



Consolidated Annual Performance Evaluation Report

(CAPER PY 2024)

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in collaboration with the City of Pembroke Pines
Planning and Economic Development Department

Submitted To:

U.S. Department of Housing and Urban Development

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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.

In Program Year 2024, the City of Pembroke Pines made meaningful progress advancing the goals outlined in the Fiscal Year (FY) 2020-2024 Consolidated Plan and the FY 2024-2025 Annual Action Plan. Efforts focused on enhancing critical infrastructure, supporting safety and accessibility improvements at Pines Point Senior Residences, planning essential utility upgrades in the Pines Village neighborhood with aging systems, and continuing development of critical public health facilities.

Key accomplishments included:

Infrastructure Improvements – Pines Point Senior Residences and Pines Village Neighborhood

At Pines Point Senior Residences, significant progress was achieved in enhancing safety and accessibility. The installation of a new fire alarm panel and completion of the generator system strengthened building resilience. Additionally, the elevator modernization project was initiated to further improve resident safety and building functionality.

Planning activities began to support future sewer connections for low- and moderate-income households in the Pines Village neighborhood, where aging septic systems are being replaced with new sewer lines. This project is part of a broader infrastructure upgrade led by Broward County. While the County oversees construction, the City is preparing to assist eligible residents through its Sewer Connection Grant Program once services are available, anticipated by mid-2027, helping to ease the financial impact on homeowners.

COVID-19 Public Health Facility

Construction continued on the 501 Medical Building, adjacent to the Pines Point Senior Residences. When completed, it will support public health emergency response efforts, providing space for patient testing, treatment, recovery, and isolation, as well as areas for remote access and separation protocols during future outbreaks.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$610,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	3546	141.84%	500	690	138.00%
Maintain City's Affordable Stock	Affordable Housing	CDBG: \$116,869	Homeowner Housing Rehabilitated	Household Housing Unit	17	13	76.47%	1	3	300.00%
Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	3	0	0.00%
Public/Supportive Services	Non-Housing Community Development	CDBG: \$167,739	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2891	57.82%	1000	678	67.80%

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 of Pembroke Pines strategically utilized its Fiscal Year 2024-2025 CDBG allocation of \$1,118,260 to address the priority needs identified in its Consolidated Plan. These funds were directed toward homeowner rehabilitation, supportive services for seniors, infrastructure improvements, and program administration, reflecting the City’s commitment to preserving affordable housing, enhancing public services, and improving community infrastructure.

Priority I – Maintain City’s Affordable Stock

The City prioritized reducing housing cost burdens for low- to moderate-income households through its Home Repair Program. This effort supports safe, decent housing and preserves affordable stock. Limited CDBG funds are supplemented by state and local resources to maximize assistance.

Priority II – Increase the access to Public and Supportive Services

Supportive services remain a key focus, exemplified by the Senior Transportation Program, which provided 20,179 trips to 678 unduplicated senior riders, improving mobility and quality of life for vulnerable populations.

Priority III – Provide for Infrastructure Improvements

Significant progress was made on infrastructure projects benefiting low- and moderate-income neighborhoods, including the completion of a new fire alarm panel and generator, and initiation of elevator modernization at the Pines Point Senior Residences. Planning continued for the Sewer Connection Grant Program to assist eligible residents in the county-led Pines Village neighborhood once sewer service becomes available, anticipated in mid-2027. Construction also progressed on the 501 Medical Building, which will enhance public health emergency response capacity.

CDBG-CV funds, originally allocated for rental and utility assistance during the pandemic, were redirected to support construction of the 501 Medical Building, ensuring continued community benefit from these resources.

Overall, the City’s targeted use of CDBG funds aligns closely with its highest priority activities, addressing housing preservation, critical public services, and essential infrastructure to serve its low- and moderate income residents.

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	480
Black or African American	117
Asian	25
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	56
Total	678
Hispanic	337
Not Hispanic	341

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

Narrative

Table 2 summarizes the racial and ethnic composition of households assisted through the City's CDBG-funded housing and public service programs during Program Year 2024. A total of 678 families received assistance across various activities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,118,260.00	\$1,101,924.86
CDBG-CV	public - federal	\$1,400,676.00	\$38,494.77
HOME	public - federal	\$339,478.00	-
SHIP	public - state	\$1,298,304.00	\$1,418,850.83

Table 3 - Resources Made Available

Narrative

During Program Year 2024, the City of Pembroke Pines managed several federal and state funding sources to advance housing and community development priorities. The City received an allocation of \$1,118,260 in CDBG funds, with expenditures focused on ongoing programs and infrastructure improvements.

CDBG-CV funds, awarded in response to the COVID-19 pandemic, continued to support the construction of the 501 Medical Building, a public health facility aimed at enhancing emergency response capabilities. Most of these funds have been expended, with the remaining balance supporting ongoing projects. Full program closeout will be reported in the next CAPER cycle.

State SHIP funds were also utilized to support affordable housing activities during the program year.

The City is collaborating with Broward County to reallocate anticipated HOME funds to expand affordable housing efforts within Pembroke Pines.

Finally, NSP closeout activities are upcoming, including transferring remaining funds to CDBG, which will be reported in the next CAPER cycle.

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

The City of Pembroke Pines utilizes CDBG funds to support housing and infrastructure activities that benefit low- and moderate-income residents across the city. As reflected in Table 4, the geographic distribution of investments aligns with census tracts and block groups identified as predominantly low/mod areas.

The Homeowner Rehabilitation Program is available citywide and provides funding to eligible low- and moderate-income households for essential home repairs. These include addressing health and safety hazards, correcting code violations, improving energy efficiency, and enhancing accessibility for elderly residents or persons with disabilities. By supporting rehabilitation of aging housing stock, the program helps preserve affordable housing and improve quality of life in eligible neighborhoods.

While service is offered citywide, investments are prioritized in areas where the need is greatest, consistent with the City’s Consolidated Plan objectives.

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.

To maximize the impact of federal resources, the City of Pembroke Pines strategically leverages CDBG funds alongside state and local programs. Specifically, the City combines CDBG with SHIP funding to support residential rehabilitation and other housing initiatives. This blended funding approach expands the City's capacity to deliver critical services and improvements to low- and moderate-income households.

During PY 2024, while there were no formal matching requirements for CDBG-funded activities, the coordinated use of SHIP funds served to effectively amplify the outcomes of federally funded programs. Additionally, general revenue and other local resources supported related community development efforts.

No publicly owned land or property was used during the program year to address needs identified in the Consolidated Plan.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	3
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	3

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	1	3
Number of households supported through Acquisition of Existing Units	0	0
Total	1	3

Table 6 – Number of Households Supported

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

While the City of Pembroke Pines set goals to enhance affordable housing, several challenges impacted outcomes. Rising costs for materials and labor, supply delays, and prolonged HOA approval processes slowed progress in the Homeowner Rehabilitation Program. These issues made it difficult to complete projects promptly and serve all applicants within expected timelines. Additionally, increasing demand for assistance has stretched available resources, limiting the number of households helped during the program year.

These challenges highlight the ongoing need to prioritize rehabilitation efforts, especially given the aging housing stock and financial constraints faced by many homeowners.

Discuss how these outcomes will impact future annual action plans.

Future plans will prioritize urgent rehabilitation needs, streamline approval processes, and improve communication with homeowners to manage expectations. The challenges faced this year will guide the City's approach to annual plans. While committed to the 120-day project timeline, the City recognizes the need to strengthen project management and coordination with stakeholders. By applying these lessons, the City aims to boost program efficiency and serve more households in the coming years.

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	0	0
Moderate-income	3	0
Total	3	0

Table 7 – Number of Households Served

Narrative Information

During Program Year 2024, three households were assisted with CDBG funds, all classified as moderate-income. No households were assisted with HOME funds during this reporting period.

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 specific private or public resources dedicated to preventing homelessness. However, the City remains committed to advancing the goals outlined in Broward County's 10-Year Strategic Plan to End Homelessness by actively participating in the Continuum of Care (CoC) process. Through this collaboration, the City supports outreach efforts and coordinated assessments led by CoC partners to identify unsheltered individuals and evaluate their housing and support needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Pembroke Pines works closely with Broward County's Homeless Continuum of Care to address the needs of individuals and families experiencing homelessness or at risk of homelessness. However, the city does not receive funding through the Emergency Solutions Grant (ESG) program.

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 supports Broward County's 10-Year Strategic Plan to End Homelessness and works with CoC partners to prevent homelessness. Program staff coordinate referrals to public and private service providers, connecting at-risk individuals and families to housing, social services, and other resources to help maintain stability.

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

The City collaborates with Broward County's non-profit organizations to provide shelter and transitional housing for individuals and families experiencing homelessness, including those in Pembroke Pines.

Additionally, the Pembroke Pines Police Department aids unsheltered individuals and families encountered on city streets by connecting them to emergency shelters and food resources. These interactions are not currently tracked systematically.

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

Actions taken to address the needs of public housing

The City does not own or manage project-based public housing and does not administer Section 8 vouchers. However, City-owned residential units accept tenants using Section 8 vouchers issued by local housing authorities. When residents or prospective tenants inquire about public housing or rental assistance, the City refers them to local public housing authorities and provides information on the Broward County 211 Help Line for additional support.

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

The City promotes homeownership by sharing information about available homebuyer assistance through its website and program administrator. In collaboration with local housing authorities, the City provides outreach, public notices, workshops, and other opportunities to encourage participation in homeownership initiatives.

Actions taken to provide assistance to troubled PHAs

The City does not manage or operate any public housing authorities (PHA). To its knowledge, the PHAs with which the City collaborates have not been designated as troubled.

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)

As a recipient of State Housing Initiatives Partnership (SHIP) funds, the City established the Affordable Housing Advisory Committee (AHAC) to review policies and recommend strategies to reduce barriers to affordable housing. One action resulting from AHAC recommendations is the implementation of expedited permitting for developments classified as affordable, which allows these projects to move forward more efficiently. Additionally, the City has considered and approved policies supporting accessory dwelling units (ADUs) and other initiatives that increase housing affordability. These steps directly address local land use, zoning and regulatory barriers.

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

The City continuously evaluates housing needs and adjusts program priorities to ensure that resources are directed to residents with the greatest housing challenges. Programs are implemented as needed to address gaps in assistance, maintain safe and affordable housing, and support residents facing housing difficulties. This approach ensures that housing initiative remain responsive, effective, and aligned with demonstrated community needs.

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

The City actively works to identify and mitigate lead-based paint hazards in local housing. Each year, the City partners with the Broward County Public Health Department to assess homes for potential lead-based paint hazards. Homes built before 1978 that require rehabilitation receive lead stabilization or removal, with dust clearance testing conducted to ensure safety. The City provides funding through CDBG and SHIP programs for testing and remediation and distributes educational material to inform residents about lead risks and prevention.

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

The City coordinates efforts across city departments and with local community organizations to provide services that reduce poverty and promote economic stability. Programs include housing rehabilitation and repair initiatives, with energy-efficient improvements and long-term homeownership assistance whenever possible to reduce housing costs and improve stability for low- and moderate-income households. The City also supports access to essential services and opportunities to improve employment and education. For grant-funded construction projects, the City encourages participation by Section 3 businesses as required by federal regulations.

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

During Program Year 2024, the City focused on improving coordination with local non-profit housing and social service providers to ensure alignment of resources with community needs.

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

The City participated in community expos and outreach events to share information on its housing programs and available resources. These engagements provided opportunities to connect residents with assistance and strengthen coordination with local housing and social service organizations. Through continued collaboration and exchange, the City supports a more integrated approach to addressing community needs.

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

During Program Year 2024, the City of Pembroke Pines continued efforts to affirmatively further fair housing by supporting education, outreach, and counseling activities conducted by HOPE, Inc. Fair housing initiatives included participation in first-time homebuyer workshops held throughout the year, where residents received information about their rights under the Fair Housing Act and available housing assistance programs. The City also served as a gold sponsor for the 2025 Broward County National Fair Housing Month event, Open Doors, Open Minds: Celebrating Housing for All, which provided fair housing updates and training to housing professionals and the public.

In addition, HOPE, Inc. operated a Fair Housing Helpline that assisted nine Pembroke Pines residents with fair housing complaints and housing-related issues, providing counseling, intake, and appropriate referrals. Fair housing materials and newsletters addressing topics such as source of income, familial status, and disability discrimination were distributed throughout the year. These actions collectively supported the City's ongoing commitment to reducing impediments to fair housing choice through education, outreach, and access to information.

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 oversees activities under its federal grant programs and implements monitoring procedures to ensure compliance with program requirements, including minority business outreach and comprehensive planning obligations. Contractors are selected through a competitive process and enter into project-specific agreements that clearly identify activities, expected outcomes, and authorized budgets. The City requires monthly progress reports and conducts onsite monitoring based on the complexity and funding level of each project. Technical assistance and training are provided as needed to help contractors meet program requirements. Payment requests are reviewed for proper documentation and adherence to regulations, and contractors are expected to comply with federal single audit standards. The City also monitors compliance with labor standards, fair housing laws, and other applicable program regulations. In accordance with C.F.R. 200.321 and City procurement policies, contractors must take affirmative steps to encourage participation by minority-owned, women-owned, and small businesses whenever possible, including soliciting these firms and utilizing available assistance from relevant agencies.

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.

The City provides citizens with notice and an opportunity to comment on performance reports through its Citizen Participation Plan. The City posts draft reports on its website, publishes notices in the local newspaper, and displays announcements on bulletin boards outside City Hall. A public review period was held from November 10, 2025, to November 24, 2025, for citizens to submit written comments or speak at public meetings. No comments were received during this period, and the City considered all feedback as part of the final report.

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 identified in the new Consolidated Plan through the approved activities for the 2025 Program Year. While no formal changes have been made to the program objectives, the City continuously monitors program outcomes and emerging needs. As observations indicate certain needs arising, the City may pivot or reallocate resources as feasible to address those issues. During planning phases, data collected from ongoing activities informs potential funding for specific activities to ensure resources are targeted effectively, even though no substantial amendments have been required to date.

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

The City does not currently have any open Brownfields Economic Development Initiative (BEDI) grants.

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	1
Total Labor Hours	2,130
Total Section 3 Worker Hours	557
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	
Direct, on-the job training (including apprenticeships).	
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	
Outreach efforts to identify and secure bids from Section 3 business concerns.	1
Technical assistance to help Section 3 business concerns understand and bid on contracts.	
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	
Held one or more job fairs.	
Provided or connected residents with supportive services that can provide direct services or referrals.	
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	
Assisted residents with finding child care.	
Assisted residents to apply for, or attend community college or a four year educational institution.	
Assisted residents to apply for, or attend vocational/technical training.	
Assisted residents to obtain financial literacy training and/or coaching.	
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	
Provided or connected residents with training on computer use or online technologies.	
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	
Other.	

Table 9 – Qualitative Efforts - Number of Activities by Program