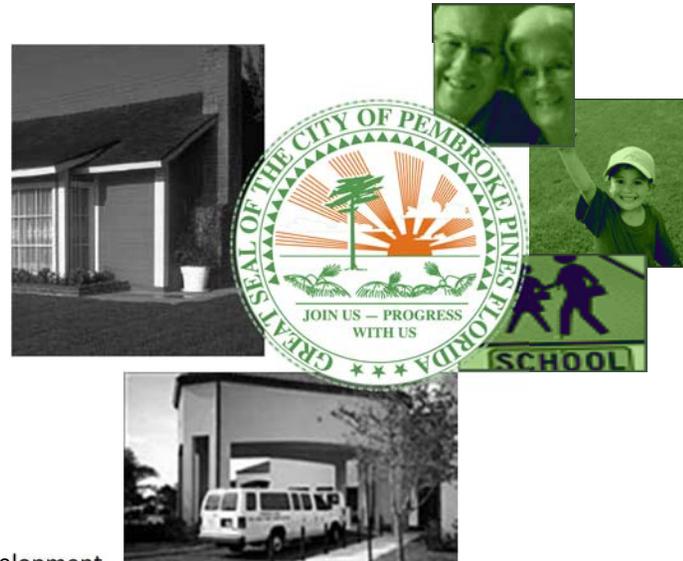


City of Pembroke Pines

Consolidated Annual Performance Evaluation Report

(CAPER PY 2016)

(October 1, 2016 to September 30, 2017)



Submitted To:

U.S. Department of Housing and Urban Development

Prepared by:

Community Redevelopment Associates of Florida, Inc.

Adoption:

11/29/2017

CR-05 - Goals and Outcomes

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

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

The CAPER PY 2016 outlines the City of Pembroke Pines' performance relative to the expenditure of Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and HOME Investment Partnership (HOME) program funds to accomplish the goals stated in its Consolidated Plan/Annual Action Plan and the Local Housing Assistance Plan (LHAP). This year's CAPER also discusses NSP reallocated funds received by the City through the Neighborhood Stabilization Program (NSP). NSP was allocated to the City through substantial amendments to the City's 2008 Action Plan and was in response to the housing foreclosure and economic crisis impacting the nation. NSP funds are being tracked separately, but expenditure data is included in the CAPER for information purposes.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Availability and accessibility of Housing	Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated	Household Housing Unit	2	0	0.00%	0	0 (No improvements in availability and accessibility of housing were scheduled for PY 2016)	0.00%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	0	0.00%	1	0 (Activity was developed for this PY. Funds are being moved to PY 2017)	0.00%
Maintain City's Affordable Housing Stock	Affordable Housing	CDBG: \$206,536 / HOME: \$140,529 / SHIP: \$703,618	Homeowner Housing Rehabilitated	Household Housing Unit	100	35	35.00%	20	16	80.00%

Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$50,000	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0 (No economic opportunity activities were scheduled for PY 2016)	0.00%
Promote Economic Opportunity (EO)	Non-Housing Community Development	CDBG: \$100,000	Facade treatment/business building rehabilitation	Business	2	0	0.00%	0	0 (No economic opportunity activities were scheduled for PY 2016)	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$50,000 SHIP: \$280,000	Direct Financial Assistance to Homebuyers	Households Assisted	25	9	36.00%	0	6	600.00%
Public/Supportive Services	Non-Housing Community Development	CDBG: \$116,893	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1,528	31.00%	1000	744	74.40%

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

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

The City’s highest priority needs continue to be reducing housing cost burden for low to moderate income households. The City’s home repair and purchase assistance programs are designed to address these needs, increasing the affordability of safe and decent housing, while maintaining the City’s affordable housing stock. As CDBG funds are limited, the City leverages these programs with state and local funding to ensure the greatest number of households assisted. This goal was accomplished this year with the completion of sixteen (16) home repair projects and six (6) purchase assistance closings. The City has also identified public/supportive services as a priority to address non-housing community development needs. The Senior Transportation Program provided transportation to (744) Pembroke Pines Senior Citizens. Although no expenditures are reported for the infrastructure improvements activity this year, the City is currently exploring options for future projects and expenditures will be reported next PY.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	4
Black or African American	3
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	7
Hispanic	3
Not Hispanic	4

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

Narrative

- The racial/ethnic composition of those assisted through CDBG in PY 2016 is as follows: (3) Black, (4) White and (0) other multi-cultural. (3) Households were of Hispanic ethnicity and (4) households were of Non-Hispanic ethnicity. (3) Elderly and (0) Disabled households were assisted. Of those assisted, (2) household was in the (31-50% AMI) category and (5) households were in the moderate-income (51-80% AMI) category.
- The racial/ethnic composition of those assisted through HOME in PY 2016 is as follows: (0) Black, (2) White and (0) other multi-cultural households. (0) Households were of Hispanic ethnicity and (2) households were of Non-Hispanic ethnicity. Of those assisted, (1) household was in the (30-50% AMI) category and (1) household was in the moderate-income (60-80% AMI) category. (1) Elderly and (0) Disabled households were assisted.
- The racial/ethnic composition of those assisted through NSP1 in PY 2016 is as follows: (0) Black, (1) White and (0) other multi-cultural households. (0) Households were of Hispanic ethnicity and (1) household was of Non-Hispanic ethnicity. Of those assisted, (1) household was in the (31-50% AMI) category. (0) Elderly and (0) Disabled households were assisted.
- The racial/ethnic composition of those assisted through SHIP PY 2016 is as follows: (5) Black and (7) White. (5) Households were of Hispanic ethnicity and (7) were of Non-Hispanic ethnicity. (4) Elderly households were assisted. (3) Disabled households were assisted. Of those assisted, (0) household were in the extremely low income (0-30% AMI) category, (1) household was in the very low-income (31-50% AMI) category, (5) households were in the low-income (51-80% AMI) category, and (6) households were in the moderate (81-120% AMI) category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	779,286	684,068.58
HOME	HOME	159,691	67,576.48
NSP1 & NSP3	NSP1 & NSP3	761,901	152,085.55
SHIP	SHIP	1,112,989.75	698,637

Table 3 - Resources Made Available

Narrative

CDBG

For PY 2016, the City of Pembroke Pines was awarded **\$779,286** in CDBG funds. These funds were made available to the City by HUD on October 1, 2016. CDBG expenditures for Fiscal Year 2016 (10/1/2016-9/30/2017) totaled **\$684,068.58**

HOME

From PY 2015, the City of Pembroke Pines was awarded **\$159,691** in HOME funds from the Broward County HOME Consortium. These funds were made available October 1, 2015. HOME expenditures for Fiscal Year 2016 (10/1/2016-9/30/2017) totaled **\$67,576.48**.

SHIP

A total of **\$1,112,989.75** in SHIP funds was made available by the Florida Housing Finance Corporation on July 1, 2016. The State distributed an additional **\$22,690** in SHIP funds to the City on September 22, 2016. SHIP expenditures for PY 2016 totaled **\$698,637.00**.

NSP

All NSP1 and NSP3 funds originally made available through substantial amendments to the City in 2008 and 2010 have been fully expended. A total of \$761,901 in program income remains available. NSP1 and NSP3 expenditures for Fiscal Year 2016 (10/1/2016-9/30/2017) totaled **\$152,085.55**. The \$152,085.55 expended during FY 2016 was in the form of program income.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Tract# 1101.00 Block Group 3			
Tract# 1103.01 Block Group 1			
Tract# 1103.08 Block Group 3			
Tract# 1103.11 Block Group 2			
Tract# 1103.12 Block Group 4			
Tract# 1103.13 Block Group 2			
Tract# 1103.13 Block Group 3			
Tract# 1103.34 Block Group 1			
Tract# 1103.35 Block Group 1			
Tract# 1103.35 Block Group 2			
Tract# 1103.35 Block Group 3			
Tract# 1103.35 Block Group 4			
Tract# 1103.36 Block Group 2			
Tract# 1103.37 Block Group 1			
Tract# 1103.37 Block Group 2			
Tract# 1103.40 Block Group 2			
Tract# 1103.40 Block Group 3			
Tract# 1103.40 Block Group 4			
Tract# 1103.41 Block Group 2			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Residential Rehabilitation

Geographically Planned: Low and Moderate Income Households - Citywide.

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

Purchase Assistance

Geographically Planned: Low and Moderate Income Households - Citywide.

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

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

Leveraging

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

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

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

The City's Children Harbor Project is leveraged with funding from the state's Childnet program, private donations, as well as a land donation from the City and SHIP resources for the project's infrastructure. The project is estimated to cost 3.3 million dollars with a little under \$500,000 in CDBG funds invested in it.

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

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

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	20	22
Number of Special-Needs households to be provided affordable housing units	0	0
Total	20	22

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	20	16
Number of households supported through Acquisition of Existing Units	0	6
Total	20	22

Table 6 – Number of Households Supported

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

The City has seen a significant increase in households seeking assistance, and as a result, the City completed sixteen (16) residential rehabilitation projects during the program year. The demand for purchase assistance remains high; however, increased market competition for properties affordable to low to moderate income first-time homebuyers has increased the length of time it takes for buyers to enter into executed contracts. Six (6) purchase assistance applicants closed on properties before the end of the year.

The City has continued to use traditional advertising and outreach to promote awareness of the programs.

Discuss how these outcomes will impact future annual action plans.

During the 2017 Program Year, the City will pursue additional means to connect buyers with affordable residences and expand outreach to special needs households.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	2	1
Moderate-income	5	1
Total	7	2

Table 7 – Number of Households Served

Narrative Information

- Of the households assisted with CDBG funding, (0) were in the very low-income category, (2) were in the low-income (31-50% AMI) category, and (5) were in the moderate-income (51-80% AMI) category.
- Of the households assisted with HOME funding, (1) household was in the low-income (30-50% AMI) category and (1) household was in the moderate-income (60-80% AMI) category.
- Of the households assisted with SHIP funding, (0) households were in the extremely low income (0-30% AMI) category, (1) household was in the very low income (31-50% AMI) category, (5) households were in the low-income (51-80% AMI) category and (6) in the moderate-income (81-120% AMI) category.
- Of the households assisted with NSP1 funding, (1) household was in the low-income (31-50% AMI) category.

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive ESG funding.

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

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

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

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

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

In PY 2016 the City attended quarterly strategic meetings to address homelessness in Broward County. The City of Pembroke Pines will continue to work with Broward County's non-profit service organizations to provide shelter and transitional housing to the County's homeless, including those who live in Pembroke Pines. The City continues to work in conjunction with the county and homeless service providers. The City will support and facilitate a coordinated strategy for providing additional shelters to families and individuals in need of assistance. The City's Police Department will continue its policy of assisting homeless individuals and families found on City streets by referring them to emergency shelter and food locations, although they do not track these events.

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

Actions taken to address the needs of public housing

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

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

The City of Pembroke Pines funded a purchase assistance program, which provides zero interest deferred loans to income eligible first-time homebuyers.

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

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

During PY 2016, the City utilized purchase assistance funds to foster new affordable housing units throughout the City.

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

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

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

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

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

In recent years, the federal government has placed more attention on eliminating lead dust and new regulation outline clean-up final clearance procedures. Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be

either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead-safe. The pamphlet, "Protect Your Family from Lead in Your Home" is given to each individual seeking residential rehabilitation grant assistance. The pamphlet explains the effects of lead on adults and children. All homes receiving CDBG funds and meet the criteria for lead-based paint are being tested within Pembroke Pines.

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

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

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

During Program Year 2016, the City continued to coordinate with local non-profit housing and social service providers to develop and enhance the County's collective system.

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

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

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

As part of the 2015-2019 Consolidated Planning process to realign planning cycles with Broward County HOME Consortium members, the City completed its Analysis of Impediments to Fair Housing Choice. In addition, the City is a sponsor of the annual Broward County Fair Housing Symposium provided by HOPE, Inc. This support continued in PY 2016.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

Citizens will be afforded the opportunity to submit their comments on the PY 2016 CAPER during the public comment period scheduled for November 13, 2017 through November 27, 2017. Any such comments will be duly considered and summarized as appropriate.

CR-45 - CDBG 91.520(c)

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

The City will continue to address the priority needs outlined in the Consolidated Plan through the approved activities in the 2017 Program Year. No changes in program objectives were made or are

anticipated.

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

No

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

CR-45 - CDBG 91.520(c)

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

The City will continue to address the priority needs outlined in the Consolidated Plan through the approved activities in the 2017 Program Year. No changes in program objectives were made or are anticipated.

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

No

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