



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0032

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

FROM: Rickelle Williams, City Manager

DATE: January 20, 2026

TITLE: Motion to Approve the Award of SHIP 2024-25 Program Income Funds in the Amount of \$180,343 to CityHouse-Delray Beach, Inc. for the Rehabilitation of a Property Located at 200-204 NW 17th Court, #1-4, Fort Lauderdale, Florida - (**Commission District 3**)

Recommendation

Staff recommends that the City Commission approve a motion authorizing an award of State Housing Initiatives Partnership (SHIP) 2024-25 Program Income Funds in the amount of \$180,343 to CityHouse-Delray Beach, Inc., a Florida non-profit corporation.

Background

Established in 2014, CityHouse-Delray Beach, Inc. is a not-for-profit organization that provides long-term, transformational assistance to women and their children. Its mission is to assist single mothers experiencing homelessness by offering safe housing and comprehensive support services including mentorship, financial education, therapeutic services, and life skill training. Unlike many organizations that primarily serve families or children after foster care placement, CityHouse-Delray Beach, Inc. focuses on early intervention, empowering vulnerable families to achieve lasting stability and self-sufficiency. CityHouse-Delray Beach, Inc.'s funding request and proposal, provides an overview of the organization's mission and programs (Exhibit 1).

CityHouse-Delray Beach, Inc. proposes to rehabilitate two (2) properties to provide housing and supportive services for single women and their children who are at risk of homelessness. Households living in the homes will have a household income at or below eighty percent (80%) of the Area Median Income (AMI).

CityHouse Peacock is an affiliate of CityHouse-Delray Beach, Inc., which will act as the guarantor for CityHouse Peacock. On May 8, 2025, CityHouse Peacock Inc., purchased 200 NW 17 Court #1-4 and 204 NW 17 Court #1-4, Fort Lauderdale, Florida 33311. The \$180,343 forgivable loan requested is to provide gap funding for the rehabilitation of these properties. CityHouse Peacock Inc. is the owner of the Collateral Property described as follows: Lot 7 and Lot 8, Boniello Park, according to the Plat thereof recorded in Plat Book

45, Page 15, Public Records of Broward County, Florida Parcel number: 4942-34-25-0070 and 4942-34-25-0080.

The Certificate of Joint Corporate Resolution in Exhibit 2, further provides that both CityHouse-Delray Beach, Inc. d/b/a CityHouse (Exhibit 5) and CityHouse Peacock, Inc. approve a loan in the amount of \$180,343.00 from the City of Fort Lauderdale that is funded through the City's SHIP program's 2024-25 Program Income Funds. The loan will be secured by a second mortgage on Collateral Property.

The terms and conditions of the loan are included in the SHIP Rental Rehabilitation Loan Agreement attached as Exhibit 3. The loan is structured as a fifteen (15)-year deferred loan, which shall be forgiven in full upon completion of the fifteen (15)-year term, but the property must remain affordable in perpetuity to households that have an income at or below eighty percent (80%) of the AMI.

This activity qualifies under the Local Housing Assistance Plan's Rental Rehabilitation Strategy, as detailed in Exhibit 4.

Resource Impact

This item will have a fiscal impact of \$180,343 and will be funded with SHIP 2024-25 Program Income.

<i>Funds available as of December 22, 2025:</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	ACCOUNT/ ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-369- 900-25SHPI	SHIP FY 24-25 Program Income	Other Miscellaneous Revenue	\$248,164	\$248,164	\$180,343
APPROPRIATION TOTAL ►					\$180,343

Strategic Connections

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically
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advancing:

- The Neighborhood Enhancement Focus Area
- The Housing Element
 - Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
 - Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 – CityHouse Inc. Request & Proposal

Exhibit 2 – Certificate of Joint Corporate Resolution

Exhibit 3 – SHIP Rental Rehabilitation Loan Agreement

Exhibit 4 – 2025-2028 Local Housing Assistance Plan (LHAP)

Exhibit 5 – IRS Determination and Fictitious Name Filing

Prepared by: Rachel Williams, Housing and Community Development Manager

Department Director: Porshia L. Garcia, Community Services Department