

Title: SHIP Annual Report

Report Status: Approved

Pembroke Pines FY 2021/2022 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchas Assistance	\$10,000.00					
3	Owner Occupied Rehab	\$1,275,254.70	13				

Homeownership Totals: \$1,285,254.70 13

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							

Rental Totals:

Subtotals: \$1,285,254.70 13

Additional Use of Funds

Use	Expended
Administrative	\$115,375.00
Homeownership Counseling	
Admin From Program Income	\$11,608.00
Admin From Disaster Funds	

Totals: \$1,412,237.70 13 \$0.00 \$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$1,154,225.00
Program Income (Interest)	\$31,871.00
Program Income (Payments)	\$232,157.09
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$1,418,253.09

*** Carry Forward to Next Year: \$6,015.39**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	476	510	612	752	929
VLI	793	850	1,021	1,179	1,316
LOW	1,270	1,360	1,632	1,886	2,105
MOD	1,905	2,041	2,451	2,830	3,159
Up to 140%	2,222	2,381	2,859	3,302	3,685

Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$1,285,254.70	100.00%
Public Moneys Expended	\$0.00	.00%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$1,285,254.70	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,285,254.70	\$1,154,225.00	111.35%	65%
Construction / Rehabilitation	\$1,275,254.70	\$1,154,225.00	110.49%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$269,477.25	19.00%
Very Low	\$212,529.20	14.99%
Low	\$522,054.65	36.81%
Moderate	\$281,193.60	19.83%
Over 120%-140%	\$0.00	.00%
Totals:	\$1,285,254.70	90.62%

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$269,477.25	3		0	\$269,477.25	3
Very Low	\$212,529.20	3		0	\$212,529.20	3
Low	\$522,054.65	5		0	\$522,054.65	5
Moderate	\$281,193.60	2		0	\$281,193.60	2
Over 120%-140%		0		0	\$.00	0
Totals:	\$1,285,254.70	13	\$.00	0	\$1,285,254.70	13

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Owner Occupied Rehab	Pembroke Pines	3	3	5	2		13
Totals:		3	3	5	2		13

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Owner Occupied Rehab	Pembroke Pines			6	7	13
Totals:				6	7	13

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Owner Occupied Rehab	Pembroke Pines	7	5	1	13
Totals:		7	5	1	13

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Owner Occupied Rehab	Pembroke Pines	6	3	1			3	13
Totals:		6	3	1			3	13

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Owner Occupied Rehab	Pembroke Pines			9	9
Totals:				9	9

Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside

Description	Special Target Group	Expended Funds	Total # of Expended Units
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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting		Required	Adopted	2000
Ongoing review process		Required	Adopted	2000
Impact fee modifications		Required	Adopted	2000

Support Services

Residents are referred to HUD approved counseling for the various support services that may benefit them.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

Annual report will be posted on City's website. Community Redevelopment Associates of FL, Inc has also posted to their website and Google Maps.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **37**

Mortgage Foreclosures

A. Very low income households in foreclosure: **0**

B. Low income households in foreclosure: **0**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **0**

SHIP Program Foreclosure Percentage Rate Life to Date: **0.00**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**

C. Moderate households in default: **0**

Defaulted Loans Life-to-date: **0**

SHIP Program Default Percentage Rate Life to Date: **0.00**

Strategies and Production Costs

Strategy	Average Cost
Owner Occupied Rehab	\$75,014.98
Purchas Assistance	\$10,000.00

Expended Funds

Total Unit Count: 13

Total Expended Amount: \$1,285,254.70

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Owner Occupied Rehab	Ida Brown	1081 SW 85th Terrace	Pembroke Pines	33025	\$97,743.75	
Owner Occupied Rehab	Jenny Duque	1100 Saint Charles Place D714	Pembroke Pines	33027	\$69,042.60	
Owner Occupied Rehab	Daniel & Carmen Olivero	1001 Colony Point Circle #522	Pembroke Pines	33026	\$52.50	2019-2020
Owner Occupied Rehab	Luisa F. Zuluaga	12018 NW 11th Street	Pembroke Pines	33026	\$102,638.40	
Owner Occupied Rehab	Dora Castano	9630 NW 16th Court	Pembroke Pines	33024	\$75,842.10	
Owner Occupied Rehab	Nancy Saavedra	300 S. Hoolybrook Dr64-210	Pembroke Pines	33025	\$78,129.85	
Owner Occupied Rehab	Cordelia Puntervold	1730 NW 118th Avenue	Pembroke Pines	33026	\$58,557.25	
Owner Occupied Rehab	Jose & Mery Bertrand	800 S. Hollybrook Dr 101	Pembroke Pines	33025	\$121,953.10	
Owner Occupied Rehab	Ivonne A. Aguilera	1661 NW 98th Avenue	Pembroke Pines	33024	\$88,386.20	
Owner Occupied Rehab	Marceyana Fagan	1631 71st Terrace	Pembroke Pines	33023	\$35,825.10	2020-2021
Owner Occupied Rehab	Ralph Mirabal	1210 Southwest 111th Ave	Pembroke Pines	33025	\$89,592.90	
Owner Occupied Rehab	Loriann Delise	7921 NW 13th Street #1&2	Pembroke Pines	33024	\$109,462.20	
Owner Occupied Rehab	Calos E. & Lilia C. Roman	15610 NW 14th Court	Pembroke Pines	33028	\$1,326.25	2019-2020
Owner Occupied Rehab	Debra E. Bushell	650 SW 138th Avenue, 402J	Pembroke Pines	33027	\$65,508.90	
Owner Occupied Rehab	Enoch & Merland Vilbrun	1420 SW 87th Way	Pembroke Pines	33025	\$84,878.65	2020-2021
Owner Occupied Rehab	Sarfraz & Savetri Ali	310 SW 71st Way	Pembroke Pines	33023	\$89,891.10	
Owner Occupied Rehab	Marcia Stewart	7060 SW 16th Court	Pembroke Pines	33023	\$106,423.85	
Purchas Assistance	Ashley E. Neale	7790 NW 23rd Street	Pembroke Pines	33328	\$10,000.00	2019-2020

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
Community Redevelopment Associates of FL	Consultant	All	All	\$126,983.00

Program Income

Program Income Funds	
Loan Repayment:	\$232,157.09
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$31,871.00
Total:	\$264,028.09

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	27
Approved	15
Denied	12

Explanation of Recaptured funds

Description	Amount
Total:	\$.00

Rental Developments

Development Name	Owner	Address	City	Zip Code	SHIP Amount	SHIP Units	Compliance Monitored By

Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

Special Needs Breakdown

SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	Owner Occupied Rehab	\$767,211.40	9		

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner Occupied Rehab	Receiving Social Security Disability Insurance	\$574,102.65	6		
(3) Owner Occupied Rehab	Receiving Supplemental Security Income	\$193,108.75	3		

Provide a description of efforts to reduce homelessness:

The City of Pembroke Pines is a member of the Broward County Continuum of Care (CoC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. In March 2014 the Broward Count Homeless

Initiative Partnership, which staffs the CoC efforts, released data to the City for the 2014 Point-In-Time Count.

Interim Year Data

Interim Year Data

Interim Year 1		
State Annual Distribution	\$1,636,232.00	
Program Income	\$179,701.70	
Program Funds Expended	\$997,398.60	
Program Funds Encumbered	\$509,349.80	
Total Administration Funds Expended	\$163,575.00	
Total Administration Funds Encumbered	\$0.00	
Homeownership Counseling	\$0.00	
Disaster Funds		
65% Homeownership Requirement	\$1,506,748.40	92.09%
75% Construction / Rehabilitation	\$1,506,748.40	92.09%
30% Very & Extremely Low Income Requirement	\$576,607.15	31.75%
30% Low Income Requirement	\$699,994.80	38.55%
20% Special Needs Requirement	\$901,679.00	55.11%
Carry Forward to Next Year		

LG Submitted Comments:

Edits made to the report by the LG resulted in report status being changed back to "Unsubmitted"