

**PUBLIC NOTICE
CITY OF PEMBROKE PINES
NOTICE OF FUNDING AVAILABILITY
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**



JULY 10, 2011

The City of Pembroke Pines is an entitlement recipient of Federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. The City of Pembroke Pines has received an additional \$2,330,542 through the Neighborhood Stabilization Program (NSP3) to facilitate the purchase and rehabilitation of foreclosed and abandoned properties that might otherwise become sources of abandonment and blight within the community.

The City of Pembroke Pines is providing assistance to eligible households to purchase NSP eligible properties to be occupied as primary residences. The City's purchase assistance program is available to eligible applicants who do not currently own any residential property (eligible applicants do not have to be first-time homebuyers).

Applicants will be able to find their own property within the City's target area or participate in the City's NSP lottery to purchase from limited properties available. All applicants must be pre-approved by a lender on the City's registered lenders' list before an application will be accepted. Applications will only be accepted during open enrollment periods or until sufficient applications have been received. A program application must be submitted in order to participate in any of the City's NSP activities. All program participants will be required to take an 8 hour homebuyers class and meet other program requirements as outlined in the program application.

Maximum Income Limits Per Income Category

Household Size	0-30% AMI Very Low Income	31-50% AMI Low Income	51-80% AMI Moderate Income	81-120% AMI Middle Income
1	\$15,850	\$26,400	\$42,200	\$63,250
2	\$18,100	\$30,150	\$48,200	\$72,300
3	\$20,350	\$33,900	\$54,250	\$81,300
4	\$22,600	\$37,650	\$60,250	\$90,350
5	\$24,450	\$40,700	\$65,100	\$97,600
6	\$26,250	\$43,700	\$69,900	\$104,800
7	\$28,050	\$46,700	\$74,750	\$112,050
8	\$29,850	\$49,700	\$79,550	\$119,300

Effective May 31, 2011

**Income should not exceed Column 5 (81-120% Middle Income) – Income Guidelines are Subject to Change*

Applications

Applications will be available beginning July 25, 2011, for applicants not already on the City's NSP waiting list. Beginning July 25, 2011, persons interested in applying for NSP assistance, can download a full application online at CRA of Florida: www.crafla.com. Applicants who do not have internet access may obtain an application at CRA of Florida, Inc. located at 8569 Pines Boulevard, Suite 207 Pembroke Pines, Florida 33024. Office Hours: 9:00am to 12:30pm and 1:30pm to 5:00 p.m. Monday – Friday. Office is closed from 12:30pm to 1:30pm each day.

Complete applications with all signed disclosures will be accepted beginning August 1, 2011, by appointment only. Funds will be spent on a first come, first qualified basis. Appointments will be made with Community Redevelopment Associates of Florida, Inc, 954-431-7866, Option 3 – Housing Programs. Please contact CRA of Florida at 954-431-7866, Option 3 if you have any questions regarding the program.

