



HUD Grants CDBG-HOME

Mission

To utilize the funds received from the U.S. Department of Housing and Urban Development (HUD) to assist the City in meeting its development needs through the provision of transportation services and home repairs for its residents.

Goals

To improve the quality of life for low and moderate-income residents of the City of Pembroke Pines in terms of housing, commercial rehabilitation, and transportation.

To ensure the availability of services to transportation-disadvantaged persons who live in South Broward County, Florida.

Objectives

There are five HUD Grants consisting of the following:

1 - Community Development Block Grant (CDBG):

~ To provide housing assistance such as first-time homebuyer purchase, home repairs, public improvement, new construction and removal of architectural barriers.

~ To provide safe, reliable, and efficient transportation services to the community via a subscription and advance reservation, while keeping client expectation and changing needs as a high priority.

2 - HOME Investment Partnerships Program (HOME):

To provide housing assistance such as home repairs and new construction.

3 - Neighborhood Stabilization Program (NSP):

To provide emergency assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight without purchase assistance and home repairs. NSP is a component of the long-standing CDBG.

4 - CDBG Disaster Recovery Initiative (DRI):

To address outstanding disaster-related repairs from the 2005 storm season for owner-occupied properties that meet Federal Income Guidelines.

5 - Community Development Block Grant Recovery (CDBG-R) Program:

To stimulate the economy through measures that modernize infrastructure, improve energy efficiency, and expand educational opportunities and access to health care.

Major Functions and Activities

1 - The CDBG has ten programs:

- ~ Program Administration
- ~ Removal of Architectural Barriers
- ~ Home Repair/Weatherization
- ~ Commercial Rehabilitation
- ~ Public Facility (Children's Harbor)
- ~ Public Service (Senior Transportation)
- ~ Acquisition-Rehabilitation or New Construction
- ~ Relocation Assistance
- ~ 1st Time Home Buyer Assistance
- ~ Public Improvement (Tanglewood Park)

The Senior Transportation Program offers one-way and round-trip service within a designated area. The service area is bordered on the north by State Road 84, on the east by State Road 7 (U.S. 441), on the south by Countyline Road and on the west by U.S. 27. Strategically established routes ensure provision of subscription trips via a multi-load (shared ride) system to promote efficiency and consistency of service. Clients will receive free door-to-door, driver-assisted service. Each one-way trip counts as a unit of service under the provisions of the Grant.

2 - HOME has two programs:

- ~ Home Repair/Weatherization
- ~ Acquisition-Rehabilitation or New Construction

3 - NSP has two programs:

- ~ Purchase assistance
- ~ Home Repair

4 - DRI has one program ~ Disaster Mitigation/Recovery

5 - CDBG-R has one program ~ Thermal Storage System-Senior Center.

Eligibility and recapture provisions for CDBG, Home and NSP grants:

Eligible homeowners are selected on a first-come, first-qualified basis, within the very low, low and moderate income groups.



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The maximum allowable income is based on household size and 80% of annual Median Family Income (MFI) for Broward County, provided by the Department of Housing and Urban Development (HUD). Except for the Purchase Assistance Program, all properties must be owner-occupied. Verification of ownership, income, homeowner's insurance, payment of property taxes, and any other criteria to determine an applicant's eligibility will be conducted by Community Redevelopment Associates of Florida, Inc. (CRA).

Eligible homeowners are required to sign the City's Home Loan Agreement and Promissory Note, which establishes a lien on the property in favor of the City. On April 17, 2013, the City Commission approved amended provisions for 2013-14, 2014-15, and 2015-16 Local Housing Assistance Plans (LHAP).

The major provisions are:

The existing home's value cannot exceed \$386,202. The maximum award for very low, low, and moderate income is \$50,000. The City's lien for Home Repairs is 15 years with full repayment and no annual forgiveness during this period. However, if the Home Repair is related to special needs households, the recapture period is reduced to a 10-year forgivable lien written down 1/10 each year until the loan is 100% forgiven.

Also, in the event that the homeowner refinances and obtains funds as a result of the refinancing, the City will not require repayment of the entire loan as long as the City's interest is properly acknowledged in any documents related to the refinancing.

Homeowners who have received comprehensive repair assistance from the City cannot re-apply for five years except for cases where emergency repairs are needed as determined by the City's Building Official or his designee or in cases where no waiting list exists and funds are available.

Budget Highlights

The CDBG will continue to provide the same programs, such as minor home repairs, commercial rehabilitation, and transportation, as in previous years. The HOME program will only provide minor home repair. The unspent balance of the CDBG and HOME funds from previous project years will be carried over to fiscal year 2013-14.

Accomplishments

As of January 31, 2013 the Senior Transportation Program has provided approximately 9,572 trips.

As of February 12, 2013, the City has provided services in the amount of \$231,053 through the CDBG grant, including \$53,083 for home repairs (four homes), \$40,984 for Fletcher Park, \$23,016 for the replacement of a waterline, and \$37,521 in support of the City's Senior Transportation Program.

As of February 12, 2013, the City provided services in the amount of \$428,225 through the NSP grant. Of this amount, \$257,211 assisted four individuals with home repairs and \$155,000 assisted four individuals to purchase foreclosed properties.

As of February 12, 2013, the City provided services in the amount of \$18,742 through the HOME grant to assist five individuals with home repairs-inspection.

HUD Grants CDBG-HOME Performance Measures

Indicator	2010-11		2011-12		2012-13	2013-14
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Home repairs - CDBG	7	15	24	10	15	20
New construction - CDBG & Home	0	4	0	6	0	0
Number of one-way (age 62+) client trips with HUD grant funding for fuel and repairs and maintenance, and the balance of expenses covered by:						
o ADA – Paratransit Program	22,103	27,930	20,535	27,928	23,000	0 *
o Older Americans Act (OAA) Grant	20,033	30,269	35,317	30,260	29,260	29,260
Number of unduplicated CDBG clients	144	165	171	187	170	160
Home repairs - NSP	27	20	7	15	0	10
Purchase assistance - NSP	4	20	7	20	0	3
Home repairs - HOME	4	5	4	5	5	4
Effectiveness						
% of funds spent vs. funds available for home repairs	27%	40%	42.0%	45%	30%	43%
% of seniors who request transportation and receive it	100%	100%	100%	100%	100%	100%
Number of grievances filed against the system	0	0	0	0	0	0
Efficiency						
Average cost (fuel and R&M only) per one-way client (age 62+) trip	\$1.83	\$2.45	\$2.24	\$2.04	\$2.05	\$2.00
Vehicular accidents per 100,000 miles	0.003	0.000	4.000	0.022	0.008	0.000
Road call rate per passenger trip (Calls for assistance due to mechanical problems)	0.12	0.00	0.00	0.01	0.10	0.00
Passengers per mile	0.68	0.60	0.56	1.00	0.80	1.00

* Effective October 1, 2012, the ADA - Paratransit Program was discontinued. Therefore no goals or actual statistics will be reported from 2013-14 onward.

HUD Grants CDBG-HOME - Budget Summary

Revenue Category	2010-11 Actual	2011-12 Actual	2012-13 Budget	2013-14 Budget
Federal Grants	2,931,345	2,533,910	4,896,087	954,131
Total	2,931,345	2,533,910	4,896,087	954,131

Expenditure Category	2010-11 Actual	2011-12 Actual	2012-13 Budget	2013-14 Budget
Operating				
Professional Services	431,957	322,457	415,073	169,966
Other Contractual Services	1,867,896	1,491,775	3,334,864	677,691
Repair and Maintenance Services	22,682	-	-	-
Other Current Charges and Obligation	17,435	250,000	686,045	-
Operating Supplies	120,000	118,927	99,277	106,474
Operating Subtotal	2,459,970	2,183,160	4,535,259	954,131
Capital				
Improvements Other Than Buildings	471,374	350,750	360,828	-
Capital Subtotal	471,374	350,750	360,828	-
Total	2,931,345	2,533,910	4,896,087	954,131