

Grantee: Pembroke Pines, FL

Grant: B-08-MN-12-0022

July 1, 2011 thru September 30, 2011 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:

Submitted - Await for Review

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 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.

Distribution 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****Total Projected Budget from All Sources****This Report Period**

N/A

To Date

\$4,398,575.00

Total CDBG Program Funds Budgeted	N/A	\$4,398,575.00
Program Funds Drawdown	\$120,895.93	\$3,804,745.11
Program Funds Obligated	\$0.00	\$4,398,575.00
Program Funds Expended	\$120,895.93	\$3,804,744.11
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	\$318,975.00
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, 2011, 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. In addition, as of September 30, 2011 the City has also acquired 8 properties to be rehabilitated and occupied by low income households. The City began the lottery process to dispose of the properties.

A total of 44 properties are being assisted with NSP1 funds.

All properties that have been purchased have transitioned to home repair assistance. Repairs on 35 properties, including acquisitions, have been completed and closed out as of September 30, 2011.

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)	\$81,716.63	\$1,020,972.00	\$786,038.08

Acquisition/Rehab06, Acquisition/Rehab(51-120% AMI)	\$1,701.30	\$410,501.00	\$226,903.73
Admin 05, Program Administration	\$0.00	\$319,000.00	\$318,975.00
PA-001, Financing Mechanism (51-120% AMI)	\$0.00	\$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)	\$20,000.00	\$89,102.00	\$80,472.15
Rehab-002, Rehabilitation (51-120% AMI)	\$17,478.00	\$1,319,448.00	\$1,152,804.15

Activities

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

Activity Category:

Acquisition - general

Project Number:

Acq/Rehab#07

Projected Start Date:

03/17/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab(50% AMI or Less)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2011	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	\$81,716.63	\$786,038.08
Program Funds Obligated	\$0.00	\$1,020,972.00
Program Funds Expended	\$81,716.63	\$786,038.08
City of Pembroke Pines	\$81,716.63	\$786,038.08
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, 2011 the City was continuing to rehabilitate 2 of 6 units that had been acquired. Four units have been completed. These units will be occupied by low income households. Lotteries were held in September 2011 to sell the units. The properties are being prepared to be sold via a lottery system. Some expenditures will reflect on the next QPR.

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	6/5
# of Singlefamily Units	0	6/5

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

Activity Category:

Acquisition - general

Project Number:

Acquisition/Rehab06

Projected Start Date:

03/17/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab(51-120% AMI)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2011	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	\$1,701.30	\$226,903.73
Program Funds Obligated	\$0.00	\$410,501.00
Program Funds Expended	\$1,701.30	\$226,903.73
City of Pembroke Pines	\$1,701.30	\$226,903.73
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:

A total of 2 units have been acquired under this strategy. As of September 30, 2011 the City was continuing to rehabilitate 1 of these units. The repair on 1 unit is completed. Expenditures will reflect on the next QPR. The City has begun conducting open houses and lotteries to sell the property.

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	2/2
# of Singlefamily Units	0	2/2

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

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

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

CRA of Florida, Inc.

Overall	Jul 1 thru Sep 30, 2011	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	\$0.00	\$318,975.00
Program Funds Obligated	\$0.00	\$319,000.00
Program Funds Expended	\$0.00	\$318,975.00
CRA of Florida, Inc.	\$0.00	\$318,975.00
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:

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 31 were completed and closed out as of September 30, 2011. In addition, as of September 30, 2011 the City has acquired 8 properties to be rehabilitated and occupied by low income to middle income households. Repairs on 4 have been completed, open houses and lotteries were held.

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)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

PA-001

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism (51-120% AMI)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2011	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	\$0.00	\$1,189,552.00
Program Funds Obligated	\$0.00	\$1,189,552.00
Program Funds Expended	\$0.00	\$1,189,552.00
City of Pembroke Pines	\$0.00	\$1,189,552.00
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 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. 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. There was no new activity during this reporting period.

Accomplishments Performance Measures

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

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

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 03
Activity Title:	Purchase Assistance-SF Units (50% AMI or Below)

Activity 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 Benefit (Households)

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, 2011	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	\$0.00	\$50,000.00
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$0.00	\$50,000.00
City of Pembroke Pines	\$0.00	\$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:

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	1/1

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)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Rehab-002

Projected Start Date:

03/03/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Rehabilitation (51-120% AMI)

Projected End Date:

08/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Pembroke Pines

Overall	Jul 1 thru Sep 30, 2011	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	\$17,478.00	\$1,152,804.15
Program Funds Obligated	\$0.00	\$1,319,448.00
Program Funds Expended	\$17,478.00	\$1,152,803.15
City of Pembroke Pines	\$17,478.00	\$1,152,803.15
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:

A total of 34 NSP properties, occupied by moderate to middle income households, have transitioned to home repair assistance under this category. In this quarter, the repairs on 1 property was completed under this strategy. A total of 29 properties have been completed and closed out under this strategy as of September 30, 2011.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total

# of Housing Units	1	29/30
# of Singlefamily Units	1	29/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	0/0	16/10	29/30	55.17
# Owner Households	0	0	1	0/0	16/10	29/30	55.17

Activity Locations

Address	City	State	Zip
2130 NW 188 Terrace	Pembroke Pines	NA	33029

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)

Activity 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 Benefit (Households)

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, 2011	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	\$20,000.00	\$80,472.15
Program Funds Obligated	\$0.00	\$89,102.00
Program Funds Expended	\$20,000.00	\$80,472.15
City of Pembroke Pines	\$20,000.00	\$80,472.15
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:

During this quarter, repairs on 1 unit, occupied by a low-income household, was completed. Two units have been addressed 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	1	1/0
# ELI Households (0-30% AMI)	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	2/2
# of Singlefamily Units	1	2/2

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	2/2	50.00
# Owner Households	1	0	1	1/2	0/0	2/2	50.00

Activity Locations

Address	City	State	Zip
2310 Buttonwood Ave	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
