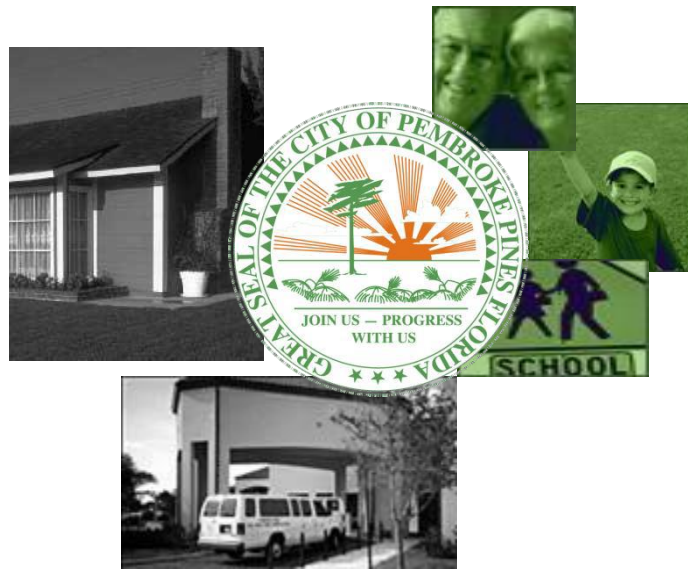


# City of Pembroke Pines

## Consolidated Annual Performance

## Evaluation Report (CAPER PY 2022)

(October 1, 2022 - September 30, 2023)



**Submitted To:**

U.S. Department of Housing and Urban Development

**Prepared by:**

Community Redevelopment Associates of Florida, Inc. Adoption:  
12/06/2023

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

The City of Pembroke Pines has made progress in its two major initiatives which commenced during Fiscal Year (FY) 2022 and continued to Program Year 2023. These goals included providing substantial improvements to the Southwest Focal Point Senior Center and the Pines Point Senior Residences. Improvements to these facilities include the elimination of accessibility barriers through the installation of Clean-cut tub steps to all tubs and upgrading of the flooring within the Senior Residence Facility. Additional improvements to the Senior Center facility include the installation of impact-proof windows and doors (Senior Residences) and the replacement of the existing roof (Senior Center).

The city began construction on the project known as the, “501 Medical Building” which is located adjacent to the Senior Residences and Senior Center. Upon completion, this facility shall be equipped to provide testing, treatment, recovery, or isolation for patients; or establish separate areas or remote access to appropriately treat people who have been diagnosed or exposed to COVID-19 outbreak.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$350,000	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500		%	500	1476	295.20%
Maintain City's Affordability Stock	Affordable Housing	CDBG: \$306,949	Homeowner Housing Rehabilitated	Household Housing Unit	17	2	11.76%	3	2 (8) SHIP	66.67%
Promote Economic Opportunity	Affordable Housing	CDBG: \$0	Businesses Assisted	Businesses Assisted	0	0	0	0	0	0
Promote Homeownership Affordability	Affordable Housing	CDBG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	0	0	0
Public/Supportive Services	Non-Housing Community Development	CDBG: \$151,603	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1563	31.26%	1000	528	52.80%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The city's highest priority is to reduce housing cost burdens for low to moderate income households. To achieve this goal, the city has designed its Home Repair and Purchase Assistance Programs to increase the affordability of safe and decent housing while also maintaining the city's affordable housing stock. However, since CDBG funds are limited, the city collaborates with State and Local funding to ensure that the greatest number of households receive assistance. The completion of 22 Minor Home Repair projects funded by CDBG (14) and SHIP (8) is a testament to the success of this initiative.

During Program Year 2020-2021, the city obtained CDBG-CV funds designed to assist local governments to prepare for, prevent, or respond to the health and economic impacts of the Coronavirus pandemic. The funding was allocated to Rental, Mortgage, and Utility Assistance programs which are still ongoing. During PY 2022, (12 households were assisted) with CDBG-CV funds, (0) HOME Residential Rehabilitation, and (8) SHIP Residential Rehabilitation.

The city has also recognized the importance of public/supportive services in addressing non-housing community development needs and has prioritized it accordingly.

The Senior Transportation Program has been successful in serving the needs of a total of 20,557 senior citizens, out of which 528 were unduplicated clients from Pembroke Pines.

## CR-10 - Racial and Ethnic composition of families assisted.

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	382
Black or African American	80
Asian	14
Other Multi-Racial	52
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>528</b>
Hispanic	263
Not Hispanic	265

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The table above provides an aggregate of race and ethnicity data for households assisted through the housing and public services programs. The accomplishment data from all CDBG activities are reported in HUD's Integrated Disbursement and Information System (IDIS).

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,010,690	1,887,140.98*
CDBG-CV	public – federal	1,400,676	96,938.71*
SHIP	public - state	1,636,232	860,335.43*
HOME	public - federal	266,049	0
NSP	public - federal	6,729,117	13,233

**Table 3 - Resources Made Available**

*\* Total expenditures include program income and funds from previous years.*

### Narrative

#### CDBG

For PY 2022, the City of Pembroke Pines was awarded **\$1,010,690.00** in CDBG funds. These funds were made available to the city by HUD on October 1, 2022. CDBG expenditures for Program Year 2022 (10/1/2022-9/30/2023) totaled **\$1,887,140.98**. Total expenditures include program income and funds from previous years.

#### HOME

For PY 2022, the City of Pembroke Pines was awarded **\$266,049.00** in HOME funds from the Broward County HOME Consortium. HOME expenditures for Program Year 2022 (10/1/2022-9/30/2023) totaled **\$0**.

#### SHIP

A total of **\$1,636,232.00** in SHIP funds was made available by the Florida Housing Finance Corporation on July 1, 2022. SHIP expenditures for Program Year 2022 (10/1/2022-9/30/2023) totaled **\$860,335.43**. Total expenditures include program income and funds from previous years.

#### NSP

A total of **\$6,729,117.00** in NSP funds was made available to the city in 2008. For PY 2022, the current NSP funds balance is **\$174,422.07**, the NSP1 and NSP3 expenditures (10/1/2022-9/30/2023) totaled **\$13,233.00**. The city is working on closing out the program and redirecting the remaining unspent funds to CDBG.

#### CDBG-CV

A total of **\$1,400,676.00** in CDBG-CV funds was made available to the city during PY 2020-2021. Expenditures from these funds for Program Year 2022 (10/1/2022-9/30/2023) totaled **\$96,938.71**.

**Identify the geographic distribution and location of investments.**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
Tract# 1101.00 Block Group 3			
Tract# 1103.01 Block Group 1			
Tract# 1103.08 Block Group 3			
Tract# 1103.11 Block Group 2			
Tract# 1103.12 Block Group 4			
Tract# 1103.13 Block Group 2			
Tract# 1103.13 Block Group 3			
Tract# 1103.34 Block Group 1			
Tract# 1103.35 Block Group 1			
Tract# 1103.35 Block Group 2			
Tract# 1103.35 Block Group 3			
Tract# 1103.35 Block Group 4			
Tract# 1103.36 Block Group 2			
Tract# 1103.37 Block Group 1			
Tract# 1103.37 Block Group 2			
Tract# 1103.40 Block Group 2			
Tract# 1103.40 Block Group 3			
Tract# 1103.40 Block Group 4			
Tract# 1103.41 Block Group 2			

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

**Residential Rehabilitation**

**Geographically Planned:** Low- and Moderate-Income Households - Citywide.

**Actual Geographical Area:** Low- and Moderate-Income Households - Citywide.

The Homeowner Rehabilitation program offered by the City of Pembroke Pines provides funding assistance to low and moderate-income households for home repairs that address various issues such as code violations, health and safety concerns, substandard living conditions, and accessibility for special needs and elderly residents. The program is designed to support affordable housing activities and utilizes CDBG funding and other federal and state grants. Eligible households are served on a first come, first qualified, first served basis.



## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

To better serve the needs of low-and-moderate-income individuals, the city continued to leverage its resources by increasing the total funding available for housing projects. As a SHIP grantee, the city has successfully utilized CDBG dollars against SHIP dollars not only to increase the total dollars available for housing projects, but also to assist certain moderate-income individuals who would not be eligible under HUD's lower threshold for income eligibility.

HUD strongly encourages entitlement communities to leverage resources to maximize the impact of federal dollars and homeownership and residential rehabilitation. In addition to leveraging CDBG funds with SHIP and HOME dollars, the city also supports various initiatives through general revenue, other grant programs, and previously funded a \$100 million bond program for community development initiatives.

The Senior Transportation Program offered by the city is part of its comprehensive multi-million-dollar senior program. The city's primary objective has always been to use federal dollars to address community development priorities, particularly housing, and maintain its affordable housing stock. The city strives to serve the needs of its underserved communities and improve their living standards.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	3	<del>23</del>
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>3</b>	<b><del>23</del></b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	<del>23</del>
Number of households supported through Acquisition of Existing Units	0	<del>30</del>
<b>Total</b>	<b>3</b>	<b>2</b>

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Due to a significant increase in households seeking assistance, the city completed (1~~5~~4) households with CDBG and CDBG-CV funds in PY 2022. This includes (12) Rental/Mortgage applicants with CDBG-CV funds, (2) residential rehabilitation projects were completed with SHIP funds during program year.

**Discuss how these outcomes will impact future annual action plans.**

Due to increasing demand, the city plans to continue implementing Residential Rehabilitation activities. Additionally, a Sewer Connection program will be launched to improve environmental conditions by eliminating septic tanks.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	<del>23</del>	0
<b>Total</b>	<del>32</del>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

In PY 2022, a total of ~~15~~<sup>4</sup> households were assisted with CDBG/CDBG-CV funds, which includes 12 Rental/Mortgage applicants with CDBG-CV funds. However, there were no households assisted with HOME funding during the same program year.

The 8 households that were assisted with SHIP funding in Program Year 2022 were as follows: 4 households were in the extremely low (0-30% AMI) level, 1 household was in the very low (31-50%) level, 3 households were in the low (51-80% AMI) level. There were no households in the moderate (81-120% AMI) level.

In Program Year 2022, no households were assisted with NSP funding. The city is currently in the process of closing out the program and redirecting the remaining unspent funds to CDBG.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Pembroke Pines did not receive any private or public resources to prevent homelessness. However, the city is committed to working towards the goal identified in Broward County's 10-Year Strategic Plan to End Homelessness by coordinating through the Continuum of Care (CoC) process.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Pembroke Pines works with Broward County's Homeless Continuum of Care to provide services to address the needs of individuals and families that are homeless or at risk of homelessness. The city is not a recipient of ESG funding.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The city endorsed the County's 10-Year Strategic Plan to End Homelessness and is continuously working towards achieving the goals identified through the Continuum of Care process. Whenever the city receives contacts regarding homelessness and chronic homelessness, the program administrator is responsible for coordinating the referral process. The program administrator will collaborate with other private entities, non-profits, and public institutions to implement strategies that prevent homelessness or direct homeless individuals to the appropriate resources. Organizations listed as CoC service providers will serve as the source for building on the institutional structure.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The city previously attended quarterly strategic meetings to address homelessness in Broward County. Going forward, the city will collaborate with Broward County's nonprofit service organizations to provide

shelter and transitional housing to homeless individuals, including those residing in Pembroke Pines. The city is committed to working closely with the County and homeless service providers. The city will support and facilitate a coordinated strategy for providing additional shelters to families and individuals in need of assistance. Additionally, the city's Police Department will continue to assist homeless individuals and families found on city streets by directing them towards emergency shelters and food locations. However, the department does not track these events.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing.**

The city does not offer project-based public housing. However, it provides information regarding public housing options, such as Section 8, should there be an inquiry for this type of assistance. This is primarily carried out by the city's program administrator who also refers such clients to the Broward County 211 Help Line.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.**

The city encourages homeownership by sharing information regarding available home-buyer assistance and its Administrator through its website.

### **Actions taken to provide assistance to troubled PHAs.**

The City of Pembroke Pines has not set up a public housing authority. However, it maintains continuous coordination with the Broward County Housing Authority.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Despite the high demand for housing, the limited supply of developable residential properties within the city has made it difficult for low-income, moderate-income, and fixed-income residents to find affordable housing. The high cost of land and housing remains a major impediment to affordable housing. Furthermore, the development of affordable housing is challenging due to the increased demand for land, as well as the associated development requirements.

Strategy: Evaluate the possibility of increasing density of residential land uses to accommodate future housing needs. This could be considered as part of the next Comprehensive Plan update cycle.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

To improve the quality of housing for its residents, the city has funded a residential rehabilitation program that addresses code violations, health, and safety related repairs, as well as energy efficiency improvements. The program is designed not only to address the current repair needs but also to prevent deferred maintenance of the city's affordable housing stock. Special needs households, including the elderly and disabled, are also included in this program to address accessibility-related repairs.

Additionally, the city has a locally funded sustainable home repair program that aims to upgrade the city's affordable housing stock. This program helps to improve energy and water consumption while also reducing housing costs associated with utility expenses for workforce income households that are not served with federal and state dollars.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Pembroke Pines is taking various measures to evaluate and address lead-based paint hazards. To detect any cases of high lead levels in residents, the city contracts the Broward County Public Health Department on an annual basis. If any incidents are reported, the city provides funding for lead testing through its CDBG and SHIP housing rehabilitation programs.

With increasing federal attention on eliminating lead dust, new regulations have been outlined for clean-up final clearance procedures. For homes built before January 1, 1978, all lead-based paint must either be stabilized or removed, and dust testing must be carried out after any paint disturbance to ensure that the house is lead-safe. To educate individuals seeking residential rehabilitation grant assistance, the city provides the pamphlet "Protect Your Family from Lead in Your Home," which explains the effects of lead on adults and children. All homes receiving CDBG funds and meeting the criteria for lead-based paint are being tested within Pembroke Pines.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Pembroke Pines employs an anti-poverty strategy that focuses on providing education and opportunities to its residents. This strategy is implemented through its charter school system, coordinated community development programs, housing programs, and local transportation systems.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

During Program Year 2022, the city collaborated with local non-profit housing and social service providers to develop and enhance the County's collective system.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Pembroke Pines maintains close partnerships with various local non-profit and public housing providers.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

As part of the 2020-2024 Consolidated Planning process, the city conducted an analysis of impediments to Fair Housing Choice to realign planning cycles with Broward County HOME Consortium members. Additionally, the city is a sponsor of the annual Broward County Fair Housing Symposium organized by HOPE, Inc. This support was sustained in PY 2022.



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Pembroke Pines continues to monitor activities under its federal grant program and initiates monitoring plans for new programs as they are developed to meet the specific requirements of those programs. Key elements of the monitoring plan are:

1. Selecting a contractor and negotiating a project or an activity specific agreement which identifies and quantifies the activities to be implemented and includes a budget showing the specific expenditures authorized.
2. Requires monthly status reports and establishes an onsite monitoring schedule based on the nature and complexity of the activity and the amount of the funds involved.
3. Providing technical assistance and training when contractors request or require it.
4. Reviewing requests for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub recipient agreement.
5. Ensures contractors meet Federal single audit requirements and review audits to ensure that concerns and findings are addressed.
6. Ensures compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

During the public comment period, scheduled from November 20, 2023, to December 5, 2023, citizens will have the chance to submit their comments regarding the PY 2022 CAPER. Any comments received will be duly considered and summarized appropriately.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The city will continue to address the priority needs outlined in the new Consolidated Plan through the approved activities in the 2024 Program Year. There were no changes made to the program objectives nor does the city anticipate any changes at this time.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No; the city does not have any open Brownfields Economic Development Initiative (BEDI) grants.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not Applicable.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 9 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

There was no CDBG Section 3 Activity during Program Year 2022.