



# BOCA RATON

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## Housing Authority

October 12, 2021

Dear Dixie Manor Residents:

Over the last several weeks I have heard so many inspiring stories from so many of you about your experiences living at Dixie Manor and what Dixie Manor means for our community, both historically and today. I have also heard from residents concerned about the aging condition of the property and making sure that Dixie Manor remains a place residents are proud to call home. Rest assured, as Chair of the Boca Raton Housing Authority ("BRHA") Board of Commissioners, I share these concerns and I am committed to working collaboratively with Dixie Manor residents to address them.

As you may know, BRHA is considering a number of ways to make big improvements at Dixie Manor. Last December, The Board of Commissioners selected Atlantic Pacific Communities, LLC, ("APC") and its Florida-based affordable housing development team, as BRHA's development partner for the revitalization of Dixie Manor. Additionally, the Board of Commissioners authorized BRHA to engage an independent consultant to conduct a feasibility study for how best to improve Dixie Manor. The goal of the feasibility study is to provide BRHA with recommendations for how best to improve the quality of life at Dixie Manor utilizing money from a variety of sources, which may include the U.S. Department of Housing and Urban Development, the State of Florida, the Federal low-income housing tax credit program, Palm Beach County and the City of Boca Raton.

As the feasibility study moves forward and as BRHA begins reviewing its options for financing the much-needed improvements at Dixie Manor with APC, I will update this letter to highlight our progress and keep you informed. As our residents, you are an integral part of this process. BRHA and APC absolutely want to hear your ideas for how we can make a revitalized Dixie Manor a thriving community that remains affordable and accessible to existing and future residents.

While I am quite eager to see the results of our plans for major new investment in the Dixie Manor community, it will take some time to make these plans a reality for our residents. In the meantime, the BRHA team is hard at work addressing immediate concerns that residents have raised with me in our recent meetings together, including:

- (1) Improving security at Dixie Manor;
- (2) Revamping BRHA's website with additional materials and information for residents and community stakeholders;
- (3) Reorganizing the Resident Advisory Board for a more equitable and inclusive review process for BRHA's Annual Plan.

I look forward to speaking with each of you again in the near future. Until then, please continue to check BRHA's website for periodic updates on our progress.

Respectfully,

Gary Richardson,  
Board Chair ([gr@bocahousing.org](mailto:gr@bocahousing.org))