

# City of Pembroke Pines

## 2017-2018 Annual Action Plan

(October 1, 2017 to September 30, 2018)



**Submitted To:**

U.S. Department of Housing and Urban Development

**Prepared by:**

Community Redevelopment Associates of Florida, Inc.

Adoption Pending August 2, 2017

# Executive Summary

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

### 1. Introduction

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

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

For the program year beginning October 1, 2017, the City of Pembroke Pines anticipates receiving an estimated \$761,981. All proposed activities’ budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. In order for the City to receive this allocation of funding from HUD, the City must prepare and adopt a Consolidated Plan and One-Year Action Plan. The Consolidated Plan is a five year strategic document that outlines an entitlement community’s housing and community development priorities and objectives for carrying out HUD Programs. The One-Year Action Plan includes the budget and action steps to meet the objectives of the Consolidated Plan. The City is expected to carry out a wide range of community development activities directed toward maintaining the City’s affordable housing stock, sustaining neighborhoods, providing improved community facilities and public services, and promoting economic development.

The City of Pembroke Pines continues to maintain its communities through implementing appropriate strategies and by utilizing its Consolidated Plan, the City’s Comprehensive Plan, Capital Improvement Plan (CIP) annual budgeting process, special redevelopment studies, grants, and intergovernmental coordination. The preparation of the City of Pembroke Pines’ 2015-2019 Consolidated Plan was made possible through fact finding, survey of service providers, a review of existing programs, interdepartmental consultation, and last but not least, citizen participation.

### 2. Summary of the objectives and outcomes identified in the Plan

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	1 Year Goal
Decent Housing DH-1	Housing Rehabilitation (Existing or Acquired)	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod	Homes Rehabilitated	10

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

<b>Priority Objectives</b>	<b>Proposed Activities Activity/Project</b>	<b>Outcome Statement</b>	<b>Indicator Performance Measure</b>	<b>1 Year Goal</b>
Suitable Living Environment SL-1(1)	Public Services that target low/moderate income or special/underserved needs	Improve availability and accessibility to programs	Number of Persons Served	1000

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

### 3. Evaluation of past performance

The five-year strategic plan outlined in the City’s Consolidated Plan provided for assistance to low- and moderate-income persons and households as a number one goal. The City met this goal through the following activities:

#### Minor Home Repair/Residential Rehabilitation

- Removal of Architectural Barriers
- Public Service (Senior Center Transportation)
- Neighborhood Stabilization

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

For Program Year 2015, the City proposed to assist residents under the various housing rehabilitation programs:

- Home Repair Activities Proposed:
  - Planned Schedule of Services: MHR– 20
  - Actual Performance: MHR– 23 (10 CDBG, 12 SHIP, and 1 HOME)

The City of Pembroke Pines has assisted 55 Households with purchase assistance. Public Service (Senior Transportation) – Through the City of Pembroke Pines’ Public Service (Senior Transportation) program, the City assisted 784 unduplicated senior citizens in PY 2015. The City met its goal relative to the types of clients served and will continue to promote the program among the City’s diverse population.

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

#### Citizen Participation Plan

According to federal regulation 570.431, applicants for federal funds, including entitlement jurisdictions, must develop a Citizen Participation Plan (CPP). The CPP sets forth the City’s policies and procedures for

- 1) Giving citizens timely notice and access to local meetings and information relating the City's proposed use of federal funds
- 2) Providing technical assistance
- 3) Conducting public hearing meetings,
- 4) Addressing the needs of non-English speaking residents,
- 5) Responding to citizen complaints and grievances,
- 6) Encouraging citizen participation among the City's low and moderate-income persons and households.

The City of Pembroke Pines had an existing CPP from prior plan submissions. This CPP was reviewed and utilized during the 2015-2019 consolidated planning processes. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

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

#### Citizen Participation Activities Timeline

- February – May 2017 - Interdepartmental Consultation
- February – May 2017 – Planning Research and Consultation
- May 14, 2017 – Notice of Pre-Development Hearing Published
- May 31, 2017 – Pre-Development Hearing Held
- June 25, 2017 – Notice of Pre-Adoption Hearing Published
- June 26, 2017 – July 25, 2017 - 30 Day Public Comment Period for Action Plan
- August 2, 2017 – Pre-Adoption Public Hearing and Adoption of Annual Action Plan
- August 9, 2017 – Submit Final Action Plan to Broward County
- August 15, 2017 – September 29, 2017 - 45 Day HUD decision period.

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

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

No Public Comments at this time.

When/if written complaints are received, the Community & Economic Development Department will provide a substantive written response within 15 working days, when possible. Citizen comments and proposals submitted in response to the 30-day public comment period (Reduced to 14-Day public comment period for Action Plan Year 2017-2018) for the Consolidated Plan and/or One-Year Action Plan will be given consideration, and the plan may be modified, if deemed necessary by the Commission. A summary of all comments received will be appended to the plan.

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

## **7. Summary**

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

# The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	CITY OF PEMBROKE PINES	Planning & Econ. Development

**Table 1 – Responsible Agencies**

### Narrative

The City of Pembroke Pines Planning and Economic Development Department is the lead agency for developing the City's 2015-2019 Consolidated Plan and 2017 Action Plan will serve as the lead agency responsible for implementing and monitoring it. This effort will be coordinated with the City's contracted grant administrator, community services department, finance department, public works department, parks and recreational and other departments as needed to implement funded strategies each year. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities, local department of health and other public and private agencies essential to addressing priority needs and activities.

### Consolidated Plan Public Contact Information

Joseph Yaciuk, AICP, Planning Administrator, Planning and Economic Development Department, City of Pembroke Pines, 601 City Center Way, 3rd Floor, Pembroke Pines, FL 33025, 954-392-2100 (Office) 954-435-6546 (Fax), jyaciuk@ppines.com

Marilyn Callwood, Community & Economic Development Manager, Community Redevelopment Associates of Florida, Inc., 8569 Pines Blvd, Suite 201, Pembroke Pines, Florida, 33024, 954-431-7866 ext. 126, mcallwood@crafla.org

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

As part of the 2015-2019 Consolidated Plan, agency providers in Broward County were consulted to gain a better understanding of what services they provide to Pembroke Pines Residents. Agencies were asked to describe what services, if any, are provided to the key target groups addressed in the Consolidated Plan. The needs assessment of the Consolidated Plan incorporates the findings from the consultation.

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

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

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

The City of Pembroke Pines is a member of the Broward County Continuum of Care (COC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities. In May, the Broward County Homeless Initiative Partnership, which staffs the COC efforts, released data to the City for 2015 Point-In-Time Count.

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

ESG funding is administered by the City of Fort Lauderdale.

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

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BROWARD COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Dania Beach Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
3	<b>Agency/Group/Organization</b>	Hollywood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
4	<b>Agency/Group/Organization</b>	BROWARD PARTNERSHIP FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
5	<b>Agency/Group/Organization</b>	HISPANIC UNITY OF FLORIDA INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.
6	<b>Agency/Group/Organization</b>	BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2015-2019 Consolidated Plan.

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

N/A

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

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

**Table 3– Other local / regional / federal planning efforts**

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

The City of Pembroke Pines reviewed Broward County's current consolidated Plan while preparing its 2015-2019 Consolidated Plan. The plan was made available for review during the City's 30 Day Public Comment Period.

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

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

The City of Pembroke Pines' existing citizen participation plan was reviewed and utilized during the 2015-2019 consolidated and 2017 Action Plan process. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

Citizens are encouraged to participate through public hearings held before the development of the draft and adoption of the 2017 Action Plan. Provisions for non-English speaking persons and the disabled were also made available. A copy of the public notices and any public comments received are included in the Appendix of this plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	May 14, 2017 - Pre-Development Notice Advertised	N/A	N/A	
2	Public Hearing	Non-targeted/broad community	May 31, 2017 - Pre-Development Hearing Held	N/A	N/A	
3	Newspaper Ad	Non-targeted/broad community	June 25, 2017 - Pre-Adoption Hearing Advertised	N/A	N/A	
4	Newspaper Ad	Non-targeted/broad community	July 16, 2017 - Notice of Intent to Request Release of Funds (NOI/RROF) Advertised	N/A	N/A	
5	Public Hearing	Non-targeted/broad community	August 2, 2017 - Pre-Adoption Hearing	Pending	Pending	

Table 4– Citizen Participation Outreach

## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	761,981	0	0	761,981	1,473,957	CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Housing	198,599	0	0	198,599	417,537	The City of Pembroke Pines receives funds from the HOME Incentives Partnership (HOME) program. This is Federal money the City receives as a participating jurisdiction of the Broward County HOME Consortium. The members' combined allocation meets the threshold for HOME funding. HOME funds can only be used to address housing needs of household at 80% AMI or less. The City will use HOME funds for home repair and/or purchase assistance.
Other	public - state	Housing	1,010,364	0	0	1,010,364	1,331,793	SHIP funds are distributed on an entitlement basis to CDBG grantees in Florida and is funded by real estate documentary stamps. The expected allocation has been determined based on the previous Consolidated Plan funding level.

**Table 5 - Expected Resources – Priority Table**

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

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

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

All City-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing. The several parcels of land that the City owns are committed to public use, such as parks; undevelopable, such as streets or landscape buffers; or lack the proper zoning. Therefore, it has been determined that they are not suitable for affordable housing. Every three years the City commission will review the inventory of City-owned lands and their suitability for use as affordable housing.

## **Annual Goals and Objectives**

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

**Goals Summary Information**



1	Maintain City's Affordable Housing Stock	2017	2018	Affordable Housing	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 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	Housing Rehabilitation	CDBG: \$195,287.65 HOME: \$198,599 SHIP: \$688,935	Homeowner Housing Rehabilitated: 20 Household Housing Units
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2	Public/Supportive Services	2017	2018	Non-Housing Community Development	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 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	Economic Development Public Service	CDBG: \$114,297.15	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
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3	Infrastructure Improvements	2017	2018	Non-Housing Community Development	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 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	Public Facility/Improvement	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Public Improvement
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**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Maintain City's Affordable Housing Stock
	<b>Goal Description</b>	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households. Including energy efficiency improvements.
<b>2</b>	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	The objective is to provide public and/or supportive services to address unmet needs of the City's residents.
<b>3</b>	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The objective is to fund improvements in low to moderate income areas where unmet needs remain.

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

### Introduction

The following is a proposed list of activities that will be undertaken with the \$779,286 dollars the City anticipates to receive in Program Year 2017.

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

**Table 7 – Project Information**

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

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

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

The low to moderate income estimates provided by the Census estimates the overall low to moderate income population represents a small portion of the City's population. Because of the smaller low to moderate income population, compared to other cities, or lack of concentration of majority low to moderate income households, the City is referred to as an exception grantee. For Program Year 2014, census tract block groups with at least 45.92% concentration of low to moderate income households qualify for CDBG assistance to benefit area wide activities such as public facilities and infrastructure improvements.

In FY 2017, the City will utilize CDBG funds to continue to address public infrastructure projects in Pembroke Pines. In addition, the City will continue to provide public support to the senior transportation program.

Funds are allocated according to the identified needs of the population that are eligible for CDBG funding.

During the next year, actions taken that will meet underserved needs include the use of CDBG dollars to fund the following activities: Residential Rehabilitation, Public Services, Fair Housing, and Public Infrastructure Improvements.

## AP-38 Project Summary

### Project Summary Information

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

	<b>Funding</b>	CDBG: \$195,287.65
	<b>Description</b>	This project will provide minor home repairs to low and moderate income home owners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide minor home repairs to low and moderate income homeowners. This activity is eligible under 24 CFR section 570.202(a), and will directly benefit low and moderate income persons as qualified under 570.208 (a)(3) Housing Activities.
<b>2</b>	<b>Project Name</b>	Public Service (Senior Transportation)

<b>Target Area</b>	Tract# 1101.00 Block Group 3 Tract# 1103.01 Block Group 1 Tract# 1103.08 Block Group 3 Tract# 1103.11 Block Group 2 Tract# 1103.12 Block Group 4 Tract# 1103.13 Block Group 2 Tract# 1103.13 Block Group 3 Tract# 1103.34 Block Group 1 Tract# 1103.35 Block Group 1 Tract# 1103.35 Block Group 2 Tract# 1103.35 Block Group 3 Tract# 1103.35 Block Group 4 Tract# 1103.36 Block Group 2 Tract# 1103.37 Block Group 1 Tract# 1103.37 Block Group 2 Tract# 1103.40 Block Group 2 Tract# 1103.40 Block Group 3 Tract# 1103.40 Block Group 4 Tract# 1103.41 Block Group 2
<b>Goals Supported</b>	Public/Supportive Services
<b>Needs Addressed</b>	Public Service
<b>Funding</b>	CDBG: \$114,297.15
<b>Description</b>	Provides support to the City's Senior Transportation Program through the provision of free transportation to seniors.
<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provides support to the City's Senior Transportation Program through the provision of free transportation to seniors. Riders are transported to and from doctor/dentist office, governmental agencies, therapeutic field trips, and shopping. The activity is eligible as a public service under 570.201(e), and the activity will benefit low and moderate-income persons as qualified under Limited Clientele Activities, 570.208(a)(2).
<b>3</b>	<b>Project Name</b>	Public Improvement (Public Facilities)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facility/Improvements
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	This project proposes to renovate the Pines Athletic Club recreational facility.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
	<b>Location Description</b>	Pines Athletic Club Recreational Facility
	<b>Planned Activities</b>	This project proposes to renovate the Pines Athletic Club recreational facility. The project qualifies as a public improvement. Public facilities and improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
<b>4</b>	<b>Project Name</b>	Program Administration

<b>Target Area</b>	
<b>Goals Supported</b>	Maintain City's Affordable Housing Stock Public/Supportive Services Infrastructure Improvements
<b>Needs Addressed</b>	Housing Rehabilitation Public Facility/Improvement Public Service
<b>Funding</b>	CDBG: \$152,396.20
<b>Description</b>	This activity will provide general management, oversight, and coordination of the programs.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	This activity will provide general management, oversight, and coordination of the programs. Also, this activity will provide fair housing services designed to further the fair housing objectives of the Fair Housing Act (42 U.C. C. 3601-20). These activities are assumed to benefit low-and moderate-income persons and are eligible under 24 CFR section 570.206(a).

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

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Tract# 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 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Funds are allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2015-2019 consolidated planning process and consultation with the City's Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

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

### **Introduction**

The following section identifies other actions that will be undertaken during the 2017 program year.

### **Actions planned to address obstacles to meeting underserved needs**

One of the major obstacles the City of Pembroke Pines faces in meeting its housing and community development goals and objectives is funding and market conditions. In trying to mitigate the impacts of the global economic downturn, the City has been assessing its programs more frequently and improving specific strategies to address those needs. In recent years, the City has implemented new programs such as acquisition under the Neighborhood Stabilization Program (NSP) to address foreclosure properties in the City.

The City will continue to provide housing rehabilitation programs for low to moderate income persons, including elderly and disabled households.

### **Actions planned to foster and maintain affordable housing**

The City of Pembroke Pines Planning & Economic Development Department, in addition to other City Departments, serves as the lead agency responsible for implementing the City's 2017 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning, housing, development and public service programs.

The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations. These entities are also inclusive in the development of the 2015-2019 Consolidated Plan and subsequent action plans.

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

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

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

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

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

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

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

The City of Pembroke Pines has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program, State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME) program, Neighborhood Stabilization Program (NSP) and related programs. The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2017 Action Plan. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan. As part of the planning process, a list of the area's private industries (businesses), non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized, as necessary for various housing, community and economic development strategies and other priority needs.

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

The City of Pembroke Pines Planning & Economic Development Department serves as the lead agency responsible for implementing the City's 2017 Action Plan and CDBG program in general. These departments administer and implement the City's various community planning, housing, development and public service programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations. These entities are also inclusive in the development of the 2015-2019 Consolidated Plan and subsequent action plans. The City will continue to promote partnerships and develop ways to streamline and efficiently provide services to the community.

## Program Specific Requirements

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

#### Introduction

The following section identifies program specific requirements.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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