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DATE: May 5, 2026  
TO: CRA Board  
FROM: Cassandra LeMasurier, Real Property Manager *CL*  
THROUGH: Gregory P. Harrison, CRA Executive Director  
THROUGH: Nguyen Tran, CRA Director  
RE: Unsolicited Proposals Received in Response to Advertisement for  
Conveyance of 3 CRA Lots to City of Pompano Beach  
785 NW 18<sup>th</sup> Ave. 801 NW 18<sup>th</sup> Ave. & 801 NW 18<sup>th</sup> Ave. (rear)

The City's Office of Housing and Urban Improvement (OHUI) requested the CRA convey ownership of the CRA's property located at 801 NW 18<sup>th</sup> Ave. (folio [484234040580](#)) & 801 NW 18<sup>th</sup> Ave. (rear) (folio [484234040590](#)) and 785 NW 18<sup>th</sup> Ave. (folio [84234040601](#)) to the City for the construction of affordable housing. One of the lots is a replacement lot for 1860 NW 8<sup>th</sup> Street that was conveyed to the CRA March 2023, instead of to the City, as a result of the City's foreclosure case for municipal liens of approximately \$3.7 million. The CRA conveyed the parcel to DR Horton for use as drainage for the new Hunter's Manor subdivision October 2023. In 2025 OHUI constructed and sold four (4) single-family homes for income restricted buyers directly north of the CRA lots and has no remaining vacant lots to build new homes on for income restricted buyers.

Although Florida Statutes do not require intergovernmental transfers be advertised, in order to be transparent, a 30-day notice was advertised in Sun Sentinel on January 30, 2026, inviting additional proposals from developers or persons interested in undertaking the development of the property as affordable housing. Three (3) unsolicited proposals were received in response to the notice.

Consideration of the unsolicited proposals was on the May 4, 2026 Northwest CRA Advisory Committee meeting agenda. However, the meeting could not be convened due to lack of a quorum.

**Unsolicited Proposals Information**

Birdsong Management, LLC formed 6/15/2018 and reinstated on Sunbiz 9/9/2020, located at 1701 NW 1<sup>st</sup> Place, Miami, FL 33127, submitted a proposal requesting donation of one buildable lot to construct a 4-bedroom, 2.5-bathroom, 1 car garage home with 1,700 sq. ft. under air for a proposed sales price of \$485,000 (\$285 per sq. ft.). The sole Managing Member of the company is Chauncy Lockette, who is not a licensed contractor. The proposal did not include any prior experience, description of financial capability, evidence of funding, financing plan, references, site plan, floor plan or renderings. Mr. Lockette offered three options for the deal structure. Option 1 was for Reconveyance of the property if construction was not completed in 12 months; option 2 was shared appreciation for 25% of excess proceeds if home sells for more than \$485,000; or option 3 being a requirement that home must be sold at or below \$500,000 with no reconveyance if construction was not completed in 12 months.

Parrish & Associates, LLC located at 130 SW 2<sup>nd</sup> Terrace, Deerfield Beach, FL 33441, submitted a proposal requesting donation of two buildable lots to construct a 3-bedroom, 2-bathroom, 1 car garage home with 1,754 sq. ft. under air for a proposed sales price of \$475,000 (\$270 per sq. ft.) for their prequalified buyer. A mortgage pre-approval letter for \$475,000 from Legacy Mortgage Lending Corp. dated 2/5/2026 for the proposed home owner was included in the proposal. Joshua Parrish-Willis is a licensed contractor and real estate sales associate.

Parrish's proposal included a list of six homes completed by the Developer (two in Pompano Beach), pictures of three single-family homes completed in the past 5 years and a video of home at 1740 NW 7th Street in Ortanique built by the Developer. Evidence of funding was provided in the form of a letter from LL Capital LLC dated 2/26/2026 confirming the Developer has credit available up to \$380,000 per home. A pro-forma was included with per sq. ft. costs, expenditure schedules and estimated construction costs for all major categories. A site plan, floor plan with dimensions and elevations was included. Four references were provided for single-family homes built by Parrish & Associates, LLC. The anticipated timeline for completion of the homes is 8 – 11 months.

ViaHope, Inc. formed as a Florida not for profit corporation on 1/17/2025, located at 3509 NW 32<sup>nd</sup> Street, Lauderdale Lakes, FL 33309, submitted a proposal requesting donation of two buildable lots to construct a 3-bedroom, 2-bathroom, 1 car garage home with 1,725 sq. ft. under air for a proposed sales price of \$465,300 (\$270 per sq. ft.). None of the officers of the company are licensed contractors, instead they collaborate with contractors to provide workforce exposure for young adults interested in careers in the housing and construction industries and encourage participation from minority and women-owned subcontractors.

ViaHope provided estimated construction costs for all major categories. Proof of funds and a lender commitment were not included in the proposal, however, they noted both were available upon request. A detailed proforma showing the source of funds was not provided. The proposal indicated the financing plan would be developer equity and a construction loan. A floor plan with dimensions was provided, however, a site plan was not included. The rendering included in the proposal does not match the floor plan provided and shows a living room next to the front door where a bedroom is shown on the floor plan. The proposal included the names of three general contractor collaborations, but no contact information or detail on the projects was included in the proposal. The Anticipated timeline for completion of the homes is 12 – 14 months.

### **Property Information**

Broward County conveyed the landlocked 801 NW 18th Avenue (rear) parcel to the City March 2004, and the City conveyed the parcel to the CRA September 2004. The CRA closed on the purchase of 801 NW 18<sup>th</sup> Avenue, which fronts NW 18<sup>th</sup> Avenue, January 29, 2025 for a contracted price of \$100,000. Both lots are zoned RM-12 and unbuildable unless unified. When unified the two lots create an 8,011 sq ft. buildable lot. The CRA purchased 785 NW 18<sup>th</sup> Avenue in 2006 for \$109,500. The lot is 6,419 sq. ft. with RM-12 zoning.

The BCPA information and aerials for the properties, summary of proposals received and a comparison of the homes, construction costs, sales prices and profit have been included as backup.

Should the CRA Board choose to accept an unsolicited proposal staff recommends conveyance of 785 NW 18<sup>th</sup> Avenue to the City to be developed as affordable single-family home and acceptance of an unsolicited proposal from Parrish and Associates, LLC for the front and rear lots at 801 NW 18<sup>th</sup> Avenue to be unified as one buildable site to be developed as affordable housing for their prequalified buyer. Alternatively, staff recommends conveyance of all 3 parcels to the City.

## Map of CRA Property



### CRA Property Information

# ON MAP	FOLIO	NAVILINE ADDRESS	LOT SIZE	ZONED	PURCHASE PRICE	PURCHASE DATE	2026 BCPA MARKET VALUE
1	<a href="#">484234040580</a>	801 NW 18 AV	4,011	RM-12	\$100,000	1/29/2025	\$76,210
2	<a href="#">484234040590</a>	801 NW 18 AV (REAR)	4,011	RM-12	\$0	9/14/2004	\$56,150
3	<a href="#">484234040601</a>	785 NW 18 AV	6,419	RM-12	\$109,500	9/20/2006	\$89,870

## Proposal Comparison

	Birdsong Management LLC	Parrish & Associates, LLC	ViaHope, Inc.
Home Size	1,700	1,754	1,725
Proposed Sales Price	\$485,000	\$475,000	\$465,300
Sales Price Per Square Foot	\$285	\$270	\$270
Project Construction Cost	\$375,000	\$315,775	\$327,800
Project Soft Costs	\$43,800	\$73,025	\$52,500
Total Project Cost	\$418,800	\$388,800	\$380,300
Gross Profit	\$110,000	\$159,225	\$137,500
Net Profit	\$66,200	\$86,200	\$85,000
Land Purchase Offer	\$0	\$0	\$0

**NW 18th Avenue Unsolicited Proposal Information**

NW 18th Avenue Unsolicited Proposal Information	Birdsong Management LLC	Parrish & Associates LLC	ViaHope Inc.
<b>1.1. Firm Information &amp; Development Qualifications</b>			
<p><b>1.1.1 Company Profile - Description of company history, ownership details, key personnel, subconsultants &amp; organizational chart</b></p>	<p>Birdsong Management, LLC was formed 6/15/2018, reinstated on Sunbiz 9/9/2020 with a principal address of 1044 NW 53rd Street, MiamiFL 33127. Manager listed on Sunbiz Chauncy Lockette. No description of company included in proposal. Company is not a licensed contractor.</p>	<p>27 years real estate and residential construction experience. Parrish &amp; Associates, LLC Articles of Organization filed with Sunbiz 6/22/2017.</p>	<p>ViaHope, Inc. was formed as not for profit 1/17/2025 with a principal address of 3509 NW 32nd Street, Lauderdale Lakes, FL 33309. Company officers listed on Sunbiz Rekishia T Moore-Redding President, Chiante Jones Vice President, Teanisha M Jospheh Treasurer, Regis L Moore-Lewis, Secretary. Female owned development company founded by educator works with youth to integrate education and workforce exposure for young adults interested in careers in the housing and construction industries. Company is not a licensed contractor.</p>
<p><b>1.1.2 Relevant Experience - examples of similar projects that have been completed by the primary firm within the last five (5) years</b></p>	<p>No prior experience included in proposal</p>	<p>List of 6 homes completed (2 in Pompano Beach). Pictures of 3 single family homes completed in the past 5 years and video of home at 1740 NW 7th Street in Ortanique.</p>	<p>Collaboration on construction of 4 new homes in the last 2 years, participation in townhome development projects. No detail on projects or amount of involvement. Pictures of 4 single family homes included in proposal.</p>
<p><b>1.1.3 Litigation - Disclose any litigation, including bankruptcies, within the past five (5) years for the firm and the principals of the firm, including status/outcome and whether any of the principals have ever been indicted or convicted of a felony</b></p>	<p>Litigation history not included in proposal</p>	<p>No current or pending litigation. Principals have not been indicted or convicted of a felony and have no bankruptcies.</p>	<p>Litigation history not included in proposal</p>
<b>1.2. Financial Capabilities</b>			
<p><b>Provide a description of the firm's financial capabilities sufficient to demonstrate to the CRA that the proposer has the ability to acquire the land and successfully complete the project.</b></p>	<p>No description of financial capability included in proposal</p>	<p>Proof of funds letter from LL Capital LLC dated 2/26/2026 credit available up to \$380,000 per home.</p>	<p>Developer will provide proof of funds and lender commitment upon request. Neither were included in proposal.</p>
<b>1.3. Design/Development Concept</b>			
<p><b>1. Project overview with Proposer's analysis of the project; renderings of the proposed project; a description of the proposed project including unique features and opportunities; and impact of and compatibility with adjacent properties.</b></p>	<p>4 bedrooms, 2.5 bathrooms, 1 car garage 1,700 sq. ft. under air.</p>	<p>3 bedrooms, 2 bathrooms, 1 car garage 1,754 sq. ft. under air.</p>	<p>3 bedrooms, 2 bathrooms, 1 car garage 1,725 sq. ft. under air.</p>
<p><b>2. Site Plan &amp; elevations - parking, sidewalks, major landscaping features</b></p>	<p>No site plan or elevations included in proposal</p>	<p>Site plan with all elevations submitted. Rendering of homes included.</p>	<p>No site plan included in proposal. Rendering of home that does not match floor plan included.</p>
<p><b>3. Floor Plans</b></p>	<p>No floor plan included in proposal</p>	<p>Floor plan with room dimensions provided.</p>	<p>Floor plan with room dimensions provided.</p>
<p><b>4. Development schedule with milestones</b></p>	<p>9 - 12 months</p>	<p>Time for completion after approval of Development Agreement 8 - 11 months</p>	<p>Time for completion after approval of Development Agreement 12 - 14 months</p>
<p><b>5. Other necessary approvals (flex, waivers, special exception, variance, etc.)</b></p>	<p>None indicated</p>	<p>Variance - 1) Reduce required lot width from 60 feet to 50 feet. 2) Reduction of side setbacks from 8 feet to 7.5 feet. 3) Reduce minimum lot area from 7,000 sq. ft. lot area. Unify two smaller folios to create a buildable lot.</p>	<p>None indicated</p>

1.4 Financial Proposal			
<b>1. Detailed ProForma</b>	Estimated development expenses for major categories included = \$375,000. Detailed proforma showing source of funds not included in proposal	Pro-forma includes per sq. ft. costs and expenditures schedule. Project cost paid for by developer using available line of credit. Estimated construction costs for major categories included \$315,775 + \$73,025 in soft costs = \$388,800.	Estimated construction costs for major categories included \$327,800 + \$52,500 in soft costs = \$380,300. Detailed proforma showing source of funds not included in proposal
<b>2. Financing plan with source of debt &amp; equity &amp; any financial gap or subsidy being requested from CRA</b>	Financing plan not included in proposal. Developer requests donation of CRA lot for 1 home with option for Reconveyance if not completed in 12 months; or shared appreciation for 25% of excess proceeds if home sells for more than \$485,000; or requirement that home must be sold at or below \$500,000.	100% financed by developer using available credit.	Developer equity and construction loan
<b>3. Financial commitment from state or federally chartered lending institution</b>	No financial commitment included in proposal	Funding Letter from LL Capital LLC dated 2/26/2026 credit available up to \$380,000 for each home.	Pre-approval funding upon request, not included in proposal
1.5 Fiscal Impact			
<b>1. Purchase Price for property</b>	Donation of land \$0.00	Donation of land \$0.00	Donation of land \$0.00
<b>2. Total Project Cost - land, building, landscaping, a&amp;e, marketing, financing, permitting, insurance, taxes, etc.</b>	\$418,800 (Hard costs \$375,000, Soft costs \$43,800)	\$388,800 (Hard costs \$315,775, Soft costs \$73,025)	\$380,300 (Hard costs \$327,800, Soft costs \$52,500)
<b>3. Fiscal Impact of Project</b>	\$2,296 estimated property taxes per year	\$2,959 estimated annual tax revenue per home	Total market value created \$930,600. Estimated tax revenue not provided.
<b>4. # and types of jobs generated</b>	Number and types of jobs generated not included in proposal	During construction subcontractors and post construction service providers (landscaping, etc.)	Number and types of jobs generated not included in proposal
1.6 References			
<b>References for a minimum of three (3) similar development projects</b>	No references included in proposal	Four references provided for single family homes new construction.	Names of 3 general contractor collaborations included in proposal with no contact information or detail on project.