



October 7, 2025

City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

RE: CASA APARTMENTS, Bringing Affordability Home to Pembroke Pines

Dear Mayor and Members of Pembroke Pines City Commission:

South Florida Community Land Trust (SFCLT) is honored to partner with the City of Pembroke Pines on Casa Apartments, a proposed 12-unit public-private development that will provide high-quality, permanently affordable homes for local residents. Broward County will leverage funds already awarded to SFCLT, ensuring every dollar works harder to deliver lasting affordability.

Since its founding in 2006, **SFCLT has built high-quality homes that stay affordable—forever.** From restoring vacant properties to developing green-certified, award-winning communities, SFCLT has become one of Florida's largest community land trust developers.

SFCLT leverages public, private, and philanthropic funding to bring affordable housing projects from concept to reality—without compromising quality, affordability, or sustainability. Over the past two decades, we have developed over 100 permanently affordable homes and are advancing 475 more units in our pipeline. Backed by \$13 million in net assets and a portfolio valued at \$50 million, SFCLT has the financial strength and proven capacity to deliver transformative housing at scale.

We thank you for your leadership and continued commitment to affordable housing in Pembroke Pines. SFCLT looks forward to working together to make Casa Apartments—and future partnerships—a model for lasting

Your community partner,

A handwritten signature in blue ink, appearing to read "A. Bartle", is positioned above the name and title of the signatory.

Amanda (Mandy) Bartle
President & CEO

SOUTH FLORIDA COMMUNITY LAND TRUST



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ABOUT US

The South Florida Community Land Trust (SFCLT) is a nonprofit developer creating quality, sustainable and permanently affordable housing for Broward and Miami-Dade residents, especially those most vulnerable to being displaced from their communities by market forces. We develop ownership and rental properties, creating pathways to first-time homeownership and supporting residents so they can maintain housing stability.

CONTACT

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Photos courtesy of Marcus & Millichap



SOUTH FLORIDA
COMMUNITY LAND TRUST

**A PARTNERSHIP TO BRING LASTING AFFORDABILITY
TO THE RESIDENTS OF PEMBROKE PINES**

CASA APARTMENTS



JOHNSON STREET

FLETCHER PARK

SOUTH FLORIDA COMMUNITY LAND TRUST

www.southfloridactl.org



CASA APARTMENTS

BRINGING AFFORDABILITY HOME TO PEMBROKE PINES

AT A GLANCE

BUYER

SFCLT or wholly owned subsidiary

LOCATION

7851 Johnson Street, Pembroke Pines

UNITS

12 one-bedroom, one-bath apartments

PURCHASE PRICE

\$2,352,000

AFFORDABILITY

Very low and low-income households

RENTS

\$1,000 - \$1,380, based on income

STATUS

Under contract, in due diligence

CLOSING

December 2025–January 2026

A LOOK INSIDE

Located at **7851 Johnson Street**, Casa Apartments is a two-story, garden-style building on a 0.36-acre lot, built in 1973 with durable concrete block construction and a pitched roof. The property features twelve one-bedroom, one-bath units, which South Florida Community Land Trust (SFCLT) will preserve as permanently affordable housing.

— “

South Florida Community Land Trust, unlike typical investors, is buying property with the goal of lowering rents — not raising them.”

— Mandy Bartle, President & CEO

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AFFORDABILITY THAT LASTS

Market rents will be reduced to \$1,000–\$1,380, based on income. The building will house low-income households, with set-asides for very low-income individuals, ensuring current residents can stay in their homes and residents of the city can live affordably.

PARTNERING FOR IMPACT

Casa Apartments represents a collaboration between Pembroke Pines, Broward County, and SFCLT—blending public investment and nonprofit expertise. The County will match the City’s HOME investments, and the SFCLT will prioritize essential safety and livability improvements with as little disruption to residents as possible. Once complete, Casa Apartments will continue to provide quality, affordable housing for existing residents and future generations.