



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

**#19-0040**

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

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

**DATE:** January 8, 2019

**TITLE:** Motion to Approve Changes in Infill Housing Process

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**Recommendation**

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve changes to the process used by the Fort Lauderdale CRA for infill housing development on CRA property in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA).

**Background**

On April 19, 2017, the Community Redevelopment Agency Board of Commissioners approved an Infill Housing Process for CRA Property on vacant scattered sites purchased from the City of Fort Lauderdale (Exhibit 1). The 55 sites were purchased from the City in an "As Is" condition with the CRA responsible for all costs necessary to clear title defects that existed on these properties in order to make them available to end users with marketable title. The CRA has completed the process of clearing title defects on most of the properties and is now prepared to move forward with issuing a Request for Proposals (RFP) to secure developers to implement housing the projects.

The current Infill Housing Process limits no more than two parcels to any single developer with a total of only 10 lots made available under an RFP. Staff recommends that this process be changed with the CRA issuing an RFP for all CRA available lots that were purchased for infill housing. Staff further recommends that the CRA be allowed to select up to five qualified developers initially providing up to five lots each and make up to an additional five lots available to those developers that are able to quickly construct and sell their homes.

A change to the process is also requested regarding the homebuyer restrictions. Currently, all properties require the maximum household income of individuals who are allowed to purchase the homes be capped not to exceed 160% of the Area Median income (AMI) and they must occupy the home as their primary and homesteaded residence. \$45,000 in purchase assistance under the CRA Purchase Assistance Program is also available to all eligible buyers.

It is requested that these requirements be changed. Homebuyers will still need to occupy the home as their primary and homesteaded residence. However, they will not be income restricted, so their income can exceed 160% AMI. For those buyers that do not exceed 160% AMI, the CRA can offer CRA Purchase Assistance based on funding availability. Since the CRA is making the land available to developers at no cost, this benefit must be passed on to the homebuyer to lower the purchase price and a 7-year subordinate forgivable mortgage will be placed on the property to recapture the initial land value if sold within seven years.

The homes must have at least two bedrooms with two full baths, with preference given to homes having three or four bedrooms and more than two baths. In addition, homes should have the following standard features:

- Minimum 1,500 square feet under air for a two-bedroom home
- Covered patio and porch
- One car garage or better
- High efficient central air
- Wood cabinets
- Double stainless steel kitchen sink
- Ceramic tile or better in entryway, kitchen and baths
- Full appliance package including energy efficient stainless steel side by side refrigerator, range with hood, dishwasher, microwave, washer and dryer
- Carpet in bedrooms
- Walk in closet in master bedroom
- Wiring for alarm system, cable, internet, phone and smoke detectors.
- Mini blinds or better
- Energy efficient plumbing fixtures
- R-30 insulation or better
- Interior knockdown finish with satin paint
- Automated In-ground sprinkler system
- High efficient Impact windows and doors
- Better than minimum landscaping, using native and drought tolerant plants
- Solid concrete driveway or better
- Extended roof warranty
- Builders Warranty

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

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand affordable housing in the entire redevelopment area. The supply of affordable housing will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. It is recommended that the CRA dispose of properties within the redevelopment area that can be immediately utilized to facilitate home ownership opportunities and may enter into agreements with such persons to ensure that the redevelopment occurs.

**Resource Impact**

There is no fiscal impact to the CRA at his time.

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2019* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Goal 6: Be an inclusive community make up of distinct, complementary, and diverse neighborhoods
- Objective 2: Ensure a range of housing options for current and future neighbors.

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

**Attachment**

Exhibit 1 - April 19, 2017 CAM 17-0510 and Approved Minutes

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