



FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY CENTRAL CITY RESIDENTIAL ENHANCEMENT PROGRAM

PROGRAM OVERVIEW

The Residential Enhancement Program is designed to provide funding for the beautification and curb appeal of residential properties within the Central City Area. The program offers financial assistance to eligible property types, including detached single-family residences and select multi-family properties, for exterior home painting and front-yard landscape improvements.

Eligible enhancements may include:

- exterior painting
- Front-yard landscape improvements
- Installation or repair of sprinkler/irrigation systems
- Driveway repair or aesthetic upgrades
- Superficial fence repairs or enhancements visible from the street
- Front-of-property façade lighting affixed to the building
- Front yard tree trimming

These improvements help to enhance neighborhood appearance, promote community pride and encourage continued reinvestment in residential areas.

PROGRAM PRIORITIES AND FUNDING

The CRA will prioritize beautification projects for **homesteaded properties** including owner-occupied detached single-family residences and select owner-occupied multi-family residences that consist of two (2) to four (4) units. Eligible homesteaded and owner-occupied properties may receive financial assistance of up to 100% of eligible improvement costs, not to exceed \$10,000. **Investor-owned properties** or tenant-occupied properties may only receive 50% of eligible improvement cost, not to exceed \$5,000.

Returning applicants who previously received funding under the Residential Façade & Landscape (RFL) Program may reapply; however, funding is limited to a maximum of \$5,000 and may only be used for newly added eligible improvement items not previously funded.

This funding structure ensures that program resources primarily support residents who live within the community while still encouraging broader neighborhood reinvestment and appearance improvements.

To qualify for the Program, a property shall be in the residential core of the Central City Area not affected by the Rezoning Project. The legal property owner, as listed on the deed, must be the

applicant and is required to sign all program agreements. Tenants are not eligible to apply; however, they may encourage the property owner to submit an application. Only one (1) application per household will be accepted. Inspections are required throughout the project lifecycle, and payment will be issued only after completion of the approved improvements and final inspection by CRA staff. All program participants will be provided with a CRA yard sign, which must be displayed on the property for a minimum of 3 months.

Participation in the program is subject to availability of funds and is subject to change without notice. The application submission period will close 30 days after the date of advertisement and may be extended at the discretion of the CRA. Applications will be reviewed for completeness and will be inspected and prioritized based on need, eligibility, and availability of funds.

Qualifying property owners are required to execute a Right of Entry and Liability Agreement with the CRA. Property owners are responsible for obtaining the required contractor estimate(s) for the proposed scope of work and submitting such documentation to the CRA. Property owners are also responsible for securing all required permits from the City, if applicable. Contractor estimates for the different types of work must be separate, independent, and non-collusive.

Property owners, at their own expense, are responsible for the proper care and ongoing maintenance of all improvements and will be held accountable for any issues arising after completion. Failure to maintain the improvements may result in ineligibility for future CRA programs and may subject the property owner and property to City code enforcement action.

FUNDING CONDITIONS

To participate in the program, property owners must meet the following requirements:

1. The property must be located within the Central City CRA Residential Core Area.
2. The property must not have any open code violations or liens resulting from code enforcement actions, nuisance abatement, or unpaid utility services, including water and gas.
3. The property shall have a source of water available from the front of the house.

ELIGIBILITY CONDITIONS

- 1) **Priority Project** – Homestead, owner-occupied detached single-family and multi-family consisting of two (2) to four (4) units that are eligible to receive up to 100 percent of eligible improvement cost, not to exceed \$10,000. may receive 100% of the improvement cost, not to exceed \$10,000.
 - a. Property must be an owner occupied.
 - b. The property owners must be registered as having a homestead exemption with the Broward County Property Appraiser.
- 2) **Secondary Projects** - Investor owned or tenant-occupied, detached single-family homes properties and multi-family properties that consist of two (2) to four (4) units. are eligible to receive up to 50% of eligible improvement costs, not to exceed \$5,000.
 - a. A maximum of two (2) investor-owned properties per owner. are allowed.
- 3) Any improvement cost exceeding the established funding limits shall be the responsibility of the property owner.

- 4) Award(s) are a one-time benefit per property, duplicate funding in future years is restricted.
- 5) Payments or Reimbursements will not be provided for any work done on properties prior to approving CRA approval.
- 6) The Executive Director or CRA Manager reserves the right to waive eligibility requirements to allow multi-family properties consisting of five (5) or more units, provided the property demonstrates a need for exterior painting or other eligible improvements are determined through CRA inspection.

NON-ELIGIBLE EXPENSES

Non-eligible expenses include, but are not limited to:

- 1) Backyard landscaping improvement
- 2) Tree removal

Low maintenance landscaping is encouraged for areas that are susceptible to drought, or for properties where water conservation is indicated.

APPLICATION PROCESS

- 1) Submit a completed application. All applications must be signed by the property owner(s) and notarized.
- 2) CRA staff will review applications for completeness and may conduct a pre-work inspection as needed. Additional inspections shall be scheduled as needed.
- 3) Property owners will be notified by CRA staff regarding program approval status.
- 4) Upon approval, and prior to commencement of any work, property owners must submit the following:
 - (a) An executed Right of Entry and Liability Waiver Agreement
 - (b) One (1) contractor estimate for each type of improvement. Estimates must be from separate, independent and non-collusive contractors. While only one estimate per type of work is required, the CRA recommends obtaining multiple quotes to ensure fair pricing. Each estimate must include the contractor's name, address, license number, a detailed scope of work, and itemized costs, along with a copy of the contractor's certificate of insurance;
 - (c) a copy of the executed contract between the property owner and the selected contractor; and the contractor and property owner; and
 - (d) a Notice of Commencement form.
- 5) Upon completion of the approved improvements, the property owner must contact the CRA staff to schedule a final inspection. Prior to inspection, the owner must submit final, itemized contractor invoice(s) and proof of City permit closure and final inspection approval, where applicable.
- 6) The CRA will pay and/or reimburse up to 100% of the total eligible/approved improvement costs, not to exceed \$10,000 for homestead or owner-occupied properties.
- 7) The CRA will pay and/or reimburse up to 50% of the total eligible/approved improvement costs, not to exceed \$5,000, for investor-owned or tenant occupied properties, and returning applicants who participated in the previous Residential Façade and Landscape Program.

HAND-DELIVER SIGNED AND NOTARIZED APPLICATIONS TO THE FOLLOWING ADDRESS:

Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 2 (1st Floor)
Fort Lauderdale, FL 33311

For more information, please Contact CRA Planner, Cija Omengebar
(954) 828-4776 | comengebar@fortlauderdale.gov
