

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH BHP COMMUNITY LAND TRUST TO SELL FIVE CITY-OWNED VACANT PARCELS, IN THE AMOUNT OF \$151,000.00, LOCATED IN LOW- AND MODERATE-INCOME (LMI) AREAS, FOR THE FUTURE DEVELOPMENT OF AFFORDABLE AND WORKFORCE HOUSING FOR SALE/RENT.

WHEREAS, the Office of Housing and Community Development desires to facilitate the sale and development of five City-owned vacant parcels of land to expand the supply of affordable and workforce housing within low- and moderate-income (LMI) areas of the City of Hollywood; and

WHEREAS, the City continues to experience a significant shortage of affordable and workforce housing options for low- to moderate-income households, including both homeowners and renters, making it increasingly difficult for residents to remain in the community; and

WHEREAS, the development of affordable and workforce housing on these City-owned vacant lots will help address local housing needs, promote neighborhood stability, and advance the City's goals of increasing access to quality, attainable housing for residents at various income levels; and

WHEREAS, on June 11, 2025, Request for Proposals Number RFP-306-25-SA ("RFP"), Sale and Development of City-Owned Vacant Land for Affordable and Workforce Housing, was electronically advertised on OpenGov.com to solicit proposals for the sale and development of City-owned vacant properties in accordance with Section 38.43(A) of the Procurement Code; and

WHEREAS, the RFP resulted in proposals from the following three (3) respondents by the response due date (listed in alphabetical order):

1. Alexander Goshen (Sites A, B, D, and E)
2. BHP Community Land Trust (Sites A, B, C, D, and E)
3. Les, Inc. (Site A); and

WHEREAS, on October 7, 2025, the Selection Committee met to evaluate and rank the proposals based upon the approved Evaluation Criteria established in the RFP as follows: Qualifications, Experience and Relevant Development History; Approach,

Methodology, and Schedule of Performance; Development Structure and Design Concept; References; Financial Capacity of Respondent, Preliminary Financing Plan, and Pro Forma Analysis; Purchase Offer; and Local Preference; and

WHEREAS, the Selection Committee deemed Alexander Goshen's proposal as non-responsive, and the Respondent was removed from the evaluation process; and

WHEREAS, based on the Evaluation Criteria, the Selection Committee evaluated the proposals on October 7, 2025, and the total average scores were compiled to arrive at the following initial rankings, with the highest score being the highest ranked:

**Site A:**

1. BHP Community Land Trust (89 points)
2. Les, Inc. (88 points)

**Sites B–E:**

1. BHP Community Land Trust (Site B – 89 points; Site C – 78 points; Site D – 86 points; Site E – 89 points); and

WHEREAS, the Selection Committee recommended an award to BHP Community Land Trust for Sites B–E, and shortlisted both BHP Community Land Trust and Les, Inc. for Site A to provide oral presentations for further consideration; the Committee also requested clarification from BHP Community Land Trust regarding Site C; and

WHEREAS, on October 29, 2025, oral presentations were provided by the shortlisted firms, followed by a Final Public Selection Committee meeting held on October 29, 2025, during which the Selection Committee ranked the shortlisted firms; and

WHEREAS, scores were compiled to arrive at the following final rankings for Site A, with the lowest score being the highest ranked:

1. BHP Community Land Trust (3 points)
2. Les, Inc. (6 points); and

WHEREAS, the Selection Committee recommends that the City Commission authorize the appropriate City officials to negotiate and execute a purchase and sale agreement with BHP Community Land Trust for the purchase and development of the City-owned vacant properties, with the requirement that the developer construct and develop homes for sale and/or rent to affordable and workforce individuals in LMI areas; and

WHEREAS, a Notice of Intent to Award was publicly posted for five (5) business days and received no protests; and

WHEREAS, in accordance with Section 30.20 of the City Code of Ordinances, entitled "Sale of City-Owned Real Property," independent appraisals of the properties were conducted, with the first appraisal completed on December 15, 2025, by The Urban Group, Inc., valuing the properties at \$1,998,000.00, of which the Dewey Street lots account for \$975,000.00 and the Lincoln Street lot accounts for \$425,000.00; and a second independent appraisal was conducted as required by the Charter for properties appraised over \$250,000; and

WHEREAS, staff has determined that it is in the best interest of the City to include all of the subject properties in the second appraisal with details completed on March 18, 2026, by South Florida Real Estate Appraisals LLC, valuing the properties at \$1,828,500.00; and

WHEREAS, while the combined appraisal totals are within a comparable range, the Dewey Street and Farragut Street parcels reflect a variance exceeding twenty-five percent (25%) between the first and second appraisals when evaluated individually, as shown in the parcel-by-parcel valuations set forth in the appraisal reports; and

WHEREAS, in order to ensure full compliance with Section 30.20 of the City Code and to avoid any potential issues, staff obtained a third independent appraisal for the Dewey Street and Farragut Street parcels, by Joseph J. Blake and Associates, Inc., dated May 1, 2026, valuing the Dewey Street parcels at \$894,000.00 and the Farragut Street parcels at \$252,000.00; and

WHEREAS, the appraised value of the Property exceeds Two Hundred Fifty Thousand Dollars (\$250,000.00), and the City's governing sale provision requires the affirmative vote of five-sevenths (5/7) of the total membership of the City Commission for the sale or disposition of such property; and

WHEREAS, the purchase price of \$151,000.00 results from a competitive process under RFP-306-25-SA and reflects a conveyance at less than the appraised fair market value of the Property; and the City Commission finds that conveyance at less than appraised value serves a valid municipal public purpose — namely, the development and long-term preservation of affordable and workforce housing for households generally at or below 80% to 120% of Area Median Income — and that the affordability covenants, resale and rent restrictions, development obligations, and reverter provisions imposed upon the Purchaser constitute valuable additional consideration to the City supporting the conveyance; and

WHEREAS, for Site E (Dewey Street), a deed restriction will be executed requiring that the Purchaser agree to utilize the property for Affordable Housing, as defined by the U.S. Department of Housing and Urban Development (HUD) according to 24 CFR Part 570.3, targeting households at 80% of area median income (AMI) or below, which allows the City to utilize the property for affordable housing purposes, dispose of it in accordance with procedures applicable to the disposition of real property by the City of Hollywood, or exchange it for another property that will be committed to affordable housing, ensuring the City's objectives for equitable housing opportunities are maintained; and

WHEREAS, the sale and development of these City-owned vacant properties for affordable and workforce housing will expand the supply of attainable housing for low- and moderate-income residents, support neighborhood stabilization and revitalization, increase the property tax base and local economic activity, strategically utilize public assets to achieve community goals, reduce reliance on public housing assistance over time, and demonstrate the City's ongoing commitment to promoting equitable housing opportunities and strengthening the social and economic fabric of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That the City Commission approves the substantive terms and conditions of the Purchase and Sale Agreement with BHP Community Land Trust, in substantially the form attached hereto as Exhibit "A" (the "Agreement"), and authorizes the appropriate City officials to execute the Agreement, together with such non-substantive changes, completion of blanks and exhibits, and modifications as may be necessary, in a form acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney. The City Commission acknowledges that the attached Agreement is a draft, and that material or substantive changes to the terms approved herein shall require further approval of the City Commission.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

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PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOSH LEVY, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. CERNY, MMC  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
DAMARIS HENLON,  
CITY ATTORNEY