



Broward County

Legislation Text

File #: 24-107, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

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

Information

Requested Action

MOTION TO ADOPT Resolution of the Board of County Commissioners of Broward County, Florida, authorizing the conveyance of certain county-owned parcels of real property to each of the following three nonprofit agencies: 1) Habitat for Humanity of Broward, Inc.; 2) Broward County Minority Builders Coalition, Inc.; and 3) Central County Community Development Corporation, pursuant to Section 125.38, Florida Statutes for the purpose of constructing affordable infill housing, authorizing the County Administrator to execute required documents for such conveyances; authorizing the Broward County Real Property and Real Estate Development Director to execute and process normal and customary closing documents. **(Commission District 8)**

Why Action is Necessary

Board action is required to approve agreements with nonprofit organizations and to convey County owned lands.

What Action Accomplishes

Conveys properties to local nonprofit organizations for the construction of affordable single-family residences and provides predevelopment and purchase assistance funding to assist in the construction and sale of the residences to income qualified buyers.

Goal Related Icon(s)

- ☒ County Commission
- ☐ Go Green
- ☐ MAP Broward

Previous Action Taken

None taken.

Summary Explanation/Background

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

This item supports the Board's Goal of "Ensuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels, including integrated, permanent supportive housing and zoning that helps residents build equity."

The County owns 12 vacant lots within the Central County Community neighborhood of the Broward Municipal Services District (BMSD) that are available for new infill development. On November 6, 2023, the Housing Finance Division issued a Request for Applications (RFA) titled "Development of 12 New Affordable Homes by Nonprofit Organizations." Pursuant to the RFA, each awarded nonprofit organization is to be conveyed up to four lots at no cost and receive up to \$20,000 per lot to apply towards predevelopment costs. Additionally, the County may award home purchase assistance to new home buyers in an amount up to \$80,000 per residence.

The newly developed homes on the lot(s) shall be sold to buyers that meet affordable housing income thresholds and the properties shall be subject to a 15-year affordability restriction. The deeds conveying the parcels to the nonprofits contain a reverter clause allowing for the property to be reverted to the County if the nonprofit fails to construct single-family residences pursuant to the terms of the agreement with the nonprofits.

RFA applications were due on December 8, 2023. Six applications were submitted in a timely manner and accepted for the RFA. All six applications were deemed responsive to the requirements of the RFA. The top three applicants were ranked as follows: 1) Habitat for Humanity Broward, Inc., 2) Minority Builders Coalition, Inc, and 3) Central County Community Development Corporation (see "Exhibit 3" for the Evaluation Committee ranking and the list of all applications submitted).

The Resolution authorizes the County Administrator to enter into an agreement with the top three ranked nonprofit organizations and provides for the conveyance of the lots. Pursuant to Florida Statutes Section 125.38, the Board may convey County owned property to a nonprofit entity organized for the purposes of promoting community interest in such property if not needed for County purposes

Source of Additional Information

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

Fiscal Impact

Fiscal Impact/Cost Summary

As previously stated, in accordance with the RFA, each awarded nonprofit organization may receive up to \$20,000 per lot for predevelopment costs (up to four lots per organization). Additionally, new home buyers may receive up to \$80,000 in home purchase assistance per residence. Capital investments made for the development of 12 new affordable homes will assist in stabilizing the neighborhood and improve property values in the BMSD.