

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

17

Meeting Date: March 17, 2015

Agenda Item _____

REQUESTED CRA BOARD ACTION:

Resolution(s) Consideration Approval Other

SHORT TITLE OR MOTION: A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING AN AMENDED RELOCATION POLICY FOR THE CRA; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

On December 17, 2014, the Pompano Beach CRA entered into a Contract for Sale and Purchase of a 5.75 Acre parcel of land containing two retail establishments fronting along Dr. Martin Luther King Jr. Boulevard as well as some "Shot-gun" style housing located interior to the parcel. The Northwest CRA Advisory Committee at their regularly scheduled meeting raised concerns regarding the possible displacement of the tenants renting the shot-gun style homes otherwise known as the "Jones Quarters". Two public workshops were held where members of the public, several members of the Northwest CRA Advisory Committee and CRA staff met to discuss the existing relocation policy and update recommendations. Attached is the amended Relocation Policy for the CRA updating the compensation amounts to eligible rental tenants related to the Residential Relocation portion of the policy.

Staff recommends approval.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

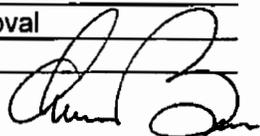
- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran  Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL
COORDINATION
CAO

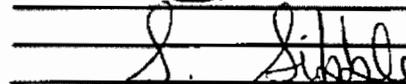
DATE
3/03/2015

DEPARTMENTAL
RECOMMENDATION
Approval

AUTHORIZED SIGNATURE
OR ATTACHED MEMO NUMBER
CAO memo # 2015-656



- CRA Executive Director
- CRA Director
- Finance Director



ACTION PREVIOUSLY TAKEN BY CRA BOARD:

Resolution
Results: _____

Consideration
Results: _____

Other:
Results: _____

CRA

POMPANO BEACH

P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

MEMORANDUM

Date: March 10, 2015
To: CRA Board
Through: Christopher J. Brown, Co-Executive Director
From: Nguyen Tran, Northwest CRA Director
Subject: Relocation Policy Update

The NWCRA Advisory Committee held two Committee workshops to discuss the existing relocation policy and to gather input for some recommendations on updating this document. The first workshop was held on Wednesday, January 28, 2015 and the following workshop was held on Thursday, February 19, 2015. Below is a summary of discussion topics that were discussed at both workshop meetings:

- Some tenants may have bad credit and criminal records. They may not be able to qualify for housing.
- Need to look at market rate rent numbers for relocation rents. Current assistance amounts are outdated and needs to be brought up to current rent amounts.
- Need to elevate tenants to better housing opportunities.
- Need to provide options for homeownership opportunities.
- Need to mitigate hardship.
- Need to identify partners like OHUI or Pompano Beach Housing Authority.
- Tenant Questionnaire needs to be drafted and used as a tool for data collection.
- Payment stabilization should be increased to cover more than just 6 months.

The current relocation policy addresses a variety of relocation situations such as Residential Relocations (Homeowners or Renters) or Commercial/Retail/Industrial Relocations (Business Owners or Business Tenants). The proposed amendments to the existing Relocation Policy will affect Residential Relocations for Renters only. The proposed amendments are as follows:

- Security Deposit Assistance – Payment amounts for First, Last and Security Deposits will be updated to reflect current market rents for a comparable unit sizes. Compensation amounts (First, Last and Security) will be based upon an annual table published by the United States Department of Housing and Urban Development (HUD) titled Broward County Fair Market Rents for All Bedroom Sizes.

CRA

POMPANO BEACH

P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 545-7769
Fax: (954) 786-7836

- Relocation Assistance (Stabilizer) – This assistance is provided to help stabilize the displaced tenant with payments based upon the difference in rent for a comparable unit for a set period of months. The amendment proposes to change the months from a 6 month period to a 9 month period.

The Northwest CRA Advisory Committee reviewed the amendments to the Relocation Policy at their regularly scheduled meeting of March 2, 2015 and recommended approval. Attached to this staff memorandum are the proposed changes to the Residential Relocation pertaining to Renters. CRA staff recommends approval of the attached amendments to the Relocation Policy.



City Attorney's Communication #2015-656
March 3, 2015

TO: Nguyen Tran, Northwest CRA Director
FROM: Gordon B. Linn, City Attorney
RE: Resolution – Amended Relocation Policy

As requested in your email of March 3, 2015, I have prepared and attached the following captioned Resolution:

**A RESOLUTION OF THE POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY ADOPTING
AN AMENDED RELOCATION POLICY FOR THE CRA;
PROVIDING AN EFFECTIVE DATE.**

Please feel free to contact me if I may be of further assistance.

A handwritten signature in black ink, appearing to read "Gordon B. Linn", is written over a horizontal line.

GORDON B. LINN

/jrm
l:cor/cra/2015-656

Attachment

RESOLUTION NO. _____

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

**A RESOLUTION OF THE POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY ADOPTING
AN AMENDED RELOCATION POLICY FOR THE CRA;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Pompano Beach Community Redevelopment Agency has determined that an amended Relocation Policy is in the best interest of the CRA; now, therefore,

**BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY:**

SECTION 1. The Pompano Beach Community Redevelopment Agency hereby adopts an amended Relocation Policy which is, by reference, incorporated herein as the attached exhibit.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, CHAIRPERSON

ATTEST:

MARGARET GALLAGHER, SECRETARY

GBL/jrm
3/3/15
l:reso/cra/2015-236

Renters

Renters in properties purchased by the CRA shall be compensated according to the schedule below. Moving and relocation assistance under this policy shall be available on a per unit basis. In order to qualify for tenant relocation assistance, displaced tenants must provide documented proof of tenancy for a minimum of six (6) months.

Situations involving roommates are eligible for relocation assistance with compensation to be split equally among all parties, excluding children of renters.

Studio/One Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designate4d to coordinate the relocation process on behalf of the CRA. - \$500
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be processed when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. ~~—up to \$1,700~~ Security Deposit Assistance amounts will be based upon the Final FAIR MARKET RENT table for the current Fiscal Year established by the United States Department of Housing and Urban Development (HUD) for the Broward County FMRs for all Bedroom Sizes.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the difference in rent for a comparable unit multiplied by ~~six~~ nine (9) months. Payments will be made following ~~vacated~~ vacation of the rental unit inspection by CRA staff. – up to ~~\$3,000~~ 4,500.

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Two Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designate4d to coordinate the relocation process on behalf of the CRA. - \$700
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be processed when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. ~~—up to \$2,200~~ Security Deposit Assistance amounts will be based upon the Final FAIR MARKET RENT table for the current Fiscal Year established by the United States Department of Housing and Urban Development (HUD) for the Broward County FMRs for all Bedroom Sizes.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the difference in rent for a comparable unit multiplied by ~~six~~ nine (9) months. Payments will be made

following ~~vacated~~ vacation of the rental unit inspection by CRA staff. – up to ~~\$3,600~~ 5,400.

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Three Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designate4d to coordinate the relocation process on behalf of the CRA. - \$800
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be processed when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. —~~up to \$2,600~~ Security Deposit Assistance amounts will be based upon the Final FAIR MARKET RENT table for the current Fiscal Year established by the United States Department of Housing and Urban Development (HUD) for the Broward County FMRs for all Bedroom Sizes.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the difference in rent for a comparable unit multiplied by ~~six~~ nine (6) (9) months. Payments will be made following ~~vacated~~ vacation of the rental unit inspection by CRA staff. – up to ~~\$4,200~~ 6,300.

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Four Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designate4d to coordinate the relocation process on behalf of the CRA. - \$1,000
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be processed when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. —~~up to \$3,000~~ Security Deposit Assistance amounts will be based upon the Final FAIR MARKET RENT table for the current Fiscal Year established by the United States Department of Housing and Urban Development (HUD) for the Broward County FMRs for all Bedroom Sizes.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the difference in rent for a comparable unit multiplied by ~~six~~ nine (6) (9) months. Payments will be made following ~~vacated~~ vacation of the rental unit inspection by CRA staff. – up to ~~\$4,800~~ 7,200.

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.



FY 2015 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2015 Broward County FMRs for All Bedroom Sizes

The following table shows the Final FY 2015 FMRs by unit bedrooms for **Broward County, Florida**.

Final FY 2015 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$764	\$994	\$1,263	\$1,801	\$2,237

[Click Here for FY2014 FMRs](#)

FY 2015 FMR areas continue to use the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD Defined Metropolitan Areas (HMFAs) as described in the FY2011 FMR documentation, which can be found at ([Broward County FY2011 FMR Documentation system](#)). Although OMB issued new Metropolitan area definitions in February 2013, the Census Bureau did not incorporate these definitions into the 2012 American Community Survey (ACS) data. No changes have been made to these OMB-defined areas since the publication of Final FY2011 FMRs.

NOTE: This is a 50th Percentile Final FY 2015 FMR area as established by HUD regulations. To see the Final 40th Percentile Rents for Broward County please click [here](#).

Broward County, Florida is part of the Fort Lauderdale, FL HUD Metro FMR Area, which is comprised of the following counties: Broward County, Florida. All information here applies to the entirety of the Fort Lauderdale, FL HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- EXISTING POLICY -

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

Meeting Date: September 19, 2006

Agenda Item

#12

REQUESTED CRA BOARD ACTION:

Resolution Consideration Approval Other

SHORT TITLE Approval to Amend the Pompano Beach NW Community Redevelopment Agency
OR MOTION: Relocation Policy.

Summary of Purpose and Why:

On April 18, 2006 the CRA Board approved a CRA Relocation Policy. This policy is necessary for the NW CRA to reduce the impact to homeowners, renters, business owners and business tenants created by CRA acquisitions during the MLK Jr. Mixed Use project development and other acquisition efforts in the NW CRA. The CRA Relocation Policy is for acquisitions and relocations utilizing non-federal funding sources.

Staff is requesting CRA Board approval to amend the language of the policy to clarify the amounts associated with the relocation Assistance (Stabilizer) payment(s). Staff is recommending that we add the words "up to" to provide for a specific calculation of the payment amount. Additionally, language associated with eminent domain related proceedings was eliminated due to recent legislative changes affecting the CRA's ability to condemn property.

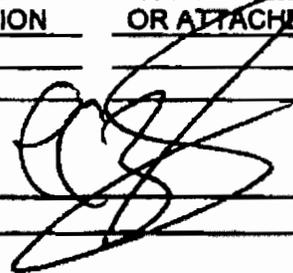
Staff recommends approval of the attached amendments.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: City Manager's Office
- (2) Primary staff contact: T.C. Broadnax, Assistant City Manager Ext. 4601
- (3) Expiration of contract, if applicable: _____
- (4) Fiscal impact and source of funding: _____

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Assistant City Manager
 Deputy City Manager



ACTION PREVIOUSLY TAKEN BY CRA BOARD:

<u>Resolution</u>	<u>Consideration</u>	<u>Other:</u>
Results: _____	Results: _____	Results: _____
_____	_____	_____
_____	_____	_____

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

RELOCATION POLICY

Mission Statement

It is the intent of the Pompano Beach Community Redevelopment Agency (CRA) to reduce the impact to homeowners, renters, business owners and business tenants created by the CRA as a result of redevelopment project real property acquisition and relocation activities.

General Policy

The policy set forth in this document is intended for acquisition and relocation activities utilizing non-federal funding sources. All acquisitions and relocations involving the utilization of federal funds shall be performed using guidelines set forth the Uniform Relocation Act (49CRF24).

The CRA will use its best efforts to first acquire real property in designated community redevelopment areas by means of purchase and/or donation. The CRA will exercise its powers of eminent domain to the extent allowed by law. The CRA will participate in mediation whenever appropriate.

Residential Relocations

Homeowners

Displaced homeowners shall be compensated for their property through the proceeds received from the sale of their property. The occupancy status of the unit(s) to be purchased shall be noted in the CRA Contract of Purchase and Sale to reflect the person(s) residing at the property and if occupied, CRA shall inform the seller and tenants of the benefits available. In order to qualify for relocation assistance, displaced homeowners must have owned the property for at least two (2) years and must be U.S. citizens. The CRA has the right to request any and all information and documentation to verify the above.

Moving and displacement/relocation expenses associated therewith shall be compensated at an amount up to \$15,000 per property based on the final negotiated settlement costs of the property.

**Pompano Beach
Community Redevelopment Agency
Relocation Policy – 04 09/2006
Page Two**

Renters

Renters in properties purchase by the CRA shall be compensated according to the schedule below. Moving and relocation assistance under this policy shall be available on a per unit basis. In order to qualify for tenant relocation assistance, displaced tenants must provide documented proof of tenancy for a minimum of six (6) months.

Situations involving roommates are eligible for relocation assistance with compensation to be split equally among all parties, excluding children of renters.

Studio/One Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designated to coordinate the relocation process on behalf of the CRA. - \$500
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be process when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. – up to \$1,700.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the estimated difference in rent for a comparable unit multiplied by six (6) months. Payment will be made following vacated rental unit inspection by CRA staff. – up to \$3,000.

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Two Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designated to coordinate the relocation process on behalf of the CRA. - \$700.
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be process when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. – up to \$2,200.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the estimated difference in rent for a comparable unit multiplied by six (6) months. Payment will be made following vacated rental unit inspection by CRA staff. - up to \$3,600

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

**Pompano Beach
Community Redevelopment Agency
Relocation Policy - 04 09/2006
Page Three**

Three Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designated to coordinate the relocation process on behalf of the CRA. - \$800.
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be process when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. – up to \$2,600.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the **estimated** difference in rent for a comparable unit multiplied by six (6) months. Payment will be made following vacated rental unit inspection by CRA staff. - **up to \$4,200**

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Four Bedroom Units

- **Apartment Search and Moving Expenses.** Payments shall be processed when all units are accounted for and registered with the CRA staff designated to coordinate the relocation process on behalf of the CRA. - \$1,000.
- **Security Deposit Assistance.** Includes first, last and security deposits where required. Payments shall be process when renter provides proof of new lease for a decent, safe, and sanitary replacement dwelling unit. – up to \$3,000.
- **Relocation Assistance (Stabilizer).** This assistance is being provided to assist in the stabilization of the displaced tenant. The payment is based on the **estimated** difference in rent for a comparable unit multiplied by six (6) months. Payment will be made following vacated rental unit inspection by CRA staff. - **up to \$4,800**

No dwelling unit or tenant shall qualify for a business/commercial/retail relocation payment.

Commercial/Retail/Industrial Relocations

Building/Business Owners

Payments for the purchase and sale of owner-occupied businesses may also include payment for reasonable business moving and relocation expenses, if necessary. To qualify for reasonable business moving and relocation expenses, a business must be registered with the City of Pompano Beach Occupational License Division and be an operating entity. The CRA has the right to request any and all information and documentation to verify the above.

Business Tenants

Tenants of commercial, retail or industrial property will be compensated for moving expenses and issued a relocation payment based on the following amounts:

Large Retail Shops

- **Search and Reestablishment Expense:** The business tenant may be eligible for search and reestablishment expense reimbursement up to the following amounts: Search Expense - \$1,000 / Reestablishment expense – up to \$3,000
- **Moving Expenses:** Business tenants may be eligible for the reimbursement of moving costs associated with such things as disconnecting and moving business fixtures located on the premises at the time of CRA execution of the Purchase and Sale Agreement with the business property owner. – up to \$6,000
- **Fixed Lump Sum Payment:** The business may be eligible for a Fixed Lump Sum relocation payment in lieu of move costs, search and reestablishment expense reimbursement. - \$7,500

Florist, Grocery, Beauty Salons, Barber Shops, Etc. (significant fixtures/equipment)

- **Search and Reestablishment Expense:** The business tenant may be eligible for search and reestablishment expense reimbursement up to the following amount: Search Expense - \$500 / Reestablishment expense – up to \$3,000
- **Moving Expenses:** Business tenants may be eligible for the reimbursement of moving costs associated with such things as disconnecting and moving business fixtures located on the premises at the time of CRA execution of the Purchase and Sale Agreement with the business property owner. – up to \$4,000
- **Fixed Lump Sum Payment:** The business may be eligible for a Fixed Lump Sum relocation payment in lieu of move costs, search and reestablishment expense reimbursement. - \$5,000

Small Retail Shops, Churches, Etc. (minimal fixtures/equipment)

- **Search and Reestablishment Expense:** The business tenant may be eligible for search and reestablishment expense reimbursement up to the following amount:
Search Expense - \$500 / Reestablishment expense – up to \$2,500
- **Moving Expenses:** Business tenants may be eligible for the reimbursement of moving costs associated with such things as disconnecting and moving business fixtures located on the premises at the time of CRA execution of the Purchase and Sale Agreement with the business property owner. – up to \$3,500
- **Fixed Lump Sum Payment:** The business may be eligible for a Fixed Lump Sum relocation payment in lieu of move costs, search and reestablishment expense reimbursement. - \$4,000

Auto Related

- **Search and Reestablishment Expense:** The business tenant may be eligible for search and reestablishment expense reimbursement up to the following amount:
Search Expense - \$1,000 / Reestablishment expense – up to \$3,000
- **Moving Expenses:** Business tenants may be eligible for the reimbursement of moving costs associated with such things as disconnecting and moving business fixtures located on the premises at the time of CRA execution of the Purchase and Sale Agreement with the business property owner. – up to \$6,000
- **Fixed Lump Sum Payment:** The business may be eligible for a Fixed Lump Sum relocation payment in lieu of move costs, search and reestablishment expense reimbursement. - \$7,500

Dry Cleaners

- **Search and Reestablishment Expense:** The business tenant may be eligible for search and reestablishment expense reimbursement up to the following amount:
Search Expense - \$500 / Reestablishment expense – up to \$3,000
- **Moving Expenses:** Business tenants may be eligible for the reimbursement of moving costs associated with such things as disconnecting and moving business fixtures located on the premises at the time of CRA execution of the Purchase and Sale Agreement with the business property owner. – up to \$4,000
- **Fixed Lump Sum Payment:** The business may be eligible for a Fixed Lump Sum relocation payment in lieu of move costs, search and reestablishment expense reimbursement. - \$5,000

The CRA, at its sole discretion, may consider requests for short-term leases for building or business owners after the CRA has executed the Purchase and Sales Agreement for such properties.

Eminent Domain

~~It is the intent of the CRA to utilize eminent domain proceedings only as a last resort for acquiring real property for redevelopment projects.~~

~~Chapter 421.55, Florida Statutes, as amended, will apply when the CRA obtains real property through eminent domain proceedings. In this instance, CRA will pay moving expenses for real property owners and tenants. The real property owner is responsible for documenting compensation payments for related expenses. The CRA has the right to request any and all information and documentation to verify compensation claims made by the real property owner.~~

Mediation

~~The CRA will engage in mediation as an alternative to litigation in the courts to acquire real property in redevelopment project areas.~~