



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#23-0428

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

FROM: Greg Chavarria, City Manager

DATE: June 6, 2023

TITLE: Motion Approving Agreement with Broward County Community Development Corporation, Inc. d/b/a Broward Housing Solutions (BHS) to Award HOME-ARP Funds in the Amount \$1,071,215.00 for the Development of a HOME-ARP Affordable Rental Housing Project - (**Commission Districts 1, 2, 3 and 4**)

Recommendation

Staff recommends the City Commission approve an Agreement with Broward County Community Development Corporation, Inc. d/b/a Broward Housing Solutions (BHS), in substantially the form attached, to award HOME-ARP funds in the amount of \$1,071,215 for the development of a HOME-ARP Affordable Rental Housing Project and to authorize the City Manager to execute all documents necessary and incidental with this HOME-ARP Affordable Rental Housing Project, including any extensions, if necessary.

Background

On April 28, 2021, the City was awarded FY 2021 HOME-ARP funds in the amount of \$2,589,019. These funds must be used for qualifying individuals or families with the following criteria: homeless, at-risk of being homeless, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, human trafficking, or other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability, and veterans and families with a veteran family member that meet one of the preceding criteria.

The city hosted three public meetings to receive input from the community members and stakeholders. Community input led to the development of a HOME-ARP plan that was approved by HUD, attached as Exhibit 4. The Plan included Development of Affordable Rental Housing as an action item.

On January 9, 2023, the Procurement Services Division issued Request for Proposals (RFP) 20 – Developer for HOME-ARP Affordable Rental Housing Project.

On February 14, 2023, the RFP closed with a total of two (2) firms submitted proposals:

1. Broward Housing Solutions (BHS)
2. Sistrunk Apartments, LLC

Disadvantaged Business Enterprise (DBE) is not a requirement for this project.

On February 27, 2022, the Evaluation Committee met to evaluate the proposals. The firms were ranked based on the evaluation criteria shown in the table below:

Evaluation Criteria	Weight (%)
Approach to Scope inclusive of an understanding of the HOME-ARP Program Guidelines for rental must demonstrate evidence compliance with attachment H	35
Organizational Experience, Financial Capacity and Prior Experience Working with Federal Funding	30
Leveraging Resources and Financing Plan	25
References	10
TOTAL	100

The Committee deemed the proposal from Sistrunk Apartments non-responsive, the requirement to attend either of the two (2) scheduled pre-proposal conferences was not satisfied, per section 1.3 of the solicitation. The response from Broward County Community Development Corporation, Inc. d/b/a Broward Housing Solutions met all the requirements of the solicitation and was deemed the most responsive and responsible bidder.

The Evaluation Committee recommends the City Commission award a contract to Broward County Community Development Corporation, Inc. d/b/a Broward Housing Solutions in the amount of \$1,071,215.00 in HOME-ARP funds for the development of a HOME-ARP Affordable Rental Housing Project to house up to eighteen (18) program qualifying individuals who are homeless or at risk of being homeless.

Resource Impact

There is no known fiscal impact associated with this action to the General Fund but there will be a fiscal impact in the FY 2020-2021 HOME-ARP funds of \$1,071,215.

<i>Funds available as of May 3, 2023</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-108-9300-554-80-8001-22HMARP	Housing Grant Operations	Grants & Aids/ Program Funds	\$2,589,019.00	\$1,588,692.70	\$1,071,215.00
TOTAL AMOUNT ►					\$1,071,215.00

Strategic Connections

This item is a 2022 *Top Commission Priority*, advancing Homelessness and Housing

Opportunities.

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 - Solicitation

Exhibit 2 - Broward Housing Solutions Proposal

Exhibit 3 - Rental Development Participation Agreement

Exhibit 4 - HOME-ARP Plan

Prepared by: Rachel Williams, Housing and Community Development Manager, Development Services
Paulette Hemmings Turner, Procurement Specialist, Finance
Matthew Eaton, Senior Administrative Assistant, Finance

Department Director: Christopher Cooper, Development Services
Linda Short, Finance