

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan, a five year strategic plan, is meant to address the need 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 (SHIP) Program, 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.

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 coordination. The preparation of the City of Pembroke Pines 2020-2024 Consolidated Plan was made possible through fact finding survey of service providers, a review of existing programs, interdepartmental consultation, and last but not least, citizen participation.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

This ConPlan assesses Pembroke Pines needs relating to housing, fair housing, and community services. The following is a summary of proposed outcome for the use of federal funds from PY (Program Years) 2020-2024.

##### Priority Objective - Decent Housing

- 17 Housing units to receive rehabilitation, repair to maintain housing stock for low/moderate household including energy efficiency improvement
- 10 low income households including larger families, seniors, including supportive and special needs to be provided affordable rental housing with tenant-base rental assistance

- 5 low income households to receive Mortgage/Rent Assistance set aside
- 5 activities to receive funds for Fair Housing Outreach and Promotion and Housing Program Education increasing the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantage minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability.

#### Priority Objectives - Suitable Living Environment

- 5000 low and moderate income persons provided with public services such as accessibility to program with an emphasis on special needs population including elderly, disabled persons and underserved needs.
- 2 Public Infrastructure and Public Improvements to sustain and promote livable or viable communities.

#### Priority Objective - Economic Opportunities

- 10 low to moderate income persons to receive accessibility to job creation and/or retention in affected areas by those programs and activities covered by the plan
- Commercial Facade improvements which includes sustainability/promote livable viable communities

### **3. Evaluation of past performance**

The five year strategic plan outlined 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

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

For Program Year 2017, the City proposed to assist residents under the various housing rehabilitation programs:

Home Repair Activities Proposed:

Planned Schedule of Services: MHR-20

Actual Performance: MHR-17 (6 CDBG, 9 SHIP, and 2 HOME)

The City of Pembroke Pines has assisted 67 Households with purchase assistance. Public Service (Senior Transportation) - Through the City of Pembroke Pines Public Service (Senior Transportation) program, the City assisted 752 unduplicated senior citizens in PY 2017. Through the SHIP Program, the City also assisted 1 applicant with Foreclosure Prevention in PY 2017. The City met its goal relative to the types of clients served will continue to promote the program among the City's diverse population.

#### **4. Summary of citizen participation process and consultation process**

According to federal regulation 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) 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. This CPP was reviewed and utilized during the 2020-2024 consolidated planning process. 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 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.

## Citizens Participation Activities Timeline

- January 1, 2020 to May 31, 2020 – Interdepartmental Consultation
- January 1, 2020 to May 31, 2020 – Planning Research and Consultation
- May 24, 2020 – Notice of Pre-Development Hearing Published
- May 26, 2020 - June 1, 2020 – 5 Day Public Comment Period for Consolidated Plan (HUD Waiver due to COVID-19)
- June 3, 2020 – Notice of Pre-Adoption Virtual Hearing and Commission Meeting
- August 5, 2020 – Pre-Adoption Public Hearing and Adoption of Consolidated Plan
- August 7, 2020 – Submit Consolidated Plan and Final Action Plan to Broward County
- August 15, 2020 – September 30, 2020 – 45 Day HUD decision period
- October 1, 2020, City of Pembroke Pines, CDBG Program Year Begins

A Copy of Public Notices and Public Comments from the Public Comment Period will be included as an Appendix.

### **5. Summary of public comments**

No Public Comment at this time

When/if written complaints are received, the Planning & Economic Development Department will provide a substantive written response within 15 working days, when possible. Citizens and proposals submitted in response to the 5-day public comment period for the Consolidated Plan and/or One-Year Action Plan will be given consideration, and the plan may be modified, if deemed necessary by the Commission. A summary of all comments received will be appended to the plan.

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

N/A

### **7. Summary**

The City of Pembroke Pines Community Development Plan connects to County and regional goals for affordable housing, improved transit opportunities, economic development and workforce investment. The plan does reference the plan of other agencies that have regional jurisdiction that includes the City.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

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

**Table 1– Responsible Agencies**

### Narrative

The City of Pembroke Pines Planning & Economic Development Department serves as the lead agency for developing the City's 2020-2024 Consolidated 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

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

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

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

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

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

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

The City of Pembroke Pines is a member of the Broward County Continuum of Care (COC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. In May, the Broward County Homeless Initiative Partnership, which staffs the COC efforts, released data to the City for 2018 Point-In-Time Count.

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

ESG funding is administered by the City of Fort Lauderdale.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

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



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
6	<b>Agency/Group/Organization</b>	BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.

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

N/A

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Pembroke Pines reviewed Broward County's current Consolidated Plan while preparing its 2020-2024 Consolidated Plan. The plan was made available to review during the City's 5 day Public Comment Period.

### **Narrative**

N/A

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 and the availability of a 5-day comment period pursuant to the waivers granted by HUD due to COVID-19 pandemic to review the draft Community Development Plan/Action Plan. All meetings are advertised in the Sun-Sentinel and via the website of Community Redevelopment Associates of Fl. Inc.

### **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	Non-targeted/broad community	May 24, 2020 Public Notice Amendment to the Citizen Participation Plan and was advertised in the Sun-Sentinel.	None	None	
2	Newspaper Ad	Non-targeted/broad community	May 26, 2020 - June 1, 2020 Public Notice 5-day comment period in Sun-Sentinel Newspaper	None	None	

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)
3	Public Hearing	Non-targeted/broad community	June 3, 2020 Pre-Adoption Hearing and Commission Meeting held by Virtual Public Hearing.	None	None	
4	Newspaper Ad	Non-targeted/broad community	July 26, 2020 Public Notice	N/A	N/A	
5	Public Hearing	Non-targeted/broad community	August 5, 2020 Pre-Adoption Hearing	N/A	N/A	

**Table 4– Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The needs assessment describes the estimated housing needs projected for the next five year period for the following categories of persons: Extremely low-income, very low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single person, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list. The needs assessment also discusses specific housing problems, including: cost-burdens, severe cost-burden, substandard housing, and overcrowding (especially large families).



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

#### **Neighborhood Parks**

The City of Pembroke Pines uses CDBG funds to invest in parks and community facilities in target areas. CDBG projects include Pines Athletic Club and Fletcher Park. Neighborhood and community parks, along with their facilities provide much needed recreational outlets and host a variety of camps and special events for residents of all ages.

#### **Public Buildings**

Public buildings within the City's target area such as the Senior Center may possibly be addressed during the next five years. Buildings identified may become public facilities or housing for priority special needs categories and may receive funding. This will be assessed annually.

#### **Infrastructure Projects**

The City has taken the necessary action to address needs hindering development, primarily through its Capital Improvement Program and CDBG. CDBG Target Areas are the site of many priority projects in the City's CIP, as the area contained the most deficiencies. The CIP continuously addresses improving water, sewer, road, and sidewalks in all areas of the City.

The City's current CIP includes several infrastructure projects addressing these needs.

### **How were these needs determined?**

Public Facilities needs were determined by assessment of the low to moderate income areas and consultation with the City's Capital Improvement Program. Departments submitted projects that encompassed both the improvement of the City's physical development as well as the improvement of the particular programs and services that they provide to the public. They then determined the priority level and identified the source of possible funding across five fiscal years.

### **Describe the jurisdiction's need for Public Improvements:**

Through consultation with the City's Construction & Facilities Management and Planning & Economic Development Departments there is a need for street, water, sewer, drainage, sidewalks, landscaping and pedestrian amenities in targeted areas.

**How were these needs determined?**

Public Improvement needs were determined by assessment of the low to moderate income areas and consultation with the City's Capital Improvement Program. Departments submitted projects that encompassed both the improvement of the City's physical development as well as the improvement of the particular programs and services that they provide to the public. They then determined the priority level and identified the source of possible funding across five fiscal years.

**Describe the jurisdiction's need for Public Services:**

Priority public services that are funded will address special needs and target populations such as the elderly, very low income and households living below the poverty line. The Services funded would not exist without federal assistance or are currently underserved.

**How were these needs determined?**

Public Service needs were determined by assessment of the low to moderate income areas and consultation with the City's Capital Improvement Program. Departments submitted projects that encompassed both the improvement of the City's physical development as well as the improvement of the particular programs and services that they provide to the public. They then determined the priority level and identified the source of possible funding across five fiscal years.

**Based on the needs analysis above, describe the State's needs in Colonias**



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Based on information available to the jurisdiction the following section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

According to the 2018 Broward County Affordable Housing Needs Assessment, there are significant growing gaps in the number of affordable owner and renter housing in the very low and low household income categories. The report's analysis of Pembroke Pines' affordable rental housing demand/supply suggests that the current supply of rental affordable housing is insufficient to meet the demands of very low and moderate-income households.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Housing is a basic human need and a resource for attaining many other human goals. It is this critical role of housing for both individual and community well being that accounts for the commitment of government at all levels to the provision of safe, decent and affordable homes for hardworking households in communities across America. An analysis of the City's housing market provides practical insight into housing needs.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	193	34	0	0	0
Arts, Entertainment, Accommodations	7,747	8,980	14	24	10
Construction	2,516	670	5	2	-3
Education and Health Care Services	9,838	6,794	18	18	0
Finance, Insurance, and Real Estate	5,016	2,439	9	7	-2
Information	1,775	541	3	1	-2
Manufacturing	2,233	322	4	1	-3
Other Services	2,258	1,571	4	4	0
Professional, Scientific, Management Services	5,388	2,387	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	10,260	11,327	18	31	13
Transportation and Warehousing	3,919	780	7	2	-5
Wholesale Trade	4,708	1,013	8	3	-5
Total	55,851	36,858	--	--	--

**Table 5 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	85,945
Civilian Employed Population 16 years and over	78,625
Unemployment Rate	8.53
Unemployment Rate for Ages 16-24	22.47
Unemployment Rate for Ages 25-65	5.93

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	21,325	
Farming, fisheries and forestry occupations	3,960	
Service	6,249	
Sales and office	24,885	
Construction, extraction, maintenance and repair	4,365	
Production, transportation and material moving	3,459	

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	33,904	46%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
30-59 Minutes	32,895	45%
60 or More Minutes	7,040	10%
<b>Total</b>	<b>73,839</b>	<b>100%</b>

**Table 8 - Travel Time**

**Data Source:** 2011-2015 ACS

## **Education:**

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	2,865	335	1,768
High school graduate (includes equivalency)	13,140	1,600	3,825
Some college or Associate's degree	24,050	1,710	4,640
Bachelor's degree or higher	26,950	1,485	4,070

**Table 9 - Educational Attainment by Employment Status**

**Data Source:** 2011-2015 ACS

### Educational Attainment by Age

	<b>Age</b>				
	<b>18–24 yrs</b>	<b>25–34 yrs</b>	<b>35–44 yrs</b>	<b>45–65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	225	135	275	1,230	2,720
9th to 12th grade, no diploma	1,609	640	718	1,965	2,233
High school graduate, GED, or alternative	3,220	4,133	4,010	10,415	9,430
Some college, no degree	5,235	4,635	4,619	9,595	4,485
Associate's degree	2,105	3,667	2,995	4,970	1,970
Bachelor's degree	1,310	5,490	5,355	10,055	2,678

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	245	2,495	3,489	5,740	2,370

**Table 10 - Educational Attainment by Age**

**Data Source:** 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,804
High school graduate (includes equivalency)	94,301
Some college or Associate's degree	128,164
Bachelor's degree	181,157
Graduate or professional degree	260,623

**Table 11 – Median Earnings in the Past 12 Months**

**Data Source:** 2011-2015 ACS

#### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

For the employed population, 16 years and older, some of the leading industries in Pembroke Pines include educational and health care services (18%) and the retail trade (31%). Other major industrial sectors include Arts, Entertainment, Accommodations (24%) as well as Professional, Scientific, Management Services (6%).

#### Describe the workforce and infrastructure needs of the business community:

The imbalance of jobs and housing is of particular concern for low income workers who cannot afford the expense of their own vehicle and/or parking fees, not to mention being forced to spend a great deal of time commuting and away from family. For low income individuals forced to commute to find affordable housing, inexpensive and efficient mass transit becomes very important. Broward County Transit (BCT) serves the

City through numerous bus routes, including access to South Florida's regional transportation system (Tri-Rail). The City is also served by local community transit and a senior transit program.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City contains a diverse economy with a significant commercial retail, Healthcare system, and office market, which create job opportunities to provide wealth and access through economic growth. It is home to key commercial retail centers and industrial-commerce parks, which include several major businesses. The Shops of Pembroke Gardens is a 400,000 square foot lifestyle center that offers upscale residential living, shopping and dining. It is located in the City along Pines Boulevard just east of I-75.

The Pembroke Lakes Regional Mall is a 1,064,953 square foot regional shopping center that is centrally located in the City along Pines Boulevard just east of Flamingo Road.

The Bergeron Park of Commerce is an industrial park designed to cater to a broad range of industrial and commercial activities. The park is located on the western edge of the City, which provides access to US-27, a major state roadway facility and Sheridan Street. The park is designated as a "Foreign Trade Zone" by the U.S. Department of Commerce (City of Fort Lauderdale Site #241) which offers significant advantages to business involved in the importing exporting and manufacturing of products. The Chapel Trail Corporate Park encompasses 240 acres of industrial land uses that provides space for a variety of uses including water intensive industries, light manufacturers, and transportation related businesses. The park is located in the northwestern portion of the City near US-27.

Memorial Healthcare West is one of the largest healthcare system in the City and possibly in the County which is growing and expanding. They offer a wide range of health services including one of the busiest adult emergency care department. They employ an estimate of 6,000 employees

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Three of the top 4 industries have sufficient jobs to meet the local workforce. The only exception is the Education and Healthcare Services sector. All other sectors have a deficit of jobs and do not meet local workforce needs. As Table 8 indicates, at least 54% of the population work outside of the City limits of Pembroke Pines, with reposted travel times to work of 30 minutes or more.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Target businesses and industries receiving Job Growth Incentives funds are encouraged to apply for job training for each new qualified job.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are no areas in the City where multiple housing problems are concentrated. The main housing problem encountered by Pembroke Pines is cost burden. Concentration is defined as areas with 51% or more of the population with the same characteristics or needs (such as income or race).

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Pembroke Pines is an "exception" grantee. The term "exception" grantee refers to those grantees where areas of concentration of low to moderate income households can only qualify under the exception rule provision or upper quartile criterion. The exception rule will provide the City with opportunities to undertake area wide projects that affect low to moderate income persons in the City. Pembroke Pines has 19 Low and Moderate income areas. Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low to moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

### **What are the characteristics of the market in these areas/neighborhoods?**

According to the 2018 Broward County Affordable Housing Needs Assessment, there are significant growing gaps in the number of affordable housing in the very low and low household income categories despite the impressive post recession, job growth and low unemployment. The report analysis of Pembroke Pines affordable housing demand/supply suggests that the current supply of affordable housing is insufficient to meet the demands for the very low and moderate-income households.

### **Are there any community assets in these areas/neighborhoods?**

These areas have several community assets including the Fletcher Arts Cultural Center & Park. This active part has 4 Baseball/Softball Fields, 2 batting cages, 1 pavilion, and 1 playground. There is also a recreation and art center at this park. The Charles F. Dodge City Center which is used for entertainment, such as banquets, concerts and sporting events. These venues proudly serves the community's many needs.

### **Are there other strategic opportunities in any of these areas?**

Broward County is a collaborator with the City and is a resource for job training opportunities relative to the City's economic development efforts. There are also opportunities to partner with others and fund

public service-related activities at the Community Center that will benefit low to moderate income persons in the City.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband service is defined by the Federal Communications Commission (FCC) as having a minimum download speed of 25 Mbps and 3 Mbps upload speed. Broadband service is widely available from multiple providers across the City of Pembroke Pines. The majority of the city is covered by at least five providers. They offer at least the minimum level of speed, with any given area generally having the option of one cable provider, one fiber provider, and one or two satellite providers. Very small portions of the city may lack fiber wiring, but still have at least three providers offering broadband service.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As discussed above, the City is served by at least five broadband providers for residential areas of low- and moderate-income households and neighborhood.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

City of Pembroke Pines historically been prone to various natural hazard events including flooding, heavy rain, tornadoes, hurricane and others. The potential impact of climate change including an increase in prolonged periods of excessive high temperatures, more heavy rain, thunderstorms, and sometimes a period of drought are often most significant for vulnerable communities.

City of Pembroke Pines has a multi Hazard Mitigation Plan with Broward County. This Hazard Mitigation Plan is a comprehensive plan for disaster resiliency and identifies natural hazards and risks within the city. The plan lays out the City's hazard mitigation strategy to make Pembroke Pines less vulnerable and more disaster resistant addressing various phases such as hazard mitigation, emergency preparedness, disaster response and disaster recovery.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low and moderate income resident households are at particular risk due to having less available resources. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. When City of Pembroke Pines has an event that does not merit a federal declaration, there are not as many options for aid to people who are uninsured or underinsured. Flash flooding is one example of an event that usually does not rise to a federal level but may impact a large number of people without insurance. This type of event may place households in crisis.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic portion of the 2020-2024 Consolidated Plan provides a clear outline of how funds will be invested over the next 5 years. It outlines geographic priorities for the investment and how priority needs were identified. Only activities tied to a priority need or goal listed in the strategic plan may be funded in the 2020 Action Plan and subsequent Action Plans. Any other projects or activities would require an amendment due to a change in priority. The plan must be amended in adherence to the adopted City of Pembroke Pines Citizen Participation Plan. The strategic plan also outlines the resources expected to be available in the next five years, the institutional structure in place to undertake the various facets of the Consolidated Plan, and the influences of market conditions. Numeric goals are outlined along with the strategies to address public housing barriers to affordable housing, lead based paint, poverty, and monitoring of the overall program.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 12 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Tract# 1103.01 Block Group 1
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Tract# 1103.08 Block Group 3
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Tract# 1103.11 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>4</b>	<b>Area Name:</b>	Tract# 1103.12 Block Group 4
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	



	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>5</b>	<b>Area Name:</b>	Tract# 1103.13 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>6</b>	<b>Area Name:</b>	Tract# 1103.13 Block Group 3
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>7</b>	<b>Area Name:</b>	Tract# 1103.34 Block Group 1
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>8</b>	<b>Area Name:</b>	Tract# 1103.35 Block Group 1
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>9</b>	<b>Area Name:</b>	Tract# 1103.35 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>10</b>	<b>Area Name:</b>	Tract# 1103.35 Block Group 3
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>11</b>	<b>Area Name:</b>	Tract# 1103.35 Block Group 4
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>12</b>	<b>Area Name:</b>	Tract# 1103.36 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>13</b>	<b>Area Name:</b>	Tract# 1103.37 Block Group 1
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>14</b>	<b>Area Name:</b>	Tract# 1103.37 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>15</b>	<b>Area Name:</b>	Tract# 1103.40 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>16</b>	<b>Area Name:</b>	Tract# 1103.40 Block Group 3
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>17</b>	<b>Area Name:</b>	Tract# 1103.40 Block Group 4
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>18</b>	<b>Area Name:</b>	Tract# 1103.41 Block Group 2
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>19</b>	<b>Area Name:</b>	Tract# 1101.00 Block Group 3
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City currently has 19 low to moderate income areas. This is the City's eligible areas for projects that are intended to benefits a low/mod area in general. Public improvement and infrastructure projects will be located in this area unless the projects is a public building that will be dedicated to meeting the needs of a special category of persons who are presumed to be low to moderate income. The City of Pembroke Pines direct housing assistance will be made available on a Citywide basis, and will benefit low and moderate households. Households may be in need of assistance regardless if they are in predominantly low/moderate income area census tracts. Citywide assistance promotes expanded housing expanded housing choices for households receiving homeownership assistance. Public service assistance will be available to residents Citywide who are documented low to moderate income or to those presumed to be low to moderate income because of the nature of the assistance or location of the activity.

The amount of investment to targeted areas will depend on funding availability, primarily the availability



of other federal and state sources available to the City for housing, such as SHIP and HOME. Direct benefit activities will receive high priority for funding. Direct benefit occurs when the residents/persons directly receive the benefit of the CDBG assistance. Public service, housing rehabilitation and purchase assistance projects are direct benefit type activities. Eligible project proposals that directly benefit low/moderate income residents of the City of Pembroke Pines will be highly considered for funding. These types of projects can be Citywide since the low/mod benefit test is on an individual or household basis.

Projects that geographically impact low/mod areas will also be considered for funding. Indirect benefits from public infrastructure improvements, is an example. These projects should directly impact areas where at least 51% of the residents earn 80% or less of the AMI.

All housing projects must be consistent with the City's needs and priorities as presented in the City of Pembroke Pines Consolidated Plan. Actions that may impede affordable housing will make a project ineligible to receive CDBG funds.

During the funding allocation process, multi-year projects should receive commitments for funding at the beginning or as close thereto through completion, without unnecessary annual reviews, unless there is significant change in the cost or scope of work or services.

Special consideration will be given to projects or activities that are interrelated and/or complement other public or private sector resources. Priority will be given to projects or activities that are coordinated with other public or private improvements in close proximity that maximize the impact of the City's CDBG funds.

Special consideration for funding will be given to projects that interface with additional public and/or private sector funds. This encourages the expenditure of block grant funds on projects that can receive matching funds.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</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>Associated Goals</b>	Maintain City's Affordable Stock Promote Homeownership Affordability
	<b>Description</b>	Provide minor home repairs to low and moderate income homeowners.
	<b>Basis for Relative Priority</b>	The 2012-2016 CHAS data assessed indicates that some degree of housing problems existed among all categorical group of needs, elderly, small and large related families as well as those households with single individuals. Therefore housing assistance programs will place an emphasis on owner occupied households in the City with housing problems.
<b>2</b>	<b>Priority Need Name</b>	Housing Cost Burden
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	<b>Geographic Areas Affected</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>Associated Goals</b>	Maintain City's Affordable Stock Promote Homeownership Affordability
	<b>Description</b>	The priority housing needs that will be addressed are cost burden and minor housing conditions. The number one housing problem identified in the Housing Needs Assessment was cost burden. Homeownership, as well as existing owner-occupied needs, will be addressed. Rental activities may also be addressed under this priority need.
	<b>Basis for Relative Priority</b>	The 2012-2016 CHAS data assessed indicates that some degree of housing problems existed among all categorical group of needs, elderly, small and large related families as well as those households with single individuals. Therefore housing assistance programs will place an emphasis on owner occupied households in the City with housing problems.
<b>3</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development

	<b>Geographic Areas Affected</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>Associated Goals</b>	Promote Economic Opportunity
	<b>Description</b>	This need addresses micro enterprise, economic development assistance to for profit entities, and economic development assistance.
	<b>Basis for Relative Priority</b>	The City of Pembroke Pines housing and community service activities and projects will be conducted on citywide basis, benefiting low and moderate income residents directly. CDBG funded area wide benefit activities will occur in Pembroke Pines CDBG Target Neighborhoods.
	<b>4</b>	
	<b>Priority Need Name</b>	Public Facility/Improvement
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</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>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	This project is an improvement to public facilities. Public Facilities and improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
	<b>Basis for Relative Priority</b>	This project is an improvement to public facilities. Public Facilities and improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
<b>5</b>	<b>Priority Need Name</b>	Public Service
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</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>Associated Goals</b>	Public/Supportive Services

	<b>Description</b>	Priority public services that are funded will address special needs and target population such as the elderly, very low income and households living below the poverty line. This activity is eligible under 570.201(c). This activity will benefit will benefit low and moderate income person as qualified under 570.208(a)(1) Area Benefit Activities.
	<b>Basis for Relative Priority</b>	

### **Narrative (Optional)**

The City of Pembroke Pines takes an integrated approach to community development. The City's Planning & Economic Development Department's goal is to achieve a balanced and aesthetically pleasing community.



## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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.

### 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	926,636	0	0	926,636	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 14 - Anticipated Resources

### 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 state 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. Every three years the City commission will review the inventory of City-owned lands and their suitability for use as affordable housing.

**Discussion**

N/A

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEMBROKE PINES	Government	Economic Development Homelessness Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Other

Table 15 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Pembroke Pines has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program and State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME), Neighborhood Stabilization Program (NSP) and related programs. The consultant in conjunction with the City of Pembroke Pines, following the approved Citizen Participation Plan, prepared the 2020-2024 Consolidated Plan for the City of Pembroke Pines.

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2020-2024 Consolidated Plan and subsequent Action Plans. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan.

As part of the planning process, a list of the area's private industries (businesses), non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized, as necessary for various housing, community and economic development strategies and other priority needs.

#### Strengths in Delivery System

The consultant that is hired to manage and implement the Consolidated Plan and subsequent one year Action Plans will be focused on carrying out the strategies identified in the Plan, based on established priorities. The consultant will oversee the implementation of the City's Local Housing Assistance Plan (LHAP) and ensure that strategies from both plans are delivered in a comprehensive approach.

The consultant is also responsible for coordinating the efforts of all the entities involved in the

institutional structure. This approach will also be comprehensive. The contractor administrator /consultant can utilize shared knowledge and resources from experience with existing and past clients in which the same or similar services are provided.

#### Gaps in Public Housing Service Delivery

The City of Pembroke Pines does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

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 Initiatives Partnership (SHIP) Program, and Broward County HOME Investment Partnerships (HOME) Consortium funds it receives. The consultant, in conjunction, with the City of Pembroke Pines, following the approved Citizen Participation Plan, prepared the 2020-2024 Consolidated Plan for the City of Pembroke Pines. The consultant will have the primary responsibility of implementing the strategies defined in the 2020-2024 Consolidated Plan and subsequent Action Plans. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan.

As part of the planning process, a list of the area's private industries (businesses), non-profit organizations, and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the City's 2020 -2024 Consolidated Plan. The different entities will be used, as necessary, for various housing, community and economic development strategies, and other priority needs. Additionally, all supportive services listed above are offered in varying degrees to the HIV population in Pembroke Pines and countywide as components of the various transitional programs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The consultant that has been hired to manage and implement the Consolidated Plan and subsequent one year Action Plans will be focused on carrying out the strategies identified in the Plan, based on established priorities. The consultant will oversee the implementation of the City's Local Housing Assistance Plan (LHAP) and ensure that strategies from both plans are delivered in a comprehensive approach.

The consultant is also responsible for coordinating the efforts of all the entities involved in the institutional structure. This approach will also be comprehensive. In addition to decades of experience with Consolidated Plan development, management, and implementation, the consultant is easily able to utilize shared knowledge and resources from experience with existing and past clients in which the same or similar services are provided. The City of Pembroke Pines does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will procure contractors, designate sub-recipients, and seek to form partnerships where there are currently gaps in the system to address priority needs.

**SP-45 Goals - 91.415, 91.215(a)(4)**

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Maintain City's Affordable Stock	2020	2024	Affordable Housing	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34	Housing Rehabilitation Housing Cost Burden	CDBG: \$1,400,000	Homeowner Housing Rehabilitated: 17 Household Housing Unit
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

2	Promote Homeownership Affordability	2020	2024	Affordable Housing	Tract#	Housing Rehabilitation Housing Cost Burden	CDBG: \$50,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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>	Promote Economic Opportunity	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# 1103.34	Economic Development	CDBG: \$50,000	Businesses assisted: 5 Businesses Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

4	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# 1103.34	Public Service	CDBG: \$694,975	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

5	Infrastructure Improvements	2020	2024	Non-Housing Community Development	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34	Public Facility/Improvement	CDBG: \$319,828	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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 17 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Maintain City's Affordable Stock
	<b>Goal Description</b>	Improved availability of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households. (Including energy efficiency improvements). The city will use SHIP funds along with CDBG funds to assist in Minor Home Rehabilitation to maintain city stock and keep down housing cost burden.

2	<b>Goal Name</b>	Promote Homeownership Affordability
	<b>Goal Description</b>	The objective is to promote affordable homeownership for first-time buyers in the City who are low to moderate income.
3	<b>Goal Name</b>	Promote Economic Opportunity
	<b>Goal Description</b>	The objective is to promote economic development activity among low to moderate income business owners or those that serve local low to moderate areas or hire low to moderate income residents.
4	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	Public Services that target low/moderate income or special/underserved needs. Improve availability and accessibility to programs. Provide community outreach as well as information and education programs for all residents, with the priority target population of those persons who are living below poverty and of those persons who are low and moderate income.
5	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The objective is to funds improvements in low to moderate income areas where unmet needs remain.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates assisting at least 500 extremely low income to moderate income households during the course of 2020-2024 Consolidated Plan Period.





## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City will 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. For residential properties receiving an average of up to and including \$5,000.00 per unit the City shall:

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. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required.

In addition, the City will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit, the City shall follow requirements of 24 CFR 35.930(c), which include but are not limited to risk assessments and interim controls.

For residential properties receiving an average of more than \$25,000.00 per unit, the City shall follow regulations as set forth in 24 CFR 35.930 (d), which include abatement.

The City will further coordinate with the Broward County Public Health Unit to implement educational programs on the hazards of lead-based paint and blood testing of children at-risk.

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination

### **How are the actions listed above integrated into housing policies and procedures?**

The actions listed above are included in the City's home rehabilitation and purchase assistance program policies and procedures.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City's goal is to do its part to reduce or assist in reducing the number of poverty level individuals and families that are assisted through the City's affordable housing programs and public service-related programs. The City's objective is to seek out opportunities to link residents to existing services and or assist with the development of new programs that aid in reducing the number of poverty level individuals and families.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City will continue to establish countywide partnerships with both public and private entities to more effectively address the needs of low to moderate income families, including poverty level families. Where practical, the City will use CDBG dollars to explore the development of such programs that prevent, reduce, or assist in reducing the number of poverty level individuals and families in the City.

## **SP-80 Monitoring - 91.230**

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

The overall standards that will be used to monitor the management and implementation of the City of Pembroke Pine's 2020-2024 Consolidated Plan are the applicable laws found in the Code of Federal Regulations, Title 24, which pertains to HUD. In addition, policy memorandum and notices issued by HUD and consultation with the Miami Field Office Community Planning and Development Representative will serve as guidance in maintaining and monitoring program compliance. HUD's Community Planning and Development Office has developed a monitoring guide that it uses to monitor grantees. The City will use this as a standard for monitoring the implementation of the program. Other applicable regulations and policies, such as those from the Department of Labor, Office of Management and Budget, Office of Fair Housing and Equal Opportunity, and the Environmental Protection Agency, will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

## 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.

#### 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	926,636	0	0	926,636	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 18 - 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. Every three years the City commission will review the inventory of City-owned lands and their suitability for use as affordable housing.

**Discussion**

N/A

## **Annual Goals and Objectives**

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



## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Maintain City's Affordable Stock	2020	2024	Affordable Housing	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34	Housing Rehabilitation	CDBG: \$272,455	Homeowner Housing Rehabilitated: 3 Household Housing Unit
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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>	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# 1103.34	Economic Development Public Service	CDBG: \$138,995	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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>	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# 1103.34	Public Facility/Improvement	CDBG: \$319,858	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2			

4	Promote Economic Opportunity	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# 1103.34	Economic Development	CDBG: \$10,000	Businesses assisted: 1 Businesses Assisted
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					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			
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					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 19 – Goals Summary**

## Goal Descriptions

<b>1</b>	<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.

<b>2</b>	<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>3</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.
<b>4</b>	<b>Goal Name</b>	Promote Economic Opportunity
	<b>Goal Description</b>	Promote financial assistance to assist and sustain business with 5 or less employees.

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

### Introduction

The following is a proposed list of activities that will be undertaken with the \$926,636 dollars the City anticipates to receive in Program Year 2020.

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

**Table 20 – Project Information**

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

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

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

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

In PY 2020, 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



Infrastructure Improvements and Micro Enterprise.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Maintain City's Affordable Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$272,455

	<b>Description</b>	Provide Minor Home Repairs to low and moderate income homeowners.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Public Service (Senior Transportation)
	<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: \$138,995
<b>Description</b>	Provide support to the City's Senior Transportation Program through the provision of free transportation to seniors. Riders are transported to and from doctor/dentist office, governmental agencies, therapeutic field trips and shopping. The activity is eligible as a public service under 570.201(e) and the activity will benefit low and moderate-income persons as qualified under Limited Clientele activities, 570.208(a)(2).
<b>Target Date</b>	9/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide support to the City's Senior Transportation Program through the provision of free transportation to seniors. Riders are transported to and from doctor/dentist office, governmental agencies, therapeutic field trips and shopping. The activity is eligible as a public service under 570.201(e) and the activity will benefit low and moderate-income persons as qualified under Limited Clientele activities, 570.208(a)(2).
<b>Project Name</b>	Public Improvement (Public Facilities)

<b>3</b>	<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility/Improvement
	<b>Funding</b>	CDBG: \$319,858
	<b>Description</b>	The project proposes providing improvements to the South West Focal Point Senior Center. Public facilities and improvements include construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). The facility is used to benefit low and moderate income persons under 570.208(1).
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The project proposes providing improvements to the South West Focal Point Senior Center. Public facilities and improvements includes construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). The facility is used to benefit low and moderate income persons under 570.208(1).
<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 Economic Development Public Facility/Improvement Public Service
<b>Funding</b>	CDBG: \$185,327
<b>Description</b>	The activity will provide general Management, oversight, and coordination of the programs. Also this activity will provide fair housing services designed to further the Fair Housing Act (42 U.C.C. 3601.20). These activities are assumed to benefit low and moderate-income persons and are eligible under 24CFR section 570.206(a).
<b>Target Date</b>	9/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	The activity will provide general Management, oversight, and coordination of the programs. Also this activity will provide fair housing services designed to further the Fair Housing Act (42 U.C.C. 3601.20). These activities are assumed to benefit low and moderate-income persons and are eligible under 24CFR section 570.206(a).
<b>Project Name</b>	Micro Enterprise

5	<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>	Economic Development
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Providing financial assistance to Micro Enterprise. To assist and sustain businesses with 5 or less employees in the city.
	<b>Target Date</b>	9/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Micro Enterprise business assistance.

## **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 21 - Geographic Distribution**

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

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

### **Discussion**

N/A

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

### **Introduction**

The following section identifies other actions that will be undertaken during the 2020-2021 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 is funding their Micro Enterprise programs to increase and sustain business Citywide.

The City will continue to provide housing rehabilitation programs 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 2020 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning housing development and public service programs.

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

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

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

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

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

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

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

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

The City of Pembroke Pines has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program. State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME) program, Neighborhood Stabilization Program (NSP) and related programs. The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2020 Action Plan. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan. As part of the planning process, a list of the area's private industries (businesses) non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized as necessary for various housing, community and economic development strategies and other priority needs.

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

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

### **Discussion**

N/A

## Program Specific Requirements

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

#### Introduction

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
<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.	80.00%

## Discussion

## **Appendix - Alternate/Local Data Sources**