

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

VIA: Ken Cohen, Acting Town Administrator

FROM/PHONE: Shirley Taylor-Prakelt, Director
Housing & Community Development, 797-1199

SUBJECT: Resolution Adopting

COUNCIL DISTRICT: Townwide - BCHA Programs Benefits all Davie Residents

TITLE OF AGENDA ITEM: A Resolution of the Town of Davie, Florida, authorizing the Mayor to execute an Agreement between the Town of Davie and the Broward County Housing Authority (BCHA) Waiving the Payment In Lieu of Property Taxes (PILOT) in exchange for in-kind services and donations; and providing an effective date.

REPORT IN BRIEF: Pursuant to State Statute 421, the Town historically waives the Payment in Lieu of Property Taxes (PILOT) on the two affordable housing projects owned by the BCHA, in return for in-kind services and donations. Housing Authorities are not-for-profit entities that rely on government subsidies for their operational costs; therefore, municipalities waive PILOT costs as a means of furthering affordable housing opportunities for their residents.

The Housing and Community Development Department has a good working relationship with the BCHA, evidenced by the partnership formed under the "Harmony Village Community Initiative" in Driftwood. The BCHA significantly upgraded all 100 units at Ehlinger Apartments e.g., pressure-cleaned and exterior painting (just completed), new doors, replaced soffits and gutters, new landscaping, repaved driveways and parking areas, and new entrance signage. The central air-conditioning project which was jointly funded by the BCHA and the Town, addressed the number one "quality of life complaint" cited by the residents. The BCHA and the Housing and Community Development Dept. are also working on other plans to physically improve the adjacent area, and improve the quality of life for the residents.

Under the terms of this PILOT Agreement, the BCHA will provide in-kind and related services valued at a minimum of \$40,300, as follows: \$11,700 for housing counseling to 30 Davie residents @ \$390 each; \$15,600 for 1,200 sq. ft. at Griffin Gardens Elderly Housing Complex, for a community room/congregate meals, an arts/crafts room, and a health services area; and \$13,000 for no less than 1,000 sq. ft. of space in Ehlinger Apartments, for a "community room" used for meeting space and to provide rotating social services to the residents.

This Agenda Item was slated to come before the Town Council in late October 2005. Regrettably, Hurricane Wilma blew into Town on 10/24/05. The nature of this disaster and the significant number of Davie resident's permanently and involuntarily displaced, necessitated

that the Housing and Community Development staff give priority to re-housing Davie residents. Thus, this Agreement will be retroactive back to 10/1/05.

PREVIOUS ACTIONS: Reso. 85-119, and Reso. R-99-139

RECOMMENDATION(S): Motion to approve the Resolution.

Attachment(s): Resolution and Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE MAYOR TO RENEW AN AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE BROWARD COUNTY HOUSING AUTHORITY WAIVING PAYMENT IN LIEU OF TAXES (PILOT) IN EXCHANGE FOR SERVICES AND DONATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Broward County Housing Authority (BCHA) owns and operates two projects in the Town of Davie which serve low and moderate income renters; and

WHEREAS, The Housing Authority of Broward County enjoys an excellent working relationship with the Town of Davie and wishes to continue working together as "partners" in providing quality affordable housing to Davie residents; and

WHEREAS, in order to further housing opportunities and affordable rental housing to Davie residents, the Town historically waives the Payment in Lieu of Property Taxes (PILOT) on public housing projects owned and operated by the BCHA, in exchange for the in-kind services and donations provided which have an estimated value of \$40,300+; and

WHEREAS, the current 3-Year Agreement between the Town and the BCHA which provides cultural, civic, recreational and social service programs at Ehlinger Apartments and Griffin Gardens, will expire on September 30, 2005; and

WHEREAS, the Town Council wishes to extend the PILOT Agreement with the BCHA for another the (3) year term which will conclude September 30, 2008.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF DAVIE, FLORIDA:

SECTION 1: The Town Council of the Town of Davie does hereby renew the Agreement between the Town of Davie and the Broward County Housing Authority (BCHA) for the three (3) year period concluding September 30, 2008, and authorizes the Mayor to execute said Agreement, a copy of which is attached hereto .

SECTION 2: This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2006

AN AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE BROWARD COUNTY HOUSING AUTHORITY WAIVING THE PAYMENT IN LIEU OF TAXES (PILOT) IN EXCHANGE FOR IN-KIND SERVICES AND DONATIONS PROVIDED TO THE TOWN OF DAVIE.

WHEREAS, The Housing Authority of Broward County enjoys an excellent working relationship with the Town of Davie and wishes to continue working together as “partners” in providing quality affordable housing to Davie residents; and,

WHEREAS, the BCHA is a “significant partner” in the Town’s Harmony Village Community Redevelopment/Revitalization Initiative” and other projects to enhancing the quality of life for Davie’s lower-income residents; and,

WHEREAS, the BCHA owns and operates Ehlinger Apartments and Griffin Garden Apartments in Davie which serve low- income renters; and

WHEREAS, the BCHA provides donated space and in-kind services at the above projects which is valued at \$40,300+- which includes social service programs at Ehlinger and Griffin Garden Apartments; and

WHEREAS, in return for such in-kind services, the Town historically waives the Payment in Lieu of Taxes (PILOT) on the projects described above; and

WHEREAS, the Town Council wishes to extend the PILOT Agreement with the BCHA for another three (3) year period which will conclude September 30, 2008.

The Town of Davie (Town) and the Broward County Housing Authority (BCHA) hereby agree to the provisions set forth in Articles I and II below.

ARTICLE I

The Housing Authority shall continue to provide to the Town of Davie the following sites, space, materials and services, for social, cultural, civic, and recreational purposes during the period of October 1, 2005 through September 30, 2008.

Housing Counseling Services - The BCHA will continue to provide “Housing Counseling Services” to 30 Davie residents annually, at an average cost of \$390, with a total in kind value of \$11,700; and, will provide periodic reports to the Town’s Housing and Community Development Director on services rendered.

Ehlinger Apartments - 7481 NW 33 Street, Davie, Florida - The BCHA will provide 1,000 sq. ft. of community space with an estimated value of \$13,000. The BCHA will continue its noteworthy “partnership under the Town’s Harmony Village Community Redevelopment/Revitalization Initiative”, as well as other activities designed to enhance the quality of life for Davie Residents.

Griffin Gardens Apartments - 4881 Griffin Road, Davie, Florida - The BCHA will continue to provide the community room for the adult congregate meals, as well as an arts and crafts room and health services area @ 1,200 square feet of donated space with an estimated rental value of \$15,600 annually. This facility will continue to serve residents of Davie other than those residing at Griffin Gardens.

ARTICLE II

The Town of Davie shall waive payment in lieu of taxes for the period of October 1, 2005 through September 30, 2008.

BROWARD COUNTY HOUSING AUTHORITY

TOWN OF DAVIE

Kevin Cregan, Executive Director

Tom Truex, Mayor

Date

Date

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