



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#17-0131

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

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: February 7, 2017

TITLE: Motion to Approve CRA Housing Rehabilitation Assistance for Antonia Bailey

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve a Housing Rehabilitation Incentive, not to exceed \$90,000, for Antonia Bailey and delegate authority to the Executive Director to execute all necessary documents and instruments.

Background

This file was originally presented to the Northwest Progresso Flagler Heights (NPF) Community Redevelopment Agency (CRA) Advisory Board on November 16, 2016. This item was discussed and deferred for additional information.

On January 9, 2017, staff presented this file to the NPF CRA Advisory Board with updates. The updates included the following:

- Property comparables in the area
- Estimated value after rehabilitation

This request requires an exception to the current program guidelines for two reasons:

- The Rehabilitation Assistance Program is for homesteaded properties; however, since this property is uninhabitable in its current state, it is not homesteaded. Ms. Bailey currently lives with her father, directly across the street from the property.
- The Rehabilitation Assistance Program contemplated costs not exceeding \$75,000. This request exceeds that amount because in order to complete the construction of the property.

Housing and Community Development (HCD) explored using federal funds to complete the project; however, it would have required an environmental assessment and a

process to procure the contractors for the work performed on the site prior to the start of construction.

The property is located diagonal to the *Henry property site on NW 4th Street in Sweeting Estates*. The Henry property site is owned by the CRA and staff is working toward issuing a request for proposal (RFP) to develop the site as part of the CRA's residential infill lot program. If the home is not completed, it will continue to remain in a blighted condition and negatively affect the appraisal of homes to be constructed.

If the rehabilitation request of Ms. Bailey is approved, CRA staff will work with the City Attorney's Office to develop a rehabilitation agreement, mortgage and note that is consistent with the rehabilitation agreements, mortgages and promissory notes used for rehabilitation clients in HCD.

Resource Impact

Funds for this program in the amount of \$90,000 are available in the Fiscal Year 2017 Budget in the account listed below.

Funds available as of January 27, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	PAYMENT AMOUNT
119-CRA091706-4203	Residential Rehabilitation Forgivable Loans Program	Redevelopment Projects/Operating Subsidies	\$450,000	\$450,000	\$90,000
PURCHASE TOTAL ►					\$90,000

Strategic Connections

This item is a *Commission Annual Action Plan* priority, included within the Policy Agenda, advancing the Northwest Progresso Flagler Heights CRA – Capital Improvements and Housing strategy.

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, ports and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.
- Initiative 1: Evaluate and expand our existing portfolio of business attraction Incentives.

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

Attachments

Exhibit 1 – NPF CRA Advisory Board Application Package

Exhibit 2 – NPF CRA Advisory Board Meeting Minutes

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community
Redevelopment Agency

Executive Director: Lee R. Feldman, ICMA-CM, City Manager