Broward County

Legislation Text

File #: 20-151, **Version:** 1

Broward County Commission Regular Meeting
Director's Name: Henry A. Sniezek
Department: Environmental Protection **Division:** Housing Finance & Comm. Redevelopment

Information

Requested Action

MOTION TO APPROVE Rescinding Conditional Funding Approval of the proposed award of $2,450,000 of Gap Financing for the 8th Avenue Commons Affordable Housing Project in the City of Hallandale Beach, Florida due to the elimination of the project team (Urban Framers Inc. and BHP Community Land Trust Inc. dba the South Florida Community Land Trust) "the Development Team" as presented, evaluated and scored in the Request For Proposal (RFP) process and approved by the Board of County Commissioners (BOCC) at the February 12, 2019, Commission meeting (Item No. 12). **(Commission District 8)**

Why Action is Necessary

An action by the Board of County Commissioners (BOCC) to rescind the proposed award of $2,450,000 is required because the RFP was conditioned on approval of a development agreement between the County and the Development Team.

What Action Accomplishes

Rescind award of $2,450,000 in Gap Financing, reallocating the funds to the Housing Trust Fund.

Is this Action Goal Related

Yes

Previous Action Taken

BOCC approved proposed loan to Urban Framers Inc. and BHP Community Land Trust Inc. dba the South Florida Community Land Trust on February 12, 2019 (Item No. 12), in the amount of $2,450,000 for gap financing for the 8th Avenue Commons project for new construction of 200 affordable rental apartments in the City of Hallandale Beach, Florida.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

This item supports the Board's value: "Offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supportive housing: and the corresponding goal of "Increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies".

On October 1, 2018, a Request For Proposals (RFP) was issued seeking proposals from qualified and responsive firms who could demonstrate the requisite knowledge, experience, technical expertise and organizational and financial capacity to perform the services specified in the RFP, “to construct and/or preserve a minimum 50 affordable multi-family housing units”. On November 16, 2018, the Housing Finance and Community Redevelopment Division received two proposals.

On December 17, 2018, an Evaluation Committee (EC) meeting was held to score and rank the two proposals. The project proposed by Urban Framers Inc. and the BHP Community Land Trust Inc. dba the South Florida Community Land Trust was recommended for funding. On February 12, 2019, the BOCC approved funding of $2,450,000 conditioned on the execution of a development agreement between the County and the Development Team.

Subsequent to BOCC approval on February 12, 2019, Urban Farmers, Inc. and BHP Community Land Trust Inc. dba the South Florida Community Land Trust have advised the County that the Development Team has been eliminated; therefore, the development entity that the BOCC approved no longer exists to execute an agreement. The funding will remain in the Affordable Housing Trust Fund and will be allocated in a future Request for Proposals process.

Source of Additional Information

Ralph Stone, Director, Housing Finance and Community Redevelopment Division, (954) 357-5320

Fiscal Impact

Fiscal Impact/Cost Summary

The agenda item proposes to rescind project award of $2,450,000 and reallocate to the Affordable Housing Trust Fund.