

**PUBLIC NOTICE**  
**CITY OF PEMBROKE PINES**  
**NEIGHBORHOOD STABILIZATION PROGRAM - NSP(3)**  
**SUBSTANTIAL AMENDMENT TO 2010 ACTION PLAN**  
**JANUARY 30, 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. For Program Year 2010, the City of Pembroke Pines has been awarded supplemental Neighborhood Stabilization Program (NSP3) funds in the amount of \$2,330,542 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 is amending its 2010 Action Plan to incorporate this funding and eligible strategies.

**Summary of Amendment**

The City of Pembroke Pines' proposed NSP 3 target area is bordered by the Florida Turnpike to the east, Southwest 72<sup>nd</sup> Avenue to the west, Pembroke Road to the south and Pines Boulevard, Southwest 64<sup>th</sup> Way, Southwest 5<sup>th</sup> Street, Southwest 67<sup>th</sup> Avenue, Southwest 8<sup>th</sup> Street, Southwest 68<sup>th</sup> Boulevard, and Southwest 9<sup>th</sup> Street to the north. A map of the proposed target area is available for review. Below summarizes the proposed strategies included in the substantial amendment to the City of Pembroke Pines' 2010 Action Plan and proposed NSP 3 budget.

**Summary of Proposed Activities**

<b>NSP Eligible Use</b>	<b><u>EXISTING</u> <u>INCOME</u></b>	<b><u>EXISTING</u> <u>BUDGET</u></b>
<b>(FINANCING MECHANISMS PURCHASE ASSISTANCE — First and Second Mortgages</b>	51%-120% of the Area Median Income	<b>\$604,951</b>
<b>UNITS (ESTIMATED)</b>		<b>12</b>
<b>FINANCING MECHANISMS REHABILITATION OF UNITS</b>	51%-120% of the Area Median Income	<b>\$909,901</b>
<b>UNITS (ESTIMATED)</b>		<b>12</b>
<b>25% SET ASIDE FOR LOW INCOME HOUSEHOLDS</b>		
<b>ACQUISITION &amp; REHABILITATION</b>	50% of the Area Median Income or Less	<b>\$582,636</b>
<b>UNITS (ESTIMATED)</b>		<b>3</b>
<b>PLANNING AND ADMINISTRATION</b>		<b>\$233,054</b>

	TOTAL	<b>\$2,330,542</b>
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**Public Comment**

The 15-day public comment period will commence January 31, 2011 and end February 14, 2011. A copy of the substantial amendment is located at the Office of the City Clerk at Pembroke Pines City Hall, 10100 Pines Boulevard, Pembroke Pines FL 33026 between the hours of 7:00 a.m. and 6:00 p.m. – Monday to Thursday. In addition, the NSP3 substantial amendment has been posted to the City's website at <http://www.ppines.com/housing/housing-dev-grants.html>. Citizens are encouraged to comment upon the proposed substantial amendment by submitting written comments to the City Clerk's office, at the address listed above, or to [nsp@crafla.org](mailto:nsp@crafla.org)

Prior to adoption, the City of Pembroke Pines Commission will hold a public hearing on the proposed amendment to the 2010 Action Plan. The public hearing will take place on Wednesday February 16, 2011 at 6:00 p.m. in the Commission Chambers at City Hall, located at 10100 Pines Boulevard, Pembroke Pines Florida 33026. Interested parties are encouraged to attend and participate. The amendment must be submitted to HUD by March 1, 2011.

For additional information on this hearing, please contact Community Redevelopment Associates of Florida, Inc at 954-431-7866, ext 115.

In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the City Clerk's Office at (954) 435-6501 at least 48 hours prior to the hearing.

Judith Neugent  
City Clerk  
**January 30, 2011**