



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#25-0211

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Susan Grant, Acting CRA Executive Director

DATE: March 18, 2025

TITLE: Resolution Approving a Ten Percent Increase in the Sales Price of Single Family Homes Constructed by Fort Lauderdale Community Redevelopment Agency Scattered Site Infill Housing Developers to Include Oasis of Hope Community Development Corporation, Inc., Lemon City Development LLC, Fort Lauderdale Community Development Corporation, and WWA Development LLC; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve a Resolution to allow CRA scattered site infill housing developers Oasis of Hope Community Development Corporation, Inc., Lemon City Development LLC, Fort Lauderdale Community Development Corporation, and WWA Development LLC to increase the purchase price of their single family homes by 10% above what is permitted by their Development Agreements with the CRA; authorize the Executive Director to execute any and all related instruments; and delegate authority to the Executive Director to take certain actions.

Background

The CRA Scattered Site Infill Housing Project provides for the development and sale of infill housing on CRA scattered infill housing sites. In 2021, the CRA Board selected five developers to participate in the program receiving vacant lots from the CRA at no cost and passing the saving on to homebuyers with lower home prices that do not include land cost. Of the five developers selected for the program, four remain active in the construction and sale of homes. Each initially received a maximum of five properties, with the ability to receive up to ten based on their performance. The four active developers include Oasis of Hope Community Development Corporation, Inc., Lemon City Development LLC, Fort Lauderdale Community Development Corporation, and WWA Development LLC. To date, a total of fifteen infill homes have been constructed and sold in the Dorsey Riverbend, Home Beautiful Park, and Durrs neighborhoods. All homes are, at minimum, three bedroom/two bath homes with at least 1,500 square feet under air and a one car garage. The pricing of homes for various models under their agreements with

the CRA are as follows, based on proposals provided under RFP Bid 12385-105 on August 27, 2020:

| | |
|---|------------------------|
| Oasis of Hope Community Development Corporation, Inc. | \$259,900 to \$288,900 |
| Lemon City Development LLC | \$260,000 to \$290,000 |
| Fort Lauderdale Community Development Corporation | \$260,000 to \$315,000 |
| WWA Development LLC | \$259,864 to \$296,355 |

Under their agreement with the CRA, a price increase of 10% is permitted based on satisfactory evidence in writing of market increases in labor and material construction. All of the infill housing developers are currently taking advantage of this permitted increase. The 10% increase will not fully reflect the increases in the cost of labor and material that have occurred since 2020 and the developers are struggling with these increased costs. Based on the current allowable home pricing, they are unable or reluctant to accept any additional properties from the CRA for housing development and struggle to complete their current projects with the 33% increase in the cost of building material and the 17.5% increase in the cost of labor since 2020. In addition, an increase in finish floor height requirements in existing and expanded flood plains are significantly impacting the cost of construction along with other new requirements. Per the proposed agreement amendment that would allow them to increase the purchase price by an additional 10% above their original pricing, the maximum pricing for homes under the program would be as follows:

| | |
|---|------------------------|
| Oasis of Hope Community Development Corporation, Inc. | \$311,880 to \$346,680 |
| Lemon City Development LLC | \$312,000 to \$348,000 |
| Fort Lauderdale Community Development Corporation | \$312,780 to \$378,000 |
| WWA Development LLC | \$311,836 to \$354,426 |

With the median price of a home in Fort Lauderdale at approximately \$550,000, the proposed sale prices are 31% to 43% less providing a more affordable housing option. All homebuyers are required to reside in the homes for a minimum of 7 years and this is enforced through a mortgage on the property for the land value, which is removed once the residency requirement is satisfied.

Consistency with NPF CRA Community Redevelopment Plan

The Northwest-Progresso-Flagler Heights (NPF) CRA Community Redevelopment Plan promotes programs and projects that will have a positive impact on neighborhood residents and low- and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing incentives as inducements to stimulate development to upgrade and replace incompatible land uses and blighting conditions affecting the area and the Redevelopment Plan will help preserve and expand the supply of affordable housing and provide improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provide employment and job opportunities.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low, very low, and moderate-income households within the Northwest RAC should be encouraged.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Affordable Housing and Economic Development 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 advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.
- 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.

Attachment

Exhibit 1 - Resolution

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03/18/2025
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