



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

FROM: Susan Grant, Acting City Manager

DATE: July 2, 2024

TITLE: Motion Rejecting Single Proposal for Developer for HOME-ARP Non-Congregate Shelters, Request for Proposals (RFP) Event No. 235 - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission reject the single proposal submitted by Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. in response to Request for Proposals (RFP) Event No. 235 for Developer for HOME – ARP Non-Congregate Shelters.

Background

The City has received HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds for the acquisition and development of a non-congregate shelter (HOME-ARP NCS) for individuals and families that meet one of the Qualifying Populations defined in the U.S. Department of Housing and Urban Development Notice CPD-21-10. This activity may include the construction of new structures or the acquisition and/or rehabilitation of existing structures (such as motels, nursing homes, or other facilities) to be used as HOME-ARP NCS. Non-congregate shelters provide private units or rooms as temporary shelter to individuals and families and do not require occupants to sign a lease or occupancy agreement.

On January 5, 2024, RFP No. 235, was issued seeking qualified and experienced developer to acquire, develop, and operate a Non-Congregate Shelter (NCS). Only one (1) firm submitted a proposal despite several extensions and market outreach efforts to encourage other firms to submit proposals.

During the bid analysis and due diligence process to determine responsiveness and responsibility of proposer, Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc., staff findings were as follows:

- 1) The proposed structure for Non-congregate shelter did not meet the requirements of the RFP;
- 2) The Project Development Schedule was for a different solicitation and project development (CHDO Development of Multi Family Senior Rental Housing); and
- 3) The Financial Analysis (Project Cost) was primarily for a different solicitation and project development (CHDO Development of Multi Family Senior Rental Housing).

As a result, the proposal submitted by Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. is non-responsive. Staff recommends rejecting the single proposal and resoliciting the project.

Disadvantaged Business Enterprise is not a requirement for this solicitation.

Resource Impact

There is no fiscal impact associated with this item.

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 and We Are United.

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, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Attachments

Exhibit 1 – Solicitation

Exhibit 2 – H.O.M.E.S., Inc. Proposal

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