



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#21-0531

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: June 15, 2021

TITLE: Public Hearing Approving Donation of Land and the Award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc and Authorizing the Executive Director to Execute the Development Agreements and All Related Documents or Instruments to Take Certain Actions and Providing for an Effective Date - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners hold a public hearing and pass a Resolution to approve a donation of land and the award of the Scattered Site Infill Housing Development Project (RFP Bid # 12385-105) to WWA Development LLC, Fort Lauderdale Community Development Corporation, Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc., and authorize the Executive Director to execute the Development Agreements and all related documents or instruments, to take certain actions and provide for an effective date.

Background

On August 27, 2020, the CRA published a Notice of Intent to accept proposals for development and disposal of 43 CRA-owned properties, previously purchased from the City of Fort Lauderdale (City), located throughout the CRA boundaries for the construction of single-family homes (Invitation for Proposals RFP 12385-105 - Scattered Site Infill Housing). On November 16, 2020, the City of Fort Lauderdale, on behalf of the Fort Lauderdale Community Redevelopment Agency, received proposals for the RFP. A copy of RFP 12385-105 is attached as Exhibit 1. The purpose of the RFP was to seek proposals from qualified and experienced proposers or real estate developers interested in designing, constructing, marketing, financing, and selling single family residences on parcels donated by the CRA to persons who will occupy the residences as their primary residence, pursuant to the Community Redevelopment Plan in accordance with the terms, conditions, and specification contained in the RFP.

The RFP stated that because the land would be available at no cost, this savings is to be passed on to the homebuyer by the Developer by adjusting the sales price of the residences to reflect zero land cost. The RFP also stated that up to five (5) developers would be selected for this project and would receive an initial award of up to five housing sites each with an opportunity to be awarded additional sites based on their performance in constructing and selling homes on the initial awarded properties. These infill housing procedures were approved by the CRA Board in 2019 and provided to the CRA Advisory Board as an informational item on June 9, 2020.

The RFP requested certain standard design features. These included:

- At least two bedrooms and two baths with a minimum 1,500 square feet under air. The CRA preference, however, is for homes having three to four bedrooms and more than two baths.
- Covered patio and porch
- One car garage or better
- High efficient central A/C system
- Wood cabinets
- Double stainless-steel 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, garbage disposal, 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 energy efficient impact windows and doors
- Better than minimum landscaping using native and drought tolerant plants.
- Solid concrete driveway or better
- Extended roof warranty
- Builder's warranty

Submittal requirements were detailed in the RFP including an executive summary, company information and experience, financial information, detailed development cost, project plans, homebuyer information, minority/female participation, and other submittal requirements.

Scoring of the proposals was based on the Evaluation Criteria below, as stated in the RFP, and an RFP Evaluation Committee met on March 18, 2021 to review and score

the proposals. The members of the evaluation committee are listed on Exhibit 12. A mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP. Some proposals were not complete and were missing information and this was also taken into consideration by the evaluation committee members in their scoring.

Weighed Criteria

Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.	20%
Design, Construction and Features.	25%
Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal	35%
Home Sales Price/Affordability	20%
TOTAL PERCENT AVAILABLE:	100%

Each evaluation committee member ranked each proposal by each criterion, giving their first ranked proposal a number 1, the second ranked proposal a number 2, and so on for each criteria. The City Procurement Services Department then tabulated the scores to determine the total combined points, the average points awarded each proposer, and the final ranking. A total of 17 proposals were received. The Evaluation Committee decided to shortlist the top ten proposals. Copies of the top ten proposals are attached as Exhibits 2 through 11. The lowest point score determines the ranking with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This initial ranking was provided to this Advisory Board along with staff recommendation for their review. A complete breakdown of the scoring by the Evaluation Committee is attached as Exhibit 13.

Based on the Evaluation Committee's initial scoring, the ranking of proposers was as follows:

RFP EVALUATION COMMITTEE REVIEW		
RANKING	PROPOSER	TOTAL POINTS
1	D'Angelo Development, Inc. (WWA Development LLC)	5.70
2	Adams Consulting Group, Inc. (Fort Lauderdale CDC)	7.80
3	Gestido Construction, LLC/ Ges Mac Development, Inc.	10.85
4	Lemon City Development, LLC.	11.85
5	Oasis of Hope Community Development Corporation, Inc.	15.10
6	Broward County Minority Builders Coalition, Inc.	21.50
7	United States Association of CDC, Inc.	24.50

8	Neighborhood Housing Services of South Florida. Inc.	24.70
9	East to West Development Corporation	24.90
10	T. Knowles & Associates, LLC.	26.25
11	RJS Construction, LLC	27.05
12	Assured Builders, Inc.	35.80
13	Poinciana Development Group, Inc.	38.00
14	Howard Pro, LLC	43.00
15	Palmetto Homes Of Miami, Inc.	44.00
16	KB Financial Group, LLC	49.00
17	Elite Equity Development, Inc.	49.00

The CRA Advisory Board at their meeting of April 13, 2021 unanimously accepted the ranking of the RFP Evaluation Committee and staff recommendation to negotiate development agreements with the following five top ranked proposers: WWA Development LLC, Fort Lauderdale Community Development Corporation, Gestido Construction LLC/Ges Mac Development Inc, Lemon City Development LLC, and Oasis of Hope Community Development Corporation Inc. The minutes of the April 13, 2021 CRA Advisory Board Meeting are attached as Exhibit 14.

Development summaries including Developer's proposed sales price are as follows:

- WWA Development LLC – Detached single family homes, 5 model options with 3 or 4 bedrooms - 2 or 2 ½ baths and 1 or 2 car garage – 1,543 SF to 1,949 SF under air.
Pricing: \$259,864 - \$296,355
- Fort Lauderdale Community Development Corporation – Detached and attached single family homes, 5 model options with 3 or 4 bedrooms – 2 or 2 ½ baths and 1 or 2 car garage – Approx. 1,500 SF to 2,200 SF under air. Pricing: \$260,650 to \$315,000
- Gestido Construction, LLC/Ges Mac Development, Inc. – Detached single family homes, 4 model options with 3 or 4 bedrooms – 2 baths and 1 or 2 car garage – 1,533 SF to 1,919 SF under air.
Pricing: \$304,990 to \$369,990
- Lemon City Development, LLC – Detached single family homes, 3 model options with 3 or 4 bedrooms - 2 or 3 baths and 1 car garage – Approx. 1,520 SF to \$1,630 SF under air.
Pricing: \$260,000 to \$290,000
- Oasis of Hope Community Development Corporation, Inc. – Detached single family homes, 4 model options with 3 bedrooms - 2 or 2 ½ baths and 1 or 2 car garage – 1,500 SF to 2,100 SF under air.
Pricing: \$259,000 to \$295,000

Increases in the original proposed Purchase Price can be administratively approved by the CRA Executive Director of up to 10% based on documented increases in labor or material cost of construction. The CRA will not transfer CRA property until a close on the project financing. The project must be completed within 2 years of approval by the CRA Board. Developers cannot request additional CRA properties for development until initial properties conveyed to the Developer receive a Certificate of Occupancy and are conveyed to homebuyers. The conveyance of any additional property to the Developer is not an entitlement and requires approval of the CRA Board under a separate agreement. There are an additional sixteen properties that would be eligible for conveyance, and the maximum number of properties that can be awarded to any developer with an additional property conveyance is a total of ten.

Homebuyers are not income restricted and there is no CRA purchase assistance available to homebuyers, however qualified lower income home buyers may seek purchase assistance through the City's purchase assistance program administered by the Housing and Community Development Division and other resources that may be available. All homebuyers are required to reside on the property for a minimum of seven years from the date of occupancy. No leases, license or sale of the property is permitted during the term. If the homebuyer does not reside on the property for the minimum term, then the City, or its successors, shall have the right to recapture the full value of the land as determined by an MAI appraisal at the time of default. The cost of the appraisal is paid for by the homeowner and the homeowner will be required to sign a note and mortgage to memorialize this understanding.

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 within the NPF CRA will continue to be increased through targeted infill development projects. The infill housing programs have already fostered the redevelopment in the Dorsey area through the construction of single-family homes, and this infill program will continue throughout the entire NPF CRA.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2021 Commission Priority*, advancing the Smart Growth initiative.

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

- The Neighborhood Enhancement Focus Area
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Ensure a range of affordable housing options

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

Attachments

Exhibit 1 – RFP #12385-105 – Scattered Site Infill Housing
Exhibit 2 – Proposal – WWA Development, LLC
Exhibit 3 – Proposal - Fort Lauderdale Community Development Corporation
Exhibit 4 – Proposal - Gestido Construction, LLC/Ges Mac Development Inc
Exhibit 5 – Proposal - Lemon City Development, LLC.
Exhibit 6 – Proposal - Oasis of Hope Community Development Corporation, Inc.
Exhibit 7 – Proposal - Broward County Minority Builders Coalition, Inc.
Exhibit 8 – Proposal - United States Association of CDC, Inc.
Exhibit 9 – Proposal - Neighborhood Housing Services of South Florida. Inc.
Exhibit 10 – Proposal - East to West Development Corporation
Exhibit 11 – Proposal - T. Knowles & Associates, LLC.
Exhibit 12 – RFP #12385-105 Evaluation Committee
Exhibit 13 – RFP #12385-105 Evaluation Committee Scoring
Exhibit 14 – April 13, 2021 CRA Advisory Board Approved Minutes
Exhibit 15 – Development Agreement - WWA Development, LLC
Exhibit 16 – Development Agreement - Fort Lauderdale Community Development Corporation
Exhibit 17 – Development Agreement - Ges Mac Development, Inc
Exhibit 18 – Development Agreement - Lemon City Development, LLC
Exhibit 19 – Development Agreement - Oasis of Hope Community Development Corporation, Inc
Exhibit 20 – Resolution

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