



Monica Cepero, County Administrator

115 S. Andrews Avenue, Room 409 • Fort Lauderdale, Florida 33301 • 954-357-7362 • FAX 954-357-7360

## Agenda

### Pompano Beach Residential District Advisory Board (RAB)

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Emma Lou Olson Civic Center

1801 NE 6th St, Pompano Beach Florida

February 15, 2024, 6:30 PM to 8:30 PM

1. Call Meeting to Order
2. Roll Call
3. Approval of October 9, 2023, Meeting Minutes
4. Election of Officers
5. Residential District Funding Strategies
  - a. Life Safety Home Repair Program
  - b. Paint, Fence and Pavement Program
  - c. New Affordable Housing
  - d. Uniform Procurement Process
  - e. Schedule
6. Unsolicited Proposals Summary
  - a. RTD Construction and Services
  - b. Minority Builders Coalition, Inc.
  - c. Renew NW
  - d. Blanche Ely Estates
  - e. Choices Network Systems/Faith in Florida
7. Informational Item- Streetscape Improvements – NW 6<sup>th</sup> Ave
8. Adjourn Meeting

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)



Resilient Environment Department

**HOUSING FINANCE DIVISION**

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

***POMPANO BEACH RESIDENTIAL ADVISORY BOARD (RAB)***

**SUMMARY MEETING MINUTES**

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East Banquet Room at the Emma Lou Olson Civic Center

1801 NE 6th St, Pompano Beach, FL 33060

Monday, October 9, 2023, | 6:30 PM

Recorded by Amalee Badreddine

**ATTENDANCE**

The attendance sign-in sheet listed the following:

**BROWARD COUNTY STAFF**

Name & Title	Agency
Lisa Wight, Senior Program Project Coordinator	Housing Finance Division (HFD)
Angela Bauldree, Business Manager, Fiscal & Compliance Section	Housing Finance Division (HFD)
Angela Chin, Program & Redevelopment Manager	Housing Finance Division (HFD)
Amalee Badreddine, Administrative Assistant	Housing Finance Division (HFD)
Ralph Stone, Director	Housing Finance Division (HFD)
Mildred Reynolds, Housing & Community Development Supervisor	Housing Finance Division (HFD)
Suzanne Fejes, Assistant Director	Housing Finance Division (HFD)
Rene Harrod, Deputy County Attorney	County Attorney's Office

**POMPANO BEACH RESIDENTIAL ADVISORY BOARD (RAB)**

Present
Mark D. Bogen, Broward County Commissioner District 2, Chair
Lamar P. Fisher, Broward County Commissioner District 4
Robert McKinzie, Broward County Commissioner District 8
Pastor Robert Stanley, Hopewell Missionary Baptist Church, Pompano Beach
Ms. Phyllis Smith, President, Collier City Civic Association, Pompano Beach
Ms. Mary Scofield-Phillips, Push Forward Realty Inc., Pompano Beach
Pastor Gary E. McLamore, Jesus Supernatural Church of Deliverance, Pompano Beach
Mr. Corey Thompson, Community Activist, Pompano Beach

**POMPANO BEACH RESIDENTIAL ADVISORY BOARD (RAB)**

Absent
Pastor Jacques Dumornay, First Haitian Baptist Church, Pompano Beach

**Call To Order**

Chair Bogen called the Pompano Beach Residential Advisory Board (RAB) Meeting to order at 6:31p.m. and conducted the roll call.

**Approval of the July 13, 2021, Meeting Minutes**

It was moved by Mr. Corey Thompson and seconded by Commissioner Fisher to approve the Minutes of the Residential Advisory Board Meeting of July 13, 2021, as submitted. The Motion was passed by a unanimous voice vote.

**Summary of the RAB Duties & Interlocal Agreement Funding Provision**

The Chair addressed the permissible uses of the \$10 million funding stating that the funds must be used to eliminate slum and blight in the Northwest Pompano Beach Residential District. Chair Bogen proposed hiring a group of landscape architecture professionals to devise a plan to beautify Northwest Pompano Beach.

Chair Bogen offered the board members an opportunity to provide their input before opening the discussion for the public to speak.

Mr. Thompson introduced Whitney Rawls, the Chairman of the Housing Authority of Pompano Beach, who explained that they are starting a project in the heart of Northwest Pompano Beach to build 36 new homes and requested the board to allocate some of the funds to assist with the infrastructure cost. The requested amount from the RAB funding would be approximately \$3.5 million.

**PUBLIC COMMENTS**

Following the RAB discussion, the Chair opened the meeting for public comments. Each person was allotted two (2) minutes to express their concerns and/or make recommendations for the use of the funds. A total of fifty-five (55) members from the public attended, fifteen (15) spoke, and expressed their concerns and/or made recommendations to the RAB Members. Recommendations are as follows:

<b>Recommendations</b>	<b>Speaker</b>
No beautification – focus on repair/improving homes	3
Assist Elderly (Repair older homes, safety in community)	3
Rentals	1
No Gentrifying	2
Invest in the people	2
Clean up the streets/help homelessness	1
More regulations on contractors/use housing authority	3

Commissioner Fisher explained that once staff analyzes what was discussed at this meeting, they will schedule another meeting and have motions on the agenda to vote for.

Chair Bogen then concluded that we would give counsel everything discussed and check for legality regarding the usage of funds.

**Next RAB Meeting**

February 15, 2024

**ADJOURNMENT:**

There being no other business to discuss the meeting was adjourned at 8:01PM.

## Election of Officers

The Pompano Beach Residential District Advisory Board (RAB) current Officers:

- Chair- County Commissioner Mark Bogen, District 2
- Vice Chair – County Commissioner Lamar Fisher, District 4

### Broward County Administrative Code 12.140

The Advisory Board shall elect a chair and such other officers as the Advisory Board deems necessary for purposes of managing its activities and bringing direction and leadership to the Advisory Board, each of which shall serve for one (1) year or until his or her successor is chosen, whichever is longer. If so elected, any chair or other officer of the Advisory Board may serve for up to a total of four (4) terms, inclusive of all elected positions, which may include consecutive terms.

## Residential District Funding Strategies

The following is provided to the Pompano Beach Residential District Advisory Board (RAB) as a baseline for discussion and was developed based on feedback from the October 9, 2023, Pompano Beach Residential Advisory Board Meeting. The RAB's responsibility is to provide a ranked list of project(s) and/or program(s) with a proposed allocation of available funding to the County Commission (BOCC) on an annual basis. The recommendations of the RAB are solely advisory and are not binding on the County Commission. The decision to fund, including the amount and duration of funding for any project or program is exclusively at the discretion of the County Commission.

Estimated Remaining Residential District Funding: \$9,000,000 (Subject to final cost of current pilot project)

### **A. Life Safety Home Repair Program:** Suggested Allocation \$6,000,000

1. Available services:
  - Roof repair/replacement (with hurricane straps and fascia)
  - Hurricane windows
  - Doors, garage doors
  - Heating, Ventilation and Air Conditioning (HVAC)
2. Maximum available grant per household: \$50,000
3. Applicant Eligibility: Properties must be homesteaded and cannot exceed \$350,000 value
4. Anticipated number of households assisted: 107
5. Vendor selection subject to procurement
6. Estimated vendor cost: \$6,000 per household, total estimated vendor cost \$642,000
7. Vendor Services: initial inspection, scope of work, contractor selection/bid process, administration of work, final inspection

**STAFF RECOMMENDATION: Motion to approve \$6,000,000 allocation for a Life Safety Home Repair Program with vendor selection through a uniform procurement process administered by the Housing Finance Division (HFD).**

### **B. Paint, Fence and Pavement Program:** Suggested Allocation \$1,000,000

1. Available services:
  - Paint
  - Fence repair/replacement
  - Pavement repair
2. Maximum available grant per household - \$10,000
3. Applicant Eligibility: Properties must be homesteaded and cannot exceed \$350,000 value
4. Anticipated number of households assisted- 88
5. Vendor selection subject to procurement

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6. Estimated vendor cost: \$1,300 per household, Total estimated vendor cost: \$114,400
7. Vendor Services: initial inspection, scope of work, contractor selection/bid process, administration of work, final inspection

**STAFF RECOMMENDATION: Motion to approve \$1,000,000 allocation for a Paint, Fence and Pavement Program with vendor selection through a uniform procurement process administered by HFD.**

### **C. New Affordable Housing – Blanche Ely Estates:** Suggested Allocation \$1,800,000

1. Provide \$50,000 in GAP financing per unit for the 36 income-restricted affordable units
2. Funding provided upon certificate of occupancy for each unit
3. 15-year affordability period required for each home
4. Deadline to enter a funding agreement with the Pompano Beach Housing Authority: December 31, 2024
5. Unused funding will be applied to Home Repair Programs

**STAFF RECOMMENDATION: Motion to approve \$1,800,000 allocation of funding (\$50,000 per unit for 36 units) payable to the Pompano Beach Housing Finance authority upon issuance of certificate of occupancy for the units and conditioned upon execution of a funding agreement between the BOCC and the Pompano Beach Housing Authority by December 31, 2024; failure to execute the funding agreement by the deadline shall redirect the RAB funds to the Life Safety Home Repair Program.**

### **D. Uniform Procurement Process**

The selection of vendor(s) will occur through the Broward County HFD standard procurement process. The procurement process includes the following:

1. Scope of work
2. Solicitation of vendors
3. Proposal evaluations
4. Recommendations to BOCC
5. BOCC Selection
6. Contract(s) execution
7. Initiate construction

*Sample Request For Applications for Home Repair- Supplemental Attachment Agenda Item #5.D*

## **E. Schedule**

1. RAB Recommendation – 2/15/2024
2. BOCC Meeting to consider RAB recommendation- 3/7/2024
3. HFD issues Request for Applications (RFA) - 3/15/2024
4. RFA Submission Deadline- 4/12/2024
5. Evaluation Committee Scoring/Ranking- 4/26/2024
6. Appeal Process – 5/3/2024
7. BOCC approval – 6/4/2024
8. Implementation Period: 18-24 months



**Unsolicited Proposals Summary****A. Life Safety Home Repair Program- RTD Construction and Services**

The program will provide life safety housing rehabilitation assistance for single-family homes located in the City of Pompano Beach NW CRA District. RTD Construction and Services anticipates assisting 100 homes over an 18-month period. Home repairs will be related to health, safety and accessibility and cosmetic improvements/code violations. Requesting a maximum of \$25,000 per unit unless authorized in writing by the County to exceed the cap. Administrative fee shall not exceed 20% of the contract amount per home. Maximum cost for 100 homes is \$3M.

*Full Proposal in Supplemental Attachment Agenda Item # 6.A*

**B. Minority Builder's Coalition, Inc.**

Proposal for home hardening (roof, windows, doors, HVAC and electrical) of up to \$25,000 per home and facade enhancements of up to \$10,000 per home for assistance impacting an estimated 200 homes located in the City of Pompano Beach NW CRA District.

*Full Proposal in Supplemental Attachment Agenda Item # 6.B*

**C. RenewNW- Community Development and Benefits, LLC & H.E.R.S Consulting LLC & Dodie Keith-Lazowick**

Proposal for an allocation of \$3.2M for cosmetic and life safety minor home repair for a minimum of 100 homes and \$2.3M for streetscape beautification to repair swales, plant trees and repair mailboxes on targeted street/avenues within the Pompano Beach NW CRA District. Properties may receive up to \$55,000 per household for improvements through a deferred zero percent interest forgivable loan.

*Full Proposal in Supplemental Attachment Agenda Item # 6.C*

**D. Blanche Ely Estates - City of Pompano Beach Office of Housing & Urban Improvement**

In the initial request received on August 15, 2023, the City of Pompano Beach Office of Housing & Urban Improvement requested approximately \$4M in RAB funding for completion of a joint venture with the Housing Authority of Pompano Beach for the low to moderate income (up to 80% AMI) housing project “Blanche Ely Estates” located in the Pompano Beach Northwest CRA District. Funding would be applied towards paving, grading and drainage for the project, consisting of 36 (for sale) single family units that are part of a land trust.

*Full Proposal in Supplemental Attachment Agenda Item # 6.D*

**E.** Pompano Beach Home Security Funding Proposal- Choices Network Systems/Faith In Florida

Proposal for seniors (55+) to install lighting/security systems for 100 homes in the Pompano Beach Northwest CRA District and provide transportation to medical/dental services. Total funding requested is \$150,000 for security system and \$350,000 for transportation program for a total funding request of \$500,000.

*Full Proposal in Supplemental Attachment Agenda Item # 6.E*

## **Informational Item- Streetscape Improvements-NW 6<sup>th</sup> Ave**

- A. Overview** -The Community Redevelopment Agency and the City of Pompano Beach enlisted Kissinger Design to develop the Tactical Urbanism Plan for NW 6<sup>th</sup> Avenue. The Plan, delivered in May 2023, reviewed site conditions and created an inventory and analysis outlining opportunities and constraints and provide a list of recommended improvements.
- B. Location**- NW 6<sup>th</sup> Avenue from Atlantic Boulevard to NW 15<sup>th</sup> Street
- C. Funding**: Project cost shared between the City and CRA (\$3M currently allocated in CRA budget)
- D. Program Elements**- Hardscape Improvements, fence improvements, utility improvements, landscaping, replace/improve site furnishings, regrading and resodding, lighting, repainting and refinishing, trash cleanup, parking lot development, removal of roundabouts and replacement with 4-way stops.