



2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan

Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

City of Pembroke Pines
Planning and Economic Development Department
in collaboration with
Community Redevelopment Associates of Florida, Inc.

Adoption:

June 18, 2025

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Executive Summary

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

1. Introduction

The City of Pembroke Pines has developed the 2025—2029 Consolidated Plan as a five-year strategic framework to address the housing and community development needs of its low- and moderate-income residents, including those at risk of or currently experiencing homelessness. This plan outlines the City's priorities, sets measurable goals, and serves as the foundation for the annual Action Plans, which detail specific activities and the allocation of federal grant funds on a one-year basis, ensuring the continuity of strategic objectives over the five-year period.

Since becoming an entitlement jurisdiction in 1993, Pembroke Pines has been a recipient of Community Development Block Grant (CDBG) funds. The City has also participated in the Broward County HOME Consortium since 2004, leveraging the HOME Investment Partnership Program to further housing objectives, and utilizes the State Housing Initiative Partnership (SHIP) Program to support affordable housing and related services.

The City maintains and enhances its communities through a coordinated approach that integrates the Consolidated Plan, Comprehensive Plan, Capital Improvement Plan (CIP), annual budgeting, special redevelopment studies, grants, and intergovernmental collaboration. The preparation of the 2025-2029 Consolidated Plan was crafted based on a fact-finding survey of service providers, a review of existing programs, interdepartmental consultation, and citizen participation.

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

This Consolidated Plan assesses local needs relating to housing, fair housing, and community services. The following are proposed outcomes for the use of federal funds during Program Years (PY) 2025-2029.

Priority I – Housing Rehabilitation

- Provide minor home repair and rehabilitation to owner occupied homes, ensuring they meet safety and accessibility standards.

Priority II - Public Facility and Infrastructure Improvements

- Upgrade infrastructure, including roads, sidewalks, drainage, and water and sewer systems.
- Enhance recreational spaces and community centers as hubs for social and educational activities that serve residents of all ages, particularly benefiting underserved communities.

Priority III – Public Services/Supportive Services

- Fund public services targeting vulnerable populations including the elderly, individuals with disabilities, families facing economic hardship, victims of domestic violence, and mental health/addiction recovery services.
- Raise awareness about housing rights, anti-discrimination laws, and available housing programs, with an emphasis on underserved and minority populations.

3. Evaluation of past performance

The City prioritized assistance to low- and moderate-income households as the top goal in its previous five-year Consolidated Plan. The goal was met through activities such as:

- Minor Home Repair/Residential Rehabilitation
- Removal of Architectural Barriers
- Public Service (e.g., Senior Center Transportation)
- Neighborhood Stabilization

These activities were supported in part through CDBG funding.

In Program Year 2023, the City proposed 31 home repair activities, including residential sewer connections. Of these, 7 were funded through CDBG and supplemented by state resources. No HOME-funded housing rehabilitation occurred during this period. Through the Senior Transportation Program, 650 unduplicated senior citizens were assisted, successfully meeting public service objectives.

4. Summary of citizen participation process and consultation process

In accordance with federal regulation 24 CFR 570.431, applicants for federal funds must develop a Citizen Participation Plan (CPP). The CPP outlines the City's policies and procedures for:

- 1) Providing timely notice and public access to meetings, hearings, and materials related to the use of federal funds;
- 2) Offering technical assistance to groups representative of low- and moderate-income persons;
- 3) Holding public hearings to obtain citizen input;
- 4) Ensuring meaningful access for non-English speaking residents and persons with disabilities;
- 5) Responding to citizen complaints and grievances in a timely manner;
- 6) Encouraging citizen participation, particularly by low- and moderate-income residents, including those living in areas designated slum or blighted;

The City's existing CPP was reviewed and applied in preparing the 2025–2029 Consolidated Plan. Public involvement was encouraged through hearings held at key stages — before the development of the draft

plan and again prior to its adoption by the City Commission. The draft Consolidated Plan was made available for public review and comment before it was submitted to HUD.

To ensure inclusivity, reasonable accommodations were offered upon request, including translation services for non-English speakers and accessibility support for individuals with disabilities.

Citizens Participation Activities Timeline

Date	Event Description
February 9, 2025	Pre-Development Public Notice
February 10, 2025 – February 24, 2025	Pre-Development Period
May 11, 2025	Notice of Pre-Development Hearing Published
May 12, 2025 – June 14, 2025	30-Day Public Comment Period for Consolidated Plan
June 18, 2025	Notice of Pre-Adoption Public Hearing and Commission Meeting
July 30, 2025	Submission of 5-Year Consolidated Plan and Annual Action Plan to Broward County
August 15, 2025 – September 30, 2025	45-Day HUD Decision Period
October 1, 2025	City of Pembroke Pines CDBG Program Year Begins

A copy of public notices and comments received during the public comment period will be included in the appendix.

5. Summary of public comments

No public comments have been received as of this writing.

Should any written comments or complaints be submitted, the Planning & Economic Development Department will respond substantively within 15 working days, when possible. Comments and proposals submitted during the 30-day public comment period will be carefully considered, and the plan may be modified as needed before adoption.

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

Not Applicable.

7. Summary

The City’s Community Development Plan aligns with county and regional goals for affordable housing, improved transit opportunities, economic development, and workforce investment. It also incorporates strategies of other regional jurisdictions, reflecting the City’s interest and priorities.

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 agencies and entities outlined below are responsible for preparing the Consolidated Plan and overseeing the administration of each corresponding grant program and funding source:

Agency Role	Name	Department/Agency
Lead Agency	Pembroke Pines	
CDBG Administrator	Pembroke Pines	Planning & Economic Development Department
HOME Administrator	Pembroke Pines	Planning & Economic Development Department

Table 1– Responsible Agencies

Narrative

The Planning & Economic Development Department leads the development and implementation of the City's Consolidated Plan. This effort is coordinated with multiple municipal departments—including Community Services, Finance, Public Works, and Parks and Recreation—as well as with the City's contracted grant administrator. Collaboration with external partners such as the Broward County Continuum of Care, housing authorities, the Department of Health, and other public and private agencies ensures a comprehensive, strategic approach to addressing local housing and community development priorities.

Consolidated Plan Public Contact Information

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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 2025-2029 Consolidated Plan, local and regional agencies were consulted to assess services currently available to Pembroke Pines residents, particularly those in target populations. This outreach informed the Needs Assessment section of the plan and helped identify service gaps and coordination opportunities.

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)).

Entities consulted included housing providers, health and mental health agencies, and service organizations focused on children, older adults, individuals with disabilities, persons living with HIV/AIDS, and those experiencing or at risk of homelessness. Outreach was conducted via email and phone, with agencies asked to describe current services and identify unmet needs relevant 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 participates in the Broward County Continuum of Care (CoC) and is actively involved in year-round regional planning efforts to address homelessness. Participation includes quarterly meetings with local municipalities and coordination with the Broward County Homeless Initiative Partnership, which provides data and strategic direction. In May, the Partnership shared Point-in-Time Count data for inclusion in the planning process.

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

The City of Pembroke Pines does not directly receive or administer Emergency Solutions Grant (ESG) funds. ESG funding is allocated through the City of Fort Lauderdale, which serves as the lead agency for the Broward County Continuum of Care (CoC). While Pembroke Pines does not receive ESG funds directly, the City actively participates in the CoC's planning and coordination efforts.

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	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via mail and email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation for the 2025-2029 Consolidated Plan.
2	Agency/Group/Organization	Dania Beach Housing Authority
	Agency/Group/Organization Type	Housing, Services for Elderly Persons and individuals with disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via mail and email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation for the 2025-2029 Consolidated Plan.
3	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	Housing, PHA, Services for Housing, Elderly Persons, individuals with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via mail and email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation for the 2025-2029 Consolidated Plan.
4	Agency/Group/Organization	HISPANIC UNITY OF FLORIDA INC.
	Agency/Group/Organization Type	Comprehensive human and social services, including support for children, seniors, individuals with disabilities, persons with HIV/AIDS, victims of domestic violence, individuals experiencing homelessness, and services related to health, education, employment, and fair housing.
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via mail and email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation for the 2025-2029 Consolidated Plan.
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Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable.

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	The County's outreach process has prioritized homelessness, rapid re-housing, and homelessness prevention services. These efforts align with and 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(I))

The City of Pembroke Pines collaborates closely with local, regional, and state partners in the development and implementation of its Consolidated Plan. As part of the 2025–2029 Consolidated Plan process, the City reviewed Broward County’s Consolidated Plan to ensure alignment of priorities and strategies. The draft Plan was also made available for public review during the City's 30-day Public Comment Period.

Pembroke Pines is an active member of the Broward County HOME Consortium, which includes multiple municipalities such as Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderdale, Margate, Miramar, Plantation, Sunrise, and Tamarac. The City also regularly consults with the Florida Housing Finance Corporation (FHFC) on housing-related issues to coordinate funding strategies and policy development.

Narrative

Not Applicable.

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

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	Broad community	February 9, 2025 Pre-Development Notice advertised in the Sun-Sentinel	NOT APPLICABLE.	NOT APPLICABLE.	https://www.ppines.com/documentcenter/view/21228
2	Public Meeting	Broad community	February 27, 2025; Pre-Development Hearing held	No attendees or feedback received.	NOT APPLICABLE.	
3	Newspaper Ad	Broad community	May 11, 2025; 30-day Pre-Adoption Hearing Advertised			https://www.ppines.com/documentcenter/view/21233
4	Public Hearing	Broad community	June 18, 2025; Public Hearing and Pre-Adoption of Consolidated Plan held.			

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment identifies projected housing needs in Pembroke Pines over the 2025–2029 Consolidated Plan period. It evaluates the needs of extremely low-, very low-, low-, moderate-, and middle-income households—including both renters and owners—as well as elderly persons, persons with disabilities (including those with HIV/AIDS), large families, single-person households, victims of domestic violence, and residents in public or assisted housing.

In addition to population categories, the assessment also examines key housing challenges such as cost burden, severe cost burden, substandard housing conditions, and overcrowding. This analysis supports the City's goals of preserving affordable housing, promoting fair housing access, and reducing the risk of homelessness.

The findings are informed by a range of data sources including HUD's Comprehensive Housing Affordability Strategy (CHAS) data, American Community Survey (ACS) estimates, the U.S. Census, and local data sets such as the Broward County Affordable Housing Needs Assessment.

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

Describe the jurisdiction's need for Public Facilities:

The City of Pembroke Pines uses CDBG funds to invest in parks, community facilities, and other essential public amenities within target areas. These investments are critical to providing accessible recreational outlets, offering programs and services to residents of all ages. Neighborhood and community parks, along with their facilities, serve as community hubs that foster a sense of engagement and belonging. These spaces are essential for a variety of activities, including camps, sports, and special events, which help improve residents' overall quality of life. Public facilities are particularly important in underserved areas, as they help meet needs such as senior services, childcare, and workforce development, creating safer, more connected communities.

How were these needs determined?

Public facilities needs were determined through a combination of assessments of low- to moderate-income areas, consultation with the City's Capital Improvement Program, and engagement with the community. Departments submitted proposed projects that addressed both the physical development of the City, and the enhancement of services provided to residents. Additionally, the City actively sought community input through face-to-face engagement, surveys, and comments from residents to ensure that public facility projects align with the needs of those who will benefit most. Priority levels were established based on this input and identified needs, with funding sources for the projects determined across a five-year period.

Describe the jurisdiction's need for Public Improvements:

The City has identified a need for public infrastructure improvements in targeted areas, based on internal assessments and input from Public Services and Planning & Economic Development Departments. Priority improvements include streets, sidewalks, drainage systems, water and sewer lines, landscaping, and pedestrian amenities. These upgrades are intended to address aging infrastructure, enhance safety and accessibility, and support neighborhood revitalization.

How were these needs determined?

Public Improvement needs were identified through an assessment of low- to moderate-income areas and consultation with the City's Capital Improvement Program. The City also considers community input received through public meetings, surveys, and direct feedback submitted via email and social media. City departments submit project proposals addressing physical infrastructure and related public services. These are evaluated and prioritized based on urgency, impact, and potential funding sources over a five-year period.

Describe the jurisdiction's need for Public Services:

The City of Pembroke Pines continues to see strong demand for public services to support its growing and diverse population, particularly seniors, individuals with disabilities, and other underserved communities. These services are often unavailable without federal support and are essential in helping underserved populations maintain stability, access resources, and improve quality of life.

How were these needs determined?

Public service needs were identified through an assessment of low- to moderate-income neighborhoods, consultation with the City's Capital Improvement Program, and feedback gathered from City departments and community engagement efforts. Departments submitted projects based on observed service gaps and community trends, and these were prioritized across a five-year period, with funding opportunities considered as part of the evaluation.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Pembroke Pines, as part of the 2022 Broward County Affordable Housing Needs Assessment, identifies significant gaps in the availability of affordable housing, particularly for households in the Extremely Low, Very Low, and Low-income categories. The demand for affordable rental housing for very low and moderate-income households is increasing, with a noted deficiency in the current rental stock. Similarly, there is a noticeable gap in homeownership affordability for households in the Very Low to Moderate-income ranges.

The city's housing market faces a growing challenge in meeting the needs of low- and moderate-income residents, with rising housing costs outpacing the growth in household incomes. Many households are cost-burdened, spending more than 30% of their income on housing. This poses a barrier for working families and seniors, limiting their access to suitable and affordable housing options.

The 2022 Broward County Affordable Housing Needs Assessment highlights the increasing difficulty in meeting these housing demands and stresses the need for continued efforts to increase the supply of affordable housing, both rental and ownership, in Pembroke Pines

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

Introduction

The City of Pembroke Pines is committed to enhancing the quality of life for its residents through the provision of key non-housing community assets, including infrastructure, public facilities, and services. These assets are essential for fostering community well-being and supporting the city's growth. By analyzing these assets, the city can identify areas of need and prioritize investments that ensure equitable access to resources for all residents.

Economic Development Market Analysis

Table 5 - 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	180	24	0	0	0
Arts, Entertainment, Accommodations	8,316	8,492	13	21	8
Construction	2,984	827	5	2	-3
Education and Health Care Services	10,792	8,079	17	20	4
Finance, Insurance, and Real Estate	5,360	2,541	8	6	-2
Information	1,879	437	3	1	-2
Manufacturing	2,228	328	3	1	-3
Other Services	2,465	1,679	4	4	0
Professional, Scientific, Management Services	5,912	2,265	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	9,902	10,985	15	27	12
Transportation and Warehousing	4,359	905	7	2	-4
Wholesale Trade	4,693	939	7	2	-5
Total	59,070	37,501	--	--	--

Data Source: 2016 – 2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 6 - Labor Force

Total Population in the Civilian Labor Force	88,606
Civilian Employed Population 16 years and over	84,160
Unemployment Rate	4.99
Unemployment Rate for Ages 16-24	17.09
Unemployment Rate for Ages 25-65	3.18

Data Source: 2016-2020 ACS

Table 7 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	23,755
Farming, fisheries and forestry occupations	3,575
Service	7,275
Sales and office	22,735
Construction, extraction, maintenance and repair	5,430
Production, transportation and material moving	4,295

Data Source: 2016-2020 ACS

Table 8 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,392	45%
30-59 Minutes	33,702	43%
60 or More Minutes	8,775	11%
Total	77,869	100%

*Data Source: 2016-2020 ACS***Education:****Educational Attainment by Employment Status (Population 16 and Older)****Table 9 - Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,405	95	1,240
High school graduate (includes equivalency)	17,085	1,120	6,275
Some college or Associate's degree	23,700	820	4,590
Bachelor's degree or higher	28,150	859	4,240

*Data Source: 2016-2020 ACS***Table 10 - Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	95	220	199	1,135	2,655
9th to 12th grade, no diploma	1,485	315	399	1,470	1,724
High school graduate, GED, or alternative	3,820	5,065	5,550	13,870	11,815
Some college, no degree	5,580	4,670	4,389	8,740	6,140
Associate's degree	2,095	3,630	2,795	5,090	1,629
Bachelor's degree	1,545	5,505	5,700	10,660	4,349
Graduate or professional degree	40	1,895	3,415	6,285	3,405

*Data Source: 2016-2020 ACS***Table 11 – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	95,387
High school graduate (includes equivalency)	117,879
Some college or Associate's degree	174,692
Bachelor's degree	155,182
Graduate or professional degree	122,150

Data Source: 2016-2020 ACS

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

The largest sector is Education and Health Care Services, which employs 17% of the working population. Following closely is the Retail Trade sector, which accounts for 15% of employment. Additionally, Arts, Entertainment, and Accommodations make up 13% of the employed population, while Professional, Scientific, and Management Services contribute 9%. These industries play a vital role in driving the local economy, providing a wide range of employment opportunities for residents and supporting the overall economic vitality of the city.

Describe the workforce and infrastructure needs of the business community:

A key concern for the business community in Pembroke Pines is the imbalance between job availability and affordable housing, particularly for low-income workers. These individuals often face challenges such as the inability to afford a personal vehicle or parking fees, which results in long commutes that take time away from their families. For low-income individuals who must travel to find affordable housing, access to inexpensive and efficient mass transit becomes crucial. The city's infrastructure needs to be further strengthened to ensure that transportation options remain affordable and accessible, especially for those relying on public transit, including bus routes that connect to regional systems like Tri-Rail and Brightline. Additionally, there is a need for continued support of specialized transit services, particularly for the senior community, to ensure equitable access to essential services and employment opportunities.

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 has a diverse economy, with significant commercial retail, healthcare, and office sectors that create job opportunities and drive economic growth. Key commercial retail centers, such as The Shops of Pembroke Gardens, a 400,000 square foot lifestyle center, and Pembroke Lakes Mall, a 1.1 million square foot regional shopping center, continue to generate both job creation and business development. Additionally, areas like Bergeron Park of Commerce & Industry and Chapel Trail Commerce Center support industrial and commercial activities, providing space for a range of businesses. These commercial areas are conveniently located with access to major roadways and offer significant incentives for businesses, including access to the Foreign Trade Zone designation.

In the healthcare sector, Memorial Healthcare West is one of the largest healthcare systems in the City, employing over 6,000 individuals and expanding its services. This growth presents opportunities for employment in healthcare and related industries.

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

Three of the top four industries in Pembroke Pines—Retail Trade, Arts, Entertainment, and Accommodations, and Professional, Scientific, and Management Services—have sufficient jobs to meet the local workforce. However, there is a deficit in the Education and Healthcare Services sector, where the number of jobs falls short of the local workforce. This gap is contributing to a situation where 54% of the population works outside the City limits, and many residents face long commute times—43% have travel times of 30-59 minutes, while 11% travel for 60 minutes or more. Addressing this gap between available jobs and the local workforce in key sectors, especially in healthcare and education, will be crucial for reducing the commuting burden on residents and improving employment opportunities within the city.

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.

While the City does not administer formal workforce training programs, it supports business growth initiatives that encourage job creation. Where applicable, businesses expanding within the City may be connected to workforce training opportunities through regional or state-level programs. These efforts help support the goals of the Consolidated Plan by improving access to employment for low- and moderate-income residents.

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

No, the City of Pembroke Pines does not currently participate in a Comprehensive Economic Development Strategy (CEDS).

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.

While the City of Pembroke Pines does not currently participate in a Comprehensive Economic Development Strategy (CEDS), several local and regional initiatives are actively supporting economic growth. Projects such as the City Center mixed-use development, the Edison Office Complex, and the expansion of Memorial Cancer Institute contribute to business attraction and job creation. Additionally, the South Florida Distribution Center enhances industrial capacity and repurposes underutilized land. These efforts support the goals of the Consolidated Plan by fostering economic opportunity, increasing employment, and strengthening the city's commercial and healthcare sectors.

Discussion

Not Applicable.

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 specific areas within Pembroke Pines where households with multiple housing problems are concentrated. The primary housing issue faced by residents in the city is cost burden. "Concentration" is defined as areas where 51% or more of the population share the same characteristics or face similar 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, which means it can target low to moderate-income areas for specific projects. The city has 19 such areas, and projects benefiting these communities can qualify for funding under the exception rule. According to the Housing and Community Development Act of 1974, projects are eligible if they are in the top quartile of areas with the highest concentration of low to moderate-income residents.

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

The 2022 Broward County Affordable Housing Needs Assessment highlights a growing gap in the availability of affordable housing, particularly for very low and low-income households. Despite job growth and low unemployment following the COVID-19 pandemic, the current supply of affordable housing in Pembroke Pines is insufficient to meet the demand from these income groups.

Are there any community assets in these areas/neighborhoods?

Accessible community facilities and public spaces contribute to the quality of life for residents in low- and moderate-income neighborhoods. The Charles F. Dodge City Center serves as a central hub for cultural, recreational, and civic activities, providing residents citywide with access to events, services, and engagement opportunities. In addition to citywide resources, local parks—such as Fletcher Park and others—offer green space, play areas, and sports facilities that are especially valuable in surrounding neighborhoods. These assets support physical and social well-being and are consistent with the Consolidated Plan's goals to improve neighborhood livability and promote equitable access to community amenities.

Are there other strategic opportunities in any of these areas?

The City partners with Broward County to support job training efforts and seek opportunities to expand public services through the Community Center to benefit low- to moderate-income residents. These efforts align with the City's broader strategy to enhance access to resources and promote economic mobility.

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, as defined by the Federal Communications Commission (FCC) at a minimum of 25 Mbps download and 3 Mbps upload speed, is widely accessible across Pembroke Pines, including low- and moderate-income neighborhoods. The city is served by multiple providers, including AT&T and Xfinity, and the majority of areas have access to at least eight providers. These providers typically offer a mix of cable, fiber, and satellite options, ensuring that most neighborhoods meet the minimum broadband speed. While some small areas may lack fiber wiring, they still have access to at least three broadband providers.

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

While Pembroke Pines is served by at least eight broadband providers in residential areas, including low- and moderate-income neighborhoods, increased competition could further improve service quality, affordability, and availability. Having multiple broadband providers would encourage better pricing, faster speeds, and more reliable service options for residents, particularly those in underserved areas.

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

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

The City of Pembroke Pines is vulnerable to various natural hazards such as flooding, heavy rain, tornadoes, and hurricanes. Climate change is expected to increase the frequency of extreme weather events, including prolonged periods of high temperatures, heavy rainfall, thunderstorms, and occasional droughts. These impacts are particularly significant for vulnerable communities.

The City has a Multi-Hazard Mitigation Plan in collaboration with Broward County, which outlines disaster resiliency strategies and identifies natural hazards. The plan addresses mitigation, emergency preparedness, response, and recovery to reduce vulnerability and enhance disaster resistance.

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 households are especially vulnerable due to limited financial resources. Rising electricity and housing costs could increase the risk of homelessness or living in substandard conditions. Additionally, when local events do not meet federal disaster declaration thresholds, uninsured or underinsured households often lack sufficient support. For example, flash flooding, which typically does not lead to federal aid, could leave many without assistance, placing these households in crisis.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2025-2029 Strategic Plan outlines how funds will be allocated over the next five years, identifying geographic priorities and the process for determining these needs. Only activities linked to a priority need or goal in the plan can be funded in the 2025 Action Plan and future plans. Any changes to priorities would require an amendment in accordance with the City's Citizen Participation Plan. The plan also addresses the resources available, the institutional framework for implementation, market conditions, and numeric goals to address issues such as affordable housing, lead-based paint, poverty, and program monitoring.

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

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Tract# 1101.00 Block Group 3
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Tract# 1103.01 Block Group 1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

3	Area Name:	Tract# 1103.08 Block Group 3
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
4	Area Name:	Tract# 1103.11 Block Group 2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

5	Area Name:	Tract# 1103.12 Block Group 4
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
6	Area Name:	Tract# 1103.13 Block Group 2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

7	Area Name:	Tract# 1103.13 Block Group 3
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
8	Area Name:	Tract# 1103.34 Block Group 1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

9	Area Name:	Tract# 1103.35 Block Group 1
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
10	Area Name:	Tract# 1103.35 Block Group 2
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
11	Area Name:	Tract# 1103.35 Block Group 3
	Area Type:	Local Target area
	Other Target Area Description:	

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

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

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

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

General Allocation Priorities

The City of Pembroke Pines has 19 low-to-moderate income areas that are eligible for projects intended to benefit these populations. Public improvement and infrastructure projects will primarily be located within these areas, unless the project is a public building aimed at benefiting a special category of persons who are presumed to be low to moderate income. Housing assistance will be available Citywide and is intended to benefit low- and moderate-income households, regardless of the census tract they reside in.

Public service assistance will be available to residents Citywide who are documented as low to moderate income, or presumed low to moderate income based on the nature or location of the service. The level of investment in targeted areas depends largely on the availability of additional federal and state funding sources, such as SHIP and HOME.

Direct benefit activities will be prioritized for funding. These include public service projects, housing rehabilitation, and purchase assistance, all of which directly benefit low- and moderate-income residents. Citywide projects that directly benefit eligible individuals and households will be prioritized.

Infrastructure projects that indirectly benefit low/moderate income areas will also be considered, especially if they impact areas where at least 51% of residents earn 80% or less of the Area Median Income (AMI).

All housing projects must align with the City's priorities outlined in the Consolidated Plan. Projects that hinder affordable housing will not be eligible for CDBG funding.

Multi-year projects should receive funding commitments at the outset of the funding cycle, unless significant changes occur. Priority will be given to projects that complement or are coordinated with other public or private sector improvements. Projects that leverage matching funds will also be given special consideration.

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

Table 13 – Priority Needs Summary

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely low, low, moderate, families with children, elderly, frail elderly, persons with mental, physical, and developmental disabilities, persons with alcohol or other addictions, persons with HIV/AIDS and their families, victims of domestic violence, non-housing community development.
	Geographic Areas Affected	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
	Associated Goals	Maintain the City's Affordable Stock.
	Description	Provide minor home repair to low- and moderate- income homeowners.
	Basis for Relative Priority	The March 1, 2024 CHAS data reveals that housing issues affect all groups, including the elderly, families of all sizes, and single individuals. Therefore, housing assistance programs will focus on owner-occupied households facing housing problems in the City.
2	Priority Need Name	Public Facility/Improvement
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Elderly, Frail Elderly, Persons with Mental, Physical, or Developmental Disabilities, Persons with HIV/AIDS and Their Families, Victims of Domestic Violence, Non-housing Community Development.
	Geographic Areas Affected	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
	Associated Goals	Infrastructure Improvements
	Description	This project aims to improve public facilities through acquisition, construction, rehabilitation, or installation, as allowed under 570.201(c). It will benefit low- and moderate-income individuals in the affected areas, in line with Area Benefit Activities under 570.208(a)(1).

	Basis for Relative Priority	This project supports improvements to public facilities and benefits low- and moderate-income persons, addressing the needs of the affected geographic areas as identified in the Housing Needs Assessment.
3	Priority Need Name	Public Service
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly, Persons with Mental, Physical, or Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and Their Families, Victims of Domestic Violence, Non-housing Community Development.
	Geographic Areas Affected	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
	Associated Goals	Public/Supportive Services
	Description	Public services funded under this priority will address special needs, targeting populations such as the elderly, very low-income households, and those living below the poverty line. These services are eligible under 570.201(c) and will benefit low- and moderate-income individuals in the affected areas.
	Basis for Relative Priority	NOT APPLICABLE.

Narrative (Optional)

The City of Pembroke Pines is committed to improving the overall quality of life for its residents by focusing on key areas where assistance is needed most. The city's integrated approach ensures that the Consolidated Plan aligns with efforts to address the needs of low- and moderate-income households, as well as vulnerable populations in the 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	<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements • Public Services 	\$ 1,118,260	0	\$ 2,300,759	\$ 3,419,019	2,300,759	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG Program categories per 24-CFR 570.200-570.207. As of February 10, 2025 the PR-02 Report shows the following breakdown in CDBG prior year resources: FY2021-\$127,141.33; FY2022-\$402,551.16;FY2023-\$751,767.06; FY2024-\$1,019,300.24 total CDBG Prior Year Resources \$2,300,759.78.

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, such as CDBG, will be utilized to leverage other available resources, thereby expanding the assistance the City can provide, and the scope of the projects undertaken. Currently, the City does not have any funding sources that require matching funds. However, the City will

continue to explore opportunities for using federal funds to attract state, local, and private sector resources that can supplement funding for community development and affordable housing projects.

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

The City has historically maintained an inventory of publicly owned land to assess its potential for affordable housing development. In line with current state requirements under the Live Local Act, this practice now ensures compliance with the formal mandate to evaluate the suitability of public land. The City's current inventory consists primarily of parcels designated for public use—such as parks and streets—or parcels that are undevelopable, including landscape buffers or those lacking appropriate residential zoning. As such, no City-owned land is presently considered viable for affordable housing. The City Commission will continue reviewing this inventory at least once every three years, as required, to assess potential future suitability in support of Consolidated Plan goals.

Discussion

Not Applicable.

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

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 contracted a professional consultant to manage the planning, administration, and implementation of the Community Development Block Grant (CDBG) program and related housing initiatives, including SHIP, HOME, and NSP. The consultant works closely with City staff to coordinate and oversee all activities and reporting associated with the Consolidated Plan and Annual Action Plans.

Strengths

The consultant, supported by City staff, ensures that programs are implemented efficiently and in alignment with established priorities. This includes coordination of public and private entities, regular monitoring of project performance, and a comprehensive approach to delivering housing, infrastructure, and public service programs. The consultant brings technical expertise and shared knowledge from similar jurisdictions, enhancing the City's capacity to meet program goals.

Gaps

While the consultant model brings efficiency, a gap remains in the City's institutional structure due to the lack of an in-house public housing authority. Coordination with external housing authorities occurs as needed, but there are no formal partnerships in place, which may limit access to certain public housing resources.

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
Homelessness Prevention Services			
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
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
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
Other			

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 coordinates with Broward County and local nonprofit providers to ensure services are available to homeless individuals and families, including veterans, youth, and persons with HIV/AIDS. Services such as rental and utility assistance, legal advocacy, mental health counseling, substance abuse support, and job training are available through county-wide partnerships and providers.

While the City does not operate its own homeless facilities, it connects residents to resources through regional Continuum of Care systems. The City's consultant also helps align housing and supportive services through planning and coordination, ensuring that Consolidated Plan goals reflect and support the needs of vulnerable populations.

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 City of Pembroke Pines benefits from a well-organized institutional structure, with the consultant overseeing the implementation of the Consolidated Plan and the Local Housing Assistance Plan (LHAP). The coordination between the City, private businesses, nonprofit organizations, and public institutions ensures that a wide array of services, such as counseling, legal assistance, and healthcare, are accessible to special needs populations and homeless individuals.

A key strength is the City’s comprehensive approach, drawing on the expertise of experienced consultants and agencies with a proven track record in community development. However, a gap exists in that the City does not have a public housing authority, and there is currently no formal relationship between the City and the surrounding local housing authorities. This can occasionally lead to coordination challenges in providing adequate housing solutions for individuals experiencing homelessness or with special needs.

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

To address existing gaps in the institutional structure and service delivery system, the City of Pembroke Pines will implement a multi-faceted strategy. This will include procuring contractors and designating sub-recipients who can bring specialized expertise to carry out specific activities identified in the Consolidated Plan. Additionally, the City will seek to form partnerships with private businesses, nonprofit organizations, and neighboring local housing authorities to ensure comprehensive service delivery. This collaborative approach will help fill gaps in housing services, public facilities, and supportive services for homeless individuals and those with special needs. By leveraging existing and new partnerships, the City aims to provide an integrated response to priority needs while maximizing available resources.

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
1	Maintain City's Affordable Stock	2025	2029	Affordable Housing	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Housing Rehabilitation	CDBG: \$1,650,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Public/Supportive Services	2025	2029	Non-Housing Community Development	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Public Service	CDBG: \$839,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvements	2025	2029	Non-Housing Community Development	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Public Facility/Improvement	CDBG: \$1,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain City's Affordable Stock
	Goal Description	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	Goal Name	Public/Supportive Services
	Goal Description	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.
3	Goal Name	Infrastructure Improvements
	Goal Description	The objective is to fund 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 15 extremely low-income to moderate-income households with affordable housing through the maintenance and rehabilitation of existing housing stock during the 2025-2029 Consolidated Plan period. Additionally, the City will focus on promoting affordable homeownership through the SHIP and HOME programs to address housing cost burdens for low- and moderate-income families.

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 conduct paint testing on any painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all such surfaces are coated with lead-based paint. For residential properties receiving an average of up to and including \$5,000 per unit, if testing confirms that the surfaces are not coated with lead-based paint, safe work practices and clearance are not required.

For residential properties receiving an average of more than \$5,000 and up to and including \$25,000 per unit, the City will follow the requirements of 24 CFR 35.930(c), which include risk assessments and interim controls.

For residential properties receiving an average of more than \$25,000 per unit, the City will adhere to the regulations set forth in 24 CFR 35.930(d), which include full abatement procedures.

Additionally, the City will collaborate with the Broward County Public Health Unit to implement educational programs on lead-based paint hazards and provide blood testing for children at risk.

Property owners participating in the City's programs will be informed about the hazards of lead-based paint and the associated health risks, particularly symptoms of lead contamination.

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

These actions are incorporated into the City's home rehabilitation and purchase assistance program policies and procedures to ensure compliance with lead-based paint safety requirements and provide safer housing options for residents.

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 contribute to reducing the number of poverty-level individuals and families by assisting them through the City's affordable housing programs and public service-related initiatives. The objective is to identify opportunities that link residents to existing services and, where applicable, support the development of innovative programs that specifically aim to reduce the number of individuals and families living at poverty levels.

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

The City will continue to foster countywide partnerships with both public and private entities to more effectively address the needs of low- and moderate-income families, particularly those at the poverty level. Where possible, the City will allocate CDBG funding to support the development and implementation of programs designed to prevent, reduce, or mitigate poverty levels in the community. These efforts will be closely coordinated with the City's affordable housing initiatives to ensure a holistic approach to poverty reduction.

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 City of Pembroke Pines will adhere to the applicable laws and regulations found in the Code of Federal Regulations, Title 24, which pertain to the U.S. Department of Housing and Urban Development (HUD). In addition to these regulations, the City will follow policy memoranda, notices issued by HUD, and consult with the Miami Field Office Community Planning and Development Representative to ensure compliance with program requirements.

HUD's Community Planning and Development Office has established a monitoring guide for grantees, which the City will use as a standard for monitoring program implementation. Furthermore, the City will incorporate applicable regulations and policies from agencies such as the Department of Labor, the Office of Management and Budget, the Office of Fair Housing and Equal Opportunity, and the Environmental Protection Agency. These standards will serve as the foundation for developing monitoring tools and procedures for housing and community development programs, ensuring that all activities are properly managed, compliant with applicable laws, and aligned with the goals of the 2025-2029 Consolidated Plan.

Expected Resources

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

Introduction

The City of Pembroke Pines is an entitlement city that receives federal funding from the U.S. Department of Housing and Urban Development (HUD), as well as state and local funding sources, which will be used to support affordable housing, public services, infrastructure improvements, and economic development. The City anticipates receiving an annual allocation of Community Development Block Grant (CDBG) funds, which will be used for a variety of activities, including housing rehabilitation, public improvements, economic development, and public services. For the 2025-2029 Consolidated Plan period, the City expects to receive \$1,118,260 in CDBG funding in the first year, with an additional \$2,300,759 in prior year resources, totaling \$3,419,019 available for use across eligible CDBG program categories. The City's CDBG funds will be allocated in accordance with the requirements outlined in 24 CFR 570.200-570.207.

In addition to CDBG funding, the City anticipates receiving HOME Investment Partnerships Program (HOME) funds through the Broward County HOME Consortium, which will be used to support affordable housing activities such as homeownership assistance, rental housing development, and rehabilitation. The City also expects to receive State Housing Initiatives Partnership Program (SHIP) funds, which will be directed toward homeownership assistance, rehabilitation, down payment assistance, and housing support services for eligible households. The exact amounts for both HOME and SHIP funds will be determined annually, and any available resources will be directed toward improving the City's housing stock and supporting low- and moderate-income families in need.

These resources will be utilized strategically to meet the City's affordable housing goals, support community development efforts, and provide critical public services to residents facing housing instability. The City remains committed to effectively using all available funding to enhance the quality of life for its residents.

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 additional resources from private, state, and local sources to enhance the City's ability to provide assistance and expand projects. These funds will help attract investment, foster partnerships, and support the development of affordable housing and community improvements. Currently, the City does not have any funding sources that require a match but will continue to explore opportunities to leverage other resources where possible. Enhance the reach and effectiveness of its programs.

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

The City has maintained an inventory of publicly owned land to assess its potential for affordable housing development. In line with current state requirements under the Live Local Act, this practice now ensures compliance with the formal mandate to evaluate the suitability of public land. The City's current inventory consists primarily of parcels designated for public use—such as parks and streets—or parcels that are undevelopable, including landscape buffers or those lacking appropriate residential zoning. As such, no City-owned land is presently considered viable for affordable housing. The City Commission will continue reviewing this inventory at least once every three years, as required, to assess potential future suitability in support of Consolidated Plan goals.

Discussion

Not Applicable.

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 Stock	2025	2029	Affordable Housing	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Housing Rehabilitation	CDBG: \$350,000.00	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Public/ Supportive Services	2025	2029	Non-Housing Community Development	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Public Service	CDBG: \$167,739.00	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvements	2025	2029	Non-Housing Community Development	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2	Public Facility/Improvement	CDBG: \$376,797.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 18 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain City's Affordable 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 and Broadband upgrade.
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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City proposes to undertake the following activities using the anticipated \$1,118,260 in Program Year 2025 CDBG funding.

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

Table 19 – Project Information

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

The City of Pembroke Pines allocates its CDBG funds based on a strategic assessment of eligible areas and identified high-priority, unmet needs. As an exception grantee, the City qualifies areas for CDBG assistance where at least 45.92% of households are low to moderate income, per HUD guidance. This designation reflects the relatively small proportion and dispersed nature of low to moderate income populations within the City compared to other jurisdictions.

Given these parameters, the City prioritizes funding for projects that benefit eligible neighborhoods, including infrastructure improvements and public facility enhancements, with the goal of fostering a sustainable and resilient community. The short-term objective is to arrest decline in older neighborhoods, while the long-term goal focuses on improving quality of life through comprehensive redevelopment efforts.

CDBG funds are aligned with ongoing neighborhood planning, redevelopment, and public service efforts—particularly those supporting seniors and low-income households. For Program Year 2025, this includes activities such as residential rehabilitation, fair housing education, public services, and public infrastructure improvements.

One of the primary obstacles to addressing underserved needs is the limited size and geographic dispersion of the eligible population, which restricts the areas where CDBG funds can be deployed effectively. Nonetheless, the City remains committed to maximizing impact by targeting its resources where they can provide the greatest benefit.

AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Maintain City's Affordable Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$350,000.00
	Description	This project will provide home repair assistance to income-eligible homeowners facing conditions in or around their homes that pose health, safety, or welfare risks, including the installation or repair of sewer connections as needed.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3-4 LMI Households
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation
2	Project Name	Public Service (Senior Transportation)
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Public/Supportive Services
	Needs Addressed	Public Service
	Funding	CDBG: \$167,739.00
Description	Senior Transportation Program	

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500+-
	Location Description	Citywide
	Planned Activities	This activity will support the City's Senior Transportation Program, which provides free transportation services to seniors. The program assists seniors by offering transportation to and from medical appointments, government offices, therapeutic field trips, and shopping destinations.
3	Project Name	Public Improvement (Public Facilities)
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Facility/Improvement
	Funding	CDBG: \$376,869.00
	Description	Infrastructure Improvements
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	500+-
	Location Description	Citywide
	Planned Activities	This project will support improvements to public facilities, parks, and community centers serving low- and moderate-income residents. Activities may include the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.

4	Project Name	Program Administration
	Target Area	Tract# 1101.00 BG 3, Tract# 1103.01 BG 1, Tract# 1103.08 BG 3, Tract# 1103.11 BG 2, Tract# 1103.12 BG 4, Tract# 1103.13 BG 2, Tract# 1103.13 BG 3, Tract# 1103.34 BG 1, Tract# 1103.35 BG 1, Tract# 1103.35 BG 2, Tract# 1103.35 BG 3, Tract# 1103.35 BG 4, Tract# 1103.36 BG 2, Tract# 1103.37 BG 1, Tract# 1103.37 BG 2, Tract# 1103.40 BG 2, Tract# 1103.40 BG 3, Tract# 1103.40 BG 4, Tract# 1103.41 BG 2
	Goals Supported	Maintain City's Affordable Stock, Public/Supportive Services Infrastructure Improvements
	Needs Addressed	Housing Rehabilitation, Housing Cost Burden, Public Facility/Improvement, Public Service
	Funding	CDBG: \$223,652.00
	Description	This activity will support the general management, oversight, and coordination of CDBG programs. It will also support fair housing services designed to further the objectives of the Fair Housing Act
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3 to 4 low- and moderate-income (LMI) households, approximately 500 seniors, and approximately 500 LMI families.
	Location Description	Citywide
Planned Activities	Planned activities include general program administration, planning, oversight, and fair housing activities necessary to carry out the CDBG program in compliance with federal regulations.	

Table 20- Project Summary

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 with concentrations of low- to moderate-income households. These areas will be the primary focus for assistance under the Consolidated Plan. Efforts will be directed toward neighborhoods with the highest concentration of low-income and minority populations, where the need for affordable housing, public services, and infrastructure improvements is most urgent. The City will prioritize these areas for targeted community development activities to improve living conditions and provide necessary services to residents.

Geographic Distribution

Target Area	Percentage of Funds
City Wide Low-Mod	100

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City allocates funds annually to address housing, community, and economic development needs based on priorities identified through the 2025-2029 Consolidated Plan process. These priorities are further informed by consultations with the City's Capital Improvement Plan, as well as other planning documents such as community redevelopment plans. Investments are geographically targeted to areas with the greatest need, including low- to moderate-income neighborhoods, ensuring that resources are directed where they will have the most impact in improving the quality of life for residents.

Discussion

Not Applicable.

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

Introduction

The following section identifies the actions that will be undertaken during the 2025-2026 program year to address the needs and challenges identified in the City of Pembroke Pines' 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City of Pembroke Pines faces market-related obstacles, including economic fluctuations, which can affect the availability of affordable housing. To mitigate these challenges, the City continually assesses and improves its programs, including housing rehabilitation for low- and moderate-income residents, seniors, and individuals with disabilities. These efforts ensure the City can meet the growing demand for affordable housing and related services despite the challenges posed by market conditions.

Actions planned to foster and maintain affordable housing

The City of Pembroke Pines, led by the Planning & Economic Development Department, will continue to foster and maintain affordable housing by administering the 2025 Action Plan and CDBG programs. The City will collaborate with agencies like the Broward County Continuum of Care and local housing authorities to provide affordable housing solutions. Additionally, the City will contract with a private firm to ensure the programs are implemented effectively and in compliance with federal and state regulations. Efforts will focus on maintaining the current affordable housing stock through rehabilitation and addressing the needs of low- and moderate-income households.

Actions planned to reduce lead-based paint hazards

The City will continue to address lead-based paint hazards in rehabilitation projects by notifying property owners of the risks. Before any rehabilitation work is done, the City will either perform paint testing on surfaces or assume that all painted surfaces are lead-based. The use of lead-based paint is prohibited in federally funded projects, and the City will comply with the necessary regulations, including risk assessments, interim controls, and abatement procedures when required.

Actions planned to reduce the number of poverty-level families

To reduce the number of poverty-level families, the City of Pembroke Pines will focus on fostering job creation, enhancing job readiness programs, and providing educational opportunities for low-income households. The City will also support small business development through commercial rehabilitation, technical assistance, and job incentive programs. These initiatives will help improve employment outcomes and economic stability for low-income families while supporting broader community development efforts.

Actions planned to develop institutional structure

To develop and strengthen its institutional structure, the City has competitively procured professional services to assist with the planning, administration, and implementation of the CDBG, SHIP, and HOME programs. A private consultant will oversee the execution of the strategies outlined in the 2025 Action Plan, ensuring compliance with federal and state regulations. The City will also continue to coordinate with local agencies, businesses, and non-profits to effectively carry out its housing and community development initiatives.

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

The City of Pembroke Pines will continue to enhance coordination between public and private housing and social service agencies by collaborating with the Broward County Continuum of Care, local housing authorities, and private entities. These partnerships will help streamline the provision of housing, health, and social services. Additionally, the City will work closely with external consultants to ensure effective implementation and compliance with housing and community development programs, ensuring comprehensive support for low- and moderate-income households.

Discussion

Not Applicable.

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.	100.00%

Appendix - Alternate/Local Data Sources

Sort Order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?