



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

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.

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; current rental rates 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, BC Regional Library South Campus, and Broward College.

PINES PLACE:

Maintain gazebo for entertaining.

Maintain playground for children.

PINES POINT:

Lease vacant office space at the Southwest Focal Point Senior Center to a podiatrist and general practitioner.

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 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, helping to build many friendships.

Organize fund-raising 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. This offers 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 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 5th Annual Fourth of July celebration with all expenses paid through fundraising efforts. Over 500 seniors from various communities in Broward County enjoyed lunch and activities.

Coordinated a holiday party for residents, serving appetizers and beverages.

Implemented the modernization/renovation of one elevator at Pines Point.

In June 2012, a safety and hurricane meeting was held at both Pines Place and Pines Point. Each resident received a Hurricane Guide providing them with valuable information about hurricane shelters, stores and gas stations equipped with generators, and Emergency Medical Registration Information for residents who require assistance. Also, FP&L provided "Hurricane Preparedness Guide for Seniors" brochures in both English and Spanish, which were available to all residents.

Purchased an ozone machine which eliminates all odors including cigarette smoke which is utilized in the vacant apartments to naturally restore the ozone atmosphere and effectively deodorize the unit.

In an effort to reduce costs, damaged carpet is being replaced with vinyl tiles. Unlike carpet, vinyl tiles require no special cleaning, tend to be stain resistant, and stand up well to heavy traffic.

As of April 2013 \$11,525 had been raised from three flea market events. These proceeds benefit the residents at Pines Point and Pines Place by funding a variety of social events.

In an effort to continue to offer basic cable as an amenity to our residents, we entered into a new contract with Comcast cable which provided a savings of 4.5% at Pines Point.

Distributed 7,000 emergency meals to the tenants at Pines Point, Pines Place, and residents throughout the City of Pembroke Pines.

A Thanksgiving Food Drive was organized at Pines Point and Pines Place. All canned goods that are collected benefit families throughout the year that are in need of food.

Pines Point, through proceeds generated from the flea market, sponsored a barbeque at Holly Lake Community Park to promote services offered by the Housing Division and Community Services.

In an effort to reduce the carbon footprint (Go Green), preventative maintenance measures were taken to replace the electrical boxes of all air conditioning units located on the roof at Pines Point. In addition, upgrades were made to the roof elevator shafts.

A drainage system around the perimeter of Pines Point was installed to prevent water damage to the buildings. In addition the sprinkler system was updated to benefit the new landscaping installed.

Renovations were made to the Management Office at Pines Point.

In an effort to better serve the tenants and applicants, the Housing Division now accepts payments by credit card or debit card.

Coordinated with the Hispanic Unity, a non-profit organization, to offer free tax preparation to the tenants at Pines Place through the VITA (Volunteer Income Tax Assistance) program.

Coordinated a speaking engagement at Pines Place with Impact Broward to discuss the "Senior Companion Program" and how to become a volunteer as a Senior Companion. The Senior Companion Program offers friendship and assistance to other older Americans who are homebound and need help to live independently in their own homes. Due to the efforts of Senior Companions, many older adults are able to avoid institutionalization and lead more happy and fulfilling lives in their own homes.

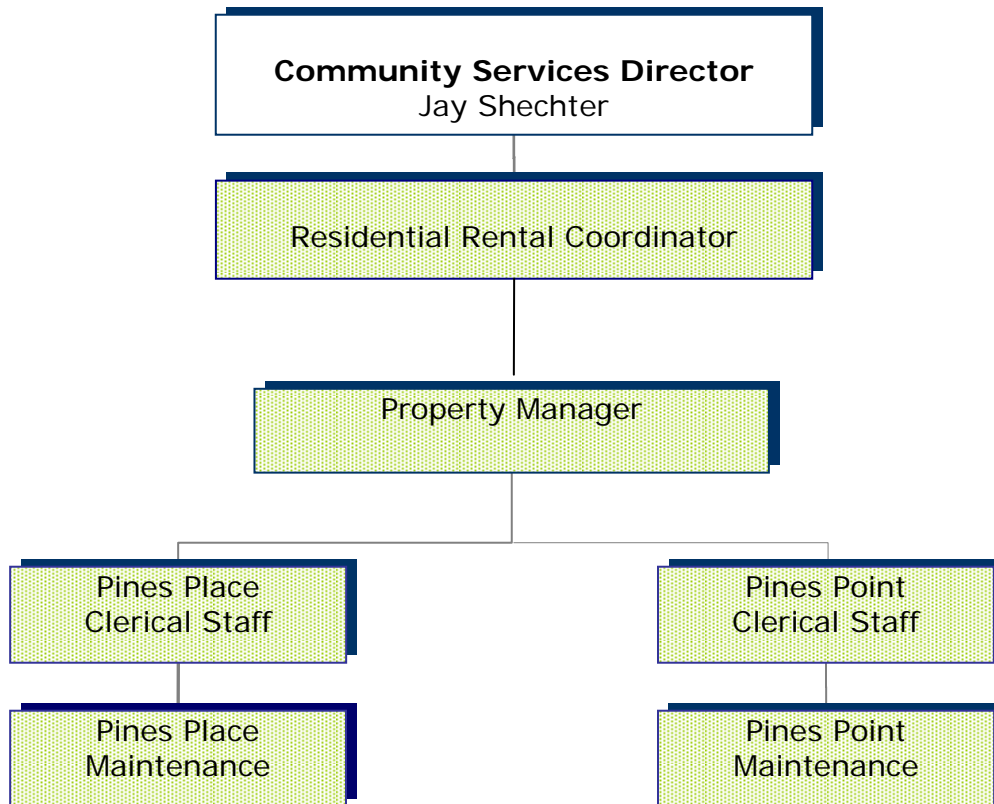
Housing Division Performance Measures

Indicator	2010-11		2011-12		2012-13	2013-14
	Actual	Goal	Actual	Goal	Goal	Goal
Outputs						
Number of units occupied at Pines Point	172	180	166	180	171^	171
Number of units occupied at Pines Place:						
Tower I (opened April, 2005)	185	198	167	198	188^	188
Tower II (opened July, 2005)	168	177	157	177	168^	168
Tower III (opened January, 2008)	194	209	190	209	198^	198
Effectiveness						
Average occupancy rate at Pines Point	91%	95%	87%	95%	90% ^	90%
Average occupancy rate at Pines Place	89%	95%	83%	95%	90% ^	90%
Rental rate below market	Yes	Yes	Yes	Yes	Yes	Yes

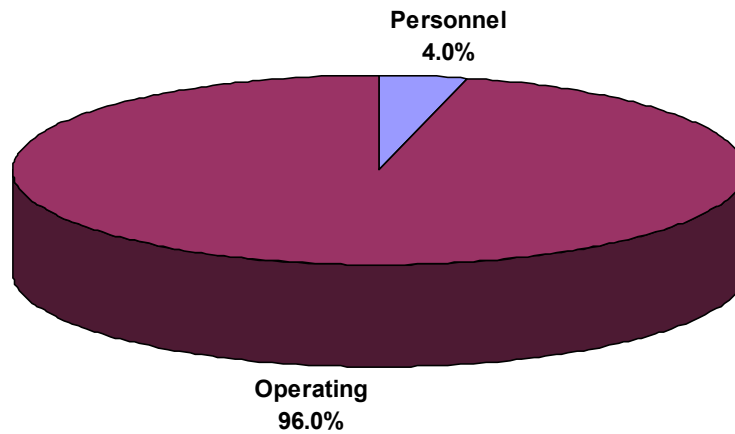
^ Due to the severe economic downturn and the uncertainty as to the timing of the recovery, the goals for both occupied units and occupancy rates were adjusted for fiscal year 2012-13.

HOUSING DIVISION

Organizational Chart



Housing Division - Budget Summary



Expenditure Category	2010-11 Actual	2011-12 Actual	2012-13 Budget	2013-14 Budget
Personnel				
Salary	164,924	157,215	165,322	165,322
Benefits	110,311	86,348	122,591	142,903
Personnel Subtotal	275,234	243,564	287,913	308,225
Operating				
Professional Services	15,475	10,438	18,000	18,000
Other Contractual Services	574,362	619,837	756,921	754,117
Communication and Freight Services	101,751	100,636	152,894	141,394
Utility Services	463,643	474,779	555,279	558,663
Rentals and Leases	4,940,564	4,909,548	5,013,663	5,048,619
Insurance	79,510	67,873	110,157	117,797
Repair and Maintenance Services	211,121	244,653	274,073	290,611
Promotional Activities	10,703	4,797	12,300	12,300
Other Current Charges and Obligation	382,421	289,061	297,540	325,651
Office Supplies	4,562	3,098	7,635	7,635
Operating Supplies	97,393	71,867	113,569	111,517
Operating Subtotal	6,881,505	6,796,588	7,312,031	7,386,304
Capital				
Machinery and Equipment	1,350	2,836	1,600	-
Capital Subtotal	1,350	2,836	1,600	-
Total	7,158,090	7,042,988	7,601,544	7,694,529

Position Title	2010-11 Actual	2011-12 Actual	2012-13 Adopted Budget	2013-14 Budget
12084 Community Service Director	0.5	0.5	0.5	0.5
12101 Residential Rental Coordinator	-	1	1	1
12525 Administrative Assistant I	2	1	1	1
Total				
Full-time	2.5	2.5	2.5	2.5
Part-time	-	-	-	-