

Housing Authority Of Pompano Beach



EXECUTIVE DIRECTOR

Ralph W. Adderly

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August 22, 2019

Marisa Button
Director of Multifamily Allocations
Florida Housing Finance Corporation
227 N Bronough, Suite 5000
Tallahassee, FL 32301

Dear Ms. Button:

Thank you for the opportunity to comment on the upcoming RFAs for 2019-2020.

This comment/request is applicable to RFA 2019-116 for SAIL/Bonds/4% LIHTC.

For this RFA in the past there has been a requirement for the properties to have a minimum of five (5) units per building:

From RFA 2018-116

Number of Units and Buildings

a. The Applicant must state the total number of units in the proposed Development.

Note: All Buildings must consist of at least five units per building. This will be confirmed in credit underwriting.

The Housing Authority of Pompano Beach (HAPB) has a large vacant site that they have been trying to redevelop for 12+ years. This site was originally a public housing property with 55 buildings consisting of all duplexes and which was demolished after hurricane Wilma did extensive damage in 2005. The property was demolished in 2007. For many years the site could not compete for funding for various reasons and then in the last few years became a viable site for FHFC funding opportunities.

Fast forward to 2019 - The community has been very involved in the planning process and has made stipulations that the HAPB not change the current zoning which only allows for duplexes.

The community desires that any new development fit into the community which is predominantly single-family homes.

For the upcoming 2019 RFA and future SAIL RFAs we request that Florida Housing consider allowing PHAs or other revitalization applicants to apply for SAIL without the stipulation of requiring 5 units per building much like the Monroe County SAIL RFA. Many PHAs have strong community ties and solicit community input in the development planning process. This often results in leaving the PHAs with some limitations on what they can build. This site will be utilized for a 62+ elderly duplex community that will fit well into the community and be an asset to the area and the overall revitalization plan for the area.

If there are any questions, please feel free to contact me. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ralph Adderly", with a large, sweeping flourish extending to the right.

Ralph Adderly
Executive Director