



**Northwest-Progresso-
Flagler Heights
Community
Redevelopment Agency**



**Florida Opportunity Zones Conference
December 18-19, 2018
Orlando, FL**

Purpose

► Discussion Regarding:

- Who are we?
- What is it that we do?
- How do we do what we do?
- How will Opportunity Zone financing will help us?



Northwest-Progresso-Flagler Heights CRA

- ▶ In November 1995, the Fort Lauderdale City Commission adopted Resolution 95-170, creating the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA). The objectives of the Agency are “To improve the quality of life for residents by eliminating slum and blight. This will be accomplished by creating a workable redevelopment program consistent with the needs of the community as set forth in the [Five-Year Strategic Plan](#), and by creating opportunities for private investors to take part in the preservation, rehabilitation and redevelopment of the NPF-CRA.”

Demographics

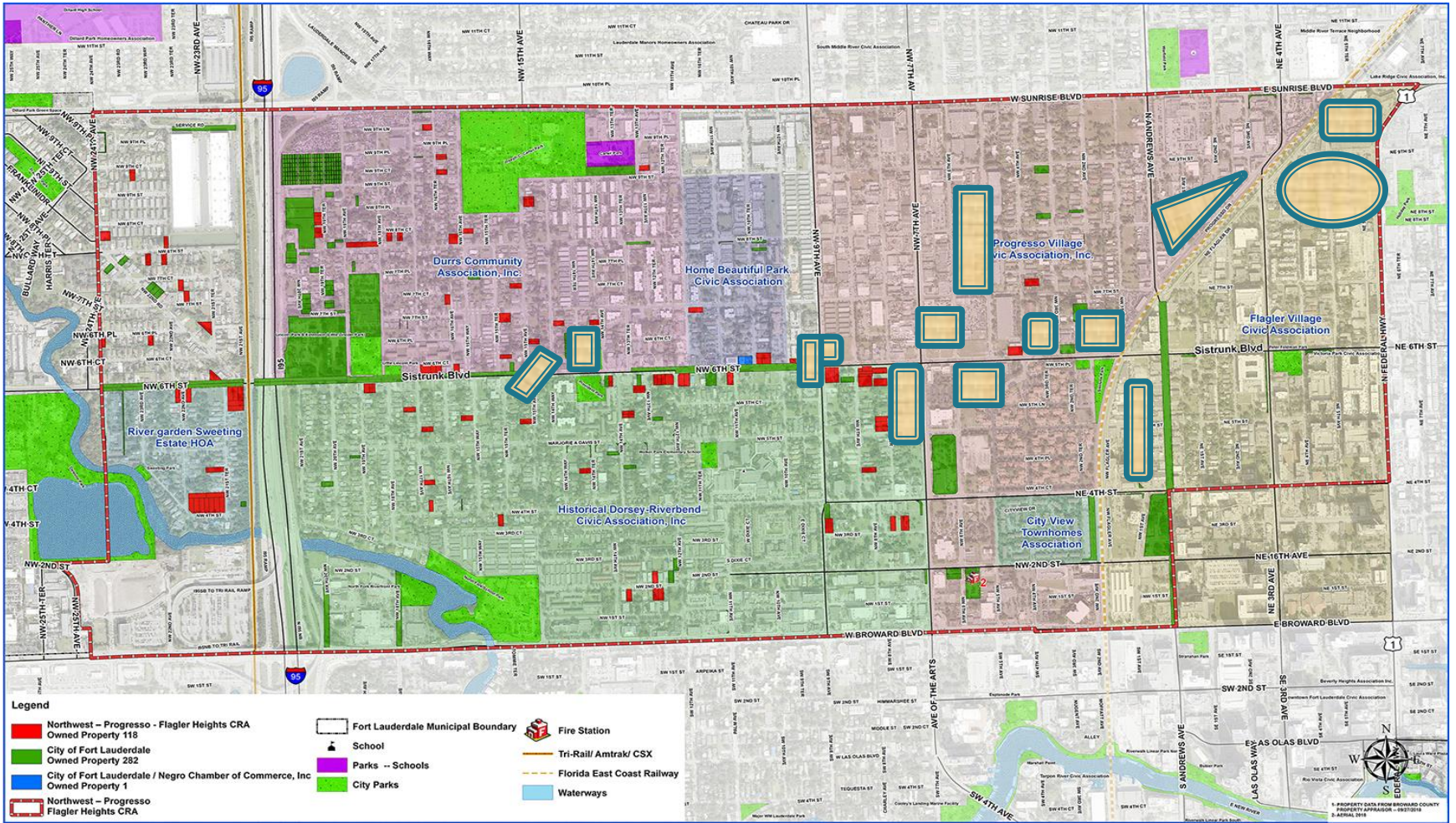
City of Fort Lauderdale

- ▶ Total # Household 165521
- ▶ Persons Employed 80894
- ▶ Median Income 49119
- ▶ # Households less than 80 % of Median Income 30005

NW Part of CRA

- ▶ Total # Household 11951
- ▶ Persons Employed 3991
- ▶ Median Income 21959
- ▶ # Households less than 80 % of Median Income 1721

Neighborhoods



The View East of the tracks



The view West of the tracks



Flagler Village Developments



NW Street Scene



Looking east along Sistrunk Blvd between NW 9th Ave and NW 7th Ave- Existing conditions



**Facing east along Sistrunk Blvd between NW 9th Ave
and NW 7th Ave- 8 Story Buildings**



Looking west along Sistrunk Blvd between NW 7th Ave and NW 9th Ave- Existing conditions



Facing west along Sistrunk Blvd between NW 7th Ave and NW 9th Ave- 8 Story Buildings

Create Financing Tools and to Leverage TIF Funds

- ▶ Economic Development Corporation
- ▶ Community Development Financial Inst.
- ▶ Community Development Entity
- ▶ Opportunity Zone Fund



Void Analysis

- ▶ Museum/s Dedicated to the History of the Community
- ▶ Art Galleries
- ▶ Fast Casual/Sit down restaurants
- ▶ Performing Arts Theatre
- ▶ Pharmacy/Drug Stores
- ▶ Clothing apparel
- ▶ Computer/Electronic
- ▶ Furniture
- ▶ Health Care



Pipeline of Projects

- ▶ Emerging Progresso Arts
- ▶ FAT Village
- ▶ MASS District
- ▶ 613 Development
- ▶ 701 Sistrunk Mixed Use
- ▶ 543 PhaseII
- ▶ FUSE
- ▶ Industrial Arts Development
- ▶ YMCA
- ▶ 1448 Entertainment Plaza
- ▶ Sears Town Development



Investment Prospectus

Prospectus Information will include:

- ▶ **Surveys**
- ▶ **Environmental**
- ▶ **Architectural Renderings** of proposed elevations
- ▶ **Commitment of TIF incentive**
- ▶ **PROPERTY ID:** 504204060930, 0940, 0950 & 0960
- ▶ **ADDRESS:** 1200/1208/1218/1224 NW 6 Street
- ▶ **PARCEL SIZE:** Approx. 20,071 SF
- ▶ **LOCATION:** South side of Sistrunk between NW 12 Avenue and NW 13 Avenue
- ▶ **USE:** Vacant Lots
- ▶ **ZONING:** NWRAC-MU_w (NW Regional Activity Center Mixed Use West)
- ▶ **LAND USE CLASSIFICATION:** NW Regional Activity Center
- ▶ **2019 ASSESSED VALUE:** \$199,810

Fort Lauderdale

Conclusion

- ▶ Sunset 2025
 - In six years, the NWPFH CRA will sunset

