



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0132

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

FROM: Greg Chavarria, City Manager

DATE: February 20, 2024

TITLE: Motion Approving a Funding Agreement for Broward County Habitat Community Housing Development Corporation with Joinder and Consent by Habitat for Humanity Broward, Inc for the Construction of Twenty (20) Affordable Residential Townhouse Units for Homeownership by Low to Moderate Income Families - (**Commission District 3**)

Recommendation

Staff recommends the City Commission approve a funding agreement, in substantially the form attached, 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. Funding will be used as gap funding for the development and construction project of twenty (20) affordable residential townhouse units known as “BBI Village” for low to moderate income families.

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.

Pursuant to a Project Services Agreement between the CHDO and Habitat for Humanity of Broward County, Inc. (“HFHB”), bearing an effective date of July 1, 2023, which is attached to this CAM as “Exhibit 5” and incorporated hereto as if fully stated herein, the CHDO will transfer all public sector funds to HFHB, including all funding from the City, and HFHB will perform all required work to complete the construction for the twenty (20) affordable residential townhome units for qualified low-income residents in the City. HFHB has reviewed the terms and conditions of the proposed funding agreement between the City and the CHDO, and consents to all said terms and conditions and wishes to join in the proposed Agreement.

The need for affordable housing for low-income households continues to be a challenge in the City. Habitat will construct BBI Village, an affordable, energy-efficient 20-unit

townhome Community between Powerline Road and NW 19th Street in the 33311-zip code area (Exhibit 1). Homeownership opportunities will be provided to families with a household income that does not exceed 80% of the area's median income (AMI). The location map is attached as Exhibit 2.

The \$1,520,872.63 for this contract is comprised of HOME Investment Partnerships Funds (HOME Funds) and State Housing Initiatives Partnership (SHIP) (Exhibit 3). These funds will be provided to Habitat to aid in the construction of the units. Homeowners will benefit as the value of the fund will be passed on to the homeowner as purchase assistance secured by a restrictive covenant.

Resource Impact

There will be a fiscal impact in the amount of \$1,520,872.63. There is no General Fund impact, the project will be grant funded.

Funds available as of January 10, 2024					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-108-9300-554-80-8004-19HMPI	HOME PROGRAM INCOME 2018-19	Grant Services / Additional Funds	\$45,540.62	\$45,540.62	\$45,540.62
10-108-9300-554-80-8004-20HMCHDO	HOME CHDO SET ASIDE FY 19-20 IDIS #2499	Grant Services / Additional Funds	\$94,601.00	\$94,601.00	\$94,601.25
10-108-9300-554-80-8004-21HMCHDO	HM2021 - HOME CHDO SET-ASIDE	Grant Services / Additional Funds	\$107,930.55	\$107,930.55	\$107,930.55
10-108-9300-554-80-8004-22HMCHDO	HM2122 - HOME CHDO SET ASIDE	Grant Services / Additional Funds	\$207,153.00	\$207,153.00	\$207,153.00
10-108-9300-554-80-8004-22HMPA	HM2122 - HOME PURCHASE ASSISTANCE	Grant Services / Additional Funds	\$150,000.00	\$150,000.00	\$146,868.76
10-108-9300-554-80-8004-23HMTBD	HOME UNASSIGNED TBD FY22-23	Grant Services / Additional Funds	\$587,672.20	\$587,672.20	\$418,778.70
10-130-9300-559-80-8004-22SHNCHO	SHIP FY 21-22 NEW CNSTRN HM OWNERSHIP	Grant Services / Additional Funds	\$700,000.00	\$700,000.00	\$500,000.00
TOTAL AMOUNT ►					\$1,520,872.63

Strategic Connections

This item advances *2024 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 - CAM 23-1215

Exhibit 2 - Location Map

Exhibit 3 - Funding Agreement

Exhibit 4 – Broward Habitat Service Agreement

Prepared by: Rachel Williams, Housing and Community Development Manager

Director: Christopher Cooper, AICP, Development Services Department