

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

**Meeting Date:** July 10, 2024

**Presenter's Name and Title:** Katherine Randall, Chief Housing Administrator, on behalf of the Economic Development and Housing Department

**Prepared By:** Katherine Randall, Economic Development and Housing Department

**Temp. Reso. Number:** R8142

**Item Description:** Temp. Reso. #R8142, APPROVING THE PROGRAM YEAR 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN; AUTHORIZING SUBMISSION OF THE PROGRAM YEAR 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. (Economic Development and Housing, Chief Housing Administrator, Katherine Randall)

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 6/10/2024 in a Sun Sentinel & Le Floridien 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 2024/2025 grant agreement, funds are to be allocated in the special revenue fund 167 as follows:

Revenue:

Upon execution of the CDBG 2024/2025 grant agreement, funds are to be allocated in the special revenue fund 167 as follows:

Revenue Account (Fed Grants-CDBG):	167-00-000-000-000-331623-92633 - \$817,057
Home Repairs (Residential Rehab):	167-43-900-554-000-604680-92633 - \$403,646
Rental Assistance	167-43-900-554-000-604684-92633 - \$100,000
Commercial Rehab:	167-43-900-554-000-604681-92633 - \$150,000
Program Admin (CRA):	167-43-900-554-000-603114-92633 - \$122,559
Program Admin (City):	167-43-900-554-000-603410-92633 - \$ 40,853


**Content:**

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8142**
  - **Exhibit A: FY 2024-2025 Annual Action Plan**
  - **Attachment 1: Public Notice**



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** Dr. Roy L. Virgin, City Manager 

**BY:** Anita Fain Taylor, Director, Economic Development and Housing Department

**DATE:** July 3, 2024

**RE:** Temp. Reso. No. R8142, approving the Program Year 2024–2025 Community Development Block Grant Annual Action Plan for Economic Development and Housing Programs

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**RECOMMENDATION:** The City Manager recommends approval of Temp. Reso. No. R8142 approving the Program Year 2024-2025 Community Development Block Grant (“CDBG”) Program Annual Action Plan (the “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 \$19,022,453 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, 2024, the City of Miramar anticipates receiving \$817,057. This is the final year of the 2020-2024 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 March 28, 2024, to discuss possible eligible projects with the community. Staff also met with other City departments to discuss potential projects and the progress of the program.

**DISCUSSION:** Below is a summary of the eligible projects the City will undertake during Program Year 2024-2025 to address the priority needs and specific objectives identified in the Consolidated Plan.

1. **Residential Rehabilitation** \$403,646 - 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** \$100,000 – Provide financial assistance to low-to-moderate-income households to obtain quality, safe, decent, and affordable rental housing.
3. **Commercial Rehabilitation** \$150,000 – Provide commercial façade rehabilitation and/or code compliance improvements to established owners of commercial properties located in low and moderate-income concentrated areas.
4. **Program Administration** \$163,411 – Administrative duties relative to the overall grant program and fair housing activities.

**ANALYSIS:** Federal funding in the amount of \$817,057 will provide for repairs to owner-occupied homes, Rental Assistance, Commercial Rehabilitation, and program administration.

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6/17/24  
6/25/24

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE PROGRAM YEAR 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ANNUAL ACTION PLAN; AUTHORIZING SUBMISSION OF THE PROGRAM YEAR 2024-2025 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 \$817,057 (2024-2025 Allocation) in Community Development Block Grant (“CDBG”) program funds for Program Year 2024-2025; 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 2024-2025, attached as Exhibit “A” (the “2024– 2025 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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6/25/24

**WHEREAS**, on March 28, 2024, a pre-development public hearing was held, which was noticed in the Sun Sentinel on March 16, 2024; and

**WHEREAS**, a summary of the 2024-2025 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* and the *La Floridien* on May 16, 2024; and

**WHEREAS**, the public review draft of the 2024-2025 CDBG Annual Action Plan was made available online via the City's website for a 30-day public comment period, commencing on June 10, 2024, and concluding on July 9, 2024; and

**WHEREAS**, on July 10, 2024, the City Commission held a Public Hearing, which was properly noticed in the *Sun-Sentinel* and the *La Floridien* on June 10, 2024, regarding the 2024- 2025 CDBG Action Plan in the City Commission Chambers; and

**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.

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**Section 2:** That the 2024-2025 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 2024 – 2025 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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6/17/24  
6/25/24

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Alexandra P. Davis

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

<b><u>Requested by Administration</u></b>	<b><u>Voted</u></b>
Commissioner Winston F. Barnes	_____
Commissioner Maxwell B. Chambers	_____
Commissioner Yvette Colbourne	_____
Vice Mayor Alexandra P. Davis	_____
Mayor Wayne M. Messam	_____

Reso. No. \_\_\_\_\_

EXHIBIT A



**COMMUNITY DEVELOPMENT BLOCK GRANT**

**FY 2024 - 2025**

# **ANNUAL ACTION PLAN**

**10/01/2024 - 09/30/2025**



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# Executive Summary

## AP-05 Executive Summary - 24 CFR 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 \$19,022,453 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, 2024, the City of Miramar anticipates receiving \$817,057, this is final year of the 2020-2024 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, 2024 – September 30, 2025:

Activity	Amount
Residential Rehabilitation	\$403,646
Rental Assistance	\$100,000
Commercial Rehabilitation	\$150,00
Program Administration	\$163,411
<b>Total</b>	<b>\$817,057</b>

### 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 2020-2024. The Plan provides a brief description of the programs for the City of Miramar in PY 2024-2025, 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 2024-2025 are allocated among these objectives and outcomes.

Affordable Housing

Economic Development

Public Service

### **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 lead the City to choose its goals and/or projects for PY 2024-2025. A more detailed evaluation of past performance is documented in the City's PY 2022-2023 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 2022-2023, the most recent completed year, the City completed the following projects:

- Assisted four (4) households with rental assistance.
- Assisted 13 households with residential assistance using CDBG funds. Additionally, 11 households were assisted with SHIP funds.
- Completed one (1) Commercial Rehabilitation project.
- Seven (7) small businesses received business assistance with CDBG-CV funds.
- Thirty (30) households received rental, mortgage and/or utility assistance with CDBG-CV funds.

### **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 PY2024-2025 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 June 3, 2020. The plan was approved with the 2020-2024 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 14, 2024	Pre-Development Public Notice
March 28, 2024	Pre-Development Public Hearing
June 10, 2024	Pre-Adoption Public Notice
June 10 to July 9, 2024	30-day comment period
July 10, 2024	Pre- Adoption Public Hearing and Commission meeting
July 31, 2024	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.

No Public Comments at this time

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**

N/A

**7. Summary**

N/A

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	MIRAMAR	
CDBG Administrator	MIRAMAR	Economic Development and Housing Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Miramar Economic Development and Housing Department serves as the lead agency for developing the City’s 2024- 2025 Annual Action Plan and will serve as the lead agency responsible for implementing it. This effort will be coordinated with the City’s Economic Development and Housing, Parks and Recreation and Finance Departments. 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. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with Federal and State regulations.

**Consolidated Plan Public Contact Information**

Katherine Randall, Chief Housing Administrator  
Economic Development and Housing Department  
City of Miramar  
2200 Civic Center Place, Miramar, Florida, 33025  
954-602-3246,  
[kbrandall@miramarfl.gov](mailto:kbrandall@miramarfl.gov), [www.miramarfl.gov](http://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 Action 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.

**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.**

ESG funding is administered by the City of Ft. Lauderdale.

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

1	<b>Agency/Group/Organization</b>	Fort Lauderdale Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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 2020-2024 Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Broward County Bureau of Children and Family Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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 2020-2024 Consolidated Plan.
4	<b>Agency/Group/Organization</b>	Hollywood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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 2020-2024 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-homeless Services-Health Services-Education Services-Employment
	<b>What section of Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis



<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.</p>
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**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	Through the outreach process, the County has identified homelessness, rapid rehousing, and homelessness prevention services as a priority. These services will help strengthen the Continuum of Care Strategy.
Local Housing Assistance Plan (LHAP)	City of Miramar	The LHAP identifies affordable housing strategies.
Comprehensive Plan	City of Miramar	The Housing Element identifies the housing goals, objectives and policies.

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

**Narrative (optional)**

There were no agency types that were not intentionally consulted. All comments were welcome.

**AP-12 Participation – 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 and La Floridien (a local newspaper) 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 14, 2024, Pre-Development Public Notice	None	None	
2	Public Hearing	Non-targeted/broad community	March 28, 2024, Pre-Development Public Hearing	None	None	
3	Newspaper Ad/ Online	Non-targeted/broad community	June 10, 2024, Pre-Adoption Public Notice	None	None	
4	Other	Non-targeted/broad community	June 10 to July 9, 2024, Pre-Adoption Public Notice 30 Day Comment Period	None	None	
5	Public Hearing	Non-targeted/broad community	July 10, 2024, Public Hearing Commission Meeting	None	None	

**Table 4 – Citizen Participation Outreach**

Annual Action Plan

## Expected Resources

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

#### Introduction

The City of Miramar anticipates receiving \$817,057 for PY 2024-2025 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, Commercial Rehabilitation, Rental Assistance and Program Administration.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Affordable Housing, Economic Development, Public Services, Planning and Administration	817,057	0	0	817,057	817,057	CDBG allocation used to carry out priority need projects including Affordable Housing, Economic Development, Public Services, 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. The City currently does not have any funding source that requires matching. FY 2024-2025, HOME funds proposed allocation of approximately \$267,587 and SHIP allocation of \$1,050,011.

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

The City of Miramar has engaged in public-private partnerships to increase affordable units in the City:

Manor Miramar at Town Center – 1 Main Street

- Affordable Units - 53 units out of 393

Foxcroft Estates -3300 Foxcroft Road

- 88 Affordable Rental Units

ParcView Townhomes – 3400 Jasmine Avenue

- Owner-Occupied Affordable Units – 66

Pinnacle at La Cabana – 9001 Miramar Parkway

- Senior Affordable Units - 110 units

The Park – Northeast Corner Miramar Parkway and Red Road

- 120 Affordable Rental Units to be embedded within a 2,800-unit mixed-income, mixed-use development.

**Completed Project**

Casa Sant Angelo – 16700 Miramar Parkway

- Senior Affordable Rental Units – 113

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain City's Affordable Housing Stock	2024	2025	Affordable Housing	Citywide	Residential Rehabilitation	CDBG: \$403,646	Homeowner Housing Rehabilitated: minimum of 5 units
3	Economic Development	2024	2025	Non-Housing Community Development	Census Tract BG 1104.03 1	Economic Development	CDBG: \$150,000	Commercial rehabilitation to commercial establishment owners located in areas of low- and moderate-income concentration. Provide assistance to a minimum of 2 commercial projects.
5	Public/Supportive Services	2024	2025	Affordable Housing	Citywide	Rental Assistance	CDBG: \$100,000	Rental Housing Assistance: minimum of 8 units

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Maintain City's Affordable Housing Stock
	<b>Goal Description</b>	Provide residential rehabilitation 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.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The activity in this goal is commercial façade rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low- and moderate-income concentration. The activity is eligible as a commercial rehabilitation project under 570.202(a)(3).
5	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	Provide rental assistance to low- and moderate-income renters. This activity is eligible under 24 CFR section 570.201(e) and will directly benefit low- and moderate-income persons.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following is a proposed list of activities that will be undertaken with the \$817,057 the City anticipates to receive in Program Year 2024.

### Projects

#	Project Name
1	Residential Rehabilitation
2	Commercial Rehabilitation
3	Rental Assistance
4	Program Administration

Table 7 - Project Information

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

The main focus for the City is to maintain and provide decent affordable housing and improve the living environment of the City's low to moderate-income residents by providing residential housing assistance to improve their homes so the property can remain affordable to the residents.

Also provide rental assistance to applicants on the break of homelessness due to the increased cost of rental.

### Obstacles to address underserved

- There continues to be a demand for residential rehabilitation assistance. As Miramar's housing stock ages and the cost of living continues to increase residents are unable to make improvements to their homes.
- Due to the increase cost of construction and materials almost all properties utilize the maximum assistance allowed.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain City's Affordable Housing Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG \$403,646.00
	<b>Description</b>	Each applicant can receive up to \$70,000 in Housing Reb assistance. Provide residential rehabilitation to low-to 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>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 household
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Residential Rehabilitation
2	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG \$150,000
	<b>Description</b>	Provide funding for large scale and/or small-scale projects to commercial rehabilitation improvements to commercial establishment owners located in areas of low- and moderate-income concentration. The activity is eligible as a commercial rehabilitation project under 570.202(a)(3), and will benefit low and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities
	<b>Target Date</b>	09/30/2025
	<b>Estimate the number and type of families that will</b>	Minimum 2



	<b>benefit from the proposed activities</b>	
	<b>Location Description</b>	CDBG Target Area
	<b>Planned Activities</b>	Commercial Rehabilitation
3	<b>Project Name</b>	Rental Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Rental Assistance
	<b>Funding</b>	CDBG \$100,000
	<b>Description</b>	The project includes assistance with first/last/security for rental residents
	<b>Target Date</b>	09/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low to moderate-income residents
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rental Assistance
4	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG \$163,411.00
	<b>Description</b>	Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low- and moderate-income persons and is eligible under 24 CFR section 570.206
	<b>Target Date</b>	9/30/2025
	<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>	Planning and Administrative Services

## AP-50 Geographic Distribution – 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 42 census tract block groups, 16 of these block groups are of low- to moderate-income concentration. Four of the areas are contiguous and located east of the Florida Turnpike, adjacent to the State Road 7/U.S. 441 Corridor.

The City of Miramar’s areas of low- and moderate-income concentration can be found in the following Census tract block groups: Refer to attached Map.

Census Tract	Block Group	Low-mod %
91500	1	51.16%
91500	3	77.44%
100801	1	64.12%
100801	2	79.09%
110320	1	52.99%
110320	3	71.64%
110320	4	71.09%
110322	2	75.56%
110323	1	51.96%
110323	3	68.88%
110402	1	52.58%
110403	1	56.33%
110403	2	63.90%
110404	1	53.70%
110404	2	64.41%
110501	2	67.44%

### Geographic Distribution

The Commercial Rehabilitation program is available in the City’s low-income areas. The exact locations are not determined until after the funds are received. Total funding allocation for the project is 21%.

Target Area	Percentage of Funds
1104.03 BG 1, 1104.03 BG 2 1104.02 BG 1, 1104.04 BG 1, 1104.04 BG 2 1105.01 BG 2 0915.00 BG 1, 0915.00 BG 3 1008.01 BG 1, 1008.01 BG2	21%

**Table 8 - Geographic Distribution**

## Rationale for the priorities for allocating investments geographically.

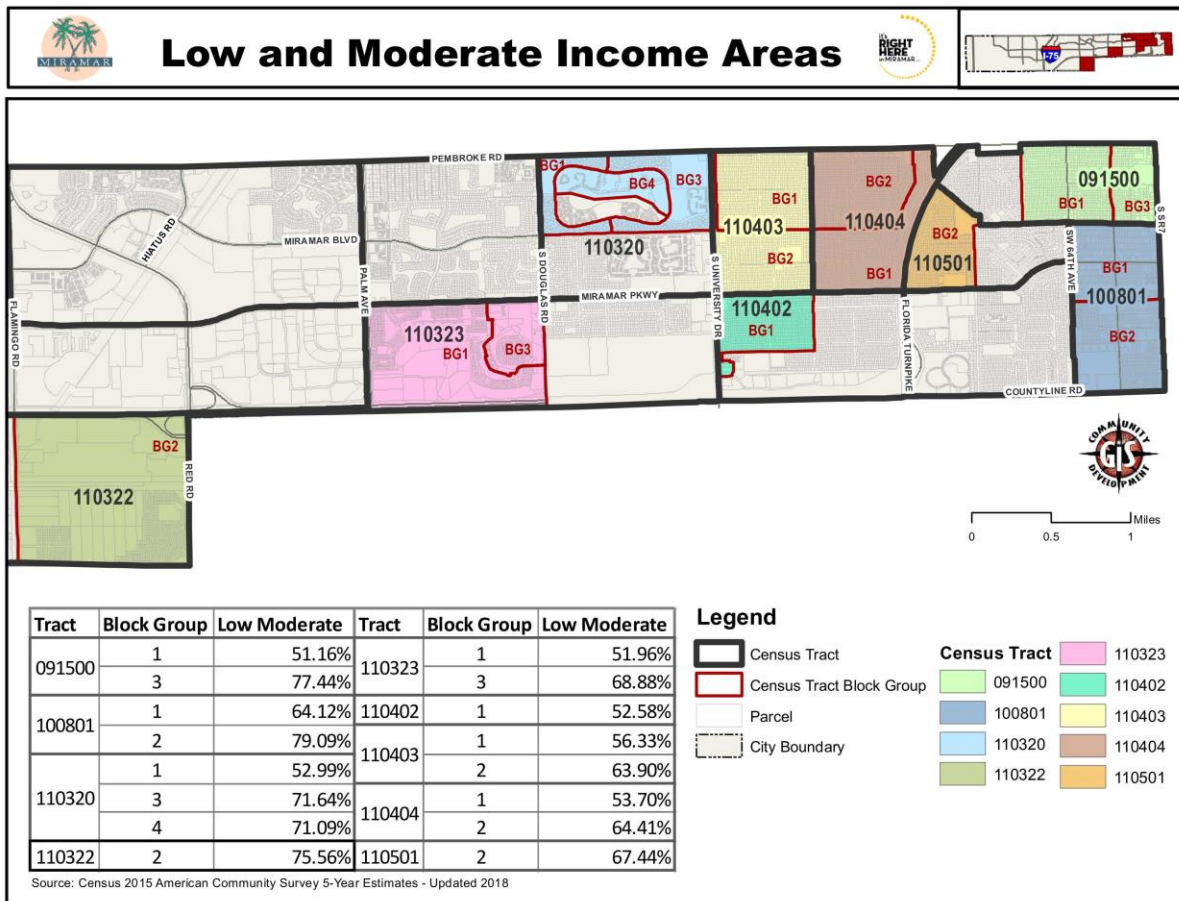
Funds are allocated annually to priority affordable housing, public services and economic development needs and activities as identified through the City’s 2020-2024 Consolidated Planning process and consultation with other planning and community redevelopment documents prepared by the City.

The City of Miramar’s housing activities will be conducted on a citywide basis, benefiting low- and moderate-income residents directly. CDBG funded area-wide benefit activities will occur in Miramar’s CDBG Target Neighborhood at the eastern boundary of the City.

## Discussion

N/A

Map: Low-to Moderate Income Areas



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Miramar has previously allocated funds to provide basic rehabilitation activities. No housing rehabilitation funds are allocated in FY 2024-2025 AAP. Items eligible for repair in the City’s program are all minimum housing quality standards deficiencies to include lead-based paint abatement, plumbing, electrical, structural, roof repair, storm mitigation, and other necessary improvements.

<b>One Year Goals for the Number of Households to be Supported</b>	<b>Number</b>
Homeless	
Non-Homeless	13
Special-Needs	
Total	13

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	<b>Number</b>
Rental Assistance	8
The Production of New Units	
Rehab of Existing Units	5
Acquisition of Existing Units	
Total	13

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Miramar does not have a Housing Authority. The closest Housing Authority to the City of Miramar that services the city residents is the Hollywood Housing Authority. The mission of Hollywood Housing Authority is to provide safe, decent, and sanitary housing conditions for very low-income families, encourage self-sufficiency and manage resources efficiently. Hollywood Housing Authority administers both a Public Housing and Section 8 Housing Choice Voucher program.

### **Actions planned during the next year to address the need to public housing.**

The City of Hollywood has a Hollywood Housing Authority Board of Commissioners' whose purpose is to develop and monitor policies and establish controls for providing decent, safe, and sanitary housing to residents in housing assistance programs. One HHA resident serves on the board along with four other citizen at-large members. The board will continue to meet and focus on efforts to address the needs of public housing. The Housing Authority shall continue to service the waiting list and hold general meetings with residents and the board to discuss public housing concerns and other supportive services needed.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

The Hollywood Housing Authority holds general meetings to provide residents with a platform to discuss issues related to public housing and supportive services. The Housing Authority provides information on various City Homeownership Program, including the City of Miramar Purchase Assistance program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

The Hollywood Housing Authority is not a troubled PHA.

### **Discussion**

## **AP-75 Barriers to affordable housing – 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.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following section identifies other actions that will be undertaken during the 2024-2025 program year.

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

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

The Economic Development and Housing Department will work in conjunction with the Marketing Department to explore options targeting underserved communities. The goal is to create public awareness of the CDBG program and funding available city-wide especially in the low to moderate communities. The City advertises the program to each property owner by including information about the program in water bills. The program is also advertised on the City's social media pages and in local community newspapers.

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

The City will continue to foster and maintain affordable housing through its Purchase Assistance and Residential Rehabilitation programs.

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

The City will continue to ensure all housing programs and projects comply with lead paint regulations. Part of any City administered housing program, the City will ensure all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes built prior to 1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG funding. These actions will prevent lead poisoning and hazards in the community.

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.

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

The City will continue to dedicate federal and state funds to affordable housing strategies, and housing counseling. In addition, the City collaborates with Broward Coalition for the Homeless, Broward County Continuum of Care Program and other Broward County agencies to support additional programs to limit poverty among the residents of the City and other social services program through its Community Services Department. The City also partners with nonprofit and

other agencies to provide housing counseling, debt management, and credit repair.

**Actions planned to develop institutional structure.**

The City of Miramar 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 2024-2025 Action Plan. 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 participates in County/City Committees created to coordinate public, private, and community-based efforts to expand affordable housing and economic development initiatives through research and program development activities that support community development joint ventures between the private and public sectors. Staff will attend affordable housing workshops and seek public and private collaborations to better serve the residents of the City.

**Discussion:**

N/A



## Program Specific Requirements

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

#### Introduction:

#### 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	

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

## Appendix A - Form SF 424, SF 424B and SF424 D

## Appendix B - Non-State Certifications

## Appendix C - Resolution

# ATTACHMENT - 1

This notice was originally advertised on May 12, 2024, it is being re-advertised to provide the new public hearing date for the CDBG Annual Action Plan

## **PUBLIC NOTICE CITY OF MIRAMAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PROPOSED 2024-2025 PROGRAM YEAR ANNUAL ACTION PLAN (10-1-24 to 9-30-25)**

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) 2024-2025, the City will receive a CDBG allocation of \$817,057 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 2024-2025 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](mailto:epetitfrere@miramarfl.gov) or 2200 Civic Center Place, Miramar, FL 33025.

### **Residential Rehabilitation**

**\$403,646**

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.

### **Rental Assistance**

**\$100,000**

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

### **Commercial Rehabilitation**

**\$150,000**

Provide commercial rehabilitation improvement to commercial established owners located in low- and moderate-income concentrated areas.

### **Program Administration**

**\$163,411**

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 2024-2025 Draft Annual Action Plan and provide written comments. The 30-day public comment period will commence Monday, June 10, 2024 and end Tuesday, July 9, 2024.

# ATTACHMENT - 1

The plan is available for public review beginning Monday, June 10, 2024 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](http://Miramarfl.gov/Housing)

it is also available for review at:

Community Revitalization Affiliates, Inc.  
6151 Miramar Parkway, Suite 202  
Miramar, FL 33023  
Monday- Friday 9:00 a.m. to 5:00 p.m.

Prior to the adoption, the City of Miramar Commission will hold a Public Hearing on the proposed PY 2024-2025 Action Plan on Wednesday, July 10, 2024 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.