Grantee: Pembroke Pines, FL

Grant: B-08-MN-12-0022

October 1, 2010 thru December 31, 2010 Performance Report

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

Obligation Date:

Award Date:

Grantee Name:
Pembroke Pines, FL

Contract End Date:
03/09/2013

Review by HUD:
Reviewed and Approved

Grant Amount:
$4,398,575.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
$0.00

Total Budget:
$4,398,575.00

Disasters:

Declaration Number

No Disasters Found

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 Budget	$0.00	$4,398,575.00
Total Obligated	$0.00	$4,398,575.00
Total Funds Drawdown	$614,146.96	$2,921,952.33

Program Funds Drawdown	$614,146.96	$2,921,952.33
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$513,300.46	$2,921,952.33
Match Contributed	$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	$318,975.00
Limit on State Admin	$0.00	$318,975.00

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 December 31, 2010, thirty-six (36) properties have been purchased with NSP1 financing assistance. 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 financing assistance. The City exceeded its goal and has fully expended funds budgeted for purchase assistance. Among these 36 properties, the repairs on 16 were completed as of December 31, 2010.
In addition, as of December 31, 2010 the City also acquired 6 properties to be rehabilitated and occupied by low income households. Repairs are underway. There were 2 purchase transactions pending.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Acq/Rehab#07, Acquisition/Rehab(50% AMI or Less)	$119,868.86	$1,020,972.00	$553,806.33
Acquisition/Rehab06, Acquisition/Rehab(51-120% AMI)	$94,952.10	$410,501.00	$95,394.60
Admin 05, Program Administration	$3,200.00	$319,000.00	$318,975.00
PA-001, Financing Mechanism (51-120% AMI)	$29,999.50	$1,189,552.00	$1,189,552.00

PA-003, Financing Mechanism (50 % AMI or Below)	$0.00	$50,000.00	$50,000.00
Rehab 004, Rehabilitation (50% or below AMI)	$56,472.15	$89,102.00	$57,472.15
Rehab-002, Rehabilitation (51-120% AMI)	$309,654.35	$1,319,448.00	$656,752.25

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,155,911.03
Total Budget	$0.00	$1,155,911.03
Total Obligated	$0.00	$1,020,972.00
Total Funds Drawdown	$119,868.86	$553,806.33
Program Funds Drawdown	$119,868.86	$553,806.33
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$119,868.86	$553,806.33
City of Pembroke Pines1	$119,868.86	$553,806.33
Match Contributed	$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 December 31, 2010 the City was continuing to rehabiliate the 5 units that had been acquired. These units will be occupied by low income households.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

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

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$520,501.00
Total Budget	$0.00	$520,501.00
Total Obligated	$0.00	$410,501.00
Total Funds Drawdown	$94,952.10	$95,394.60
Program Funds Drawdown	$94,952.10	$95,394.60
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$94,952.10	$95,394.60
City of Pembroke Pines1	$94,952.10	$95,394.60
Match Contributed	$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:

During this quarter, the City acquired one unit under this strategy.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2

# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

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

Benefit Type:
( )

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
CRA of Florida, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$346,215.00
Total Budget	$0.00	$346,215.00
Total Obligated	$0.00	$319,000.00
Total Funds Drawdown	$3,200.00	$318,975.00
Program Funds Drawdown	$3,200.00	$318,975.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$3,200.00	$318,975.00
CRA of Florida, Inc.	$3,200.00	$318,975.00
Match Contributed	$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 continues to oversee the implementation of all NSP activities.
As of December 31, 2010, thirty-six (36) properties have been purchased with NSP financing assistance. 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 financing assistance. The City exceeded its goal and has fully expended funds budgeted for purchase assistance. Among these 36 properties, the repairs on 16 were completed as of December 31, 2010.
In addition, as of December 31, 2010 the City also acquired 6 properties to be rehabilitated and occupied by low income households. Repairs are underway.

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,189,552.00
Total Budget	$0.00	$1,189,552.00
Total Obligated	$0.00	$1,189,552.00
Total Funds Drawdown	$29,999.50	$1,189,552.00
Program Funds Drawdown	$29,999.50	$1,189,552.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$29,999.50	$1,189,552.00
City of Pembroke Pines1	$29,999.50	$1,189,552.00
Match Contributed	$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:

The City of Pembroke Pines completed the close-out of its NSP1 purchase assistance strategy. A total of 35 properties were purchased under this strategy by eligible NSP applicants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	35/30

# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
2130 NW 188 Terrace	Pembroke Pines	NA	NA	33029	Not Validated / N

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$50,000.00
Total Budget	$0.00	$50,000.00
Total Obligated	$0.00	$50,000.00
Total Funds Drawdown	$0.00	$50,000.00
Program Funds Drawdown	$0.00	$50,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$50,000.00
Match Contributed	$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:

There was no new activity under this strategy. Funds have been fully expended and the balance of the City's low -income set-aside is being expended on properties acquired and rehabilitated to be occupied by low income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

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

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$1,319,448.00
Total Budget	$0.00	$1,319,448.00
Total Obligated	$0.00	$1,319,448.00
Total Funds Drawdown	$309,654.35	$656,752.25
Program Funds Drawdown	$309,654.35	$656,752.25
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$208,807.85	$656,752.25
City of Pembroke Pines1	$208,807.85	$656,752.25
Match Contributed	$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:

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 6 properties were completed. A total f 15 properties have been completed under this strategy.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/30
# of Singlefamily Units	0	0/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	6	0/0	11/10	15/30	73.33
# Owner Households	0	0	0	0/0	0/10	0/30	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
10241 NW 6th Street	Pembroke Pines	NA	NA	33029	Not Validated / N
10930 Clubhouse Road	Pembroke Pines	NA	NA	33026	Not Validated / N
7731 NW 10th Court	Pembroke Pines	NA	NA	33024	Not Validated / N
10120 NW 22nd Street	Pembroke Pines	NA	NA	33026	Not Validated / N
19122 NW 12 Court	Pembroke Pines	NA	NA	33029	Not Validated / N
7731 NW 4th Street	Pembroke Pines	NA	NA	33024	Not Validated / N

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:
08/30/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	$89,102.00
Total Budget	$0.00	$89,102.00
Total Obligated	$0.00	$89,102.00
Total Funds Drawdown	$56,472.15	$57,472.15
Program Funds Drawdown	$56,472.15	$57,472.15
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$56,472.15	$57,472.15
City of Pembroke Pines1	$56,472.15	$57,472.15
Match Contributed	$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:

During this quarter, the repairs on one unit, occupied by a low-income household, were completed. One unit remains to be completed under this strategy. The balance of the City's low -income set-aside is being expended on properties acquired and rehabilitated to be occupied by low income households. Updates can be found under the acquisition /rehabilitation strategy. (Acq/Rehab 07)

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/2	0/0	1/2	100.00
# Owner Households	0	0	0	0/2	0/0	0/2	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