



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

**#20-0672**

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** September 1, 2020

**TITLE:** Motion Approving Amendments to Fort Lauderdale Community  
Development Corporation (FLCDC) Executed Participation Agreement -  
**(Commission District 3)**

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**Recommendation**

It is recommended that the City Commission approve an amendment to the HOME Investment Partnerships Participation Agreement between the City and FLCDC.

**Background**

As per CAM # 19-0687 FLCDC was awarded \$300,000 in 2019 to complete three projects (Exhibit 1). A portion of these funds were allocated to demolish 735 NW 10<sup>th</sup> Terrace, an existing six-unit property, and construct a new three story 18-unit affordable housing development. The original proposal was contingent on the acquisition of a vacant lot south of the subject property. Unfortunately, the property owner decided against selling the lot. The existing site 735 NW 10<sup>th</sup> Terrace will not accommodate the originally proposed project. For this reason, a revised project proposal has been submitted by FLCDC.

The revised proposal reverts from new construction to the substantial rehabilitation of 735 NW 10<sup>th</sup> Terrace. This rehabilitation will enhance the property to be up to par with the other modern multi-family residential properties in the area and provide improved living conditions for the occupants of the units.

The budget for the revised proposal is \$185,000. This is comprised of \$165,000 in HOME program funds and \$20,000 from FLCDC. City Staff has reviewed and approved the revised Scope of Work (Exhibit 2).

Also, NW 2<sup>nd</sup> Street Project (#1) plan was to acquire four blighted vacant lots on NW 2nd Street owned by the Fort Lauderdale Community Redevelopment Agency (CRA) to develop four energy efficient, Star Energy rated, single family homes. After the award, FLCDC was advised by the CRA that the lots were no longer available for sale. Due to these lots no longer being available, FLCDC has decided to withdraw the project as was originally proposed.

The FLCDC requests to reallocate the awarded funds of \$300,000.00 as follows:

- \$165,000 for rehabilitation of 735 NW 10<sup>th</sup> Terrace, and
- \$135,000 for rehabilitation of 1425 NW 3<sup>rd</sup> Street.

FLCDC shared the change of scope with the Affordable Housing Advisory Committee (AHAC) on August 3, 2020.

The AHAC recommended the HOME funding for Projects #1 - 735 NW 10<sup>th</sup> Terrace (\$180,000) and Project # 3 - 735 NW 10<sup>th</sup> Terrace (\$106,00) totaling \$286,000 be rolled over into next year since they cannot be used for the original proposed purpose by FLCDC.

### **Resource Impact**

There is no fiscal impact associated with this action.

### **Strategic Connection**

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically *advancing*:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Affordable Housing incentives

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

### **Attachments**

Exhibit 1- CAM#19-0687 and Original Proposed Projects/Revised Proposal

Exhibit 2- Revised Scope of Work for 735 NW 10<sup>th</sup> Terrace

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Prepared by Rachel Williams, Housing and Community Development Manager

Charter Officer: Chris Lagerbloom, ICMA-CM, City Manager