

City of Pembroke Pines

Consolidated Annual Performance Evaluation Report

(CAPER PY 2020)

(October 1, 2020 - September 30, 2021)



Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

Community Redevelopment Associates of Florida, Inc.

Adoption:

12/15/2021

CR-05 - Goals and Outcomes

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

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

The CAPER PY 2020 outlines the City of Pembroke Pines performance relative to the expenditure of Community Development Block Grant (CDBG), State Housing Initiative Plan (SHIP) and HOME Investment Partnership (HOME) program funds to accomplish the goals stated in its Consolidated Plan/Annual Action Plan and the Local Housing Assistance Plan (LHAP). City's 2008 Annual Action Plan NSP funding was in response to the housing foreclosure and economic crisis impacting the nation. This year's CAPER will show ongoing discussion to re-allocate remaining NSP funds. NSP funds are being tracked separately, but expenditure data is included in the CAPER for informational purposes.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$319,858	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%	500	345	69.00%
Maintain City's Affordable Stock	Affordable Housing	CDBG: \$272,455	Homeowner Housing Rehabilitated	Household Housing Unit	17	5	29.41%	3	5	166.67%
Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$10,000	Businesses assisted	Businesses Assisted	5	0	0.00%	1	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$0.00 HOME: \$223,074	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Public/Supportive Services	Non-Housing Community Development	CDBG: \$138,995	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	1000	11,730	235.00%

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

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

The City's highest priority needs continue to be reducing housing cost burdens for low to moderate income households. The City's home repair and purchase assistance programs are designed to address these needs, increasing the affordability of safe and decent housing while maintaining the City's affordable housing stock. As CDBG funds are limited, the City leverages these programs with the state and local funding to ensure the greatest number of households assisted. This goal was accomplished this year with the completion of 5 home repair assistance projects and 1 previously acquired property. The 5 projects include; (0) HOME Residential Rehabilitation, (5) SHIP Residential Rehabilitation, (0) SHIP Purchase Assistance, (1) NSP Acquisition/Rehabilitation that was previously purchased and will be made available for resale. The City has also identified public/supportive services as a priority to address non-housing community development needs.

The Senior Transportation Program and Demographics of clients served totaled 11,730 of that (345) were unduplicated to Pembroke Pines Senior Citizens.

The Senior Center Parking lot is complete. There are on-going window replacements at the Senior Center. Additional projects will begin shortly to Senior Residences.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4
Black or African American	1
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	5
Hispanic	4
Not Hispanic	1

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

Narrative

- There were no households assisted with CDBG funds in PY 2020.
- The racial/ethnic composition of those assisted through HOME during FY 2020 is as follows: (0) Black, (0) White and (0) other multi-cultural households. (0) Households were of Hispanic ethnicity. Of those assisted, (0) household was in the very low/low-income (31-50% AMI) category and (0) households were in the moderate (51 - 80% AMI) category. (0) Elderly and (0) Disabled households were assisted.
- The racial/ethnic composition of those assisted through SHIP PY 2020 is as follows: (1) Black, (4) White and (0) other multi-cultural. (4) Households were of Hispanic ethnicity and (1) households were of Non-Hispanic ethnicity. (2) Elderly households were assisted. (1) Disabled households were assisted. Of those assisted, (0) household was in the extremely low income (0-30% AMI) category, (2) households were in the very low-income (31-50% AMI) category, (2) households were in the low-income (51-80% AMI) category, and (1) households were in the moderate (81-120% AMI) category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	926,495	494,102.37
HOME	Public – federal	223,074	3,162.73
SHIP	Public – state	0	379,283.27
NSP	Public – federal	6,729,117	13,452.74

Table 3 - Resources Made Available

Narrative

CDBG

For PY 2020, the City of Pembroke Pines was awarded **\$926,495.00** in CDBG funds. These funds were made available to the City by HUD on October 1, 2020. CDBG expenditures for Fiscal Year 2020 (10/1/2020-9/30/2021) totaled **\$494,102.37**

HOME

For PY 2020, the City of Pembroke Pines was awarded **\$223,074.00** in HOME funds from the Broward County HOME Consortium. HOME expenditures for Fiscal Year 2020 (10/1/2020-9/30/2021) totaled **\$3,162.73**

SHIP

A total of **\$0.00** in SHIP funds was made available by the Florida Housing Finance Corporation on July 1, 2020. SHIP expenditures for Fiscal Year 2020 (10/1/2020-9/30/2021) totaled **\$379,283.27**. Total expenditures include program income and funds from previous years.

NSP

A total of **\$6,729,117.00** in NSP funds was made available to the City in 2008. For PY 2020, the current NSP funds balance is **\$174,169.26**, the NSP1 and NSP3 expenditures (10/1/2020-9/30/2021) totaled **\$13,452.74**.

CDBG-CV

A total of **\$1,400,676.00** in CDBG-CV funds was made available to the City in 2020. Expenditures from these funds for Fiscal Year 2020 (10/1/2020-9/30/2021) totaled **\$52,091.89**

CRF

A total of **\$1,056,000.00** in CRF funds was made available to the City in 2020 for Emergency Rental and Mortgage Assistance payments from State of Florida. Expenditures from these funds for the period of allocation (7/1/2020-12/30/2020) totaled **\$959,667.38**

Identify the geographic distribution and location of investments

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

Tract# 1103.40 Block Group 2			
Tract# 1103.40 Block Group 3			
Tract# 1103.40 Block Group 4			
Tract# 1103.41 Block Group 2			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Residential Rehabilitation

Geographically Planned: Low and Moderate Income Households - Citywide.

Actual Geographical Area: Low and Moderate Income Households - Citywide.

Purchase Assistance

Geographically Planned: Low and Moderate Income Households - Citywide.

Actual Geographical Area: Low and Moderate Income Households - Citywide.

The City of Pembroke Pines residential rehabilitation and purchase assistance programs are citywide to promote housing choice in the home-buying process and to expand assistance to the greatest number of people who require assistance.

Leveraging

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

Leveraging continued to be a tool used by the City to better meet the needs of its low-and-moderate-income persons by increasing the total number of dollars available for housing projects. As a SHIP grantee, the City has been quite successful in leveraging CDBG dollars against SHIP dollars not only to increase the total dollars available for housing projects, but also to assist certain moderate-income persons under state income guidelines that would not be eligible under HUD's lower threshold for income eligibility.

HUD strongly encourages entitlement communities to leverage resources to maximize the impact of federal dollars. Not only does the City of Pembroke Pines leverage CDBG dollars with SHIP and HOME dollars, it also supports initiatives through general revenue, other grant programs and a \$100 million bond program for community development type initiatives.

The City's Senior Transportation Program is part of a multi-million dollar comprehensive senior program offered by the City of Pembroke Pines.

It has always been the City's intent to utilize federal dollars to help meet the City's community development priorities that remain underserved in the City, particularly housing and maintaining its affordable housing stock.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	5
Number of households supported through Acquisition of Existing Units	0	0
Total	3	5

Table 6 – Number of Households Supported

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

The City has seen a significant increase in households seeking assistance, and as a result, the City completed five (5) residential rehabilitation projects utilizing SHIP funds during the program year. The demand for purchase assistance remains high; however, increased market competition for properties affordable to low and to moderate income first-time homebuyers has increased the length of time it takes for buyers to enter into executed contracts. There are (0) purchase assistance applicants closed on properties utilizing SHIP funds during the Program Year.

Discuss how these outcomes will impact future annual action plans.

During the 2021 Program Year, the City will continue to pursue additional means to connect buyers with affordable residences and expand outreach to special need households.

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

Number of Households Served	CDBG Actual	HOME Actual	SHIP Actual
Extremely Low-income	0	0	2
Low-income	0	0	2
Moderate-income	0	0	1
Total	0	0	5

Table 7 – Number of Households Served

Narrative Information

There were no household assisted with CDBG funding during the PY 2020.

There were no household assisted with HOME funding during the PY 2020.

Of the households assisted with SHIP funding there were (0) household in the extremely low (0-30% AMI) level, two (2) households were in the very-low (31-50%) level, two (2) households were in the low (51-80% AMI) level and one (1) household was in the moderate (81-120% AMI) level.

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

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

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

The City of Pembroke Pines did not receive any private or public resources targeted to prevent homelessness. The City will coordinate through the Continuum of Care (CoC) process to achieve the goal identified in Broward County's 10 Year Strategic Plan to End Homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City do not receive ESG funding.

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

The City endorsed the County's 10 Year Strategic Plan to End Homelessness and continues to coordinate through the Continuum of Care process to achieve the goals identified. Where contacts are made to the City, the City's program administrator has the responsibility of coordinating the referral process for homelessness and chronic homelessness. The program administrator will also work with other private entities, non-profits, and public institutions to undertake strategies to prevent homelessness or ensure that persons who are homeless are pointed in the right direction for resources. Organizations listed as CoC service providers will be the source for building on the institutional structure.

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

During Program Year 2005, the City implemented its foreclosure prevention program through the use of State Housing Initiative Partnership (SHIP) funds. Through the foreclosure prevention program, the City will pay 100% of a resident's delinquent mortgage amount up to \$10,000. Prospective beneficiaries must

show that the nonpayment of their mortgage is due to the following eligible reasons, loss of employment, divorce or separation, death of a spouse, sudden medical expenses

In PY 2020 the City attended quarterly strategic meetings to address homelessness in Broward County but was halted due the COVID-19 Pandemic. The City of Pembroke Pines will continue to work with Broward County's non-profit service organizations to provide shelter and transitional housing to the County's homeless, including those who live in Pembroke Pines. The City continues to work in conjunction with the county and homeless service providers. The City will support and facilitate a coordinated strategy for providing additional shelters to families and individuals in need of assistance. The City's Police Department will continue its policy of assisting homeless individuals and families found on City streets by referring them to emergency shelter and food locations, although they do not track these events.

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

Actions taken to address the needs of public housing

The City does not have project based public housing but does disseminate information regarding public housing options, such as Section 8, to clients who call and may need this type of assistance. This is primarily done through the City's program administrator and also directing such clients to the Broward County 211 Help Line.

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

The City of Pembroke Pines funded a purchase assistance program, which provides zero interest deferred loans to income eligible first-time homebuyers. There were no residents assisted with the purchase assistance program funds in PY 2020 due to the ongoing COVID-19 Pandemic.

Actions taken to provide assistance to troubled PHAs

No public housing authority has been established within the City of Pembroke Pines. The City maintains an ongoing coordination with the Broward County Housing Authority.

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

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

The relative cost of land and housing as a result of a limited supply and high demand, still remains an impediment to affordable housing for many residents, particularly for low-income, moderate-income, and fixed-income residents. There are few vacant and developable residentially properties within the City, which makes the development of affordable housing difficult due to the increased demand for land (cost) and the associated development requirements.

Strategy: Evaluate the opportunity to increase density of residential land uses to accommodate future housing needs as part of the next Comprehensive Plan update cycle.

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

During PY 2020, the City utilized purchase assistance funds to foster new affordable housing units throughout the City.

The City also funded a residential rehabilitation program to address code violations, health and safety related repairs, as well as energy efficiency improvements. The program is also designed to prevent deferred maintenance of the City's affordable housing stock and address accessibility related repairs for special needs households, including elderly and disabled.

In addition, the City's locally-funded sustainable home repair program served to restock the City's affordable housing stock, improving energy and water consumption, and decrease housing costs associated with utility expenses for workforce income households not served with federal and state dollars.

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

The City of Pembroke Pines continued to evaluate lead based paint hazards through several approaches.

Annually, the City contracts the Broward County Public Health Department to determine whether any residents have been diagnosed with high levels of lead and if so, identify where the residents' housing units are located. If incidents are reported, the City will fund lead testing through its CDBG and SHIP housing rehabilitation programs.

In recent years, the federal government has placed more attention on eliminating lead dust and new regulation outline clean-up final clearance procedures. Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead-safe. The pamphlet, "Protect Your Family from Lead in Your Home" is given to each individual seeking residential rehabilitation grant assistance. The pamphlet explains the effects of lead on adults and children. All homes receiving CDBG funds and meet the criteria for lead-based paint are being tested within Pembroke Pines.

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

The City of Pembroke Pines employs an anti-poverty strategy that emphasizes education and opportunity for its residents. This strategy is employed from its charter school system to its various coordinated community development programs, housing programs, and local transportation systems.

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

During Program Year 2020, the City continued to coordinate with local non-profit housing and social service providers to develop and enhance the County's collective system.

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

The City of Pembroke Pines works closely with multiple local non-profit and public housing providers.

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

As part of the 2020-2024 Consolidated Planning process to realign planning cycles with Broward County HOME Consortium members, the City completed its Analysis of Impediments to Fair Housing Choice. In addition, the City is a sponsor of the annual Broward County Fair Housing Symposium provided by HOPE, Inc. This support continued in PY 2020.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Pembroke Pines continued to monitor activities under its Federal grant program and initiate monitoring plans for new programs as they are developed to meet the specific requirements of those programs. Key elements of the monitoring plan are:

1. Select contractor and negotiate a project or activity specific agreement which identifies and quantifies the activities to be implemented and includes a budget showing the specific expenditures authorized.
2. Require monthly status reports and establish an onsite monitoring schedule based on the nature and complexity of the activity and the amount of the funds involved.
3. Provide technical assistance and training when contractors request or require it.
4. Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub recipient agreement.
5. Assure contractors meet Federal single audit requirements and review audits to assure that concerns and findings are addressed.
6. Assure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

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

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

Citizens will be afforded the opportunity to submit their comments on the PY 2020 CAPER during the public comment period scheduled for November 29, 2021 through December 13, 2021. Any such comments will be duly considered and summarized as appropriate.

CR-45 - CDBG 91.520(c)

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

City will continue to address the priority needs outlined in the new Consolidated Plan through the approved activities in the 2022 Program Year. No changes in program objectives were made or are anticipated.

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

No

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