



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#26-0621

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: July 2, 2026

TITLE: Resolution Approving a Local Government Area of Opportunity Loan Commitment (LGAO) of \$640,000 for McDowell Housing Partners, LLC's Application to the Florida Housing Finance Corporation for Two (2) Competitive Funding Cycles for Nine Percent (9%) Low-income Housing Tax Credits for Ekos Melrose Manor Affordable Housing Development; and Authorizing the City Manager to Provide a Letter of Commitment and Execute the Florida Housing Finance Corporation's ("FHFC") Local Government Area of Opportunity Funding Form - **(Commission District 3)**

Recommendation

Staff recommends that the City Commission approve a Local Government Area of Opportunity (LGAO) loan commitment of \$640,000 from the City's Affordable Housing Trust Fund (AHTF) to support McDowell Housing Partners, LLC's application to the Florida Housing Finance Corporation (FHFC) for two (2) competitive funding cycles for nine percent (9%) Low-Income Housing Tax Credits for the Ekos Melrose Manor affordable housing development. Furthermore, staff recommends the City Commission authorize the City Manager to provide a Letter of Commitment, in substantially the form attached, and execute the Florida Housing Finance Corporation's Local Government Area of Opportunity Funding Form.

Background

The FHFC's LGAO loan funding program supports the development of affordable housing in High Opportunity areas by providing financial assistance through local government commitments. High Opportunity areas are defined by FHFC as census tracts with strong indicators of community well-being. A tract is designated as a Geographic Area of Opportunity if it meets at least two of the following three (3) criteria:

1. Median Income – The tract's median income is greater than the fortieth (40th) percentile of all census tracts within the county.
2. Educational Attainment – The percentage of adults age twenty-five (25) and older with at least some postsecondary education is above the county median.
3. Employment Rate – The tract's employment rate is greater than the statewide employment rate.

Developers may apply for this funding in partnership with local governments, with applications due to the FHFC on August 12, 2026.

McDowell Housing Partners, LLC ("MHP"), through its single-purpose entity MHP Melrose Manors, LLC, is requesting an LGAO loan commitment from the City of Fort Lauderdale in the amount of \$640,000. This commitment will support MHP's application to the FHFC under RFA 2026-202 for nine percent (9%) Low-Income Housing Tax Credits (LIHTC) to finance a new affordable housing development. The proposal submitted by MHP is attached as Exhibit 1.

The proposed development, Ekos Melrose Manors, is a 110-unit, new-construction affordable housing community located at 2790 W. Broward Boulevard on a 1.2-acre vacant infill site (Folio Nos. 0208010040, 0208010047, and 0208010050) formerly utilized as an automobile repair facility. The proposed development will create twenty-two (22) one (1)-bedroom, thirty-three (33) two (2)-bedroom, and fifty-five (55) three (3)-bedroom units serving households at or below the eighty percent (80%) Area Median Income (AMI). Pursuant to the proposed Resolution, the affordability restrictions for the development will remain in place for a minimum period of fifty (50) years.

To optimize project feasibility and remediate environmental conditions from past automotive operations, the applicant is actively pursuing a Brownfield Site Rehabilitation Designation, which qualifies the project for a ten percent (10%) federal LIHTC basis boost. The project is designed to meet market-rate finish standards, will feature premium interior amenities, and will achieve a Silver level certification under the ICC 700-2020 National Green Building Standard (NGBS).

On May 11, 2026, the Ekos Melrose Manor Development proposal was presented to the City of Fort Lauderdale's Affordable Housing Advisory Committee (AHAC). The AHAC voted unanimously to support the application, as reflected in the meeting minutes attached hereto as Exhibit 2.

McDowell Housing Partners, LLC is requesting that the City execute the Florida Housing Finance Corporation's (FHFC) Local Government Area of Opportunity Funding Form (Exhibit 3) and provide a Letter of Commitment (Exhibit 4) in support of its application for Low Income Housing Tax Credits. Consistent with the proposed Resolution, the City's commitment shall remain available for an award within two (2) FHFC competitive funding cycles commencing on the date of approval by the City Commission.

The City's loan commitment is contingent upon the developer receiving an award of Low Income Housing Tax Credits from FHFC and securing a firm commitment for construction financing from an approved lender.

Resource Impact

Funds for the agreement in the amount of \$640,000 are available in the accounts listed below. If the developer is unsuccessful in obtaining an award of Low-Income Housing Tax Credits from FHFC, no City funds will be disbursed and the committed funds will remain

available in the Affordable Housing Trust Fund. The City’s Affordable Housing Trust Fund is primarily funded through proceeds from the sale of City-owned property and in-lieu of payments received from developers that choose to use the Broward County Land Use Plan affordable housing program to access residential units for development in applicable areas of the City.

Funds available as of June 1, 2026					
ACCOUNT NUMBER	PROJECT NAME (Program)	ACCOUNT/ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-149-3210-554-40-4299	Affordable Housing Trust	Other Operating Expenses/Other Contributions	\$990,000	\$990,000	\$640,000
					\$640,000

Strategic Connections

This item is a FY 2026 Commission Priority, advancing the Bolster Thriving Communities initiative.

This item supports the Press Play Fort Lauderdale 2029 Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

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

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, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
 - Goal 2: Be a community of strong, beautiful, and healthy neighborhoods.

Attachments

- Exhibit 1 – McDowell Housing Partners, LLC Proposal
- Exhibit 2 – AHAC May 11, 2026, Meeting Minutes
- Exhibit 3 – FHFC Local Government Area of Opportunity Funding Form
- Exhibit 4 – Letter of Commitment – Ekos Melrose Manors
- Exhibit 5 – Resolution

Prepared by: Olivette Carter, Housing & Community Development
Assistant Manager, Community Services Department

Department Director: Porshia L. Garcia, Community Services Department