



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**CRA BOARD MEETING**

**#25-0405**

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

**FROM:** Rickelle Williams, CRA Executive Director

**DATE:** April 15, 2025

**TITLE:** Resolution Approving CRA Funding in the Amount of \$500,000 for Lateral Sewer Connections for Infill Housing in the CRA Area; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions – **(Commission Districts 2 and 3)**

**Recommendation**

Staff recommends the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners pass a resolution approving \$500,000 in CRA funding to support lateral sewer connections for infill housing development across the Northwest-Progresso-Flagler Heights (NPF) CRA Redevelopment Area; authorize the Executive Director to execute any and all related instruments; and delegate authority to the Executive Director to take certain actions.

**Background**

The revitalization of the CRA Redevelopment Area and the development of affordable housing projects has revealed an infrastructure challenge with many of the CRA's developable properties lacking water and lateral sewer connections to the City's water and wastewater system. In the past, the City's Public Works Department managed and financed these connections. However, this practice has ceased, leaving infill development contractors responsible for the installation costs to tie into the City's water and sewer mains within the public right-of-way and restoring the street pavement once installation is complete.

The costs associated with installing these connections may range from approximately \$25,000 to up to over \$60,000 per property depending on existing conditions such as the depth of the connection. This may place a financial strain that contractors cannot absorb without jeopardizing the affordability and feasibility of these projects. As an example, a copy of a private engineering contractor's quote for providing sewer lateral connection and the necessary street restoration for a CRA housing infill site at 1524 NW 4 Street is attached as Exhibit 1.

Based on the expected cost per property, the requested funding will provide for seven (7) to ten (10) CRA-owned infill lots to be connected to the City's wastewater system.

For residential infill properties, which have an average sales price ranging from \$285,000 to \$350,000, this infrastructure gap risks undermining the affordability of homes intended to benefit low to moderate-income families.

Many of the vacant lots transferred to the CRA by the City for affordable infill housing remain without proper connections, complicating redevelopment efforts and leaving these lots underserved. The CRA has identified the need to address this issue promptly and is working with Public Works to utilize experienced City-approved contractors specifically licensed for this work. The CRA will pay the Public Works department for the cost of installing lateral sewer connections.

The proposed funding will directly encourage and support the revitalization of the entire CRA redevelopment area by addressing infrastructure. It will ensure that affordable housing remains viable for low to moderate-income families by upgrading lateral sewer connections to meet City standards. At its meeting of November 12, 2024, the NPF CRA Advisory Board unanimously recommended approval of this item. A copy of the approved minutes is attached as Exhibit 2 and the resolution is attached as Exhibit 3.

#### 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 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. The Redevelopment Plan will help preserve and expand the supply of affordable housing and provide improvements to enhance the overall environment and improve the quality of life.

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 Regional Activity Center (RAC) should be encouraged.

#### Resource Impact

Funding in the amount of \$500,000 is available in the account listed below.

| <i>Funds available as of March 27, 2025</i> |  |                             |                                  |                                     |           |
|---|--|-----------------------------|----------------------------------|-------------------------------------|-----------|
| ACCOUNT NUMBER                              | COST CENTER NAME<br>(Program)          | CHARACTER/ ACCOUNT<br>NAME  | AMENDED<br>BUDGET<br>(Character) | AVAILABLE<br>BALANCE<br>(Character) | AMOUNT    |
| 20-347-9100-541-60-<br>6599-P12507          | NPF Streetscape<br>Improvement Project | Capital Outlay/Construction | \$2,500,000                      | \$916,636.70                        | \$500,000 |

**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, We Are Prosperous, and We Are United

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.

**Attachments**

Exhibit 1 - Contractor's Quote for Providing Sewer Lateral Connection to CRA Housing Infill Site

Exhibit 2 - NPF Redevelopment Advisory Board Meeting Minutes, dated November 12, 2024

Exhibit 3 - Resolution

Prepared by: Eleni Ward-Jankovic, CRA Housing and Economic Development Manager  
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