

August 26, 2022

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

RE: Plat Note Amendment
Broward County Plat No.2
159/16

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, abutting 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. Currently, Broward Partnership provides more than 200 beds for the homeless within the existing shelter. Recently, the innovation of affordable housing projects for the homeless has appeared to show some success. Affordable housing projects with preference for homeless residence qualified to rent is an intervention designed to help individuals and families quickly exit homelessness and return to more stable housing practices. Broward Partnership proposes to develop this 138 unit residential apartment building which will allow for affordable 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.

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.

The request is to change the Plat note restriction to include 138 mid-rise residential units. 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 an issue throughout the country. Broward Partnership provides hundreds of beds for the homeless within the existing shelter. Along with the proposed Local Land Use Plan Amendment, rezoning and allocation of flex units, Broward Partnership proposes to develop an affordable 138 unit residential apartment building which will allow for affordable housing of individuals and families while increasing the supply of affordable housing for very-low and low-income individuals. Providing for affordable housing furthers the goals of Broward Partnership and the goals, objectives and policies of the City of Pompano Beach.

The existing note and the proposed note are attached.

Any question please do not hesitate to contact us.

Sincerely,

KEITH

Attachments: Recorded plat
Survey
Proposed Note

