



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

**#21-0047**

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

**FROM:** Chris Lagerbloom, ICMA-CM, Executive Director

**DATE:** March 2, 2021

**TITLE:** Motion Approving Funding for the Continuation and Expansion of the Pilot Program in the Northwest-Progresso-Flagler Heights Redevelopment Area in Collaboration with Rebuilding Together Broward County, Inc. in the amount of \$300,000; Authorizing the Executive Director to Negotiate and Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 3)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners approve funding for the continuation and expansion of the Pilot Program in collaboration with Rebuilding Together Broward County, Inc. (RTBC) in the amount of \$300,000; authorizing the Executive Director to negotiate and execute any and all related instruments; and delegating authority to the Executive Director to take actions necessary to consummate this transaction.

**Background**

On December 17, 2019, the CRA Board approved a motion for a one-year Pilot Program with Rebuilding Together Broward County, Inc. (CAM #19-1181). RTBC is a non-profit organization that works in collaboration with the community, volunteers, skilled tradesmen, and companies to improve the lives and living conditions of low-income homeowners through home repairs and improvements.

RTBC services are provided primarily to families with young children, seniors, veterans, people with disabilities, and victims of disaster, and are offered at no cost to homeowners. Their goal is to eliminate unsafe and deplorable living conditions for low-income homeowners and to revitalize and stabilize vulnerable neighborhoods and communities, as well as to transform neighborhoods into vibrant places, and to restore pride, dignity, and hope in the community.

Throughout the Pilot Program, RTBC provided minor home repairs, painting, and landscaping services to homes located in the NPF-CRA area and the Historic Dorsey Riverbend neighborhood. RTBC worked directly with the Historic Dorsey Riverbend Civic

Association to identify and select homes in need of repairs and improvements as well as those with safety concerns, specifically targeting the homes of low-income senior citizens. Improvements included minor internal and external repairs, external painting, and the installation of low maintenance landscaping free of cost. This Pilot Program has proved to be very successful and popular amongst area residents. So far, twenty-one (21) homes have participated in this Program and there is currently a long waiting list.

A copy of the location map; RTBC program description; before and after photos of RTBC projects; NPF-CRA advisory board minutes of November 10, 2020; the agreement with RTBC; and the CRA Application are attached as exhibits 1 through 6. NPF-CRA staff recommends the continuation of this program in the Historic Dorsey Riverbend neighborhood in collaboration with RTBC.

RTBC's focus is the assessment of the entire home and its services are home specific. In addition to painting and landscaping, RTBC will also address life/safety issues, code violations, and structural matters (i.e. leaks, plumbing, the installation of smoke alarms, electrical, and the trimming of large branches and bushes in preparation for hurricane season, etc).

#### Program Guidelines

Properties eligible under the Pilot Program include single-family, owner-occupied residential homes or family-owned rentals (i.e. the owner of the property has entered into a long-term arrangement with a family member at below market rental rates). RTBC will work with the NPF-CRA to inform residents about the Program. RTBC will accept applications and select the homes that need improvements with input from the area civic association.

RTBC will select all contractors and procure the building materials at a reduced cost for each eligible home. This takes the burden off the homeowners, which primarily consist of senior citizens. The NPF-CRA will provide up to \$5,000 to RTBC per property for painting, landscaping, life/safety issues, code violations and structural matters. There is no income eligibility requirement to qualify for \$5,000.00. The Executive Director or his designee has the discretion to approve funding above \$5,000 to assist with life/safety and code violations issues but not to exceed \$100,000.00 without CRA Board approval. The household median income for any recipient cannot exceed 160% of area median income as adjusted for family household size. If the CRA contribution for repairs exceed \$5,000, then the homeowner shall be required to execute a note and mortgage and agree to reside on the property for a minimum of seven (7) years. If they violate the residency requirement, then the homeowner shall be required repay a pro rata portion of the forgivable loan.

#### Consistency with the NPF-CRA Community Redevelopment Plan

Section 8.C., titled "Other City and CRA Government Functions - CRA Incentives and Programming," provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time. In essence, this Pilot Program is a new incentive under the Section 8.C. and is considered a residential

rehabilitation program.

A major component of the redevelopment strategy for the NPF-CRA is the revitalization of the residential neighborhoods. Expansion of the Pilot Program with Rebuilding Together Broward County, Inc. will preserve and improve the housing stock in the Redevelopment Area by addressing code violations and life/safety issues relating to structural integrity, electric, plumbing, roofing, windows and AC/Heating. The Program is consistent with the NPF-CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment and to improve the quality of life in the area.

**Resource Impact**

There is a fiscal impact to the CRA in the amount of \$300,000 in Fiscal Year 2021 in the accounts listed below.

<i>Funds available as of February 19, 2021</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
119-CRA092106-4203	Residential Rehab Program FY 21	Other Operating Expense/Redevelopment Projects	\$300,000	\$300,000	\$300,000
				<b>TOTAL AMOUNT ►</b>	\$300,000

**Strategic Connections**

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

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community
- Objective: Enhance the City’s identity through public art, well-maintained green spaces, and streetscapes
  
- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services

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

**Attachments**

- Exhibit 1 - Location Map
- Exhibit 2 - Rebuilding Together Broward County, Inc. Program Description
- Exhibit 3 - Before and After Photos of RTBC Projects
- Exhibit 4 - Funding Agreement

Exhibit 5 - NPF-CRA Advisory Board Approved Minutes of November 10, 2020  
Exhibit 6 - CRA Program Application

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