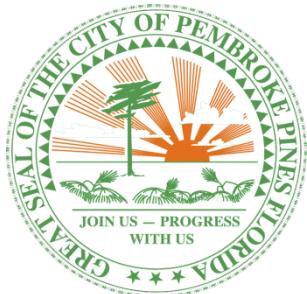


# City of Pembroke Pines

## 2022-2023 Annual Action Plan

(October 1, 2022 to September 30, 2023)



**Submitted To:**

U.S. Department of Housing and Urban Development

**Prepared by:**

Community Redevelopment Associates of Florida, Inc.

Adoption June 15, 2022

## Executive Summary

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

#### 1. Introduction

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

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

For the program year beginning October 1, 2022, the City of Pembroke Pines anticipates receiving an estimated \$1,010,690. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. In order for the City to receive this allocations of funding from HUD, the City must prepare and adopt a Consolidated Plan and One-Year Action Plan. The Consolidated Plan is a five year strategic document that outlines an entitlement community's housing and community development priorities and objectives for carrying out HUD Programs. The One-Year Action Plan includes the budget and action steps to meet the objectives 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 possible through fact finding, survey of service providers, a review of existing programs, interdepartmental consultation, and last but not least, citizen participation.

#### 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.

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

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

#### Minor Home Repair/Residential Rehabilitation

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

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

For Program Year 2020 the City proposed to assist residents under the various housing rehabilitation programs:

- Home Repair Activities Proposed:
  - Planned Schedule of Services: MHR - 3-4
  - Actual Performance: MHR 5 (0 CDBG, 5 SHIP, 0 HOME)

The City of Pembroke Pines has assisted 5 households with Minor Home Repair in PY2020 with SHIP funds. Through the City of Pembroke Pines Public Service (Senior Transportation) program, the City assisted 11,730 senior citizens in PY 2020.

### **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 use of federal funds
- 2) Providing technical assistance
- 3) Conducting public hearing meetings
- 4) Addressing the needs of non-English speaking residents
- 5) Responding to citizen complaints and grievances
- 6) Encouraging citizen participation among the City's low and moderate-income persons and households.

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

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

#### Citizen Participation Activities Timeline:

- March 13, 2022 - Notice of Pre-Development Hearing Published
- April 13, 2022 - Pre-Development Hearing Held
- May 15, 2022 - Notice of Pre-Adoption Hearing Published
- May 16, 2022 - June 15, 2022 - 30 Day Public Comment Period for Annual Action Plan
- June 5, 2022 – Revised Notice of Pre-Adoption Hearing Published
- June 6, 2022 – July 8, 2022 – 30 Day Revised Comment Period for Annual Action Plan
- June 15, 2022 - Pre-Adoption Public Hearing and Adoption of Annual Action Plan
- August 8, 2022 - Submit final Annual Action Plan to Broward County

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

**5. Summary of public comments**

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

No public comments at the Pre-Development Hearing on April 13, 2022.

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

N/A

**7. Summary**

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

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

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

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

**Table 1 – Responsible Agencies**

### **Narrative**

The City of Pembroke Pines Planning and Economic Development Department is the lead agency for developing the City's 2020-2024 Consolidated Plan, 2022 Annual Action Plan and will serve as the lead agency responsible for implementing and monitoring it. This effort will be coordinated with the City's contracted grant administrator, community services department, finance department, public works department parks and recreational and other departments as needed to implement funded strategies each year. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities, local department of health and other public and private agencies essential to addressing priority needs and activities.

### **Consolidated Plan Public Contact Information**

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

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

### **1. Introduction**

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

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

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

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Pembroke Pines is a member of the Broward County Continuum of Care (COC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. The homeless Point-In-Time Count was conducted January 23-29, 2022. The Point-In-Time Comparison for City of Pembroke Pines 2020 was 14 and 2021 was 37. To date the homeless count in Broward County is 1,252 persons.

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

ESG funding is administered by the City of Fort Lauderdale.

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

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

1	<b>Agency/Group/Organization</b>	Broward County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Dania Beach Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 2022 Annual Action Plan.
3	<b>Agency/Group/Organization</b>	Hollywood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was contacted via e-mail with no response. However, their website provided information for housing need which anticipated and include input/data used in determining top priorities in preparation for the 2022 Annual Action Plan.
4	<b>Agency/Group/Organization</b>	Hispanic Unity of Florida
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via e-mail. Anticipated outcome include gathering information used to determine top priorities in preparation of the 2022 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	Through the outreach process, the County has identified homelessness, rapid re-housing and homelessness prevention services as a priority. These services will help strengthen the Continuum of Care strategy.

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

**Narrative**

N/A

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

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal-setting

The City of Pembroke Pines adhered to 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 2022 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	March 13, 2022 Pre-Development Notice Advertised in Sun-Sentinel	N/A	N/A	
2	Public Meeting	Non-targeted/broad community	April 13, 2022 Pre-Development Hearing held.	There were no persons from the community in attendance so there was no comments.	N/A	
3	Newspaper Ad	Non-targeted/broad community	May 15 , 2022 30-day Pre-Adoption Hearing Advertised.			

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)
4	Newspaper Ad	Non-targeted/broad community	June 5, 2022 revised 30-day Pre-Adoption Hearing Advertised for HUD Letter Allocation dated May 13, 2022.			
5	Public Hearing	Non-targeted/broad community	June 15, 2022 Pre-Adoption Hearing held.			
6	Newspaper Ad	Non-targeted/broad community	July 31, 2022 Notice Of Intent to Request Release Of Funds (NOI/RROF) advertised.			

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 \$1,010,690, for FY 2022-2023 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	1,010,690	0	0	1,010,690	0	CDBG allocation is used to carry out priority need projects including housing, public improvements, public services, economic development activities and general planning/program administration within the City.

Table 5 - Expected Resources – Priority Table

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

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

source that requires matching.

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

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

**Discussion**

N/A

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

<b>1</b>	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	\$306,949	Homeowner Housing Rehabilitated: 3 Household Housing Unit
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				1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

<b>2</b>	Promote Homeownership Affordability	2020	2024	Affordable Housing	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract#	Housing Cost Burden		Direct Financial Assistance to Homebuyers: 5 Households Assisted
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				1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

<b>3</b>	Public/Supportive Services	2020	2024	Non-Housing Community Development	Tract# 1101.00 Block Group 3  Tract# 1103.01 Block Group 1  Tract# 1103.08 Block Group 3  Tract# 1103.11 Block Group 2  Tract# 1103.12 Block Group 4  Tract# 1103.13 Block Group 2  Tract# 1103.13 Block Group 3  Tract#	Economic Development	\$151,603	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			

<b>4</b>	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	\$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					1103.34 Block Group 1 Tract# 1103.35 Block Group 1			

**Table 6 – Goals Summary**

### Goal Descriptions

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

<b>4</b>	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The objective is to fund improvements in low to moderate income areas where unmet needs remain.

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

### **Introduction**

The following is a proposed list of activities that will be undertaken with the \$ dollars the City anticipate to receive in Program Year 2022.

#	<b>Project Name</b>
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 at least 45.92% concentration of low to moderate income households qualify for CDBG assistance to benefit area wide activities such as public facilities and infrastructure improvements.

In PY 2022, the City will utilize CDBG funds to continue to address public infrastructure projects in Pembroke Pines, in addition, the City will continue to provide public support to the senior transportation program.

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

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

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Maintain City's Affordable Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$306,949
	<b>Description</b>	This project will provide minor home repairs to low and moderate income homeowners.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3-4 low to moderate income families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide minor home repairs which includes connect of city's main sewer collection lines to low and moderate income household.
	<b>Project Name</b>	Public Service (Senior Transportation)

<b>2</b>	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Public/Supportive Services
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$151,603
	<b>Description</b>	Provide support to the City's Senior Transportation Program through the provision of free transportation to seniors.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1000 and more
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Support to the City's Senior Transportation Program through the provision of free transportation to seniors. Riders
	<b>Project Name</b>	Public Improvement (Public Facilities)

<b>3</b>	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility/Improvement
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	This project proposes to purchase and install impact doors, windows, new floors creating barrier-free, elevators (4) and fire alarms for the South West Focal Point Community Center and Senior Residences.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project proposes improvements to the South West Focal Point Senior Center and Senior Residences. Public facilities and improvements include acquisition, construction, reconstruction, rehabilitated 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.

<b>4</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Maintain City's Affordable Stock Public/Supportive Services Infrastructure Improvements
	<b>Needs Addressed</b>	Housing Rehabilitation Housing Cost Burden Public Facility/Improvement Public Service
	<b>Funding</b>	CDBG: \$202,138
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the programs.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

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

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

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

#### **Geographic Distribution**

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

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

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

prepared by the City.

## **Discussion**

N/A

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

### **Introduction**

In October 2018 and again in May 2021, 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 2021 AHAC's recommendations.

- Continue to maintain the current expedited permitting process for CDBG, SHIP and HOME projects in the City including an audit of existing process. The City and CGA can explore a mutual agreement on an expedited timeframe for processing permits for new affordable housing developments outside of these programs.
- Commission to consider the creation of a policy for the modification of fees on a case by case basis as an incentive for providing affordable housing.
- The City to explore and identify functionally obsolescent and / or underutilized commercial and residential properties for potential development / redevelopment into future affordable housing. The City to support the allocation of flexibility units and / or land use plan amendment applications at these locations, where reasonable, for the development of affordable projects and increased residential density.
- Continue to favorably support recommendations for parking and setback variances and /or modifications to parking and setback requirements within planned districts, where reasonable, for projects with affordable housing component.
- The City to explore and identify other zoning districts in the City suitable for accessory dwelling units and to support land development code amendment applications, where reasonable, to develop these structures.
- Encourage the Planning and Zoning Board and City Commission to consider the granting of flexibility of lot design or create a process, where reasonable, for affordable housing projects.
- To support allowance of street modifications, for affordable housing projects, where reasonable. Consider allowance of sidewalk placement only on one side of the road, reducing the cost of construction while ensuring pedestrian safety and walkability.
- Continue to maintain an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing. The City

will continue to conduct reviews of any financial impacts to affordable housing and continue to submit annual certifications to the Florida Housing Finance Corporation.

- Continue to perform analysis of properties for potential affordable housing development along with updating the City's vacant land map.
- Continue to support implementation of projects with affordable housing component in close proximity to transit hubs, major employment centers and mixed-use developments. To support new bus routes west of I-75.
- Create a process where the Affordable Housing Advisory Committee could review affordable housing projects who wish to partner with developers who wish to use City affordable housing funds when these funds are available. Upon review of an affordable housing funding request, the AHAC would then be able to make recommendations as to the expenditure of these funds to City Commission.

## **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 2022-2023 program year.

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

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

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

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

The City of Pembroke Pines Planning & Economic Development Department, in addition to other City Departments, serves as the lead agency responsible for implementing the City's 2022 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning housing development and public service programs.

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

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

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

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

these painted surfaces are coated with lead-based paint.

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

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

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

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

The City of Pembroke Pines has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program, State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME) program, Neighborhood Stabilization Program (NSP) and related programs. The grant administrator will have the primary responsibility of overseeing the implementation of the strategies defined in the 2022 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 2022 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning, housing, development and public service programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations. These entities are also inclusive in the development of the 2020-2024 Consolidated Plan and subsequent Action Plans. The City will continue to promote

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

## **Discussion**

N/A

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

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

## **Discussion**

N/A