



2026-2027 Annual Action Plan

Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

City of Pembroke Pines
Planning and Economic Development Department
in collaboration with
Community Redevelopment Associates of Florida, Inc.

Adoption:

June 17, 2026

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Executive Summary

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

1. Introduction

The City of Pembroke Pines developed a Five-year Consolidated Plan to address the housing and community development needs of its low- and moderate-income residents, including those at risk of or currently experiencing homelessness. This Plan establishes the City's priorities and sets measurable goals that serve as the foundation for the Annual Action Plan, which outlines annual activities and the allocation of federal grant funds.

Since becoming an entitlement grantee in 1993, Pembroke Pines has been a recipient of Community Development Block Grant (CDBG) funds. The City has also participated in the Broward County HOME Consortium since 2004, leveraging the HOME Investment Partnerships Program (HOME) to support housing objectives, and utilizes the State Housing Initiative Partnership (SHIP) Program to support affordable housing and related services.

The City maintains and enhances its communities through a coordinated approach integrating the Consolidated Plan, Comprehensive Plan, Capital Improvement Plan (CIP), annual budgeting, special redevelopment studies, grants, and intergovernmental coordination. The Annual Action Plan is developed through a review of existing programs, consultation with service providers, interdepartmental consultation, and citizen participation.

2. Summarize the objectives and outcomes identified in the Plan

The Annual Action Plan establishes the City's priority objectives and anticipated outcomes for the program year. These priorities are based on housing, fair housing and community development needs identified in the Five-Year Consolidated Plan, as well as local conditions and service demands.

Priority I – Housing Rehabilitation

- Provide assistance for minor home repair and rehabilitation of owner-occupied housing units to help maintain safe, decent, and accessible living conditions.
- This supports the preservation of affordable housing and improves overall housing quality for low- and moderate-income households.

Priority II – Public Facility and Infrastructure Improvements

- Improve infrastructure, including roads, sidewalks, drainage systems, and water and sewer facilities in eligible areas.

- Support improvements to public facilities such as parks and community spaces to enhance access and usability for residents.
- The City may also consider assistance for eligible low- and moderate-income households in areas impacted by county-led sewer expansion projects to transition from septic systems to municipal sewer service, subject to funding availability and program requirements.
- These efforts are intended to improve neighborhood conditions, public health, and access to essential infrastructure.

Priority III – Public Services/Supportive Services

- Support services for vulnerable populations, including elderly persons, individuals with disabilities, households experiencing economic hardship, victims of domestic violence, and individuals in need of mental health or substance use recovery services.
- Provide outreach and education related to fair housing rights and available housing programs, particularly in eligible census tracts.
- These efforts are intended to improve access to services, support housing stability, and increase awareness of fair housing protections.

3. Evaluation of past performance

The City’s most recently completed program year is used to evaluate past performance and inform the selection of goals and projects in the Annual Action Plan. This evaluation considers housing, infrastructure, and public service activities funded through CDBG and other applicable resources.

Assistance to low- and moderate-income households has remained a consistent priority carried forward from the previous Five-Year Consolidated Plan, focused on housing rehabilitation and public services. These objectives were addressed through the following completed activities:

- Minor Home Repair/Residential Rehabilitation: 3 households assisted
- Public Service, primarily senior transportation assistance: 20,179 trips provided to 678 senior residents
- Public Facility Improvements: Safety and building system upgrades completed at Pines Place Senior Residences, including fire alarm and generator system improvements, with elevator modernization initiated to enhance long-term accessibility.

4. Summary of Citizen Participation Process and consultation process

According to federal regulation 24 CFR 570.431, applicants for federal funds, including entitlement jurisdictions, must develop a Citizen Participation Plan (CPP). The CPP sets forth the City's policies and procedures for:

- 1) Providing timely notice and public access to meetings, hearings, and materials related to the use of federal funds;
- 2) Offering technical assistance to groups representative of low- and moderate-income persons;
- 3) Conducting public hearings to obtain citizen input;
- 4) Ensuring meaningful access for non-English speaking residents and persons with disabilities;
- 5) Responding to citizen complaints and grievances in a timely manner;
- 6) Encouraging citizen participation, particularly by low- and moderate-income residents, including those living in areas designated as slum or blighted;

The City’s existing Citizen Participation Plan was reviewed and applied in the preparation of the 2026 Annual Action Plan and 2025-2029 Consolidated Plan. Public involvement was encouraged through hearings held at key stages, including prior development of the draft plan and prior to its adoption by the City Commission. The draft Annual Acton Plan was made available for public review and comment before it was submitted to HUD.

To ensure inclusivity, reasonable accommodations were made available upon request, including translation services for non-English speakers and accessibility support for individuals with disabilities.

Citizen Participation Activities Timeline:

Date	Activity
February 8, 2026	Notice of Pre-Development Hearing Published
February 25, 2026	Pre-Development Hearing Held
May 10, 2026	Notice of Pre-Adoption Hearing Published
May 11, 2026 - June 10, 2026	30-day Public Comment Period for Annual Action Plan
June 17, 2026	Pre-Adoption Public Hearing and Adoption of Annual Action Plan
July 30, 2026	Submission of Final Annual Action Plan to Broward County
August 15, 2026	Broward County Submission of Annual Action Plan to HUD
October 1, 2026	Start of New Program Year

Table 1 - Participation Activities

A copy of public notices and any public comments or notes from the public comment period will be included as an appendix or attachment.

5. Summary of public comments

There was one member of the public in attendance at the pre-development hearing held on February 25, 2026. The attendee was a representative of Goodman Jewish Family Services of Broward County and provided information regarding the organization’s services.

Public comments received during the 30-day comment period (May 11, 2026 – June 10, 2026) and at the pre-adoption public hearing scheduled for June 17, 2026, will be documented in the final submission.

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

No comments or views were received that required consideration for non-acceptance.

7. Summary

This Annual Action Plan was developed in accordance with the City’s Citizen Participation Plan and applicable federal regulations. Opportunities for public input were provided through public hearings and a public comment period, as outlines in this section

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	Pembroke Pines	Planning and Economic Development Department
HOME Administrator	Broward County	Housing Finance Division

Table 2 – Responsible Agencies

Narrative

The Planning and Economic Development Department serves as the leading entity responsible for the development and administration of the City’s Consolidated and Annual Action Plan. Program implementation is coordinated internally with relevant City departments to ensure compliance with federal requirements.

Consolidated Plan Public Contact Information

Joseph 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, 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

When preparing the 2026 Annual Action Plan, consultation was conducted with local and regional agencies to assess available services and identify gaps affecting low- and moderate-income residents and other populations. This outreach informed the Needs Assessment and helped identify opportunities for improved coordination among service providers.

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)).

Coordination included housing providers, health and mental health agencies, and social service organizations serving children, older adults, persons with disabilities, individuals living with HIV/AIDS, and those experiencing or at risk of homelessness. Outreach was conducted primarily through email and telephone communication, requesting information on current services and unmet needs relevant 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.

Participation in the Broward County Continuum of Care (COC) supports regional efforts to address homelessness, including individuals and families, veterans, and youth populations. Coordination includes participation in regional meetings collaboration with the Broward County Homeless Initiative Partnership, which provides data and strategic guidance. Point-in-Time Count data and related homelessness reporting are reviewed as part of ongoing planning efforts.

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

The City of Pembroke Pines does not directly receive or administer Emergency Solutions Grant (ESG) funds. ESG funding is administered through the Ft. Lauderdale/Broward County Continuum of Care (CoC). While the City is not an ESG grantee, it participates in CoC coordination activities related to homelessness planning, performance discussions, and regional service alignment.

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

Table 3 – 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?	The Department was contacted via phone (954) 739-1114 and e-mail. The anticipated outcome includes gathering input and data used in determining top priorities in preparation of the Annual Action Plan.
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?	The Department was contacted via e-mail. The anticipated outcome includes gathering input and data used in determining top priorities in preparation of the Annual Action Plan.
3	Agency/Group/Organization	Hispanic Unity of Florida Inc.
	Agency/Group/Organization Type	Services- Children, Elderly Persons, Persons with Disabilities, Persons With HIV/AIDS, Victims of Domestic Violence, Homeless Persons, Health Services, Education, Employment, Fair Housing, and Other Victim-Related Services.
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; 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?	The organization was contacted via e-mail. The anticipated outcome includes gathering input and data used in determining top priorities in preparation of the Annual Action Plan.
4	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?	The Department was contacted via e-mail. The anticipated outcome includes gathering input and data used in determining top priorities in preparation of the Annual Action 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	The County has identified homelessness, rapid re-housing and homelessness prevention services as priorities. These goals align with the City's Strategic Plan by supporting efforts to reduce homelessness and strengthen the Continuum of Care strategy.

Table 4 - 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 the City Commission. The Citizen Participation Plan includes a pre-development public hearing, a 30-day public comment period, a pre-adoption public hearing, and final approval by the City Commission. All meetings are advertised in the *Sun-Sentinel* and posted on the City’s website and Community Redevelopment Associates of Florida, Inc. website. Public comments received during the participation process will be reviewed and considered in the development of the Annual Action Plan. Any input received will help inform and refine the City’s community development priorities.

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 Advertisement	Non-targeted/broad community	February 8, 2026, Pre-Development notice advertised in the Sun-Sentinel.	N/A	N/A	
2	Public Meeting	Non-targeted/broad community	February 25, 2026, Pre-Development Hearing held; one (1) member of the public in attendance.	Request for funding/support for Goodman Jewish Family Services of Broward County community outreach programs	All comments were accepted.	
3	Newspaper Advertisement	Non-targeted/broad community	May 10, 2026, Pre-Adoption Hearing notice advertised; 30-day public comment period initiated.	A summary of comments will be included after the comment period.		
4	Public Meeting	Non-targeted/broad community	June 17, 2026; Public Hearing and Pre-Adoption of the Annual Action Plan held.	A summary of comments will be included after the comment period.		

Table 5 – 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 \$1,070,664 in PY 2026 CDBG funds. As a recipient of CDBG, HOME and SHIP funds, the City of Pembroke Pines intends to allocate funding according to identified priority needs. Proposed uses of CDBG funds include residential rehabilitation, public services (senior transportation), public facilities & improvements, and program administration. These resources will be utilized strategically to support the City’s affordable housing goals, advance community development initiatives, and provide critical public services to residents facing housing instability. The City remains committed to the effective use of all available funding to enhance the quality of life for its residents.

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	1,070,664.00	0.00	1,916,419.76	2,987,083.76	3,000,000.00	The annual allocation, along with any program income and prior year resources, will be used for eligible CDBG Program activities in accordance with 24 CFR 570.200 - 570.207. As of April 22, 2026 the PR-02 report reflects prior year CDBG resources totaling \$1,916,419.76 comprised of FY 2023 (\$417,365.59), FY 2024 (\$529,983.47) and FY 2025 (\$969,070.70).

Table 6 - 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

CDBG funds do not require a local match. The City may leverage federal funds with other available public and private resources, where applicable, to support community development and affordable housing activities. The City does not currently administer programs with matching requirements; however, it will continue to explore opportunities to combine federal funds with other funding sources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City maintains an inventory of publicly owned land to assess its potential for affordable housing. In accordance with state requirements, including the Live Local Act, this inventory is periodically reviewed to evaluate potential development opportunities.

The City's current inventory consists primarily of parcels designated for public use, such as parks and streets, or parcels that are not suitable for development due to zoning or physical constraints. As such, no City-owned land is currently considered viable for affordable housing development. The City Commission will continue to review the inventory at least once every three years to assess potential future opportunities in support of Consolidated Plan goals.

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
1	Maintain City's Affordable Stock	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Housing Rehabilitation	CDBG: \$348,032.00	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Public/Supportive Services	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Service	CDBG: \$160,599.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Infrastructure Improvements	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facility/Improvement	CDBG: \$347,900.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 7 – Goals Summary

Goal Description

1	Goal Name	Maintain City's Affordable Stock
	Goal Description	Improves 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 upgrades.
2	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.
3	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 to be undertaken with the \$1,070,644 CDBG allocation for Program Year 2026. These activities address the housing and community development needs identified in the City's Consolidated Plan, including residential rehabilitation, public services, public facility improvements, and program administration.

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

Table 8 – Project Information

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

The City of Pembroke Pines allocates its CDBG funds based on an assessment of eligible areas and identified high-priority needs. Funding is directed to eligible low-and moderate-income areas in accordance with HUD requirements and the City's Consolidated Plan. This designation reflects the relatively small proportion and dispersed nature of low- to moderate-income populations within the City compared to other jurisdictions.

Given these parameters, the City prioritizes funding for projects that benefit eligible areas, including infrastructure improvements and public facility enhancements, with the goal of fostering a sustainable and resilient community. The short-term objective is to address decline in older neighborhoods, while the long-term goal focuses on improving quality of life through comprehensive redevelopment efforts.

CDBG funds are aligned with ongoing neighborhood planning, redevelopment, and public service efforts—particularly those supporting seniors and low-income households.— For Program Year 2026, this includes activities such as residential rehabilitation, fair housing education, public services, and public infrastructure improvements

One of the primary obstacles to addressing underserved needs is the limited size and geographic dispersion of the eligible population, which restricts the areas where CDBG funds can be deployed effectively. Nonetheless, the City remains committed to maximizing impact by targeting its resources where they can provide the greatest benefit.

AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Maintain City's Affordable Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$348,032.00
	Description	This project will provide home repair assistance to income-eligible homeowners whose housing conditions pose health, safety, or welfare risks, including assistance for sewer connections as needed.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3-4 LMI Households
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation
2	Project Name	Public Service (Senior Transportation)
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Public/Supportive Services
	Needs Addressed	Public Service
	Funding	CDBG: \$160,599.00

	Description	Senior Transportation Program
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	500+-
	Location Description	Citywide
	Planned Activities	This activity will support the City's Senior Transportation Program, which provides free transportation services to seniors. The program assists seniors by offering transportation to and from medical appointments, government offices, therapeutic field trips, and shopping destinations.
3	Project Name	Public Improvement (Public Facilities)
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Facility/Improvement
	Funding	CDBG: \$347,900.00
	Description	Infrastructure Improvements
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	500+-
	Location Description	Citywide
	Planned Activities	This project will support improvements to public facilities, parks, and community centers serving low- and moderate-income residents. Activities may include acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.

4	Project Name	Program Administration
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 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: \$214,133.00
	Description	The activity will support the general management, oversight, and coordination of CDBG programs. It will also support fair housing services designed to further the objectives of the Fair Housing Act.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide
	Location Description	Citywide
Planned Activities	Planned activities include general program administration, planning, oversight, and fair housing activities necessary to carry out the CDBG program in compliance with federal regulations.	

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 with concentrations of low- to moderate-income households. These areas will be the primary focus for assistance under the Annual Action Plan. Efforts will be directed toward neighborhoods with the highest concentration of low- to moderate-income populations, where the need for affordable housing, public services, and infrastructure improvements is most urgent. The City will prioritize these areas for targeted community development activities to improve living conditions and provide necessary services to residents.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide Low/Mod Eligible	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates funds annually to address housing, community, and economic development needs based on priorities identified through the current Consolidated Plan process. These priorities are further informed by consultation with the City’s Capital Improvement Plan, as well as other planning documents such as community redevelopment plans. Investments are geographically targeted to areas with the greatest need, including low- to moderate-income neighborhoods, ensuring that resources are directed where they will have the most impact in improving the quality of life for residents.

Discussion

N/A

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

Introduction

The City of Pembroke Pines Affordable Housing Advisory Committee (AHAC), identifies potential improvements to the housing delivery system, with particular emphasis on the provision of affordable housing to very low and low-income households. Recommendations are documented and subsequently submitted to the City Commission and the Florida Housing Finance Corporation to report the committee's work and findings.

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

The following 2025 AHAC recommendations were submitted and adopted by the City Commission as actions intended to reduce or ameliorate regulatory and policy barriers to affordable housing, including land use regulations, zoning standards, and development requirements:

- The City to reduce the minimum permitted floor area for multifamily housing units from 750 square feet to 550 square feet for developments that include affordable housing.
- The City should monitor Broward County's progress on the sewer conversion project and determine the appropriate timing to begin outreach to County Phase residents. In preparation, the Housing Administrator should consider establishing a non-binding resident interest list to help streamline outreach and application distribution once the grants become available.
- The City to continue to provide the AHAC with an annual summary of newly permitted ADUs, including their locations, and evaluate strategies to support increased ADU development.
- The City should continue to actively advocate for future expansions of the Flamingo Road Greenway throughout the County to promote safe, accessible, and sustainable non-automobile transportation options to our residents and visitors.

Other AHAC Recommendations:

- Encourage partnerships with local for-profit and not-for-profit entities to expand affordable housing options, including both rental and homeownership. Where feasible, the City should leverage existing affordable housing funds or grant funding, with an emphasis on assisting low-income residents in securing homeownership or rental opportunities.
- The city to consider developing an ordinance to establish LDC guidelines for affordable housing development that would allow developers to seek site-specific waivers – such as for unit size, parking, height, roadway width, and/or lot configurations – in lieu of variances, as part of the site plan process.

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 2026 program year to address the needs and challenges identified in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City faces market-related obstacles, including economic fluctuations, which can affect the availability of affordable housing. To mitigate these challenges, it continually assesses and improves its programs, including housing rehabilitation for low- and moderate-income residents, seniors, and individuals with disabilities. These efforts ensure the City can meet the growing demand for affordable housing and related services despite changing market conditions.

Actions planned to foster and maintain affordable housing

Led by the Planning & Economic Development Department, the City will continue to foster and maintain affordable housing by administering the 2026 Action Plan and CDBG programs. It will collaborate with agencies such as the Broward County Continuum of Care and local housing authorities to provide affordable housing solutions. A private firm will continue to provide assistance with the execution of the strategies outlined in the 2026 Annual Action Plan, ensuring compliance with federal and state regulations. Efforts will focus on maintaining the current affordable housing stock through rehabilitation and addressing the needs of low- and moderate-income households.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards will continue to be addressed in rehabilitation projects by notifying property owners of the risks. Before any rehabilitation work is initiated, either paint testing will be performed or painted surfaces will be presumed to contain lead-based paint. The use of lead-based paint is prohibited in federally funded projects, and all applicable federal requirements will be followed, including risk assessments, interim controls, and abatement procedures when required.

Actions planned to reduce the number of poverty-level families

Efforts will focus on reducing the impacts of poverty by improving housing stability and lowering housing-related financial burdens for low- and moderate-income households. Through housing rehabilitation activities, the City assists eligible homeowners in addressing health, safety, and structural deficiencies that they may otherwise be unable to correct due to financial constraints, helping to preserve existing affordable housing and reduce the risk of displacement.

In addition, coordination with regional partners, including the Broward County Continuum of Care, supports homelessness prevention and housing stability initiatives. Collaboration with the Miramar

Pembroke Pines Regional Chamber of Commerce supports broader economic development efforts by fostering connections between local businesses, government, and community partners. These efforts help strengthen the local economic environment and may contribute to increased economic opportunities and access to resources for residents over time.

Collectively, these activities support community stability, reduce conditions associated with economic hardship, and promote long-term livability for low- and moderate-income households.

Actions planned to develop institutional structure

To develop and strengthen its institutional structure, the City has competitively procured professional services to assist with the planning, administration, and implementation of the CDBG, SHIP, and HOME programs. A private consultant assists with execution of the strategies outlined in the 2026 Action Plan and ensures compliance with federal and state regulations. The City will also continue to coordinate with local agencies, businesses, and non-profits to carry out housing and community development initiatives.

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

The City will enhance coordination between public and private housing and social service agencies by collaborating with the Broward County Continuum of Care, local housing authorities, and private entities. These partnerships will streamline the delivery of housing, health, and social services. External consultants will also support implementation and compliance efforts to ensure comprehensive service delivery for low-and moderate-income households.

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