

2006 Florida Cities of Excellence Awards Program - Nomination Form

Category (Please check one) See Award Criteria for more information. Please print or type. One nomination per page.

Florida City of Excellence Award

Name of Municipality Nominated _____

Nominated by _____

(Name of City/Town/Village)

X City Spirit Award

Name of Municipality Nominated City of Pembroke Pines

Nominated Project Affordable Rental Housing and Services for Senior Citizens

Nominated by City of Pembroke Pines

(Name of City/Town/Village)

Mayor of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

Council Member of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

City Employee of the Year

Name of Individual Nominated _____

Title _____ Department _____

Nominated by _____

(Name of City/Town/Village)

City Manager of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

City Clerk of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

City Attorney of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

City Finance Official of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

City Citizen of the Year

Name of Individual Nominated _____

Nominated by _____

(Name of City/Town/Village)

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Person Completing Nomination Form

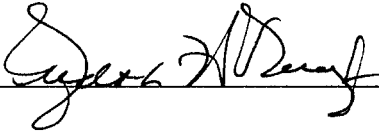
Please print or type.

Name Gordon J. Keibler
Title Deputy Director, Public Services Department
Government City of Pembroke Pines
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Telephone Number 954-437-1115 Fax 954-437-1121
E-mail
Address gkeibler@ppines.com

Nomination Certification

This nomination has been voted on and approved by a majority of the city council/commission.

Signed _____
City Clerk



The judges will use the narrative and supportive information to select the award winners. Nominators/nominees are asked not to contact the judges directly.

Narrative

In the narrative, please be clear and concise, using the Award Criteria to support the selection of your nominee. Please type (or print in black ink), up to 1,200 words, double-spaced on white 8-1/2" x 11" paper.

Supportive Information

Up to 10 pages of supportive information (newspaper clippings, photographs, letters from constituents, etc.), on 8-1/2" x 11" paper (single-sided) may be provided. Please do not include videotapes, DVDs, CDs or Power-Point presentations.

Submit nominations by **August 18, 2006**:
Florida League of Cities, Inc.
Attn: Florida Cities of Excellence
301 S. Bronough Street, Suite 300 (32301)
P.O. Box 1757
Tallahassee, FL 32302-1757

**Florida League of Cities
2006 City Spirit Award**

**Affordable Rental Housing and Services for Senior Citizens
Submitted by the City of Pembroke Pines**

The City Spirit Award will be given to a city for a specific, single, citywide effort to successfully address a local need. The programs nominated must have been in effect for a minimum of one full year. Nominations for the award must be made by a majority vote of the nominated city's commission. 1200 word narrative, up to 10 pages of supportive information. In the narrative and supportive materials, describe the project in detail.

Timely - Why was the project needed?

In Florida, nearly one in four people is a senior citizen. In Pembroke Pines, more than 20,000 people are 65 and older.

Housing costs have skyrocketed in Broward County, where the median price of an existing home increased 29.2% to \$361,100. Elder citizens are bearing the brunt of this pressure, as most must survive on modest fixed incomes.

The needs of older citizens were identified through a survey. Comprehensive support services and affordable housing topped the list of needs. Recognizing that these problems would best be addressed with a comprehensive, regional solution, the City forged an alliance with the Area Agency on Aging, the county's prime advocate for the elderly.

The City Commission first developed the Southwest Focal Point Senior Center and Affordable Housing on a 10-acre parcel. Demand for affordable rental apartments

outstripped supply and when the Focal Point site reached capacity, the City developed a second site, Pines Place at the Forman Human Services Park, completed last year.

In addition to 586 apartment units, the City offers 11 support services for seniors and their families – free door-to-door transportation, health support services, nutrition programs, adult and Alzheimer’s day care, social services, information and referrals, counseling, recreation and leisure—and serves 700 clients daily. By providing affordable rental apartments adjacent to the senior centers, seniors will “age in place” with caring staff and myriad services at hand.

Innovative – Is it a new program or an older program presented in a new and exciting way?

Although most cities provide services to their senior populations, this project demonstrates government innovation on several fronts. It:

- Incorporates innovative **Strategic Financing**, leveraging the City’s ability to facilitate investment in worthwhile projects, with minimal impact to the taxpayer.
- Eliminates redundancy** by placing all construction and building maintenance under the City’s Public Services Department umbrella. The Senior Center is really a community center -- the hall is booked every weekend. The catering kitchen provides meals for seniors and 10,000 meals weekly for the charter schools.
- Expands the **City’s regional vision to provide health and human services** by serving the elderly from 10 cities and offering affordable housing to all Broward County residents over age 60.

-Establishes **mutually beneficial working partnerships** with private, non-profit and public agencies, enriching human services and education.

Effective – How did the program positively affect your municipal residents, pull citizens together, strengthen government relationships and inspire city employees?

-The Senior Services and Housing program was developed as a result of a **resident survey** prioritizing needs. The Senior Center has evolved into a **true multigenerational community center**. Residents of all ages hold events, attend classes, shop at antiques fairs there. Students exhibit artwork. County residents are grateful to have **safe, affordable rental housing** for their parents.

-The Senior Housing and Services Program is the product of the efforts of a forward-thinking **City Commission**, a results-driven, stable **City staff** and a similarly driven local **Area Agency on Aging** that supported their vision.

-The **Department of Community Services** staff coordinates the program. They are committed to this work and have stayed in their positions for many years.

-The **Department of Public Services** manages construction and maintains facilities.

-**Nova Southeastern University** and **Barry University** provide a geriatric and psychological care, and visiting nurses.

-More than **300 registered volunteers**, ages 15 to 90, are inspired to help out at the Center.

-The Senior Center serves **700 clients from 10 cities** daily; elderly tenants enjoy the **584 beautifully maintained apartments**.

Successful – Who benefited? Did it meet your objectives? How will the project impact your city in the future?

Project Goal: *To keep senior citizens active, healthy and living independently.*

The project met its objectives:

Objective 1: To establish partnerships with non-profit, public and private collaborators

Objective 2: To coordinate comprehensive services on a regional basis. This project reaches beyond city lines, serving seniors from 10 different cities. The Area Agency on Aging awarded the highest “All Standards Are Being Met” rating in all categories. The report also commended the Center for:

- Establishing the primary care health clinic with Nova Southeastern University.
- Launching a new partnership with NSU for Psychological Services
- Completing the construction of new senior housing units
- Maximizing its resources by hosting its first fund-raising golf tournament.

Objective 3: To provide centralized facilities for service delivery adjacent to the apartment towers

Objective 4: To be a resource and gathering point for the community at large, encouraging community-wide and multigenerational usages.

Objective 5: To coordinate transportation regionally

Objective 6: To leverage the City’s resources and ease the housing cost burden on low- and moderate-income senior citizens, while limiting the taxpayer’s burden.

Objective 7: To meet the need for affordable rental housing. Success is measured one resident at a time. Bert C., who is 87, says, “I used to call my friends in New Jersey to

say, 'I'm living in a place, I call it independent living.' They couldn't believe it. I say 'I got everything... I really like it, I love the place. I look at the terrace and I say to my wife, 'What a beautiful little place we have here.' That's enough for me to keep on rolling.'" His wife adds, "Our other apartment was much more expensive, almost \$500 more (per month)... and that's one of the reasons also that we're so happy to be here."

The Senior Housing complex has had such a positive response that on February 1, 2006, the City Commission voted to approve preliminary development and architectural design for Phase II. This phase will include construction of another Senior Residential Complex of 220 one-bedroom units and renovation of existing buildings for an additional Senior Center, providing services to the projected 1,500 residents. This phase will be completed in 2008.

Cost Effective – How much did it cost/save?

Construction of apartments and senior center buildings took place over 13 years and totaled almost \$47 million. The most recent phase, completed in the last year, was the construction of 396 affordable senior apartments for \$30.4 million

To **finance the construction** of the Senior Center and Apartment Towers, the City issued 20-year revenue bonds secured by electric franchise revenues. This year, Senior Housing ran a surplus of about \$40,000, which was placed in the Housing contingency fund. The current operating budget for Senior Services follows:

Revenues

General Fund Revenue	\$	2,699,486	City
Elderly energy assistance (EHEAP)		8,862	Federal
Housing application fees		400	Private
Transportation services		1,500	Private
Special events		1,000	Private
Recreation classes		45,000	Private
Rent – Senior Apartment Towers		4,395,385	Private
Senior Center Room Rentals		32,949	Private
CDBG/Senior Center Transportation		138,858	Federal
ADA/Paratransit		380,022	County
Community Bus		593,739	County
Older Americans Act Funding		<u>1,075,904</u>	Local, State, Federal
Total Revenues		9,373,105	

Expenditures

Senior Center Services		2,553,486
Senior Housing		4,631,698
CDBG/Senior Center Transportation		138,858
ADA/Paratransit		380,022
Community Buses		593,739
Older American Act		<u>1,075,904</u>
Total Expenditures		9,373,707

Adaptable – Can it be adapted for use in other cities?

The Senior Services and Affordable Housing Program is to a great extent replicable within other jurisdictions. Other municipalities could put together financing packages using Pembroke Pines' models. The Affordable Housing has operated at break-even or a small profit for almost a decade, so that model is replicable as well.

1197 words