



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

**#19-1181**

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

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

**DATE:** December 17, 2019

**TITLE:** Motion Approving Funding of Pilot Project for One Year for Home Repairs and Renovations for Eligible Properties in the Historic Dorsey Riverbend Community, in Partnership with *Rebuilding Together Broward County*, with a Budget of \$255,000 - **(Commission District 3)**

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**Recommendation**

It is recommended that the Fort Lauderdale Community Redevelopment Agency Board of Commissioners (FL CRA) approve a Motion to Fund a pilot project for one year for home repairs and renovations for eligible properties in the Historic Dorsey Riverbend Community, in partnership with *Rebuilding Together Broward County*, with a budget of \$255,000 and to approve the Funding Agreement.

**Background**

A major component of the NPF CRA's neighborhood housing improvement program "is the revitalization of the residential neighborhoods". In this pilot project, the NPF CRA will partner with *Rebuilding Together Broward County* to rehabilitate one quadrant of the Historic Dorsey Riverbend Community. With the assistance and guidance of the Historic Dorsey Riverbend Community Civic Association, homes in need of repair in a particular quadrant will be identified and rehabilitated in a block by block approach. The improvements will include home repairs and renovations and installation of low maintenance landscaping. The services will be free of cost to the homeowners.

*Rebuilding Together Broward County* is a leading national nonprofit organization, creating safe housing, revitalizing communities and eliminating slum and blight in communities. Through their collective efforts of community revitalization, they are able to identify and strengthen the assets already present in the area. The removal of slum and blight is just one component to building a healthy neighborhood. Focusing their efforts in one community, in a block-by-block approach, creates momentum for a neighborhood to be transformed over time. *Rebuilding Together* works to make a sustainable impact in the community by addressing quality of life issues through the provision of critical home repairs and improvements at no cost to the homeowner. *Rebuilding Together* activities have a direct impact on: (1) retention of home ownership and improvement of affordable

housing stock, (2) health, safety and independence of vulnerable populations, and (3) community and neighborhood revitalization.

Every *Rebuilding Together Broward County* project is a product of collaboration. For each project, *Rebuilding Together* recruits skilled labor, materials, and volunteers at a discounted rate or no cost. Each year they work with more than 1,000 volunteers, skilled trades persons and companies who help them provide health, safety and quality of life enhancements for families and homes. Since its inception, *Rebuilding Together Broward* has made immediate, long-term, and significant health and safety repairs to homes, changing the lives of more than 1,200 individuals. The retail value of *Rebuilding Together* services is estimated at more than \$4,000,000 based on financial donations, volunteer labor, and donated materials and supplies offered by dozens of local businesses and companies.

*Re-Build* is a movement to repair homes and revitalize communities across the country. *Rebuilding Together* is accelerating its work to support families with young children, seniors, veterans, people with disabilities and victims of disaster. The goal of the campaign is to transform neighborhoods throughout the country into vibrant places, restoring pride, dignity and hope in the community. *Rebuilding Together* uses a block by block approach, by working with community partners and neighborhoods to improve the lives of individual homeowners, blocks and entire neighborhoods.

### **Objective**

The objective of this pilot program is to improve the visual landscape of the NFP-CRA area, to enhance the pride of ownership and to improve the property values by providing repairing and enhancing the homes and landscapes. The program is now being expanded to the Historic Dorsey Riverbend Community and will be administered and implemented by *Rebuilding Together Broward County*, a nonprofit organization. Community Redevelopment Agency (CRA) staff recommends funding this pilot project for home repairs and renovations in the Historic Dorsey Riverbend Community.

### **Eligible Properties**

The properties eligible for improvements under this program are single-family, owner occupied residential homes or family owned rentals (i.e. the owner of the property has entered into a long-term arrangement with a family member at below market rental rates, not to exceed four contiguous units). The NFP-CRA intends for this program ultimately to be accessible to as many homeowners in the area as possible. Staff anticipates that the average expenditure for each home is approximately \$5,000.00. However, this amount may be exceeded upon inspection of the property and discovery of significant repairs and life safety issues. All homes must be approved by the Area Manager for funding under this pilot program. In most instances, the owner of the property shall not be required to execute any recorded instruments and failure to maintain the property shall be subject to enforcement under the City's code, policies and procedures. In the event approval is given for significant and material repairs to a particular home, the property owner must sign an instrument in recordable form in which they agree to maintain the improvements for a minimum of seven (7) years.

The NFP-CRA will work alongside Rebuilding Together Broward County on this pilot program. The NFP-CRA may provide up to \$7,500 per property in additional funds for external painting and xeriscape landscaping under its Residential Façade and Landscaping Program. Rebuilding Together Broward County will administer the program by selecting contractors and will procure the building materials, tradesmen and volunteers for each eligible home.

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

Section 8.C., titled “Other City and CRA Government Functions – CRA Incentives and Programming,” provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time.

A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunity.

### **Resource Impact**

Funds for this program are available in Fiscal Year 2020 in the account listed below. A pending internal Budget Transfer will increase the available balance to \$255,000 to cover the funds being requested to fund this program.

<b>Funds available as of December 4, 2019</b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/ SUBJECT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
119-CRA092006-4203	Residential Rehab Forgivable Loans FY20	Other Operating/Redevelopment Projects	\$213,000	\$213,000	\$255,000
<b>PURCHASE TOTAL ►</b>					255,000

### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Public Places Focus Area
- Goal 3: Build a healthy and engaging community.
- Objective: Enhance the City’s identity through public art, well-maintained green spaces and streetscapes.

- Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods.
- Objective: Work with partners to reduce homelessness by promoting independence and self-worth through advocacy, housing and comprehensive services.
- Objective: Ensure a range of affordable housing options.
- Objective: Create a continuum of education services and support.

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

#### **Attachments**

Exhibit 1 - November 12, 2019, CRA Advisory Board Workshop Draft Minutes.

Exhibit 2 - Location Map

Exhibit 3 - Photos of *Rebuilding Together Broward County's* Projects

Exhibit 4 - *Rebuilding Together Broward County* Program Description

Exhibit 5 - Funding Agreement

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