



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 transportation 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 home purchase assistance, 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 such as 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 the Nation's infrastructure, improve energy efficiency, and expand

educational opportunities and access to health care.

Major Functions and Activities

1 - The CDBG has eight 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 accounts for a unit of service under the provisions of the Grant.

2 - The HOME grant has two programs:

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

3 - NSP has two programs:

- ~ Purchase assistance
- ~ Home Repair

4 – DRI has a program ~ Disaster Mitigation/Recovery.

5 – CDBG-R has a 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.

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,



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all properties must be owner-occupied. Verification of ownership, income, homeowners 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 February 18, 2009, the City Commission approved amended provisions for 2007-2008, 2008-2009, and 2009-2010 Local Housing Assistance Plans (LHAP).

The major provisions are:

The existing home's value cannot exceed \$429,615. 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.

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 will only provide minor home repair program.

The balance of the CDBG and HOME funds from previous project years will be carried over to fiscal year 2010-2011.

2009-10 Accomplishments

As of September 8, 2010, the City has provided services in the amount of \$687,904 through the CDBG grant. Of this amount, approximately \$100,047 has assisted 5 individuals with home repairs, \$136,569 has replaced three Lift Stations, \$286,551 has replaced 6 individuals' mobile homes at Holly Lake, \$6,813 has assisted Tanglewood Park project, and \$114,651 has been used to support the City's Senior Transportation Program.

As of September, 2009 the Senior Transportation Program generated approximately 7,014 trips (units).

As of September 8, 2010, the City has provided services in the amount of \$316,275 through the HOME grant. Of this amount, approximately \$102,940 has assisted 4 individuals with home repairs, and \$213,335 has replaced 6 individuals' mobile homes at Holly Lake.

As of September 8, 2010, the City has provided services in the amount of \$2,217,085 through the NSP grant. Of this amount, approximately \$1,048,628 has assisted 30 individuals with purchase foreclosed homes, \$374,564 has assisted 11 individuals with home repairs, and \$673,918 has purchased 6 foreclosed properties from City.

As of September 8, 2010, the City has provided services in the amount of \$141,141 through the CDBG-ARRA grant. Of this amount, approximately \$125,597 has replaced 20 units air conditions at Senior Center and \$3,540 has assisted the classes for Seniors.

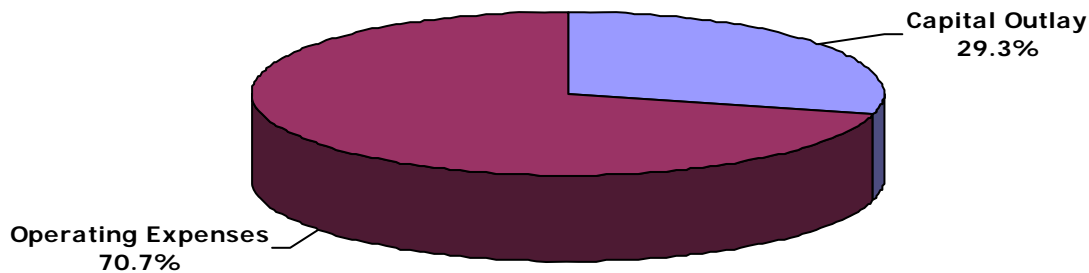
HUD Grants CDBG-HOME Performance Measures

Indicator	2007-08		2008-09		2009-10	2010-11
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Home repairs - CDBG	33	15	26	15	12	15
New construction - CDBG & Home	N/A	N/A	21	N/A	N/A	4
Number of trips	4,896	7,040	4,845	6,500	6,750	4,605
Number of unduplicated CDBG clients	169	300	148	250	275	165
Home repairs - NSP	0	0	1	0	60	20
Purchase assistance - NSP	0	0	2	0	60	20
Home repairs - HOME	N/A	N/A	7	N/A	N/A	5
Effectiveness						
% of funds spent vs. funds available for home repairs	46%	50%	23%	50%	50%	40%
% 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 per trip (Transportation expense/number of trips)	\$25.41	\$24.07	\$27.37	\$24.38	\$25.00	\$28.81
Vehicular accidents per 100,000 miles	0.01	0.00	0.004	0.01	0.00	0.00
Road call rate per passenger trip (Calls for assistance due to mechanical problems)	0.01	0.01	0.084	0.01	0.01	0.00
Passengers per mile	0.10	1.0	1.00	0.60	0.15	0.60

N/A - New measure - actual and / or goal unavailable

HUD Grants CDBG-HOME - Budget Summary

Revenue Category	2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
Federal Grants	1,444,596	1,632,387	7,647,753	1,195,511
Total	1,444,596	1,632,387	7,647,753	1,195,511



Expenditure Category	2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
Personnel Services				
Salary	84,429	88,826	-	-
Benefits	39,998	21,275	-	-
Personnel Services Subtotal	124,427	110,101	-	-
Operating Expenses				
Professional Services	172,864	352,380	428,378	190,242
Other Contractual Services	1,124,299	940,624	5,062,663	512,587
Repair and Maintenance Services	-	-	57,582	22,682
Other Current Charges and Obligation	23,006	206,794	1,210,201	-
Operating Supplies	-	22,488	75,093	120,000
Operating Expenses Subtotal	1,320,169	1,522,286	6,833,917	845,511
Capital Outlay				
Improvements Other Than Buildings	-	-	590,152	350,000
Machinery and Equipment	-	-	223,684	-
Capital Outlay Subtotal	-	-	813,836	350,000
Total	1,444,596	1,632,387	7,647,753	1,195,511

HUD Grants CDBG-HOME - Personnel Summary

Position Title		2007-08 Actual	2008-09 Actual	2009-10 Budget	2010-11 Budget
12584	Transportation Operation Specialist	1	-	-	-
12754	Transportation Coordinator II	1	-	-	-
Total	Full-time	2	-	-	-
	Part-time	-	-	-	-