

**FIRST AMENDMENT TO COMMUNITY HOUSING DEVELOPMENT
ORGANIZATION (CHDO) AGREEMENT**

THIS AMENDMENT is made and entered into on _____, by and between the City of Pompano Beach, Florida ("CITY") and Broward County Habitat Community Housing Development Corporation ("CHDO").

WHEREAS, the City Commission, in Resolution 2024-19, approved and authorized the proper City officials to entered into a Community Housing Development Organization Agreement with CHDO ("Original Agreement"), to provide funding and administration for a CHDO Project, which was executed on October 24, 2023; and

WHEREAS, there was an error in the application of contractual obligations to the respective address; and

WHEREAS, the parties desire to amend the Original Agreement to cure the error and identify another CHDO property satisfying the contractual obligations;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in the Amendment, the parties agree as follows:

1. Section III - THE PROJECT is amended as follows:

Habitat for Humanity of Broward (Habitat Broward), a 501(c)(3) nonprofit housing provider will leverage private and public resources to construct 12 new single-family homes along NW 27th Avenue that are affordable to low-income (LI) working families who reside in Broward County, FL. The Habitat model combines home construction with 0%-interest rate mortgage financing, closing cost assistance and education to put qualifying families on the path to economic security and a higher quality of life as first-time homeowners. The \$76,226.00 awarded by the CITY, consistent with its Annual Action Plan, will be used for the construction of one (1) of the below described property.

Habitat for Humanity agrees to build an energy-efficient 4-bedroom, 3-bathroom, one car garage home of approximately 1,866 sq. ft.

The home to be constructed as part of the PROJECT will be built along NW 7th Way, specifically, on the following lot:

~~1410~~ 1440 NW 7th Way, Pompano Beach, FL 33060, as fully described in Exhibit D, legal description, which is attached and incorporated in this Amendment.

2. All other terms and conditions of the Original Agreement shall remain in full force and effect.

3. Exhibits A and B are deleted in their entirety and replaced with Exhibits A-1 and B-1, attached and incorporated in the Amendment.

4. This Amendment shall be effective upon execution by both parties.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

**BROWARD COUNTY HABITAT
COMMUNITY HOUSING DEVELOPMENT
CORPORATION**

Witnesses:

Denyse R. Peterson

DENYSE R. PETERSON
Print Name

Samia Osbourne

Samia Osbourne
Print Name

By: *[Signature]*
Melonie Bully-Chambers, President

(SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of December, 2024, by Melonie Bully-Chambers as President of Broward County Habitat Community Dev., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Zayn Frost
(Name of Acknowledger Typed, Printed or Stamped)

HH 429092
Commission Number

Witnesses:

CITY OF POMPANO BEACH

(Signature)

By: _____
Rex Hardin, Mayor

(Print Name)

Witness Address

Witness City, State, Zip

By: _____
Gregory P. Harrison, City Manager

(Signature)

(Print Name)

Witness Address

Witness City, State, Zip

Attest:

(SEAL)

Kervin Alfred, City Clerk

Approved As To Form:

Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20___, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **KERVIN ALFRED** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

EXHIBIT A-1- Scope of Work

Broward County Habitat Community Housing Development Corp.

Performance Objectives-

Consistent with the national and local objectives for the use of HOME funds, this project shall:

1. Increase the availability of new affordable single-family homes that target low to very low-income households in Broward.
2. Increase access by low to very low-income households in Broward to affordable mortgage financing, closing cost assistance and financial education to make the American dream of owning a home possible on their budget.
3. Promote the revitalization of Blanche Ely neighborhood through new affordable housing, in conjunction with the City of Pompano Beach.
4. Promote the growth of the local economy through the construction and sale of the homes.

Project Location: The home that will be completed utilizing these funds will be located at 1440 NW 7th Way in Pompano Beach, FL 33060.

Specific Activities:

1. Complete the architectural designs for houses to be built as part of our Rick Case Community.
2. Bid the majority of the construction tasks to licensed, insured local subcontractors.
3. Complete the permitting approvals and obtain notice to proceed.
4. Break ground on the foundations in October 2023.
5. Provide construction oversight and site supervision throughout the build.
6. Recruit and train volunteers to assist with the construction work (wall furring, ceiling strip, interior painting and landscaping).
7. Market the project to potential homebuyers through Habitat's homeowner selection process that meets fair housing laws.
8. Prequalify a low to very low-income family to help build and purchase the home.
9. Provide one year of intensive homeownership education that is focused on increasing financial literacy, responsible money management and credit use.
10. Monitor family's compliance with sweat equity requirement to ensure they invest a minimum of 300 hours building their home and the homes of other families.
11. Monitor compliance with the required homebuyer contribution of \$2,000 (due before closing).
12. Complete construction of the project to end by June 30, 2024 (evidenced by Certificates of Occupancy).
13. Provide affordable mortgage financing (0%-interest) and closing cost assistance to make homeownership affordable. Close on the home within 30 days of obtaining COs.
14. Dedicate the home and complete closeout documentation required by City.

EXHIBIT B-1- Total Budget- 1440 NW 7th Way, Pompano Beach, FL 33060

Rick Case - Two Story

DOORS/WINDOWS:Blower Door Test	4,900.00
DOORS/WINDOWS:Closet Doors	92.96
DOORS/WINDOWS:Door /Window Tapcons	183.43
DOORS/WINDOWS:Exterior Doors	1,479.99
DOORS/WINDOWS:Exterior doors Labor	3.32
DOORS/WINDOWS:Garage Doors	1,585.00
DOORS/WINDOWS:Interior Door Labor	5,235.00
DOORS/WINDOWS:Interior Doors	3,653.74
DOORS/WINDOWS:Windows	7,338.30
DOORS/WINDOWS:Windows Labor	5,457.00
DRIVEWAY:Driveway	3,954.79
DRIVEWAY:Driveway Forms, Mesh	542.45
DRIVEWAY:Driveway Pump	
DRIVEWAY:Driveway -Subgrade	105.60
DRIVEWAY:Driveway/Sidewalk Concrete	5.93
DRIVEWAY:Driveway/Sidewalk Finish Labor	
EXTERIOR FINISHES:Exterior Paint	852.26
EXTERIOR FINISHES:Exterior paint labor	5,620.00
EXTERIOR FINISHES:Paint Tools (rollers, etc)	2,175.35
EXTERIOR FINISHES:Stucco	9,720.00
EXTERIOR FINISHES:Stucco Labor	
EXTERIOR FINISHES:Wire Lath, Misc Material	
EXTERIOR WALLS:Bag Goods	343.79
EXTERIOR WALLS:Block	5,676.97
EXTERIOR WALLS:Exterior Walls Labor	200.00
EXTERIOR WALLS:Grout	
EXTERIOR WALLS:Precast-Lintels and Sills	
EXTERIOR WALLS:Sand	280.86
EXTERIOR WALLS:Tie-Beam Materials - Rebar	1,747.28
FOUNDATION:Concrete Material	4,928.62
FOUNDATION:Concrete Pump	1,598.84
FOUNDATION:Excavation & Grading	4,010.75
FOUNDATION:Foundation Labor	
FOUNDATION:Slab Labor- Placing & Finishing	61.18
FOUNDATION:Slab Materials	31.37
FOUNDATION:Slab/Footer Form Boards	384.02
FOUNDATION:Soil Density Tests	480.00
Homeowner Misc	
HVAC:AC System Install & Start Up	
HVAC:AC, Ground	
HVAC:AC, Rough (Duct Work)	3,000.00
INTERIOR FINISHES:Bath Tile	842.72
INTERIOR FINISHES:Cabinet Labor	2,950.00
INTERIOR FINISHES:Cabinets	4,220.03
INTERIOR FINISHES:Carpeting	850.00
INTERIOR FINISHES:Ceiling Insulation	1,814.33

INTERIOR FINISHES:Closet Shelving	832.68
INTERIOR FINISHES:Closet Shelving Labor	
INTERIOR FINISHES:Drywall Labor	
INTERIOR FINISHES:Drywall/Compound/Bead	28,954.53
INTERIOR FINISHES:Floor tile	2,321.54
INTERIOR FINISHES:Floor Tile - Labor	6,630.00
INTERIOR FINISHES:Foil & Card Board Insulation	
INTERIOR FINISHES:Interior Floor Tile	
INTERIOR FINISHES:Interior Hardware	367.09
INTERIOR FINISHES:Interior Paint	326.25
INTERIOR FINISHES:Interior Paint -Labor	6,500.00
INTERIOR FINISHES:Interior Trim - Labor	520.00
INTERIOR FINISHES:Kitchen Labor	
INTERIOR FINISHES:Laminate Flooring	5,889.57
INTERIOR FINISHES:Marble Sill w/ Mud	1,330.22
INTERIOR FINISHES:Misc Bath, Kitchen Hardware	255.89
INTERIOR FINISHES:Moulding/Baseboards	1,366.56
INTERIOR FINISHES:Stair Labor	1,859.00
INTERIOR FINISHES:Wall Insulation	
INTERIOR FRAMING:Framing Labor	1,445.29
INTERIOR FRAMING:Interior Framing Pkg	5,814.24
LANDSCAPE:Landscaping-Labor	14,052.67
LANDSCAPE:Lawn Cutting/Landscaping	
LANDSCAPE:Misc Landscape Material	53.19
LANDSCAPE:Shrubs	
LANDSCAPE:Sod	
LANDSCAPE:Trees	
MECHANICAL SYSTEMS:Appliances	941.73
MECHANICAL SYSTEMS:Appliances- Construction	1,435.14
MECHANICAL SYSTEMS:Electrical Fixtures	
MECHANICAL SYSTEMS:Electrical Ground	
MECHANICAL SYSTEMS:Electrical Labor	
MECHANICAL SYSTEMS:Electrical Rough	11,825.00
MECHANICAL SYSTEMS:Electrical Trim Out	5,048.57
MECHANICAL SYSTEMS:Irrigation System	
ND NOT YET ALLOCATED:Tree Analysis	
OTHER:Homeowner Stipend	
OVERHEAD:Barricades	
OVERHEAD:Clean Up	2,965.22
OVERHEAD:CO Cost	
OVERHEAD:Crane/Lift	
OVERHEAD:Disaster Prep	
OVERHEAD:Fall Protection	
OVERHEAD:Fall Protection Labor	
OVERHEAD:Fee Refund	
OVERHEAD:Final Survey	969.16
OVERHEAD:Locks and Safe	

OVERHEAD:On Site Storage	745.79
OVERHEAD:Plumbing Service Calls	
OVERHEAD:Porta John	581.84
OVERHEAD:Service Calls	
OVERHEAD:Site Security	1,472.11
OVERHEAD:Site Supervision	
OVERHEAD:Temp Electric	158.74
OVERHEAD:Temp Water	387.44
OVERHEAD:Temporary Labor	
OVERHEAD:Theft, Breakage	
OVERHEAD:Tool Purchase	436.69
OVERHEAD:Tool Rental	1,638.36
OVERHEAD:Trash	1,917.46
OVERHEAD:Warehouse Rent	
PLUMBING:Plumbing Parts & Repairs	38.77
PLUMBING:Plumbing, Ground Rough	8,680.00
PLUMBING:Plumbing, Top Out	8,680.00
PLUMBING:Plumbing, Trim Out	4,340.00
PRE-CONSTRUCTION:Architectural Permits	272.00
PRE-CONSTRUCTION:Engineering Site Planning	
PRE-CONSTRUCTION:Environmental Study	
PRE-CONSTRUCTION:Infrastructure Labor	
PRE-CONSTRUCTION:Land	
PRE-CONSTRUCTION:MOT	
PRE-CONSTRUCTION:Prints	120.97
PRE-CONSTRUCTION:Project Management	4,419.78
PRE-CONSTRUCTION:Sewer Line	68.00
PRE-CONSTRUCTION:Site Signage	47.17
PRE-CONSTRUCTION:Soil Borings	
PRE-CONSTRUCTION:Surveys	1,397.49
PRE-CONSTRUCTION:Wall	
ROOF:Celing Access Pannels	
ROOF:Dry in Pkg	
ROOF:Nails & Shingles	
ROOF:Roof Framing Material	3,881.02
ROOF:Roof Labor	8,200.00
ROOF:Roof Sheathing pkg	2,134.50
ROOF:Roof-Complete install	5,600.00
ROOF:Truss Straps	1,047.13
ROOF:Trusses	14,865.64
SITE IMPROVEMENTS:Fencing	
SITE IMPROVEMENTS:Final Grading	
SITE IMPROVEMENTS:Hoses / Hozzles	
SITE IMPROVEMENTS:Mailbox	
SITE PREPARATION:Electric Underground	400.00
SITE PREPARATION:Engineering Inspections	367.00
SITE PREPARATION:Fill	182.60

SITE PREPARATION:Impact fees	8,856.00
SITE PREPARATION:Inspection/Re inspection fees	
SITE PREPARATION:Permit fees	10,634.66
SITE PREPARATION:Pest Control	
SITE PREPARATION:Site Preparation	3,909.32
SITE PREPARATION:Temp Powe poles	
SITE PREPARATION:Termite Treatment	250.00
SITE PREPARATION:Tree Removal	
SITE PREPARATION:Water meter	
VOLUNTEER LABOR:Volunteer Support	576.78
Total Cost (excluding Land)	284,336.68
Cost as of June 30, 2023 (detail by category not included in above)	284,336.68

EXHIBIT D

LEGAL DESCRIPTION

Lot 74, RICK CASE HABITAT COMMUNITY, according to the map or plat thereof, as recorded in Plat Book 183, Page 191, of the Public Records of Broward County, Florida.

Parcel Identification No: 484235-91-0740