

June 30, 2022

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

RE: Distribution of Flexibility Units
Parcel E Homeless Shelter

Dear Sirs,

The Broward Partnership for the Homeless, Inc. ("BPHI") is planning to develop up to 138 residential units on the area in which the currently green space abutting the north homeless assistance center at 1700 Blount Road. Affordable housing supply and homelessness continue to be issues in the City of Pompano Beach and throughout the country. Currently, Broward Partnership provides more than 200 beds for the homeless within the existing shelter. Recently, the innovation of rapid re-housing of the homeless has appeared to show some success. Rapid re-housing is an intervention designed to help individuals and families quickly exit homelessness and return to more permanent housing. Broward Partnership proposes to develop this 138 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments will be consistent with the surrounding area.

The request is to change the City of Pompano Beach Land Use from Industrial to Commercial. Once the land use designation becomes commercial, the property would be available for affordable flex units under the City's comprehensive plan and Broward County policy.2.16. The ultimate intent of the local land use plan amendment is to allow for the 138 unit affordable residential development since time is of the essence.

Pompano Beach is experiencing rapid redevelopment and there is a recognized need for permanent supportive housing and affordable housing. Affordable housing supply and homelessness continue to be issue throughout the country. Broward Partnership provides hundreds beds for the homeless within the existing shelter. Along with the proposed Local Land Use Amendment, rezoning and allocation of flex units, Broward Partnership proposes to develop an affordable 138 unit residential apartment building which will allow for rapid re-housing of individuals and families while increasing the supply of affordable housing for very low and low income individuals. The proposed use of affordable residential apartments is suitable to the mixed use character of the area. Providing new housing opportunities along with providing for rapid re-housing of the homeless furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

STANDARDS

1. The property must be located within the Flexibility Zone and flexibility, redevelopment units and/or nonresidential flexibility (based on 5% rule) must be available.

Response: The site is currently designated Industrial on the land use which prohibits allocation of flex units. However, this request is in concert with a Local Land Use Plan Application to amend the land use to Commercial and rezoning to B-3 enabling allocation of units.

2. To be eligible for the allocation of flexibility and redevelopment units the applicant must agree to provide affordable housing units on the application site or any one type or combination of types or pay an in lieu of fee as specified in Code Section 154.80.

Response: The very nature of this request is to provide affordable housing and will enter into agreements to guarantee compliance.

APPROVAL STANDARDS

1. The proposed development is consistent with applicable goals, objectives and policies of the City's Comprehensive Plan.

Response: This request fulfills the intent of the Comprehensive Plan which is evidenced by the following:

Objective 03.01.00 Housing to Accommodate Future Population

The City should provide, through the undertaking of support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.

Policy 03.01.02

The City shall continue to support Community Redevelopment Agency (CRA) and Development of Housing and Urban Improvement (OHUI) efforts to acquire funds and administer a variety of local, State and Federal housing improvement and low income subsidy programs. In addition, the City shall continue to provide information about low cost housing opportunities to all residents especially those with very-low, low, and moderate income as well as homeless.

Policy 03.01.04

The City shall continue to cooperate with other local governments concerning providing affordable housing for very-low, low, and moderate income households and the homeless.

Policy 03.01.06

The City will continue to work towards implementing a Housing First strategy to address homelessness. An inventory of affordable housing will be identified that can accommodate the homeless through landlord recruitment, identification of existing affordable housing options and facilitation of creative solutions.

Policy 03.01.09

The City will continue to use available density bonus programs provided in the County Land Use Plan to increase the supply of affordable housing, such as allowing residential development in the County's Commerce Land use category by right under certain conditions.



2. The use of flexibility and redevelopment units and/or nonresidential flexibility will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.

Response: Parcel E is currently a Broward County Community Facility assisting the homeless located in an Industrial land use. Expanding the facility which exists is appropriate and will require rezoning the parcel and amending the land use to Commercial which will allow flex units to be applied, enhancing provision of community services and support a increasing community need. Finding suitable parcels is extremely difficult and this partnership will provide an example of community cooperation.

3. Applications for the use of residential flexibility ot redevelopment units requires an agreement to provide affordable housing units per subsection € in lieu of fee in accordance with section 154.80 except that infill properties which are one-acre or less are exempt from this requirement.

Response: Agreements will be provided as required.

KEITH and Associates Inc.

