



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

#24-0166

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

FROM: Greg Chavarria, City Manager

DATE: January 23, 2024

TITLE: Resolution Authorizing the City Manager to Execute a Workforce Housing Incentive Agreement with Andrews Apartments LLC - **(Commission District 4)**

Recommendation

Staff recommends the City Commission adopt a Resolution Approving a Workforce Housing Incentive Agreement with Andrews Apartments LLC and authorizing the City Manager to execute the Workforce Housing Incentive Agreement together with all ancillary or subsequent documents necessary and incidental to the administration of the agreement.

Background

On August 22, 2023, the Development Services Department made a presentation outlining how city ad valorem tax revenue could be used to provide an incentive to affordable housing developments. At that meeting, with feedback from the City Commission, the Affordable/Workforce Housing Ad Valorem Tax Reimbursement Program was used to develop an incentive program towards the development of affordable housing units in projects that are unable to use CRA resources or funding through the Affordable Housing Trust Fund to make projects financially viable.

On October 3, 2023, a resolution was adopted to create the Affordable/Workforce Housing Ad Valorem Tax Reimbursement Program. In addition, at the October 3rd meeting the City Commission approved an application from Affiliated Development for The ERA as City Commission Resolution #23-232. The ERA is a mixed-income, mixed-use project in the South Andrews Regional Activity Center. As proposed the project will consist of an eight-story building with 400 new housing units, ground-level commercial and amenity space, a parking garage, and infrastructure improvements to support the project. The development received site plan approval on December 20, 2023. Affiliated Development has a proven track record of success in real estate development. The company has developed over 2,600 apartment units from Fort Lauderdale to West Palm Beach.

A copy of the Workforce Housing Incentive Agreement is attached as Exhibit 1.

Resource Impact

There will be no fiscal impact associated with the proposed action.

Strategic Connections

This item is a *2024 City Commission Priority Housing Accessibility*.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Ensure a range of affordable housing options

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community, and We Are Prosperous*.

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.

Attachments

Exhibit 1 - Workforce Housing Incentive Agreement

Exhibit 2 - Resolution

Prepared by: AI Battle, Deputy Director - Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department