



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING**

#26-0043

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Rickelle Williams, CRA Executive Director

DATE: January 20, 2026

TITLE: Resolution Approving Modifications to the Central City Community Redevelopment Area Residential Façade and Landscaping Incentive Program and Renaming it the Residential Enhancement Program - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve modifications to the Central City Community Redevelopment Area (CCCRA) Residential Façade and Landscaping (RFL) Program and authorize renaming the program to the Residential Enhancement Program (REP).

Background

On November 1, 2022 and May 2, 2023, the CRA Board approved the adoption of a modified version of the Northwest-Progresso-Flagler Heights Community Redevelopment Area RFL Program (CAM #22-0707) for the CCCRA and delegated authority to the Executive Director to approve awards and execute all documents related to the program (CAM #23-0362).

The CCCRA RFL Program was designed to enhance neighborhood character and sense of place by supporting public-facing improvements that strengthen a property's curb appeal and overall community cohesion. The program offered up to \$5,000 for painting and landscape beautification for detached, single-family homesteaded properties, and up to \$2,500 for investor-owned residential properties. Once an application was approved and an agreement executed, applicants were required to submit three (3) cost estimates, followed by a pre-work inspection to document existing conditions. The pre-work inspection was conducted by CRA staff who were joined by the property owner and the owner-selected contractor. Upon completion of the improvements, CRA staff performed a final inspection and issued reimbursement to the property owner. To date, staff has processed sixteen (16) applications, of which eleven (11) have received funding for completed improvements totaling \$52,595. The remaining five (5) applications did not advance in the process due to failure to submit the required cost estimates; however, these applicants will have the opportunity to reapply under the revised program.

The Central City Redevelopment Advisory Board (CCRAB) reviewed and discussed proposed modifications to the RFL Program at its meetings on March 5, 2025 and April 21, 2025. CCRAB's discussions focused on strategies to improve low program participation, including increasing the funding award levels, reductions in the number of required cost estimates, and revisions to the program's list of eligible and non-eligible improvements. CCRAB reached consensus to retain the existing eligibility structure, which provides funding up to 100% (not to exceed \$10,000) for homesteaded properties and up to 50% (not to exceed \$5,000) for investor-owned residential properties. The approved CCRAB meeting minutes documenting these discussions, along with the revised Residential Enhancement Program description, are provided as Exhibit 1 and Exhibit 2. Based on these discussions, CCRAB unanimously approved recommending the following program modifications to the Community Redevelopment Agency Board of Commissioners:

CCRAB Meeting	Motion	Vote
March 5, 2025	Increase the maximum award amount to up to \$10,000.	Unanimous
April 21, 2025	Allow owner-occupied two (2) to four (4)-unit multi-family properties under the same [program] parameters	Unanimous
April 21, 2025	Increase the program limit from \$5,000 to \$10,000, while maintaining the same funding structure.	Unanimous
April 21, 2025	Allow prior RFL applicants to re-apply for up to \$5,000 for improvements not previously funded.	Unanimous
April 21, 2025	Expand eligible improvements to include all previously non-eligible items except for tree removal and backyard landscaping; clarify that front-yard fencing (superficial only) and exterior lighting affixed to the building and landscaping are eligible.	Unanimous

Staff recommends approval of the program modifications as endorsed by the CCRAB, including renaming the program to the Residential Enhancement Program. The renaming aligns the program name with the Northwest-Progresso-Flagler Heights (NPF) CRA Residential Enhancement Program (CAM #25-0947), which was approved by the CRA Board of Commissioners on December 2, 2025. This alignment ensures consistency in program naming across redevelopment areas while allowing for tailored eligibility criteria that reflect the unique characteristics of each area.

In addition to the aforementioned program changes, it is recommended that the number of required cost estimates is reduced from three (3) to one (1) per improvement type. Reducing the number of required estimates addresses the challenges experienced by prior applicants who were unable to complete their improvements due to difficulties obtaining the previously required three (3) estimates.

Program Objective

The objective of the CCCRA Residential Enhancement Program is to improve the visual landscape of the CCCRA area, strengthen pride in ownership, and support the enhancement of residential neighborhoods by providing assistance to eligible property types for exterior home painting and front-yard landscape improvements.

Award Guidelines

Eligible properties include detached, homesteaded single-family residences and select owner-occupied multi-family properties containing two (2) to four (4) units located within the Central City residential core area. Homesteaded and owner-occupied properties may receive financial assistance in an amount up to, but not to exceed, \$10,000. Investor-owned or tenant-occupied residential properties may receive financial assistance in an amount up to, but not to exceed \$5,000. Returning applicants from the previous RFL Program may qualify for funding for new eligible improvement items not previously covered, in an amount up to, but not to exceed, \$5,000.

Application and Approval Process

Property owners must submit a complete application package, including a right-of-entry and liability waiver agreement (Exhibit 3). A cost estimate from a licensed and insured contractor is required for each improvement type. The application and supporting documentation are reviewed by staff and must be approved by the CRA Executive Director prior to the commencement of any improvements.

Payment for completed improvements shall be contingent on inspection and sign-off by staff to verify that the work has been completed in a satisfactory manner. Payment and/or reimbursement is limited to approved eligible improvements in accordance with program guidelines. The following conditions apply:

- Award(s) are a one-time benefit per property, duplicate funding is restricted in future years.
- Returning applicants under the previous RFL Program may reapply to the new program for new eligible items only and are eligible for funding assistance not to exceed \$5,000.
- The CRA will reimburse up to 100% of improvement cost, not to exceed \$10,000, for homesteaded or owner-occupied detached single-family homes and multi-family residences consisting of two (2) to four (4) units.
- The CRA will reimburse up to fifty percent (50%) of the improvement cost, not to exceed \$5,000, for investor-owned or renter-occupied detached single-family detached homes and multi-family residences consisting of two (2) to four (4) units.
- The Executive Director or CRA Manager, reserves the right to waive the eligibility requirements and allow multi-family properties that consist of (5) or more units. The property must also have a need for painting and landscaping upon CRA inspection.

- The legal property owner, as listed on the deed, must be the applicant and is required to execute all program agreements. Tenants are not eligible to apply; however, they may encourage the property owner to submit an application. Only one (1) application per household will be accepted.

Consistency with the Central City CRA Community Redevelopment Plan

Section A., titled “Purpose”, recommends several strategies and programs to address conditions of the neighborhood and needs of its residents and property owners. Specifically, under the “Housing Strategy”, the plan emphasizes the conservation of existing housing.

The Central City Residential Enhancement Program is used to improve the visual character of residential properties, strengthen pride in ownership, and supports property values throughout the redevelopment area. Accordingly, the program encourages physical improvements that enhance the neighborhood and contribute to an improved quality of life for area residents.

Resource Impact

There is a fiscal impact to the CRA in the amount of \$150,000 in Fiscal Year (FY) 2026.

Funds available as of January 8, 2026					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER / ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
20-121-1521-552-40-4203-CRA092609	Residential Façade and Landscaping CC Program FY26	Other Operating Expenses/Redevelopment Projects	\$200,000	\$200,000	\$150,000
TOTAL AMOUNT ►					\$150,000

Strategic Connections

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Public Spaces and Cultural initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

Attachments

Exhibit 1 – March 5, 2025, and April 21, 2025, CCRAB Approved Meeting Minutes

Exhibit 2 – Residential Enhancement Program Description

Exhibit 3 – Residential Enhancement Program Application & Agreement

Exhibit 4 – Resolution

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