

**Grantee: Pembroke Pines, FL**

**Grant: B-08-MN-12-0022**

**October 1, 2009 thru December 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

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact 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**

<b>Total Projected Budget from All Sources</b>	N/A	\$4,398,575.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$4,398,575.00
<b>Program Funds Drawdown</b>	\$399,004.00	\$569,304.00
<b>Obligated CDBG DR Funds</b>	\$583,331.00	\$817,081.00
<b>Expended CDBG DR Funds</b>	\$425,004.00	\$425,004.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	45.161%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$659,786.25	\$0.00
Limit on Admin/Planning	\$439,857.50	\$42,500.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### 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	
	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)	\$0.00	\$0.00	\$0.00
Acquisition/Rehab06, Acquisition/Rehab(51-120% AMI)	\$0.00	\$0.00	\$0.00
Admin 05, Program Administration	\$51,000.00	\$319,000.00	\$221,300.00
PA-001, Financing Mechanism (51-120% AMI)	\$330,925.00	\$1,459,750.85	\$330,925.00
PA-003, Financing Mechanism (50 % AMI or Below)	\$0.00	\$580,036.64	\$0.00
Rehab 004, Rehabilitation (50% or below AMI)	\$0.00	\$580,036.64	\$0.00
Rehab-002, Rehabilitation (51-120% AMI)	\$17,079.00	\$1,459,750.87	\$17,079.00

## Activities

<b>Grantee Activity Number:</b>	<b>Admin 05</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**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.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$319,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$319,000.00
<b>Program Funds Drawdown</b>	\$51,000.00	\$221,300.00
<b>Obligated CDBG DR Funds</b>	\$51,000.00	\$221,300.00
<b>Expended CDBG DR Funds</b>	\$42,500.00	\$42,500.00
CRA of Florida, Inc.	\$42,500.00	\$42,500.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

CRA continued to provide direct services and assistance to the program applicants. The consultant coordinated eight (8) closings this quarter and transitioned them to the rehabilitation phase of the program. Inspections, structural and environmental (if applicable), were ordered for all properties that were transitioned. CRA is coordinating the rehabilitation of 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 pool was recently reopened to add more lenders to provide more financing opportunities.

## Performance Measures

No 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

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**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

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanism (51-120% AMI)

**Projected End Date:**

09/03/2010

**Responsible Organization:**

City of Pembroke Pines

Overall	Oct 1 thru Dec 31, 2009	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$330,925.00	\$330,925.00
<b>Obligated CDBG DR Funds</b>	\$299,475.00	\$360,925.00
<b>Expended CDBG DR Funds</b>	\$367,470.00	\$367,470.00
City of Pembroke Pines	\$367,470.00	\$367,470.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

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.

**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	11/27
# of Households benefitting	0	8	8	0/0	11/10	11/27

**Activity Locations**

Address	City	State	Zip
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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

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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<b>Grantee Activity Number:</b>	<b>PA 03</b>
<b>Activity Title:</b>	<b>Purchase Assistance-SF Units (50% AMI or Below)</b>

**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:**

09/03/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Pembroke Pines

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Pembroke Pines	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 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.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

**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

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

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$17,079.00	\$17,079.00
<b>Obligated CDBG DR Funds</b>	\$232,856.00	\$234,856.00
<b>Expended CDBG DR Funds</b>	\$15,034.00	\$15,034.00
City of Pembroke Pines	\$15,034.00	\$15,034.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:

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.

### Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	3/27
<b># of housing units</b>	0	0	0	0/0	0/0	3/27
<b># of Households benefitting</b>	0	0	0	0/0	3/10	3/27

## 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

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

**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:**

09/03/2010

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Pembroke Pines

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

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

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/0
<b># of housing units</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

**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">

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