



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0981

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

FROM: Rickelle Williams, City Manager

DATE: November 4, 2025

TITLE: Resolution Approving an Award of \$750,000 to Sistrunk Apartments, LLC Under State Housing Initiatives Partnership (SHIP) and the Affordable Housing Trust Fund (AHTF) for an Affordable Housing Development; Delegating Authority to the City Manager to Execute any and all Documents; Delegating Authority to the City Manager to Take Certain Actions – **(Commission District 3)**

Recommendation

Staff recommends that the City Commission consider a resolution approving the award of \$750,000 to Sistrunk Apartments, LLC. The proposed funding package includes \$400,000 in State Housing Incentives Partnership (SHIP) funds and \$350,000 from the City of Fort Lauderdale's Affordable Housing Trust Fund (AHTF). If approved, staff further recommends authorizing the City Manager to execute the Participation Agreement, substantially in the form attached hereto, and any related documents necessary to implement this award and delegating authority to the City Manager to take certain actions.

Background

On February 27, 2025, the Housing and Community Development (HCD) Division received a request for \$750,000 (Exhibit 1) in gap financing and a project proposal (Exhibit 2) from Sistrunk Apartments, LLC (Requestor) for the construction of two (2) apartment buildings. The proposed apartment buildings, known as the Aldridge and the Laramore, are located at 1204 Sistrunk Boulevard and 1619 Sistrunk Boulevard. Each apartment building will contain thirty-six (36) housing units. All seventy-two (72) units will be set aside for households earning at or below sixty percent (60%) of the Area Median Income (AMI). The project will also include approximately 4,400 square feet of commercial/retail space.

According to the request, the \$750,000 funding request from Sistrunk Apartments, LLC is necessitated by a severe financial gap created by the current, intensely negative economic environment for affordable housing development in South Florida. Furthermore, the requestor states that the project's cost has been driven to historic highs, with both construction costs and operating expenses being at an all-time high, compounded by persistent high interest rates. Simultaneously, the revenue side has collapsed due to a significant drop in the value of federal tax credits, with the Low-Income

Housing Tax Credit (LIHTC) pricing hitting a twenty (20)-year low in South Florida, collectively generating the critical funding shortfall.

Previous Community Redevelopment Agency (CRA) Funding

On November 16, 2021, through Resolution No. 21-16, the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners approved a donation of CRA owned property and a \$8,000,000 Development Incentive Program (DIP) loan to Sistrunk Apartments, LLC, with Invest Fort Lauderdale Inc. serving as co-developer (Exhibit 4).

On January 22, 2025, through Resolution No. 25-02, the governing body of the Fort Lauderdale CRA approved an additional \$1,000,000, bringing the total DIP financing to \$9,000,000. At the time of the January 2025 request, there was a gap in financing due to the rising construction costs and a drop in demand for Low Income Housing Tax Credits. If this request is approved, the City and CRA's combined investment will be \$9,750,000.

All apartments in this development will remain affordable for a period of thirty (30)-years. The SHIP funding will be structured as a zero-interest repayable loan, maturing at the conclusion of the thirty (30)-year affordability commitment. The City's Local Housing Assistance Plan (Exhibit 6) allows SHIP funds to be used for gap financing under the Rental Development Strategy.

Resource Impact

Funds for the agreement in the amount of \$750,000 are available in the accounts listed below. Funding from the AHTF is contingent upon the approval of the Consolidated Budget Amendment (CAM #25-0931).

<i>Funds available as of October 17, 2025</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	ACCOUNT/ ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-554-80-8001-24SHRD	SHIP FY23-24 Rental Development	Grant Services/ Program Funds	\$200,000	\$200,000	\$200,000
10-130-9300-554-80-8001-25SHRD	SHIP FY24-25 Rental Development	Grant Services/ Program Funds	\$200,000	\$200,000	\$200,000
10-149-3210-554-40-4203	Affordable Housing Trust	Other Operating Expenses/Redevelopment Projects	\$0	\$0	\$350,000
TOTAL ►					\$750,000

Related CAM
25-0931

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.
 - Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 – Sistrunk Apartments, LLC Request for Gap Financing

Exhibit 2 – Project Proposal

Exhibit 3 – Participation Agreement

Exhibit 4 – CRA Sistrunk Apartments - Resolution No. 21-16

Exhibit 5 – CRA Sistrunk Apartments - Resolution No. 25-02

Exhibit 6 – 2025 - 2028 SHIP Local Housing Assistance Plan

Exhibit 7 – Resolution

Prepared by:	Rachel Williams, Housing & Community Development Manager
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Department Director:	Porshia L. Garcia, Community Services Department
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