

Action Plan

Grantee: Pembroke Pines, FL

Grant: B-08-MN-12-0022

LOCCS Authorized Amount:	\$ 4,398,575.00
Grant Award Amount:	\$ 4,398,575.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,739,242.61
Total Budget:	\$ 6,137,817.61

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program	Other Federal Funds

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:



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Acq/Rehab#07	Acquisition/Rehab(50% AMI or	Acq/Rehab 07	Acq/Rehab 07 SF Units (50% AMI or Less)
Acquisition/Rehab06	Acquisition/Rehab(51-120% AMI)	Acq/Rehab06	Acquisition/RehabSF Units 51-120% AMI
Admin 05	Program Administration	Admin 05	Program Administration
PA-001	Financing Mechanism (51-120%	PA 01	Purchase Assistance-S. Family Units (51-120% AMI)
PA-003	Financing Mechanism (50 % AMI	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

Project # / Acq/Rehab#07 / Acquisition/Rehab(50% AMI or Less)

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

Activity Type:

Acquisition - general

Project Number:

Acq/Rehab#07

Projected Start Date:

03/17/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Acquisition/Rehab(50% AMI or Less)

Projected End Date:

08/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,314,909.93

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,314,909.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
5	5		100.00
5	5		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

5

of Housing Units

5



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pembroke Pines1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pembroke Pines1

Organization Type

Unknown

Proposed Budget

\$ 1,314,909.93

Location Description:

Citywide priority target areas - 33023, 33024, 33025, 33026, 33029

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.

Environmental Assessment: COMPLETED

Environmental None

Project # / Acquisition/Rehab06 / Acquisition/Rehab(51-120% AMI)

Grantee Activity Number: Acq/Rehab06
Activity Title: Acquisition/RehabSF Units 51-120% AMI

Activity Type:

Acquisition - general

Project Number:

Acquisition/Rehab06

Projected Start Date:

03/17/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

Acquisition/Rehab(51-120% AMI)

Projected End Date:

08/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 929,014.22



Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 929,014.22

Benefit Report Type:

NA

Proposed Accomplishments

Total

of Properties

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pembroke Pines1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pembroke Pines1

Organization Type

Unknown

Proposed Budget

\$ 929,014.22

Location Description:

Citywide priority target area - east of University and other designated census tracts. Primarily zip codes 33023, 33024, 33025, 33026 and 33029.

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.

Environmental Assessment: COMPLETED

Environmental None

Project # / Admin 05 / Program Administration

Grantee Activity Number: Admin 05
Activity Title: Program Administration



Activity Type:

Administration

Project Number:

Admin 05

Projected Start Date:

01/08/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

06/30/2010

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 492,874.26**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 492,874.26**Activity is being carried out by**

No

Activity is being carried out through:**Organization carrying out Activity:**

CRA of Florida, Inc.

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

CRA of Florida, Inc.

Organization Type

Unknown

Proposed Budget

\$ 492,874.26

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

N/A

Activity Description:

Plan and Implement the activities under the Neighborhood Stabilization Program for the City of Pembroke Pines.

Environmental Assessment:

Environmental None

Project # / PA-001 / Financing Mechanism (51-120% AMI)

Grantee Activity Number: PA 01
Activity Title: Purchase Assistance-S. Family Units (51-120% AMI)

<p>Activity Type: Homeownership Assistance to low- and moderate-income</p> <p>Project Number: PA-001</p> <p>Projected Start Date: 03/03/2009</p> <p>Project Draw Block by HUD: Not Blocked</p> <p>Activity Draw Block by HUD: Not Blocked</p> <p>Block Drawdown By Grantee: Not Blocked</p> <p>National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only</p> <p>Benefit Report Type: Direct (Households)</p>	<p>Activity Status: Under Way</p> <p>Project Title: Financing Mechanism (51-120% AMI)</p> <p>Projected End Date: 08/30/2013</p> <p>Project Draw Block Date by HUD:</p> <p>Activity Draw Block Date by HUD:</p> <p>Total Budget: \$ 1,339,552.50</p> <p>Most Impacted and Distressed Budget: \$ 0.00</p> <p>Other Funds: \$ 0.00</p> <p>Total Funds: \$ 1,339,552.50</p>
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Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	30		10	33.33
# of Households	30		10	33.33



Proposed Accomplishments

Total

of Singlefamily Units

30

of Housing Units

30

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pembroke Pines1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pembroke Pines1

Organization Type

Unknown

Proposed Budget

\$ 1,339,552.50

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

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 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.

Environmental Assessment:

COMPLETED

Environmental

None

Project # / PA-003 / Financing Mechanism (50 % AMI or Below)

Grantee Activity Number:

PA 03

Activity Title:

Purchase Assistance-SF Units (50% AMI or Below)

Activity Type:

Activity Status:



Homeownership Assistance to low- and moderate-income

Under Way

Project Number:

PA-003

Project Title:

Financing Mechanism (50 % AMI or

Projected Start Date:

03/03/2009

Projected End Date:

08/30/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 510,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 510,000.00

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pembroke Pines1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pembroke Pines1

Organization Type

Unknown

Proposed Budget

\$ 510,000.00

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00



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 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.

Environmental Assessment: COMPLETED

Environmental None

Project # / Rehab 004 / Rehabilitation (50% or below AMI)

Grantee Activity Number: Rehab 04
Activity Title: Rehabilitation-S. Family Units (50% AMI or Below)

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Rehab 004

Projected Start Date:
03/03/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
Under Way
Project Title:
Rehabilitation (50% or below AMI)

Projected End Date:
08/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 142,533.15
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 142,533.15



Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

2

2

100.00

of Households

2

2

100.00

Proposed Accomplishments

Total

of Singlefamily Units

2

of Housing Units

2

ELI Households (0-30% AMI)

of Properties

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Pembroke Pines1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pembroke Pines1

Organization Type

Unknown

Proposed Budget

\$ 142,533.15

Funding Source Name

Neighborhood Stabilization Program

Matching Funds

No

Funding Amount

\$ 0.00

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 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.

Environmental Assessment:

COMPLETED

Environmental

None



Project # / Rehab-002 / Rehabilitation (51-120% AMI)

Grantee Activity Number: Rehab 02
Activity Title: Rehabilitation-S. Family Units (51-120% AMI)

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Rehab-002

Projected Start Date:
03/03/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
NA

Activity Status:
Under Way

Project Title:
Rehabilitation (51-120% AMI)

Projected End Date:
08/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,408,933.55
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,408,933.55

Activity is being carried out by
Yes

Organization carrying out Activity:
City of Pembroke Pines1

Activity is being carried out through:
Grantee Employees and Contractors

Proposed budgets for organizations carrying out Activity:

Responsible Organization
City of Pembroke Pines1

Organization Type	Proposed Budget
Unknown	\$ 1,408,933.55

Funding Source Name
Neighborhood Stabilization Program

Matching Funds	Funding Amount
No	\$ 0.00



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 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.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - Acq/Rehab#07 Acq/Rehab 07
Grantee addressed outstanding flagged activities for the following 9 activities.

- Acq/Rehab#07 Acq/Rehab 07
- Acquisition/Rehab06 Acq/Rehab06
- Admin 05 Admin 05
- PA-001 PA 01
- PA-003 PA 03
- Rehab-002 Rehab 02
- Rehab 004 Rehab 04
- Rehab 004 Rehab 04

Reviewer - No changes to Action Plan. Grantee submitted Action Plan information by mistake.

Reviewer - budget changes as submitted in action plan amendment approved.

Action Plan History

Version	Date
B-08-MN-12-0022 AP#1	07/14/2010
B-08-MN-12-0022 AP#2	02/04/2011
B-08-MN-12-0022 AP#3	01/09/2013



B-08-MN-12-0022 AP#4
B-08-MN-12-0022 AP#5
B-08-MN-12-0022 AP#6

08/24/2018
04/16/2019
02/25/2020

