Grantee: Pembroke Pines, FL

Grant: B-08-MN-12-0022

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:
B-08-MN-12-0022

Obligation Date:

Grantee Name:
Pembroke Pines, FL

Award Date:

Grant Amount:
$4,398,575.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Submitted - Await for Review

QPR Contact:
Shekeria Brown

Disasters:

Declaration Number

NSP

Plan Description:

In 2006, the City had a total of 325 lis pendens filed and 109 scheduled foreclosure sales. In 2007, the City had 927 lis pen dens filed and 296 scheduled sales. These represent 185% and 172% increases respectively, between 2006 and 2007. For the period January 1, 2008 through the end of March 2008, the City had 523 lis pendens filed and 159 foreclosure sales scheduled. The number of lis pendens and scheduled foreclosure sales for 2008 represent $377,084,155 in outstanding loan balances on properties with a current assessed value of a total $237,496,220.

Recovery Needs:

The growing number of unoccupied houses currently on the market, including those vacant due to foreclosure, remain a threat to the sustainability and vitality of communities. While the City is in no position to address the reasons people are being foreclosed, the current market presents an opportunity to address community preservation. Vacant units today can be the affordable housing of tomorrow for qualified homebuyers and renters. Even with the soft housing market, and prices declining, there is still a need for affordable housing in Pembroke Pines.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$4,398,575.00
Total CDBG Program Funds Budgeted	N/A	$4,398,575.00
Program Funds Drawdown	$328,291.90	$897,595.90
Obligated CDBG DR Funds	$617,745.00	$1,434,826.00
Expended CDBG DR Funds	$595,085.00	$1,020,089.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	29.787%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$659,786.25	$0.00
Limit on Admin/Planning	$439,857.50	$262,675.00
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

As of March 31, 2010, 19 properties have been purchased with NSP funds in Pembroke Pines. Nine (9) were purchased by households with household incomes in the 51-80% AMI range (moderate income) and ten (10) were purchased by households in the 81-120% income range (middle income). Eight (8) of the purchase transactions occurred within this reporting period. As of March 31, 2010 there were fifteen (15) additional properties under contract with closings expected in the next quarter &ndash after March 31, 2010.
All properties that have been purchased have transitioned to home repair assistance. The properties are either in the inspection phase or contracted and under construction.
In March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program.The acquisition/rehabilitation program will focus on acquiring and rehabilitating properties for low income households (50% AMI) and some non-low income households. The City initiated a procurement process for licensed agents to assist with identifying 5 to 10 properties and appraisers to complete the appraisals required to ensure discounts. The City will use its pool of licensed contractors and inspectors to complete repairs.
The City also approved an increase in the amount of assistance available for home repair for up to $50,000 for all housing units.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
Acq/Rehab#07, Acquisition/Rehab(50% AMI or Less)	$0.00	$0.00	$0.00
Acquisition/Rehab06, Acquisition/Rehab(51-120% AMI)	$0.00	$0.00	$0.00
Admin 05, Program Administration	$41,375.00	$319,000.00	$262,675.00
PA-001, Financing Mechanism (51-120% AMI)	$278,500.00	$1,459,750.85	$609,425.00
PA-003, Financing Mechanism (50 % AMI or Below)	$0.00	$580,036.64	$0.00
Rehab 004, Rehabilitation (50% or below AMI)	$0.00	$580,036.64	$0.00
Rehab-002, Rehabilitation (51-120% AMI)	$8,416.90	$1,459,750.87	$25,495.90

Activities

Grantee Activity Number:	**Acq/Rehab 07**
Activity Title:	**Acq/Rehab 07 SF Units (50% AMI or Less)**

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Acq/Rehab#07

Project Title:
Acquisition/Rehab(50% AMI or Less)

Projected Start Date:
03/17/2010

Projected End Date:
08/31/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,160,074.00
Total CDBG Program Funds Budgeted	N/A	$1,160,074.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
City of Pembroke Pines	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

As approved by the City commission March 17, 2010, this additional strategy will allow the City to directly acquire NSP eligible properties within the City's target area. Properties will be rehabilitated and made available for purchase or rental to income qualified households enrolled in the City's NSP program.

Location Description:

Citywide priority target areas - 33023, 33024, 33025, 33026, 33029

Activity Progress Narrative:

In March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program. The City initiated a procurement process for licensed agents to assist with identifying 5 properties and appraisers to complete the appraisals required to ensure discounts. The City will use its pool of licensed contractors and inspectors to complete repairs. The City is in the process of acquiring 5 properties under this strategy.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5

# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Acq/Rehab06
Activity Title:	Acquisition/RehabSF Units 51-120% AMI

Activitiy Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Acquisition/Rehab06

Project Title:
Acquisition/Rehab(51-120% AMI)

Projected Start Date:
03/17/2010

Projected End Date:
08/31/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$919,501.00
Total CDBG Program Funds Budgeted	N/A	$919,501.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
City of Pembroke Pines	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

The City will directly acquire NSP eligible properties within the City's target area. Properties will be rehabilitated and made available for purchase or rental to income qualified households enrolled in the City's NSP program.

Location Description:

Citywide priority target area - east of University and other designated census tracts. Primarily zip codes 33023, 33024, 33025, 33026 and 33029.

Activity Progress Narrative:

In March 2010, the City completed a substantial amendment adding acquisition/rehabilitation as a strategy to its program.The acquisition/rehabilitation program will focus on acquiring and rehabilitating properties for low income households (50% AMI). The City initiated a procurement process for licensed agents to assist with identifying 5 properties and appraisers to complete the appraisals required to ensure discounts. The City will use its pool of licensed contractors and inspectors to complete repairs.
The City is in the process of acquiring 5 properties under this strategy.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/5	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Admin 05
Activity Title:	Program Administration

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
Admin 05

Project Title:
Program Administration

Projected Start Date:
01/08/2009

Projected End Date:
06/30/2010

National Objective:
N/A

Responsible Organization:
CRA of Florida, Inc.

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$319,000.00
Total CDBG Program Funds Budgeted	N/A	$319,000.00
Program Funds Drawdown	$41,375.00	$262,675.00
Obligated CDBG DR Funds	$97,700.00	$319,000.00
Expended CDBG DR Funds	$220,175.00	$262,675.00
CRA of Florida, Inc.	$220,175.00	$262,675.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

Plan and Implement the activities under the Neighborhood Stabilization Program for the City of Pembroke Pines.

Location Description:

N/A

Activity Progress Narrative:

CRA coordinated eight (8) closings this quarter and transitioned them to the rehabilitation phase of the program.
In this quarter, CRA also worked with the City to complete substantial amendments to the City's program. An acquisition and rehabilitation strategy was developed to focus on the purchase of properties primarily for low income households (50% AMI or less). CRA worked with the City to develop the program procedures, contracts and reviewed procurement of additional services necessary to undertake the new strategy. The amendment also included an increase in the amount of home repair assistance for each unit. CRA will oversee the acquisition strategy.
The amendment was approved March 17, 2010 by the City' commission after a citizen comment period and was forwarded to HUD.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number: PA 01

Activity Title: Purchase Assistance-S. Family Units (51-120% AMI)

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
PA-001

Project Title:
Financing Mechanism (51-120% AMI)

Projected Start Date:
03/03/2009

Projected End Date:
09/03/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	$1,000,000.00
Program Funds Drawdown	$278,500.00	$609,425.00
Obligated CDBG DR Funds	$318,500.00	$679,425.00
Expended CDBG DR Funds	$341,955.00	$709,425.00
City of Pembroke Pines	$341,955.00	$709,425.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

This activity sets aside funds for households at 51%-120% of the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed homes in the city by facilitating the purchase of them by qualified moderate and middle income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted. Funds for households at 50% AMI have bee set-aside under a separate activity.

Location Description:

Priority Target Area- Section 1: Northern Border: Sheridan Street, Eastern Border: Florida Turnpike, Southern Border: Pembroke Road, Western Border: Flamingo Road Section 2: Northern Border: Sheridan Street, Eastern Border: 172nd Avenue, Southern Border: Pines Boulevard, Western Border: US 27. Zip codes: 33023, 33024, 33025, 33026 and 33029

Activity Progress Narrative:

Eight (8) of the City's NSP closings occurred within this reporting period. Four (4) of the properties were purchased by households with incomes in the 81-120% AMI (middle) income range and four (4) of the properties were purchased by households with incomes in the 51-80 AMI% (moderate) income range. As of March 31, 2010 there were fifteen (15) additional properties under contract with closings expected in the next quarter.
*Numbers in performance report are being reconciled to reflect total moderate and total middle income households. DRGR carries forward information reported from previous report. The next quarter will reflect fully reconciled moderate and middle income assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	8	0/0	0/0	19/27
# of Households benefitting	0	0	8	0/0	11/10	19/27

Activity Locations

Address	City	State	Zip
1141 NW 93rd Terrace	Pembroke Pines	NA	33024
1021 NW 98th Terrace	Pembroke Pines	NA	33025
10120 NW 22nd Ct.	Pembroke Pines	NA	33026
210 NW 207th Way	Pembroke Pines	NA	33029
19122 NW 12th Ct	Pembroke Pines	NA	33029
11341 NW 16th Ct	Pembroke Pines	NA	33026
12276 NW 11th Street	Pembroke Pines	NA	33026
10241 NW 6th St	Pembroke Pines	NA	33026

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	PA 03
Activity Title:	Purchase Assistance-SF Units (50% AMI or Below)

Activitiy Category:
Homeownership Assistance to low- and moderate-income

Activity Status:
Under Way

Project Number:
PA-003

Project Title:
Financing Mechanism (50 % AMI or Below)

Projected Start Date:
03/03/2009

Projected End Date:
09/03/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total CDBG Program Funds Budgeted	N/A	$0.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
City of Pembroke Pines	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

This activity sets aside funds for households at 50% or below the area median income (AMI). The activity is designed to address the abundance of vacant foreclosed homes in the city by facilitating the purchase of them by qualified moderate and middle income buyers. It will also address the need of high cost and subprime loans in priority neighborhoods. Only conventional, FHA and other approved loan products with responsible lending guidelines are permitted.

Location Description:

Priority Target Area- Section 1: Northern Border: Sheridan Street, Eastern Border: Florida Turnpike, Southern Border: Pembroke Road, Western Border: Flamingo Road Section 2: Northern Border: Sheridan Street, Eastern Border: 172nd Avenue, Southern Border: Pines Boulevard, Western Border: US 27. Zip codes: 33023, 33024, 33025, 33026 and 33029

Activity Progress Narrative:

Funding for this activity has been reallocated to the City's acquisition/rehabilitation strategy. The City of Pembroke Pines will acquire, rehabilitate and make properties available to low income households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number: Rehab 02
Activity Title: Rehabilitation-S. Family Units (51-120% AMI)

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Rehab-002

Project Title:
Rehabilitation (51-120% AMI)

Projected Start Date:
03/03/2009

Projected End Date:
09/03/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	$1,000,000.00
Program Funds Drawdown	$8,416.90	$25,495.90
Obligated CDBG DR Funds	$201,545.00	$436,401.00
Expended CDBG DR Funds	$32,955.00	$47,989.00
City of Pembroke Pines	$32,955.00	$47,989.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses.

Location Description:

Priority Target Area- Section 1: Northern Border: Sheridan Street, Eastern Border: Florida Turnpike, Southern Border: Pembroke Road, Western Border: Flamingo Road Section 2: Northern Border: Sheridan Street, Eastern Border: 172nd Avenue, Southern Border: Pines Boulevard, Western Border: US 27

Activity Progress Narrative:

Eight (8) applicants closed and transitioned into the home repair phase of the program this quarter. CRA will review the work specifications once they become available prior to going out to bid. This review will ensure repairs that bring the home up to adopted program standards are addressed prior to contracts being executed for repairs. A total of 19 NSP properties have transitioned to home repair assistance.

In this quarter, through a formal substantial amendment, the amount of assistance was also increased for home repair assistance. Units are now eligible for up to $50,000 in assistance.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	3/27
# of housing units	0	0	0	0/0	0/0	3/27
# of Households benefitting	0	0	0	0/0	3/10	3/27

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00

Grantee Activity Number:	Rehab 04
Activity Title:	Rehabilitation-S. Family Units (50% AMI or Below)

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
Rehab 004

Project Title:
Rehabilitation (50% or below AMI)

Projected Start Date:
03/03/2009

Projected End Date:
09/03/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Pembroke Pines

Overall	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$0.00
Total CDBG Program Funds Budgeted	N/A	$0.00
Program Funds Drawdown	$0.00	$0.00
Obligated CDBG DR Funds	$0.00	$0.00
Expended CDBG DR Funds	$0.00	$0.00
City of Pembroke Pines	$0.00	$0.00
Match Contributed	$0.00	$0.00
Program Income Received	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00

Activity Description:

The city is providing assistance to households, who received NSP funds to purchase an eligible home, to use additional NSP funds to make minor repairs and energy efficient improvements to the home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses.

Location Description:

Priority Target Area- Section 1: Northern Border: Sheridan Street, Eastern Border: Florida Turnpike, Southern Border: Pembroke Road, Western Border: Flamingo Road Section 2: Northern Border: Sheridan Street, Eastern Border: 172nd Avenue, Southern Border: Pines Boulevard, Western Border: US 27

Activity Progress Narrative:

Funds for this activity have been reallocated to acquisition and rehabilitation of units for low income households via a formal substanial amendment completed March 17, 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	$0.00
Total Other Funding Sources	$0.00