



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

**#24-1010**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** January 7, 2025

**TITLE:** Resolution Waiving the Formal Bid Requirements of City Code Section 2-181, Waiving the Requirement to Restrict the use of SHIP Funds under the Rental Development Strategy for “gap” Financing, and Waiving the Requirement for a Minimum Contribution from the Participant under the Local Housing Assistance Plan (LHAP), and Approving an Award of \$278,600 to Fort Lauderdale Community Development Corporation Under State Housing Initiatives Partnership (SHIP) Program - **(Commission District 3)**

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**Recommendation**

Staff recommends the City Commission adopt a Resolution waiving the Formal Bid Requirements of City Code Section 2-181, and waiving the requirement to restrict the use of SHIP funds under the Rental Development Strategy for “gap” financing, and waiving the requirement for a minimum contribution from the participant under the City’s State Housing Initiatives Partnership Local Housing Assistance Plan, and approving an award in the amount of \$278,600 to Fort Lauderdale Community Development Corporation in accordance with the terms and conditions under the Rental Rehabilitation Loan Agreement, in substantially the form attached.

**Background**

Fort Lauderdale Community Development Corporation, a qualified Community Housing Development Organization (CHDO), has submitted a request for \$278,600 in SHIP Funds for the renovation and restoration of six (6) rental properties (Exhibit 1). This loan is repayable in full at the end of fifteen (15) years with zero percent interest.

A copy of the proposed loan agreement can be found in Exhibit 2.

A CHDO is a private nonprofit, community-based organization that has staff with capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, capacity and experience. A CHDO eligible activity includes rehabilitation of rental housing.

This request meets program guidelines of the 2022-2025 approved SHIP Local Housing Assistance Plan (Exhibit 3) under the Rental Development Strategy which awards funds for rehabilitation of affordable rental units up to a maximum award of \$100,000 per unit. This request is within the maximum award.

The City Commission has the authority to waive the formal bid requirements of Section 2-181 pursuant to its authority under Section 2-176 (e) (17) of the City’s Code of Ordinances. The City Commission may also waive the requirement to restrict the use of SHIP funds under the Rental Development Strategy for “gap” financing and the requirement for a minimum contribution from the participant. SHIP funds are intended to provide “gap” funding for projects and the CHDO should contribute a minimum of 10% of the rehabilitation construction costs for the scope of work. In this instance, the SHIP funds represent 100% of the funds to cover the costs and the CHDO is not contributing its 10%. Upon adoption of the Resolution, these are requirements are being waived by the City Commission.

**Resource Impact**

There will be a fiscal impact to the city in the amount of \$278,600. Funding for this item is contingent upon the approval of the Consolidated Budget Amendment CAM # 24-1167.

<b>Funds available as of 12/23/2024</b>					
<b>ACCOUNT NUMBER</b>	<b>PROJECT NAME (Program)</b>	<b>ACCOUNT/ ACTIVITY NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-130-9300-559-80-8004-23SHPI	SHIP FY22-23 Program Income	Grants & Aids / Program Income	\$50,000	\$27,450.29	\$128,444.49
10-130-9300-559-80-8004-23SHEHR	SHIP FY22-23 Emergency Home Repair	Grants & Aids / Additional Funds	\$267,800	\$267,800.00	\$132,695.35
10-130-9300-559-80-8004-25SHPI	SHIP FY24-25 Program Income	Grants & Aids / Program Income	\$ 50,000	\$50,000.00	\$ 17,460.16
<b>TOTAL AMOUNT →</b>					<b>\$278,600.00</b>

**Strategic Connections**

This item is a FY 2024 Commission Priority, advancing the Housing Accessibility 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, group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

**Related CAM**

CAM #24-1167

**Attachments**

Exhibit 1 - FLCDC Solicitation letter

Exhibit 2 - SHIP Program Rental Rehabilitation Loan Agreement

Exhibit 3 - 2022-2025 SHIP Local Housing Assistance Plan

Exhibit 4 - Resolution

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Prepared by: Avis Wilkinson, Assistant Manager, Housing & Community Development

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