

**CITY OF MIRAMAR
PROPOSED CITY COMMISSION AGENDA ITEM**

Meeting Date: July 8, 2026

Presenter's Name and Title: Carolyn Francis-Royer, Chief Housing Administrator, on behalf of the Economic Development and Housing Department

Prepared By: Carolyn Francis-Royer, Economic Development and Housing Department

Temp. Reso. Number: 8736

Item Description: Temp. Reso. #R8736 APPROVING THE PROGRAM YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN; AUTHORIZING THE SUBMISSION OF THE PROGRAM YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. *(Economic Development Chief Housing Administrator Carolyn Francis-Royer)*

Consent Resolution Ordinance Quasi-Judicial Public Hearing

Instructions for the Office of the City Clerk: Kindly obtain signatures on the Dais the night of Commission meeting (three copies and certified copies of Resolution).

Public Notice – As required by the Sec. N/A of the City Code and/or Sec. N/A, Florida Statutes, public notice for this item was provided as follows: on 6/8/2026 in a Sun Sentinel ad in the _____; by the posting the property on _____ and/or by sending mailed notice to property owners within _____ feet of the property on _____
(fill in all that apply)

Special Voting Requirement – As required by Sec. N/A, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a _____ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes No

REMARKS: Upon execution of the CDBG 2026/2027 grant agreement, funds are allocated in the special revenue fund 167 along with expenditure accounts:

Revenue Account (Fed Grants-CDBG):	167-00-000-000-000-331623	\$828,571
Home Repairs (Residential Rehab):	167-43-900-554-000-604680	
Rental Assistance	167-43-900-554-000-604684	
Public Facilities :	167-43-900-554-000-606319	
Program Admin (City):	167-43-900-554-000-603410	

Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8736**
 - **Exhibit A: CDBG PY 2026-2027 Annual Action Plan**
- **Attachment(s)**
 - **Attachment 1: Public Notice**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners
FROM: Dr. Roy L. Virgin, City Manager 
BY: Anita F. Taylor, Director of Economic Development & Housing
DATE: July 2, 2026
RE: Temp. Reso. No. 8736 approving the Program Year 2026–2027 Community Development Block Grant Annual Action Plan for Economic Development and Housing Programs

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 8736 approving the Program Year 2026-2027 Community Development Block Grant (“CDBG”) Program Annual Action Plan (“Annual Action Plan”) and authorizing the submission of the Action Plan to the U.S. Department of Housing and Urban Development (“HUD”).

ISSUE: City Commission approval is required for the Annual Action Plan and to authorize submission of the Action Plan to HUD.

BACKGROUND: The City of Miramar has been an entitlement grantee of federal funds since 2000, receiving a total of more than \$19,847,205 from the CDBG program to date. Since 1998, the City has received substantial funds from the State Housing Initiative Partnership Program (“SHIP”) and in 2003 the City began receiving Home Investment Partnership (“HOME”) program, as a participating member of the Broward County HOME Consortium.

For the program year beginning October 1, 2026, the City of Miramar anticipates receiving \$828,571, this is second year of the 2025-2029 Consolidated Plan.

The Federal requirements for the CDBG programs set forth three basic goals, which are closely related to the major commitments and priorities of HUD. Each of these goals must primarily benefit low-to moderate-income persons within the context described below:

1. To provide a suitable living environment.
2. To provide decent housing.
3. To expand economic opportunities.

As a part of the development of the annual action plan, the Economic Development and Housing Department held a pre-development meeting on April 9, 2026, to discuss possible eligible projects with the community. Staff also met with other City departments to discuss potential projects and progress of the program.

DISCUSSION: Below is a summary of the eligible projects the City will undertake during Program Year 2026-2027 to address the priority needs and specific objectives identified in the Consolidated Plan.

1. **Residential Rehabilitation** - Provide home repair assistance to low-to-moderate-income homeowners in the City who are experiencing conditions in and around their homes that pose a threat to their health, safety, and welfare. This project will be carried out on a City-wide basis.
2. **Rental Assistance** - Provide financial assistance to low to moderate-income households to obtain quality, safe, decent, and affordable rental housing.
3. **Public Facilities/Park Improvement** - Provide funding to refurbish playgrounds and other park improvements.
4. **Program Administration** - Administrative duties relative to the overall grant program and fair housing activities.

ANALYSIS: Federal funding in the amount of \$828,571 will provide repairs to owner-occupied homes, rental assistance, public facilities, and program administration.

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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE PROGRAM YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN; AUTHORIZING SUBMISSION OF THE PROGRAM YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miramar is a recipient of federal funds from the United States Department of Housing and Urban Development (“HUD”); and

WHEREAS, HUD notified the City that it qualifies for an estimated \$828,571 (2026-2027 Allocation) in Community Development Block Grant (“CDBG”) program funds for Program Year 2026-2027; and

WHEREAS, to receive the CDBG funds, the City must develop and adopt an Annual Action Plan that details the City’s strategy for investing grant resources; and

WHEREAS, the CDBG Annual Action Plan for Program Year 2026-2027, attached as Exhibit “A” (the “2026– 2027 CDBG Annual Action Plan”), is the result of data analysis and a citizen participation process, and represents collaboration among the City, consultants local social service providers, housing providers and other interested residents of the City; and

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WHEREAS, on April 9, 2026, a pre-development public hearing, which was noticed in the Sun Sentinel on March 22, 2026, and on the city's Instagram page one week before the hearing; and

WHEREAS, a summary of the 2026-2027 CDBG Annual Action Plan, which described the content and purpose of the Annual Action Plan, the range of activities to be undertaken, the proposed use of CDBG funds and encouraged citizen comments, was published in the Sun-Sentinel on June 7, 2026; and

WHEREAS, the public review draft of the 2026-2027 CDBG Annual Action Plan was made available online on the City's website for a 30-day public comment period, commencing on June 8, 2026, and concluding on July 8, 2026; and

WHEREAS, on July 8, 2026, the City Commission held a Public Hearing, which was properly noticed in the Sun-Sentinel on June 7, 2026, regarding the 2026- 2027 CDBG Action Plan in the City Commission Chambers; and

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**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
MIRAMAR, FLORIDA AS FOLLOWS:**

Section 1: That the foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

Section 2: That the 2026-2027 CDBG Annual Action Plan, attached as Exhibit “A,” is approved, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 3: That the appropriate City officials are authorized to submit the 2026 – 2027 CDBG Annual Action Plan to the U.S. Department of Housing and Urban Development.

Section 4: That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

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PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Carson "Eddy" Edwards

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved
this RESOLUTION as to form:

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

<u>Requested by Administration</u>	<u>Voted</u>
Commissioner Maxwell B. Chambers	_____
Commissioner Avril Cherasard	_____
Commissioner Yvette Colbourne	_____
Vice Mayor Carson "Eddy" Edwards	_____
Mayor Wayne M. Messam	_____

Exhibit A

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Executive Summary

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

1. Introduction

The City of Miramar has been an entitlement grantee of federal funds since 2000, receiving a total of more than \$20,671,957 from the Community Development Block Grant (CDBG) program to date. Since 1998, the City has received substantial funds from the State Housing Initiative Partnership Program (SHIP) and in 2003 the City began receiving Home Investment Partnership (HOME) program, as a participating member of the Broward County HOME Consortium.

For the program year beginning October 1, 2026, the City of Miramar will receive \$828,571, this is 2nd year of the 2025-2029 Consolidated Plan. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts once provided by HUD. 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 variety of community development activities directed toward maintaining the City's affordable housing stock, sustaining neighborhoods, providing improved community facilities and public services.

Below is a summary of the amount of funding that the City will receive and the activities that will be implemented from October 1, 2026 – September 30, 2027:

Activity	Amount
Residential Rehabilitation	\$430,857
Rehabilitation Administration	\$82,000
Sheraton Park Improvement	\$50,000
Rental Assistance	\$100,000
Program Administration	\$165,714
Total	\$828,571

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan covering Program Years 2026-2027. The Plan provides a brief description of the programs for the City of Miramar in PY 2026-2027, as well as other funding announcements.

All HUD funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. The framework consists of several objectives (i.e., Decent Housing, Suitable Living Environment and Economic Opportunity) and several outcomes (i.e., Availability/Accessibility, Affordability, and Sustainability). Funds for the PY 2026-2027 are allocated among these objectives and outcomes.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped the City to choose its goals and/or projects for PY 2026-2027. A more detailed evaluation of past performance is documented in the City's PY 2024-2025 Consolidated Annual Performance & Evaluation Report (CAPER). The City recognizes the evaluation of past performance is critical to ensure the City is implementing activities effectively and those activities align with the City's overall strategies and goals.

In PY 2024-2025, the most recent completed year, the City completed the following projects:

- Assisted 31 households with rental assistance.
- Assisted 6 households with residential assistance using CDBG funds.
- Completed two (e) Commercial Rehabilitation projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation, sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with particular emphasis on persons of low- to moderate-income, in addition to slum and blighted areas. Consistent with the Act, the City of Miramar provides citizens reasonable and timely access to local meetings, information and records. In addition, technical assistance is made available to low- to moderate-income representative groups. The CPP details the process to develop needs, review proposed activities and program performance as well as the manner in which hearings are advertised and conducted.

The CPP sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan, incremental action plans, any substantial amendments to such plans, and development of CAPER.

A draft of the City's PY2026-2027 Annual Action Plan was made available for public review, input and comments before being adopted by the City Commission and subsequently will be submitted to HUD. Citizens are encouraged to participate through public hearings held before the

development of the draft plan, during review of the draft and adoption of the Action Plan. The plan was available for review on the City’s website <https://www.miramarfl.gov/2035/Housing>.

The City of Miramar utilized its Citizen Participation Plan (CPP) which was updated and approved on July 9, 2025. The plan was approved with the 2025-2030 Consolidated Plan which was made available for public review before being adopted by the City’s Commission and subsequently being submitted to HUD.

Citizen Participation Timeline

Date	Activity
March 22, 2026	Pre-Development Public Notice
April 9, 2026	Pre-Development Public Hearing
June 7, 2026	Pre-Adoption Public Notice
June 8 to July 7, 2026	30-day comment period
July 8, 2026	Public Hearing and City Commission meeting
July 31, 2026	Transmit to Broward County/HUD

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Add comments if received or state no comments received

When/if written comments are received, the Economic Development & Housing Department will provide a written response within 15 working days, when possible. Citizen comments and proposals submitted in response to the 30-Day public comment period 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 City 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

Add comments if received or state no comments received

7. Summary

Summarize comments received and outcome

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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	MIRAMAR	
CDBG Administrator	MIRAMAR	Economic Development and Housing Department

Table 1 – Responsible Agencies

Narrative

The City of Miramar Economic Development and Housing Department serves as the lead agency for developing the City’s 2026- 2027 Annual Action Plan and will serve as the lead agency responsible for implementing it. This effort will be coordinated by the City’s Economic Development and Housing, Development Services, Parks and Recreation and Finance Departments.

Consolidated Plan Public Contact Information

Caroyln Francis-Royer, Chief Housing Administrator
Economic Development and Housing Department
City of Miramar
2200 Civic Center Place, Miramar, Florida, 33025
954-602-3246,
Cefrancis-royer@miramarfl.gov, www.miramarfl.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Miramar has previously adopted a citizen participation plan that identifies when public hearings and other consultations are to take place. During the planning of the Consolidated Plan, the City coordinated with other housing and support service agencies to ensure available resources are utilized and leveraged.

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

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. The City's Community Services Department provides local resources to City residents in need of social services. The department has a relationship with multiple non-profit and government agencies in Broward County.

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 Miramar 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 CoC facilitates community, business, and governmental involvement in the Homeless Continuum of Care through local implementation of 2009 Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and oversees Broward County's three regional Homeless Assistance Centers.

The CoC manages a Coordinated Entry and Assessment System that helps those experiencing homelessness, such as chronically homeless individuals and families, unaccompanied youth, veterans, and those who are difficult to serve quickly link with housing services and programs. This system is the main coordination tool in the region and helps to meet each individual or family's unique situation while also helping to avoid duplication of services.

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

The city does not receive ESG funds. The city strives to support the development and expansion of facilities to address these needs through the coordination of efforts with other units of local

government, including Broward County. This cooperative approach will better enable social service agencies to secure adequate funding for the special needs of families with children, the homeless, those threatened with homelessness, and those not capable of achieving independent living.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organizational	Agency/Group/Organizational Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Dania Beach Housing Authority	PHA	Housing Need Assessment Public Housing Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Hollywood Housing Authority	PHA	Housing Need Assessment Public Housing Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Broward Housing Authority	PHA	Housing Need Assessment Public Housing Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
HISPANIC UNITY OF FLORIDA INC.	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment	Non-Homeless Special Needs Market Analysis	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Fort Lauderdale Housing Authority	PHA	Housing Need Assessment Public Housing Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Children Services Council of Broward County	Services-Children Services-homeless Services-Health Services-Education	Homeless Needs - Families with children Non-Homeless Special Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Center for Independent Living	Services- Persons with Disabilities Services- Health Health Agency Public Funded institution/System of Care	Non-Homeless Special Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.

Covenant House	Services- Victims of Domestic Violence Services- Homeless	Homelessness Needs- Chronically homeless Homelessness Needs- Families with Children Homelessness Needs- Veterans Homelessness Needs- Unaccompanied youth Homelessness Strategy	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Women in Distress of Broward County	Services- Victims of Domestic Violence Services- Homeless	Homelessness Needs- Chronically homeless Homelessness Needs- Families with Children Homelessness Strategy	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Broward 211	Services- Education Services- Families Services- Health	Non-Homeless Special Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Broward County Family Success Center	Services- Housing Services- Education Services- Families Services- Health	Needs Assessment Market Analysis Non- Homeless Special Needs	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
Broward County- Housing Finance Division	Services- Housing	Need Assessment Market Analysis	The agency was contacted via email during the 2025-2030 Consolidated Plan process.
HOPE Inc.	Services- Housing	Housing Needs Assessment Housing Market Analysis	The agency was contacted via email during the 2025-2030 Consolidated Plan process

Table 2 – Agencies, groups, organizations who participated

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	The goals of the City Strategic Plan are consistent with the goals of the CoC, which is to end homelessness in the region
Housing Broward: 10-Year Affordable Housing Master Plan	Broward County	The goals of the City Strategic Plan align with the Master Plan to address affordable housing needs.

Table 3 - Other local / regional / federal planning efforts

AP-12 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 adhered to its approved Citizen Participation Plan (CPP) which was approved by the City of Miramar Commission. The CPP includes the availability of a 30-day comment period to review the draft Action Plan and one public hearing held at City Commission meeting. All meetings are advertised in the Sun Sentinel to expand the reach of possible participants.

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	March 22, Pre-Development Public Notice	None	None	
2	Public Hearing	Non-targeted/broad community	April 9, 2026, Pre-Development Public Hearing	None	None	
3	Newspaper Ad/ Online	Non-targeted/broad community	June 7, 2026, Pre-Adoption Public Notice	None	None	
4	Other	Non-targeted/broad community	June 8 to July 7, 2026, Public Notice 30 Day Comment Period	None	None	
5	Public Hearing	Non-targeted/broad community	July 8, 2026, Public Hearing Commission Meeting	None	None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Miramar will receive \$828,571 for PY 2026-2027 CDBG program. As a recipient of CDBG, SHIP and HOME funds through the Broward County Consortium, the City of Miramar intends to allocate funding according to priority needs. The City proposes to use CDBG funds for Residential Rehabilitation, Rental Assistance, Public Infrastructure Improvement and Program Administration.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Affordable Housing, Public Services, Public Improvement and Planning and Administration	\$828,571			\$828,571		CDBG allocation used to carry out priority need projects including Affordable Housing, Public Services, Public Improvement and Planning and Administration within the City

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. PY 2026-2027, HOME funds proposed allocation of approximately \$267,587 and SHIP allocation of \$972,447.

If appropriate, describe publicly 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 City of Miramar has engaged in public-private partnerships to increase affordable units in the City:

Foxcroft Estates -3300 Foxcroft Road

- 88 Affordable Rental Units

ParcView Townhomes – 3400 Jasmine Avenue

- Owner-Occupied Affordable Units – 62

The Cove – Northeast Corner Miramar Parkway and Red Road

- 100 Affordable Rental Units to be embedded within a 2,874 unit mixed-income, mixed-use development.

Completed Project

Casa Sant Angelo – 16700 Miramar Parkway

- Senior Affordable Rental Units – 113

Pinnacle at La Cabana – 9001 Miramar Parkway

- Senior Affordable Units - 110 units

The Point at Town Center – 1 Main Street

- Affordable Units - 53 units out of 393

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability & Preservation	2026	2027	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$430,857	Homeowner Residential Rehabilitation: 6 Units
2	Housing Affordability & Preservation	2026	2027	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$82,000	Rehabilitation Administration
3	Improve and Expand Public Infrastructure in LMI neighborhoods	2026	2027	Non-Housing Community Development	110323 BG 2	Public Facilities and Infrastructure Improvement	CDBG- \$50,000	Shade structure over playground
4	Public/Supportive Services	2026	2027	Affordable Housing	Citywide	Rental Assistance	CDBG: \$100,000	Provide rental deposits: 10 households
5	Planning and Administration	2026	2027	Planning and Administration	Citywide	Planning and Administration	CDBG: \$165,714	Planning and administration

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Housing Affordability & Preservation- Residential Rehabilitation
Goal Description	Provide for owner-occupied housing rehabilitation that will benefit LMI households.
Goal Name	Public/Support Services- Rental Assistance
Goal Description	Provide assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.
Goal Name	Public Facilities & Infrastructure Improvement- Improve Access to Public Facilities
Goal Description	Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve facilities such as recreational parks and community centers throughout the city.
Goal Name	Planning and Administration
Goal Description	Provide the administrative structure for the planning, implementation, and management of the CDBG and HOME grant programs as well as other housing and community development.

AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name	Amount
1	Residential Rehabilitation	\$430,857
2	Residential Administration	\$82,000
3	Sheraton Park Improvement	\$50,000
4	Rental Assistance	\$100,000
5	Planning and Administration	\$165,714
	Total	\$828,571

Table 7 – Project Information

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

In 2025, the City of Miramar celebrated 70 years of becoming a City, many of the older residential structures need repairs. To assist with improving the aging residential units, the City has allocated 52% of its CDBG funds in PY 2026-2027 to residential rehabilitation.

The City is also providing rental (deposit) assistance to eligible households for new leases. The housing market in Miramar continues to be competitive and the rent deposits continue to increase.

AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Affordability & Preservation- Residential Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$\$430,857
	Description	Provide residential rehabilitation to low and moderate-income households. Each applicant can receive up to \$70,000 in housing rehabilitation assistance. This activity is eligible under 24 CFR section 570.202(a) and will directly benefit low- and moderate-income households as qualified under 570.208 (a)(3) Housing Activities
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Six (6) low to moderate income households will be served.
	Location Description	Citywide
	Planned Activities	Residential Rehabilitation for owner occupied residents
2	Project Name	Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Housing Affordability & Preservation- Residential Rehabilitation
	Needs Addressed	Housing Rehabilitation Support
	Funding	CDBG: \$82,000
	Description	The cost to administer the residential rehabilitation program which includes staff salaries, inspections and contractor oversight.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other
	Location Description	Citywide
Planned Activities	Rehabilitation Administration	
	Project Name	Rental Assistance (Deposit)

3	Target Area	Citywide
	Goals Supported	Public Service (Supportive)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	The rental assistance program provides assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Fourteen (14) low to moderate income households will be served.
	Location Description	Citywide
	Planned Activities	Rental Assistance (Deposit)
4	Project Name	Sheraton Park Improvements
	Target Area	110323 BG 2
	Goals Supported	Public Facilities & Infrastructure Improvement- Improve Access to Public Facilities
	Needs Addressed	Public Facility Improvement
	Funding	\$50,000
	Description	Improvement to Sheraton Park which may consist of removing the existing old and dilapidated play system and an ADA approved surface for children ages 6 to 12. The project may also provide for the installation of an ADA accessible walkway and entrance gate. The area would also receive new benches and receptacles.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,500 low to moderate-income residents
	Location Description	8768 Sheraton Drive, Miramar, FL
	Planned Activities	Sheraton Park Improvements
5	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Housing Affordability & Preservation- Residential Rehabilitation Public Facilities & Infrastructure Improvement- Improve Access to Public Facilities Public Service Support

Needs Addressed	Program Management
Funding	CDBG: \$165,714
Description	Administrative duties related to the overall grant program and fair housing activities.
Target Date	9/30/2027
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Citywide
Planned Activities	Planning and Administration

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 Miramar has 66 census tract block groups of those, 25 are of low-moderate income concentration. Low-moderate income areas have 51% or more of its residents are low-moderate income.

Geographic Distribution

Target Area	Percentage of Funds
110323 BG 2	6%
Citywide	94%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate funding based solely on geographic requirements. When the planned activities are intended to serve individual clientele directly, they must meet income qualifications, as well as residency requirements, in order to receive assistance from the program. In these instances, city staff and/or its consultant will complete an intake and a review of their eligibility status is completed before the activity is initiated. For this purpose, the City will target these individuals citywide.

Whenever the City identifies infrastructure and public facility improvement activities, these planned activities will serve a specific community or neighborhood. These activities will have an “area-wide” benefit and must be within an eligible census block group tract, as defined by HUD-CDBG low/mod income summary data (LMISD). HUD determines Low/Mod block group tracts as those with a 51% LMI population.

With the exception of the Public Facilities and Infrastructure project, all of the Annual Action Plans are LMI clientele specific. Therefore, the majority of beneficiaries are primarily citywide. Public Facilities and Infrastructure improvements will be targeted towards low and moderate-income areas.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Miramar has taken steps to remove regulatory barriers to affordable housing and every year incentives recommended by City's Housing Advisory Committee (AHAC) are reviewed and approved by the City Commission.

Actions it planned 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

One of the major obstacles the City Miramar faces in meeting its housing and community development goals and objectives is the market conditions. The current housing market in South Florida, low- to moderate-income residents are being priced out of purchasing a home and renters are unable to afford their rents as rents prices have increased. The cost of living has increased drastically in South Florida which reduces a household's disposable income to purchase necessities to maintain a family and housing.

The City is working with Broward County and other state and federal agencies to address the issue and provide assistance to persons affected

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The following section identifies other actions that will be undertaken during the 2026-2027 program year.

Actions planned to foster and maintain affordable housing

One of the major obstacles the City of Miramar 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.

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 uses CDBG, HOME, and SHIP funds to foster and maintain affordable housing, primarily through residential rehabilitation, purchase assistance and rental (deposit) assistance.

These assistance to low- and moderate-income households help to improve the housing to the minimum property standards, assist with structural and system repairs, and provide down payment and closing cost assistance and assisting renters with new leases. This assistance serves a public purpose by improving the quality and stability of Miramar's residents

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 Miramar's 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

City staff works in partnership with community partners and consultants throughout the year to increase institutional structure.

The City's Economic Development and Housing Department is primary responsibility for overseeing the implementation of the strategies defined in the 2026-2027 Action Plan and ma with assistance from consultant(s). The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan.

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

The City of Miramar's Economic Development and Housing Department serves as the lead agency responsible for implementing the City of Miramar's 2026-2027 Action Plan and CDBG program in general. This effort will be coordinated by the Building, Planning and Zoning, Parks and Recreation and Finance departments.

These departments administer and implement the City's various community planning, housing and development programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities.

Program Specific Requirements

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

Introduction

The following section identifies program specific requirements.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**PUBLIC NOTICE
CITY OF MIRAMAR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PROPOSED 2026-2027 PROGRAM YEAR ANNUAL ACTION PLAN
(10-1-26 to 9-30-27)**

The City of Miramar is an entitlement recipient of federal funds and receives an annual allocation from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. In Program Year (PY) 2026-2027, the City will receive a CDBG allocation of \$828,571 and Home Investment Partnership (HOME) allocation of approximately \$267,587 through Broward County HOME Consortium.

The Annual Action Plan identifies the proposed projects for CDBG for PY 2026-2027 and shows the linkage between projects and the specific objectives developed to address the priority needs identified in the Consolidated Plan.

The City of Miramar is soliciting public input for the preparation for the annual action plan. All interested agencies, organizations and persons are invited to submit input on the Annual Action Plan to Economic Development and Housing Department at epetitfrere@miramarfl.gov or 2200 Civic Center Place, Miramar, FL 33025.

Residential Rehabilitation

\$430,857

The City's residential rehabilitation program provides home repair assistance to low-to moderate-income owner-occupied homeowners in the City who are experiencing conditions in and around their homes that pose a threat to their health, safety and welfare.

Rehabilitation Administration

\$82,000

The cost to administer the residential rehabilitation program which includes staff salaries, inspections and contractor oversight.

Rental Assistance

\$100,000

Provide financial assistance to low to moderate-income households to obtain quality, safe, decent, and affordable rental housing.

Sheraton Park Improvements

\$50,000

Improvement to Sheraton Park which may consist of removing the existing old and dilapidated play system and an ADA approved surface for children ages 6 to 12. The project may also provide for the installation of an ADA accessible walkway and entrance gate. The area would also receive new benches and receptacles.

Program Administration

\$165,714

The cost associated with administering the CDBG program, preparation of the various plans, required reports and fair housing activities.

Public Comment

Citizens are encouraged to review the PY 2026-2027 Draft Annual Action Plan and provide written comments. The 30-day public comment period will commence Monday, June 8, 2026 and end Tuesday, July 7, 2026.

Attachment 1

The plan is available for public review beginning Monday, June 8, 2026 between the hours of 7:00 a.m. and 6:00 p.m., Monday - Thursday, at the City of Miramar Economic Development & Housing Department, 2200 Civic Center Place, Miramar, FL 33025, and the Office of the City Clerk, 2300 Civic Center Place, Miramar, FL 33025, and the City's website: Miramarfl.gov/Housing

Prior to the adoption, the City of Miramar Commission will hold a Public Hearing on the proposed PY 2026-2027 Action Plan on Wednesday, July 8, 2026 at 7:00 p.m. in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida 33025. Interested parties are encouraged to attend. For additional information regarding the proposed activities, please contact the Economic Development and Housing Department at (954) 883-5328.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in this hearing should contact the Office of the City Clerk at least 48-hours prior to the hearing at (954) 602-3011 for assistance.