

City of Pembroke Pines

2019-2020 Annual Action Plan

(October 1, 2019 to September 30, 2020)



Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

Community Redevelopment Associates of Florida, Inc.

Adoption June 19, 2019

Executive Summary

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

1. Introduction

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

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

For the program year beginning October 1, 2019, the City of Pembroke Pines anticipates receiving an estimated \$880,700. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. In order for the City to receive this allocation of funding from HUD, the City must prepare and adopt a Consolidated Plan and One-Year Action Plan. The Consolidated Plan is a five year strategic document that outlines an entitlement community's housing and community development priorities and objectives for carrying out HUD Programs. The One-Year Action Plan includes the budget and action steps to meet the objectives of the Consolidated Plan. The City is expected to carry out a wide range of community development activities directed toward maintaining the City's affordable housing stock, sustaining neighborhoods, providing improved community facilities and public services, and promoting economic development.

The City of Pembroke Pines continues to maintain its communities through implementing appropriate strategies and by utilizing its Consolidated Plan, the City's Comprehensive Plan, Capital Improvement Plan (CIP) annual budgeting process, special redevelopment studies, grants, and intergovernmental coordination. The preparation of the City of Pembroke Pines' 2015-2019 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. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	1 Year Goal
Decent Housing DH-1	Housing Rehabilitation (Existing or Acquired)	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.)	Homes Rehabilitated	5
Decent Housing – DH-1	Acquisition/ Rehabilitation	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income households.	# of units acquired/rehabilitated	0
Decent Housing DH-2	First Time Homebuyer Assistance - Down payment Assistance – General	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families.	Homes Purchased	6
Decent Housing – DH-2	Rental Housing	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	0
Decent Housing – DH-2	Mortgage/Rent Assistance	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	0
Decent Housing DH-2	Fair Housing Outreach and Promotion and Housing Programs Education	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	Number of Fair Housing Activities (Annual Assessment of Fair Housing Action Plan)	0

Suitable Living Environment SL-1(1)	Public Services that target low/moderate income or special/underserved needs	Improve availability and accessibility to programs	Number of Persons Served	1000
Suitable Living Environment SL-3(1)	Public Infrastructure/Public Facility Improvements	Sustainability/promote livable or viable communities	Number of Public Facilities improved.	1
Economic Opportunity – EO-1(1)	Job Creation/Retention and Section 3 Opportunities	Improve accessibility to jobs made available to low income persons living in areas affected by those programs and activities under programs covered by the plan.	Number of Jobs Created/Retained	0
Economic Opportunity EO-3(1)	Commercial Façade Improvements	Sustainability/promote livable or viable communities	Commercial Buildings Renovated	0

3. Evaluation of past performance

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

The five-year strategic plan 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 and will continue to promote the program among the City’s diverse population.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation Plan

Summary from citizen participation section of plan.

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 used 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 2015-2019 consolidated planning processes. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

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

Citizen Participation Activities Timeline

- February – May 2019 - Interdepartmental Consultation
- February – May 2019 – Planning Research and Consultation

- April 14, 2019 – Notice of Pre-Development Hearing Published
- May 8, 2019 – Pre-Development Hearing Held
- April 28, 2019 – Notice of Pre-Adoption Hearing Published
- April 29, 2019 – May 28, 2019 - 30 Day Public Comment Period for Action Plan
- June 19, 2019 – Pre-Adoption Public Hearing and Adoption of Annual Action Plan
- August 1, 2019 – Submit Final Action Plan to Broward County
- August 14, 2019 – September 28, 2019 - 45 Day HUD decision period.

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

5. Summary of public comments

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

No Public Comments at this time.

When/if written complaints are received, the Community & Economic Development Department will provide a substantive written response within 15 working days, when possible. Citizen comments and proposals submitted in response to the 30-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

N/A

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	PEMBROKE PINES	Planning and Economic Development Department
CDBG Administrator	CRA of Florida, Inc.	Community & Economic Development Department
HOME Administrator	Broward County	

Table 1 – Responsible Agencies

Narrative

The City of Pembroke Pines Planning and Economic Development Department is the lead agency for developing the City’s 2015-2019 Consolidated Plan and 2019 Action Plan 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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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the 2015-2019 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

ESG funding is administered by the City of Fort Lauderdale.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BROWARD COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
2	Agency/Group/Organization	Dania Beach Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
3	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.

4	Agency/Group/Organization	BROWARD PARTNERSHIP FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.

5	Agency/Group/Organization	Hispanic Unity of Florida
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
6	Agency/Group/Organization	BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	Through the outreach process, the County has identified homelessness, rapid re-housing, and homelessness prevention services as a priority. These services will help strengthen the Continuum of Care Strategy.

Table 3 - Other local / regional / federal planning efforts

Narrative

N/A

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

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Pembroke Pines’ existing citizen participation plan was reviewed and utilized during the 2015-2019 consolidated and 2019 Action Plan 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 through public hearings held before the development of the draft and adoption of the 2019 Action Plan. Provisions for non-English speaking persons and the disabled were also made available. A copy of the public notices and any public comments received are included in the Appendix of this plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	April 14, 2019 - Pre-Development Notice Advertised	N/A	N/A	
2	Public Hearing	Non-targeted/broad community	May 8, 2019 - Pre-Development Hearing Held	N/A	N/A	
3	Newspaper Ad	Non-targeted/broad community	April 28, 2019 - Pre-Adoption Hearing Advertised	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	Non-targeted/broad community	July 28, 2019 - Notice of Intent to Request Release of Funds (NOI/RROF) Advertised	N/A	N/A	
5	Public Hearing	Non-targeted/broad community	June 19, 2019 - Pre-Adoption Hearing Held	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Below are a list of federal, state and local (public and private resources) that are reasonably expected to be available during this Consolidated Plan period.

The City of Pembroke Pines anticipates receiving \$880,700 for its FY 2019-2020 CDBG program. As a recipient of CDBG, HOME and SHIP funds, the City of Pembroke Pines intends to allocate funding according to priority need. The City proposes to use CDBG funds for Residential Rehabilitation, Public Service (Senior Transportation), Public Facilities & Improvements, and Program Administration. The City anticipates receiving \$213,839 (FY 19/20) in State Housing Initiative Partnership (SHIP) funds and \$274,259.09 (FY 18/19) and \$256,273 (FY 19/20) in HOME Investment Partnership (HOME) funds through Broward County Consortium.

Federal Resources

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) was first authorized by the U.S. Congress in 1974, by the Housing and Community Development ACT of 1974 (HCDA), with subsequent amendments. The primary purpose of the HCDA is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. At least 70% of all CDBG funds must be spent on activities which benefit low or moderate income persons. Funds are used for housing to benefit low and moderate income persons, public facilities and improvements, expanded pub services that include employment training, child care, fair housing counseling or recreational needs; rehabilitation of private or publicly owned buildings; economic development activities that create or retain jobs for low and moderate income persons.

Home Investment Partnerships Program (HOME)

Since FY 2009, the City of Pembroke Pines has been a member of the Broward County HOME Consortium. The United States Congress passed the National Affordable Housing Act in 1990. This Act created a variety of affordable housing programs, including the Home Investment Partnerships

Act (HOME).

The City of Pembroke Pines receives an allocation of these funds as a member of the Consortium. The purpose of the HOME program is to provide funds to local jurisdictions to strengthen public-private partnerships to provide more affordable housing through acquisition, rehabilitation, new construction of housing, and tenant based rental assistance. In addition, HUD rules require that at least 15% of HOME funds be set aside for community housing development organizations to develop affordable housing. HOME funds may be used to provide: affordable renter/owner occupied units; tenant based rental assistance; administrative and planning costs; and payment of operating expenses of community housing development organizations. Housing development costs include acquisition, new construction, re-construction, pre-development and financing costs.

State Housing Initiative Partnership (SHIP) Program

The City of Pembroke Pines typically receives an annual allocation under this program. Florida Housing administers the State Housing Initiatives Partnership Program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve

affordable homeownership and multifamily housing.

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	880,700	0	0	880,700	0	CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

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: \$		
Other	public - federal	Housing	256,273	0	0	256,273	0	The City of Pembroke Pines receives funds from the HOME Incentives Partnership (HOME) program. This is Federal money the City receives as a participating jurisdiction of the Broward County HOME Consortium. The members' combined allocation meets the threshold for HOME funding. HOME funds can only be used to address housing needs of household at 80% AMI or less. The City will use HOME funds for home repair and/or purchase assistance.
Other	public - state	Housing	213,839	0	0	213,839	1,914,479	SHIP funds are distributed on an entitlement basis to CDBG grantees in Florida and is funded by real estate documentary stamps. The expected allocation has been determined based on the previous Consolidated Plan funding level.

Table 5 - Expected Resources – Priority Table

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

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

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

All City-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing. The several parcels of land that the City owns are committed to public use, such as parks; undevelopable, such as streets or landscape buffers; or lack the proper zoning. Therefore, it has been determined that they are not suitable for affordable housing. 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
1	Maintain City's Affordable Housing Stock	2019	2020	Affordable Housing	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2	Housing Rehabilitation	CDBG: \$272,455 HOME (FY 2018-2019): \$274,259.09 SHIP: \$150,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public/Supportive Services	2019	2020	Non-Housing Community Development	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2	Economic Development Public Service	CDBG: \$132,105	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2	Public Facility/Improvement	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Promote Homeownership Affordability	2019	2020	Affordable Housing	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2	Housing Cost Burden Needs	CDBG: \$0 HOME: \$256,273	Direct Financial Assistance to Homebuyers: 5

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain City's Affordable Housing Stock
	Goal Description	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.
2	Goal Name	Public/Supportive Services
	Goal Description	The objective is to provide public and/or supportive services to address unmet needs of the City's residents.
3	Goal Name	Infrastructure Improvements
	Goal Description	The objective is to fund improvements in low to moderate income areas where unmet needs remain.
4	Goal Name	Promote Homeownership Affordability
	Goal Description	In Program Year 2019, the City will use HOME funding to promote the affordability of decent housing for low to moderate income households on a city-wide basis.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following is a proposed list of activities that will be undertaken with the \$880,700 dollars the City anticipates to receive in Program Year 2019.

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

Table 7 – Project Information

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

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

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

The low to moderate income estimates provided by the Census estimates the overall low to moderate income population represents a small portion of the City's population. Because of the smaller low to moderate income population, compared to other cities, or lack of concentration of majority low to moderate income households, the City is referred to as an exception grantee. For Program Year 2019, census tract block groups 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 2019, 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, and Public Infrastructure Improvements.

AP-38 Project Summary
Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2
	Goals Supported	Maintain City's Affordable Housing Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$272,455 HOME FY 2018-2019: \$274,259.09 SHIP: \$150,000
	Description	This project will provide minor home repairs to low and moderate income home owners.

Target Date	9/30/2020
Estimate the number and type of families that will benefit from the proposed activities	8 very-low, low, and moderate
Location Description	Citywide-Scattered Sites
Planned Activities	Provide minor home repairs to low and moderate income homeowners. This activity is eligible under 24 CFR section 570.202(a), and will directly benefit low and moderate income persons as qualified under 570.208 (a)(3) Housing Activities.
Project Name	Public Service (Senior Transportation)

2	Target Area	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2
	Goals Supported	Public/Supportive Services
	Needs Addressed	Public Service
	Funding	CDBG: \$132,105
	Description	Provides support to the City's Senior Transportation Program through the provision of free transportation to seniors.
	Target Date	9/30/2020

Estimate the number and type of families that will benefit from the proposed activities	1,000
Location Description	Citywide
Planned Activities	Provides 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).
Project Name	Public Improvement (Public Facilities)

3	Target Area	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Facility/Improvement
	Funding	CDBG: \$300,000
	Description	This project proposes to replace the windows of the South West Focal Point Community Center with hurricane impact-resistant windows.
	Target Date	9/30/2018

Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Southwest Focal Point Community Center, 301 NW 103rd Ave, Pembroke Pines, FL 33026
Planned Activities	This project proposes to replace the windows of the South West Focal Point Community Center with hurricane impact-resistant windows. The project qualifies as a public improvement. 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.
Project Name	Program Administration

4	Target Area	Tract# 1103.35 Block Group 4 Tract# 1103.35 Block Group 2 Tract# 1103.41 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.13 Block Group 2 Tract# 1103.35 Block Group 1 Tract# 1103.34 Block Group 1 Tract# 1103.39 Block Group 2 Tract# 1103.36 Block Group 3 Tract# 1103.11 Block Group 1 Tract# 1104.04 Block Group 1 Tract# 1103.12 Block Group 4 Tract# 1103.40 Block Group 4 Tract# 1103.08 Block Group 3 Tract# 1103.36 Block Group 2 Tract# 1101.00 Block Group 1 Tract# 1103.13 Block Group 3 Tract# 1103.13 Block Group 1 Tract# 1103.11 Block Group 2
	Goals Supported	Maintain City's Affordable Housing Stock Public/Supportive Services Infrastructure Improvements
	Needs Addressed	Housing Rehabilitation Housing Cost Burden Economic Development Public Facility/Improvement Public Service
	Funding	CDBG: \$176,140

Description	This activity will provide general management, oversight, and coordination of the programs.
Target Date	9/30/2020
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	This 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 objectives of 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 24 CFR section 570.206(a).

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Tract# 1103.35 Block Group 4	
Tract# 1103.35 Block Group 2	
Tract# 1103.41 Block Group 2	
Tract# 1103.35 Block Group 3	
Tract# 1103.13 Block Group 2	
Tract# 1103.35 Block Group 1	
Tract# 1103.34 Block Group 1	
Tract# 1103.39 Block Group 2	
Tract# 1103.36 Block Group 3	
Tract# 1103.11 Block Group 1	
Tract# 1104.04 Block Group 1	
Tract# 1103.12 Block Group 4	
Tract# 1103.40 Block Group 4	
Tract# 1103.08 Block Group 3	
Tract# 1103.36 Block Group 2	
Tract# 1101.00 Block Group 1	
Tract# 1103.13 Block Group 3	
Tract# 1103.13 Block Group 1	
Tract# 1103.11 Block Group 2	

Table 8 - 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 2015-2019 consolidated planning process and consultation with the City's Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

Discussion

N/A

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

Introduction

In October 2018, the City of Pembroke Pines appointed the Affordable Housing Advisory Committee (AHAC). The AHAC identified improvements needed to the housing delivery system, with particular emphasis on the provision of affordable housing to very low and low-income households. Recommendations were subsequently adopted as part of the City's Local Housing Assistance Plan (LHAP).

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Below are the 2018 AHAC's recommendations.

- A. Continue to maintain the current expedited permitting process for affordable housing projects in the City including an audit of existing process.
- B. Create mandatory affordable housing final contribution requirements for all new residential projects using the historic voluntary commitment standards.
- C. Continue to support the strategy and allocation of flexible units for affordable housing projects. AHAC to support an update to the 2014 Munitytics housing study.
- D. Continue to maintain adequate infrastructure level for sustaining existing and emerging affordable housing developments.
- E. Support the Planning and Zoning Board in their research of micro-units and live/work units.
- F. Continue to favorably consider applications for parking and setback variances and/or continue to favorably consider applications for parking and setback variances and/or modifications to parking and setback requirements within planned districts, where reasonable, for projects with affordable housing component.
- G. Continue to encourage flexibility in use and, where appropriate, support rezoning applications for PD-SL, PUD, and MXD districts establishments within the purpose for inclusion of affordable housing element.
- H. Continue to support allowance of street modifications, for affordable housing projects, where reasonable. Consider allowance of sidewalk placement only on one side of the road, reducing the cost while ensuring safety and walkability.
- I. Continue to maintain an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of affordable housing.
- J. Continue to perform analysis of properties for potential affordable housing development along with updating the City's vacant land map.
- K. Continue to support implementation of projects with affordable housing component in close

proximity to transit hubs, major employment centers and mixed-use developments. Continue to diversify employment opportunities within the City, attracting new businesses into the area that would offer higher-quality jobs.

ADDITIONAL AHAC RECOMMENDATIONS 2018

1. City Staff received a request from Miami Jewish Health Systems to develop affordable housing project for senior citizens-Douglas Gardens Senior Housing. The developer proposes to build a new multi-family development of at least 100 apartment units for affordable senior rental housing to be known as Douglas Gardens IV with restrictions on the incomes and rents on the parcel. The applicant is requesting City support for the application through a conditional loan commitment of \$656,000, the loan commitment is considered "Local Government Area of Opportunity Funding".

AHAC supports an allocation of some or all of \$336,000 from Affordable Housing Trust Fund to help Douglas Gardens Senior Housing meet the City commitment. The City Commission previously approved a request for the application through a conditional loan commitment of \$656,000.

2. AHAC encourages engagement of major employers and anchor institutions to encourage programs to support creation of affordable housing.

3. AHAC supports the City in its efforts to diversity employment opportunities within the City, attracting new businesses into the area that would offer higher-paying jobs.

4. AHAC recommends promotion of education programs that incorporate housing-related financial counseling services, providing advice on buying a home, renting, defaults, financial counseling services, providing advice on buying a home, renting, defaults, foreclosures, and credit issues.

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 2019 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. In recent years, the City has implemented new programs such as acquisition under the Neighborhood Stabilization Program (NSP) to address foreclosure properties in the City.

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 2019 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 2015-2019 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.

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 openings with the 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 2019 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 2019 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 2015-2019 Consolidated Plan and subsequent action plans.

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

Discussion

N/A

Program Specific Requirements

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

Introduction

The following section identifies program specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

N/A