

Oct 1, 2009 thru Dec 31, 2009 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: Original - In Progress
Submitted By: No Submitter Found	

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 pendens 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	399,004	569,304

Obligated CDBG DR Funds	583,331	817,081
Expended CDBG DR Funds	425,004	425,004
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	45.16
Minimum Non-Federal Match	0	0
Limit on Public Services	659,786.25	0
Limit on Admin/Planning	439,857.5	42,500
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

As of December 31, 2009 11 properties have been purchased with NSP funds. Eight (8) of the closings occurred within the quarter. Since the last quarter 40 more applicants have been certified and issued an *Award Letter*. All 107 of the applicants have been processed. Only one (1) had been deemed ineligible, thus their file was closed. The breakdown of eligible applicant is as follows: 96 (95-120%), 10 (0-50%). Also, there were four (4) contracts on properties scheduled to close in January.

The eight (8) applicants that closed during this quarter are currently receiving their rehabilitation grant funds. Several of the properties are in the midst of having the inspection and work specifications generated. The work specs must be reviewed and approved prior to a contract being assigned and the work getting underway. Four (4) of the homes are in the middle of receiving their repairs. Those projects are expected to be closed out in February or March.

Fostering relationship with the local real estate community and lenders has proven to be a successful practice with this program in Pembroke Pines. Resources were expanded by opening the lender pool and introducing them to the available program market. The City is planning to re-open the application period to attract more applicants, especially low-income households. This will be necessary to ensure that the 25% set-aside requirement is met.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0	0
Admin 05, Program Administration	0	51,000	319,000	221,300
PA-001, Financing Mechanism (51-120% AMI)	0	330,925	1,459,750.85	330,925
PA-003, Financing Mechanism (50 % AMI or Below)	0	0	580,036.64	0
Rehab 004, Rehabilitation (50% or below AMI)	0	0	580,036.64	0
Rehab-002, Rehabilitation (51-120% AMI)	0	17,079	1,459,750.87	17,079

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
Admin 05	Program Administration	Admin 05	Program Administration
PA-001	Financing Mechanism (51-120% AMI)	PA 01	Purchase Assistance-S. Family Units (51-120% AMI)
PA-003	Financing Mechanism (50 % AMI or Below)	PA 03	Purchase Assistance-SF Units (50% AMI or Below)
Rehab 004	Rehabilitation (50% or below AMI)	Rehab 04	Rehabilitation-S. Family Units (50% AMI or Below)
Rehab-002	Rehabilitation (51-120% AMI)	Rehab 02	Rehabilitation-S. Family Units (51-120% AMI)

Activities

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.	

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	319,000
Total CDBG Program Funds Budgeted	N/A	319,000
Program Funds Drawdown	51,000	221,300
Obligated CDBG DR Funds	51,000	221,300
Expended CDBG DR Funds	42,500	42,500
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 continued to provided direct services and assistance to the program applicants. The consultant coordinated eight (8) closings this quarter and transitioned them to rehabilitation phase of the program. Inspections, structural and environmental (if applicable), were ordered for all properties that were transitioned. CRA is coordinating the rehablilitation of the the homes. Once the inspection is ordered and the work specs have been drafted, CRA reviews them. Once the specs have been reviewed and approved the project is sent out to bid. CRA then determines the winning bidder and issues a *Notice to Proceed*. Once the notice is issued the job is monitored by the assigned inspector and CRA until it is closed out.

CRA also continued to conduct the income certifications. Thirty-nine (39) applicants were certified and issued a *Notice of Eligibility*. The consultant also brought more resources to the program for the applicants. The lender pools was recently reopened to add more lenders to provide more financing opportunities.

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

<p>Grantee Activity Number: PA 01</p> <p>Activity Category: Homeownership Assistance to low- and moderate-income</p> <p>Project Number: PA-001</p> <p>Projected Start Date: 03/03/2009</p> <p>National Objective: NSP Only - LMMI</p> <p>Responsible Organization: City of Pembroke Pines</p>	<p>Activity Title: Purchase Assistance-S. Family Units (51-120% AMI)</p> <p>Activity Status: Planned</p> <p>Project Title: Financing Mechanism (51-120% AMI)</p> <p>Projected End Date: 09/03/2010</p>
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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,459,750.85
Total CDBG Program Funds Budgeted	N/A	1,459,750.85
Program Funds Drawdown	330,925	330,925
Obligated CDBG DR Funds	299,475	360,925
Expended CDBG DR Funds	367,470	367,470
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	8	0/0	0/0	11/36
# of Households benefitting	0	8	8	0/0	11/10	11/36

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 been 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

Activity Progress Narrative:

Eight (8) applicants closed on a property within this quarter. All of the files have been transitioned to the home rehabilitation phase of the program. As of December 31, 2009 there were four (4) additional properties under contract and are expected to close sometime in January 2010.

An additional 40 applicants have been issued a Notice of Eligibility. All applicants have been certified and issued their notices.

Activity Location:

Address	City	State	Zip
10100 NW 6th Street	Pembroke Pines	NA	33026
11985 NW 11th Street	Pembroke Pines	NA	33026
7131 SW 10th Ct	Pembroke Pines	NA	33023
7051 SW 12th St	Pembroke Pines	NA	33023
8840 NW 6th St	Pembroke Pines	NA	33024
9411 NW 14th St	Pembroke Pines	NA	33023
1920 Bayberry Drive	Pembroke Pines	NA	33024
2429 NW 184th Terrace	Pembroke Pines	NA	33029
20890 NW 3rd Lane	Pembroke Pines	NA	33029
11765 NW 11th Street	Pembroke Pines	NA	33026
6491 SW 6th 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: PA 03	Activity Title: Purchase Assistance-SF Units (50% AMI or Below)
Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Planned
Project Number: PA-003	Project Title: Financing Mechanism (50 % AMI or Below)
Projected Start Date: 03/03/2009	Projected End Date: 09/03/2010
National Objective: NSP Only - LH - 25% Set-Aside	
Responsible Organization: City of Pembroke Pines	

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	580,036.64
Total CDBG Program Funds Budgeted	N/A	580,036.64
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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 housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/11	0/0	0/11

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

Activity Progress Narrative:

There are ten (10) applicants that have been designated as low-income. All of the applicants have been issued a *Notice of Eligibility*, but none have entered into a contract on a property. Plans to reopen the application period to attract more low-income applicants have been discussed and is likely to take place during the next quarter.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources	0
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Other Funding Sources	Amount
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Neighborhood Stabilization Program	0
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Total Other Funding Sources	0
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Grantee Activity Number: Rehab 02	Activity Title: Rehabilitation-S. Family Units (51-120% AMI)
Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Planned
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

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,459,750.87
Total CDBG Program Funds Budgeted	N/A	1,459,750.87
Program Funds Drawdown	17,079	17,079
Obligated CDBG DR Funds	232,856	234,856
Expended CDBG DR Funds	15,034	15,034
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	3/36
# of housing units	0	0	0	0/0	0/0	3/36
# of Households benefitting	0	0	0	0/0	3/10	3/36

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Eight (8) applicants closed and transitioned into home repair. The properties are progressing through the inspection phase. CRA will review the work specifications once they become available prior to going out to bid. This review will make sure all code violations, health and safety issues, and energy efficiency are addressed. All three of those elements are central to the rehabilitation phase of the program.

Some of the properties have had their work specification approved and have gone out to bid and have a contractor assigned. Their *Notices of Eligibility* have been issued and the rehabilitation work is already underway. CRA will coordinate the final inspection and close out the file once the work is completed.

Four (4) additional properties are under contract and will become home repair files once the closing has taken place.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources	Amount
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Neighborhood Stabilization Program 0

Total Other Funding Sources 0

Grantee Activity Number: Rehab 04	Activity Title: Rehabilitation-S. Family Units (50% AMI or Below)
Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Planned
Project Number: Rehab 004	Project Title: Rehabilitation (50% or below AMI)
Projected Start Date: 03/03/2009	Projected End Date: 09/03/2010
National Objective: NSP Only - LH - 25% Set-Aside	
Responsible Organization: City of Pembroke Pines	

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	580,036.64
Total CDBG Program Funds Budgeted	N/A	580,036.64
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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	0/11
# of housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/11	0/0	0/11

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:

No low income applicants have closed on any property to date; therefore there is no rehabilitation activity in this category.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources 0

Other Funding Sources	Amount
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Neighborhood Stabilization Program 0

Total Other Funding Sources 0