



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CRA BOARD MEETING

#21-0941

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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: November 2, 2021

TITLE: Resolution Accepting of the Instruments of Conveyance for Seven Residential Properties from the City of Fort Lauderdale for Affordable Housing, Authorizing Contract with Companies for Appraisal, Title, Survey, Demolition, Site Cleanup and Related Services, Authorizing the Issuance of Request for Proposals for the Development of the Properties, and Authorizing the Executive Director to Execute Any and All Related Instruments and Delegating Authority to the Executive Director to Take Certain Actions - **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the Community Redevelopment Agency (CRA) Board of Commissioners pass a Resolution to accept the instruments of conveyance for seven residential properties from the City of Fort Lauderdale for affordable housing, contract with companies for appraisal, title, survey, demolition, site cleanup and related services, authorize the issuance of Request for Proposals for the development of the properties, and authorize the Executive Director to execute any and all related instruments and delegate authority to the Executive Director to take certain actions.

Background

On May 18, 2021, the City Commission adopted Resolution No 21-98 designating surplus properties for affordable housing under the provisions of Section 166.0451 of Florida Statutes (Exhibit 1) and on August 17, 2021, the City Commission adopted Resolution 21-158 declaring its intent to convey residential City-owned properties to the Fort Lauderdale Community Redevelopment Agency, setting a public hearing date of October 5, 2021 (Exhibit 2). The properties to be conveyed to the CRA consist of:

1. 1210 NE 5 Terrace (Property ID 494234031890)
2. 521 NW 13 Avenue (Property ID 504204060680)
3. NW 7 Place (Property ID 504204180630)
4. 724 NW 15 Way (Property ID 504204280170)
5. 509 NW 20 Avenue (Property ID 504204300410)
6. 1207 NW 2 Street (Property ID 504204200330)
7. 427 NW 20 Avenue (Property ID 504204300960)

A Location Map of the properties and Broward County Property Appraiser Information on the properties is attached as Exhibit 3. On October 5, 2021, the City Commission adopted a Resolution approving the conveyance of seven properties to the CRA (Exhibit 4).

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose. Six (6) of the properties are located in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA), in the Dorsey Riverbend and Durrs neighborhoods, and one (1) of the properties to be conveyed to the CRA is located in the Central City CRA Area, in the Middle River Terrace Neighborhood. They will be conveyed to the CRA subject to a covenant restricting occupancy of the property to households that meet the income guidelines of Section 420.0004(3) of Florida Statutes (Exhibit 5). Four (4) of the properties are vacant land and three (3) of the properties are improved with structures. Four (4) of the seven properties were foreclosed by the City between 2014 and 2019 for unpaid liens and the properties will be conveyed at no cost to the CRA in "As Is" condition. The CRA, however, will be accepting title to the properties subject to all title defects and other adverse matters and conditions that may affect the properties. Transfer from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

The Northwest Progresso Flagler Heights CRA Advisory Board unanimously recommended approval of this item at their meeting of October 12, 2021 (Exhibit 6).

Consistency with the NPF CRA Community Redevelopment Plan

This action is permitted by the NPF CRA Plan as amended under Section 5 of the Community Redevelopment Program and Strategies, where it states that from time to time, the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380 Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, conduct contamination site cleanup and conduct due diligence necessary to stimulate redevelopment in the CRA district.

Consistency with the Central City Area Community Redevelopment Plan

This action is permitted by the Middle River-South Middle River-Sunrise Boulevard (A.K.A. Central City) Community Redevelopment Plan under Section 5 Redevelopment Strategies – Land Acquisition, where it states the one of the activities of the CRA could consider is land acquisition. The Housing and Economic Development Strategies illustrate the significance of owning and controlling land. Once it owns land, the CRA could be poised to strongly encourage development of vacant parcels of land that enhance

livability and promote a strong and stable neighborhood. This action is also permitted under Redevelopment Strategies – Housing Strategy, where it states that the strategy includes the elimination of substandard housing and development of currently vacant and/or defective infill lots.

Resource Impact

There will be an estimated fiscal impact to the Northwest Progresso Flagler Heights Community Redevelopment CRA budget in the amount of \$69,685, and there will be an estimated fiscal impact to the Central City CRA budget in the amount of \$10,031.

Funds available as of October 8, 2021					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
119-CRA092204-4203	Development Incentive Improvement Program FY22	Other Operating Expense /Redevelopment Projects	\$10,913,296	\$10,913,296	\$69,685
119-CRA092208-4203	Commercial Façade Improvement Program FY22	Other Operating Expense/Redevelopment Projects	\$285,020	\$285,020	\$10,031
TOTAL ►					\$79,716

Strategic Connections

This item is a *2021 Top Commission Priority*, advancing the Homelessness and Housing Opportunities 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*.

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

Attachments

Exhibit 1 – Resolution 21-98

Exhibit 2 – Resolution 21-158

Exhibit 3 – Location Map and Broward County Property Appraiser Information

Exhibit 4 – Resolution 21-219

Exhibit 5 – Section 420.0004(3) Florida Statutes

Exhibit 6 – October 12, 2021 Northwest Progresso Flagler Heights CRA Advisory Board
Draft Minutes

Exhibit 7 - Resolution

Prepared by: Bob Wojcik, AICP, CRA Housing and Economic Development Manager
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