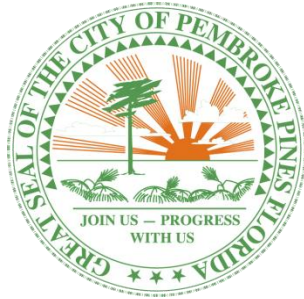


# City of Pembroke Pines

## 2021-2022 Annual Action Plan

(October 1, 2021 to September 30, 2022)



**Submitted To:**

U.S. Department of Housing and Urban Development

**Prepared by:**

Community Redevelopment Associates of Florida, Inc.

Adoption June 16, 2021

**Commission Adoption of Substantial Amendment May 18, 2022**

**Proposed Commission Adoption of Substantial Amendment November 15, 2023**

## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan, a five year strategic plan, is meant to address the needs of low and moderate income persons and families, including homeless individuals. The Consolidated plan establishes the City's program priorities, goals, and objectives for its community development programs and sets the framework for subsequent one year action plans that describe specific activities that will be funded through the City's grant programs.

The City of Pembroke Pines became an entitlement grantee of federal funds in 1993, since then the City has been receiving Community Development Block Grant (CDBG) funds. Since 1993, the City has also received substantial funds from the State Housing Initiative Partnership Program (SHIP), and beginning in 2004 has been receiving funds from the Home Investment Partnership (HOME) program, as a participating member of the Broward County HOME Consortium.

For the program year beginning October 1, 2021, the City of Pembroke Pines anticipates receiving an estimated \$1,017,132. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. In order for the City to receive this allocations of funding from HUD, the City must prepare and adopt a Consolidated Plan and One-Year Action Plan. The Consolidated Plan is a five year strategic document that outlines an entitlement community's housing and community development priorities and objectives for carrying out HUD Programs. The One-Year Action Plan includes the budget and action steps to meet the objectives for the Consolidated Plan. The City is expected to carry out a wide range of community development activities directed toward maintaining the City's affordable housing stock, sustaining neighborhoods, providing improved community facilities and public services, and promoting economic development.

The City of Pembroke Pines continues to maintain its communities through implementing appropriate strategies and by utilizing its Consolidated Plan, the City's Comprehensive Plan, Capital Improvement Plan (CIP) annual budgeting process, special redevelopment studies, grants, and intergovernmental possible through fact finding, survey of service providers, a review of existing programs, interdepartmental consultation, and last but not least, citizen participation.

#### **Substantial Amendment:**

The City of Pembroke Pines is amending its Annual Action Plan to reallocate funds from prior years activities to fund Public Improvements/Public Facilities as it pertain to the Southwest Focal Point Senior Center and Senior Residences.

**Substantial Amendment – Microenterprise:**

City of Pembroke Pines is amending it’s Annual Action Plan to reallocate funds from prior year (2020) Microenterprise activity to fund Residential Rehabilitation.

**2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The five-year strategic plan outlines in the City's Consolidated Plan provided for assistance to low-and moderate-income persons and households as a number one goal. The City met this goal through the following activities:

Minor Home Repair/Residential Rehabilitation

- Removal of Architectural Barriers
- Public Service (Senior Center Transportation)
- Neighborhood Stabilization
- First Time Homebuyer Purchase Assistance

These activities were funded in part or in whole by the CDBG, SHIP and HOME grant programs.

For Program Year 2021 the City proposed to assist residents under the various housing rehabilitation programs:

- Home Repair Activities Proposed:
  - Planned Schedule of Services: MHR - 3-4

- Actual Performance: MHR 7 (0 CDBG, 6 SHIP, 1 HOME)

The City of Pembroke Pines has assisted 3 Households with Purchase Assistance in PY 2019 with SHIP funds. Through the City of Pembroke Pines Public Service(Senior Transportation) program, the City assisted 633 senior citizens in PY 2019. The City fell short of its goal during PY 2019 due to the COVID 19 Pandemic but will continue to promote the program among the City's diverse population.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

According to federal regulation 570.431, applicants for federal funds, including entitlements jurisdictions, must develop a Citizen Participation Plan (CPP). the CPP sets forth the City's policies and procedures for

- 1) Giving citizens timely notice and access to local meetings and information relating the City's proposed used of federal funds
- 2) Providing technical assistance
- 3) Conducting public hearing meetings
- 4) Addressing the needs of non-English speaking residents
- 5) Responding to citizen complaints and grievances
- 6) Encouraging citizen participation among the City's low and moderate-income persons and households.

The City of Pembroke Pines had an existing CPP from prior plan submissions. The CPP was reviewed and utilized during the 2020-2024 consolidated planning processes. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

Citizens are encouraged to participate in the planning process through public hearings held before the development of the Consolidated Plan draft and before the adoption of the Consolidated Plan. Provisions for non-English speaking persons and the disabled were also made available for those persons who requested it.

Citizen Participation Activities Timeline:

- February 24, 2021 - Notice of Pre-Development Hearing Published
- March 17, 2021 - Pre-Development Hearing Held
- May 13,2021 - Notice of Pre-Adoption Hearing Published
- May 14 2021 - June 15,2021 - 30 Day Public Comment Period for Annual Action Plan
- June 9, 2021- June 15, 2021 - 3 Day minimum Public Comment Period for Annual Action Plan revision of allocated amount, pursuant to HUD notice to the City dated May 13, 2021 regarding an error was made in determining the original allocation.
- June 16, 2021 - Pre-Adoption Public Hearing and Adoption of Annual Action Plan
- August 8, 2021 - Submit final Annual Action Plan to Broward County

A copy of Public Notices and Public Comments or Notes from the Public comment period will be included as an Appendix.

**Substantial Amendment:**

- April 10 2022 - Public Notice
- April 11, 2022 - May 11, 2022 - 30 day Public Comment Period
- May 18, 2022 - Public Hearing Commission Meeting
- May 24, 2022 - Submit Amended Annual Action Plan to Broward County
- October 08, 2023 – Public Notice
- October 09, 2023 – November 09, 2023 – 30 day Public Comment Period
- November 15, 2023 – Public Hearing Commission Meeting
- November 21, 2023 – Submit Amended Annual Action Plan to Broward County

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments at this time.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PEMBROKE PINES	
CDBG Administrator		Planning & Economic Development Department
HOME Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

The City of Pembroke Pines Planning and Economic Development Department is the lead agency for developing the City's 2020-2024 Consolidated Plan and 2021 Annual Action Plan will serve as the lead agency responsible for implementing and monitoring it. This effort will be coordinated with the City's contracted grant administrator, community services department, finance department, public works department parks and recreational and other departments as needed to implement funded strategies each year. the City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities, local department of health and other public and private agencies essential to addressing priority needs and activities.

**Consolidated Plan Public Contact Information**

Joe Yaciuk, AICP, Planning Administrator, Planning and Economic Development Department, City of Pembroke Pines, 601 City Center Way 3rd Floor, Pembroke Pines FL 33025, 954-392-2100 (office) 954-435-6545 (fax),jyaciuk@ppines.com

Denise Creary, Community Development Coordinator, Community Redevelopment Associates of Florida, Inc., 8569 Pines Blvd, Suite 201, Pembroke Pines FL 33024, 954-431-7866 ext 111, dcreary@crafla.org

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

As part of the 2020-2024 Consolidated Plan, agency providers in Broward County were consulted to gain a better understanding of what services they provide to Pembroke Pines Residents. Agencies were asked to describe what services, if any, are provided to the key target groups addressed in the Consolidated Plan. The needs assessment of the Consolidated Plan incorporates the findings from the consultation.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The list of providers reviewed includes housing, social service agencies and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS, and their families, and homeless persons. Phone and email contacts were also made to key non-profits and agencies that work with these specific groups to obtain a better understanding of their service or potential service to Pembroke Pines residents.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of 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 May, the Broward County Homeless Initiative Partnership, which staffs the COC efforts, released data to the City for 2018 Point-In-Time Count.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

ESG funding is administered by the City of Fort Lauderdale.

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Broward County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Dania Beach Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
3	<b>Agency/Group/Organization</b>	Hollywood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.



4	<b>Agency/Group/Organization</b>	BROWARD PARTNERSHIP FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.

5	<b>Agency/Group/Organization</b>	Hispanic Unity of Florida
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
6	<b>Agency/Group/Organization</b>	BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.

**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	Through the outreach process, the County has identified homelessness, rapid re-housing and homelessness prevention services as a priority. These services will help strengthen the Continuum of Care Strategy.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

N/A

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City of Pembroke Pines adhered to it's approved Citizen Participation Plan (CPP) which was approved by City Commission. The Citizen Participation Plan includes 2 public hearings held at City Hall with a 30-day comment period and a 3-day minimum comment period for the HUD revised allocation award letter to the City dated May 13, 2021. Citizens are encouraged to participate through the public hearings held before the development of the draft and adoption of 2021 Annual Action Plan All meetings are advertised in the Sun-Sentinel and via the websites of City Hall and Community Redevelopment Associates of Fl. Inc.

The City of Pembroke Pines is amending its Annual Action Plan to reallocate funds from prior years activities to fund Public Improvements/Public Facilities as it pertains to the Southwest Focal Point Senior Center and Senior Residences.

The City of Pembroke Pines is amending it Annual Action Plan November 2023 to reallocate Microenterprise activity from prior years (2020) to fund Residential Rehabilitation.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	February 24, 2021 Pre-Development Notice Advertised in Sun-Sentinel	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	March 17, 2021 Pre-Development Hearing Held.	N/A	N/A	
3	Newspaper Ad	Non-targeted/broad community	May 14, 2021 30 day Pre-Adoption Hearing Advertised.	N/A	N/A	
4	Public Hearing	Non-targeted/broad community	June 16, 2021 Pre-Adoption Hearing Held.	N/A	N/A	
5	Newspaper Ad	Non-targeted/broad community	July 25, 2021 Notice of Intent to Request Release of Funds (NOI/RROF) Advertised.	N/A	N/A	
6	Newspaper Ad	Non-targeted/broad community	June 9, 2021 3 Day minimum Pre-Adoption Hearing Advertised for revised allocation to the City.	N/A	N/A	
7	Newspaper Ad	Non-targeted/broad community	April 10, 2022 30 day Public Comment Period	No Comments	N/A	
8	Public Hearing	Non-targeted/broad community	May 18, 2022 Public Commission Meeting held	No Comments	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Newspaper Ad	Non-targeted/broad community	October 08, 2023 Pre-Adoption Hearing Advertised.	No Comments	N/A	
10	Public Hearing	Non-targeted/broad community	November 15, 2023 Public Commission Meeting held	No Comments	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Below is a list of federal, state and local (public and private resources) that are reasonably expected to be available during this Consolidated Plan.

The City of Pembroke Pines anticipates receiving \$1,017,132 for FY 2021-2022 CDBG program. As a recipient of CDBG, HOME and SHIP funds, the City of Pembroke Pines intends to allocate funding according to priority need. The City proposes to use CDBG funds for Residential Rehabilitation, Public Service(Senior Transportation), Public Facilities & Improvements, and Program Administration.

The City of Pembroke Pines is amending its Annual Action Plan to reallocate funds from prior years activities to fund Public Improvements/Public Facilities as it pertains to the Southwest Focal Point Senior Center and Senior Residences.

City of Pembroke Pines is amending its Annual Action Plan to reallocate funds from FY2020 Microenterprise activity to fund Residential

Rehabilitation.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,017,132	0	1,115,367	2,142,499	0	CDBG allocation is used to carry out priority need projects including housing, public improvements, public services, economic development activities and general planning/program administration within the City.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be used to leverage other resources available to extend the level of assistance the City can provide or scope of project that can be undertaken. The City currently does not have any funding source that requires matching.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs**



**identified in the plan**

All City-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing. The several parcels of land that the City owns are committed to public use, such as parks; undevelopable, such as streets or landscape buffers; or lack the proper zoning. Therefore, it has been determined that they are not suitable for affordable housing. Annually the City commission will review the inventory of City-owned lands and their suitability for use as affordable housing.

**Discussion**

N/A

## **Annual Goals and Objectives**

**AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)**

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Maintain City's Affordable Stock	2020	2024	Affordable Housing	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#	Housing Rehabilitation	CDBG: \$315,140	Homeowner Housing Rehabilitated: 3 Household Housing Unit
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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			

2	Promote Homeownership Affordability	2020	2024	Affordable Housing	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#	Housing Cost Burden		Direct Financial Assistance to Homebuyers: 5 Households Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

4	Public/Supportive Services	2020	2024	Non-Housing Community Development	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#	Economic Development	CDBG: \$152,569	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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			

5	Infrastructure Improvements	2020	2024	Non-Housing Community Development	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#	Public Facility/Improvement	CDBG: \$1,471,364	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					1103.34 Block Group 1 Tract# 1103.35 Block Group 1			

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Maintain City's Affordable Stock
	<b>Goal Description</b>	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households. Including energy efficiency improvements and Broadband upgrade.
2	<b>Goal Name</b>	Promote Homeownership Affordability
	<b>Goal Description</b>	Currently the City will use HOME funding to leverage and promote the affordability for First time Homebuyers of decent housing for low to moderate income households on a City-wide basis.
4	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	The objective is to provide public and /or supportive services to address unmet needs of the City's residents.

5	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The objective is to fund improvements in low to moderate income areas where unmet needs remain.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following is a proposed list of activities that will be undertaken with the \$1,002,361 dollars the City anticipates to receive in Program Year 2021.

#	Project Name
1	Residential Rehabilitation
2	Public Service (Senior Transportation)
3	Public Improvement (Public Facilities)
4	Program Administration

Table 7 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Pembroke Pines must focus its CDBG funded community development strategies in areas eligible for area wide assistance. The City takes an integrated approach to addressing these needs.

CDBG funds are used to support ongoing neighborhood planning, redevelopment, and public improvement programs already being implemented by the City. High priority, unmet needs will be the focus of the City's CDBG funds. The long term community development goal of the City is to create a sustainable environment and the short term goal is to arrest decline and address unmet needs.

The low to moderate income estimates provided by the Census estimates the overall low to moderate income population represents a small portion of the City's population. Because of the smaller low to moderate income population, compared to other cities, or lack of concentration of majority low to moderate income households, the City is referred to as an exception grantee. For Program year 2017, census tract block group with at least 45.92% concentration of low to moderate income households qualify for CDBG assistance to benefit area wide activities such as public facilities and infrastructure improvements.

In PY 2021, the City will utilize CDBG funds to continue to address public infrastructure projects in Pembroke Pines, in addition, the City will continue to provide public support to the senior transportation program.

Funds are allocated according to the identified needs of the population that are eligible for CDBG funding.

During the next year, actions taken that will meet underserved needs include the use of CDBG dollars to fund the following activities; Residential Rehabilitation, Public Services, Fair Housing, Public Facility.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</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
	<b>Goals Supported</b>	Maintain City's Affordable Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$315,140
	<b>Description</b>	This project will provide minor home repairs to low and moderate income homeowners.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3-4 families will be assisted with these funds.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide minor home repairs which includes connection of city's main sewer collection lines to low and moderate income homeowners. This activity is eligible under 24 CFR section 570.202(a). and will directly benefit low and moderate income persons as qualified under 570.208(a)(3) Housing Activities.
	<b>Project Name</b>	Public Service (Senior Transportation)

2	<b>Target Area</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
	<b>Goals Supported</b>	Public/Supportive Services
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$152,569
	<b>Description</b>	Provides support to the City's Senior Transportation Program through the provision of free transportation to seniors.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 persons will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provides support to the City's Senior Transportation Program through the provision of free transportation to seniors. Riders are transported to and from doctors/dentist office, governmental agencies, therapeutic field trips, and shopping. The activity is eligible as a public service under 570.201(e), and the activity will benefit low and moderate-income persons as qualified under Limited Clientele Activities, 570.08(a)(2).
<b>Project Name</b>	Public Improvement (Public Facilities)	

<b>3</b>	<b>Target Area</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
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility/Improvement
	<b>Funding</b>	CDBG: \$1,471,363
	<b>Description</b>	This project proposes to purchase and install impact doors, windows, new floors creating barrier-free, elevators (4) and fire alarms for the South West Focal Point Community Center and Senior Residences.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low to moderate income families.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project proposes improvements to the South West Focal Point Senior Center and Senior Residences. Public facilities and improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). this activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.

4	<b>Project Name</b>	Program Administration
	<b>Target Area</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
	<b>Goals Supported</b>	Maintain City's Affordable Stock Public/Supportive Services Infrastructure Improvements
	<b>Needs Addressed</b>	Housing Rehabilitation Housing Cost Burden Public Facility/Improvement Public Service
	<b>Funding</b>	CDBG: \$203,426
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the programs.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	This activity will provide general management, oversight, and coordination of the programs. Also, this activity will provide fair housing services designed to further the fair housing objectives of the Fair Housing Act (42 U.C.C 3601-20). These activities are assumed to benefit low-and moderate-income persons and are eligible under 24 CFR section 570.206(a).
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## AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Pembroke Pines has 19 block groups that are of low-moderate income concentration.

### Geographic Distribution

Target Area	Percentage of Funds
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 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Funds are allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2020-2024 consolidated planning process and consultation with the City's Capital Improvement Plan, and other planning and community redevelopment documents



prepared by the City.

**Discussion**

N/A

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

In October 2018, the City of Pembroke Pines appointed the Affordable Housing Advisory Committee (AHAC). The AHAC identified improvements needed to the housing delivery system, with particular emphasis on the provision of affordable housing to very low and low-income households. Recommendations were subsequently adopted as part of the City's Local Housing Assistance Plan (LHAP).

**Actions it planned 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**

Below are the 2018 AHAC's recommendations.

- A. Continue to maintain the current expedited permitting process for affordable housing projects in the City including an audit of existing process.
- B. Create mandatory affordable housing final contribution requirements for all new residential projects using the historic voluntary commitment standards.
- C. Continue to support the strategy and allocation of flexible units for affordable housing projects. AHAC to support an update to the 2014 Munitytics housing study.
- D. Continue to maintain adequate infrastructure level for sustaining existing and emerging affordable housing developments.
- E. Support the Planning and Zoning Board in their research of micro-units and live/work units.
- F. Continue to favorably consider applications for parking and setback variances and/or continue to favorably consider applications for parking and setback variances and/or modifications to parking and setback requirements within planned districts, where reasonable, for projects with affordable housing component.
- G. Continue to encourage flexibility in use and, where appropriate, support rezoning applications for PD-SL, PUD, and MXD districts establishments within the purpose for inclusion of affordable housing element.
- H. Continue to support allowance of street modifications, for affordable housing projects, where reasonable. Consider allowance of sidewalk placement only on one side of the road, reducing the cost while ensuring safety and walkability.

I. Continue to maintain an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing.

J. Continue to perform analysis of properties for potential affordable housing development along with updating the City's vacant land map.

K. Continue to support implementation of projects with affordable housing component in close proximity to transit hubs, major employment centers and mixed-use developments. Continue to diversify employment opportunities within the City, attracting new businesses into the area that would offer higher-quality jobs.

#### ADDITIONAL AHAC RECOMMENDATIONS 2018

1. City Staff received a request from Miami Jewish Health Systems to develop affordable housing project for senior citizens-Douglas Gardens Senior Housing. The developer proposes to build a new multi-family development of at least 100 apartment units for affordable senior rental housing to be known as Douglas Gardens IV with restrictions on the incomes and rents on the parcel. The applicant is requesting City support for the application through a conditional loan commitment of \$656,000, the loan commitment is considered "Local Government Area of Opportunity Funding".

AHAC supports an allocation of some or all of \$336,000 from Affordable Housing Trust Fund to help Douglas Gardens Senior Housing meet the City commitment. The City Commission previously approved a request for the application through a conditional loan commitment of \$656,000.

2. AHAC encourages engagement of major employers and anchor institutions to encourage programs to support creation of affordable housing.

3. AHAC supports the City in its efforts to diversity employment opportunities within the City, attracting new businesses into the area that would offer higher-paying jobs.

4. AHAC recommends promotion of education programs that incorporate housing-related financial counseling services, providing advice on buying a home, renting, defaults, financial counseling services, providing advice on buying a home, renting, defaults, foreclosures, and credit issues.

#### Discussion

N/A

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The following section identifies other actions that will be undertaken during the 2021-2022 program year.

### **Actions planned to address obstacles to meeting underserved needs**

One of the major obstacles the City of Pembroke Pines faces in meeting its housing and community development goals and objectives is funding and market conditions. In trying to mitigate the impacts of the global economic downturn, the City has been assessing its programs more frequently and improving specific strategies to address those needs.

The City will continue to provide housing rehabilitation programs which will also include residences connection to the city's main sewer collection lines for low to moderate income persons, including elderly and disabled households.

### **Actions planned to foster and maintain affordable housing**

The City of Pembroke Pines Planning & Economic Development Department, in addition to other City Departments, serves as the lead agency responsible for implementing the City's 2021 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning housing development and public service programs.

The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations. These entities are also inclusive in the development of the 2020-2024 Consolidate Plan and subsequent Action Plans.

The City will continue to promote partnerships and develop ways to streamline and efficiently provide services to the community.

### **Actions planned to reduce lead-based paint hazards**

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project. The City shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all

these painted surfaces are coated with lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

The City of Pembroke Pines economic development/anti-poverty strategy is to foster growth and job creation for the City's broad cross-section of resident income levels, including very low income households. The City's anti-poverty strategy is to increase job training, employment readiness skills and educational opportunities for low income households, and match employment opening with local workforce.

The City's anti-poverty strategy will assist small business development through activities such as commercial rehabilitation, job incentive programs, technical assistance and business planning and marketing directed towards job creation.

### **Actions planned to develop institutional structure**

The City of Pembroke Pines has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program. State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME) program, Neighborhood Stabilization Program (NSP) and related programs. The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2021 Action Plan. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan. As part of the planning process, a list of the area's private industries (businesses) non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized as necessary for various housing, community and economic development strategies and other priority needs.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Pembroke Pines Planning & Economic Development Department serves as the lead agency responsible for implementing the City's 2021 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning, housing, development and public service programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations. These entities are also inclusive in the development of the 2020-2024 Consolidated Plan and subsequent Action Plans. The City will continue to promote

partnerships and develop ways to streamline and efficiently provide services to the community.

**Discussion**

N/A

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**Discussion**

N/A