

August 26, 2022

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

RE: Local Land Use Plan Amendment

Dear City of Pompano Beach;

The Broward Partnership (“BPHI”), in association with Green Mills Development Group, is planning to develop up to 138 residential units on the area in which is, currently vacant open space, east the North Homeless Assistance Center (NHAC) at 1700 Blount Road. Affordable housing supply and homelessness continue to be challenges in the City of Pompano Beach and throughout the country. This residential apartment building will increase the supply of affordable housing for very low- and low-income families and individuals. Broward Partnership prides itself with being a good neighbor and believes that the proposed addition of affordable residential apartments would be ideally suited due to the close proximity of major employers benefiting residents.

This project will consist of 100% Low-Income Housing Tax Credit (LIHTC) units will be restricted to meet the 80% AMI income limit threshold. The Florida Housing Finance Corporation (FHFC) funding application further requires that a minimum of 15% of the units be at the extremely Low Income (ELI) AMI set aside which is currently 28% for Broward County. Half of all units would be set aside for formerly “Homeless Households” , as defined by Florida Housing Finance Corporation which includes formerly homeless and at-risk of homelessness individuals and families”. Therefore, only 15% of the total households would be limited to the 28% AMI income limit.

Currently, Broward Partnership deliver more than 200 emergency beds for the homeless individuals and families within the adjoining County shelter, which is and will remain a completely separate purpose and operation. In no circumstance would any units within this residential apartment project be utilized for emergency housing or for services that are provided in the County’s adjacent Homeless Assistance Center for homeless clientele.

The request is to change the City of Pompano Beach Land Use from Industrial to Commercial. Once the land use and zoning designations have been changed to become Commercial land use and B-3 zoning, the property would be available for affordable flex

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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.

Pompano Beach is experiencing rapid development and there continues to be a recognized need for supportive affordable housing in SE Florida. Affordable housing supply continues to be a significant issue throughout the country. Providing new quality housing furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

Any question please do not hesitate to contact us.

Sincerely,

KEITH

Attachments: Land Use Plan Amendment