Apr 1, 2010 thru Jun 30, 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

Reviewed By HUD:
Reviewed and Approved

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
Total CDBG Program Funds Budgeted	N/A	4,398,575
Program Funds Drawdown	479,816.1	1,377,412
Obligated CDBG DR Funds	997,045	2,431,871
Expended CDBG DR Funds	228,322	1,248,411
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	33.333
Minimum Non-Federal Match	0	0
Limit on Public Services	659,786.25	0
Limit on Admin/Planning	439,857.5	293,200
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	1,099,643.75	1,160,074

Overall Progress Narrative:

As of June 30, 2010, twenty-nine (29) properties have been purchased with NSP funds in Pembroke Pines. Fifteen (15) properties were purchased by households with household incomes in the 51-80% AMI range (moderate income) thirteen (13) were purchased by households in the 81-120% income range (middle income) and one (1) was purchased by a household with an income 50% AMI or less.

The City's overall goal was to assist approximately 30 households with purchase assistance. Ten (10) of the purchase transactions occurred within this reporting period. As of June 30, 2010 there were nine (9) additional properties under contract with closing dates expected in the next quarter.

All properties that have been purchased have transitioned to home repair assistance. The properties are either in the inspection phase or contracted and being repaired.

The City currently has six (6) properties under contract to be acquired for applicants in the 50% AMI or less range.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
Acq/Rehab#07, Acquisition/Rehab(50% AMI or Less)	0	1,160,074	0
Acquisition/Rehab06,	0	919,501	0

Acquisition/Rehab(51-120% AMI)			
Admin 05, Program Administration	30,525	319,000	293,200
PA-001, Financing Mechanism (51-120% AMI)	329,847.5	1,000,000	939,272.5
PA-003, Financing Mechanism (50 % AMI or Below)	0	0	0
Rehab 004, Rehabilitation (50% or below AMI)	0	0	0
Rehab-002, Rehabilitation (51-120% AMI)	119,443.6	1,000,000	144,939.5

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
Acquisition/Rehab06	Acquisition/Rehab(51-120% AMI)	Acq/Rehab06	Acquisition/RehabSF Units 51-120% AMI
Admin 05	Program Administration	Admin 05	Program Administration
Acq/Rehab#07	Acquisition/Rehab(50% AMI or Less)	Acq/Rehab 07	Acq/Rehab 07 SF Units (50% AMI or Less)
Rehab 004	Rehabilitation (50% or below AMI)	*No activities in this project*	
Rehab-002	Rehabilitation (51-120% AMI)	Rehab 02	Rehabilitation-S. Family Units (51-120% AMI)
9999	Restricted Balance	*No activities in this project*	
PA-003	Financing Mechanism (50 % AMI or Below)	*No activities in this project*	
PA-001	Financing Mechanism (51-120% AMI)	PA 01	Purchase Assistance-S. Family Units (51-120% AMI)

Activities

Grantee Activity Number:
Acq/Rehab 07

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
Acq/Rehab#07

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

Projected Start Date:

Projected End Date:

03/17/2010 08/31/2010

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

Responsible Organization:
City of Pembroke Pines

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,160,074
Total CDBG Program Funds Budgeted	N/A	1,160,074
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	166,401	166,401
Expended CDBG DR Funds	0	0
City of Pembroke Pines	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

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 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:

As of June 30, 2010, the City had 2 properties under contract to be acquired by the City of Pembroke Pines. The properties were inspected and went out to bid during this quarter. DRGR will be updated to reflect the costs for repairs and holding costs associated with these acquisitions. The transactions are scheduled to close the following quarter.

The City currently has 6 properties under contract to be acquired directly by the City to be occupied by low income residents.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
Acq/Rehab06

Activity Title:
Acquisition/RehabSF Units 51-120% AMI

Activity 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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	469,501
Total CDBG Program Funds Budgeted	N/A	469,501
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
City of Pembroke Pines	0	0
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/2
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

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 this quarter, funds were reduced in this category to address repairs on other units acquired through the program directly by low to moderate income households. The activity will likely be reduced further in the next quarter to address repairs on additional units purchased directly by low to moderate income households.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
Admin 05

Activity Title:
Program Administration

Activity 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.

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	319,000
Total CDBG Program Funds Budgeted	N/A	319,000
Program Funds Drawdown	30,525	293,200
Obligated CDBG DR Funds	0	319,000
Expended CDBG DR Funds	30,525	293,200
CRA of Florida, Inc.	30525	293200
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total

No Performance Measures Found

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 ten (10) closings this quarter and transitioned them to the rehabilitation phase

of the program. CRA also oversaw the City's acquisition strategy and home repair activities.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

Grantee Activity Number:
PA 01

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

Activity 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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,100,000
Total CDBG Program Funds Budgeted	N/A	1,100,000
Program Funds Drawdown	329,847.5	939,272.5
Obligated CDBG DR Funds	320,575	1,000,000

Expended CDBG DR Funds	0	709,425
City of Pembroke Pines	0	709425
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	10	0/0	0/0	29/30
# of Households benefitting	1	6	10	1/0	17/10	29/30

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:

Ten (10) 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 (5) of the properties were purchased by households with incomes in the 51-80 AMI% (moderate) income range. One was purchased by a low income buyer.

As of June 30, 2010 there were 9 addtional properties under contract to be purchased by NSP buyers.

*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.

Activity Location:

Address	City	State	Zip
7731 NW 4th Street	Pembroke PInes	NA	33024
11601 SW 9th Court	Pembroke PInes	NA	33025
7700 Taft Street	Pembroke PInes	NA	33024

1200 NW 77th Way	Pembroke PInes	NA	33024
251 SW 64 Terrace	Pembroke Pines	NA	33023
1470 NW 113 Avenue	Pembroke PInes	NA	33026
10930 Clubhouse Road	Pembroke Pines	NA	33026
2155 NW 184th Way	Pembroke Pines	NA	33029
10581 SW 14th Court	Pembroke Pines	NA	33025
8681 SW 15th Street	Pembroke Pines	NA	33023

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0

Grantee Activity Number:
Rehab 02

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

Activity 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

	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,350,000
Total CDBG Program Funds Budgeted	N/A	1,350,000
Program Funds Drawdown	119,443.6	144,939.5
Obligated CDBG DR Funds	510,069	946,470
Expended CDBG DR Funds	197,797	245,786
City of Pembroke Pines	197797	245786

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	3/30
# of housing units	0	0	1	0/0	0/0	4/30
# of Households benefitting	0	3	4	0/0	6/10	7/30

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:

Ten (10) applicants closed and transitioned into the home repair phase of the program this quarter. A total of 29 NSP properties have transitioned to home repair assistance. In this quarter, the repairs on 6 properties were completed.

In this quarter, a substantial amendment was prepared to increase the amount of funding available in this category to address addtional units that were purchased.

*Please note the number of units reported in the performance measures are being reconciled to reflect total units completed. Units are now being listed only when the repairs are completed. In total, the repairs on 7 units have been completed. Some units (not addresses) were reported earlier when the repairs initially began.

Activity Location:

Address	City	State	Zip
2429 NW 184th Terrace	Pembroke Pines	NA	33029
10100 NW 6th Street	Pembroke Pines	NA	33026
11765 NW 11th Street	Pembroke PInes	NA	33026
1920 Bayberry Drive	Pembroke Pines	NA	33024
6491 SW 6th Street	Pembroke Pines	NA	33023

7051 SW 12th Street	Pembroke Pines	NA	33023

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0

Other Funding Sources	Amount
Neighborhood Stabilization Program	0
Total Other Funding Sources	0