



## 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 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 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



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(HUD). Except for the Purchase Assistance Program, 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 unspent balance of the CDBG and HOME funds from previous project years will be carried over to fiscal year 2011-2012.

### 2010-11 Accomplishments

As of September 6, 2011, the City has provided services in the amount of \$831,357 through the CDBG grant, including \$270,887 for home repairs (eight homes), \$22,784 for the mobile home program at Holly Lake, \$49,758 for the Tanglewood Park project, \$114,425 for the replacement of three lift stations, \$7,897 for the Fletcher Park project, and \$144,241 in support of the City's Senior Transportation Program.

As of September 6, 2011, the City provided services in the amount of \$1,605,035 through the NSP grant. Of this amount, \$852,715 assisted 22 individuals with home repairs and \$536,560 purchased five foreclosed properties in the City's name for resale to qualified applicants.

As of September 6, 2011, the City provided services in the amount of \$16,490 through the CDBG-ARRA grant to fund free classes for seniors 62 years and older. The classes included Zumba, Yoga, Chair Yoga, Music Therapy and Pottery Studio.

Indicator	2008-09		2009-10		2010-11	2011-12
	Actual	Goal	Actual	Goal	Goal	Goal
<b>Outputs</b>						
Home repairs - CDBG	26	15	5	12	15	10
New construction - CDBG & Home	21	N/A	9	N/A	4	6
Number of one-way (Age 62+) client trips with HUD grant funding for fuel and R&M, and the balance of expenses covered by:						
o ADA – Paratransit Program	28,255	33,500	24,108	27,930	27,930	27,928
o Older Americans Act (OAA) Grant	35,878	30,800	31,959	32,340	30,269	30,260
Number of unduplicated CDBG clients	148	250	137	275	165	187
Home repairs - NSP	1	0	13	60	20	15
Purchase assistance - NSP	2	0	35	60	20	20
Home repairs - HOME	7	N/A	5	N/A	5	5
<b>Effectiveness</b>						
% of funds spent vs. funds available for home repairs	23%	50%	49%	50%	40%	45%
% 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
<b>Efficiency</b>						
Average cost (fuel and R&M only) per one-way client (Age 62+) trip	\$2.07 *	\$2.06 *	\$2.37	\$2.20	\$2.45	\$2.04
Vehicular accidents per 100,000 miles	0.004	0.010	0.026	0.000	0.000	0.022
Road call rate per passenger trip (Calls for assistance due to mechanical problems)	0.08	0.01	0.04	0.01	0.00	0.01
Passengers per mile	1.00	0.60	0.90	0.15	0.60	1.00

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

\* During FY2008-09 CDBG support also included Personnel and Capital Expenses.

### HUD Grants CDBG-HOME - Budget Summary

Revenue Category	2008-09 Actual	2009-10 Actual	2010-11 Budget	2011-12 Budget
Federal Grants	1,632,387	3,766,450	7,871,457	1,037,133
<b>Total</b>	<b>1,632,387</b>	<b>3,766,450</b>	<b>7,871,457</b>	<b>1,037,133</b>

Expenditure Category	2008-09 Actual	2009-10 Actual	2010-11 Budget	2011-12 Budget
Personnel Services				
Salary	88,826	-	-	-
Benefits	21,275	-	-	-
Personnel Services Subtotal	110,101	-	-	-
Operating Expenses				
Professional Services	352,380	346,465	832,320	158,566
Other Contractual Services	940,624	1,774,712	5,357,713	559,643
Repair and Maintenance Services	-	14,087	22,682	-
Other Current Charges and Obligation	206,794	1,157,178	730,327	-
Operating Supplies	22,488	118,588	120,000	118,924
Operating Expenses Subtotal	1,522,286	3,411,029	7,063,042	837,133
Capital Outlay				
Improvements Other Than Buildings	-	223,460	716,692	200,000
Machinery and Equipment	-	131,961	91,723	-
Capital Outlay Subtotal	-	355,421	808,415	200,000
<b>Total</b>	<b>1,632,387</b>	<b>3,766,450</b>	<b>7,871,457</b>	<b>1,037,133</b>