



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

#21-0417

TO: Honorable Mayor & Members
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 18, 2021

TITLE: Public Hearing and Adoption of Resolution Approving the City Affordable Housing Surplus List – **(Commission Districts 2 and 3)**

Recommendation

Staff recommends the City Commission hold a public hearing to review the proposed City Affordable Housing Surplus List, and adopt a resolution approving the final inventory list of City-owned properties allocated for affordable housing.

Background

Florida Statutes 166.0451, disposition of municipal property for affordable housing, requires cities to prepare an inventory list of City-owned property within its jurisdiction which are deemed appropriate for affordable housing every three years. Affordability is defined in terms of the income of the people living in the home. The family must be income eligible in terms of Broward County area median income (AMI), adjusted to family size as indicated in Section 420.9071 of the Florida Statute.

As required by the Statute, City staff identified City-owned surplus properties suitable for affordable housing. The City owns 71 properties which could be declared for surplus. Out of that group, eight (8) properties have been identified for affordable housing based on the following criteria:

- i) City owns the property in fee simple
- ii) Property is zoned for residential or mixed use residential
- iii) Property is located within the Unified Flex Zone District
- iv) Property meets the minimum land size requirements of the Unified Land development Code, or a City planner reviewed the plat to confirm property is large enough for development
- v) Property must be at least 5,000 square feet

In accordance with Florida Statute 166.0451, the City Affordable Housing Surplus List must be reviewed and approved by City Commission before the properties can be marketed for disposition (Exhibit 1). All properties under the City Affordable Housing Surplus List are dedicated for permanent affordable housing according to Florida Statute 166.0451. To dispose the proposed properties for affordable housing three different strategies will be executed:

1) The properties can be declared for surplus under City Charter 8.04 at 75% of the appraised value. Bids tailored for affordable housing will be given priority.

2) The properties can be deeded to the Community Redevelopment Agency (CRA), and the CRA will use a Request for Proposal (RFP) process for affordable housing bids. This process will utilize the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board to award properties.

3) The properties can be declared for surplus under City Charter 8.04 at 75% of the appraised value. Qualified nonprofits and community-based organizations, as identified in the annual Community Housing Development Organization (CHDO) list, will be given priority under this process (Exhibit 3). The CHDO list contains six (6) local nonprofits and community-based organizations with proven record to develop affordable housing projects in the City. Eligible CHDOs can apply through a competitive RFP process for HOME Investment Partnerships Program (HOME) funds from the City's Housing and Community Development Division. HOME funds will be awarded to qualifying CHDOs.

The remaining 63 city-owned surplus properties will also contribute to the City's affordable housing efforts. All proceeds from residential surplus sales and 15 percent of proceeds from non-residential sales will go towards the City's Affordable Housing Trust Fund (AHTF). City staff is researching mechanisms to remediate liens of the eight (8) identified properties, and AHTF funds could be one method to remediate liens if necessary.

Resource Impact

There is no fiscal impact to the City associated with this item at this time.

Strategic Connections

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

This item is a Press Play Fort Lauderdale Strategic Plan 2024 initiative, specifically advancing:

- Internal Support 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 Vision Plan 2035: We Are United*.

Attachments

Exhibit 1 – City Affordable Housing Surplus List

Exhibit 2 – City Affordable Housing Surplus Map

Exhibit 3 – Community Housing Development Organization List

Exhibit 4 – Resolution

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