



## 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 without 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 one program ~ Disaster Mitigation/Recovery

5 – CDBG-R has one 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



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Income (MFI) for Broward County, provided by the Department of Housing and Urban Development (HUD). Except for the Purchase Assistance Program, all properties must be owner-occupied. Verification of ownership, income, homeowner's 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 program will only provide minor home repair.

The unspent balance of the CDBG and HOME funds from previous project years will be carried over to fiscal year 2012-13.

### Accomplishments

As of June 2012, the Senior Transportation Program has generated approximately 5,300 trips.

As of September 10, 2012, the City has provided services in the amount of \$724,034 through the CDBG grant, including \$116,053 for home repairs (six homes), \$4,500 for the Tanglewood Park project,

\$72,000 for Fletcher Park, \$266,797 for the replacement of a waterline, and \$118,927 in support of the City's Senior Transportation Program.

As of September 10, 2012, the City provided services in the amount of \$926,268 through the NSP grant. Of this amount, \$569,482 assisted 12 individuals with home repairs and \$250,000 assisted six individuals to purchase foreclosed properties.

As of September 10, 2012, the City provided services in the amount of \$56,610 through the CDBG-ARRA grant. Of this amount, \$47,991 assisted two individuals with home repairs and \$8,619 to fund free classes for seniors of 62 years or older. The classes included Zumba, Yoga, Chair Yoga, Music Therapy and Pottery Studio.

As of September 10, 2012, the City provided services in the amount of \$140,834 through the HOME grant to assist six individuals with home repairs.

As of September 10, 2012, the City has provided services in the amount of \$659,282 through the DRI grant. Of this amount, \$61,015 assisted five individuals with home repairs and \$556,910 assisted the Westview Condominium Association with roof repairs.

## HUD Grants CDBG-HOME Performance Measures

| Indicator   | 2009-10 |        | 2010-11 |        | 2011-12 | 2012-13 |
|---|---------|--------|---------|--------|---------|---------|
|   | Actual  | Goal   | Actual  | Goal   | Goal    | Goal    |
| <b>Outputs</b>  |         |        |         |        |         |         |
| Home repairs - CDBG   | 5       | 12     | 7       | 15     | 10      | 15      |
| New construction - CDBG & Home  | 9       | N/A*   | 0       | 4      | 6       | 0       |
| 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   | 24,108  | 27,930 | 22,103  | 27,930 | 27,928  | 23,000  |
| o Older Americans Act (OAA) Grant   | 31,959  | 32,340 | 20,033  | 30,269 | 30,260  | 29,260  |
| Number of unduplicated CDBG clients   | 137     | 275    | 144     | 165    | 187     | 170     |
| Home repairs - NSP  | 13      | 60     | 27      | 20     | 15      | 0       |
| Purchase assistance - NSP   | 35      | 60     | 4       | 20     | 20      | 0       |
| Home repairs - HOME   | 5       | N/A*   | 4       | 5      | 5       | 5       |
| <b>Effectiveness</b>  |         |        |         |        |         |         |
| % of funds spent vs. funds available for home repairs   | 49%     | 50%    | 27%     | 40%    | 45%     | 30%     |
| % 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  | \$2.37  | \$2.20 | \$1.83  | \$2.45 | \$2.04  | \$2.05  |
| Vehicular accidents per 100,000 miles   | 0.026   | 0.000  | 0.003   | 0.000  | 0.022   | 0.008   |
| Road call rate per passenger trip (Calls for assistance due to mechanical problems)                                       | 0.04    | 0.01   | 0.12    | 0.00   | 0.01    | 0.10    |
| Passengers per mile   | 0.90    | 0.15   | 0.68    | 0.60   | 1.00    | 0.80    |

\* N/A - New measure -- goal unavailable

### HUD Grants CDBG-HOME - Budget Summary

| Revenue Category | 2009-10<br>Actual | 2010-11<br>Actual | 2011-12<br>Budget | 2012-13<br>Budget |
|------------------|-------------------|-------------------|-------------------|-------------------|
| Federal Grants   | 3,766,450         | 2,931,345         | 6,515,861         | 906,149           |
| <b>Total</b>     | <b>3,766,450</b>  | <b>2,931,345</b>  | <b>6,515,861</b>  | <b>906,149</b>    |

| Expenditure Category                 | 2009-10<br>Actual | 2010-11<br>Actual | 2011-12<br>Budget | 2012-13<br>Budget |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Operating                            |                   |                   |                   |                   |
| Professional Services                | 346,465           | 431,957           | 545,617           | 132,362           |
| Other Contractual Services           | 1,774,712         | 1,867,896         | 4,676,846         | 424,510           |
| Repair and Maintenance Services      | 14,087            | 22,682            | -                 | -                 |
| Other Current Charges and Obligation | 1,157,178         | 17,435            | 712,892           | -                 |
| Operating Supplies                   | 118,588           | 120,000           | 118,927           | 99,277            |
| Operating Subtotal                   | 3,411,029         | 2,459,970         | 6,054,282         | 656,149           |
| Capital                              |                   |                   |                   |                   |
| Improvements Other Than Buildings    | 223,460           | 471,374           | 461,578           | 250,000           |
| Machinery and Equipment              | 131,961           | -                 | 1                 | -                 |
| Capital Subtotal                     | 355,421           | 471,374           | 461,579           | 250,000           |
| <b>Total</b>                         | <b>3,766,450</b>  | <b>2,931,345</b>  | <b>6,515,861</b>  | <b>906,149</b>    |