

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

**Meeting Date:** November 17, 2025

**Presenter's Name and Title:** Carolyn Francis-Royer, Chief Housing Administrator

**Prepared By:** Carolyn Francis-Royer, Chief Housing Administrator, Economic Development & Housing Department

**Temp. Reso. Number:** R8531

**Item Description:** Temp. Reso. #R8531, ADOPTING THE 2025 LOCAL HOUSING INCENTIVE STRATEGIES RECOMMENDATIONS AND REPORT FROM THE CITY'S AFFORDABLE HOUSING ADVISORY COMMITTEE; AUTHORIZING SUBMITTAL OF SAME TO THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Carolyn Francis-Royer, Chief Housing Administrator of Economic Development & Housing Department).*

Consent  Resolution  Ordinance  Quasi-Judicial  Public Hearing

**Instructions for the Office of the City Clerk:** none

**Public Notice** – As required by the Sec. \_\_\_\_ of the City Code and/or Sec. \_\_\_\_, Florida Statutes, public notice for this item was provided as follows: on \_\_\_\_\_ in a \_\_\_\_\_ 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. \_\_\_\_\_, 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:** As a recipient of State Housing Initiative Partnership (SHIP) funds, the Affordable Housing Advisory Committee must review and recommend local housing incentive strategies for adoption by the City Commission and subsequent submittal to Florida Housing Finance Corporation.


**Content:**

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR #R8531**
  - **Exhibit A: 2025 Affordable Housing Incentive Strategies Report**
- **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:** Stephen Johnson, Assistant City Manager

**DATE:** November 12, 2025

**RE:** Temp. Reso. No. 8531, adopting the 2025 Local Housing Incentives Strategies Recommendations and Report from the City's Affordable Housing Advisory Committee (AHAC)

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**RECOMMENDATION:** The City Manager recommends approval of Temp. Reso. No. 8531, adopting the 2025 Local Housing Incentives Strategies Recommendations and Report from the City's Affordable Housing Advisory Committee (the AHAC or the Committee).

**ISSUE:** At a duly advertised public hearing on October 23<sup>rd</sup>, 2025, the AHAC unanimously approved its 2025 Local Housing Incentives Strategies Recommendations and Report. In compliance with Section 420.9076(6), Florida Statutes (F.S.), the Recommendations and Report are being placed on this meeting's agenda for discussion and adoption by the City Commission, and for subsequent submittal to the Florida Housing Finance Corporation (FHFC).

**BACKGROUND:** In 2007, the Florida Legislature (the Legislature) passed House Bill 1375, which was later codified in Section 420.9076, F.S., requiring counties and cities, which are recipients of State Housing Initiative Partnership (SHIP) funds, to appoint an 8- to 11-person AHAC from six (6) specified categories to recommend monetary and non-monetary strategies and incentives for affordable housing as part of participation in the SHIP program. In 2020, the Legislature amended this section to expand the membership of the AHAC to include one (1) elected official.

The AHAC is responsible for addressing regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing. The AHAC is also responsible for reviewing the City's established procedures, ordinances, Land

Development Code regulations and Comprehensive Plan policies, in order to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The recommendations may include the following: the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies. The AHAC incentives and recommendations report are due for submission to the State every year by December 31.

**DISCUSSION:** The 2025 AHAC held public meetings on May 22<sup>nd</sup>, June 26<sup>th</sup>, July 24<sup>th</sup>, September 11<sup>th</sup>, and October 23<sup>rd</sup> of this year to discuss and develop the updated incentive strategies and recommendations in the report, attached hereto as Exhibit “A”. At these meetings, the AHAC members had the opportunity to discuss and evaluate existing incentive strategies and propose new strategies that aim to remove regulatory barriers limiting the development and/or preservation of affordable housing or increase housing costs. The Committee also discussed the Live Local Act, which was recently signed into law by Governor Ron DeSantis, and its implications for the production of affordable housing in the city. As noted above, the final Recommendations and Report were subsequently adopted by the Committee at a duly advertised public meeting, pursuant to Section 420.9076, F.S.

**ANALYSIS:** Over time, the city has consistently implemented the Committee’s recommended affordable housing strategies and incentives. The 2025 recommendations were finalized at the October 23, 2025, meeting. While there are no changes to the previously approved incentive strategies, the AHAC proposed one new incentive strategy—the **Moderate-Income Mortgage Assistance (MIMA)** program. MIMA provides up to \$30,000 to first-time homebuyers who may not qualify for federal or state assistance. The funds can be applied toward down payment, closing costs, or first mortgage reduction. Launched as a pilot in March 2025, the program has demonstrated strong demand and measurable success. Consequently, the AHAC recommends its continuation and an increased budget allocation.

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10/1/25

11/10/25

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, ADOPTING THE 2025 LOCAL HOUSING INCENTIVE STRATEGIES RECOMMENDATIONS AND REPORT FROM THE CITY'S AFFORDABLE HOUSING ADVISORY COMMITTEE; AUTHORIZING SUBMISSION OF THE INCENTIVES REPORT TO THE FLORIDA HOUSING FINANCE CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in 2007 the Florida Legislature passed House Bill 1375, as later codified in Section 420.9076, Florida Statutes ("F.S."), requiring each county and eligible municipalities participating in the State Housing Initiatives Partnership ("SHIP") to create an Affordable Housing Advisory Committee ("AHAC") that meets every three years to recommend monetary and non-monetary incentives for affordable housing; and

**WHEREAS**, the AHAC's core requirement is to recommend housing strategies developed to incentivize the production and preservation of affordable housing; and

**WHEREAS**, those recommendations are to be submitted to the local elected body for approval, and, upon adoption, to become a part of the Local Housing Assistance Plan ("LHAP"); and

**WHEREAS**, in 2008, as required by Section 420.9076, F.S., the City Commission appointed an AHAC, the incentive strategies and recommendations of which were later adopted in the City's LHAP, through Resolution No. 09-105; and

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

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**WHEREAS**, upon being appointed and every three years after, the AHAC is required to review existing local government plans, policies, and procedures applicable to affordable housing, include the LHAP, to evaluate their impacts; and

**WHEREAS**, in compliance with the above-mentioned statutory requirement, the City's AHAC convened in 2012, 2015, 2018, and 2021 to review strategies and incentives and make recommendations, which were adopted through Resolution 13-24, Resolution 16-02, and Resolution 19-16; and Resolution 22-04, respectively; and

**WHEREAS**, this calendar year, the City's AHAC convened on May 22<sup>nd</sup>, June 26<sup>th</sup>, July 24<sup>th</sup>, September 11<sup>th</sup>, and October 23<sup>rd</sup> to review strategies and incentives and make recommendations; and

**WHEREAS**, the 2025 AHAC held a duly noticed public hearing at its meeting on October 23, 2025, to recommend approval of the 2025 Affordable Housing Incentive Strategies Report; and

**WHEREAS**, Section 420.9076(6), F.S., provides that, within 90 days after the date of receipt of the evaluation and local housing incentive strategies recommendations report from the AHAC, the City shall adopt an amendment to the City's LHAP to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under Florida Statutes, Section 420.9071 (16); and

**WHEREAS**, the City Manager recommends approval of the 2025 SHIP Affordable Housing Incentives Report (the "Incentives Report"), attached as Exhibit "A," and authorizing its submission to the Florida Housing Finance Corporation; and

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10/1/25

11/10/25

**WHEREAS**, the City Commission deems it to be in the best interest of the residents and citizens of the City of Miramar to approve the Incentives Report, attached as Exhibit “A,” and to authorize its submission to the Florida Housing Finance Corporation.

**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 SHIP affordable housing incentives report, attached as Exhibit “A”, is approved.

**Section 3:** That the City Manager is authorized to submit the Incentives Report to the Florida Housing Finance Corporation, together with such non-substantial changes deemed necessary by the City Manager and approved as to form and legal sufficiency by the City Attorneys.

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

**Section 5:** That this Resolution shall take effect upon adoption.

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10/1/25

11/10/25

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

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

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

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 Maxwell B. Chambers	_____
Commissioner Avril Cherasard	_____
Vice Mayor Yvette Colbourne	_____
Commissioner Carson Edwards	_____
Mayor Wayne M. Messam	_____

**City of Miramar**

Affordable Housing Advisory Committee (AHAC)  
2025 SHIP Affordable Housing Incentives Report

**Background/Purpose**

In 2007 Florida passed legislation requiring cities and counties to appoint 11 people as an Affordable Housing Advisory Committee (AHAC) to recommend monetary and non-monetary strategies and incentives for affordable housing as required by the State Housing Initiatives Partnership (SHIP) program for inclusion in the City’s Local Housing Assistance Plan (LHAP). These can include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies. This process of review and update is to occur every three years.

In 2020, State legislation adopted new changes. The AHAC is now required to have as one of its 11 appointed members, a member of the City Commission. The process of review and update is to occur annually.

AHAC has been convened, recommendations made, and reports/updates approved by the City Commission as follows:

YEAR	RESOLUTION
2009	09-105
2012	13-24
2015	16-02
2018	19-16
2021	22-04
2022	23-25
2023	24-36
2024	25-40

Below are the affordable housing strategies for review, discussion, and recommendations by the 2025 AHAC.

In addition, Staff has summarized changes that have occurred in the City’s Land Development Code (LDC) since 2020 that relate to affordable housing and provided information on other possible strategies to consider.

## AFFORDABLE HOUSING STRATEGIES

### A. *Name of the Strategy:* **Expedited Permitting and Expedited Inspection.**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

*Section 420.9071(16), F.S.*

Permits as defined in s. 163.3164(7) and (8) for affordable housing projects are expedited to a greater degree than other projects. This also includes a process to expedite inspections. The City utilizes an expedited inspection process for affordable housing projects in the City. For the purpose of this incentive, “Development Approvals” is used instead of “Development Orders”.

#### **1. Established policy and procedures – Expedited Permitting:**

Pursuant to the City’s adoption of expedited permitting for affordable housing, contractors participating in the City’s Minor Home Repair program and other housing rehabilitation program will have permit fees waived.

All contractors for the housing rehabilitation program are provided the opportunity to submit the final contract with homeowner, including scope of work, to City’s Consultant to be stamped for expedited permit processing. The stamp identifies the job as eligible for the expedited permitting process when it is submitted to the City’s Building Division to apply for permits.

Developers who are constructing affordable housing, units priced to accommodate the affordability of very low (<50% AMI), low (51%-80% AMI) and moderate (81% - 120%) incomes and have some form of public financing assisting the proposed affordable housing project, are also eligible for expedited permitting.

The staff of the Economic Development and Housing Department may identify eligible projects during the plan review process and make the expedited permitting available.

## 2. Established policy and procedures – Expedited Inspection:

Pursuant to the City’s adoption of expedited inspections, projects determined to be eligible that have received expedited permitting will also receive expedited inspections. All shall be documented.

### 2025 AHAC Recommendation:

- Maintain as currently in the LHAP.

### B. *Name of the Strategy:* **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

Each January, programs will be reviewed to determine effectiveness of strategies and to determine whether or not funds need to be reallocated into other eligible strategies to ensure timely expenditure of funds.

#### **Established Policy and Procedures: Provide Description**

It is recommended that as part of the public participation process, the City Commission must consider the impacts of policies, procedures, ordinances, regulations or plan revision that significantly increase the cost of housing.

In addition to the above, it is recommended that the following steps be incorporated into the current agenda review process.

A presentation will be made to Department Directors and DRC members to discuss the types of items that could affect the affordability of housing so they may identify them early in the agenda review process.

According to the current guidelines on the agenda item process, the agenda item’s author is responsible for ensuring that all necessary staff members, committees, boards, etc. have been involved prior to making a recommendation for or against the item. It is at this step that the agenda author should determine if the item may have an impact on housing costs, and recommend appropriate action.

The Agenda Review meeting should serve as the last opportunity in the review process to identify items that may affect the affordability of housing prior to their consideration by the City Commission.

# Exhibit A

Once an item has been identified as having a potential impact, an analysis must be done to determine the impact, if any, and how it can be mitigated. This analysis should be done by the department that generated the agenda item with subsequent review by the Economic Development and Housing Director and consultant if an impact is expected.

The determination should be indicated on the agenda cover form and/or in staff memorandum that the proposed item may add to the cost of housing, provide an estimate additional cost per housing unit, and possible ways to mitigate the impact of the legislation. This will serve to formally document the review process.

## **2025 AHAC Recommendation:**

- Maintain as currently in the LHAP.

### **C. *Name of Strategy:* Modification of Impact-Fee Requirements**

#### **Established Policy and Procedures: Provide Description**

Subject to City Commission approval of proposed amendments to the City's Land Development Code, the City will modify impact fee requirements.

Both the Future Land Use Element (Policy 10.2) and Housing Element (Policy 1.8) of the City's Comprehensive Plan state that a waiver, reduction, and/or modification of impact fees (and others) should exist in support of affordable housing.

There are three types of fees that would affect a proposed affordable housing project: development application fees (Community Development Department); building permit fees (Building Division); and impact fees (water, sewer, fire, police, and recreation).

The authority to modify or waive any of the three types of fees varies; however, the City Commission can waive Building Permit fees through its development approval powers.

The Transit Oriented Corridor District (TOCD) supports the use of LHAP incentives for affordable housing through LDC Section 715.1.7.

The LDC should be amended to provide for a reduction in impact fees for affordable housing and for affordable senior housing.

Outline the process of impact fee waiver incentive to developers who are willing to include affordable housing units.

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP

### **D. *Name of Strategy:* Allowance of Flexibility in Densities for Affordable Housing**

Subject to City Commission approval of proposed amendments to the City's Land Development Code, the City may provide for the allowance of flexibility in densities for affordable housing. The City provides guidelines for flexibility in the zoning criteria to increase density for affordable housing.

#### **Established Policy and Procedures: Provide Description**

The Housing Element (Policy 6.3.c) of the City's Comprehensive Plan states: "Ensure residential land is available on the Future Land Use Map at adequate densities of five (5) to fifteen (15) dwelling units per acre to support affordable housing development."

The County's Comprehensive Plan (Broward NEXT) continues to encourage affordable housing through a bonus provision (Policy 2.16.3) that is applicable throughout the county.

The City's Future Land Use Map includes residential densities ranging from 5 dwelling units per acre to 25 dwelling units per acre. These densities exist city-wide and account for 60% of the total acreage with a residential land use category.

In the event that there is a desire to add additional land within these densities, the City would have to adopt a land use plan amendment

Beyond the land use plan map, the City has adopted zoning regulations that help support this incentive: a Traditional Neighborhood Design (TND) district and the Transit Oriented Corridor District. All of these are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines. Miramar Innovation and Technology Activity Center ("MITAC") recently was approved for 450 residential units, 15% of which are set aside as affordable units.

The LDC contains provisions for accessory dwelling units (ADUs; Section 405.1) and micro units (Section 405.11) that support this strategy.

Allowance of use/reduction of vacant lots, shopping plazas with minimal traffic for affordable housing.

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

### **E. *Name of Strategy: Allowance of Flexible Lot Configurations***

Subject to City Commission approval, the City may provide for the allowance of flexible lot configurations for affordable housing.

#### **Established Policy and Procedures: Provide Description**

Historically, flexible configurations were provided through the City's Planned Unit Developments (PUDs) such as Huntington, Bluegrass Lakes, Renaissance, and Silver Lakes; however, PUD zoning no longer exists. Under current zoning, most of the residential zoning districts provide for regular configurations, except for the RS-7 district, which allows zero lot line development (found in the Monarch Lakes, Nautica, and Silver Shores developments). The City's variance process is also available, but the hardship test is currently not financially based and is traditionally not a basis for granting a variance.

The City's Traditional Neighborhood Development District (TND) and Transit Oriented Corridor District are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines. The Mirabella development is zoned TND and had some affordable units that expired after 5 years of initial ownership. It's anticipated that the RS-7, TND, and TOC districts will remain in effect and available for use as relates to this incentive. Various PUDs and developments containing RS-7 zoning as well as individual setback variances for room additions to existing homes have been granted.

The Miramar Town Center is zoned TND and includes affordable units.

Also, the Transit Oriented Corridor Zoning District (TOCD) is form-based zoning that, like the TND district, provides for development flexibility.

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

### **F. *Name of Strategy:* Modifications of Street Requirements for Affordable Housing**

For affordable housing projects, the City of Miramar may entertain on a case-by-case basis modifications or variance requests to the existing code for street requirements.

There is no existing policy on this incentive. The City's TND zoning district contains street design standards that are different from the City's normal standards because of the intent to create compact development. This could have an effect on housing affordability (e.g., Mirabella development). For affordable housing projects, on a case-by-case basis, modifications or variance requests to the existing code for street requirements will be reviewed.

Like the TND zoning district, the Transit Oriented Corridor Zoning District (TOCD) contains street design standards that differ from the City's normal requirements for the same reason. Note also that reduced width streets using swales for drainage requires diligent maintenance. There should also be consideration for providing overflow parking for guests in projects using this strategy.

Add alternate street side parking rules in specific neighborhoods to reduce parking requirements for any projects that provides affordable housing.

To consider reducing setbacks, or driveway regulations to allow homeowners to park on their property.

Add alternate street side parking rules in specific neighborhoods to reduce parking requirements for any projects that provides affordable housing.

To consider reducing setbacks, or driveway regulations to allow homeowners to park on their property.

## **2025 AHAC Recommendation:**

- Maintain as currently in the LHAP.

**G. *Name of Strategy: Preparation of a Printed Inventory of Locally Owned Public Lands Suitable for Affordable Housing.***

The City has implemented this strategy as its State requirement to maintain a printed inventory of locally owned public lands suitable for affordable housing.

**Established Policy and Procedure: Provide Description**

All City owned properties have been mapped. This inventory map will be maintained and updated as required.

City-owned properties consist of parks, open space, roads, utility areas and facilities, municipal facilities, and a few undeveloped parcels. Three vacant properties in Historic Miramar (6137 SW 39<sup>th</sup> St.; 6035 SW 40<sup>th</sup> Ct.; SW 40<sup>th</sup> St.) were developed with six affordable housing units by Habitat for Humanity of Broward, Inc.

**2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

**H. *Name of Strategy: Support of Development Near Transportation Hubs and Major Employment Centers and Mixed-Use Development***

The City supports development near transportation hubs and major employment centers and mixed-use development and implements this strategy in accordance with existing policies.

**Established Policy and Procedure: Provide Description**

The Future Land Use (Objective 4) and Transportation Elements (Policy 1.8) of the City's Comprehensive Plan establish that the City coordinates land uses with the transportation system.

The City's Traditional Neighborhood Development District (TND) and Transit Oriented Corridor District are examples of form-based zoning that are intended to promote compact, mixed-use development through the use of flexible design standards and guidelines.

The Mirabella development is zoned TND and had some affordable units that expired after 5 years of initial ownership. The City's Town Center development is also a TND and is a transportation hub for the City's bus routes.

# Exhibit A

The City has adopted a Transit Oriented Corridor (TOC) land use category along and near the State Road 7/U.S. 441 corridor that will specifically provide for higher density, mixed use development along the County's busiest bus route.

The Transit Oriented Corridor Zoning District (TOCD) has been adopted to implement the TOC land use, reinforcing the City's efforts to achieve this objective.

## **2025 AHAC Recommendation:**

- Maintain as currently in the LHAP.

### **I. *Name of Strategy:* Allowance of affordable accessory residential units in residential zoning districts.**

The City views accessory dwelling units (ADUs) as a means of creating flexibility in density.

#### **Established Policy and Procedure: Provide Description**

Land Development Code Section 405.1 contains regulations for ADUs, including who occupies the unit (family related or non-family), construction (attached, detached), size and location on the lot.

Also, the Broward County Property Appraiser (BCPA) allows for a "Granny Flat" exemption that supports these types of units.

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

### **J. *Name of Strategy:* Allowance of micro units as affordable residential units.**

The City views micro units as a means of creating flexibility in density.

#### **Established Policy and Procedure: Provide Description**

Land Development Code Section 405.11 contains regulations for micro units with a specific reference to affordable, attainable and/or workforce housing within any of the multi-family (RM) residential districts.

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

**K. Name of Strategy: Allowance of modified shipping containers as affordable residential units**

The City views modified shipping containers as a potential means of reducing the cost of housing in support of affordability.

**Established Policy and Procedures: Provide Description**

Land Development Code Section 809.21.1 contains regulations for shipping containers with specific reference to affordable housing within residential districts.

**2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

## OTHER POTENTIAL AFFORDABLE HOUSING STRATEGIES

**L. Name of strategy: Adopt a resolution with regards to increasing monthly rent.**

**Established Policy and Procedures: Description**

- Effective June 14<sup>th</sup>, 2022, Broward County implemented two countywide ordinances to address increasing concerns raised by Broward County residents regarding landlord/tenant issues. The City has publicized The Tenant Bill of Rights and Fair Notice to Tenant Ordinances on the City's website. Piggybacking on the County's Ordinance for tenants' rights.

**2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

**M. Name of strategy: Increase funding for more affordable housing units.**

**Established Policy and Procedures: Description**

Through the Neighborhood Stabilization Program (NSP1), City of Miramar implemented a lottery system and in 2021, awarded two houses for purchase to income qualified applicants. The City to purchase foreclosed or

## Exhibit A

abandoned properties directly or through a third party to increase the availability of affordable housing units.

### **2025 AHAC Recommendations:**

- The city will use funding from Affordable housing trust fund to Increase funding for more affordable housing units and Encourage businesses to make monetary contributions to the Affordable Housing Trust Fund

### **N. Name of Strategy: Improve City's shuttle services**

City currently offers free community bus to Miramar's senior centers, grocery stores, medical appointments, various recreational trips, and connects with Broward County Transit stops.

Trolley stops at grocery store locations, public transportation locations, doctor's office, and retail stores.

### **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

### **O. Name of Strategy: Provide job training, economic self-sufficiency, and homeowner workshops.**

City's Economic Development and Housing Department Provides workshops on finance and stock investing, communication techniques, interviewing skills, resume writing, do it yourself home repairs, dress for success, completing your education assistance, and to provide day care assistance programs. To partnership with local businesses (i.e., grocery stores, Wal-Mart, CVS, etc.). This would benefit the businesses in terms of marketing exposures.

# Exhibit A

## **2025 AHAC Recommendations:**

- Maintain as currently in the LHAP.

### **P. Name of Strategy: Developers to build parking garages.**

#### **Established Policy and Procedures: Description**

Subject to City Commission approval of a proposed amendment to the City's Land Development Code, the city to create housing partnerships with developers to build parking garages and covered bus shelters

## **2025 AHAC Recommendations:**

- The city to create housing partnerships with developers to build parking garages and covered bus shelters.

### **Q. Name of Strategy: Enhance marketing of housing programs and various affordable home options.**

To coordinate with the City's Office of Marketing and Communications.

## **2025 AHAC Recommendations:**

- Publicize City's housing programs and various affordable home options such as tiny homes, Prefab Homes and Granny Flats.

### **R. Name of strategy: Create a list of Community Association Managers (CAM) or Property Managers**

#### **Established Policy and Procedures: Description**

The city will provide a list of Community Association Managers (CAM) or Property Managers to ensure that the developers are adhering to the guidelines/requirements as stipulated by the state/county for affordable housing projects. The City of Miramar will create an approved list of Community Association Managers (CAM) or Property Managers for Affordable Housing Developments. This list will be provided as an Option to Developers to help keep costs low for the affordable housing development. The Development will include the City Housing Department in their reports and provide updates as to when any units become available.

## **2025 AHAC Recommendations:**

- Not yet implemented

### **S. Name of strategy: The city to provide GAP Financing to affordable housing projects**

# Exhibit A

## Established Policy and Procedures: Description

- The city to provide GAP Financing to small developments of affordable housing projects that will provide 30 units or less within the T.O.C. Area. The city will allocate up to 3% of the total project costs through the affordable housing fund, with the condition that the developer has acquired the land and can secure financing.

## 2025 AHAC Recommendations:

- Not yet implemented and efforts are ongoing

## T. Name of strategy: Moderate-Income Mortgage Assistance

### Established Policy and Procedures: Description

- The city provides down payment assistance for first time homebuyers earning more than 120% AMI with a maximum of \$165,000 per year. Using city funds, potential homeowners are eligible for up to 10% of the purchase price, capped at \$30,000, to cover down payment and/or closing costs.

## 2025 AHAC Recommendations:

- Implement and incorporate in the LHAP

**PUBLIC NOTICE**

**CITY OF MIRAMAR, FLORIDA  
Affordable Housing Advisory Committee (“AHAC”)  
Affordable Housing Incentive Report  
October 5, 2025**

As a recipient of the State Housing Initiative Partnership (“SHIP”) program funds, the City is required by the Florida Statute 420.9076 to establish an Affordable Housing Advisory Committee (“AHAC”). The AHAC is required to review policies, procedures, ordinances and land development regulations pertaining to affordable housing within the City. The AHAC then has the responsibility to recommend monetary, non-monetary, and regulatory incentives for affordable housing in the City of Miramar.

The City of Miramar’s Affordable Housing Advisory Committee met on May 22<sup>nd</sup>, June 26<sup>th</sup>, July 24<sup>th</sup>, and September 11<sup>th</sup>, to review the Affordable Housing Report approved by the City in 2024 and to provide any new recommendations and updates.

The committee’s updated draft affordable housing incentive report will be available for public review as of October 6, 2025, between the hours of 7:00 A.M. and 6:00 P.M., Monday - Thursday, at the City of Miramar Economic Development and Housing Department, 2200 Civic Center Place, Miramar, FL 33025 and the Office of the City Clerk, 2300 Civic Center Place, Miramar, FL 33025. The committee evaluated an approximation of 20 housing strategies. As a result of this evaluation, recommended strategies may include enhanced marketing of housing programs, land development code changes, improved bus service, financial training, housing partnerships with developers and increased funding to provide for more affordable housing units. Written comments regarding this report may be submitted to the Economic Development and Housing Department on or before 4:00 P.M., October 23, 2025, to be considered before the proposed recommendations are approved by the City’s AHAC.

On October 23, 2025, at 6:30 P.M., a Public Hearing will be held and the City of Miramar’s AHAC will meet to approve the recommendations in the City of Miramar’s Parks and Rec. Conference Room, 2nd Floor, 2200 Civic Center Place, Miramar, Florida 33025. Interested parties are encouraged to attend and participate. For additional information on this Hearing, please contact the City of Miramar’s Economic Development and Housing Department at (954) 602-3246 or (954) 602-3280. The AHAC’s recommended report will be presented to the City Commission on November 17, 2025.

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.

City of Miramar  
Denise A. Gibbs, CMC  
City Clerk