



Housing Division

Mission

To provide affordable, secure, and enhanced housing.

Goals

To provide a professional, safe, and enjoyable living environment with an opportunity to develop long-term friendships and a strong sense of community.

Objectives

To implement a comprehensive and strategic management plan that provides the necessary support that would enable people to stay independent at the senior housing complex at Pines Point.

To implement a comprehensive and strategic management plan that provides the necessary support that would enable people of all ages to enjoy a family community that fosters friendship and a sense of belonging at Pines Place.

Provide affordable housing; currently rentals are below the market average.

Provide apartments with well laid out floor plans allowing for comfortable and safe housing for both seniors and all ages.

Maintain beautiful well-kept grounds for walking and biking.

Provide ample parking.

Coordinate recreation, health support services, transportation, counseling, education, and social services with the Southwest Focal Point Senior Center.

Provide transportation to Hollybrook Clubhouse, Douglas Gardens, Memorial Urgent Care Center, various grocery stores and restaurants, Lowes, BCC Regional Library South Campus, and Broward Community College.

PINES PLACE:

Maintain gazebo for entertaining.

Provide playground for children.

PINES POINT:

Lease vacant office space to a podiatrist, general practitioner, and beauty salon.

Provide space at no cost to ensure the comprehensive

care of veterans through a Veteran's Administrative Office.

Major Functions and Activities

Provide affordable housing at Pines Point and Pines Place in eastern Pembroke Pines.

Pines Point Senior Residences was built in 1997 and provides 190 apartments. The facility is located at 401/601 NW 103rd Avenue, which is adjacent to the City's Southwest Focal Point Senior Center, and is joined via a connector to enable the clientele easy access to the Center's activities and services.

The newest addition, Pines Place, was built in 2005 and is comprised of three buildings (towers). The first building is located at 8103 S. Palm Drive and consists of 208 apartments. The second building is located at 8210 Florida Drive and consists of 186 apartments. And, the third building is located at 8203 S. Palm Drive and consists of 220 apartments.

Provide an array of activities during the day and evenings for the residents. Seniors are invited to attend themed special events and seasonal activities held throughout the year. Evening activities consist of Pizza Night, Birthday Bash, Cooks Night Out, and Movie Night. Each activity provides the residents with an evening of entertainment and socializing which helps build many friendships.

Organize fundraising flea markets four times a year with over 100 participating vendors from all over South Florida. The funds raised make it possible to provide additional activities and events for the residents.

Transportation is provided to the tenants to various locations throughout the City Monday-Friday to offer tenants the ability to purchase groceries and necessities, dine out, visit the doctor or go to the library.

Provide assistance that encourages the residents to lead an independent lifestyle. A social worker is scheduled once a month at Pines Place and provides information and referrals for the residents.

Provide accounting and administrative services for the Transitional Independent Living (TIL) program, which is living facility that provides young people the opportunity to transition from foster care into independent living.



Housing Division

Budget Highlights

In an effort to reduce the carbon footprint, Pines Point continues to remove all dishwashers to conserve water, sewer and electricity costs.

2009-10 Accomplishments

Distributed 7,000 emergency meals to the community in conjunction with the Community Services Department.

Organized meetings with Pembroke Pines Police Department, Fire Department, and Crime Watch to meet with the residents to encourage safety and well being throughout the community, discuss Hurricane Preparedness and provide information in the event of a hurricane. Members of the police and fire department were available to answer all questions from the residents.

Organized a successful flea market events that helped to fund activities, events, and other special programs for the tenants.

Continued to add themed special events and seasonal activities for the residents throughout the year.

Donated clothing and furniture to the community.

Continue to maintain a supply of food to help those in need.

Donated medical equipment to the "Mission in Haiti".

PINES PLACE:

Partnered with Nova Southeastern University to participate in the program "Promoting Health through Physical Activity". The program objective is to interview senior residents and learn about their health status, health management knowledge and beliefs, as well as their routines of physical activity as a precursor to providing interventions that will foster engagement in physical activity.

Coordinated speaking engagements and presentations with various healthcare agencies to discuss a range of topics with the residents including: diabetes, health care, discount prescriptions, and in-house care. The variety of speakers included doctors, nurses, and representatives of the healthcare field.

Coordinated an "Ice Cream Social" with Humana Healthcare to discuss Medicare and Medicaid, with the residents. A doctor and nurse were available to answer all questions from the residents and offer free

blood pressure tests. Discount Pharmacy donated a \$100 gift basket for a raffle.

Coordinated "Bunko Game Night" with the "Women of the Moose Lodge". Residents were treated with prizes and ice cream sundaes donated by the Moose Lodge.

Coordinated a Holiday party for the residents and their families. Approximately 120 residents enjoyed desserts, raffles, and dancing.

Installed vinyl tile in front of all elevators on every floor in each building.

PINES POINT:

Replaced over 64 appliances and 40 water heaters to reduce energy costs.

Replaced 35 air conditioning units to reduce energy costs.

Enhanced all buildings with decorative murals.

Entered into a lease agreement with Dr. Jeffrey A. Sacks, M.D. to provide medical services for the tenants and the community. This lease will generate \$8,140 in revenue annually.

Entered into a lease agreement with Dr. Bert Henkel, P.A. to provide medical services for the tenants and the community. This lease will generate \$6,232 in revenue annually.

Entered into a lease agreement with Image Beauty Esthetics Salon, Inc. to provide complete hair care services for the tenants and the community. This lease generated \$4,240.

Coordinated our 2nd annual 4th of July celebration with all expenses paid through fundraising efforts. Over 500 seniors enjoyed lunch and activities.

Coordinated with a D.J. and offered dancing and singing recitals.

Continued to maintain a supply of food to help those in need.

Installed ceramic tile in main lobby entrance, automatic door in the Management Office entrance, vinyl tile in front of all elevators on every floor in each building and enhanced all buildings with decorative murals.

Housing Division Performance Measures

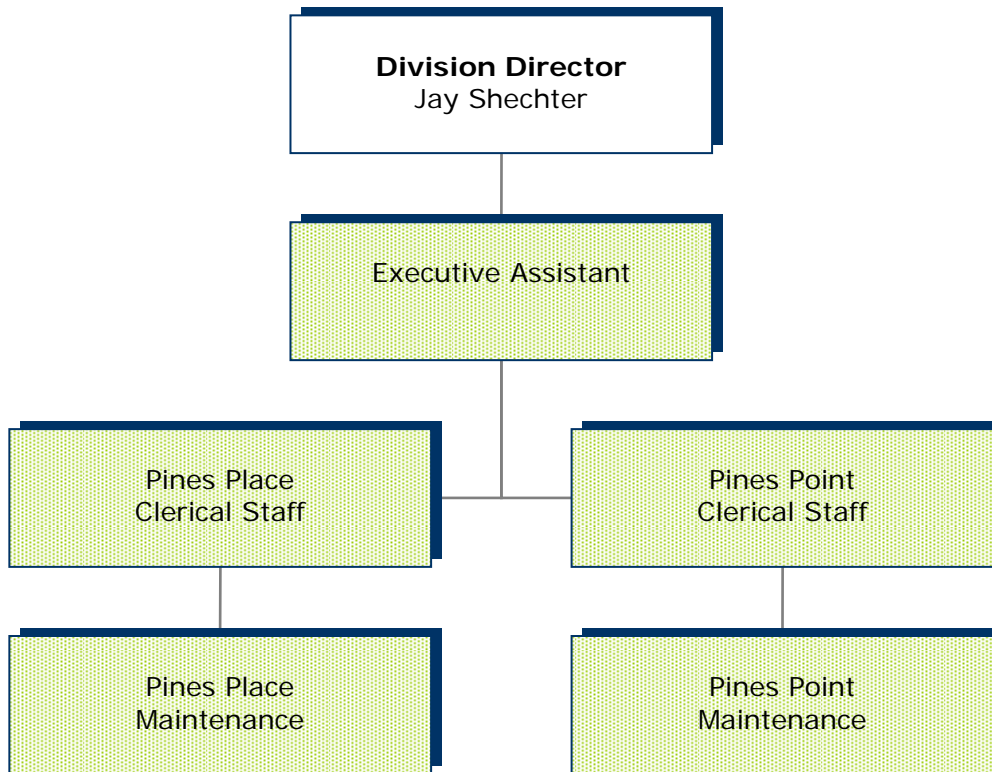
Indicator	2007-08		2008-09		2009-10	2010-11
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Number of units occupied at Pines Point	183	190	175	190	180 [^]	180
Number of units occupied at Pines Place:						
Tower I (opened April 2005)	191	208	175	200	197 [^]	198
Tower II (opened July 2005)	160	186	166	175	176 [^]	177
Tower III (opened January 2008)	51	*	170	208	209 [^]	209
Effectiveness						
Average occupancy rate at Pines Point	97%	100%	93%	100%	95% [^]	95%
Average occupancy rate at Pines Place	65%	100%	84%	95%	95% [^]	95%
Rental rate below market	Yes	Yes	Yes	Yes	Yes	Yes

* New measure - actual and /or goal unavailable.

[^] Due to the severe economic downturn and the uncertainty as to the timing of the recovery, the goals for both occupied units and occupancy rates have been adjusted for fiscal year 2009-10.

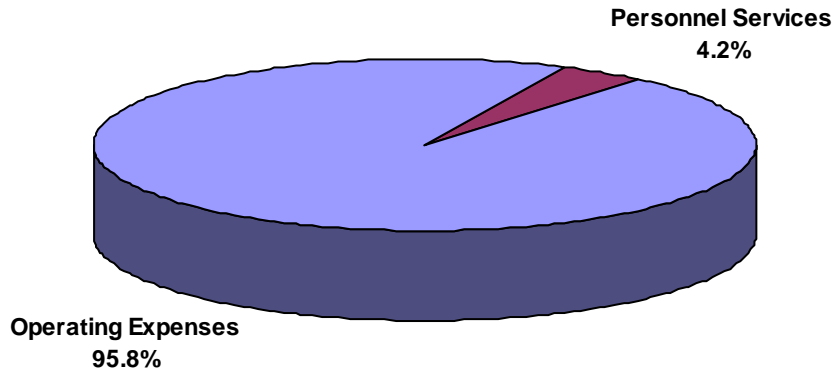
HOUSING DIVISION

Organizational Chart



■ Shading indicates direct public service provider

Housing Division - Expenditure Summary



Expenditure Category	2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
Personnel Services				
Salary	295,277	283,885	207,698	221,740
Benefits	165,185	158,080	96,976	97,358
Personnel Services Subtotal	460,462	441,966	304,674	319,098
Operating Expenses				
Professional Services	18,107	9,155	12,000	12,000
Other Contractual Services	563,603	562,145	603,851	695,748
Communication and Freight Services	114,990	90,174	92,259	100,426
Utility Services	400,620	470,393	468,398	569,654
Rentals and Leases	2,893,655	3,528,455	5,058,644	4,990,054
Insurance	174,743	128,792	361,834	162,815
Repair and Maintenance Services	127,999	176,182	212,368	226,248
Promotional Activities	13,051	8,407	9,500	12,300
Other Current Charges and Obligatio	597,413	737,811	373,329	382,366
Office Supplies	7,810	4,427	6,635	7,635
Operating Supplies	58,934	83,986	107,269	107,871
Publications and Memberships	250	115	115	115
Operating Expenses Subtotal	4,971,176	5,800,042	7,306,202	7,267,232
Capital Outlay				
Machinery and Equipment	3,582	-	-	-
Capital Outlay Subtotal	3,582	-	-	-
Total	5,435,219	6,242,007	7,610,876	7,586,330

Housing Division - Personnel Summary

Position Title		2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
12084	Community Service Director	-	0.5	0.5	0.5
12182	Division Director of Housing	1	-	-	-
12525	Administrative Assistant I	2	2	2	2
12884	Executive Assist	1	1	-	-
Total	Full-time	4	3.5	2.5	2.5
	Part-time	-	-	-	-