

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, JUNE 11, 2024 - 6:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZENS' COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. CRA Administrative Report

4. PRESENTATIONS: None.

5. CONSENT AGENDA

1. Minutes: May 14, 2024 CRA Board Meeting

2. Travel Requests: None.

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION

1. Rebuilding Together Broward County Safe & Healthy Homes Program

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

City of Dania Beach Memorandum

DATE: 6/11/2024

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Administrative Report

1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has different platforms to support entrepreneurs and early-stage ventures. The Dania Beach Innovation Ecosystem includes:



- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent

Updates: I am working with FIU and the Dan Marino Foundation to develop regularly scheduled programs at the incubator. I am also working with SCORE Broward to develop our next Dania Beach Business Academy series. We are discussing doing a rerun of previous popular programs, such as Passions to Profits, Essential Small Business Tools, or Revenue Generation. We are also working on developing some new programs, such as Cash Management Strategies and Effective Marketing Strategies.

2. CRA WESITE UPDATE

The CRA website (www.daniabeachcra.org) was created in 2016 by Video Unlimited Productions (VUP). The website designed was based on the direction and content provided by the CRA. The website has a modern, professional appearance, but it does not support the activities or objectives of the CRA. The website has no strategic focus. There is a significant amount of blank space that could and should be utilized. The website fails to provide information on current CRA activities and does not compel engagement or action.

My observations and concerns were substantiated by VHB in the 2023 CRA Plan Update, approved by the Dania Beach Community Redevelopment Agency and adopted by the Dania Beach City Commission on March 14, 2023. In Section 1.7: Conclusion & Implementation

Strategy of the Plan, a short-term priority Goal was stated:

“CRA Website Enhancements: Improve and maintain the website to increase public communications through multiple media streams that inform residents, promote activities, and attract community redevelopment.”

While VUP is not the sole source provider of website design/build services, being the builder/developer of our existing website, makes them uniquely positioned to update the CRA website. This will result in a more efficient initiative at a substantially lower cost. Based on their unique qualification, Purchasing approved for the CRA to issue a purchase order for \$10,000 to Video Unlimited Productions to rebuild the CRA website.

We defined the target audience of the website as follows:

- Multinational real estate investors, developers, and site selectors
 - Identify current successful industry clusters
- Small, medium, and large businesses and business owners
 - Workforce availability and affordability
- Residents, future residents, future renters
 - Showcase the 120-year history of Dania Beach
 - Job opportunities
 - New housing developments and city enhancements
 - Affordable housing options

We redefined the navigation tabs at the top of the page

- About: Landing page to feature the CRA mission statement and the CRA history/structure
 - Grid featuring image, title, description, and link to the 7 CRA districts
- CRA Incentives
 - Commercial Improvement grant
 - At Home Dania Beach Residential Beautification Program
- CRA Programs
 - Dania Beach Business Academy
 - Workforce Training Program
 - Patch Master Plan implementation
 - Arts, Entertainment & Innovation district
 - Downtown Streetscapes Vision Plan
 - Dania Beach Innovation Ecosystem
 - The Patch – some info and a link to the PATCH site. Inform residents and visitors when the patch is open, farmer’s market, and other events
 - Intellectual Property-to-Market for Inclusive Eco Development (IP2Mkt)
 - Wayfinding/Signage Program
 - Dania Beach Business Academy
 - First Time Home Buyer Webinar Series
 - QTI (featuring the Broward countywide program that replaced the State program) and the CRA’s ability to provide the local financial match support
- Projects: Would prefer a landing page for projects featuring a grid of all projects. Each project gets its own landing page.
 - CRA Owned Property
 - Citywide Development - need Map and feature carousel of projects
- Legal Documents - no landing page for this nav item remove the CRA Plans from “About” drop down
 - Annual Reports - provide title and describe the section content
 - Audits - provide title and describe the section content
 - Budgets - provide title and describe the section content

- Meeting Minutes - links to City site
- Plans & Studies - provide title and describe the section content
- CRA Resources (on the landing page, not 3rd tier nav)
 - Intellectual Property-to-Market for Inclusive Eco Development
 - Dania Beach Business Academy
 - Workforce Training Programs
 - Commercial Facade Grant
 - At Home Dania Beach Residential Beautification Program
- Partner Agency Business Resources (outside of CRA but info for businesses)
 - SBDC
 - SBA
 - SCORE
 - CareerSource
 - Marine Research Hub
 - Top Professional services (features top 10 attorneys, CPAs, Universities, etc.)
 - AERO Partners (Association of Entrepreneurial Resource Organization)
 - Dania Beach Chamber of Commerce
 - QTI (Broward countywide program) CRA able to give local financial support. This may go under both CRA and Business since the CRA contributes a percentage to the business along with the county.
- Residential Resources - affordable housing and grant info on the landing page, not 3rd tier nav
 - Business Academy First Time Home Buyer Webinar Series
 - Rebuilding Together Broward County (same page/content as the At Home Dania Beach Residential Beautification Program).
 - Dania Beach Housing Authority
 - United Way Programs to Assist Homeowners/Developers
- CRA/City/Regional Data
 - Information applicable to site selectors, developers, and multinational real estate investors
- News

3. PATCH

The PATCH summer operating hours are published in a 1/4-page ad in the June edition of the Dania Beach Press (ad attached). We're pleased to report that our afternoon walk-in traffic showed a promising increase at the start of the month. However, as the temperature rises most visitors are arriving before noon. We have also had a new sign printed for the PATCH fence reflecting the above opening hours (copy attached).

Due to the city's heightened concern and diligence about insurance risk, PATCH staff and consultants met with the CRA management team to discuss updated policies and practices about volunteer tasks and safety, especially for children. We are working on a plan that will allow us to continue to provide volunteer opportunities while being mindful of security, safety, and risk concerns.

Collard greens are approaching the end of their season and eggplants are among the few crops that can survive the summer heat. Growing space is currently limited since we have removed most of the growing bags and the new raised beds are not yet built.

The PATCH is under consideration as a Summer Break Spot from June 10 to August 9th. We are working with the American Heart Association, the Friends of the Library, and others to hold activities to help participants "Beat the Heat!" Summer Break Spots provide meals to children throughout the summer through USDA programming. We are working with Dismas House. Staff

at Collins Elementary and Attucks Middle School were contacted to discuss partnerships. We are discussing potential dates for Sprit Airline and Invitation Homes employees to join us for volunteer activities. We continue to work on the calendar for markets and educational events for next season.

Our Volunteer Summer Saturdays kicked off on May 25- with three volunteers and a group who arrived for a tour of the Garden. The weather was steamy, but time passed quickly with the volunteer support. Upcoming Saturday dates are June 15, July 13, and August 17, from 8 am to 11 am. Spirit Airlines staff will be arriving to volunteer on three consecutive Wednesdays in June.

Following up on the suggestion from Board Member Salvino, I sent an email to developers currently active in Dania Beach, soliciting their donation of surplus concrete blocks for the construction of the raised beds. No responses were received. We are proceeding with the purchase of approximately 9,700 concrete block from Home Depot, the low-cost respondent for our bid solicitation process.

In collaboration with Purchasing, we are seeking a “sole course” certification for Tree Amigos, the statewide provider of pre-mixed compost. Meanwhile, we have set up the on-site composting machines that have been in storage since the April 2023 floods.

The design for expanding our nursery capacity to serve the new raised beds is underway. The new nursery will contain six greenhouse tables, each 3ft X 8ft. The current estimated cost of the expanded nursery is \$5,800.



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE



SHOP

MONDAY | WEDNESDAY | FRIDAY 8AM – 11AM

TOUR + SHOP

TUESDAY + THURSDAY 11AM – 1PM

**PRE-ORDER
PICKUP**

WEDNESDAY ONLY 10AM – 11AM

Scan the QR code to order



PATCH NUMBER: (954) 993-6401 | PATCH ONLINE ORDER: dbpatch.square.site





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FRESH PRODUCE



DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, JULY 11, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:30 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

The following spoke under citizens comments:

- Bryan Cunningham – 1033 NW 6th Street, Suite 201-B

3. Administrative Reports

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- IP to Market Incubator Open House
- Rebuilding Together
- PATCH

Board Member James inquired about composting for the public and the hours of the PATCH for the working community.

Board Member Salvino suggested sending letters to the builders in Dania Beach requesting concrete blocks to use for the PATCH would be cost saving.

Board Member Davis inquired about volunteers and discussion ensued regarding the volunteer opportunities.

4. Presentations

4.1 Check Presentation by Invitation Homes

A check was presented to the CRA by Senior Vice President of Invitation Homes Randy Gray.

Executive Director Chen commented that there is a videographer filming which was part of a request by Board Member James and Board Member Davis as part of the rebirth of the PATCH.

5. Consent Agenda

Board Member James made a motion to approve the consent agenda. The motion was seconded by Vice Chair Lewellen which carried unanimously on voice vote.

5.1 Minutes: April 9, 2024 CRA Board Meeting Minutes

5.2 Travel Requests: None.

5.3 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A FIFTY-THREE THOUSAND EIGHT HUNDRED AND THIRTY-FIVE DOLLAR (\$53,835.00) GRANT FROM INVITATION HOMES, INC. TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent agenda.

5.4 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A TWENTY-FIVE THOUSAND DOLLAR (\$25,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent agenda.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA (“PROPERTY”) TO HABITAT FOR HUMANITY OF BROWARD FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS FOR-SALE, LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE DEED, WITH RESTRICTIVE COVENANT REQUIRING 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI) AND RELATED DOCUMENTS FOR THE PARCEL FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution.

Executive Director Chen introduced the item. He commented that there was some confusion on the language within the proposal from Turn Two regarding the payment being made by a loan from the CRA.

Christina Anthony from Turn Two Construction clarified that they would fund the lot with cash and not CRA funds. The proposal was for \$80,000 and they would be building two units on the lot for affordable housing.

Discussion ensued regarding the language in the proposal from Turn Two Construction.

Board Member James provided the Commission with a list of minimum salaries for first responders and teachers. She suggested to start at 80% AMI and if it doesn’t work then go to the 120% AMI.

Discussion ensued regarding the two proposals and the fact that the city would be giving the land to one proposal and the other proposal would be purchasing the land.

For the record, the proposal from Turn Two Construction will not be a loan from the city.

Chief Financial Officer Frank DiPaolo commented that he was involved in the procurement process, and it was conducted in the proper process and provided clarity as to why the committee made their decision. It is not typical for a company to make material changes to their sealed proposal.

To answer Board Member James’ question, Chief Financial Officer Frank DiPaolo commented that if the Board wanted to go in a different direction they could, however, he recommended that they didn’t based on what they brought forward tonight but rather if they felt that the other company was a better firm then they can go that route. He commented that the other option would be to reject the proposals and put it out to bid again.

Chair Ryan commented that he would like to see a formal contract that both companies could use and submit.

Vice Chair Lewellen asked if the committee could have asked questions about the proposals at the time they were reviewing the bids and Executive Director Chen replied that it seemed precise at the time given the language stating that it would be generated from a loan.

City Manager Garcia commented that the city has an offer for \$1 versus \$80,000. If this is put back out to bid, not only will this take longer, but it will also expose the \$80,000 proposal from Turn Two Construction.

City Attorney Boutsis clarified that ordinarily she agrees with the Chief Financial Officer in that typically there aren't changes after a recommendation has been brought forward and a process has been done. Looking at the language from Turn Two Construction, there was some confusion and Ms. Anthony is correct in that the other language within the proposal does state that lending institution facilitating the transaction is the South Florida Regional Planning Council. She believes that the Board can do what they are wanting to do.

Carolyn Cozy from Habitat for Humanity explained the reason for the change from three units to two units.

Chair Ryan inquired about the initial agreement and the reasoning for Habitat coming back requesting \$300,000 when the city had donated the land and Ms. Cozy explained that they were aiming to town homes to allow for three versus two, however, the issue was not only infrastructure, but also parking and the vertical construction of town homes into taller more dense buildings and they felt they could do it but in the end were not able to.

Vice Chair Lewellen made a motion to reject the resolution and accept the proposal from Turn Two Construction with the provision of receiving a written contract with the terms stated as well as the AMI being adjusted to the 80% for six months. The motion was seconded by Board Member James which carried 5-0 on roll call vote.

Board Member Davis commented for the record that she understand the Board has the discretion to make changes but she is uncomfortable with switching the recommendation.

7.2 RESOLUTION NO. 2024-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITH JOSHUA KODNER, D/B/A 19 S FEDERAL LLC, TO PROVIDE A COMMERCIAL FAÇADE GRANT FOR THE PROPERTIES LOCATED AT 13-19 SOUTH FEDERAL HIGHWAY FOR AN AMOUNT NOT TO EXCEED TWENTY-THREE THOUSAND, NINETY-FIVE DOLLARS (\$23,095.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution into the record.

Executive Director Chen introduced the item.

Board Member James made a motion to approve the resolution. The motion was seconded by Vice Chair Lewellen which carried unanimously on voice vote.

8. Board Member Comments

Board Member Davis thanked Invitation Homes and Spirit Airlines.

Board Member James suggested involving the summer camp kids at the PATCH.

Board Member Salvino had nothing to report.

Vice Chair Lewellen thanked Invitation Homes and Spirit Airlines.

Chair Ryan is happy to see the grants and the headway being made at the PATCH.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:39 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

Approved: June 11, 2024



City of Dania Beach Memorandum

DATE: 6/11/2024

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Rebuilding Together Broward County Safe & Healthy Homes Program

Request:

Many individuals, particularly seniors, veterans, and those with physical disabilities reside in homes that pose risks to their health and well-being. The CRA is seeking to expand our service to people with these specific challenges by supporting the Rebuilding Together Broward County Safe & Healthy Homes Program within the boundaries of the CRA.

The CRA requests CRA Board consensus to include fifty thousand dollars (\$50,000.00) in the FY2025 CRA Budget to provide ADA improvements, basic fire prevention improvements, simple water damage/intrusion mitigation, and minimal safety improvements on homes in which seniors (over 60), veterans, and people with physical disabilities reside.

Background:

By the end of FY2023, Rebuilding Together Broward County (Rebuilding) had improved 171 homes under our At Home Dania Beach Neighborhood Beautification Program with exterior painting and landscaping. Rebuilding has also assisted homeowners over the age of 60 with minor home repairs beyond their contract with the CRA and at no additional cost to the City or CRA. Rebuilding has been a trusted and valuable partner with the CRA for providing home revitalization services to some of the most challenged homeowners in our CRA neighborhoods. A summary of the results of a follow up survey of homeowners regarding the impacts of Rebuilding's services is attached for your reference.

Update: As part of my preparation to generate a draft FY2025 CRA Budget, I met with Rebuilding to discuss how we could further leverage their unique ability to secure corporate sponsors and attract volunteer labor to better serve the CRA community. In response, Rebuilding submitted a proposal to supplement the At Home Beautification services (exterior painting and landscaping) through the addition of their Safe & Healthy Homes Program. The Safe & Healthy Homes Program provides minor interior repairs and improvements to mitigate the challenges and dangers in homes in which seniors (over 60), veterans, and people with physical disabilities reside to improve "aging in place" conditions. Examples of the work typically performed under the Safe & Healthy Homes Program includes:

- **ADA improvements:** Installing wheelchair ramps for access, widening doorways, and installing grab bars to reduce the risk of falling.
- **Basic fire prevention improvements:** installing smoke detectors, installing GFI sockets

at appropriate locations, and providing fire extinguishers.

- **Simple water damage/intrusion mitigation:** repairing/caulking windows and doors, replacing leaking hoses between fixed plumbing and faucets, repairing/replacing leaking faucets, and making minor repairs to water-damaged cabinets.
- **Minimal safety improvements:** installing shower chairs, installing outdoor security lights, and removing debris.

Budgetary Impact

Recommendation

The CRA recommends CRA Board to provide consensus direction to create a new line-item account in the FY2025 CRA Budget in the amount of fifty thousand dollars (\$50,000.00) for the Rebuilding Together Broward County Safe & Healthy Homes Program.

If direction is provided, the CRA will work with Finance to assure compliance with city purchasing policies/practices and a contract with specified terms and conditions will be brought to the CRA Board for consideration and approval.

Attachments: Rebuilding Together Broward County Safe & Healthy Homes Program Proposal
Rebuilding Together Broward County Homeowner Impacts Survey

The work of **Rebuilding Together** has been proven to improve...



PRIDE OF HOME

Almost 90% of neighbors reported a feeling of **pride in their home** after repairs.

COMMUNITY CONNECTION



COMMUNITY INCLUSION

Sixty percent of neighbors reported an **increased feeling of inclusion within the neighborhood** after repairs.



GOOD HEALTH

Over six in 10 neighbors either **maintained good/excellent health** after repairs, or experienced improved health after repairs.

PHYSICAL HEALTH



OVERALL HEALTH

Among neighbors who reported their physical health was "fair" or "poor" before the repairs, **33% said their health improved** after the repairs.

MENTAL HEALTH



COST REDUCTION

Home **maintenance costs decreased** for 27% of neighbors.

ECONOMIC SECURITY



INTERGENERATIONAL WEALTH

Nearly 70% of neighbors **plan to pass on their property** to a family member or friend.

INDEPENDENCE

FALL REDUCTION

The majority of neighbors who had previously (or almost had) fallen **did not fall again** following repairs.



HOME ACCESSIBILITY

Eighty six percent of neighbors who had trouble entering and exiting their home **found it easier** after our repairs.



STRESS REDUCTION

Among neighbors who felt **highly nervous or stressed** about their home, **67% said the repairs reduced this level**.



WELL-BEING

Half of neighbors said **their mental health improved** after receiving home repairs.



FOOD PREPARATION

A majority of neighbors who found food preparation very difficult said the repairs **helped increase their ability**.



ABILITY TO AGE IN PLACE

Almost 90% of neighbors who weren't planning on aging in place **now consider it very likely**.



Rebuilding Together.

rebuildingtogether.com



DANIA BEACH CRA

REQUEST FOR FUNDING

2024

Funds Requested: \$50,000.00 for Safe & Healthy Homes Services
Agency: Rebuilding Together Broward County
901 NE 13th St, Fort Lauderdale, FL 33304

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A. ORGANIZATION SUMMARY

Rebuilding Together Broward County is a non-profit organization dedicated to creating safer and healthier homes for low-income homeowners in Broward County, Florida. Since our inception in 2003, our mission has been threefold: Repairing Homes, Revitalizing Communities, and Rebuilding Lives.

We focus on providing critical home repairs and accessibility modifications for vulnerable populations, including the elderly, veterans, and individuals with disabilities. Our work goes beyond physical repairs; it's about restoring dignity, promoting independence, and fostering a sense of community. Our vision is to build a community where every individual, regardless of their socioeconomic status, can live in a safe and healthy home.

We believe that everyone deserves a home that is free from safety hazards, conducive to well-being, and provides a foundation for a thriving life. Through partnerships with volunteers, sponsors, and community organizations, we strive to make a lasting impact on the lives of those we serve. Together, we work to ensure that homeowners across Broward County have the opportunity to live in a secure and welcoming environment, contributing to the overall vibrancy and resilience of our community.

B. MILESTONES

Existing Presence in Dania Beach: Rebuilding Together Broward County has established a robust and impactful partnership with the City of Dania Beach, demonstrating our shared commitment to revitalizing the Dania Beach community and improving the quality of life for its homeowners and residents. Within the CRA boundary of Dania Beach, we have successfully completed revitalization work on more than 170 homes. This extensive effort has significantly enhanced the living conditions and safety of numerous households, ensuring that residents can enjoy secure, well-maintained homes. Our work continues with revitalization efforts being carried out for 40 homes this year.

Additionally, in partnership with the United Way of Broward County and the City of Dania Beach, Rebuilding Together Broward County successfully amplified a community park by using our volunteers and partnership with the Home Depot to install the very first Born Learning Trail in Broward County. This innovative trail, located at Frank C. "Tootie" Adler Park offers interactive learning activities for young children and their families, fostering early childhood education and community engagement.

Furthermore, following the devastating flood on April 12, 2023, we mobilized to complete flood recovery efforts in affected homes in Dania Beach. Our support helped families recover and rebuild their lives after the disaster. Teaming with community partners, we also have installed brand new air conditioning and HVAC systems in two homes in Dania Beach within the first half

of 2024. These upgrades have provided essential comfort and improved health outcomes for the residents, particularly during the hot Florida summers.

These milestones reflect our strong, ongoing commitment to the Dania Beach community. Our collaborative efforts with the Dania Beach CRA, the City of Dania Beach, and other community partners and volunteers have resulted in tangible improvements, demonstrating the power of partnership in achieving sustainable community development. Our efforts have garnered the support from various city commissioners as well, highlighting the widespread community and governmental backing for our services. Endorsements from city leaders underscores the trust and confidence placed in our organization to deliver meaningful and lasting improvements to the Dania Beach community and we look forward to continuing this impactful work and further enhancing the quality of life for the residents of Dania Beach.

Overall Organizational Impact: In 2023, our efforts made a significant impact on a total of 345 homes, 299 belonging to seniors, 26 to veterans, and 17 to residents with limited mobility and reliance on wheelchairs. Of these homes, 40 were located within Dania Beach CRA boundaries. This targeted approach ensures that the most vulnerable populations in our community experience an improved quality of life through health and independence.

Community Engagement: Throughout the year, we've successfully involved more than 550 volunteers, collectively dedicating over 2,700 volunteer hours. This robust community engagement underscores the shared commitment to creating healthier living environments and showcases the collaborative spirit of our community members in achieving our mission.

C. STATEMENT OF NEED

Rebuilding Together Broward County recognizes that housing conditions are a pivotal determinant of health, especially for vulnerable populations across our community and in Dania Beach. Many individuals, particularly seniors, veterans, and those with disabilities, reside in homes that pose risks to their health and well-being. Unsafe and unhealthy living conditions contribute significantly to health disparities; access to quality healthcare, healthy behaviors, and mental health outcomes are adversely affected by suboptimal housing conditions. However, a critical aspect of health is often overlooked - home environments.

The Safe and Healthy Homes program hopes to center its attention on the most vulnerable populations within Dania Beach's CRA boundaries, aiming to enhance the living conditions of Dania Beach residents most in need. The geographic focus of this program being implemented within Dania Beach CRA boundaries hopes to concentrate efforts where systemic changes can significantly impact overall well-being. The heart of the Safe and Healthy Homes program lies in recognizing housing as a fundamental driver of health outcomes. By implementing targeted modifications and home improvements, we directly enhance the quality of life for homeowners, enabling them to live in a healthy home environment. Through comprehensive home

assessments, strategic interventions, and community engagement, we address the root causes of health disparities linked to housing conditions. The focus is on creating healthier and safer home environments that not only reduce health risks, but to also contribute to overall well-being.

Being a homeowner in need of services from Rebuilding Together Broward County often involves navigating a complex web of challenges that span physical, financial, and health dimensions. Many Dania Beach homeowners are seniors or individuals with disabilities, facing physical limitations that hinder their ability to perform necessary home repairs or modifications. Simple tasks like climbing a ladder to fix a leaky roof or installing grab bars in the bathroom become insurmountable challenges. Homeowners may also grapple with various health conditions, including chronic illnesses that make living in suboptimal conditions particularly perilous.

Another common thread among homeowners in Dania Beach who are in need of our assistance is financial hardship. Limited income often means that necessary home repairs or safety modifications are financially out of reach. Additionally, a home that is unsafe or inaccessible may confine residents, limiting their ability to engage with the community, exacerbating feelings of loneliness and vulnerability. Living in unsafe conditions also generates fear and anxiety. A slippery floor, an unstable railing, or a malfunctioning kitchen can turn a home into a source of stress rather than a place of comfort. Homeowners often endure these conditions silently, resigned to a reality they feel powerless to change. However, Rebuilding Together Broward County hopes to transform the narrative for Dania Beach homeowners, creating homes that are not just physically safe but also nurturing environments for overall well-being.

D. RESOURCES REQUIRED

- *Funding:* \$50,000.00 from the Dania Beach CRA, to complete 10 homes within the CRA boundary
- *Labor:* Home Repair Technicians, Program Staff, Volunteers
- *Professional Services, as needed:* Electrician, Plumber, Roofer, Pest Control, etc.
- *Materials and Supplies:* We are potentially able to offset some materials and supplies costs through an existing partnership with The Home Depot Foundation and other in-kind donations.

E. PLAN OF ACTION

Intake

Rebuilding Together Broward County maximizes the use of our internal technology and information systems in assessing and meeting the needs of our customers. The first contact

most people and potential clients have with us is by the telephone and an initial screening is provided to assess critical needs. Staff are trained to identify the immediate needs of the caller and determine if they can be met by programs and services of our agency.

Client intake information is obtained from those whom we can assist, and the intake process is initiated within our internal systems. Clients are provided a formal application for services, which include income certification and homeowner verification. As a part of the intake, client homes receive a 25- point Health and Safety Assessment to determine the areas of critical need and preliminary work scopes/ housing checklists.

Additionally, callers with social service needs beyond our scope of work are provided with referrals to our partner agencies that provide services designed to meet other client needs, such as Broward County Elderly and Veterans Services, the AAABC, Legal Aid, Broward Meals on Wheels, Center for Independent Living, and many more.

Upon contacting Rebuilding Together for repairs, the clients are informed of the program and services that are available and general guidelines. Service needs and priority rankings are determined through the application and assessment process identified above. The eligibility and need of each potential client is carefully examined and prioritized. Critical Elements of the home environment that can impact priority include:

- Access barriers;
- Electrical and fire hazards;
- Unsanitary or infested conditions;
- Insufficient plumbing;
- Insufficient air conditioning;
- Inaccessibility within the home; and
- Client inability to be aware of an emergency situation or exit the home in an emergency.

Home Safety Assessments

Through a collaboration with the National Center for Healthy Housing, Rebuilding Together developed a set of 360 specs for common repairs based on the Eight Principles of Healthy Homes. This includes a 25-point framework that targets significant health and safety hazards in homes. Our 25 Health and Safety Priorities guide us while completing comprehensive in-home assessments and setting repair objectives based on each homeowner's special needs and health status. Assessments are conducted by our trained Home Repair Technicians.

Intervention Activities

Rebuilding Together Broward County's signature Safe & Healthy Homes Program allows low-income households to maintain home ownership and age-in-place with the necessary safety upgrades. By addressing these issues and populations, Rebuilding Together Broward County is providing accessibility, health, and safety to homeowners, while preventing the need for additional household, community, and public interventions and services.

Our objective is to restore safe, healthy and sanitary living conditions with significant quality of life improvements that have an immediate impact and are long-term solutions for homeowners in Dania Beach. Home repairs are among the most cost efficient and effective strategies to address quality of life issues like comfort, security, and independence while supporting emotional household needs and stimulating pride of homeownership. Additionally, home repairs included a wide range of improvements depending upon the needs of the individual homeowners.

Dania Beach CRA funding will be utilized for material aid and labor for all clients serviced, Additionally, Rebuilding Together Broward County will leverage other partnerships and funding to increase the total aid provided to clients. Material aid is defined as construction materials necessary to perform chores and/or housing improvement services. Labor is defined as the necessary work by our team of Home Repair Technicians and program staff to carry out services. Examples of housing improvement and modifications include, but are not limited to:

- Essential home repairs
 - Addressing mold issues, providing pest control, repairing hazardous electrical, removing debris and general home cleanup
- Safety modifications
 - Installing wheelchair ramps for access, widening doorways, installing grab bars to reduce fall risk, installing smoke detectors and improving lighting for enhanced security, installing shower chairs, providing fire extinguishers, replacing appliances
- Energy and water efficiency improvements
 - Repairing windows and doors, replacing inefficient toilets with more water efficient ones, fixing plumbing leaks
- Professional services
 - Possible need for licensed plumber, electrician or a tub cut

Target Participants

- Seniors: Addressing the unique health and safety challenges faced by elderly individuals.
- Veterans: Focusing on those who have served in our military- and their families.
- Individuals with Disabilities: Implementing modifications for improved accessibility and safety.

Additionally, we will prioritize homeowners that have insufficient resources to meet the services that they need, including the use of high need indicators. These include but are not limited to: Functional impairment or disability; Inadequate housing and environment; Homebound; Living alone; Low-income minority; Limited English proficiency; and Isolation and lack of access to social and recreational activities. Our services work to improve the home environment of seniors to the best of our abilities given the funding constraints and type of construction necessary.

Outreach

- Community Partners: Collaborating with local agencies, healthcare providers, and community organizations to identify potential participants.
- Word of Mouth: Utilizing community networks and testimonials to spread awareness.
- Neighborhood Canvassing: Actively engaging in door-to-door outreach to identify individuals in need.
- Social Media and Online Presence: Utilizing digital platforms to amplify outreach efforts and connect with potential participants.

Quality Assurance

Upon completion of the repairs/improvements, homeowners complete a satisfaction survey on the quality of work and services that they receive. These surveys are completed as a part of closing the project. The results of the surveys help determine the level of services provided are acceptable, identify gaps in skills and ability of repair staff, and promote the most effective and appropriate utilization of limited resources. Survey results are also compiled to provide reports to the management personnel and Board Membership.

F. RESULTS & IMPACT

Rebuilding Together Broward County will utilize funding from the Dania Beach CRA to support our Safe and Healthy Homes program, which focuses on providing critical home repairs, modifications, and health-related interventions for vulnerable populations, specifically within the Dania Beach CRA boundaries. Through these services, we aim to create safer and healthier living environments for homeowners in Dania Beach, address housing-related health disparities, and improve the overall well-being of individuals in our community including seniors, veterans, and persons with disabilities.

Outcomes

- *Short-Term Outcomes:*
 - Improved Safety: Reduced risk of accidents and injuries in homes.
 - Health Benefits: Decrease in health issues related to unsafe living conditions (e.g., respiratory problems from mold).
 - Increased Comfort: Enhanced living conditions and quality of life for homeowners.
- *Long-Term Outcomes:*
 - Sustained Housing Stability: Homeowners can remain in their homes safely.
 - Economic Impact: Preservation of home value and reduced emergency healthcare costs.
 - Community Resilience: Stronger, more connected community through community engagement and partnership efforts.

Funding from the Dania Beach CRA will contribute to achieving these outcomes by enabling us to reach homes in need, providing essential repairs, and enhancing the overall health and safety of our community members in Dania Beach. Success, in this context, is not just measured by the physical changes made to homes but by the improved quality of life, independence, and well-being of the individuals we serve.

In past successes, our Safe and Healthy Homes program has made a profound impact, as seen in stories like Joseph, a Marine veteran facing accessibility challenges due to the loss of his leg. Our team diligently transformed his home, installing both interior and exterior ramps and other safety modifications, providing Joseph with the freedom to move independently. Beyond accessibility improvements, we also painted and landscaped Joseph's house, instilling in him a renewed sense of home ownership and independence.

Similarly, Benjamin, a senior facing safety challenges at home, underscores the critical impact of our program. During a volunteer day, we observed his gas stove left on, posing a critical hazard. Our immediate response included turning off the gas, airing out the home, and installing vital safety equipment like smoke and carbon monoxide detectors. This incident highlights the essential role our program plays in not only making physical improvements to homes but also in addressing immediate safety concerns and potentially life-saving interventions for the individuals we serve. The success of our efforts is not just measured in the repairs and modifications we make but in the lives we impact and, in cases like Benjamin's, the lives we save.

G. EVALUATION

Performance Indicators

- Number of homes assessed and repaired
- Types and number of repairs/modifications completed
- Homeowner satisfaction remarks

Data Collection Methods

- Pre and post-assessment reports
- Maintenance of a comprehensive project log documenting all activities and outcomes
- Homeowner feedback and testimonials

H. BUDGET

We are requesting \$50,000 from the Dania Beach CRA to implement our Safe and Healthy Homes services for a minimum of 10 homes within the Dania Beach CRA boundary. Below is a detailed budget outlining the costs involved:

Allocation of funds per home

**Note, this is an approximation. Each individual home will have its own needs and nuances and the budget per home will be flexible to best meet those. Ex: some homes may require more labor and materials, some may require less.*

Labor, Home Repair Technicians <i>This includes labor costs associated with direct services provided to each home. Hourly rate: \$56/hour Hours per home: 30-40 hours</i>	\$2,000.00
Professional Contractors <i>As needed, we will hire licensed professionals, including but not limited to, electricians, plumbers, and other professional contractors to perform specialized services if our Home Repair Technicians are unable to complete work. This ensures that any more extensive work meets safety and code requirements. *Note, if licensed professionals are used in lieu of, or in addition to, our Home Repair Technicians, the average labor cost per home will increase.</i>	Varies and as needed
Labor, Program Staff <i>This includes labor costs associated with finding participating homes, program management, coordination of Home Repair Technicians, community engagement, communication efforts, preliminary intake, reporting, and documentation.</i>	\$1,000.00
Materials & Supplies <i>These include all supplies for necessary repairs and possible items such as shower accessibility chairs, fire extinguishers, safety devices, appliances, etc.</i>	\$2,000.00
TOTAL	\$5,000.00

This detailed budget outlines the costs associated with implementing our Safe and Healthy Homes services through the Dania Beach CRA. Each of the 10 homes will receive comprehensive repairs and improvements, ensuring safety and improved living conditions for Dania Beach homeowners.

CERTIFICATION BY AUTHORIZED AGENCY OFFICIAL:

I hereby certify that the documents identified above currently exist and are available for review upon request.



Signature

Robin Martin

Name of Authorized Individual

5/23/2024

Date

Executive Director

Title of Authorized Individual