



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#13-0558

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

FROM: Lee Feldman, ICMA-CM, City Manager

DATE: April 16, 2013

TITLE: Resolution Declaring The City's Intent to Enter Into A Lease With Broward
County Minority Builders Coalition, Inc.

Recommendation

It is recommended the City Commission adopt a resolution declaring its intention to lease two properties to Broward County Minority Builders Coalition, Inc. (BCMBC), a Florida not for profit corporation qualified as an Internal Revenue Code Section 501 (c) (3) corporation. BCMBC will be responsible for all costs associated with the maintenance, management and upkeep of the following City owned residential units:

- (1) 1145 NW 5th Avenue, Fort Lauderdale, FL (*duplex*)
- (2) 1200 NW 3rd Street, Fort Lauderdale, FL (*triplex*)

A copy of the request from BCMBC is attached as **(Exhibit 1)**.

The properties being transferred contain affordable housing units that must be occupied by individuals / families that must meet the Department of Housing and Urban Development's (HUD) definition of a low to moderate income individual or household. The City does not lease or manage residential property, and is transferring the property in question to a local non-profit organization that works with low-income individuals to provide housing opportunities. Because the City must rent the housing units to low-to moderate income individuals or families and the Minority Builders of Broward County works with low- to moderate income individuals, it city staff's opinion that partnering with a local non-profit to lease the units to the population that must be served is a good strategy and serves the best interests of the City. The City will lease the property to BCMBC, who in turn will lease the units to eligible housing clients, and as the property manager will handle the day to day property management and ensure meets all Federal and State housing program requirements that apply.

The lease term with BCMBC requires an annual payment to the City of \$1 per year, per unit and it includes a 5 year term with an option to extend for an additional 5 years.

Background

BCMBC is a 501(c)(3) nonprofit corporation founded in 1971 and located in the City of Fort Lauderdale. BCMBC's mission is to enhance the construction industry in Broward County by ensuring the active participation of highly capable minority and women-owned businesses (M/WBEs) in contracting, and by expanding the opportunities for highly skilled citizens to join the local construction labor force. BCMBC offers programs that include: The Home Touch Program provides carpentry, plumbing electrical and other emergency home improvements to preserve health and safety and to correct code violations in owner occupied homes of persons 60 years or older; and a Community Improvement Program which assists with improving and maintaining owner occupied housing to correct code violations, prevent further deterioration, and stop the loss of energy and infiltration of outside elements.

The City owns two multi-family properties, a duplex (1145 NW 5 Ave) (**Exhibit 2**) and a triplex (1200 NW 3 Street) (**Exhibit 3**), which have been recently rehabilitated using Community Development Block Grant (CDBG) funds. The properties were rehabilitated with the intention that they would provide rental opportunities for low to moderate income families. BCMBC provided project management services to the contractors that completed the rehabilitation of both properties. The triplex has received its Certificate of Occupancy (CO) and the CO for the duplex is imminent.

Section 8.13 of the City's Charter (*leases to civic and charitable organizations*) permits this action. See (**Exhibit 5**).

Resource Impact

There will be no negative impact to the City as a result of this lease agreement.

Attachment(s): Exhibit 1 Letter from BCMBC
 Exhibit 2 Parcel 1 – BCPA data sheet
 Exhibit 3 Parcel 2 – BCPA data sheet
 Exhibit 4 – Proposed Resolution
 Exhibit 5 – Section 8.13 of the City Charter

Prepared by: Jonathan Brown, Housing & Community Development Manager

Department Director: Greg Brewton, Sustainable Development