



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

**#24-0286**

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

**FROM:** Greg Chavarria, Executive Director

**DATE:** May 7, 2024

**TITLE:** Public Hearing Accepting the Proposal of Housing Opportunities, Mortgage Assistance and Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. for Development of an Affordable Multi-Family Senior Rental Housing Project that would include the Donation of Fort Lauderdale Community Redevelopment Agency Property at 1210 NE 5<sup>th</sup> Terrace; Authorizing the Executive Director to Execute Any and All Related Instruments; and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission District 2)**

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**Recommendation**

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners hold a Public Hearing and approve a Resolution accepting the proposal of Housing Opportunities, Mortgage Assistance and Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. for the development of an affordable multi-family senior rental housing project on CRA owned property at 1210 NE 5<sup>th</sup> Terrace (Property ID 4942 34 03 1890) that would include the donation of the property. The property is legally described as: Lots 29, 30 and 31, Less the North 10 Feet, Block 113, PROGRESSO, according to the Plat thereof, as Recorded in Plat Book 2, at Page 18, of the Public Records of Miami-Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida.

**Background**

On May 18, 2021, the City Commission adopted Resolution No 21-98 designating certain properties for affordable housing under the provisions of Section 166.0451 Florida Statutes. On August 17, 2021, the City Commission approved Resolution 21-158 declaring its intent to convey certain residential City-owned properties for affordable housing in the Northwest-Progresso-Flagler Heights and Central City Community Redevelopment Areas to the Community Redevelopment Agency, setting a public hearing date of October 5, 2021. On November 2, 2021, the Community Redevelopment Agency accepted the instruments of conveyance for seven residential properties from the City of Fort Lauderdale for affordable housing which included 1210 NE 5<sup>th</sup> Terrace in the Central City Community Redevelopment Area. The properties were conveyed by the City to the CRA on January 18, 2022. A Location Map and Broward County Property Appraiser information on the property is attached as Exhibit 1.

On August 25, 2023, the City of Fort Lauderdale (City) in cooperation with the CRA issued an Invitation For Proposals from Certified Community Housing Development Organizations (City of Fort Lauderdale RFP # 37) for development of an affordable multi-family senior rental housing project at 1210 NE 5<sup>th</sup> Terrace. The City receives State Housing Incentive Program (SHIP) funding annually for the development and preservation of affordable housing. The City-approved Local Housing Assistance Plan allows the City to award SHIP funds to developers of new or renovated rental units and the City is making SHIP funds available for this project. A copy of the Solicitation is attached as Exhibit 2.

On November 27, 2023, the RFP closed with a total of three (3) firms responding:

1. Broward Housing Solutions (BHS)
2. Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc.
3. Synergy Technologies LLC

However, Broward Housing Solutions (BHS) and Synergy Technologies LLC did not upload a proposal, and therefore were deemed not responsive, resulting in a single responsive proposal from Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. The proposed multi-family senior rental housing project will provide affordable housing for up to eighteen (18) program qualifying individuals. A copy of the proposal from H.O.M.E.S., Inc. is attached as Exhibit 3.

On December 12, 2023, the Evaluation Committee established by the City met to evaluate the proposal from Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. to ensure it met the evaluation criteria.

The firm was evaluated based on the evaluation criteria shown in the table below:

Evaluation Criteria	Weight (%)
Organizational Experience, Qualification and Financial Capacity	30
Approach to Project Scope and an understanding of the SHIP Program Guidelines for Rental Properties	20
Multi- Senior Rental Housing Development Plan	20
Leveraging Resources	15
References & Past Performance	15
<b>TOTAL</b>	<b>100</b>

The proposal from Housing Opportunities, Mortgage Assistance and Effective

Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc. met all the requirements and the Evaluation Committee is recommending that the City Commission approve an Agreement with Housing Opportunities, Mortgage Assistance and Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc., and provide \$400,000 in SHIP funds for this multi-family senior rental housing project, with the property at 1210 NE 5<sup>th</sup> Terrace donated by the CRA. The City Commission Agenda item for this action is on May 7, 2024, City Commission Consent Agenda as CAM 24-0291.

The project was presented to the Central City Redevelopment Advisory Board on February 7, 2024. A copy of the minutes of the February 7, 2024, Central City Redevelopment Advisory Board meeting is attached as Exhibit 4. A copy of the Donation Agreement for the property at 1210 NE 5<sup>th</sup> Terrace is attached as Exhibit 5.

#### Consistency with the Central City Community Redevelopment Plan

Under Florida Statutes, one of the powers necessary to carry out and effectuate the purposes and provisions of the CRA plan is the acquisition of property within a slum area or blighted area by purchase, lease, option, gift, grant, bequest or other voluntary method of acquisition, and disposition of any property acquired in the community redevelopment area. One of the principals of the Central City plan is to utilize vacant lots for infill housing and it is recommended that the CRA attract private developers to undertake projects in the CRA area. For the purpose of the redevelopment plan, community redevelopment includes undertaking activities or projects for the prevention of slum and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly.

#### Resource Impact

There is no fiscal impact to the CRA associated with this action.

#### Strategic Connections

This item is a FY 2024 Commission Priority, advancing the Housing Accessibility initiative.

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

- The Housing Focus Area, Goal 2: Enable housing options for all income levels

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.

**Related CAM**

#24-0291

**Attachments**

- Exhibit 1 – Location Map and Broward County Property Appraiser Information
- Exhibit 2 – Solicitation (City of Fort Lauderdale RFP # 37)
- Exhibit 3 – Proposal - Housing Opportunities, Mortgage Assistance & Effective Neighborhood Solutions, Inc. d/b/a H.O.M.E.S., Inc
- Exhibit 4 – February 7, 2024, Central City Redevelopment Advisory Board Approved Minutes
- Exhibit 5 – Commercial Contract and Addendum to Commercial Contract
- Exhibit 6- Resolution

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