Grantee: Pembroke Pines, FL

Grant: B-08-MN-12-0022

July 1, 2010 thru September 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

Review by HUD:
Reviewed and Approved

QPR Contact:
Shekeria Brown

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

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	$930,393.37	$2,307,805.37
Obligated CDBG DR Funds	$1,966,704.00	$4,398,575.00
Expended CDBG DR Funds	$1,160,240.87	$2,408,651.87
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$0.00
Limit on Public Services	$659,786.25	$0.00
Limit on Admin/Planning	$439,857.50	$315,775.00
Limit on State Admin	$0.00	$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$1,099,643.75	$1,160,074.00

Overall Progress Narrative:

As of September 30, 2010, thirty-six (36) properties have been purchased with NSP funds in Pembroke Pines. Nineteen (19) properties were purchased by households with household incomes in the 51-80% AMI range (moderate income), fifteen (15) were purchased by households in the 81-120% income range (middle income) and two (2) were purchased by households with an income 50% AMI or less.
The City's overall goal was to assist approximately 30 households with purchase assistance. Seven (7) of the purchase transactions occurred within this reporting period. As of September 30, 2010, the City also acquired 5 properties to be rehabilitated and occupied by low income households. The City has 2 more acquisitions pending. All properties that have been purchased have transitioned to home repair assistance. The properties have assigned contractors and are being repaired. Some repairs are already complete.

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)	$433,937.47	$1,020,972.00	$433,937.47

Acquisition/Rehab06, Acquisition/Rehab(51-120% AMI)	$442.50	$410,501.00	$442.50
Admin 05, Program Administration	$22,575.00	$319,000.00	$315,775.00
PA-001, Financing Mechanism (51-120% AMI)	$220,280.00	$1,189,552.00	$1,159,552.50
PA-003, Financing Mechanism (50 % AMI or Below)	$50,000.00	$50,000.00	$50,000.00
Rehab 004, Rehabilitation (50% or below AMI)	$1,000.00	$89,102.00	$1,000.00
Rehab-002, Rehabilitation (51-120% AMI)	$202,158.40	$1,319,448.00	$347,097.90

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

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,020,972.00
Total CDBG Program Funds Budgeted	N/A	$1,020,972.00
Program Funds Drawdown	$433,937.47	$433,937.47
Obligated CDBG DR Funds	$854,571.00	$1,020,972.00
Expended CDBG DR Funds	$433,937.47	$433,937.47
City of Pembroke Pines	$433,937.47	$433,937.47
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:

As of September 30, 2010, the City had acquired 5 properties to rehabilitate and resell. These properties are designated to be occupied by low income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/5

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

Activity Locations

Address	City	State	Zip
11000 SW 12th Court	Pembroke Pines	NA	33023
8190 Pasadena Blvd	Pembroke Pines	NA	33025
1200 SW 85th Terrace	Pembroke Pines	NA	33023
8431 NW 11th Avenue	Pembroke Pines	NA	33023
7540 NW 1st Street	Pembroke Pines	NA	33023

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

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$410,501.00
Total CDBG Program Funds Budgeted	N/A	$410,501.00
Program Funds Drawdown	$442.50	$442.50
Obligated CDBG DR Funds	$410,501.00	$410,501.00
Expended CDBG DR Funds	$442.50	$442.50
City of Pembroke Pines	$442.50	$442.50
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:

The City has 2 additional properties under contract to acquire. It will use funding from this category to support the acquisition and rehabilitation of these properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
CRA of Florida, Inc.

Overall	Jul 1 thru Sep 30, 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	$22,575.00	$315,775.00
Obligated CDBG DR Funds	$0.00	$319,000.00
Expended CDBG DR Funds	$22,575.00	$315,775.00
CRA of Florida, Inc.	$22,575.00	$315,775.00
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:

As of September 30, 2010, thirty-six (36) properties have been purchased with NSP funds in Pembroke Pines. Nineteen (19) properties were purchased by households with household incomes in the 51-80% AMI range (moderate income), fifteen (15) were purchased by households in the 81-120% income range (middle income) and two (2) were purchased by households with an income 50% AMI or less.
The City's overall goal was to assist approximately 30 households with purchase assistance. Seven (7) of the purchase transactions occurred within this reporting period. As of September 30, 2010, the City also acquired 5 properties to be rehabilitated and occupied by low income households. The City has 2 more acquisitions pending.
All properties that have been purchased have transitioned to home repair assistance. The properties have assigned contractors and are being repaired. Some repairs are already complete.
CRA continues to oversee the implementation of all NSP activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,189,552.00
Total CDBG Program Funds Budgeted	N/A	$1,189,552.00
Program Funds Drawdown	$220,280.00	$1,159,552.50
Obligated CDBG DR Funds	$189,552.00	$1,189,552.00
Expended CDBG DR Funds	$450,127.50	$1,159,552.50
City of Pembroke Pines	$450,127.50	$1,159,552.50
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:

Six (6) of the City's NSP closings occurred within this reporting period. Two (2) 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 September 30, 2010, 1 property remains under contract to be purchased.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	6	35/30

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	4	6	1/0	21/10	35/30	62.86

Activity Locations

Address	City	State	Zip
804 NW 208th Circle	Pembroke Pines	NA	33029
11131 NW Lakeview Drive	Pembroke Pines	NA	33026
8841 NW 14th Street	Pembroke Pines	NA	33029
1200 NW 77th Way	Pembroke Pines	NA	33024
8831 SW 9th Court	Pembroke Pines	NA	33025
12025 S Las Palmas Drive	Pembroke Pines	NA	33025

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

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$50,000.00
Total CDBG Program Funds Budgeted	N/A	$50,000.00
Program Funds Drawdown	$50,000.00	$50,000.00
Obligated CDBG DR Funds	$50,000.00	$50,000.00
Expended CDBG DR Funds	$50,000.00	$50,000.00
City of Pembroke Pines	$50,000.00	$50,000.00
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:

During this quarter, one (1) low income household purchased a property with NSP financing. The property was transitioned to home repair. Other low income households will be assisted through the properties acquired by the City.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
2310 Buttonwood Avenue	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:	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

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,319,448.00
Total CDBG Program Funds Budgeted	N/A	$1,319,448.00
Program Funds Drawdown	$202,158.40	$347,097.90
Obligated CDBG DR Funds	$372,978.00	$1,319,448.00
Expended CDBG DR Funds	$202,158.40	$447,944.40
City of Pembroke Pines	$202,158.40	$447,944.40
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:

Six (6) households purchased and transitioned into the home repair phase of the program this quarter. A total of 34 NSP properties, occupied by moderate to middle income households, have transitioned to home repair assistance. In this quarter, the repairs on 2 addtional properties that were completed were reported.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	9/30

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	2	2	0/0	8/10	9/30	88.89

Activity Locations

Address	City	State	Zip
1141 NW 93rd Terrace	Pembroke Pines	NA	33024
12276 NW 110th Street	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:	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

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	$89,102.00
Total CDBG Program Funds Budgeted	N/A	$89,102.00
Program Funds Drawdown	$1,000.00	$1,000.00
Obligated CDBG DR Funds	$89,102.00	$89,102.00
Expended CDBG DR Funds	$1,000.00	$1,000.00
City of Pembroke Pines	$1,000.00	$1,000.00
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:

Two (2) households have purchased and transitioned into the home repair phase of the program this quarter. A total of two NSP rehabilitation projects will be financed under this strategy. One of the low income households received financing through the general NSP funds and not the set-aside due to the amendment which reallocated the majority of the set-aside funds to the City's NSP acquisition and rehabilitation activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries 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