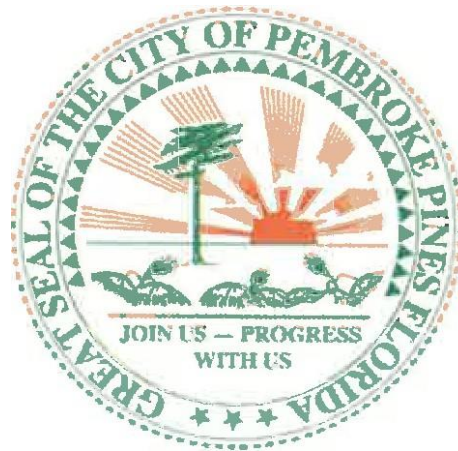


City of Pembroke Pines

2024-2025 Annual Action Plan

(October 1, 2024 to September 30, 2025)



Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

Community Redevelopment Associates of Florida, Inc.
Denise Creary, Community Development Coordinator

Adoption May 15, 2024

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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, and since then the City has been receiving Community Development Block Grant (CDBG), and State Housing Initiative Partnership Program (SHIP) funds. Subsequently in 2004 the city began 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, 2024, the City of Pembroke Pines anticipates receiving an estimated \$1,108,642. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. For the City to receive this allocation of funding from HUD, the City must prepare and adopt a Consolidated Plan and a 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 of 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 cooperation. Fact finding, by survey of service providers, a review of existing programs, interdepartmental consultation, and last but not least, citizen participation aid in informing the process.

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 its main goal of providing aid for low to moderate income households 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 2022, the City proposed to assist three (3) to four (4) households under the housing rehabilitation program.

- Home Repair Activities Proposed:
 - Planned Schedule of Services: MHR - 3-4
 - Actual Performance: MHR 11 (3 CDBG, 8 SHIP, 0 HOME)

The City of Pembroke Pines has assisted 11 households with Minor Home Repair in PY2022 with CDBG and SHIP funds. Through the City of Pembroke Pines Public Service (Senior Transportation) program, the City assisted 20,557 senior citizens in PY 2022.

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 hearings
- 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 were made available for non-English speakers and people with disabilities, as requested.

Citizen Participation Activities Timeline:

- February 11, 2024 - Notice of Pre-Development Hearing Published
- February 27, 2024 - Pre-Development Hearing Held
- April 11, 2024 - Notice of Pre-Adoption Hearing Published
- April 12, 2024 - May 11, 2024 - 30 Day Public Comment Period for Annual Action Plan
- May 15, 2024 - Pre-Adoption Public Hearing and Adoption of Annual Action Plan
- July 31, 2024 - Submit final Annual Action Plan to Broward County

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

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 were made at the Pre-Development Hearing on February 27, 2024.

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

N/A

7. Summary

N/A

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	Joe Yaciuk, Assistant Director	Planning & Economic Development Department
HOME Administrator	Joe Yaciuk, Assistant Director	Planning & Economic Development Department

Table 1 – Responsible Agencies

Narrative

The City of Pembroke Pines, Planning and Economic Development Department serves as the lead agency for developing the City's 2020-2024 Consolidated Plan in conjunction with the 2024 Annual Action Plan. The city shall also serve as the lead agency responsible for implementing and monitoring it. This effort is coordinated with the City's contracted Grant administrator and City Departments such as, Community Services, Finance, Public Works, Parks and Recreations, and other departments as needed to implement funded strategies each year. The City will also collaborate with outside agencies, such as the Broward County Continuum of Care, local housing authorities, the 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, Assistant Director, Planning and Economic Development Department, City of Pembroke Pines, 601 City Center Way 3rd Floor, Pembroke Pines FL 33025, 954-392-2100 (office) 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@craftla.org

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

1. Introduction

As part of the 2020-2024 Consolidated Plan, the city consulted with agency providers in Broward County to gain a better understanding of the type of services they provide to Pembroke Pines residents. Agencies were asked to describe what services, if any, 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. Key non-profits and agencies that work with these specific groups were contacted 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.

As a member of the Broward County Continuum of Care (COC) the City of Pembroke Pines is a part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in monthly meetings that are held to obtain input from local municipalities. The homeless Point-In-Time Count was conducted on January 23, 2022. The Point-In-Time Comparison for the city during 2020 was fourteen (14) and thirty seven (37) during 2021. As of January 2022, the homeless count in Broward County was 2,054 persons with a total of 1,651 homeless households.

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	Agency/Group/Organization	BROWARD COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Department was contacted via phone (954) 739-1114 and the areas are low income apartments, market rent apartment when available and housing workshop class.
2	Agency/Group/Organization	Dania Beach Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Department was contacted via e-mail. Anticipated outcome include gathering input/data used in determining top priorities in preparation of the 2020-2024 consolidated plan along with 2024 Annual Action Plan.
3	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Department was contacted via e-mail. Anticipated outcome include gathering input/data used in determining top priorities in preparation of the 2020-2024 consolidated plan along with 2024 Annual Action Plan.
4	Agency/Group/Organization	HISPANIC UNITY OF FLORIDA INC.
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via e-mail. Anticipated outcome include gathering information used to determine top priorities in preparation of the 2024 Annual Action Plan.

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

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	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 its 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. Citizens are encouraged to participate through the public hearings held before the development of the draft and adoption of 2024 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.

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 11, 2024 Pre-Development Notice Advertised in Sun-Sentinel.	N/A	N/A	https://www.ppines.com/DocumentCenter/View/21228

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	February 27, 2024 Pre-Development Hearing held.	As there were no individuals from the community present, no comments were made.	N/A	
3	Newspaper Ad	Non-targeted/broad community	April 7, 2024; 30-day Pre-Adoption Hearing advertised.			https://www.ppines.com/DocumentCenter/View/21233
4	Public Hearing	Non-targeted/broad community	May 15, 2024; Public Hearing and Pre-Adoption of the Annual Action Plan held.			

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 \$1,108,642, for FY 2024-2025 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.

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	1,108,642	0	0	1,108,642	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 parcels of land owned by the City are either committed to public use, (parks); undevelopable (streets or landscape buffers); or lack the proper zoning. Therefore, it has been determined that they are not suitable for affordable housing. The City commission will review the inventory of City-owned lands as required by Florida Statue 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: \$110,618	Homeowner Housing Rehabilitated: 1 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: 3 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 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

3	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#	Public Service	CDBG: \$166,296	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			

4	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: \$610,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 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			

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain City's Affordable Stock
	Goal Description	Improve availability and accessibility of decent housing in an effort to maintain/improve housing stock conditions for low/mod households. Including energy efficiency improvements and broadband upgrade.
2	Goal Name	Promote Homeownership Affordability
	Goal Description	Currently the City will use HOME and SHIP 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.
3	Goal Name	Public/Supportive Services
	Goal Description	The objective is to provide public and/or supportive services to address unmet needs of the City's residents.
4	Goal Name	Infrastructure Improvements
	Goal Description	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 estimated \$1,108,642 dollars the City anticipates to receive in the Program Year 2024.

#	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 2021, census tract block group with a concentration of at least 45.92% of low to moderate income households qualify for CDBG assistance to benefit area wide activities such as public facilities and infrastructure improvements.

In PY 2024, 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 Facilities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	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
	Goals Supported	Maintain City's Affordable Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$110,618
	Description	This project will provide minor home repairs to low and moderate income homeowners and may include sewer connections to homes within the community.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1-2 low to moderate income families
	Location Description	The rehabilitation program shall be carried out citywide while the sewer connection is only for certain area of the city.
	Planned Activities	This project will provide minor home repairs which may include the elimination of the existing sewer tank system and connection lines for qualified low and moderate income homeowners.

2	Project Name	Public Service (Senior Transportation)
	Target Area	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
	Goals Supported	Public/Supportive Services
	Needs Addressed	Public Service
	Funding	CDBG: \$166,296
	Description	Provide support to the City's Senior Transportation Program through the provision of free transportation to seniors.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1000 or more is assisted.
	Location Description	Citywide
	Planned Activities	Support to the City's Senior Transportation Program through the provision of free transportation to seniors riders.
	Project Name	Public Improvement (Public Facilities)

3	Target Area	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
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Facility/Improvement
	Funding	CDBG: \$610,000
	Description	This project proposes to continue to create barrier-free accessibility for residents of the city. New elevators, updated or new fire alarm, new generator to the Senior Residence as addressed in the planned activities below.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	This project proposes improvements to the Senior Residences, providing new elevators, updated or new fire alarm, and a new generator. 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	Project Name	Program Administration
	Target Area	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
	Goals Supported	Maintain City's Affordable Stock Public/Supportive Services Infrastructure Improvements
	Needs Addressed	Housing Rehabilitation Housing Cost Burden Public Facility/Improvement Public Service
	Funding	CDBG: \$221,728
	Description	This activity will provide general management, oversight, and coordination of the programs.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration of the CDBG Programs.

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

Annually, the city allocates funds to address housing, community, and economic development needs. These needs are identified through the City's 2020-2024 Consolidated Plan process, 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 August 2023, 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 2023 AHAC's recommendations:

- City staff to post and implement the procedures to meet the Live Local Act's requirement for expedited permitting. Schedule for implementation was October 1, 2023.
- The City Commission should only consider adopting an ordinance for ad valorem tax reductions or exemptions, in accordance with the Live Local Act (Senate Bill 102) for affordable projects that address the greatest long-term city need - housing in the low-income spectrum (very-low and low income = 80% AMI and lower).
- The City staff to monitor and report on the application of Broward County Land Use Policy 2.16.3 and the Live Local Act to the Board. The potential increase in residential densities that result in the implementation of these two policies may impact the direction the city may wish to approach further local density incentives on affordable housing.
- City staff to work with City Commission to define Major Transit Corridor in compliance with the Live Local Act. Schedule of implementation is within one year.
- The City to consider permitting Accessory Dwelling Units by right in residential districts and create guidelines for their development. Schedule of implementation is within one year.
- The City Planning and Zoning Board to continue to consider flexible lot configurations for affordable housing using planned districts or

through the granting of variances where reasonable.

- City staff to maintain public land inventory compliant with the Live Local Act.
- Consider partnerships with schools, churches, hospitals, and other large employers - specifically reach out to Broward County Schools and encourage the creation of workforce housing, either on-site or nearby parcels as an incentive for employment. Where Broward County Schools is considering closing any school, encourage Broward County Schools to coordinate with municipalities to create public-private partnerships or public-public partnerships for the development of affordable housing on the closed school site.
- State of Florida to work with insurance companies toward the reduction of insurance premium related to Affordable Housing Units.

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 2024-2025 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 global economic downturns, 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 may also include residences abandoning the existing septic tank connections and connecting 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 2024 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, and related programs. The grant administrator will have the primary responsibility of overseeing the implementation of the strategies defined in the 2024 Action Plan. The grant administrator 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 2024 Action Plan and CDBG program in general. This department administers and implements 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

The following section identifies program specific requirements.

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
Total Program Income:	0

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