



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

110 NE 3rd Street, Suite 300 | Ft. Lauderdale, FL 33301 | 954-357-4900 | Fax 954-357-8221

October 8, 2025

Via E-Mail Only – Jyaciuk@ppines.com and Mstamm@ppines.com

Mitchell Stamm, Assistant City Manager
City of Pembroke Pines
601 City Center Way
Pembroke Pines, Florida 33025

Subject: Broward County HOME/HOME CHDO Funding Commitment of Gap Loan Funds for – Casa Apartments in an amount to Match the City of Pembroke Pines.

Dear Mr. Stamm:

The County is committed to increasing the supply of affordable multi-family housing throughout the County. The County continues to work with various stakeholders including cities, business leaders, and non-profit organizations, to develop, and maintain affordable housing, and is focused on maintaining affordability through mechanisms, which ensures units remain affordable for set periods.

Through a Notice of Funding Availability (NOFA), the County has awarded the South Florida Community Land Trust (SFCLT) multiple funding years of HOME Community Housing Development Organization (CHDO) funds for an affordable rental housing project. The SFCLT has requested that those funds be allocated towards the Casa Apartments in the City of Pembroke Pines. This will allow SFCLT to acquire and rehabilitate the 12 units and convert them into permanent (in perpetuity) affordable housing in the City of Pembroke Pines.

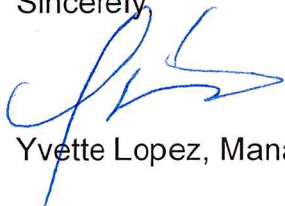
The Broward County Housing and Urban Development Division is supporting this project and will make recommendations to the Broward County Board of County Commission via a substantial change (December 2025/January 2026) that will include combining the City of Pembroke Pines' HOME funds with the County's HOME CHDO funds for the Casa Apartments Project. It is estimated that the amount of funds that the County will contribute will match the City and provide approximately \$987,000, or an amount not to exceed the 2-year HOME CHDO Allocation and within the HOME Regulations. The County will provide funding, administration and oversight of the project.

Program provisions for County HOME CHDO funds include, but are not limited to, the following:

- Ninety-nine (99) year affordability period.
- Thirty (30) year loan maturity, with earlier repayment due upon sale, refinance, or transfer.
- HUD HOME Maximum subsidy, Per Unit Rent Limits and Income Regulations and Requirements.
- The initial County HOME CHDO award is subject to reduction based on actual verified costs and subject to BOCC Approval and HUD FY 2025/2026 Award.

I will be working with the city, SFCLT, HUD, and the County Attorney's office to finalize the agreement and all other requirements related to the project. Should you have any questions, please feel free to call or email me at 954-357-4930 or Ylopez@broward.org

Sincerely,



Yvette Lopez, Manager, Housing and Urban Planning Division

cc:

Joseph Yaciuk, AICP, Assistant Director, Planning and Economic Development Department
Darby Delsalle, Director, Housing and Urban Planning Division
Ralph Stone, Director, Housing Finance Authority
Angela Bauldree-VanBeber, Business Manager & Fiscal Compliance, Housing and Urban Planning Division