

August 29, 2022

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

RE: Rezoning of Parcel E

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 the proposed addition of affordable residential apartments to the site 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 delivers 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 Zoning from CF to B-3 and Land Use from Industrial to Commercial. Once the zoning and land use designations have been changed to B-3 zoning and Commercial land use, 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 rezoning 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

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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.

This request will enhance the ability to provide services at an existing facility and is supported by the Comprehensive Plan as 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.

KEITH and Associates Inc.

Attachments: Survey  
Location Map  
Zoning Map & Land Use Map