



**City of Pembroke Pines, Florida  
NSP3 Substantial Amendment to  
2010 Action Plan**

*Prepared by Community Redevelopment Associates of Florida, Inc.*

## 1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Frank, David H.
Email Address	dfrank@ppines.com
Phone Number	(954)-437-1107
Mailing Address	10100 Pines Blvd, Pembroke Pines, Florida 33026

## 2. Areas of Greatest Need

### Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

### Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
<p>Response:</p> <p>The City of Pembroke Pines utilized HUD's NSP mapping tool to assess potential NSP areas. The information generated from HUD's mapping tool included data from the United States Postal Service, HMDA data on high cost and high leveraged loans, Bureau of Labor Statistics data on unemployment, and FHFA data on house price change to determine delinquency rate for the area. The predicted serious delinquency rate, determined by HUD, takes into account data on foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac).</p> <p>The City also conducted a current market analysis, which included an assessment of data gathered from Blockshopper.com, the National Community Stabilization Trust, Huduser.org's regional and market economic analysis, Trulia.com, NSP1 performance data, as well as the input from local real estate and housing professionals.</p>

### Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.
<p>Response:</p> <p><b><u>Requirements</u></b></p> <p>The neighborhood(s) identified by the NSP 3 grantee as being the area(s) of greatest need must have an individual or average combined NSP3 index score of 17 or greater. In addition, NSP3 requires that grantees target their funds to areas where at least 20% of REO units in the selected targeted area will be addressed, so that funds can have a visible impact. Because of the limited funds available between NSP3 and potential NSP1 program income, the City has redefined its initial NSP target area to address this requirement.</p>

### **NSP3 Area Determined**

The City used NSP1 funds to address 44 units within its NSP1 target area. Among those 44 units, 36 were purchased directly by low-to-middle income households. The remaining 8 were/are being acquired and are being rehabilitated by the City for resale to low- to- middle income households.

The City mapped its NSP1 assisted properties and used this data as a starting point for identifying potential NSP3 target areas. Since all of the NSP1 assisted units were purchased after July 2009\*, those REO units are being counted toward addressing 20% of the units within the target area identified for NSP3.

The City's NSP3 award, potential NSP1 program income, and average subsidy likely needed, were used to calculate how many units could be addressed and ultimately determined the size of the NSP3 area.

The City's NSP3 target area is bordered by the Florida Turnpike to the east, Southwest 72<sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64<sup>th</sup> Way, Southwest 5<sup>th</sup> Street, Southwest 67<sup>th</sup> Avenue, Southwest 8<sup>th</sup> Street, Southwest 68<sup>th</sup> Boulevard, and Southwest 9<sup>th</sup> Street to the north. (See attached Map)

This area is located within Census Tract 1101 block group 1, 2 and a portion of block group 3.

The proposed NSP3 target area consists of 1052 housing units and has a NSP3 score of 20, which is the maximum score an area can receive. Between 2004 and 2007, the area had 654 new mortgages. There were 92 foreclosure starts in the past 12 months and 27 foreclosures between July 2009 and June 2010. According to the HUD NSP mapping tool, a total of 18 properties need to be assisted in the area to address 20% of the REO properties and have a visible impact.

The City facilitated the financing or acquisition of 7 properties in the NSP3 area between July 2009 and December 2010. It proposes to address approximately 14 more properties in this area with its NSP3 funding.

Current market analysis was used to assess the current REO inventory as well as future delinquencies in this area.

\*The HUD NSP3 mapping tool looks at total REO units from July 2009 to June 2010 and estimates the 20% impact based on that number.

### 3. Definitions and Descriptions

#### Definitions

Term	Definition
Blighted Structure	<p>The City's "Property Maintenance Code" is found under Chapter 150, Building , Section 150.95 Property Maintenance. The "Property Maintenance Code" declares the City's policy as the following:</p> <p>B) Findings and declaration of policy.</p> <p>(1) It is hereby found and declared that there exist in the city structures used for residential and nonresidential use which are or may become in the future, substandard with respect to structure, equipment or maintenance.</p> <p>(2) Conditions, including, but not limited to, structural deterioration, lack of maintenance, and appearance of exterior premises, infestation, lack of essential plumbing facilities, lack of maintenance or upkeep of essential utilities and facilities, existence of fire hazards, inadequate provisions for light and air, unsanitary conditions and overcrowding, constitute a menace to the health, safety, welfare, and reasonable comfort of the citizens and inhabitants of the city.</p> <p>(3) It is further found and declared that by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and removed, these conditions will grow and spread and will necessitate in time the expenditure of large amounts of public funds to correct and eliminate the same, and that by reason of timely regulations and restrictions as herein contained, the growth of slums and blight may be prevented and the neighborhood and property values thereby maintained, the desirability and amenities of residential and nonresidential uses and neighborhood enhances and the public health, safety, and welfare protected and fostered.</p> <p>For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:</p> <ol style="list-style-type: none"> <li>1. Building deterioration</li> <li>2. Site deterioration or site deficiencies</li> <li>3. Unsanitary and unsafe conditions and incompatible uses</li> <li>4. Six or more ownership parcels per block</li> </ol>

	<ol style="list-style-type: none"> <li>5. Buildings greater than 40 years of age</li> <li>6. Presence of closed/vacant buildings</li> <li>7. Presence of vacant lots</li> <li>8. Buildings in violation of property maintenance code violations</li> <li>9. Presence of buildings scheduled for demolition</li> </ol> <p>A blighted structure will meet one or more of the aforementioned criteria.</p>
Affordable Rents	The City will utilize the HOME affordable rents as published and currently available should it decide to take on rental units.

### Descriptions

Term	Definition								
Long-Term Affordability	<p>The city will maintain affordability of NSP assisted housing by adopting minimum HOME standards. The following table displays the minimum standards to be utilized by the City.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Homeownership assistance amount per-unit</th> <th>City of Pembroke Pines NSP Affordability Period</th> </tr> </thead> <tbody> <tr> <td>Under \$15,000</td> <td>15</td> </tr> <tr> <td>\$15,000 to \$40,000</td> <td>15</td> </tr> <tr> <td>Over \$40,000</td> <td>15</td> </tr> </tbody> </table> <p><b>Recapture provisions</b> involves the City receiving 100% of the NSP funding on an assisted unit or a portion of it should that housing unit cease to be the primary residence of the household receiving the assistance for the duration of the period of affordability or the terms that are agreed to between the City and household.</p>	Homeownership assistance amount per-unit	City of Pembroke Pines NSP Affordability Period	Under \$15,000	15	\$15,000 to \$40,000	15	Over \$40,000	15
Homeownership assistance amount per-unit	City of Pembroke Pines NSP Affordability Period								
Under \$15,000	15								
\$15,000 to \$40,000	15								
Over \$40,000	15								
Housing Rehabilitation Standards	<p>The City of Pembroke Pines will use adopted rehabilitation standards to guide all work specifications written for NSP rehabilitated properties. The City's rehabilitation standards to the extent feasible, incorporate "green" rehabilitation techniques to the areas addressed in the City's residential rehabilitation standards document. The areas addressed include:</p> <ol style="list-style-type: none"> <li>A. Exterior Surface</li> <li>B. Foundations and Structures</li> <li>C. Windows and Doors</li> <li>D. Roofing</li> <li>E. Insulation/Ventilation</li> </ol>								

	<p>F. Interior Standards (Including Lead and Asbestos Compliance)</p> <p>G. Electrical</p> <p>H. Plumbing, HVAC and other major mechanical systems.</p> <p>I.</p> <p>The City's residential rehabilitation standards comply with all applicable state and local building codes and Federal regulations that govern the CDBG/NSP program.</p>
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#### 4. Low-Income Targeting

##### Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.**

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$582,636

**Total NSP 3 Award:** \$2,330,542

##### Meeting Low-Income Target

**Provide a summary that describes the manner in which the low-income targeting goals will be met.**

Response:

The City intends to allocate \$582,635 (25% of its NSP funds) to facilitate the purchase and rehabilitation of properties to house individuals and families whose incomes do not exceed 50 percent of the area median income.

#### 5. Acquisition and Relocation

##### Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	No
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If yes, fill in the table below.

Question	Number of Units
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The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	n/a
The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	n/a
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	n/a

## 6. Public Comment

### Citizen Participation Plan

**Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.**

Response:

The 15-day public comment period will commence January 31, 2011 and end February 14, 2011. A copy of the NSP3 application is located at the Office of the City Clerk located at Pembroke Pines City Hall, 10100 Pines Boulevard, Pembroke Pines FL 33026 between the hours of 7:00 a.m. and 6:00 p.m. – Monday to Thursday. In addition, the NSP substantial amendment has been posted to the City’s website at <http://www.ppines.com/housing> under Housing Programs Assistance. Citizens are encouraged to comment upon the proposed substantial amendments to the above referenced NSP activities identified in the City’s amended 2010 Action Plan.

Prior to adoption, the City of Pembroke Pines Commission will hold a public hearing on the proposed amendments to the 2010 Action Plan/NSP3 amendment. The public hearing will take place on February 16, 2011 at 6:00 p.m. in the Commission Chambers at City Hall, located at 10100 Pines Boulevard, Pembroke Pines Florida 33026. Interested parties are encouraged to attend and participate.

For additional information on this hearing, please contact Community Redevelopment Associates of Florida, Inc at 954-431-7866, ext 115. In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the City Clerk’s Office at (954) 435-6501 at least 48 hours prior to the hearing.

### Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

## 7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
<b>Activity Name</b>	Purchase Assistance (51 – 120 AMI)
<b>Uses</b>	Select all that apply: <input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24 CFR 570.201 (n): <b>Direct Homeownership Assistance</b> (as modified for NSP). (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low- or moderate-income households in accordance with section 105(a) of the Act. (As modified)
<b>National Objective</b>	<b>National Objective:</b> Low Moderate Middle Income Housing – LMMH 24 CFR 570.208(a)(3) Housing Activities. An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households.
<b>Activity Description</b>	<b>Financing Mechanism 51-120% AMI</b> This activity sets asides funds for households at 51 – 120% of the area median income (AMI). <b>Addressing Local Market Conditions</b> The activity is designed to address the abundance of vacant foreclosed properties in the City by facilitating the purchase of them by qualified moderate and middle income buyer with conventional, FHA and other approved loan products with responsible lending guidelines. It will address the market demand for quality affordable housing. Funds for households at 50% AMI have been set-aside under a separate activity.

The City of Pembroke Pines will make available financing mechanisms with favorable terms to eligible homebuyers with various options to be applied towards the costs of purchasing an NSP eligible property. (Properties that have been foreclosed on, vacant, and located in the target geographical area and/or target price range).

**Terms of Financial Assistance**

Applicants will be required to contribute a minimum of 1% or more depending on the first mortgage closing requirements.

NSP assistance will be in the form of a fifteen year, 0% interest, deferred payment loan secured by a second mortgage and promissory note. Assistance will be up to \$30k for a household between 81%-120% of the area median income and up to \$40K for a household between 51% and 80% of the area median income. The loan is forgivable in its entirety at the end of the affordability period which begins from the date of settlement provided the title remains under the ownership of the original purchaser.

There will be no yearly write-down of the loan. Repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the affordability period. Where the City provides first mortgage financing, the City will make available NSP assistance in the form of a loan ranging from 0 to 4% interest with a term not to exceed 30 years.

Applicants must work with lenders who have agreed to comply with established underwriting criteria that outlines responsible lending guidelines and sets limitations on fees. Lending programs are prime, FHA or portfolio loans used to meet the lenders Community Reinvestment Act goals. Applicants are responsible for the upfront fee associated with the credit report or loan application fee required by lenders in the form of a money order or cashier’s check.

To enforce long-term affordability standards, the City will employ recapture provisions.

**Tenure of Beneficiaries**

Beneficiaries will become owners of the property.

**Eligible Properties**

Single-family detached homes, condos, town homes and villas that are foreclosed upon and vacant are eligible to be purchased with NSP assistance.

NSP requires that the property must be least 60 days delinquent on its mortgage and the owner has been notified; or the property owner is 90 days or more delinquent on tax payments; or under state or local law,

	<p>foreclosure proceedings have been initiated or completed; or foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, developer, or end user. The City will allow the purchase of properties that meet HUD's/NSP property eligibility requirements. In addition, the property must meet HUD's discount requirements</p> <p><b>Eligible Applicants</b></p> <p>Eligible applicants will be homebuyers selected in the order in which they applied to the program and will be assisted on a first-qualified, first-served basis. An eligible homebuyer is defined as one who meets the income eligible guidelines and who intends to purchase the property as their primary residence. Residents displaced from mobile home parks seeking to purchase a non mobile home unit also will be considered eligible homebuyers. Applicants must not own any other property used for residential purposes, and the home to be purchased must be located within the approved target area.</p> <p><b>Homeownership Counseling</b></p> <p>Certificate of 8 hour homeownership counseling completion is required prior to loan closing. All counseling must occur with HUD approved counseling agencies.</p> <p><b>Local Vicinity Hiring</b></p> <p>To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.</p>	
<b>Location Description</b>	<p>The City's NSP3 target area is bordered by the Florida Turnpike to the east, Southwest 72<sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64<sup>th</sup> Way, Southwest 5<sup>th</sup> Street, Southwest 67<sup>th</sup> Avenue, Southwest 8<sup>th</sup> Street, Southwest 68<sup>th</sup> Boulevard, and Southwest 9<sup>th</sup> Street to the north. (See attached Map)</p>	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$ 604,951
	(Other funding source)	\$0
	(Other funding source)	\$0
<b>Total Budget for Activity</b>	<b>\$604,951</b>	
<b>Performance Measures</b>	12 Units Purchased	
<b>Projected Start Date</b>	May 1, 2011	
<b>Projected End Date</b>	May 1, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Pembroke Pines
	<b>Location</b>	10100 Pines Boulevard Pembroke Pines, Florida 33026
	<b>Administrator Contact Info</b>	dfrank@ppines.com
	(954)-437-1107	

<b>Activity Number 2</b>	
<b>Activity Name</b>	<b>Rehabilitation Assistance (51-120 AMI)</b>
<b>Use</b>	Select all that apply: <input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	<b>24 CFR 570.202: Rehabilitation and Preservation Activities</b> Eligible rehabilitation and preservation activities for homes and other residential properties. (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity.
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	<p>The City is providing home repair assistance to households, who received NSP funds to purchase an eligible home. The activity is made possible by the financial mechanisms in place as permitted by the above CDBG entitlement regulations and NSP eligible uses.</p> <p><b>Addressing Market Conditions</b></p> <p>The primary purpose of the rehabilitation assistance is to provide repairs necessary to ensure safe and decent housing, and eliminate any instances of substandard housing which is needed in properties that are foreclosed or delinquent. It is also intended to preserve the City’s affordable housing stock. Rehabilitation assistance is being offered to NSP eligible properties to address repairs that:</p> <ul style="list-style-type: none"> <li>• Eliminate code violations,</li> <li>• Provide for home improvements that promote conservation/energy efficiency</li> <li>• Eliminate signs of blight and assist with stabilizing the neighborhood.</li> </ul> <p><b>Terms of Financial Assistance and Affordability Periods.</b></p> <p>Assistance to make the repairs will be in the form of a zero interest deferred mortgage loan secured by a promissory note for 15 years. Assistance will be will not exceed \$65,000 per unit.</p> <p>The loan is forgivable in its entirety at the end of the affordability period. The period begins from the recordation date of mortgage and note. There will be no yearly write-down of the loan. Repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during affordability period. To enforce long-term affordability standards, the City will employ recapture resale provisions.</p>

	<p><b>Tenure of Beneficiaries</b></p> <p>Beneficiaries are owners of the NSP assisted property.</p> <p><b>Eligible Properties</b></p> <p>Single-family detached homes, townhomes, condos and villas that were purchased with NSP assistance.</p> <p><b>Standards (Types of Repairs)</b></p> <p>Repairs will be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability and will comply with the City's rehabilitation standards.</p> <p><b>Local Vicinity Hiring</b></p> <p>To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.</p>	
<b>Location Description</b>	<p>The City's NSP3 target area is bordered by the Florida Turnpike to the east, Southwest 72<sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64<sup>th</sup> Way, Southwest 5<sup>th</sup> Street, Southwest 67<sup>th</sup> Avenue, Southwest 8<sup>th</sup> Street, Southwest 68<sup>th</sup> Boulevard, and Southwest 9<sup>th</sup> Street to the north. (See attached Map).</p>	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$909,901
	(Other funding source)	\$0
	(Other funding source)	\$0
	<b>Total Budget for Activity</b>	
	\$909,901	
<b>Performance Measures</b>	12 Units Rehabilitated	
<b>Projected Start Date</b>	May 1, 2011	
<b>Projected End Date</b>	May 1, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Pembroke Pines
	<b>Location</b>	10100 Pines Boulevard Pembroke Pines, Florida 33026
	<b>Administrator Contact Info</b>	dfrank@ppines.com

<b>Activity Number 3</b>	
<b>Activity Name</b>	<b>Acquisition and Rehabilitation (Low Income Set-Aside)</b>
<b>Use</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	<p>24 CFR 570.201</p> <p><b>(a) Acquisition</b>            Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to the limitations of Sec. 570.207.</p> <p><b>(b) Disposition</b>            Disposition, through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds or its retention for public purposes, including reasonable costs of temporarily managing such property or property acquired under urban renewal, provided that the proceeds from any such disposition shall be program income subject to the requirements set forth in Sec. 570.504.</p> <p><b>(i) Relocation (if applicable to any project)</b>            Relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations where the assistance is (1) required under the provisions of Sec. 570.606 (b) or (c); or (2) determined by the grantee to be appropriate under the provisions of Sec. 570.606(d).</p> <p><b>24 CFR 570.202: Rehabilitation and Preservation Activities</b>            Eligible rehabilitation and preservation activities for homes and other residential properties. (HUD notes that rehabilitation may include counseling for those seeking to take part in the activity.</p>

<p><b>National Objective</b></p>	<p><b>National Objective: Low Moderate Middle Income Housing (LMMH)</b></p> <p>24 CFR 570.208(a)(3) Housing activities. An eligible activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households.</p>
<p><b>Activity Description</b></p>	<p><b>Activity Description and Specific Requirements:</b></p> <p>The City will acquire NSP eligible properties (those that have been foreclosed on or abandoned), rehabilitate them, and then resell or rent them to NSP eligible buyers participating in the program. The City will focus its attention on those properties that are difficult to purchase due to extensive repairs, code violations, etc. The intent is to rehabilitate them, remove signs of blight, and then put them on the market. All properties will be purchased according to appropriate program guidelines, including the minimum discount requirement and after environmental reviews have been completed.</p> <p>Rehabilitation assistance is being offered to NSP eligible properties to address repairs that:</p> <ul style="list-style-type: none"> <li>• Eliminate code violations,</li> <li>• Provide for home improvements that promote conservation/energy efficiency</li> <li>• Eliminate signs of blight and assist with stabilizing the neighborhood.</li> </ul> <p><b>Terms of Financial Assistance and Affordability Periods.</b></p> <p>Homes will be resold/maintain an affordability period of 15 years. Cost of repairs will provided as a deferred loan to new owner-occupant if property when property is sold by the City. The affordability period begins from the recordation date of mortgage and note. There will be no yearly write-down of the loan. Full repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during affordability period.</p> <p>To enforce long-term affordability standards, the City will employ recapture and/or resale provisions.</p> <p>Tenure of Beneficiaries Owner Occupied and Renters (If Applicable)</p>

	<p><b>Eligible Properties</b>  Single-family detached homes, townhomes, condos and villas that were purchased with NSP assistance.</p> <p>Repairs will be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability and will comply with the City's rehabilitation standards.</p>	
<b>Location Description</b>	The City's NSP3 target area is bordered by the Florida Turnpike to the east, Southwest 72 <sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64 <sup>th</sup> Way, Southwest 5 <sup>th</sup> Street, Southwest 67 <sup>th</sup> Avenue, Southwest 8 <sup>th</sup> Street, Southwest 68 <sup>th</sup> Boulevard, and Southwest 9 <sup>th</sup> Street to the north. (See attached Map)	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$ 582,636
	(Other funding source)	\$0
	(Other funding source)	\$0
<b>Total Budget for Activity</b>	\$582,636	
<b>Performance Measures</b>	3 Units Acquired and Rehabilitated	
<b>Projected Start Date</b>	May 1, 2011	
<b>Projected End Date</b>	May 1, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Pembroke Pines
	<b>Location</b>	10100 Pines Boulevard Pembroke Pines, Florida 33026
	<b>Administrator Contact Info</b>	dfrank@ppines.com

Activity Number 4		
<b>Activity Name</b>	<b>Administration</b>	
<b>Use</b>	Select all that apply: N/A <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
<b>CDBG Activity or Activities</b>	<b>Program Administration:</b> Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206.	
<b>National Objective</b>	N/A	
<b>Activity Description</b>	NSP regulation provides a maximum of 10% of an NSP allocation to be utilized for planning and administrative costs related to overseeing the program, reporting and other general administrative activities. The administration of the program will be administered in conjunction with the City's contracted program administrator.  <b>Local Vicinity Hiring</b>  To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.	
<b>Location Description</b>	N/A	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$233,054
	(Other funding source)	\$0
	(Other funding source)	\$0
<b>Total Budget for Activity</b>	\$233,054	
<b>Performance Measures</b>	N/A	
<b>Projected Start Date</b>	Pre-Award	
<b>Projected End Date</b>	May 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Pembroke Pines
	<b>Location</b>	10100 Pines Boulevard Pembroke Pines, Florida 33026
	<b>Administrator Contact Info</b>	dfrank@ppines.com

## 8. Certifications

### Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and

Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

**(11) The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

**(12) Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

**(13) Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

**(14) Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

**(15) Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

**(16) Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



# SF 424

The SF 424 is part of the CPMP Third Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

Date Submitted 3/1/2011	Applicant Identifier B10MC120040	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
Date Received by HUD	Federal Identifier 59-0908106	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
Jurisdiction: <b>City of Pembroke Pines</b>		FL122448 Pembroke Pines	
Street Address Line 1 <b>10100 Pines Boulevard</b>		Organizational DUNS 024485310	
Street Address Line 2		Organizational Unit	
City <b>Pembroke Pines</b>	<b>Florida</b>	Department Administrative Services Department	
ZIP <b>33026</b>	Country <b>U.S.A.</b>	Division	
<b>Employer Identification Number (EIN):</b>		County Broward	
59-0908106		Program Year Start Date 10/11	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: <b>City</b>		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
<b>Neighborhood Stabilization Program- NSP 3</b>		14.218 Entitlement Grant	
NSP Project Titles: Financing Mechanism (Purchase Assistance and Rehabilitation Assistance) and Acquisition/ Rehabilitation.		Description of Areas Affected by CDBG Project(s) The City's NSP3 target area is bordered by the Florida Turnpike to the east, Southwest 72 <sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64 <sup>th</sup> Way, Southwest 5 <sup>th</sup> Street, Southwest 67 <sup>th</sup> Avenue, Southwest 8 <sup>th</sup> Street, Southwest 68 <sup>th</sup> Boulevard, and Southwest 9 <sup>th</sup> Street to the north. (See attached Map)	
\$ NSP3 Grant Amount \$2,330,542	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged (Approximate)	
\$Locally Leveraged Funds \$		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	

Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles Residential Rehabilitation		Description of Areas Affected by HOME Project(s) Citywide	
\$HOME Grant Amount (Approximate)	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles N/A		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles N/A		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 20	Project Districts 20		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application

First Name Charles	Middle Initial F.	Last Name Dodge
Title Mr.	Phone (954) 431-4884	Fax (954) 437-1149
eMail cdodge@ppines.com	Grantee Website www.ppines.com	Other Contact
Signature of Authorized Representative		Date Signed

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