

ITEM II

12/16/15 DRAFT MINUTES

DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
DECEMBER 16, 2015 – 3:30 P.M.

Cumulative Attendance
May 2015 - April 2016

| <u>Members Present</u> | <u>Attendance</u> | <u>Present</u> | <u>Absent</u> |
|-------------------------------|--------------------------|-----------------------|----------------------|
| Steve Lucas, Chair | P | 8 | 0 |
| Ella Phillips, Vice Chair | P | 8 | 0 |
| Jessie Adderley | A | 6 | 2 |
| Leann Barber | P | 7 | 0 |
| Sonya Burrows (arr. 3:40) | P | 8 | 0 |
| Ron Centamore | P | 7 | 1 |
| Alan Gabriel | P | 5 | 2 |
| Mickey Hinton | A | 3 | 4 |
| John Hooper | P | 7 | 2 |
| Dylan Lagi (arr. 3:50) | P | 7 | 1 |
| Steffen Lue | P | 1 | 0 |
| Dev Motwani | P | 3 | 0 |
| Jacqueline Reed | P | 4 | 1 |
| Scott Strawbridge | P | 8 | 0 |
| John Wilkes | A | 7 | 1 |

Currently there are 15 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Jeremy Earle, Deputy Director, Department of Sustainable Development
Jonathan Brown, Northwest CRA Manager
Sandra Doughlin, DSD/ECR
Bob Wojcik, Planner III
Sharon Ragoonan, Code Compliance Manager
Mona Laventure, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:34 p.m. Roll was called and it was noted a quorum was present.

New Board member Steffen Lue introduced himself at this time. Mr. Lue works with the Dan Marino Foundation and was appointed by City Commissioner Dean Trantalis.

II. Approval of Minutes from November 24, 2015 Meeting

Motion made by Mr. Gabriel, seconded by Mr. Strawbridge to approve [as amended].

Mr. Gabriel requested clarification of the funding amounts listed on p.3 under Item III. Mr. Wojcik advised that \$1,093,709 will come from the CRA, while the Florida Department of Transportation (FDOT) will provide \$1,334,313 for a total of approximately \$2.428 million.

Mr. Gabriel also noted a correction on p.8: the motion should state “the work Mosaic has done to date.”

Vice Chair Phillips stated that the entirety of her comments on p.8 were not included in the November 24 minutes. She directed Staff to add more information from her discussion.

In a voice vote, the **motion** passed unanimously.

III. Quantum at Flagler Village – Request for Streetscape Funding

Chair Lucas noted that this Item has been deferred to the Board’s January 2016 meeting.

The following Items were taken out of order on the Agenda.

VI. CRA Redevelopment Plan Update

Mr. Earle observed that the Board members received copies of the updated CRA Redevelopment Plan via email. The document is virtually unchanged from the Plan the Board recommended for approval in October 2015, with only minor additions and clarifications of language.

Chair Lucas recalled that the Board had requested review of the document before it is presented to the CRA Board and the City Commission for final approval, although this review resulted in a slight delay. If the Board makes a motion in support of the Plan, it will go before the CRA Board on January 20, 2016.

Motion made by Mr. Gabriel, seconded by Ms. Barber, to approve.

Mr. Earle advised that the revised Plan was accompanied by a memo that listed some of the specific changes to the document. These changes include the ability for the CRA to identify a brownfield, address climate change issues, and add public improvements such as lighting, if the need arises and the Board wishes to undertake these projects.

The updated CRA Redevelopment Plan also addresses issues such as transportation and public safety and security initiatives, some of which are listed in the document. New and expanded quality-of-life programs and projects, such as marketing, events and activities, and public enhancements may also be included in the Plan.

Chair Lucas pointed out that the document is intended to ensure compliance, which means it may allow certain types of programs whether or not the Board ultimately decides to fund these programs. Mr. Earle clarified that the updated CRA Redevelopment Plan does not commit or refer to funding for specific programs, but includes catchall language that will allow the Board to fund these items in the future if they so desire.

Ms. Burrows stated that she believed Phase 1 of the update process was intended to address projects the Board has already approved. Mr. Gabriel reiterated that this phase includes language that allows the Board to consider other needs and options that may arise in the future, while Phase 2 of the process will allow the Board to address particular projects and items that they wish to undertake.

In a roll call vote, the **motion** passed 8-4 (Vice Chair Phillips, Ms. Burrows, Ms. Reed, and Mr. Strawbridge dissenting).

V. CRA Updates

Mr. Earle explained that the CRA Update memo provided to the Board is intended to update the Board on various CRA activities that have been underway in the past five to six months. Staff is seeking to create new programs that will stimulate redevelopment within the CRA area. He introduced Jonathan Brown, who will act as the new Northwest CRA Manager. Mr. Brown has served as the City's Housing and Community Development Manager in the past.

Mr. Earle continued that the City's Department of Sustainable Development has gone through significant transition in recent months. Former Northwest CRA Director Al Battle is now a Deputy Director of the Department of Sustainable Development, along with Mr. Earle. The City also has a new Economic Development Manager, Michael Chen, who was introduced at the November Board meeting. The Department has also instituted new internal financial controls for the CRA in addition to the update of the CRA Redevelopment Plan. Staff is working closely with organizations such as the Sistrunk

Historic Council and the Flagler Village Civic Association to inform them of these new controls on how events are funded within the CRA.

a. Economic Development Strategic Framework

Mr. Earle stated that the Economic Development Strategic Framework was approved by the Economic Development Advisory Board, which oversees all economic development initiatives within the City. A copy of the Framework has been provided to the Board for informational purposes. The Framework considers City-wide economic development and includes strategies for retail recruitment within the Northwest CRA.

b. Proposed CRA Incentives

Mr. Earle advised that he will provide the Board with a draft of revised and updated CRA incentives for consideration at the January 2016 meeting. Some of the proposed changes to current programs include providing small business owners with larger grants, through which the business will be asked to pay 20% and the CRA will pay 80%. Businesses will also no longer be asked to pay for improvements first and accept reimbursement at a later time. The revised incentives will allow the CRA to be extremely aggressive in attracting restaurants, retail, and housing, particularly along the Sistrunk Corridor, within the next year.

Mr. Earle moved on to marketing and branding, stating that the Mosaic Group will be a major participant in the marketing and branding efforts for the CRA. They will disseminate information about the revised incentive programs to retailers and developers. Many local businesses are currently unaware of the incentive programs. Programs will be structured specifically for both large- and small-scale developments. These programs will allow the Board greater freedom to approve negotiated agreements, such as infrastructure improvements that will assist developments.

Mr. Earle reviewed other minor changes enacted in recent months, which include a new CRA website, which includes basic information intended to promote economic development. Another change includes the Board's approval of a retail recruitment consultant, Retail Strategies, to work with the CRA in order to promote retail and restaurant development. Retail Strategies will seek to attract businesses to the area, and may work in conjunction with the Mosaic Group as it continues with marketing and branding efforts.

Chair Lucas requested clarification of Retail Strategies' responsibilities. Mr. Earle replied that part of the consultant's contract is a detailed market analysis to be conducted in the first 90 days. This analysis will allow the CRA to understand what they can expect to attract to the area. Once this information has been determined, Retail Strategies will aggressively recruit on a nationwide basis to encourage businesses to come to the CRA.

Vice Chair Phillips stated that she would like to see the Mosaic Group working together with this consultant to ensure both agencies are on the same page. She expressed concern that otherwise there could be duplication of resources.

Ms. Barber added that she hoped the Board will have the opportunity to comment on the Economic Development Strategic Framework. Mr. Earle explained that this document is the result of a process led by the Economic Development Advisory Board (EDAB). He noted that the Board will be able to take items to the EDAB and make recommendations on the Framework.

Mr. Strawbridge commented that an economic plan has already been generated for the CRA by other neighborhood advisory boards, which includes a restaurant district and culinary incubator. He expressed concern that the Economic Development Strategic Framework is based on data collected between 1990 and 1995, which is no longer accurate in many ways. He pointed out that the per capita income within the eastern part of the CRA is four times the per capita income of the western part of the CRA; there are also disparities in household size, which exacerbate the cost burden of residents.

Mr. Strawbridge continued that Fort Lauderdale is one of the most racially segregated cities in Florida, population density is significantly higher in the western CRA than in the eastern portion, and the unemployment and poverty rates are higher within the CRA than throughout the entire city. He did not feel the Economic Development Strategic Framework reflected sufficient knowledge of the conditions within the CRA.

Mr. Earle noted that the Economic Development Strategic Framework is a compilation of various plans the City has conducted over the past seven years, using data that has already been seen in various forms by Staff, the City Commission, and residents. He clarified that the Economic Development Strategic Framework was a Staff effort to compile information from various plans into a single document for review by the EDAB.

Chair Lucas asked if the Board will be able to see these incentives when they are rolled out by the City. Mr. Earle explained that most of the incentives discussed in the Framework fall within the CRA, and will be presented to the Board at the January meeting.

Ms. Barber stated that she would like to see a timetable for deliverables related to the document. She also expressed disappointment that the Board was not asked to provide input on economic development within the CRA, despite their knowledge of and passion for the CRA area. She felt incentives such as innovation zones are focusing on other areas when they could also be used to help the CRA. Mr. Earle advised that the CRA Redevelopment Plan, which was approved earlier in the meeting, is the document that governs activity in the CRA. The Framework was generated by another Board studying the overall issue of economic development in Fort Lauderdale.

c. Code Enforcement Updates

Mr. Earle stated that several Code compliance changes have recently been enacted as well. He introduced Code Compliance Manager Sharon Ragoonan, who reviewed some of these changes as well as changes proposed for the CRA in the future.

Ms. Ragoonan explained that while Code Compliance may be perceived as a regulatory division, they are proposing a new framework that will tie this Department into economic development. By ensuring the standards put into place by the City, Code Compliance can help ensure a thriving economy and continued attraction of people to the various areas of the City, including the CRA.

She distributed a framework document, the Community Beautification Program, which has been issued as a “soft launch” in other parts of the City and will hopefully be implemented within the Northwest CRA. This Program includes a strategy focusing on key areas, including strategic partnerships with businesses and other stakeholders. Another major aspect of the Program is outreach and education, through which Code Compliance will work alongside the Board in making the CRA a more attractive area.

The Community Beautification Program consists of four components:

- Redefining Community Outreach
- Neighborhood Beautification Alliance
- “Leave No Business Behind”
- Special Response Team

Ms. Ragoonan advised that the goal of redefining Community Outreach includes coming up with information that is easier to comprehend by showing how individuals can avoid committing violations. She showed a Code Compliance brochure as an example, pointing out that it is a courtesy notice that educates individuals about how to avoid Code violations through voluntary compliance. Door hangers will also be used to thank individuals who maintain their properties adequately.

The Neighborhood Beautification Alliance, which is already in effect in three neighborhoods within the City, consists of a team of Code Compliance personnel that works with the local neighborhood association. In lieu of having Code Officers conduct neighborhood sweeps, this allows the associations to share the areas of concern in their neighborhoods and develop strategies to mitigate these issues.

Ms. Ragoonan continued that Leave No Business Behind was developed with the Sistrunk Corridor in mind. The intent is to engage the business community and discuss incentives available to them. This will allow Code Compliance to help businesses seek out the resources they need to come into compliance.

The Special Response Team represents a collaborative approach through which Code Compliance partners with other City and County Departments to address situations of genuine blight. She provided photographs from the Northwest 5th Avenue area, where there are not only zoning but environmental and business use issues. These problems require multiple Departments to fully address and maintain the issues using different resources.

Ms. Ragoonan moved on to how the CRA can help address Code issues, noting that Code Compliance is working with Housing and Community Development to help residents access potential resources. Mr. Earle pointed out that the programs are designed to help assist homeowners who cannot improve their properties. This can be incorporated into some of the initiatives outlined broadly in the CRA Redevelopment Plan. He noted that it may require another RFP to identify a company to help with this issue.

Ms. Reed asked if Housing and Community Development has already established programs to address some of these issues. Mr. Earle replied that while there are some existing programs, there are also other issues the Board may wish to address using CRA dollars to supplement the efforts of Housing and Community Development.

Ms. Burrows asked if the amended CRA Redevelopment Plan includes language that would allow the CRA to help existing businesses address Code violations. Mr. Earle advised that while the amended document does not specifically address this question, it does allow the CRA to create new programs dealing with Code Enforcement and business issues if they see the need.

d. NPF CRA Business and Social Capital Development Programs

Mr. Earle continued that CRA Staff continues to meet regularly with developers and investors who have expressed interest in coming to the area. They are working with the Department of Transportation and Mobility on the creation of surface parking lots and working with businesses on Sistrunk Boulevard to address Code violations, as previously discussed. There is potential for partnerships with housing rehabilitation programs such as Rebuilding Together Broward or similar entities, if approved by the Board. The Ambassador Program will also come back to the Board for approval in the near future.

Mr. Earle noted that a building capacity program and training programs is expected to be underway in 2016. As new business is attracted, the CRA also does not wish to exclude businesses already located within the area. The goal is to train community members on how they can take their businesses to the next level. Programs that address this goal may eventually be linked to incentive programs within the CRA. The CRA will work closely with Broward County and use some of the County's small business programs.

A new coupon program will be rolled out in order to encourage residents to visit restaurants located within the CRA. Staff is also working on streetscape cleanup, power washing, and other neighborhood improvement initiatives. Mr. Earle credited CRA Staff with the work toward these plans and others discussed in this report, and thanked the Board for its patience and cooperation during the process.

VII. Marketing & Branding Update – Mosaic Group

A representative of the Mosaic Group provided an update on the agency's work, noting that they are in the final stages of preparing the first Village Vine newsletter for the CRA as well as the business development tool kit. These items are expected to be complete in January, along with the updated CRA website. Mosaic is also assisting with the pilot program for local restaurants.

A food truck initiative program is underway for East Sistrunk Boulevard, which will bring local food trucks to the Sistrunk Corridor for monthly family-oriented activities. Mosaic will also assist Staff in helping local businesses and business retention. The minor changes made to the Progresso Village logo will be presented, and a content-gathering session with this neighborhood is being planned.

The CRA brand launch is expected for the end of January 2016, with the Sistrunk brand launch to follow at the end of February and Progresso in March. The Mosaic Group will also attend the Flagler Civic Association Holiday Party in order to take photos of their new Board members for the spring edition of the Village Vine.

The Board members discussed the update, including additional information on the upcoming food truck event. Family entertainment is typically provided along with the food trucks. The intent is to attract both residents and visitors to the area. There are additional options that will provide more engagement for area restaurants as well as food trucks. There is no cost to the City to bring in food trucks, and the only costs for which the CRA is responsible will be marketing, entertainment, and security.

Mr. Strawbridge commented that crime has decreased by approximately 50% in the CRA during the last five to six years. He suggested that this could be very important as a messaging tool. He added that he would like to see up-to-date statistics so he could determine whether or not progress is being made in this area. Mr. Earle replied that he would contact the Fort Lauderdale Police Department for this data.

Ms. Burrows asked if the Board can expect to see iterations of the Mosaic Group's ideas prior to their approval by Staff. Mr. Earle noted that there is no new logo or CRA brand at this time. Ms. Burrows explained that the Board may wish to contribute input on some of the agency's ideas prior to final drafts.

Chair Lucas pointed out that the Board has approved the foundation of Mosaic's marketing plan, which includes the village concepts presented for the three different neighborhoods within the CRA. Ms. Burrows added that Mosaic could meet with the individual neighborhoods and then report on these discussions for the Board. Vice Chair Phillips agreed that the Board members want to be more closely involved in this process. It was suggested that Mosaic may keep the members updated via email prior to actual Board meetings, depending upon when the neighborhood associations meet.

IV. Brownfield Presentation – Michael Goldstein

Mr. Earle recalled that at the November Board meeting, he had proposed the idea of a brownfield designation for the CRA. The Board members had wished to hear additional information about this process. He introduced Michael Goldstein, managing partner of the Goldstein Environmental Law Firm, who is one of the experts in the state of Florida regarding brownfield issues. He advised that this is an informational Item only, with no approval necessary.

Mr. Goldstein explained that he has worked with brownfield issues since before the state of Florida first created a brownfield program in 1997. He advocates for policy that leverages targeted public sector incentives to generate investments of private capital. This leads to several types of initiatives on brownfield sites, such as sustainable, workforce, affordable, town home, or market-rate housing. These projects lead to the creation of several jobs. Brownfields can also support new businesses, accelerate the environmental cleanup process, promote public health protection, facilitate climate stewardship, and promote other activities with social, economic and environmental benefits.

Mr. Goldstein defined "brownfield" as a generic term with no legal meaning, but with statutory meaning within the State of Florida and other states. The term is used to refer to any type of property where the community would like to see reuse, repurposing, or recycling of land for a better purpose. The term also refers to any type of property in which actual or perceived contamination complicates this reuse and creates market disincentives for investment in repurposing.

Mr. Goldstein continued that when environmental laws were passed in the United States, they resulted in the unintended effect of promoting litigation rather than cleanup. As a result, most lenders, developers, and local governments did not want to become involved with contaminated lands. This meant the properties could not be financed for construction or development due to the regulatory burden and cost. In the 1990s, a decision was made to adopt incentives that would result in repurposing this land. This was the beginning of brownfield programs, which established incentives at the state and local level to encourage developers to embrace problem sites.

Mr. Goldstein advised that the contamination of land can be actual and documented, or can be only perceived, as this perception contributes to market dysfunction. He cited former gas station, dry cleaning, nursery, printing press, automotive, and other sites as examples of areas with actual or perceived contamination. To address this, the government has created a legal structure around brownfield sites. If this process is successfully invoked, any entity coming into the CRA will be able to access various categories of incentives, such as financial and regulatory incentives.

With regard to housing, a workforce or affordable housing developer would be able to come into the CRA and receive a 100% sales tax refund on construction materials from the State. Mr. Goldstein estimated that of a \$15 million development with a 40% construction materials budget, which equals \$6 million, \$360,000 would be refunded to the developer through the sales tax refund incentive. This number would increase for projects with even more significant construction budgets.

A cleanup tax credit is also available to subsidize the cost of cleanup as well as some of the costs of development. Mr. Goldstein noted that several sites within the CRA have some level of actual contamination, based on their historic use. These conditions create significant cleanup costs, for which a Florida Corporate Income Tax Credit is available to provide between 75% and 100% recovery of cleanup costs. If a developer is providing workforce or affordable housing, or a public health facility, they may receive a 100% tax credit on all eligible cleanup costs, as well as some site development costs that function similarly to cleanup.

Mr. Goldstein advised that it is not always cost-effective or even possible to dig up all the contaminated soil on a site. A developer may encapsulate this soil beneath a building pad, parking lot, or landscaping/hardscaping, which is considered to be a cleanup approach. Tax credit certificates may also be sold on the secondary market at a value of approximately 88 cents on each dollar. Combined with the sales tax refund on construction materials, this provides a significant windfall for developers.

A third incentive is related to job creation. The State provides a tax refund of \$2500 for every full-time equivalent position created by an employer. The final incentive is liability protection. Because it is difficult for a developer to commit to a site with actual or perceived contamination, the brownfield cleanup agreement provides liability protection from the State. This liability protection extends to the developer's lending entity. Mr. Goldstein concluded that these and the additional tax credits described earlier would apply if the CRA is designated a brownfield.

A local government with a CRA may designate that CRA area as a brownfield by fiat. There are no substantive criteria that must be evaluated for the designation: notice provisions must be followed, and two public hearings and one community meeting must be held.

Mr. Goldstein noted that there have been concerns from the City Commission and Mayor in the past with regard to designating large areas of the City as brownfields, due to the stigma associated with the term. The State Legislature has recently amended the procedure by creating a section of the Statute that permits an applicant to not use the term "brownfield." As a result, some areas using this designation are known as green reuse areas, green empowerment zones, or job acceleration zones. The CRA is allowed to come up with a name they feel will be more positive for the repurpose of troubled properties.

Mr. Goldstein advised that if individuals do not want their properties designated as a brownfield or another name for the program, the Statute includes an opt-out provision for those properties. He concluded that this is not a new program, as there are over 350 designated brownfield areas within the state of Florida, more than 75 of which are 1000 acres or larger. Four dozen CRAs have designated brownfield areas within the state of Florida.

The Board discussed the Item, with Mr. Goldstein adding that the only downside to a brownfield designation is the stigma attached to it, which can be managed. He advised that evidence shows this designation does not create a decrease in property value; however, the most likely resistance to the proposal will be that it could result in more harm than good.

Chair Lucas asked if the entire area must be designated a brownfield with individuals allowed to opt out, or if only certain parts of the CRA may be designated. Mr. Goldstein replied that the designation may be strategic, but again characterized the stigma as hypothetical at best.

Ms. Burrows observed that while she did not take issue with designating a contaminated area as a brownfield, she did not feel why the designation would be necessary for the entire CRA, as properties are already being purchased within the area. Mr. Goldstein advised that if the designation is not adopted on a programmatic basis for either the entire CRA or parts of it, developers are forced to go through the brownfield process on a project-specific basis, which can be expensive. He added that if there is actual or perceived contamination, this may force the CRA to accept development patterns that are less logical than they might want.

Ms. Burrows pointed out that the CRA's proximity to Downtown Fort Lauderdale makes it unlikely that a developer would go elsewhere. She also noted that the CRA includes a historic community, and that individuals who do not sell their property may want to improve their properties, which could be more difficult under a brownfield designation. Mr. Goldstein stated that homeowners within a designated brownfield area are protected in the same manner as developers, and their lenders are protected as well. He agreed, however, that the CRA may not wish to designate single-family residential

areas as brownfields, as the incentive is intended to attract and sustain commercial, industrial, or multi-family redevelopment.

Vice Chair Phillips advised that there are already contamination issues in some areas, and noted that the homes surrounding these areas might not be affected by the designation. Mr. Goldstein stated that accessing the brownfield program would not place additional stigma on an already contaminated area, as it actually provides funding for cleanup. He felt the designation would also expedite projects, as by Statute, State and County environmental must give priority to projects undergoing cleanup under the brownfield program.

Mr. Motwani asked if it would be possible for owners of commercial properties who know they have contamination issues on these properties to opt in rather than opt out. Mr. Goldstein replied that while this would be a more time-intensive process, this could be done. He advised that the designation process itself serves as an opt-in process, as the applicant gets to decide which properties are included. One possibility could be the strategic identification of certain corridors, such as commercial, retail, and industrial areas, for the designation.

Mr. Goldstein offered the example of a property on which a developer wishes to build, but learns that there is significant contamination. If a brownfield designation is already in place, this developer would already be aware of these issues rather than having to undergo a lengthy process to acquire the designation.

Mr. Strawbridge commented that there are many areas of the community that are vested in single-family homes and do not want to be involved in the type of redevelopment typically associated with brownfields. He felt the designation would work best in areas of intensive commercial development rather than undertaking a blanket approach.

Chair Lucas stated that he would like this issue to be discussed further at a subsequent meeting, as it is a complex subject. Mr. Earle emphasized that this Item was for informational purposes only, to allow the Board to determine if they wished to pursue a brownfield designation. He advised that he would email additional information to the Board members.

VIII. Communication to CRA Board

None.

IX. Old / New Business

None.

X. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:34 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III (a)

BY-LAWS AMENDMENT (draft)

BY-LAWS
OF
FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

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BY-LAWS
OF
FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

(A Community Redevelopment Agency Created
Pursuant to Chapter 163, Part III, Florida Statutes)

These By-Laws of the ~~City of~~ Fort Lauderdale Community Redevelopment Agency address the administration and management of the Agency. If a conflict arises between these By-Laws and any provision of Chapter 163, Part III, Florida Statutes, then the statute shall prevail.

ARTICLE 1

GENERAL

1.1 Establishment and Name. Pursuant to Chapter 163, Part III, Florida Statutes, the City Commission of the City of Fort Lauderdale, Florida, as the City's governing body (the "City") established a community redevelopment agency known as Fort Lauderdale Community Redevelopment Agency (the "CRA").

1.2 Purpose and Objectives. The purpose of the CRA is to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas within the City-. The Fort Lauderdale Community Redevelopment Agency is the governing body for the three community redevelopment areas within the City of Fort Lauderdale.

1.3

1.3 Seal. The CRA shall have a seal which shall be circular in form and shall bear the name of the CRA. The Secretary shall be the custodian of the Seal.

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Comment [DW1]: One needs to be created

1.41.3 Members and Terms. In accordance with Section 163.357(1), Florida Statutes, the City Commission has designated itself as the governing board of the CRA . Reference to the members of the CRA as a whole shall be "Board of Commissioners", "Commissioners" or "CRA". An individual member of the CRA shall be referred to as a "Commissioner."

1.51.4 Compensation. The Commissioners shall serve without compensation from the CRA, but shall be entitled to reimbursement for their actual

and necessary expenses incurred in the discharge of their duties for the CRA. Requests for reimbursement shall be subject to the requirements of section 112.061, Florida Statutes.

ARTICLE 2

OFFICERS AND EMPLOYEES

2.1 Officers. The officers of the CRA shall be a Chair and a Vice-Chair.

2.2 Chair. The Mayor shall serve as Chair of the CRA. The Chair shall preside at all meetings of the CRA and shall execute instruments in the name of the CRA as may be required, ~~appoint such committees from time to time as may be deemed appropriate,~~ and shall have general supervision, direction and control over the business and operations of the CRA.

2.3 Vice-Chair. The Vice-Mayor shall serve as the Vice-Chair. The Vice-Chair shall, in the absence, disqualification, resignation or death or disability of the Chair , or at the Chair's direction, exercise the functions of the Chair.

2.4 Executive Director. The City Manager shall serve as the CRA Executive Director to administer its business and operations.

2.4.1. General. The Executive Director shall be the chief executive officer of the CRA.

2.4.2. Responsibility. The Executive Director shall be responsible for carrying out the policies established by the CRA, ~~and shall have general supervision over, and be responsible for, the performance of the day-to-day operations of the CRA.~~ The Executive Director shall hire and set compensation for, necessary employees of the CRA, including contract employees, except as otherwise provided for herein. The Executive Director shall be responsible for preparing an annual agency budget for the CRA's approval, and shall be otherwise responsible for the CRA's fiscal operations.

2.4.3. Property Negotiations. The Executive Director may evaluate and negotiate for the CRA to acquire appropriate parcels of property in accordance with approved CRA redevelopment plans, as amended, applicable law, policies and procedures as adopted by the Board of Commissioners and as authorized and directed by the Board of Commissioners.

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2.5 City Clerk as Secretary. The City Clerk shall serve as the Secretary of the CRA and as such shall prepare CRA agendas, be the custodian of the official seal and all books and records of the CRA, keep the minutes and a recording of all votes of all CRA meetings, send out all notices of meetings and shall perform such other duties as may be designated by the CRA. The Secretary shall keep the seal in safe custody and have the power to affix the CRA's official seal to and attest all contracts and instruments to be executed by the CRA. The Secretary may delegate such duties to one or more individuals as a designee of the Secretary.

2.6 Area Managers. ~~The Executive Director shall be responsible for hiring up to 1 Area Manager for each separate community redevelopment area. Each Area Manager shall have general supervision over the activities and employees for such area and be responsible for the performance of the day-to-day operations of the area and budget preparation for the Area.~~

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2.7 CRA Finance Director ~~Treasurer.~~ The City's Finance Director ~~Treasurer~~ shall be the CRA Finance Director ~~treasurer~~ to keep the financial records of the CRA and administer the CRA's budget; and shall keep full and accurate accounts of receipts and disbursements of the CRA; shall have custody of all funds of the CRA and shall render such periodic budget reports as requested by the CRA; shall assist the CRA in the preparation of a proposed budget; shall make and file all financial reports and statements necessary to be made and filed by the CRA.

2.8 General Counsel. The City Attorney shall serve as the CRA General Counsel and handle the CRA's legal matters.

2.9 Employees, Agents and Consultants.

a. The CRA may hire, retain, and engage such employees, agents, consultants, experts, attorneys and specialists as it deems necessary.

b. The CRA Executive Director is empowered to execute employment contracts with such persons employed by the CRA within the pay ranges and benefits approved by the CRA Board. ~~The duration of such employment contracts shall not exceed two (2) years.~~ The Executive Director of the CRA shall submit to the Board a CRA personnel pay and benefit schedule providing pay ranges and benefits for persons employed by the CRA. Unless otherwise approved by the Board, employees of the CRA are entitled to the same vacation benefits, sick leave benefits, longevity pay benefits, and severance pay as accrue to city employees in similar or equivalent classifications. Nothing herein shall prohibit the CRA from using City employees to provide services to the CRA subject to City approval.

2.10. CRA Auditor. ~~The City Auditor shall serve as the CRA Auditor and shall follow governmental auditing standards, and shall review and make~~

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recommendations regarding business practices, procedures, internal controls, and procurement practices which are used, employed and promulgated by the CRA. The CRA Auditor shall also be responsible for the performance of such other duties assigned by the CRA Board.

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ARTICLE 3

MEETINGS

3.1 Regular Meetings. The CRA shall hold a regular meeting at least four times each fiscal year on a day, and at a time and place to be designated from time to time by the CRA.

3.2 Special Meetings. The Chairman, the Executive Director or any other two (2) Commissioners of the CRA may require the calling of a special meeting at a reasonable time and place by requesting the Executive Director to arrange for and give notice of such special meeting.

3.3 Emergency Meetings. Emergency meetings of the CRA may be called at any time and place by the Chairman or by a majority of the Commissioners or by the Executive Director providing personal or telephonic notice to Commissioners, specifying the time and place of the emergency meeting and the business to be transacted. No other business shall be considered at such meeting. Notice of an emergency meeting may be waived in the same manner as notice of a special or regular meeting.

3.4 Notice of Meetings. The CRA Secretary shall send Executive Director will mail or deliver written notice of each regular meeting to Commissioners at least three (3) days prior to such meeting. Written notice of any special meeting shall be mailed or delivered at least two (2) days prior to such meeting unless notice of the meeting is waived in writing by all Commissioners before, at or after the meeting. The notice of any special meeting shall set forth the purpose of the special meeting and no other business shall be conducted at that meeting unless a waiver of notice is obtained from all Commissioners. Notice of all special and regular meetings shall be provided to the public, appropriate City officials and the news media. Notice of emergency meetings shall be provided to the public, appropriate City officials and the news media as is reasonable under the circumstances.

3.5 Quorum and Voting. A majority of the Commissioners shall constitute a quorum for the purpose of conducting business. When a quorum is present, the CRA may act by a vote of a majority of the Commissioners present, unless otherwise provided by law or these By-Laws. If any meeting cannot be conducted because a quorum is not present, the Commissioners who are present

may adjourn the meeting to a time certain, and notice of such adjourned meeting shall be given to each Commissioner, unless waived.

3.6 Recessed and Continued Meetings. Where a meeting having been set and noticed under the provisions of these By-Laws and during the course of said meeting is recessed to a future time and place certain, there shall be no requirements for giving of notice of the time and place of continuation of said meeting other than the announcement thereof at said meeting, unless otherwise provided by law.

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3.7 Rules of Order. All meetings shall be conducted in accordance with the procedures approved and utilized by the City Commission of the City of Fort Lauderdale, provided, however, in the absence of any applicable procedure of the City Commission, then the most recent Edition of Robert's Rules of Order, Revised, shall apply.

ARTICLE 4

CONTRACTS

4.1 Execution of Instruments. Legal instruments of the CRA shall be executed by the Chair and the Executive Director, attested by the Secretary and the form of any such instrument shall be previously approved by the CRA General Counsel~~Attorney~~ or Assistant CRA General Counsel~~Attorney~~ provided; however, that where by Motion or Resolution of the Board, the execution of instruments is delegated to another person, such instrument may be executed in the manner provided by such resolution.. In the absence of the Chair, such instruments may be executed by the Vice-Chair.

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4.2 Real Property Acquisition and Disposition. The acquisition, conveyance and leasing of real property by the CRA shall be done in accordance with Chapter 163, Part III, Florida Statutes and CRA policies and procedures as adopted by the Board of Commissioners. In the event of a conflict, Chapter 163, Part III, Florida Statutes shall control.

4.3 Purchasing Procedures. ~~Except for employment contracts and as may be required by law or when required by the Board of Commissioners of the CRA, the Executive Director or his designee(s) may procure goods or services up to Twenty Five Thousand Dollars per purchase or contractual agreement.~~ The CRA shall follow the purchasing procedures of the City, as may be amended.

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ARTICLE 5

FISCAL MATTERS

5.1 Fiscal Year. The fiscal year of the CRA shall begin on October 1 and end on September 30 of each year.

5.2 Budget. The Executive Director shall prepare an annual budget and work program for the CRA's approval for each fiscal year, and such other budgets as the Commissioners may determine. The CRA shall not expend any funds other than those in the budget or otherwise authorized by the CRA board, provided that the Commissioners shall have the power to amend its budget as may from time to time be necessary.

5.3 Accounting Practices. The CRA shall comply with applicable Florida law and all regulations by the State of Florida of the State Department of Banking and Finance regarding uniform accounting practices and procedures for units of local government.

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5.4 Annual Audit. The Executive Director shall arrange for an independent financial audit of the Redevelopment Trust Fund each fiscal year and a report of such audit by an independent certified public accountant in accordance with the provisions of Section 163.387(8), Florida Statutes. The CRA shall provide a copy of such report to each taxing authority contributing to the Redevelopment Trust Fund. ~~The auditors shall be selected by the CRA board.~~ The auditor of the CRA may be the same auditor doing the annual audit of the City.

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5.5 Annual Report. The CRA shall file with the City and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding fiscal year in accordance with the provisions of Section 163.356(3)(c), Florida Statutes. At the time of filing this report, the CRA shall publish in a newspaper of general circulation in the City a notice to the effect that such report has been filed with the City and that the report is available for inspection during business hours in the office of the Clerk of the City and in the CRA's office.

5.6 Bonding of Officers and Employees. The CRA may require that any or all Commissioners and employees be required to post bond for faithful performance of duty. The CRA may pay bonding costs for all such bonds it requires. The Executive Director shall be bonded in an amount not less than the amount the Executive Director is authorized to procure goods or services.

5.7 Maintenance and Disbursement of Funds. All funds of the CRA shall be used only for purposes permitted by applicable law. Funds shall be distributed only at the direction or with the approval of the CRA pursuant to an adopted budget and with appropriate requisitions approved signed by the Executive Director or designee. ~~Notwithstanding the foregoing, except for employee~~

Comment [DW2]: Do you want to implement any new procedures?

~~compensation no single obligation requiring a disbursement in excess of \$25,000 shall be made unless specifically approved by the CRA board.~~

5.8 Supervision of Accounts. The Executive Director, subject to the direction of the CRA, shall have control and be responsible for the internal supervision and control of the accounts of the CRA.

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ARTICLE 6

COMMITTEES

6.1 Power to Create. The CRA may create ~~necessary~~ committees, from time to time, as shall be necessary to carry out the functions, purposes and objectives of the CRA. ~~[SEE SECTION 2.2 RE CHAIR APPOINTING COMMITTEES]~~

ARTICLE 7

AMENDMENTS

7.1 The By-Laws of the CRA may be amended at any regular or special meeting by a majority vote of the Commissioners. No such amendment shall be adopted unless at least two (2) days' written notice thereof has been previously given to the Commissioners.

ARTICLE 8

INDEMNIFICATION AND INSURANCE

8.1 Indemnification of the CRA, its Officers, Members and Employees. Any of the CRA, its officers, commissioners or other employees may be indemnified or reimbursed by the CRA for reasonable expenses (including, but not limited to, attorney's fees, judgments and payments in settlement) actually incurred in connection with any action, suit or proceeding, civil or criminal, actual or threatened, to which he or they shall be made a party by reason of his being or having been, or by reason of any actual or alleged acts performed or omitted to be performed in connection with his being or having been a CRA member, officer or employee of the CRA; provided, however, that no person shall be so indemnified or reimbursed in relation to any matter in such action, suit or proceeding as to which he shall finally be adjudged to have been guilty of or liable for gross negligence or willful misconduct or criminal acts in the performance of his duties to the CRA; and provided further, that no person shall be so indemnified or reimbursed in relation to any matters in such action, suit or proceeding which has been made the subject of a compromise settlement except with the approval of a court of competent

jurisdiction, or the CRA acting by vote of members not parties to the same or substantially the same action, suit or proceeding, constituting a majority of the remaining Commissioners. The foregoing right of indemnification or reimbursement shall not be exclusive of other rights to which such person, his heirs, executors or administrators may be entitled as a matter of law.

8.2 Insurance. The CRA may purchase insurance for the purpose of indemnifying its members, officers and other employees to the extent that such indemnification is allowed in Section 8.1 herein. The CRA may purchase other insurance, including liability and hazard insurance as it deems necessary and appropriate.

Adopted on May 1, 1990 by the Board of Commissioners of the Fort Lauderdale Central Beach Community Redevelopment Agency as amended by the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency on July 5, 1995, May 16, 2000, ~~and~~ December 16, 2003 and 2016.

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ITEM III (b)

CRA PLAN AMENDMENT

2010 Socio-Economic & Housing Conditions

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SECTION 2

SOCIO-ECONOMIC AND PHYSICAL CONDITIONS

A. NEIGHBORHOOD CONDITIONS AND SOCIO-ECONOMIC FABRIC

The two areas within the CRA - the Northwest District portion and the Progresso/Flagler Heights RAC portion — are significantly distinct neighborhoods. While the population in the Progresso/Flagler Heights RAC increased between the years 1990 – 2000 by 12%, the population in the Northwest District portion declined by 23%. The two areas also differ in levels of racial and economic diversity and the condition of the housing stock. Both areas contain a large amount of vacant or underdeveloped land that contributes to the distressed character of the CRA as the following evaluation further supports.

For updated (2010) Socio-Economic and Housing Conditions, see Exhibit 2 (2010 Socio-Economic and Housing Conditions)

Neighborhood Conditions

The City's 1995 Neighborhood Conditions -Study and Finding of Necessity Report examined the conditions of structures and other environmental factors within the NPF CRA. From the building conditions survey, 73% of all structures (3,389) evidenced varying degrees of disrepair with 28.5% rated deteriorating or dilapidated. The latter are conditions that warrant demolition or major rehabilitation. Additionally, the study identified that 36% of all sites (3,823) within the area form isolated patinas of vacant land. These lots are a combination of stand-alone undeveloped lots and vacant lots under the same ownership to adjacent improved lots. Non-conforming vacant lots or underdeveloped properties have long been recognized as a key indication of blight. Also, the survey of environmental factors assessing physical impacts to all sites (3,823) analyzes typical indicators of neighborhood distress and identifies a range of potential deficiencies warranting further study and planning for appropriate corrective action. Problems with incompatible land use, particularly as they affect the residential characteristics and structure of the neighborhood, are clearly documented. The disproportional relationship of crime affecting the neighborhood in comparison to the overall City is also substantiated.

Population

The 1990 Census estimates the total population for the NPF CRA at 16,055 persons, 10.8% of the City's year round population of 149,377 persons. The Northwest District, with a total estimated population of 14,220, has maintained a predominant minority resident population for decades. The 1990 Census indicated that more than 32% (13,392) of the total Black population of the City (41,997) resided in the four census tracts which comprise the Northwest District Area. In 1990, more than 94% of the total Northwest District residents (14,220) are Black, and 63% of residents of the Flagler Heights RAC Areas of the NPF CRA are Black.

The residents of the Northwest District, in general, have significantly different demographic characteristics than the City as a whole. In 1990, 34% (4,897) of Northwest District residents were under the age of 18 compared to 19% (28,056) citywide. This indicator is still higher than the citywide average for the Progresso/Flagler Heights RAC, at 26% or 567 persons.

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

The 1990 Census data used in this analysis and additional indicators of the socio-economic fabric of the NPF CRA is shown in Table 2-1.

TABLE 2.1

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

| DEMOGRAPHIC CATEGORY | CITY | NPF CRA | % OF CITY | NW PART OF CRA | % OF CRA | RAC PART OF CRA | % OF CRA |
|---|--------|------------|--------------|----------------------|-------------|-----------------------|-------------|
| Total # Persons | 149377 | 16055 | 10.8 | 13882 | 86.5 | 2173 | 13.5 |
| Total # Households | 66440 | 5466 | 8.2 | 4658 | 85.2 | 808 | 14.8 |
| Persons 0-18 Yrs of Age | 28056 | 5464 | 19.5 | 4897 | 89.6 | 567 | 10.4 |
| Persons Age 65 + Over | 26562 | 1332 | 5.0 | 1227 | 92.1 | 105 | 7.9 |
| # High School Graduates | 28905 | 2044 | 7.1 | 1693 | 82.8 | 351 | 17.2 |
| # Persons Employed | 72643 | 5682 | 7.8 | 4635 | 81.6 | 1047 | 18.4 |
| # Persons Unemployed | 5208 | 972 | 18.7 | 840 | 86.4 | 132 | 13.6 |
| Median Household Income | 27239 | 12500 | 45.9 | 12500 | NA | 12500 | NA |
| # Households Below 80% of Median | 27577 | 4031 | 14.6 | 3346 | 83.0 | 685 | 17.0 |
| # Households With Earnings | 47903 | 3964 | 8.3 | 3239 | 81.7 | 725 | 18.3 |
| # Households Receiving Public Assistance | 3290 | 872 | 26.5 | 802 | 92.0 | 70 | 8.0 |
| # Persons Below Poverty Level | 24793 | 7408 | 29.9 | 6584 | 88.9 | 824 | 11.1 |
| Year Round Housing Units | 81268 | 6349 | 7.8 | 5353 | 84.3 | 996 | 15.7 |
| # Occupied Housing Units | 66440 | 5466 | 8.2 | 4658 | 85.2 | 808 | 14.8 |

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST — PROGRESSO — FLAGLER HEIGHTS AREA

SOCIO-ECONOMIC AND HOUSING CHARACTERISTICS

| DEMOGRAPHIC CATEGORY | CITY | NPF CRA | % OF CITY | NW PART OF CRA | % OF CRA | RAC PART OF CRA | % OF CRA |
|---|--------|------------|--------------|----------------------|-------------|-----------------------|-------------|
| # Owner-Occupied Units | 36144 | 1089 | 3.0 | 1004 | 92.2 | 85 | 7.8 |
| # Renter-Occupied Units | 30296 | 4377 | 14.4 | 3654 | 83.5 | 723 | 16.5 |
| Mean Contract Rent | 447 | 315 | 70.5 | 291 | 92.4 | 363 | 115.2 |
| Mean Housing Value | 159900 | 55483 | 34.7 | 52550 | 94.7 | 61350 | 110.6 |
| # Occupied Unit With Complete Plumbing | 66056 | 5705 | 8.6 | 4905 | 86.0 | 800 | 14.0 |
| # Units Lacking Complete Plumbing | 472 | 107 | 22.7 | 85 | 79.4 | 22 | 20.6 |
| # Renter-Occupied Units Lacking Complete Plumbing | 299 | 61 | 20.4 | 49 | 80.3 | 12 | 19.7 |
| # Units Overcrowded | 5469 | 1370 | 25.1 | 1150 | 83.9 | 220 | 16.1 |
| # Renter-Occupied Units Overcrowded | 4012 | 1230 | 30.7 | 1015 | 82.5 | 215 | 17.5 |
| #Unit Overcrowded But With Complete Plumbing | 4810 | 1181 | 24.6 | 1024 | 86.7 | 157 | 13.3 |
| # Substandard Units | 5282 | 1288 | 24.4 | 1109 | 86.1 | 179 | 13.9 |
| % Substandard of Occupied Units | 8.0 | 23.6 | 24.4 | 23.8 | 20.3 | 22.2 | 3.3 |

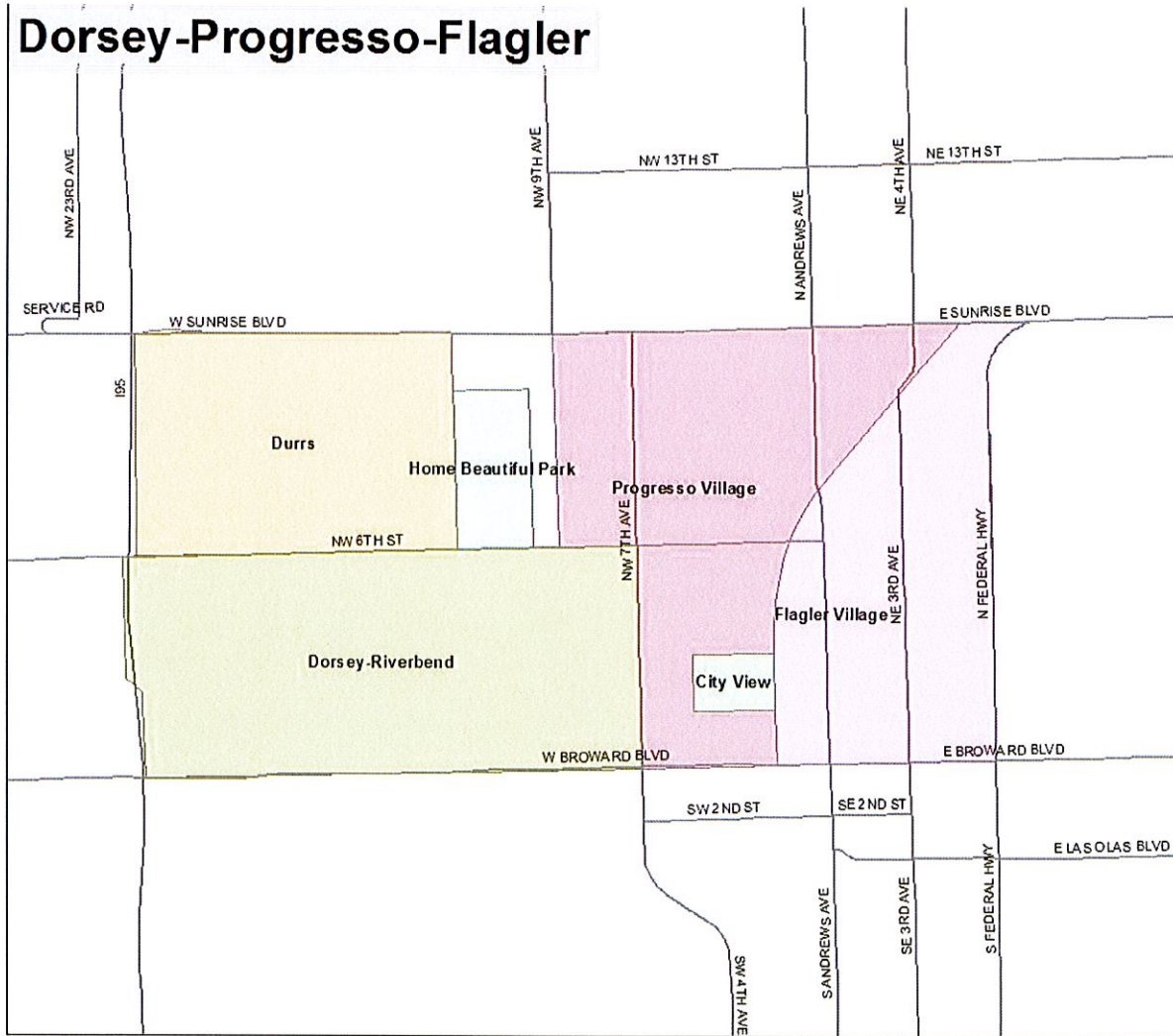
ITEM III (d)

**2015 Affordable Housing &
Economic Analysis Study**

(pgs. 25 – 30)

Dorsey-Riverbend, Progresso/ Flagler Villages Neighborhood Area Analysis District

The Dorsey-Riverbend, Progresso/ Flagler Villages Neighborhood Area Analysis District includes the Neighborhoods of Dorsey-Riverbend HOA, Durrs Neighborhood Association, City View Townhomes Association, Home Beautiful Park Civic Association, Progresso Village and Flagler Village Associations. The District is bordered by East Sunrise Boulevard to the north; NE Fifth Terrace to the east; East Broward Boulevard to the south; and I-95 to the west. The District has a total population of 15,455 residents and 6,892 housing units.



Population Characteristics

The population of the Dorsey-Riverbend, Progresso/Flagler Villages Neighborhood Area Analysis District is primarily Black or African-American (71.4 percent) followed by White Alone (19.8 percent). An estimated 11.5 percent of the District’s population is Hispanic or Latino. Only 16.4 percent of the population 25+ years of age has a bachelor’s degree or higher while 30.1 percent do not have a high school diploma. An estimated 74.5 percent (11,527 residents) of the District’s population is over 18 years of age with 7.1 percent (1,101 residents) over 65.

The largest percentage (90.8 percent) of the District’s Black or African American population reside in the Durrs Neighborhood Association and Dorsey-Riverbend HOA (82.2 percent). The largest percentages of White Alone (53.3 percent) and Hispanic or Latino populations (37.7 percent) reside in the Flagler Village Association.

Table 2.6: Dorsey-Riverbend, Progresso/ Flagler Villages Demographic Characteristics

Both the youngest (under 19 years of age) concentration (32.3 percent) of residents and the oldest (65+ years of age) concentration (10.0 percent) reside in the Dorsey-Riverbend HOA. Flagler Village Association has the highest percentage (36.9 percent) of its population 25+ years of age with a bachelor’s degree or higher in the District, while Dorsey-Riverbend HOA has the largest percentage (26.4 percent) of the resident population without a high school diploma followed by Flagler Village Association (25.0 percent).

| Total Population | | 15,455 |
|--|---------------|-------------------|
| Race | Count | Percentage |
| White Alone | 3,061 | 19.8% |
| Black or African American alone | 11,033 | 71.4% |
| American Indian and Alaska Native | 29 | 0.2% |
| Asian alone | 20 | 0.1% |
| Native Hawaiian and Pacific Islander | - | 0.0% |
| Some other race alone | 1,015 | 6.6% |
| Two or more races | 297 | 1.9% |
| Hispanic Ethnicity | | |
| Not Hispanic or Latino | 13,680 | 88.5% |
| Hispanic or Latino | 1,775 | 11.5% |
| Age | | |
| Under 5 years | 1,122 | 7.3% |
| 5 to 19 years | 3,260 | 21.1% |
| 20 to 34 | 3,695 | 23.9% |
| 35 to 54 years | 4,770 | 30.9% |
| 55 and over | 2,608 | 16.9% |
| 18 and over | 11,527 | 74.6% |
| 65 and over | 1,101 | 7.1% |
| Educational Attainment | | |
| Population 25 years and over | | 9,860 |
| Less than 9th grade | 1,149 | 11.7% |
| 9th to 12th, no diploma | 1,811 | 18.4% |
| High school graduate (incl. equivalency) | 2,713 | 27.5% |
| Some college, no degree | 1,650 | 16.7% |
| Associate's degree | 923 | 9.4% |
| Bachelor's degree | 997 | 10.1% |
| Graduate or professional degree | 617 | 6.3% |

Source: U.S. Census ACS 2013 5-year estimates

Economic Characteristics

There is a total of 5,720 households in the Dorsey-Riverbend, Progresso/ Flagler Villages Neighborhood Area Analysis District. The median household income of the Neighborhood District ranges from lows of \$14,507 in one of the three Census Block Groups that represent the Durrs Neighborhood Association to \$54,281 in Flagler Village Association. The typical median household income in the District ranges from \$19,444 in Progresso Village Association to \$25,795 in Dorsey-Riverbend HOA.

According to 2009-2013 ACS estimates, 31.7 percent of families in the District (1,816 families) had incomes in the past 12 months below the poverty level. The highest percentages of families with incomes below the poverty level in the District are located in Census Block Groups which represent Progresso Village Association (58.3 percent) and Durrs Neighborhood Association (48.4 percent).

Table 2.7: Dorsey-Riverbend, Progresso/ Flagler Villages
Economic Characteristics

According to 2009-2013 ACS estimates, 66.3 percent of the population 16+ years of age in the District are in the labor force. The Neighborhood Area District’s employed population 16 years and older is primarily employed in service occupations (29.1 percent) followed by management, business, science and arts occupations (26.5 percent) and sales and office occupations (22.7 percent). According to the U.S. Census, “occupation” describes the kind of work a person does on the job. The highest median earnings are in management, business, science and art occupations (\$47,637) with the lowest in service occupations (\$16,607). The median earnings for sales and office occupations is \$28,020.

According to 2009-2013 ACS estimates, 58.0 percent (3,588 workers) of the District’s employed population 16+ years of age commute to work each day by truck, car, van and drive alone. An

| | | |
|---|--------|-------|
| Total Population | 15,455 | |
| Poverty Rate | | |
| Total Households | 5,720 | |
| Families & people with income below poverty level | 1,816 | 31.7% |
| Percentage in Labor Force | | |
| Total Population 16+ | 12,045 | |
| Population in Labor Force | 7,990 | 66.3% |
| Occupations | | |
| Total Civilian employed population 16+ | 6,305 | |
| Management, business, science, and arts | 1,668 | 26.5% |
| Service | 1,834 | 29.1% |
| Sales and office | 1,434 | 22.7% |
| Natural resources, construction, and maintenance | 766 | 12.1% |
| Production, transportation, and material moving | 603 | 9.6% |
| Commute to Work | | |
| Workers 16 years and over | 6,181 | |
| Car, truck, or van -- drove alone | 3,588 | 58.0% |
| Car, truck, or van -- carpooled | 1,489 | 24.1% |
| Public transportation (excluding taxicab) | 609 | 9.9% |
| Walked | 110 | 1.8% |
| Other means | 241 | 3.9% |
| Worked at home | 144 | 2.3% |

Source: U.S. Census ACS 2013 5-year estimates

estimated 24.0 percent carpool and 9.8 percent use public transportation.

Housing Supply and Demand

According to 2009-2013 ACS estimates, 70.3 percent (4,845 units) of the Dorsey-Riverbend, Progresso/ Flagler Villages Neighborhood Area Analysis District’s 6,892 unit housing supply are in multi-family structures of 3 or 4 units and more. An estimated 19.6 percent (1,351) of the District’s housing units are in multi-family structures of 20 units or more. 1-unit, detached or attached units. Only 22.3 percent of the District’s housing supply (1,542 units) are in 1-unit, detached or attached structures.

According to 2009-2013 ACS estimates, only 16.1 percent (1,919 units) of the occupied housing units in the Dorsey-Riverbend, Progresso/ Flagler Villages Analysis District are owner occupied. An estimated 83.9 percent of occupied units (4,801 units) in the District are renter-occupied. Of the District’s total housing units, 17.0 percent (1,172 units) are vacant. The highest vacancy rate (50.1 percent) in the District is for rental units followed by “other” vacancies (25.5 percent).

Table 2.8: Dorsey-Riverbend, Progresso/ Flagler Villages Housing Characteristics

The median values of owner-occupied and renter-occupied housing units in the District vary significantly. The highest median owner values are found in Census Block Groups in the northeast section of Dorsey-Riverbend HOA (\$215,600) and Flagler Village Association (\$190,900). The highest median gross rents (\$1,181) are found in Flagler Village Association and the western section of Durrs Neighborhood Association. The lowest median owner value (\$78,200) and the lowest median gross rent (\$682) are found in eastern section of Durrs Neighborhood Association.

| Total Housing Units | | 6,892 | |
|---|--------------|-------------------|--|
| Housing Inventory | Count | Percentage | |
| 1-unit, detached | 1,181 | 17.1% | |
| 1-unit, attached | 361 | 5.2% | |
| 2 units | 466 | 6.8% | |
| 3 or 4 units | 1,798 | 26.1% | |
| 5 to 9 units | 961 | 13.9% | |
| 10 to 19 units | 735 | 10.7% | |
| 20 or more units | 1,351 | 19.6% | |
| Mobile home | 39 | 0.6% | |
| Boat, RV, van, etc. | - | 0.0% | |
| Housing Tenure | | | |
| Occupied housing units | 5,720 | | |
| Owner-occupied | 919 | 16.1% | |
| Renter-occupied | 4,801 | | |
| Vacant housing units | 1,172 | | |
| Homeowner vacancy estimates | 103 | 8.8% | |
| Sold, Not Occupied | - | 0.0% | |
| Rental vacancy estimates | 587 | 50.1% | |
| Rented Not Occupied | 85 | 7.3% | |
| Vacancy for seasonal, recreational, or occasional use | 98 | 8.4% | |
| Other | 299 | 25.5% | |

Source: U.S. Census ACS 2013 5-year estimates

Table 2.9: Dorsey-Riverbend, Progresso/ Flagler Villages
Cost Burdened Housing Characteristics

| | | |
|---|-------|-------|
| Cost Burdened Renter Households | | |
| Total Renter Occupied Households | 4,801 | |
| Spending 30% or more of household income on rent | 3,011 | 62.7% |
| Cost Burdened Owner Households | | |
| Total Owner Occupied Households | 919 | |
| Spending 30% or more of household income on mortgage payments | 541 | 58.9% |

Source: U.S. Census ACS 2013 5-year estimates

According to 2009-2013 ACS estimates, 58.9 percent (541 units) of the District’s owner-occupied housing units are cost-burdened and 62.7 percent (3,011) of renter-occupied units.

The housing affordability analysis found significant “gaps” in most areas of the District. The largest affordability gap (\$127,133) is found in the eastern section of Durrs Neighborhood Association where the median household income is \$14,507 and in the eastern section of Dorsey-Riverbend HOA (\$122,698) where the median owner value (\$215,600) is the highest in the District. Lower owner affordability gaps are found in the western section of Durrs Neighborhood Association (\$33,483) and Flagler Village Association (\$55,198).

The housing affordability analysis found several renter “gaps” in the District with the largest (\$501) in Durrs Neighborhood Association. Other significant renter gaps exist in sections of Progresso Village Association (\$422) and Dorsey-Riverbend HOA (\$310).

Table 2.10: Dorsey-Riverbend, Progresso/ Flagler Villages Affordability Analysis

| Owner Affordability Gaps | | | | |
|---|------------------------|----------------------------|----------|-----------|
| Dorsey-Riverbend, Progresso/Flagler Village | Durrs | 414 | 1 | \$33,483 |
| | | | 1 | - |
| | | 415 | 2 | \$127,133 |
| | | | 3 | \$28,408 |
| | Home Beautiful Park | see overlaps note below | | |
| | Dorsey Riverbend | 416 | 1 | \$122,698 |
| | | | 2 | \$106,563 |
| | | | 3 | \$92,733 |
| | | | 4 | \$86,513 |
| | Progresso Village | 417 | 3 | - |
| City View | see overlaps | 1 | \$88,890 | |
| Flagler Village | 425 | 3 | \$55,198 | |
| Renter Affordability Gaps | | | | |
| Dorsey-Riverbend, Progresso/Flagler Village | Durrs | 414 | 1 | \$326 |
| | | | 1 | \$130 |
| | | 415 | 2 | \$501 |
| | | | 3 | \$260 |
| | Home Beautiful Park | see overlaps | | |
| | Dorsey Riverbend | 416 | 1 | \$24 |
| | | | 2 | \$226 |
| | | | 3 | \$243 |
| | | | 4 | \$310 |
| | Progresso Village | 417 | 3 | \$246 |
| City View | see overlaps | 1 | \$422 | |
| Flagler Village | 425 | 3 | \$176 | |

Source: U.S. Census ACS 2013 5-year estimates

Housing and Transportation Affordability Index

The Housing and Transportation Affordability Index (H+T Index) developed by the Center for Neighborhood Technology (CNT) offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income. According to CNT's 2015 estimates, the H+T Index in the Dorsey-Riverbend, Progresso/Flagler Villages Neighborhood Area Analysis District ranges from a low of 38.20 percent in the Durrs Neighborhood Association to 53.46 percent in the Flagler Village Association. All of the other neighborhoods in the District are below the 45 percent benchmark with the exception of Dorsey-Riverbend HOA (49.21 percent).