



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

FROM: Susan Grant, Acting City Manager

DATE: November 7, 2024

TITLE: Motion Approving An Allocation of Community Development Block Grant (CDBG) for Broward County Habitat Community Housing Development Corporation with Joinder and Consent by Habitat for Humanity Broward, Inc Not to Exceed \$482,000 - (**Commission District 3**)

Recommendation

Staff recommends the City Commission, by motion, approve an allocation of CDBG funds not to exceed Four Hundred Eighty-Two Thousand \$482,000, to help offset unanticipated costs that have occurred in the preparation to construct Habitat BBI Village project, and authorize the City Manager to execute agreements and associated documents relating to this action.

Background

On December 19, 2023, via CAM #23-1215, the City Commission adopted a resolution approving an Affordable Housing Development Agreement and Assumption of Liability and Hold Harmless Agreement between the City of Fort Lauderdale and Habitat for Humanity Broward, Inc for the development of twenty (20) townhouse units for affordable homeownership.

On February 20, 2024, via CAM #24-0132 City Commission approved a Funding Agreement with the Broward County Habitat Community Housing Development Corporation (“CHDO”) with joinder and consent by Habitat for Humanity Broward, Inc, in the amount of \$1,520,872.63 as gap financing for the development and construction of twenty (20) affordable townhomes for homeownership. This approval will result in a cumulative award of \$2,002,872.63 for this project.

After the execution of the Funding Agreement, Habitat proceeded with the process of obtaining the various permits needed to begin construction including a Broward environmental review and a Surface Water Management (SWM) permit. The SWM permit presented unexpected challenges. On February 21, 2024, the County issued comments requiring the retention of water from a 100-year, 3-day storm on site. This requirement necessitated a structural assessment of an existing masonry wall, which was ultimately deemed insufficient. As a result, the project team had to revise the site drawings to include

the reconstruction of the wall. The project will incur additional costs for the structural assessment of the existing wall, revision of site plans to include a new wall, demolition and removal of existing masonry wall and construction of the new wall to meet today's Surface Water Management standards.

Resource Impact

There will be a fiscal impact in the amount of \$482,000. There is no General Fund impact, the project will be grant funded.

Source:

Funds available as of September 12, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-108-9300-554-80-8004-18CDTBD	CDBG 17-18 Unassigned TBD	Grant and Aids / Additional Funds	\$106,293.82	\$106,293.82	\$106,293.82
10-108-9300-554-80-8004-20CDTBD	CDBG 19-20 Unassigned Ent TBD	Grant and Aids / Additional Funds	\$161,017.31	\$161,017.31	\$ 14,490.88
10-108-9300-554-80-8004-20CDPI	CDBG Program Income 19-20	Grant and Aids / Additional Funds	\$199,433.67	\$199,433.67	\$199,433.67
10-108-9300-554-80-8004-23CDTBD	CDBG 22-23 Unassigned Ent TBD	Grant and Aids / Additional Funds	\$161,781.63	\$161,781.63	\$161,781.63
TOTAL AMOUNT ►					\$482,000.00

Use:

Funds available as of September 12, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-108-9300-554-80-8001-18CD2737	CDBG FY17-18 BBI Village / Habitat Project	Grant and Aids / Program Funds	\$0.00	\$0.00	\$106,293.82
10-108-9300-554-80-8001-20CD2737	CDBG FY19-20 BBI Village / Habitat Project	Grant and Aids / Program Funds	\$0.00	\$ 0.00	\$213,924.55
10-108-9300-554-80-8001-23CD2737	CDBG FY22-23 BBI Village / Habitat Project	Grant and Aids / Program Funds	\$0.00	\$0.00	\$161,781.63
TOTAL AMOUNT ►					\$482,000.00

Strategic Connections

This item is a FY 202 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*.

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.

Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

Exhibit 1 – Executed Participation Agreement

Exhibit 2 – Letter Requesting Additional Funds and Quotes

Exhibit 3 – Amendment to Participation Agreement

Prepared by: Rachel Williams, Housing & Community Development Manager

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