CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#25-1067**
CRA BOARD MEETING

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

FROM: Rickelle Williams, CRA Executive Director

DATE: November 18, 2025

TITLE: Public Hearing Accepting the Proposal of Broward County Habitat Community Housing Development Corporation for the Development of Permanent Owner-Occupied Affordable Housing, which Includes the Donation of Fort Lauderdale Community Redevelopment Agency Property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue, and 521 NW 13 Avenue; 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 hold a Public Hearing and approve a Resolution accepting the proposal of Broward County Habitat Community Housing Development Corporation for the development of permanent owner-occupied affordable housing, which includes the donation of Fort Lauderdale Community Redevelopment Agency property at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue, and 521 NW 13 Avenue; authorize the Executive Director to execute any and all related instruments; and delegate authority to the Executive Director to take certain actions.

Background

On December 21, 2021, the City of Fort Lauderdale transferred, at no cost, surplus scattered sites in as-is condition in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) to the Fort Lauderdale CRA for the purpose of developing affordable housing. Florida Statutes require cities to prepare an inventory list of city-owned property within its jurisdiction which are deemed appropriate for affordable housing. All properties under the City's affordable housing surplus list are dedicated to permanent affordable housing and must remain affordable to families not exceeding 120% of the area median income, in accordance with Section 420.004 of Florida Statutes. On August 8, 2025, the CRA issued a Notice of Intent to accept proposals from Certified Community Housing Development Organizations (CHDO) and to dispose of four (4) CRA parcels for the development of permanent owner-occupied affordable housing. The properties are located at 427 NW 20 Avenue, 1207 NW 2 Street, 420 NW 8 Avenue, and 521 NW 13 Avenue. Three (3) of the parcels consist of vacant land and one of the parcels includes a vacant, deteriorated wooden structure that is in the process of being demolished by the CRA. The properties will be donated by the CRA in as-is condition, and aside from the donation of land, the CRA will not be providing any financial assistance or incentives for the project. A copy of the location map and Broward County Property Appraiser information are attached as Exhibit 1, and the Notice of Intent (RFP Notice), published in the Sun Sentinel, is attached as Exhibit 2.

The property at 427 NW 20 Avenue is a 5,500 SF parcel zoned RS-8 (Residential Single Family Low Medium Density District), 521 NW 13 Avenue is a 7,910 SF parcel zoned RS-8 (Residential Single Family Low Medium Density District), 1207 NW 2 Street is a 6,000 SF parcel zoned RMM-25 (Residential Multi-Family Medium High Density District), and 420 NW 8 Avenue is a 6,750 SF parcel zoned RMM-25 (Residential Multi-Family Medium High Density District). The four (4) properties have a combined appraised value of $680,000.

On September 12, 2025, two (2) proposals were received for the project. Proposals were received from Broward County Habitat Community Housing Development Corporation (Exhibit 3) and Fort Lauderdale Community Development Corporation (Exhibit 4).

An Evaluation Committee was established and met on September 25, 2025, to review and score the proposals based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHTED EVALUATION CRITERIA	Wt.
Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP;	33.33%
Demonstrates quality construction, materials and features of the structure and site; and.	33.33%
Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal.	33.33%
TOTAL PERCENT AVAILABLE:	100%

The Evaluation Committee consisted of:

- Jonelle Adderley, CRA Planner;
- Eleni Ward-Jankovic, CRA Housing and Economic Development Manager; and
- Corey Ritchie, CRA Project Manager and State Certified General Contractor

The Evaluation Committee members unanimously scored the proposal of Broward County Habitat Community Housing Development Corporation as the top ranked proposal and approved a motion to award the project to Broward County Habitat Community Housing Development Corporation.

Broward County Habitat Community Housing Development Corporation partners with Habitat for Humanity of Broward, who has over forty (40)-years of experience and a track record as an affordable housing producer. Broward County Habitat Community Housing Development Corporation will manage the operation from inception to home closing, developing, constructing, financing and closing the homes to be built on these sites. With a mission to serve low income/workforce housing, Broward County Habitat Community Housing Development Corporation functions as a full-service non-profit organization, leveraging their affiliation with HFHB to manage land development, construction, mortgage lending, homeowner readiness education, selection, and continued family support, using this integrated approach to ensure long term sustainability and equitable home ownership. Homebuyers provide sweat equity in lieu of cash down payment. Broward County Habitat Community Housing Development Corporation directly addresses affordability through its affiliation with Habitat for Humanity of Broward by serving as its own mortgage lender, providing low-interest rate mortgages, requiring no money down (excluding initial escrow cost), and does not require Private Mortgage Insurance (PMI). These subsidies result in substantial up-front savings to families and over the life of the loan. Payments received from existing homeowners are reinvested into future homes, creating a perpetual cycle of affordability. Restrictive covenants will govern these properties to keep them affordable over time for the target population. A comparison of cost saving to the homebuyer on a Habitat for Humanity home compared to a non-Habitat for Humanity home with the same sales price is attached as Exhibit 5.

Broward County Habitat Community Housing Development Corporation implements a competitive and rigorous selection process for homeowners and selected families participate in an intensive twelve to eighteen (12–18)-month Future Homeowner Program covering budgeting, home maintenance, financial literacy, and civic involvement. This program, combined with required “Sweat Equity Hours” (300 hours), prepare families for successful long-term homeownership. This extensive preparation, along with ongoing support and loan servicing, results in remarkably low foreclosure rates averaging under one percent (1%). Homes are built cost effectively through leveraging partnerships, donors, access to national supply chains, and product donations. Among the top 1200 Habitat affiliates in the nation, Habitat for Humanity Broward is in the top three percent (3%) of housing producers and consistently ranks in the top fifteen (15) builders overall in Broward County. Their work has evolved with progressive designs and a full portfolio of products from single to multi-family designs, partnering with architectural talent to create homes that are not only beautiful, but value engineered to be affordable and sustainable. Home design features include modern designs reflective of the surrounding community, lush landscaping with native plants, decorative stucco and designer paint schemes, marble window sills, concrete driveways, dimensional shingle roofs, wood cabinets, open floor plan design, chrome kitchen and bath features, master bath walk-in showers and bath tubs in the secondary bath, ceramic tile in high traffic living areas, Energy Star HVAC, water heater, refrigerator, dishwasher and electric range with self-cleaning oven, energy efficient modern light fixtures, washer-dryers, smoke and carbon dioxide detectors, low E impact exterior windows and doors, hurricane rated garage doors and extended two foot overhangs. Homes are built to L.E.E.D (Leadership in Energy and Environmental Design) building standards and meet the requirements to qualify as

L.E.E.D. These homes will be the first single-family homes in the CRA area, facilitated by the CRA, that would qualify under L.E.E.D.

At their meeting of October 14, 2025, the NPF CRA Advisory Board unanimously recommended approval of this item. A copy of the meeting minutes is attached as Exhibit 6. A copy of the Donation Agreement is attached as Exhibit 7 and a copy of the Resolution is attached as Exhibit 8.

Consistency with the NPF CRA Community Redevelopment Plan

The NPF CRA Community Redevelopment Plan promotes programs and projects that will have a positive impact on the 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. The CRA Program identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that promote public private partnerships and investment in the redevelopment area. 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 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 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.

Attachments

Exhibit 1 – Location Map and Broward County Property Appraiser Information
Exhibit 2 – RFP Notice and Exhibits
Exhibit 3 – Proposal by Broward County Habitat Community Housing Development Corporation
Exhibit 4 – Proposal by Fort Lauderdale Community Development Corporation
Exhibit 5 – Comparison of Cost Saving to a Homebuyer on a Habitat Home Compared to a Non-Habitat Home with the Same Sales Price
Exhibit 6 – October 14, 2025, NPF CRA Advisory Board Draft Minutes
Exhibit 7 – Donation Agreement
Exhibit 8 – Resolution

Prepared by: Bob Wojcik, CRA Housing and Economic Development Manager
Clarence Woods, CRA Manager

CRA Executive Director: Rickelle Williams