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File #:	2025-R-43	Version: 1	Name:	HOME Fund Partnership with Broward County
Type:	Resolution	Status:	Passed	
File created:	9/23/2025	In control:	City Commission	
On agenda:	10/15/2025	Final action:	10/15/2025	

Title: MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-43. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AUTHORIZING THE REALLOCATION OF HOME INVESTMENT PARTNERSHIP PROGRAM CONSORTIUM COOPERATION AGREEMENT FUNDS FROM THE PURCHASE ASSISTANCE STRATEGY TO A NEW MULTI-FAMILY HOUSING STRATEGY, TO BE IMPLEMENTED WITH BROWARD COUNTY IN PARTNERSHIP WITH THE SOUTH FLORIDA COMMUNITY LAND TRUST ("SFCLT"), FOR THE PURPOSE OF PRESERVING AFFORDABLE HOUSING WITHIN THE CITY; PROVIDING FOR DISBURSEMENT OF HOME PROGRAM FUNDS; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE ANY NECESSARY DOCUMENTS TO EFFECTUATE THE REALLOCATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: [Planning and Economic Development Department](#)

Attachments: 1. [1. Proposed Resolution No. 2025-R-43 \(Home Program Reallocation\)](#), 2. [2. SFCLT Cover Letter and Pamphlet](#), 3. [3. Broward County Housing Finance Division Commitment Letter](#), 4. [4. HOME Program Funds Transfer Memo](#)

Text

Title

MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-43.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AUTHORIZING THE REALLOCATION OF HOME INVESTMENT PARTNERSHIP PROGRAM CONSORTIUM COOPERATION AGREEMENT FUNDS FROM THE PURCHASE ASSISTANCE STRATEGY TO A NEW MULTI-FAMILY HOUSING STRATEGY, TO BE IMPLEMENTED WITH BROWARD COUNTY IN PARTNERSHIP WITH THE SOUTH FLORIDA COMMUNITY LAND TRUST ("SFCLT"), FOR THE PURPOSE OF PRESERVING AFFORDABLE HOUSING WITHIN THE CITY; PROVIDING FOR DISBURSEMENT OF HOME PROGRAM FUNDS; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE ANY NECESSARY DOCUMENTS TO EFFECTUATE THE REALLOCATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Summary Explanation and Background

SUMMARY EXPLANATION AND BACKGROUND:

1. The Planning and Economic Development staff has been working with the Broward County Housing Finance Division (which administers the Broward County HOME Consortium) to explore more effective ways to utilize the City's HOME Investment Partnerships Program (HOME) funds.
2. At present, the City has available HOME funds (which include multi-year allocations and program income) that are quickly approaching HUD expenditure deadlines.
3. The City currently utilizes HOME funds for the Purchase Assistance strategy, designed to aid first-time home buyers. Unfortunately, the City has had difficulty expending these funds due to the program's income

and property value restrictions. As a result, the unspent HOME funds are at risk of being recaptured by the County, and ultimately by HUD, if federal timeliness requirements are not met.

4. In coordination with the County, an alternative strategy has been identified to effectively use the City's HOME funds while continuing to serve Pembroke Pines residents. The County has recommended a partnership with the South Florida Community Land Trust (SFCLT), a nonprofit Community Housing Development Organization (CHDO) that was previously procured by Broward County through a competitive process and has partnered with the County for several years on affordable housing initiatives. SFCLT has a strong track record of developing and preserving affordable housing throughout South Florida using the community land trust model. A letter from SFCLT expressing interest and the proposed partnership is attached for reference.

SFCLT's qualifications include:

- Development of housing in 13 South Florida cities
- Over \$20 million in assets, including capital for new development
- A development pipeline of 475 homes, with 51 ready for construction
- Experience with both rental and homeownership projects serving households between 30%-80% AMI
- Financing partners such as Florida Community Loan Fund and JPMorgan Chase
- Creation of Florida's first revolving CLT fund and an equity-based opportunity map

5. SFCLT has identified a 12-unit rental apartment building located at 7851 Johnson Street within the City for purchase. SFCLT plans to maintain the affordability of 10 units by setting rents aligned with residents' incomes, prioritizing very low- to moderate-income households. The purchase will be financed using:

- City HOME funds.
- Broward County matching funds. *(Broward County has provided a letter pledging matching funds for this project.)*
- Remainder of the funding will be financed through the CLT.

6. After purchase, the SFCLT will perform necessary maintenance and will be responsible for the upkeep of the building. The SFCLT will ensure the affordability of the units are preserved in perpetuity.

7. To initiate the process, the County requires formal written authorization from an authorized City official to reallocate the available HOME funds. This action requires formal approval by the City Commission via the attached resolution. The proposed strategy is an eligible use of HOME funds.

8. As a member of the Broward County HOME Consortium, the City does not directly hold its HOME funds. These funds are retained and administered by the County, which disburses them on a reimbursement basis upon approval of eligible expenses and compliance with HUD regulations.

9. Upon City approval of this resolution, the City will reallocate the funds to the County. The County will oversee the use of these funds and work directly with the SFCLT to purchase and finance the property. The City will have no further involvement in the management or administration of these funds or the property, ensuring a clear and accountable transition.

10. Commission approval will allow staff to proceed with the necessary agreements and ensure the timely use of HOME funds to preserve affordable housing within the City.

11. Beyond the initial award, funding fluctuates due to recaptures, other adjustments, and expirations. According to the Broward County Housing Finance Division, the City has the following HOME fund allocations available for reallocation:

- FY 2022/2023: \$352,569
- FY 2023/2024: \$308,378
- FY 2024/2025: \$343,347
- **Total: \$1,004,294**

12. The City will continue to have access to the 2025/2026 HOME grant funds to use toward future qualifying strategies, once funds are made available.

13. The City also receives yearly allocations of State (SHIP) and Federal (CDBG) grant funds that will remain available for purchase assistance and minor home repair programs. The City has been very successful in expending CDBG and SHIP funds due to their more flexible program requirements.

14. Administration recommends adopting proposed Resolution 2025-R-43 authorizing the reallocation of HOME funds from the Purchase Assistance strategy to a new Multi-Family Housing strategy for the purpose of preserving affordable housing within the City.

Financial Impact

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** \$1,004,294 HOME Grant Funds
- b) **Amount budgeted for this item in Account No:** 121-554-0600-549216-0000-000-0000-HOM23, 121-554-0600-549216-0000-000-0000-HOM24, 121-554-0600-549216-0000-000-0000-HOM25.
- c) **Source of funding for difference, if not fully budgeted:** Grant Funds
- d) **5 year projection of the operational cost of the project** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.

FEASIBILITY REVIEW:

A feasibility review is required for the award, renewal and/or expiration of all function sourcing contracts. This analysis is to determine the financial effectiveness of function sourcing services.

- a) **Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable.
- b) **If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service?** Not Applicable.

PROPOSED RESOLUTION NO. 2025-R-43

RESOLUTION NO. 3933

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AUTHORIZING THE REALLOCATION OF HOME INVESTMENT PARTNERSHIP PROGRAM CONSORTIUM COOPERATION AGREEMENT FUNDS FROM THE PURCHASE ASSISTANCE STRATEGY TO A NEW MULTI-FAMILY HOUSING STRATEGY, TO BE IMPLEMENTED WITH BROWARD COUNTY IN PARTNERSHIP WITH THE SOUTH FLORIDA COMMUNITY LAND TRUST ("SFCLT"), FOR THE PURPOSE OF PRESERVING AFFORDABLE HOUSING WITHIN THE CITY; PROVIDING FOR DISBURSEMENT OF HOME PROGRAM FUNDS; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE ANY NECESSARY DOCUMENTS TO EFFECTUATE THE REALLOCATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Pembroke Pines ("City") and Broward County ("County") are members of the Broward County HOME Consortium ("Consortium"), and are subject to the terms and conditions of the HOME Investment Partnership Program Consortium Cooperation Agreement ("HOME Agreement") entered into by the City and the County on June 9, 2009; and

WHEREAS, in its representative capacity for members of the Consortium to the Department of Housing and Urban Development ("HUD"), the County is the recipient of HOME funds from HUD, and has allocated these funds to various municipalities within the County, including the City; and

WHEREAS, the City currently utilizes HOME funds for the Purchase Assistance strategy, designed to aid first-time home buyers; and

WHEREAS, in coordination with Broward County, an alternative strategy has been identified to effectively use our HOME funds while continuing to serve

PROPOSED RESOLUTION NO. 2025-R-43

RESOLUTION NO. 3933

Pembroke Pines residents by partnering with the County and the South Florida Community Land Trust (SFCLT), a nonprofit organization, to develop an affordable multi-family residential development within the City; and

WHEREAS, the City Commission finds it to be in the best interest of the citizens and residents of the City of Pembroke Pines to reallocate HOME Program Funds from the Purchase Assistance Program to a new multi-family housing strategy in coordination with Broward County and SFCLT.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA:

SECTION 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

SECTION 2: The City Commission of the City of Pembroke Pines ("City") approves and further authorizes the reallocation of HOME Program Funds from the Purchase Assistance Program to a new multi-family housing strategy in coordination with Broward County and SFCLT, and for the proper city officials to execute any necessary documents to effectuate the reallocation.

SECTION 3: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional

PROPOSED RESOLUTION NO. 2025-R-43

RESOLUTION NO. 3933

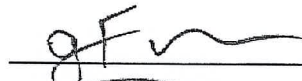
or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 5: This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA THIS 15TH DAY OF OCTOBER, 2025.

CITY OF PEMBROKE PINES, FLORIDA

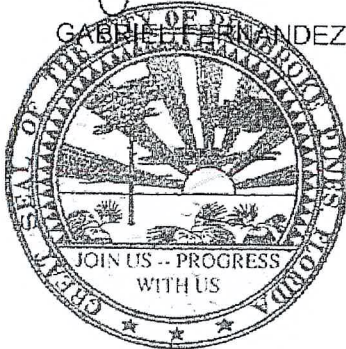
ATTEST:



GABRIELLE HERNANDEZ, CITY CLERK

By: 

MAYOR ANGELO CASTILLO



CASTILLO AYE

HERNANDEZ AYE

GOOD AYE

RODRIGUEZ AYE

SCHWARTZ AYE

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY



SOUTH FLORIDA

COMMUNITY LAND TRUST

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

CASA APARTMENTS



JOHNSON STREET

FLETCHER PARK



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

10 HOME-assisted for very low and low

RENTS

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

STATUS

Under contract, in due diligence

CLOSING

December 2025–January 2026

CASA APARTMENTS

BRINGING AFFORDABILITY HOME TO PEMBROKE PINES

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

” —

AFFORDABILITY THAT LASTS

Market rents will be reduced to \$1,000–\$1,380 for households with very low and low-incomes, for at least 10 of the households. The remaining homes will be available as workforce housing, ensuring current residents can stay in their homes.

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.

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.

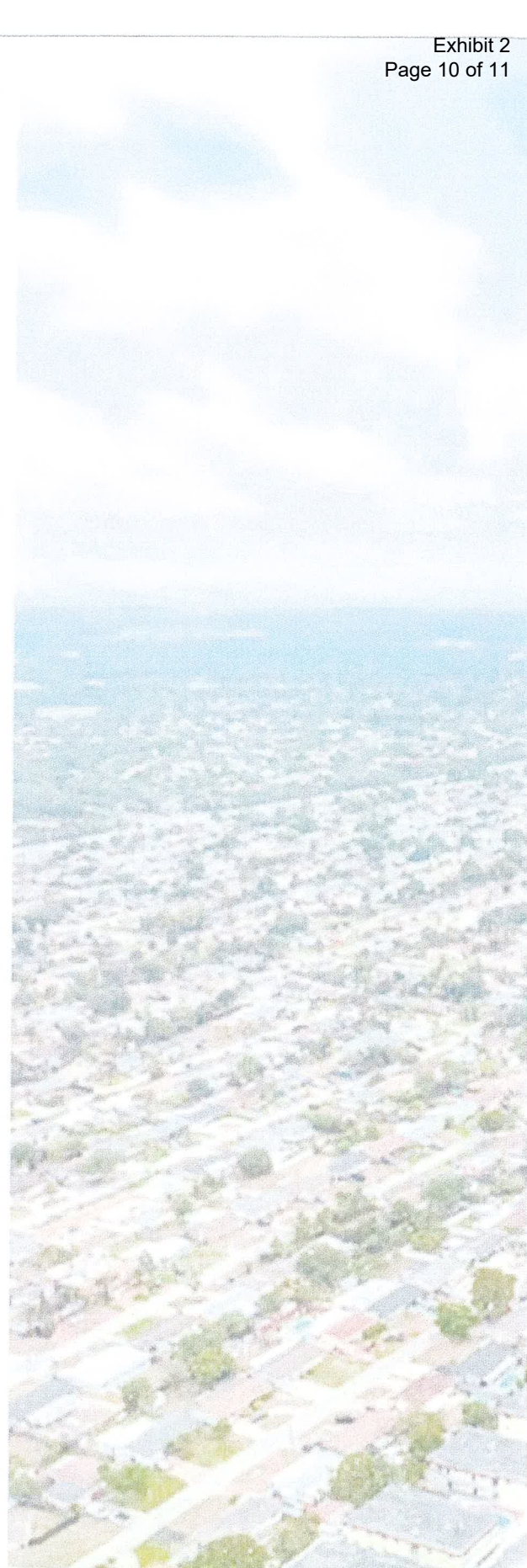
CONTACT

South Florida Community Land Trust

718 NE 2nd Avenue
Fort Lauderdale, Florida 33304

hello@southfloridacilt.org
954.769.1731

Photos courtesy of Marcus & Millichap



SOUTH FLORIDA COMMUNITY LAND TRUST

Exhibit D - Real Estate Listing Imagery - 7851 Johnson Street

