



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

**#16-0786**

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

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

**DATE:** July 12, 2016

**TITLE:** Motion to Approve Amendments to Fort Lauderdale Community  
Development Corporation (FLCDC) Approved Participation Agreement

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**Recommendation**

It is recommended that the City Commission adopt a motion to amend the HOME Investment Partnerships Participation Agreement for Fort Lauderdale Community Development Corporation (FLCDC), allowing the FLCDC to substantially rehabilitate the existing structure and provide for an option to lease the property.

**Background**

As per CAM Item #14-1430, FLCDC is permitted to demolish the existing structure and construct a new single family home at 632 NW 15<sup>th</sup> Terrace. However, it has been determined that the property can be rehabilitated, and that demolition is not necessary. Since the agreement only allows for demolition. Commission approval is required to move forward with rehabilitation.

In accordance with the City's Participation Agreement, the maximum loan amount payable by the City shall not exceed \$160,000 for this project.

On February 10, 2016 at a site General Contractor's Bidder's Meeting, the contractors provided professional insights as follows:

- The lot size is 40' x 112.5' and the City's ULDR requirements minimum lot size for new construction is 50' X 100' including a 25 foot front setback and side setbacks of 7.5 ft on each side of the property.
- The lowest bid received is \$156,425 and the highest bid is \$167,875 and the appraisal for a 3 bedroom two bathroom home in this area is \$129,000.

City staff is in agreement that rehabilitation should be done and has completed a second inspection with a revised scope of work and cost estimates, as attached (Exhibit 1).

A substantial rehabilitation will result in a like new 3 bedroom 2 bathroom single family home at a cost less than demolition and new construction.

The first priority is to sell the property to an eligible homebuyer; however, the Department of Housing and Urban Development (HUD) states that a property may be leased if the property has not been sold within 10 months of receiving the certificate of occupancy.

**Resource Impact**

This CAM has no fiscal impact to the general fund.

**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.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are community.*

**Attachment:**

Exhibit 1 – Scope of Work and Rehabilitation Cost Estimate

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Prepared by: Avis A. Wilkinson, Housing Programs Administrator

Division Manager: Jonathan Brown, Northwest Progresso Flagler Heights CRA and Housing & Community Development