


# Consolidated Annual Performance Evaluation Report

# (CAPER PY 2025)

(October 1, 2025 - September 30, 2026)

**Prepared by:**

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in collaboration with the City of Pembroke Pines
Planning and Economic Development Department

**Submitted To:**

U.S. Department of Housing and Urban Development

**City Commission Adoption:**
11/18/2026

## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2025, the City of Pembroke Pines continued implementing the goals outlined in its FY 2025–2029 Consolidated Plan and FY 2025–2026 Annual Action Plan. Housing rehabilitation and homeownership assistance continued to support eligible households, while elevator improvements at Pines Point Senior Residences advanced toward completion. The City also advanced the Fletcher Park field lighting project through completion of the required environmental review and approval of the Request for Release of Funds (RROF), moving the project closer to implementation. In the Pines Village neighborhood, the City continued planning and coordination for sewer infrastructure improvements, with the anticipated completion of the sewer conversion extended to November 2027. Together, these activities demonstrate continued progress toward the City's housing, public facility, and infrastructure priorities.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|---|---|---|---|---|---|---|---|---|---|
| Infrastructure Improvements | Non-Housing Community Development | CDBG: $381,518 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 2500 | 2476 | 99.04% | 500 | 2476 | 495.20% |
| Maintain City's Affordable Stock | Affordable Housing | CDBG: $350,000 | Homeowner Housing Rehabilitated | Household Housing Unit | 15 | 3 | 20.00% | 3 | 3 | 100.00% |
| Public/Supportive Services | Non-Housing Community Development | CDBG: $168,811 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 2500 | 644 | 25.76% | 500 | 644 | 128.80% |

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

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

The City of Pembroke Pines utilized CDBG funds to address the priority needs and objectives identified in its FY 2025–2029 Consolidated Plan and FY 2025–2026 Annual Action Plan. Funded activities supported housing rehabilitation, senior services, public facility improvements, infrastructure planning, and program administration. These investments focused on preserving housing, maintaining access to essential services, and improving community facilities that serve residents, including those with low and moderate incomes.

**Priority I – Maintain the City's Affordable Housing Stock**

The City supported housing preservation through its Home Repair Program, which assists eligible low- and moderate-income homeowners with necessary repairs to maintain safe and habitable housing. CDBG funding, supplemented by state and local resources, helps address eligible repair needs and preserve existing housing.

**Priority II – Increase Access to Public and Supportive Services**

The City continued supporting the Senior Transportation Program, which provided 20,064 trips to 644 unduplicated senior riders during the reporting period. This service helps older residents access essential destinations and maintain mobility and independence.

**Priority III – Provide Infrastructure Improvements**

The City continued advancing public facility and infrastructure initiatives during the reporting period. Elevator modernization at Pines Point Senior Residences progressed toward completion, with remaining punch-list items being addressed. The Fletcher Park field lighting project also advanced, supporting planned improvements to recreational facilities.

Planning and coordination for the Sewer Connection Grant Program continued in anticipation of future sewer service availability in the Pines Village neighborhood. The sewer conversion is now anticipated in November 2027, after which the program is intended to assist eligible residents with connection costs.

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

### Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

| | CDBG |
|---|---|
| White | 447 |
| Black or African American | 121 |
| Asian | 24 |
| American Indian or American Native | 52 |
| Native Hawaiian or Other Pacific Islander | 0 |
| **Total** | **644** |
| Hispanic | 321 |
| Not Hispanic | 323 |

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

### Narrative

Table 2 summarizes the racial and ethnic composition of households assisted through the City's CDBG-funded housing and public service programs during Program Year 2025. A total of 644 families received assistance across various activities.

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

### Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|---|---|---|---|
| CDBG | public - federal | 1,125,411.00 | 642,399.00 |
| CDBG-CV | public - federal | 1,400,676.00 | 286,317.92 |

**Table 3 - Resources Made Available**

### Narrative

During Program Year 2025, the City of Pembroke Pines managed several federal and state funding sources to advance housing and community development priorities. The City received an allocation of $1,125,411 in CDBG funds, with expenditures focused on ongoing programs and infrastructure improvements.

CDBG-CV funds, awarded in response to the COVID-19 pandemic, supported construction of the 501 Medical Building, a public health facility intended to enhance emergency response capabilities. The fire panel and awning improvements were finalized during the reporting period, completing the remaining project work associated with these improvements.

The City successfully coordinated with Broward County to reallocate anticipated HOME funds to expand affordable housing efforts within Pembroke Pines. Additional details regarding this effort are provided later in this report.

Finally, NSP closeout activities are upcoming, including the transfer of remaining funds to CDBG, which will be reported in the next CAPER cycle.

## Identify the geographic distribution and location of investments

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

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

## Narrative

The City of Pembroke Pines utilizes CDBG funds to support housing and infrastructure activities that benefit low- and moderate-income residents across the city. As reflected in Table 4, the geographic distribution of investments aligns with census tracts and block groups identified as predominantly low/mod areas.

The Homeowner Rehabilitation Program is available citywide and provides funding to eligible low- and moderate-income households for essential home repairs. These include addressing health and safety hazards, correcting code violations, improving energy efficiency, and enhancing accessibility for elderly residents or persons with disabilities. By supporting rehabilitation of aging housing stock, the program helps preserve affordable housing and improve quality of life in eligible neighborhoods.

While service is offered citywide, investments are prioritized in areas where the need is greatest, consistent with the City's Consolidated Plan objectives.

## Leveraging

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

To maximize the impact of federal resources, the City of Pembroke Pines coordinates CDBG funds with state and local programs, including the State Housing Initiatives Partnership (SHIP) program, to support residential rehabilitation and other housing initiatives. This coordinated approach expands the resources available for housing assistance and community improvements benefiting low- and moderate-income households. General revenue and other local resources also support related community development efforts.

During Program Year 2025, CDBG-funded activities were not subject to formal matching requirements. The use of SHIP and other local resources complemented federally funded activities and helped expand the City's capacity to address identified housing and community development needs.

During the program year, the City coordinated with Broward County to reallocate existing HOME funds to support affordable housing through Casa Apartments. The City, Broward County, and the South Florida Community Land Trust (SFCLT) worked together to finalize the property acquisition using HOME funds. Through this partnership, Casa Apartments will provide permanently affordable rental housing, with affordability maintained in perpetuity.

No publicly owned land or property was used during the program year to address needs identified in the Consolidated Plan.

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

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

| | One-Year Goal | Actual |
|---|---|---|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 0 | 3 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| **Total** | **0** | **3** |

**Table 5 – Number of Households**

| | One-Year Goal | Actual |
|---|---|---|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 3 | 3 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| **Total** | **3** | **3** |

**Table 6 – Number of Households Supported**

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

While the City of Pembroke Pines set goals to enhance affordable housing, several challenges impacted outcomes. Rising costs for materials and labor, supply delays, and prolonged HOA approval processes slowed progress in the Homeowner Rehabilitation Program. These issues made it difficult to complete projects promptly and serve all applicants within expected timelines. Additionally, increasing demand for assistance has stretched available resources, limiting the number of households helped during the program year.

These challenges highlight the ongoing need to prioritize rehabilitation efforts, especially given the aging housing stock and financial constraints faced by many homeowners.

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

Future plans will prioritize urgent rehabilitation needs, streamline approval processes, and improve communication with homeowners to manage expectations. The challenges faced this year will guide the City's approach to annual plans. While committed to the 120-day project timeline, the City recognizes the need to strengthen project management and coordination with stakeholders. By applying these lessons, the City aims to boost program efficiency and serve more households in the coming years.

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

| Number of Households Served | CDBG Actual | HOME Actual |
|---|---|---|
| Extremely Low-income | 0 | 0 |
| Low-income | 0 | 0 |
| Moderate-income | 3 | 0 |
| **Total** | **3** | **0** |

**Table 7 – Number of Households Served**

### Narrative Information

During Program Year 2025, CDBG funds assisted three households, all of which were classified as moderate-income. No households received assistance through the HOME program during the reporting period.

## CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Pembroke Pines did not receive specific private or public resources dedicated to preventing homelessness. However, the City remains committed to advancing the goals outlined in Broward County's 10-Year Strategic Plan to End Homelessness by actively participating in the Continuum of Care (CoC) process. Through this collaboration, the City supports outreach efforts and coordinated assessments led by CoC partners to identify unsheltered individuals and evaluate their housing and support needs.

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

The City of Pembroke Pines works closely with Broward County's Homeless Continuum of Care to address the needs of individuals and families experiencing homelessness or at risk of homelessness. However, the city does not receive funding through the Emergency Solutions Grant (ESG) program.

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

The City supports Broward County's 10-Year Strategic Plan to End Homelessness and works with CoC partners to prevent homelessness. Program staff coordinate referrals to public and private service providers, connecting at-risk individuals and families to housing, social services, and other resources to help maintain stability.

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

The City collaborates with Broward County's non-profit organizations to provide shelter and transitional housing for individuals and families experiencing homelessness, including those in Pembroke Pines.

Additionally, the Pembroke Pines Police Department aids unsheltered individuals and families encountered on city streets by connecting them to emergency shelters and food resources. These interactions are not currently tracked systematically.

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

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

The City does not own or manage project-based public housing and does not administer Section 8 vouchers. However, City-owned residential units accept tenants using Section 8 vouchers issued by local housing authorities. When residents or prospective tenants inquire about public housing or rental assistance, the City refers them to local public housing authorities and provides information on the Broward County 211 Help Line for additional support.

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

The City promotes homeownership by sharing information about available purchase assistance through its website and program administrator. During the reporting period, administration of the HOME-funded portion of the purchase assistance program transitioned to Broward County. This transition is expected to expand the reach of program information through the County's broader outreach network, helping connect more eligible households with available homeownership assistance.

### Actions taken to provide assistance to troubled PHAs

The City does not manage or operate any public housing authorities (PHA). To its knowledge, the PHAs with wihich the City collaborates have not been designated as troubled.

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

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

As a recipient of State Housing Initiatives Partnership (SHIP) funds, the City maintains an Affordable Housing Advisory Committee (AHAC) to review local policies and recommend strategies to reduce barriers to affordable housing. During the reporting period, the City approved an amendment reducing the minimum floor area for multifamily dwelling units from 750 to 550 square feet. This change provides greater flexibility in residential development standards and may support the development of smaller, potentially more attainable housing options. The City also continued its expedited permitting process for qualifying grant-funded housing rehabilitation projects.

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

The City addresses obstacles to meeting underserved needs by evaluating identified community needs and adjusting program priorities to direct available resources where they can have the greatest impact. Through its housing rehabilitation and homebuyer assistance programs, the City provides support to eligible low- and moderate-income households facing challenges in maintaining safe housing and achieving homeownership. Because available resources may not meet all identified needs, the City prioritizes funding based on community needs, program eligibility, and available resources.

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

The City actively works to identify and mitigate lead-based paint hazards in local housing. Each year, the City partners with the Broward County Public Health Department to assess homes for potential lead-based paint hazards. Homes built before 1978 that require rehabilitation receive lead stabilization or removal, with dust clearance testing conducted to ensure safety. The City provides funding through CDBG and SHIP programs for testing and remediation and distributes educational material to inform residents about lead risks and prevention.

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

The City supports efforts to reduce poverty by providing housing rehabilitation and repair assistance to eligible low- and moderate-income households. These programs help address housing conditions, preserve existing housing, and ease the financial burden of necessary repairs for households with limited resources. Where applicable, rehabilitation improvements may also enhance energy efficiency and help reduce ongoing household expenses. Through these efforts, the City seeks to support housing stability and help eligible households maintain safe and affordable living conditions.

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

The City administers its CDBG activities in accordance with applicable federal requirements, including program implementation, compliance monitoring, and reporting. The City also participates in the Broward County HOME Consortium and coordinates with the County and other housing partners to support affordable housing initiatives and address identified community needs. Broward County administers the City's HOME-funded activities in accordance with applicable program requirements.

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

The City participated in community expos and outreach events to share information on its housing programs and available resources. These engagements provided opportunities to connect residents with assistance and strengthen coordination with local housing and social service organizations. Through continued collaboration and exchange, the City supports a more integrated approach to addressing community needs.

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

During Program Year 2025, the City of Pembroke Pines continued efforts to affirmatively further fair housing through education, outreach, and counseling activities conducted by HOPE, Inc. Fair housing initiatives included participation in first-time homebuyer workshops held throughout the year, where residents received information about their rights under the Fair Housing Act and available housing assistance programs. The City also served as a gold sponsor of the 2026 Broward County Fair Housing Month event, “Fair Housing: A Right for All,” held in person on April 24, 2026, which provided fair housing education and outreach to housing professionals and the public.

In addition, HOPE, Inc. operated a Fair Housing Helpline that assisted nine Pembroke Pines residents with fair housing complaints and housing-related issues by providing counseling, intake, and appropriate referrals. Fair housing materials and newsletters addressing topics such as source of income, familial status, and disability discrimination were also distributed throughout the year. These activities supported fair housing awareness, informed residents of their rights, and connected individuals experiencing housing-related concerns with available assistance.

## CR-40 - Monitoring 91.220 and 91.230

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

The City of Pembroke Pines monitors activities funded through its federal grant programs to ensure compliance with applicable program requirements and consistency with the goals and objectives of the Consolidated Plan. Monitoring includes reviewing project scopes, budgets, supporting documentation, progress reports, and payment requests, as applicable. The City also oversees compliance with applicable program requirements and contractual obligations. In accordance with applicable federal procurement requirements, including 2 CFR 200.321, and City procurement policies, the City takes affirmative steps to encourage participation by minority-owned, women-owned, and small businesses, including soliciting their participation and utilizing available assistance from relevant agencies.

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

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

The City of Pembroke Pines provides residents with opportunities to review and comment on performance reports in accordance with its Citizen Participation Plan. Draft reports are made available for public review, and residents may submit written comments during the designated public comment period. The City provides public notice of the review period and considers comments received in preparing the final report. Any comments received and the City's responses are documented as applicable.

## CR-45 - CDBG 91.520(c)

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

During Program Year 2025, the City of Pembroke Pines continued to address the priority needs identified in its Consolidated Plan through approved CDBG activities. No formal changes to the City's program objectives or substantial amendments to the program were made during the reporting period. The City will continue to evaluate program performance, community needs, and available resources when planning future activities and funding allocations. Any adjustments will be made as appropriate and in accordance with applicable program requirements.

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

No, the City does not currently have any open Brownfields Economic Development Initiative (BEDI) grants.

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

## CR-58 – Section 3

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

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

**Table 8 – Total Labor Hours**

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

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

### Narrative