

Saratoga Crossings

Dania Beach, Florida

LOCATION

1101, 1109, 709 and 804 West Dania Beach Boulevard
Dania Beach, FL 33004

TYPE

Redevelopment

TOTAL UNITS

247

DEMOGRAPHIC

Family and Elderly

INCOMES SERVED

30% AMI or below, 60% AMI or below, Market Rate

PARTNER

Dania Beach Housing Authority

ECONOMIC DEVELOPMENT

Step-Up Apprenticeship Program, Section 3 Firms and M/WBE Firms contracted - Over 30%

GENERAL CONTRACTOR

A|P Community Builders

MANAGEMENT/COMPLIANCE

A|P Community Management

COMMUNITY AMENITIES

Clubhouse with community activity room and kitchenette, business center, library, fitness facility, kid's playroom, health screening area, laundry facility, leasing offices, and tot lot.

FUNDING:

4% and 9% LIHTC, Wells Fargo debt and equity, County HOME loans, City loan, Florida Housing Finance Corporation CDBG-DR loans, Dania Beach Housing Authority Lessor Notes, HAP PBV Contracts.

TOTAL DEVELOPMENT COST

\$71,390,625

COMPLETION DATE

PHASES I & II - 2019, PHASE III - 2023

DESCRIPTION

Saratoga Crossings is a three-phased, intergenerational affordable housing community developed by the Dania Beach Housing Authority (DBHA) and Atlantic|Pacific (A|P) Communities, in the heart of the City of Dania Beach in Broward County, FL. The development has significantly preserved and added to the affordable housing stock in Dania Beach and has been a catalytic force in revitalizing the neighborhood, replacing obsolete public housing and special needs housing with 247 new, quality affordable homes. The redevelopment is a measure against the displacement of local residents in the face of significant new development and gentrification in the area with the construction of multiple major commercial, retail, and recreational attractions nearby. Saratoga Crossings ensures that families and seniors who have called Dania Beach home for generations can enjoy access to the jobs and opportunities created by the city's highly successful revitalization efforts.

Phase I provides 128 units for families; Phase II provides 44 units for seniors; and Phase III provides 75 apartments with units set-aside for persons with special needs. All cabinetry was constructed by Step-Up Apprenticeship program which provided a needed vo-

itional training opportunity and is a source of pride and community building for the youths involved.

In addition, the Addie Mae Chunn park located across the street was demolished, and a new park and playground were built. The surrounding streetscape was enhanced with new sidewalks, walkable paths, lighting, landscaping, and diminished flooding. The DBHA also has new office space within the property, at no cost to the housing authority, providing resident outreach and robust community services on-site at no cost to the residents through strategic local partnerships. The Dania Beach Patch, an urban farmers market adjacent to Saratoga Crossings, provides nutritious food, stimulates social interaction, encourages self-reliance, reduces family food budgets, and fosters opportunities for intergenerational and cross-cultural connections.

Additional to the LIHTC financing, Project Based Vouchers were provided by the DBHA for 100% of the units at Phase II and for 27 units at Phase III, allowing the development to serve two very vulnerable populations, extremely low- and low-income seniors and persons with disabilities.

