



Broward County

Legislation Text

File #: 24-169, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment **Division:** Housing Finance Division

Information

Requested Action

MOTION TO AUTHORIZE County Administrator to execute amendments to existing Agreements between Broward County and 1) Habitat for Humanity of Broward, Inc.; 2) Broward County Minority Builders' Coalition, Inc.; and 3) Center for Independent Living of Broward, Inc. (collectively, "Agencies"), implementing the Broward County Housing Finance Division's Owner-Occupied Housing Rehabilitation Programs ("Programs"), to revise the payment terms to allow for partial payments and clarify the project budgets; and to take all necessary administrative and budgetary actions, including but not limited to reinstatements and future amendments that do not impose any additional, material financial impact on the County, subject to review and approval as to legal sufficiency by the Office of the County Attorney.

Why Action is Necessary

Approval of the Broward County Board of County Commissioners ("Board") is required to amend existing agreements.

What Action Accomplishes

Amends the payment terms to allow for partial payments to the Agencies and clarifies the project budgets to include construction rehabilitation costs for each project and exclude fees paid to the Agencies for implementing each project.

Goal Related Icon(s)

- County Commission
- Go Green
- MAP Broward

Previous Action Taken

The Board authorized the County Administrator to enter into the Agreements with the Agencies on March 1, 2022 (Agenda Item No. 9). The Board approved a fee increase to Agencies on December 6, 2022 (Agenda Item No. 21).

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND HOUSING FINANCE DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This Motion supports the County's Value of Collaboration by "building partnerships and working collaboratively with others to meet shared objectives" and the corresponding Goal of Economic

Opportunity with an “emphasis on Broward’s lower and middle class” and “ensuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels.”

On March 1, 2022 (Agenda Item No. 9), the Board authorized the execution of agreements between Broward County and Agencies related to securing direct services to implement the Programs. On December 6, 2022, the Board approved an increase in fees paid to the Agencies per rehabilitation project.

The existing Agreements with the Agencies provide for a single payment to Agencies upon full completion of each project. Given the varied scope of the rehabilitation work and the likelihood of significant delays in discrete portions of each project, the Agencies requested the ability to obtain payment for work completed following the initial inspection, bid, contract award, and the homeowner’s execution of the signed mortgage related to the project. Revising the method of billing and payment to allow for partial payments is anticipated to ease the Agencies’ and contractors’ cash flow constraints caused by material availability or scheduling delays in completing each project. Such situations may arise, for instance, where a contractor completes a major portion of a scope, such as a reroof, but due to supply backorder for impact windows is unable to finish the remainder of the project for many months. The amendment also clarifies that the project budget encompasses the construction rehabilitation costs and excludes fees paid to the Agencies for implementing each project.

Source of Additional Information

Ralph Stone, Director, Housing Finance Division 954-357-5320.

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.