



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#25-0102**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** May 6, 2025

**TITLE:** Motion Approving an Award of State Housing Initiatives Partnership  
(SHIP) Funding to Oasis of Hope Community Development Corporation  
Inc. for New Construction-Homeownership - \$700,000 - (**Commission  
District 3**)

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**Recommendation**

Staff recommends the City Commission approve an award in the amount of \$700,000 in State Housing Initiatives Partnership (SHIP) funds to Oasis of Hope Community Development Corporation Inc. and authorize the City Manager to execute all documents associated with this funding award.

**Background**

Oasis of Hope Community Development Corporation, a City-approved Community Housing Development Organization (CHDO), has submitted a proposal requesting \$700,000 in SHIP funding. These funds will provide gap financing for the construction of seven (7) affordable homes for homeownership by low- to moderate-income families earning up to 140% of the Area Median Income (AMI). Three (3) of the homes will be built at 606 NW 15<sup>th</sup> Terrace, 638 NW 14<sup>th</sup> Way, and 624 NW 15<sup>th</sup> Avenue, respectively. The remaining four (4) homes will be part of a townhouse development at 641 and 637 NW 14<sup>th</sup> Avenue.

The homeownership project is currently in the permitting stage. The SHIP funding awards for FY 2021-2022 are within the maximum award amount per housing unit specified in each fiscal year's Local Housing Assistance Plan (LHAP): \$100,000 per unit for FY 2021-2022 (Exhibit 3).

Approval of this project will advance the Commission's priority of expanding housing accessibility. It will also ensure the expenditure of 2021-2022 SHIP funds according to the approved extension granted by the State of Florida to spend SHIP funds within a specific deadline from the date the funding was made available to the City (Exhibit 4).

**Resource Impact**

There will be a fiscal impact to the City in the amount of \$700,000, made available through SHIP.

<i>Funds available as of 4/16/2025</i>					
ACCOUNT NUMBER	PROJECT NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-130-9300-559-80-8004-22SH-TBD	SHIP FY21-22 NEW CNSTRN HM OWNERSHIP	Grant Service / Additional Funds	\$264,945.98	\$264,945.98	\$264,945.98
10-130-9300-559-80-8004-23SHNC	SHIP FY21-22 NEW CONSTRUCTION	Grant Service / Additional Funds	\$604,001.30	\$604,001.30	\$435,054.02
				<b>TOTAL ►</b>	\$700,000.00

**Strategic Connections**

This item is a FY 2025 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.

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, housing for low-income, very low-income, and moderate-income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

**Attachments**

Exhibit 1 – Oasis of Hope CDC Solicitation Letter & Proposal

Exhibit 2 – SHIP CHDO New Construction- Homeownership Participation Agreement

Exhibit 3 – Amended 2019-2022 SHIP Local Housing Assistance Plan (LHAP)

Exhibit 4 – Florida Housing Finance Corporation Approved Extension for 2021-2022

Prepared by: Rachel Williams, Housing and Community Development Manager, Development Services Department

Acting Department Director: Porshia L. Garcia, Development Services Department