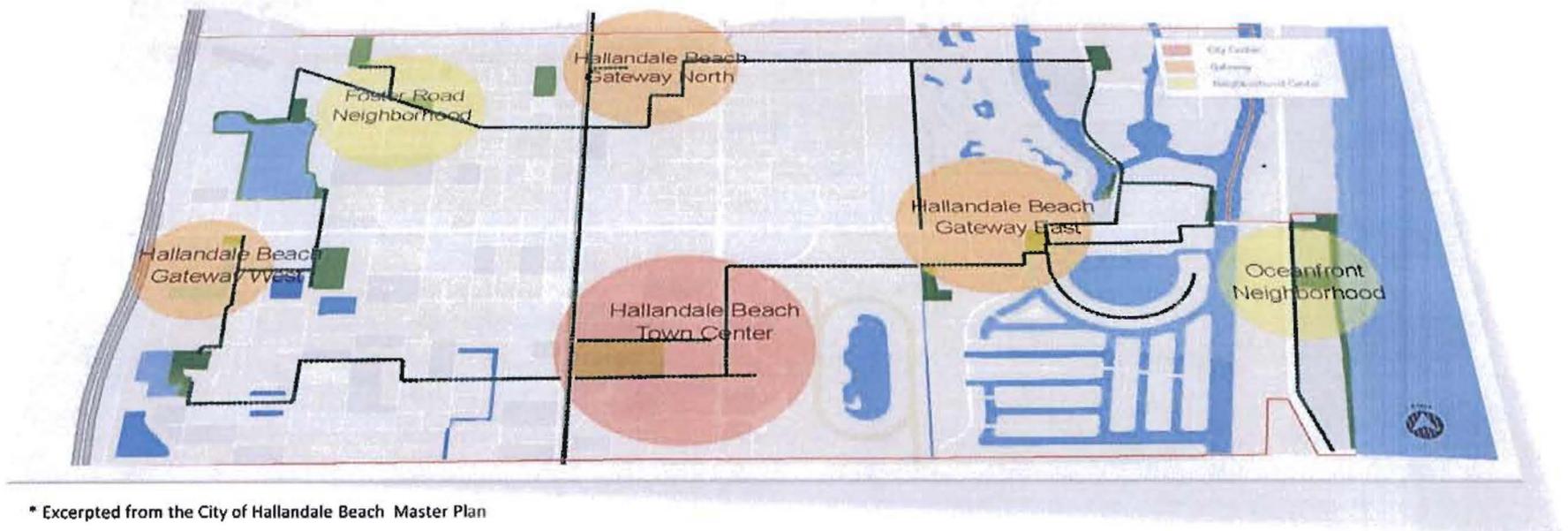


REDEVELOPMENT OF THE FOSTER ROAD NEIGHBORHOOD



Presentation for RFP/QBS
#FY 2008-2009-003

AGENDA

- ***EXECUTIVE SUMMARY***
- ***OUR EXPERIENCE***
- ***OUR TEAM***
- ***THE OPPORTUNITY***
- ***Q & A***



EXECUTIVE SUMMARY

- **Experienced Developer** leading a team of prominent Broward-based architectural, urban planning, engineering and construction firms
- **Successful History** of public-private partnerships
- **Strong Track Record** of raising private capital to fulfill community goals
- **Feasible Redevelopment Plan** for the Foster Road Neighborhood
- **Comprehensive Vision** to implement the City of Hallandale Beach's Master Plan



OUR MISSION

- **Engage** community and residents throughout the design phase to create momentum for new development
- **Optimize** development potential in accordance with the newly adopted Master Plan
- **Maximize** federal, state and private resources to a successful, mixed-income, mixed use community in the Foster Road neighborhood
- **Catalyze** additional development, resulting in rapid fulfillment of the City's Master Plan

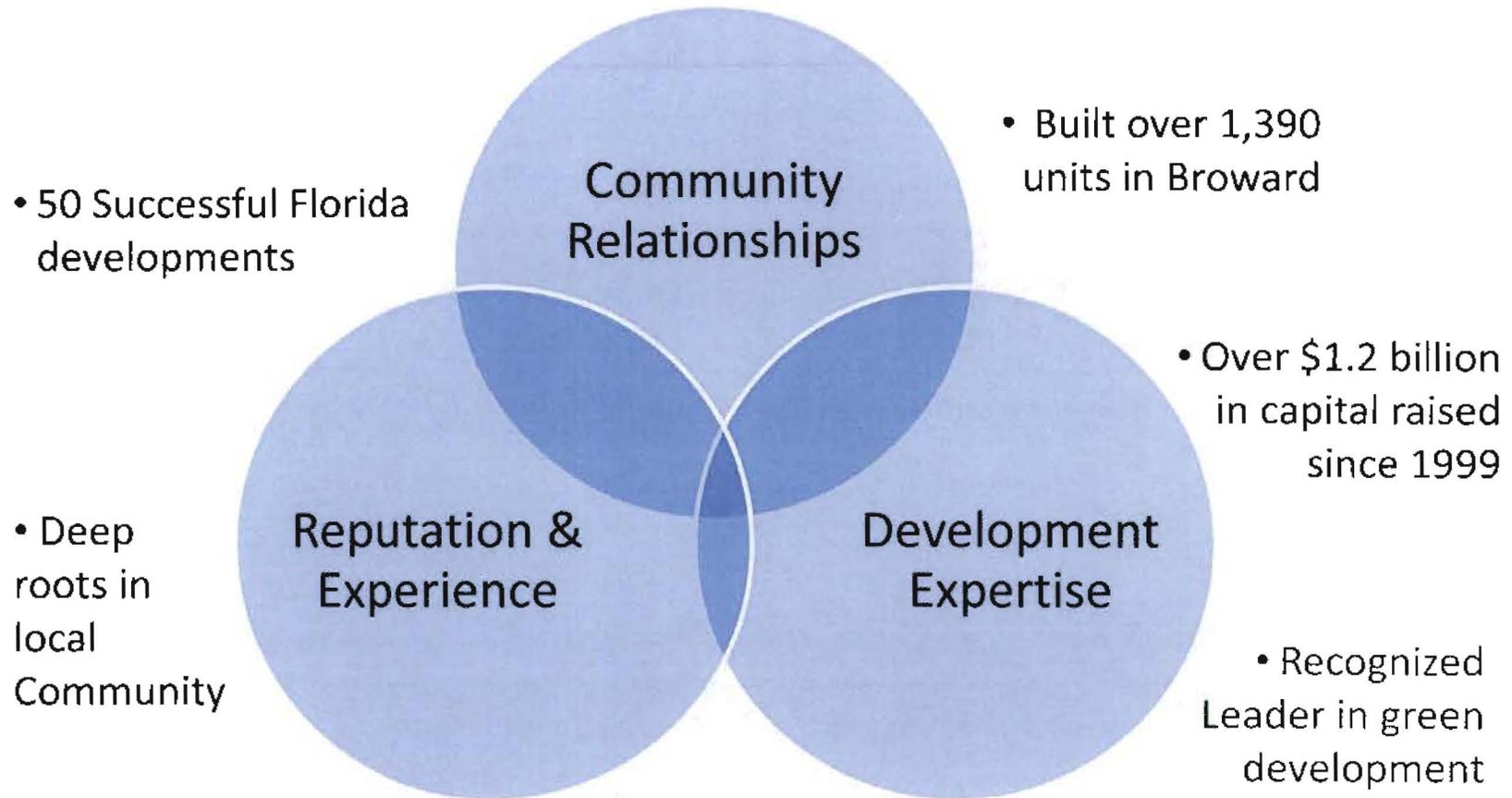


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THE PERFECT PARTNERSHIP



EXPERIENCED DEVELOPER

- Largest workforce housing developer in Florida
- Over 7,000 units currently operating or under development
- 6th largest Affordable Housing Developer Nationwide
- 18th largest Affordable Housing Owner in the nation according to Affordable Housing Magazine
- Based in South Florida and 100% focused on Florida's workforce housing solutions

SPECIAL FOCUS >> THE AHF 50
The Top 50 Affordable Housing Owners

Rank	Company	Units	Value	Year
12
13
14
15
16
17
18
19
20
21
22
23
24

The Top 50 Affordable Housing Developers

Rank	Company	Units	Value	Year
1
2
3
4
5
6
7
8
9
10
11
12



SOCIALLY RESPONSIBLE

- **Social Entrepreneurship:** multi-development partnerships with nationally recognized non-profit organizations such as Camillus House and the YMCA
- **Urban Revitalization:** 29 developments in Miami-Dade and Broward counties
- **Transit-Oriented Development:** multi-phase government partnerships that create quality housing and reduce residential carbon footprints
- **Green Development:** the first to build LEED Certified affordable housing in Florida

Public/Private Partnerships



Urban Revitalization



Transit Oriented Development



PUBLIC-PRIVATE PARTNER EXPERT



Transportation Worker's Union



Largest Partner of Housing Authorities



COMMUNITY INVOLVEMENT

Tallman Pines



Carlisle worked extensively with community groups and city commissioners to create Florida's first LEED-certified affordable housing development.

Village Allapattah



Carlisle collaborated with the YMCA of Greater Miami to create Village Allapattah, offering families child care, after-school teen programs, adult learning classes, and every other service that YMCA members enjoy.

Brownsville Transit Village



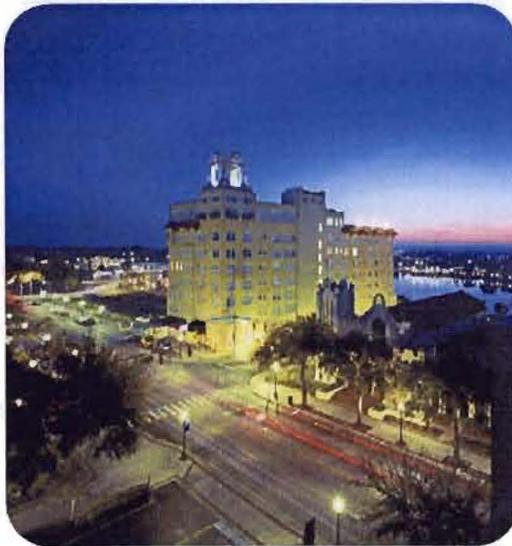
Carlisle is working with Miami-Dade County, a prominent local church, and the neighborhood association to ensure maximum job creation and long-term benefit to the community.



URBAN REVITALIZATION

Lake Mirror Tower:

- 1926 “boom” era hotel
- Building had fallen into total disrepair



- Completed rehab and created 77 workforce and market rate apartments
- Building has become the anchor for downtown Lakeland
- Sparked city’s revitalization plans



URBAN REVITALIZATION

Meridian West:

- Abandoned race track in the Keys
- Area had been losing population due to shortage of attainable housing



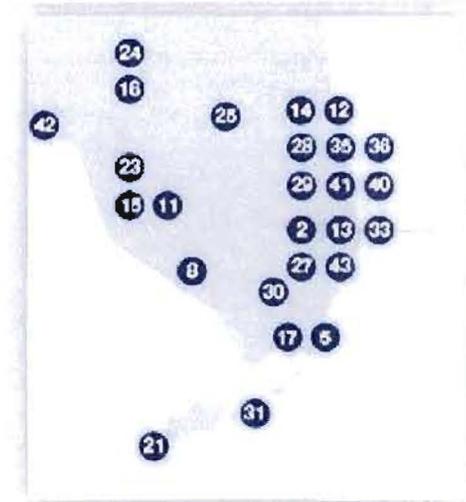
- Redeveloped into workforce housing with scenic vistas of the adjacent lake
- Property maintains 100% occupancy
- Served to stabilize the population base in the Keys



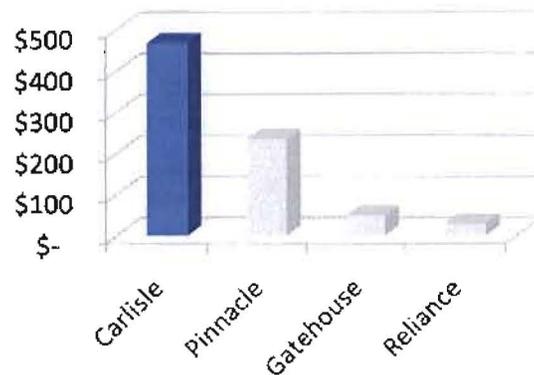
DEVELOPMENT & FINANCING EXPERIENCE

SE Florida Experience

- Carlisle has 9 developments either built or under construction in Broward County.
- Carlisle serves all demographics including elderly, family and formerly homeless across a variety of income ranges.



Aggregate State Funding (\$MM)



Financing Experience

- A complex mixture of county, state and federal funds allows for the best capitalized development.



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DEVELOPMENT TEAM



Tallman Pines: a Carlisle LEED-certified development

- Experienced in urban design, affordable housing and construction.
- Constructing or has completed 5 projects in Broward County since 2006
- Skilled at minimizing public dollars to fulfill community development goals.
- Full service firm that develops and manages properties after stabilization





GUS CARBONELL PA

URBAN PLANNING & ARCHITECTURE

- 250 projects consisting of over 2,000 units specializing in urban infill, multiple family residential, and mixed use developments
- Recipient of 16 design awards for residential developments

Model Project

- **TANGO GARDEN**
- 60 units
- Affordable owner-occupied
- Modern design fronting on main street to create urban fabric





BJ&K CONSTRUCTION

GENERAL CONTRACTING

- 2,014 affordable units developed in the last five years
- More than 9,950 residential units developed throughout Florida

Model Project

- Dixie Court – I & II
- 154 Units, Three Story in Fort Lauderdale, Florida
- Replaced 50 year old City Housing complex





WITKIN HULTS DESIGN

LANDSCAPE ARCHITECTURE

- Currently involved in LEED projects comprising over 4,000 acres.
- 5 affordable projects developed in the last five years
- More than 30,000 residential units developed throughout Florida

Model Project

- **CENTURY PARK**
- Urban Infill located in Miami Dade County
- 48 acres with 766 Townhomes and Condominiums
- Completed in 2007



ENGINEERING



HSQ Group Model Project



- GRANDA
- Site planning services through the City of North Lauderdale
- Civil Design for water, sewer, paving and drainage for 10 acre site
- School crossing and signalization on State Road 7



Bryntesen Structural Engineering Model Project

- PORTER PLACE
- Multi-family housing of 41 units, 10 buildings
- Project completed in 2006.

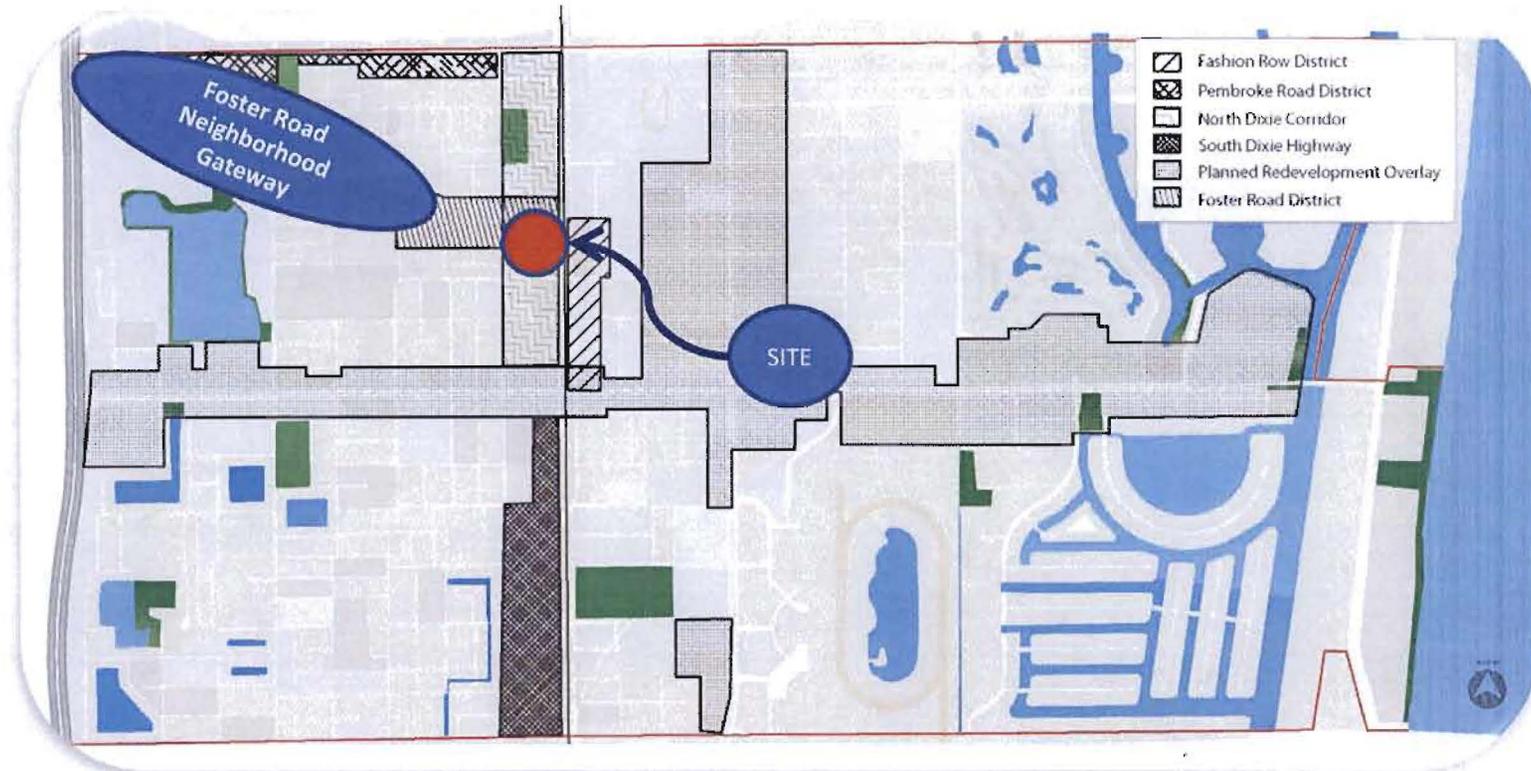


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THE OPPORTUNITY



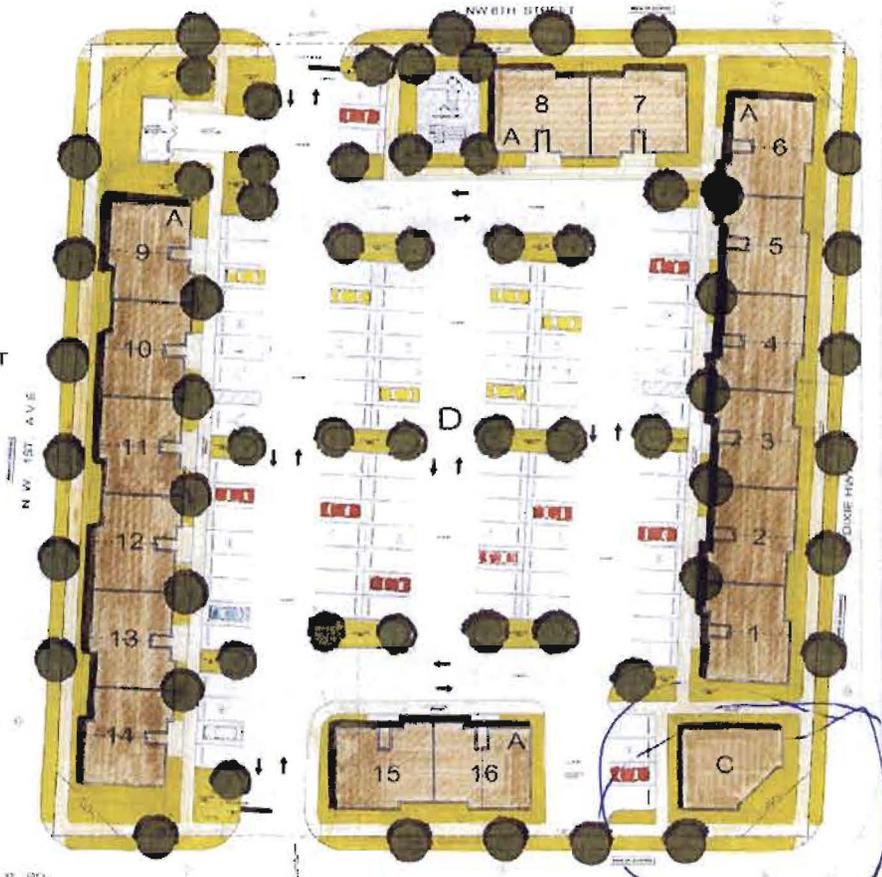
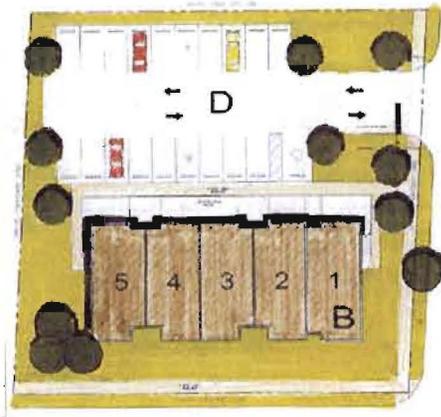
* Excerpted from the City of Hallandale Beach Master Plan



CONCEPTUAL SITE PLAN

- A** 32 UNITS 2-STORIES 2-BEDROOM (1072 S.F.) ON TOP OF 16 UNITS 1-STORY 3-BEDROOM FLAT (1,106 S.F.)
- B** 10 UNITS 2-STORY BUILDING 1-BEDROOM (893 S.F.)
- C** COMMERCIAL BUILDING (1,032 S.F.)
- D** PARKING SPACES 116 FOR RESIDENTIAL & 4 PARKING SPACES FOR COMMERCIAL.

PROPOSAL RESIDENTIAL DEVELOPMENT
HALLANDALE BEACH, FLORIDA



Commercial Area

*58
TTL
units*



CONCEPTUAL ELEVATION



THE VISION

Carlisle proposes the following preliminary development plan based on the City's Master Plan:

- 58 Units of Garden-Style, Mixed Income, Workforce Housing (combination of homeownership and rental from 60% AMI to 120%)
 - 32 family townhouse units over 16 ground floor units on main parcel.
 - 10 additional smaller units on smaller western parcel.
 - A playground located on site.
 - Parking concealed from street view
- Up to 1,000 SF of high ceiling retail space as the gateway into the Foster Road Neighborhood corridor.
 - Large show windows anchors the development and reinforces the City's pedestrian oriented goals.



DEMOGRAPHICS & FUNDING

- Carlisle will leverage its expertise in raising capital from a combination of available federal and state sources for the development of the site:

- LIHTC, CWHIP, HOP, Bond & SAIL, CDBG

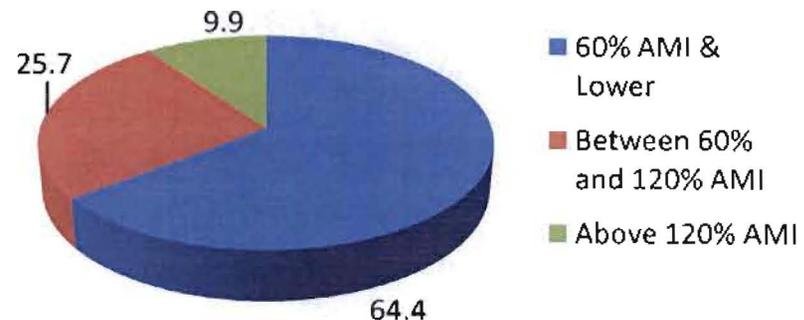
- In Partnership with the Hallandale Beach CRA, Carlisle will leverage the Affordable First Time Homebuyers Program to create successful homeownership**

Income of Broward Households by % AMI

(Households up to 5 persons)

- 60% = 45,900 annual earnings
- 80% = 61,200 annual earnings
- 120% = 91,800 annual earnings

% Hallandale Beach Households (2007)



Sources: HUD 2009 Income limits for Broward County and Economics Research Associates reports to Hallandale Beach



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