



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

#24-1008

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 the 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 \$175,622.76 to Broward County Minority Builders Coalition, Inc. Under State Housing Initiatives Partnership (SHIP) - **(Commission District 3)**

Recommendation

Staff recommends the City Commission adopt a resolution waiving the formal bid requirements of City Code Section 2-181, waiving the requirements 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 (SHIP) Local Housing Assistance Plan, and approving an award in the amount of \$175,622.76 to Broward County Minority Builders Coalition, Inc. in accordance with the terms and conditions under the Rental Rehabilitation Loan Agreement, in substantially the form attached.

Background

Broward County Minority Builders Coalition Inc., a Community Housing Development Organization (CHDO), submitted a request for \$175,622.76 to rehabilitate a four-unit property located at 812 NW 15th Terrace, Fort Lauderdale, Florida (Exhibit 1).

The four units are dedicated for persons at or below 80% of the Area Median Income (AMI) and fulfill an objective of the SHIP program. The SHIP Rental Rehabilitation Loan Agreement is provided as Exhibit 2. This loan is repayable in full at the end of fifteen (15) years with zero percent interest.

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 (LHAP) included as Exhibit 3. The request is eligible under the Rental Development Strategy of the LHAP. The strategy awards funds for rehabilitation of affordable rental units up to a maximum of \$100,000 per unit. This request is within the maximum award allowance for four units.

The City Commission has the authority to waive the formal bid requirements under Section 2-181 pursuant to its authority under 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%. It is requested that the 10% contribution be waived by the City Commission.

Resource Impact

There will be a fiscal impact to the city in the amount of \$175,622.76. Funds are available in the SHIP FY 23/24 account listed below.

<i>Funds available as of 12/24/2024</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-80-8004-24SHNC	SHIP FY23-24 New Construction – Home Ownership	Grants & Aids / Additional Funds	\$275,913.20	\$275,913.20	\$175,622.76
TOTAL AMOUNT →					\$175,622.76

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.

Attachments

Exhibit 1 - MBC Solicitation Letter and Scope of Work

Exhibit 2 - SHIP Program Rental Rehabilitation Loan Agreement

Exhibit 3 - 2022-2025 SHIP Local Housing Assistance Plan (LHAP)

Exhibit 4 - Resolution

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

Acting Department Director: Alfred G. Battle Jr., Development Services Department