

Title: SHIP Annual Report

**Report Status: Submitted
w/Extension**

Pembroke Pines FY 2016/2017 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
1	Purchase Assistance	\$330,000.00	9				
3	Residential Rehabilitation	\$684,997.74	15				
7	Foreclosure Prevention	\$10,000.00	1				

Homeownership Totals: \$1,024,997.74 25

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Subtotals: \$1,024,997.74 25

Additional Use of Funds

Use	Expended
Administrative	\$103,061.10
Homeownership Counseling	\$32,600.00
Admin From Program Income	\$4,680.56
Admin From Disaster Funds	\$0.00

Totals: \$1,165,339.40 25 \$0.00 \$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$1,031,581.00
Program Income (Interest)	\$28,896.00
Program Income (Payments)	\$90,526.15
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$16,740.47
Total:	\$1,167,743.62

*** Carry Forward to Next Year: \$2,404.22**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	400	428	515	667	824
VLI	667	715	857	990	1,105
LOW	1,067	1,143	1,372	1,585	1,768
MOD	1,602	1,716	2,058	2,377	2,652
Up to 140%	1,869	2,002	2,401	2,773	3,094

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$1,024,997.74	100.00%
Public Moneys Expended		.00%
Private Funds Expended		.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$1,024,997.74	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,035,557.74	\$1,031,581.00	100.39%	65%
Construction / Rehabilitation	\$1,024,997.74	\$1,031,581.00	99.36%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	Total Available Funds % *
Extremely Low	\$50,648.65	4.34%
Very Low	\$341,729.90	29.26%
Low	\$429,955.65	36.82%
Moderate	\$202,663.54	17.36%
Over 120%-140%		.00%
Totals:	\$1,024,997.74	87.78%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$50,648.65	1		0	\$50,648.65	1
Very Low	\$341,729.90	6		0	\$341,729.90	6
Low	\$429,955.65	11		0	\$429,955.65	11
Moderate	\$202,663.54	7		0	\$202,663.54	7
Over 120%-140%		0		0	\$.00	0
Totals:	\$1,024,997.74	25	\$.00	0	\$1,024,997.74	25

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Purchase Assistance	Pembroke Pines		1	4	4		9
Residential Rehabilitation	Pembroke Pines	1	5	6	3		15
Foreclosure Prevention	Pembroke Pines			1			1
Totals:		1	6	11	7		25

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Pembroke Pines		5	2	2	9
Residential Rehabilitation	Pembroke Pines			6	9	15
Foreclosure Prevention	Pembroke Pines				1	1
Totals:			5	8	12	25

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Purchase Assistance	Pembroke Pines	2	6	1	9
Residential Rehabilitation	Pembroke Pines	9	4	2	15
Foreclosure Prevention	Pembroke Pines		1		1
Totals:		11	11	3	25

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance	Pembroke Pines	2	1	6				9
Residential Rehabilitation	Pembroke Pines	9	4	2				15
Foreclosure Prevention	Pembroke Pines			1				1
Totals:		11	5	9				25

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Purchase Assistance	Pembroke Pines			2	2
Residential Rehabilitation	Pembroke Pines			9	9
Foreclosure Prevention	Pembroke Pines			1	1
Totals:				12	12

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	Establishment for a process for adoption of policies, procedures, ordinances, etc., reduction of setback requirement; allowance of zero-lot line configurations	Required	Adopted	1994
Ongoing review process	Provide description per instructions from the City Manager's office, all Department Heads are to be involved in the review process for local policies, ordinances, regulation & plan provisions that may income the cost of housing	Required	Implemented, in LHAP	1994

Support Services

Affordable housing clients receive free: home ownership counseling, home-buyer workshop, foreclosure prevention budget analysis, referral to other affordable housing/service providers.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Availability of annual report was posted on City bulletin board and website September 12, 2019. Community Redevelopment Associates of FI, Inc has also posted to their website and Google Maps as of September 13, 2019.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **0**

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **0**

SHIP Program Foreclosure Percentage Rate Life to Date: **0.00**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**

C. Moderate households in default: **0**

Defaulted Loans Life-to-date: **0**

SHIP Program Default Percentage Rate Life to Date: **0.00**

Strategies and Production Costs

Strategy	Average Cost
Foreclosure Prevention	\$10,000.00
Purchase Assistance	\$36,666.67
Residential Rehabilitation	\$34,249.89

Expended Funds

Total Unit Count: **25** Total Expended Amount: **\$1,024,998.00**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Purchase Assistance	Katie Wayar	117 NW 106 Avenue	Pembroke Pines	33026	\$30,000.00	
Purchase Assistance	Carlos Gibson Castano	2299 NW 77th Way 104	Pembroke Pines	33024	\$30,000.00	

Purchase Assistance	Jazmine Koutsofios	9685 NW 16th Court	Pembroke Pines	33024	\$30,000.00	
Purchase Assistance	Dino Chavez Porras	7660 NW 16 Court	Pembroke Pines	33024	\$40,000.00	
Purchase Assistance	Bernabe Robles	900 Colony Point Circle #412	Pembroke Pines	33026	\$40,000.00	
Purchase Assistance	Cassandre A Bidon	1081 NW 98 Terrace #108	Pembroke Pines	33024	\$40,000.00	
Purchase Assistance	Elizabeth Soto	433 SW 86 Avenue #208	Pembroke Pines	33025	\$40,000.00	
Purchase Assistance	Mercedes Ortiz-Medina	12900 SW 7 Court #103B	Pembroke Pines	33027	\$50,000.00	
Residential Rehabilitation	William Johnson II	9706 NW 23 Court	Pembroke Pines	33024	\$49,023.65	
Residential Rehabilitation	Cassandre Bidon	1081 NW 98th Terr #108	Pembroke Pines	33024	\$38,256.30	
Residential Rehabilitation	McNally Juanita	1100 SAINT CHARLES PL #315	Pembroke Pines	33024	\$1,819.25	2015-2016
Residential Rehabilitation	David and Jamie Groth	11261 NW 23rd Street	Pembroke Pines	33026	\$25,285.14	
Residential Rehabilitation	Dianne T. Co	1340 NW 154th Avenue	Pembroke Pines	33028	\$49,696.20	
Residential Rehabilitation	Virginia Reilly	8571 NW 11th Ct	Pembroke Pines	33024	\$59,193.60	
Residential Rehabilitation	Lateifah T. Washington	231 SW 64th Way	Pembroke Pines	33023	\$2,851.45	2015-2016
Residential Rehabilitation	Alfonso Castiglione	8481 NW 12th Street	Pembroke Pines	33024	\$40,694.45	
Residential Rehabilitation	Suzzette Ellis	12943 NW 7th Street	Pembroke Pines	33028	\$13,603.60	2015-2016
Residential Rehabilitation	Julie Modeste	1400 SW 104th Avenue	Pembroke Pines	33026	\$87,340.85	
Residential Rehabilitation	Roger B. Bridewell	10275 Greenhouse Road	Pembroke Pines	33026	\$50,091.50	
Residential Rehabilitation	Linda Corpolongo	610 SW 94th Terrace	Pembroke Pines	33025	\$228.90	
Residential Rehabilitation	Gillian Forgenie	9730 NW 23 Court	Pembroke Pines	33024	\$46,874.15	
Residential Rehabilitation	Roy and Susan Whitsett	11610 NW 21 Street	Pembroke Pines	33026	\$14,942.80	
Residential Rehabilitation	Nazir & Golly Mohammed	1511 NW 79th Terrace	Pembroke Pines	33024	\$1,625.00	2015-2016
Residential Rehabilitation	Olive Vanhook	1000 St. Charles Place #419	Pembroke Pines	33026	\$59,635.50	
Residential Rehabilitation	Jose R. and Ana Andujar	10160 NW 3rd St	Pembroke Pines	33026	\$35,830.00	
Residential Rehabilitation	Susan Linn Dayhoff	8701 NW 16th Street	Pembroke Pines	33024	\$57,850.00	
Residential Rehabilitation	Thomas Needham	10510 Buttonwood Avenue	Pembroke Pines	33026	\$60.55	2015-2016

Purchase Assistance	Joseph & Marysol Hernandez	7731 NW 15th Court	Pembroke Pines	33024	\$30,000.00	
Residential Rehabilitation	Angela Harris	741 NW 86th Ave	Pembroke Pines	33024	\$50,094.85	
Foreclosure Prevention	Francisco Toimil	12850 SW 4th Court #1104	Pembroke Pines	33027	\$10,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Community Redevelopment Associate of Florida, Inc.	Consultant	Residential Rehabilitation and Purchase Assistance	Administration	\$107,741.66

Program Income

Program Income Funds	
Loan Repayment:	\$90,526.15
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$28,896.00
Total:	\$119,422.15

Explanation of Recaptured funds

Description	Amount
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
1	Purchase Assistance	\$30,000.00	1		
3	Residential Rehabilitation	\$185,284.34	4		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Residential Rehabilitation	Person with Disabling Condition (not DD)	\$185,284.34	4		
(1) Purchase Assistance	Developmental Disabilities	\$30,000.00	1		

Provide a description of efforts to reduce homelessness:

The City of Pembroke Pines is a member of the Broward County Continuum of Care (COC) and it is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. In May, the Broward County Homeless Initiative Partnership, which staffs the COC efforts, released data to the City for 2014 Point-In-Time Count

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$691,741.00	
Program Funds Expended	\$167,527.30	
Program Funds Encumbered	\$504,263.30	
Total Administration Funds Expended	\$69,174.10	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$9,000.00	
Disaster Funds	\$34,626.00	
65% Homeownership Requirement	\$671,790.60	92.49%
75% Homeownership Requirement	\$671,790.60	92.49%
30% Very & Extremely Low Income Requirement	\$1,886.10	0.26%
30% Low Income Requirement	\$96,037.30	13.22%
20% Special Needs Requirement	\$67,473.80	9.29%
Carry Forward to Next Year		

Interim Year 2	
State Annual Distribution	\$213,839.00
Program Funds Expended	
Program Funds Encumbered	

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"