



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 to 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 to 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 others of 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 Veterans' Administration 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 between 2005 and 2008 and consists of three buildings (towers). The first building is located at 8103 S. Palm Drive and contains 208 apartments. The second building is located at 8210 Florida Drive and contains 186 apartments. The third building is located at 8203 S. Palm Drive and contains 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 that 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

Continue to provide affordable and safe rental housing for seniors at Pines Point and for tenants of all ages at Pines Place.



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Continue to provide organized meetings to meet with residents to encourage safety and well being throughout the community and to discuss Hurricane preparedness and provide information in the event of a hurricane.

Continue to organize flea market events that help to fund activities, events, and other special programs for the tenants.

Continue to distribute emergency meals to the community in conjunction with the Community Services department and maintain a supply of food to help those in need.

Accomplishments

Sponsored the 4th Annual Fourth of July celebration with all expenses paid through fundraising efforts. Over 500 seniors enjoyed lunch and activities.

Coordinated a formal Holiday Party for over 150 residents featuring dinner, dancing and raffles.

In an effort to be proactive, we implemented the renovation of one elevator located in the 601 building.

As of June 2012, there have been three safety and hurricane meetings at Pines Place and two meetings at Pines Point.

As of June 2012, \$20,000 has been raised from three flea markets.

3,900 emergency meals are stored at Pines Place, while 1,200 meals are stored at Pines Point.

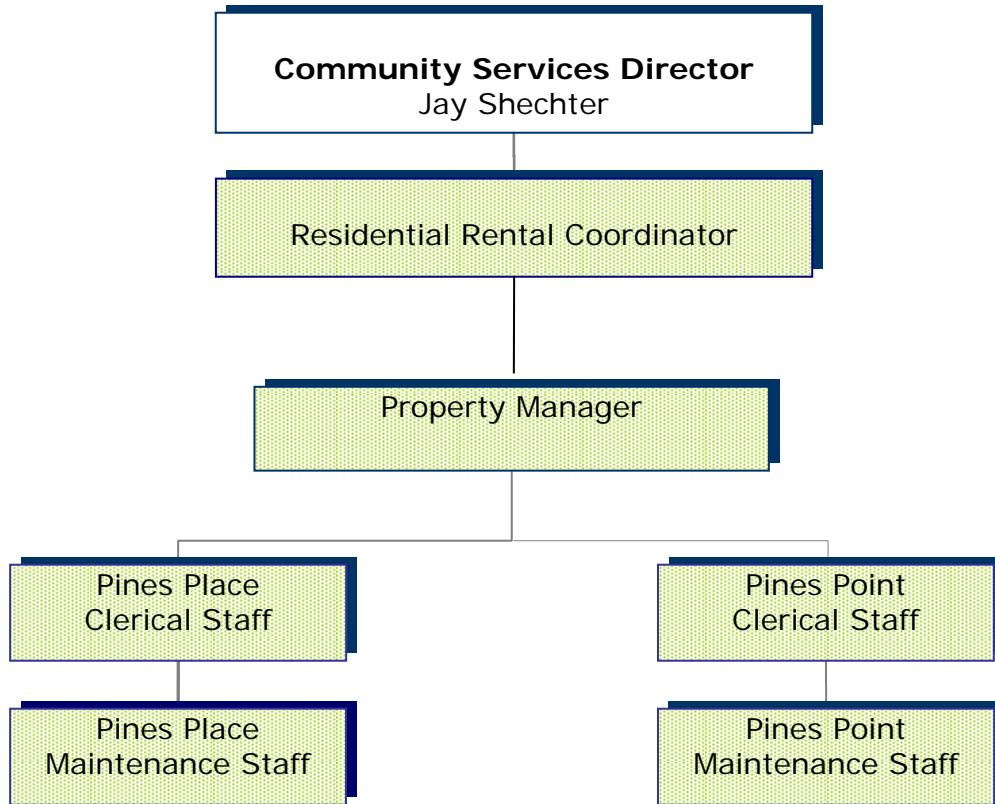
Housing Division Performance Measures


Indicator	2009-10		2010-11		2011-12	2012-13
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Number of units occupied at Pines Point	172	180	172	180	180	171 [^]
Number of units occupied at Pines Place:						
Tower I (opened April, 2005)	194	197	185	198	198	188 [^]
Tower II (opened July, 2005)	166	176	168	177	177	168 [^]
Tower III (opened January, 2008)	203	209	194	209	209	198 [^]
Effectiveness						
Average occupancy rate at Pines Point	91%	95%	91%	95%	95%	90% [^]
Average occupancy rate at Pines Place	91%	95%	89%	95%	95%	90% [^]
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 2012-13.

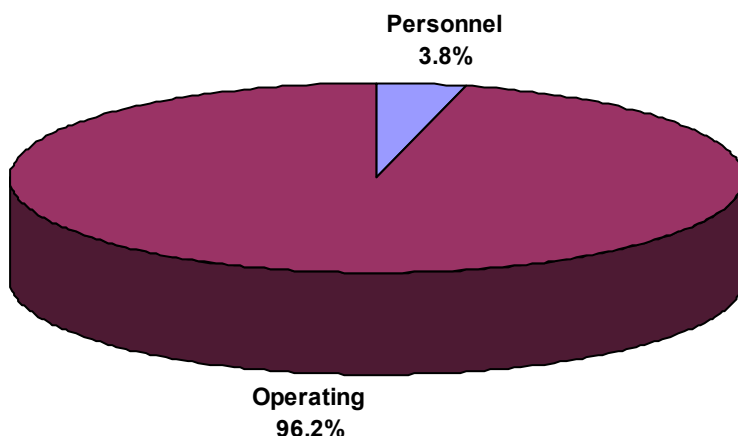
HOUSING DIVISION

Organizational Chart



 Color indicates direct public service provider

Housing Division - Budget Summary



Expenditure Category	2009-10 Actual	2010-11 Actual	2011-12 Budget	2012-13 Budget
Personnel				
Salary	204,016	164,924	173,592	165,322
Benefits	97,079	110,311	96,766	122,591
Personnel Subtotal	301,095	275,234	270,358	287,913
Operating				
Professional Services	22,438	15,475	15,000	18,000
Other Contractual Services	599,139	574,362	702,612	756,921
Communication and Freight Services	93,614	101,751	104,001	126,894
Utility Services	435,567	463,643	569,447	581,279
Rentals and Leases	4,839,233	4,940,564	5,010,193	5,013,663
Insurance	154,459	79,510	144,690	110,157
Repair and Maintenance Services	205,678	211,121	243,480	275,673
Promotional Activities	7,309	10,703	12,300	12,300
Other Current Charges and Obligation	372,971	382,421	289,868	297,540
Office Supplies	4,002	4,562	7,635	7,635
Operating Supplies	105,138	97,393	107,831	113,569
Publications and Memberships	-	-	115	-
Operating Subtotal	6,839,547	6,881,505	7,207,172	7,313,631
Capital				
Machinery and Equipment	-	1,350	4,240	-
Capital Subtotal	-	1,350	4,240	-
Total	7,140,641	7,158,090	7,481,770	7,601,544

Position Title	2009-10 Actual	2010-11 Actual	2011-12 Adopted Budget	2012-13 Budget
12084 Community Service Director	0.5	0.5	0.5	0.5
12101 Residential Rental Coordinator	-	-	-	1
12525 Administrative Assistant I	2	2	2	1
Total				
Full-time	2.5	2.5	2.5	2.5
Part-time	-	-	-	-