



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#17-0463**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** May 16, 2017

**TITLE:** Motion Amending the Award of Community Housing Development  
Organization (CHDO) Funds

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**Recommendation**

It is recommended that the City Commission approve a motion to award Community Housing Development Organization (CHDO) funds for acquisition, rehabilitation or new construction of homebuyer or rental properties under the HOME Investment Partnerships (HOME) Program to Fort Lauderdale Community Development Corporation (FLCDC) in the amount of \$289,445.55; un-commit \$289,000 in CHDO funds to New Visions Community Development Corporation (CDC); and authorize the City Manager to execute any and all documents associated with the funding request for this agency.

**Background**

The federal HOME Program regulations require that each City receiving HOME funds set at least 15% of annual allocation of HOME funds for the development of affordable housing activities to be undertaken by a CHDO. A CHDO is a private nonprofit, community-based organization that has staff with capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity and experience.

A CHDO may use HOME funds for all eligible HOME activities including acquisition and/or rehabilitation or rental housing, new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

On September 7, 2016, the City Commission awarded \$289,000 in CHDO funds to New Visions Community Development Corporation (CAM #16-0794); and on January 4, 2017 the City received notice from New Visions that they will not move forward with their funding CHDO award.

To ensure the funds are spent timely, staff worked with the approved CHDO's and asked them to submit a proposal for the available funding. The eligible CHDO's that responded are Housing Opportunities, Mortgage Assistance, & Effective Neighborhood Solutions, Inc. (HOMES Inc.) and Fort Lauderdale Community Development Corporation (FLCDC). Both of these are organizations in good standing with the City. These Proposals were received on March 6, 2017 and reviewed by the Affordable Housing Advisory Committee (AHAC) at the March 13, 2017 meeting. Both CHDOs presented their proposals and FLCDC was recommended by the AHAC to receive the award.

The proposed use for the requested CHDO funds would enable FLCDC to make capital improvements and substantial rehabilitation to existing rental properties that they own. These investments include replacing two roofs, making interior improvements to a town house building, and fence replacement. This project is ready to begin immediately. FLCDC owns each of the subject properties. They have requested \$289,445.55 and will complete the project by October 1, 2017.

City staff has reviewed the proposal and determined that the project meets the requirements of the HOME Program.

**Resource Impact**

This CAM has no fiscal impact to the general fund.

There will be a fiscal impact to the HOME Program for fiscal years 2013/2014, 2014/2015, 2015/2016 and 2016/2017 in the amount of \$289,445.55.

<i>Funds available as of March 27, 2017</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
108-HM14CHDO-8001	CHDO Set Aside FY 13/14	Grant Services/ Program Funds	\$74,755.65	\$74,755.65	\$74,755.65
108-HM15CHDO-8001	CHDO Set Aside FY 14/15	Grant Services/ Program Funds	\$75,961.95	\$75,961.95	\$75,961.95
108-HM16CHDO-8001	CHDO Set Aside FY 15/16	Grant Services/ Program Funds	\$67,993.35	\$67,993.35	\$67,993.35
108-HM17CHDO-8001	CHDO Set Aside FY 16/17	Grant Services/ Program Funds	\$70,734.60	\$70,734.60	\$70,734.60
<b>TOTAL AMOUNT →</b>					<b>\$289,445.55</b>

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Option 2: Ensure a range of housing options for current and future neighbors.

