



Dear, Mayor Resch and Distinguished Members of the City Commission,

It is with utmost respect and enthusiasm that I address this esteemed body to present our project proposal and extend our profound gratitude for your unwavering dedication to the Lake Worth Beach community.

Allow me to introduce myself: I am Ronen Fishman. Prior to my relocation to the United States, I held the position of Senior Vice President of Project Development and Acquisitions at Centreville Homes in Canada, where I successfully oversaw numerous substantial development projects in the Greater Toronto Area. Presently, I serve as a representative of Centreville Homes Canada, a company with a deep-seated commitment to community service and development within South Florida.

At the core of our proposal lies a resolute commitment to enhance and enrich the Lake Worth Beach community by offering the highest quality affordable and workforce housing options. We acknowledge that the escalating costs of housing have emerged as a formidable challenge for many of our fellow residents, thereby hindering their ability to maintain a decent standard of living. With this project, we aspire to confront this pressing issue head-on, providing a solution that is not only sustainable but also profoundly inclusive.

A central tenet of our approach is the establishment of rental rate consistency. We propose to cap annual rent increases at a modest 5%, thereby ensuring that residents are shielded from unforeseen and unmanageable annual spikes in housing costs. This measured approach will furnish much-needed stability and security to the community, affording them the capacity to direct their focus towards other essential aspects of their lives.

Furthermore, our project is dedicated to delivering housing of uncompromising quality, painstakingly tailored to cater to the evolving needs of our era. We comprehend the growing prevalence of remote work and the critical importance of crafting an environment conducive to supporting those who work from home. Our concept encompasses the development of versatile, functionally designed living spaces capable of accommodating the multifaceted requirements of our residents.

In our unwavering pursuit of excellence, we are equally committed to engaging the local workforce for the various roles necessitated by this endeavor, including the ongoing maintenance

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of properties. This approach not only aims to stimulate the local economy but also affords invaluable employment opportunities within the Lake Worth Beach community.

The selection of Lake Worth Beach as the inaugural community in South Florida for this investment reflects its alignment with our overarching goal of making high-quality affordability a tangible reality for all who wish to call Lake Worth Beach home. The community's steadfast commitment to supporting individuals from all walks of life and promoting investment in lower-income areas while avoiding gentrification is profoundly commendable.

Our vision entails forging a long-term partnership that will span over numerous years, where we collaboratively work alongside you, the esteemed Mayor and esteemed members of the City Commission, to elevate Lake Worth Beach and its existing rental housing stock. Our objective is to make it more affordable and accessible to all, and we consider your support and guidance to be integral to our success. We eagerly anticipate the opportunity to contribute positively to the community's future and respectfully request your support in this endeavor.

For further information, inquiries, or discussions regarding this project, please do not hesitate to contact us at 561-566-9022 or via email at ronen@fishmannicosia.com. We remain at your disposal to provide any necessary details and engage in discussions that will facilitate the advancement of this vital initiative.

Once again, we extend our heartfelt appreciation for your unwavering dedication to Lake Worth Beach. We ardently look forward to establishing a robust and mutually beneficial partnership that will not only enhance the quality of life for all residents but also solidify Lake Worth Beach as an exceptional place to reside.

Yours sincerely,

DocuSigned by:

A blue ink handwritten signature, appearing to read "Ronen Fishman", is placed over a blue DocuSign signature line.

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Ronen Fishman
Centreville Homes Canada

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