



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.

Maintain playground for children.

PINES POINT:

Lease vacant office space to a podiatrist and general practitioner. 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.

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. 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 senior residents to lead an independent lifestyle and provide a secure and family friendly community for all residents.

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

Budget Highlights

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



Housing Division

2010-11 Accomplishments

Distributed 6,800 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 three 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.

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

PINES PLACE:

Implemented the "Promoting Health through Physical Activity" program through a partnership with Nova southeastern University. Seniors volunteered to assist the Nova researchers in developing a physical activity program for Pines Place residents. The goals are to lose weight, lower their cholesterol, glucose and blood pressure and increase regular participation in active leisure and fitness activities. Classes are offered three days a week. Through this program seniors enjoy the camaraderie of their neighbors and form relationships while engaging in health promoting activities.

Coordinated speaking engagement on "Medical Wisdom" with Betty Rose from Broward County Elderly and Veterans Services Division informing residents of using and misusing certain medications. Humana discussed and answered questions from residents regarding Medicare. Discount Pharmacy donated a gift basket for a raffle and also handed out goodie bags.

Coordinated presentation for in-home care services with Med-Tech Services. They offered residents free foot screenings for diabetic peripheral neuropathy.

Coordinated a Halloween party for the residents and their families. Approximately 45 residents enjoyed

refreshments, raffles, and prizes for best Halloween costume.

Entered into a new contract with Guarantee Floridian providing pest control services for an annual cost savings of 26%.

PINES POINT:

Replaced over 80 appliances and 50 water heaters to reduce energy costs.

Replaced 34 air conditioning units to reduce energy costs.

Installed a new canopy by the north entrance of the 601 building.

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 \$8,040 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 \$5,880 in revenue annually.

Sponsored our third annual Fourth 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.

Coordinated a Holiday Party for the residents. Approximately 60 residents enjoyed finger foods, desserts and dancing.

Sponsored a monthly dinner/dance at the Senior Center for all residents and family members.

Established a new answering service for faster response to emergencies.

Organized monthly meetings with the tenants to encourage participation in the preparation of weekly activities and hear their concerns and observations to improve Pines Point as a Senior Residential Complex.

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

Entered into a new contract with Guarantee Floridian providing pest control services for an annual cost savings of 15%.

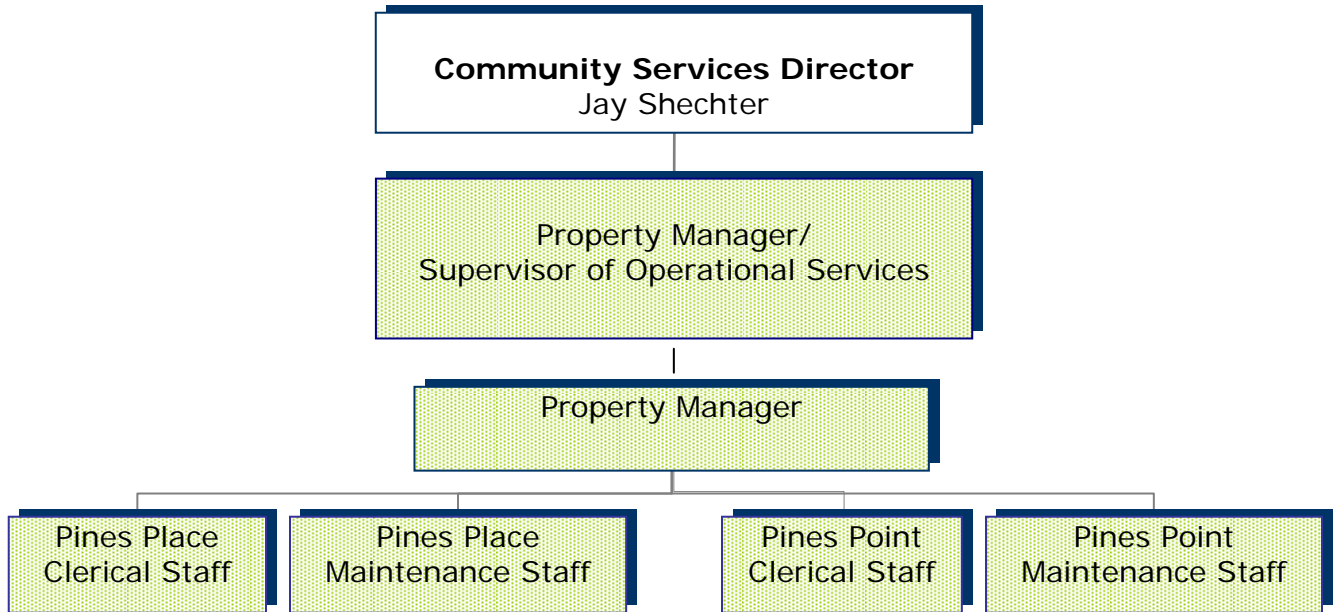
Housing Division Performance Measures


Indicator	2008-09		2009-10		2010-11	2011-12
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Number of units occupied at Pines Point	175	190	172	180 [^]	180	180
Number of units occupied at Pines Place:						
Tower I (opened April 2005)	175	200	194	197 [^]	198	198
Tower II (opened July 2005)	166	175	166	176 [^]	177	177
Tower III (opened January 2008)	170	208	203	209 [^]	209	209
Effectiveness						
Average occupancy rate at Pines Point	93%	100%	91%	95% [^]	95%	95%
Average occupancy rate at Pines Place	84%	95%	91%	95% [^]	95%	95%
Rental rate below market	Yes	Yes	Yes	Yes	Yes	Yes

[^] 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 were adjusted for fiscal year 2009-10.

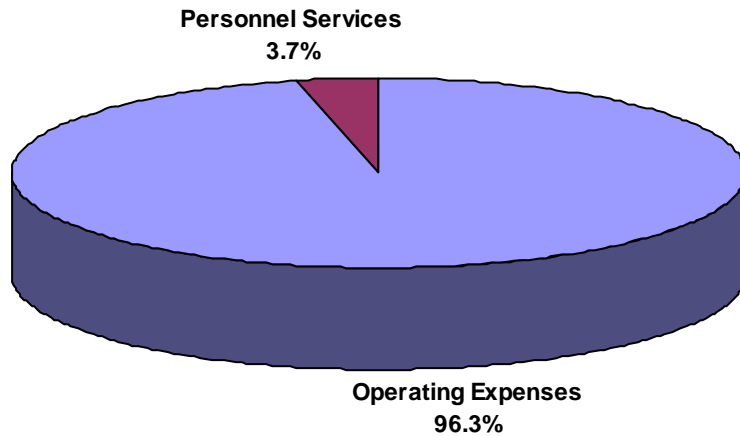
HOUSING DIVISION

Organizational Chart



 Color indicates direct public service provider

Housing Division - Budget Summary



Expenditure Category	2008-09 Actual	2009-10 Actual	2010-11 Budget	2011-12 Budget
Personnel Services				
Salary	283,885	204,016	212,658	173,592
Benefits	158,080	97,079	107,063	100,088
Personnel Services Subtotal	441,966	301,095	319,721	273,680
Operating Expenses				
Professional Services	9,155	22,438	15,000	15,000
Other Contractual Services	562,145	599,139	679,252	697,112
Communication and Freight Services	90,174	93,614	100,426	102,001
Utility Services	470,393	435,567	569,454	571,447
Rentals and Leases	3,528,455	4,839,233	4,990,054	5,009,593
Insurance	128,792	154,459	162,815	151,297
Repair and Maintenance Services	176,182	205,678	236,344	250,780
Promotional Activities	8,407	7,309	12,300	12,300
Other Current Charges and Obligation	737,811	372,971	382,566	289,868
Office Supplies	4,427	4,002	7,120	7,635
Operating Supplies	83,986	105,138	113,436	110,871
Publications and Memberships	115	-	115	115
Operating Expenses Subtotal	5,800,042	6,839,547	7,268,882	7,218,019
Capital Outlay				
Machinery and Equipment	-	-	1,350	-
Capital Outlay Subtotal	-	-	1,350	-
Total	6,242,007	7,140,641	7,589,953	7,491,699

Position Title	2008-09 Actual	2009-10 Actual	2010-11 Budget	2011-12 Budget
12084 Community Service Director	0.5	0.5	0.5	0.5
12525 Administrative Assistant I	2	2	2	2
12884 Executive Assist	1	-	-	-
Total				
Full-time	3.5	2.5	2.5	2.5
Part-time	-	-	-	-