

**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 Economic Development and Housing Department

Prepared By: Katherine Randall, Chief Housing Administrator

Temp. Reso. Number: 8179

Item Description: Temp. Reso. #R8179, APPROVING AN AMENDMENT TO 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN; AUTHORIZING THE TRANSFER OF NEIGHBORHOOD STABILIZATION PROGRAM PROGRAM-INCOME FUNDS TO COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE CREATION OF THE WEATHERIZATION PROGRAM; AUTHORIZING THE SUBMISSION OF THE ACTION PLAN AMENDMENT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY AND EXPEDIENT TO IMPLEMENT THE STRATEGIES RESULTING FROM THE AMENDMENT. *(Katherine Randall, Chief Housing Administrator)*

Consent ☐ Resolution ☒ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

Instructions for the Office of the City Clerk: None

Public Notice – As required by the Sec. 301.11 of the City Code and/or Sec. 163.3184(11), Florida Statutes, public notice for this item was provided as follows: on 6/9/2024 in a Sun Sentinel & Le Floridien ad in the N/A; by the posting the property on N/A and/or by sending mailed notice to property owners within N/A feet of the property on N/A (fill in all that apply)

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

Fiscal Impact: Yes ☒ No ☐

REMARKS: Upon Commission approval, a Budget Amendment will be completed to reduce the NSP Program in Fund 164 by a total of \$328,843.88 and increase the CDBG/2023 Program in Fund 167 by the same amount.


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8179**
- **Exhibit (s)**
 - **Exhibit A: 2023-2024 CDBG Amended 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 Taylor, Director, Economic Development and Housing

DATE: July 3, 2024

RE: Temp. Reso. No. 8179 approving an amendment to the Community Development Block Grant Action Plan for Fiscal Year 2023-2024

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 8179, for amendment to the Community Development Block Grant Program ("CDBG") Action Plan for Fiscal Year 2023-2024.

ISSUE: City Commission approval is required to amend the CDBG Program Action Plan for Fiscal Year 2023-2024.

BACKGROUND: The City received Neighborhood Stabilization Program-1 ("NSP1") and NSP3 funds, respectively in January 2009 and March 2011. NSP was established to provide emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes and to assist households whose annual incomes are up to 120 percent of the area median income (AMI) during the 2007 to 2009 recession. Through the program, the City purchased and rehabilitated foreclosed properties and sold the properties to eligible income applicants. Over time as program participants sold their properties, repayments were made to the City. The repayments received were recorded as Program Income (PI).

Since NSP was a special allocation and not recurring funds, the City used a portion of the Program Income to assist additional NSP recipients, however as the housing market changed and the availability and acquisition of foreclosed properties that meet the program requirements of NSP began winding down, HUD provided guidance regarding NSP funds which would allow for the transfer of PI to the CDBG program.

ANALYSIS: The City has \$328,843.88 PI of NSP funds that can be transferred to CDBG. Staff recommends transferring NSP PI funds to CDBG to create a Weatherization Program. The program will provide comprehensive mitigation, hardening and energy-efficiency assistance to eligible owner-occupied properties.

This would require a substantial change to the City's CDBG FY2023-2024 Annual Action plan. A substantial change is required according to 91.505 (a), the jurisdiction shall amend its approved Plan whenever it makes one of the following decisions:

- (1) To make a change in its allocation priorities or a change in the method of distribution of funds;
- (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
- (3) To change the purpose, scope, location, or beneficiaries of an activity.

CDBG requires the City to provide citizens with reasonable notice of and an opportunity to comment on an amendment to an Annual Action Plan. The public comment period extends thirty (30) days from the date of publication of this public notice. The public comment period commenced Monday, June 10, 2024, and end Tuesday, July 9, 2024.

Temp. Reso. No. 8179
5/28/24
7/3/24

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING AN AMENDMENT TO 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN; AUTHORIZING THE TRANSFER OF NEIGHBORHOOD STABILIZATION PROGRAM-INCOME FUNDS TO COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE CREATION OF THE WEATHERIZATION PROGRAM; AUTHORIZING THE SUBMISSION OF THE ACTION PLAN AMENDMENT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY AND EXPEDIENT TO IMPLEMENT THE STRATEGIES RESULTING FROM THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miramar is a recipient of Community Development Block Grant (“CDBG”) funding directly from the U.S. Department of Housing and Urban Development (“HUD”); and

WHEREAS, in accordance with HUD guidelines, the City prepared an Amendment for the 2023-2024 Action Plan to benefit the citizens of Miramar; and

WHEREAS, the City has determined the proposed amendment to the 2023-2024 CDBG Action Plan to transfer Neighborhood Stabilization Program (“NSP”) Program Income (“PI”) funds to the creation of a CDBG Weatherization Program is necessary to assist residents of the City; and

Reso. No. _____

Temp. Reso. No. 8179

5/28/24

6/26/24

WHEREAS, the proposed Amendment to the 2023-2024 CDBG Action Plan, attached as Exhibit “A” will allocate funds for the Weatherization Program; and

WHEREAS, the proposed Amendment was published in the Sun-Sentinel on June 9, 2024, notifying citizens that a 30-day public comment period on the proposed amendment would commence on June 9, 2024, notifying citizens of the public hearing on July 10, 2024; and

WHEREAS, the public comment period and public hearing have concluded, and all written and oral comments have been noted and responded to by City staff in accordance with the CDBG Citizen Participation Plan; and

WHEREAS, the City Manager recommends the City Commission approve the proposed 2023-2024 Action Plan Amendment, attached as Exhibit “A,” and authorize submission of the proposed Action Plan Amendment to HUD; and

WHEREAS, the City Commission deems it to be in the best interest of the citizens and residents of the City of Miramar to approve the proposed Action Plan Amendment, attached as Exhibit “A” and authorize submission of the proposed Action Plan Amendment to HUD.

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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 proposed Action Plan Amendment, 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 Action Plan Amendment to the U.S. Department of Housing and Urban Development.

Section 4. That the City Manager or designee is authorized to take appropriate action to facilitate the implementation of the strategies resulting from the Action Plan Amendment.

Section 5: That the appropriate City officials are authorized to all the things necessary and expedient to carry out the aims of this resolution.

Section 6. **Effective Date.** That this Resolution shall take effect immediately upon adoption.

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5/28/24
7/3/24

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

Requested by Administration

Commissioner Winston F. Barnes
Commissioner Maxwell B. Chambers
Commissioner Yvette Colbourne
Vice Mayor Alexandra P. Davis
Mayor Wayne M. Messam

Voted

EXHIBIT A



FY 2023 - 2024

FIRST AMENDMENT

ANNUAL ACTION PLAN

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A substantial amendment to the FY 2023-2024 Community Development Block Grant (CDBG) Annual Action Plan (AAP) to transfer NSP Program Income funds to CDBG to create the Residential Weatherization Program.

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 \$18,205,396 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, 2023, the City of Miramar anticipates receiving \$948,511. 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 wide range of community development activities directed toward maintaining the City's affordable housing stock, sustaining neighborhoods, providing improved community facilities and public services.

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 2023-2024, 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 2023-

2024 are allocated among these objectives and outcomes. Refer to the PY 2020-2024 Consolidated Plan for descriptions of these specific objectives and outcomes, and to section AP-35 for detailed information on specific activities, including the amount of funds to be expended for each project in PY 2023-2024.

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 2023-2024. A more detailed evaluation of past performance is documented in the City's PY 2021-2022 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 2021-2022, the most recent completed year, the City completed the following projects:

- Completed two (6) Residential Rehabilitation projects (3 SHIP, 1 CDBG and 2 HOME)
- Microenterprise- Business Assisted (5 Business)
- Two (2) Commercial Rehabilitation projects are under construction
- CDBG-CV Rental/Mortgage/Utility Assisted (6 Rental, 3 Rental/Utility, 26 Mortgage, 7 Mortgage/Utility)

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 PY2023-2024 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, 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. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

Citizen Participation Timeline

Date	Activity
March 27, 2023	Pre-Development Public Notice
April 13, 2023	Pre-Development Public Hearing
May 18, 2023	Pre-Adoption Public Notice
May 18 to June 19, 2023	30-day comment period
June 21, 2023	Pre- Adoption Public Hearing and Commission meeting
July 28, 2023	Transmit to Broward County/HUD
June 10, 2024	Public Notice Issued
June 10, 2024 to July 9, 2024	30-day comment period
July 10, 2024	Public Hearing- Commission meeting

SUBSTANTIAL AMENDMENT:

The City held a 30-day public comment period from June 10, 2024 to July 9, 2024 to review the substantial amendment to the FY 2023-2024 AAP. The plan could be viewed at the Economic Development and Housing Department located at 2200 Civic Center Place, Miramar, FL

The City of Miramar City Commission will meet Wednesday, July 10, 2024 to consider approval of the proposed amendment. The meeting will occur at 7:00 p.m. in the Commission Chambers at City Hall,

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

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 2023- 2024 Annual Action Plan 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.

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

Table 2 – Agencies, groups, organizations who participated.

1	Agency/Group/Organization	Fort Lauderdale Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Broward County Bureau of Children and Family Services
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Hispanic Unity of Florida, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	What section of Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
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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 a priority. These services will help strengthen the Continuum of Care Strategy.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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 one public hearing held at City Hall and the availability of a 30 day comment period to review the draft Action Plan. All meetings are advertised in the Sun Sentinel and La Floridien 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 27, 2023, Pre-Development Public Notice	None	None	
2	Public Hearing	Non-targeted/broad community	April 13, 2023, Pre-Development Public Hearing	None	None	
3	Newspaper Ad/ Online	Non-targeted/broad community	May 18, 2023, Pre-Adoption Public Notice	None	None	
4	Other	Non-targeted/broad community	May 18 to June 21, 2023, Pre-Adoption Public Notice 30 Day Comment Period	None	None	
5	Public Hearing	Non-targeted/broad community	June 21, 2023, Public Hearing Commission Meeting	None	None	
<u>6</u>	<u>Newspaper Ad/ Online</u>	<u>Non-targeted/broad community</u>	<u>June 10, 2024 Public Notice</u>	<u>None</u>	<u>None</u>	
<u>7</u>	<u>Other</u>	<u>Non-targeted/broad community</u>	<u>June 10 to July 9, 2024, Public Notice 30 Day Comment Period</u>	<u>None</u>	<u>None</u>	
<u>8</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>	<u>July 10, 2024, Public Hearing Commission Meeting</u>	<u>None</u>	<u>None</u>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The City of Miramar anticipates receiving \$948,511 for PY 2023-2024 CDBG program. As a recipient of CDBG, HOME and SHIP funds, the City of Miramar intends to allocate funding according to priority needs. The City proposes to use CDBG funds for Residential Rehabilitation, Commercial Rehabilitation, Parks Improvement and Program Administration.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con-Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Housing, Economic Development, Public Improvements, Planning and Administration	948,511	0	0	948,511	948,511	CDBG allocation used to carry out priority need projects including housing, public improvement and general planning/program 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 2023-2024, HOME funds proposed allocation of \$267,587 and SHIP allocation of \$918,083.

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 does not have publicly land that is suitable for Affordable Housing development.

Discussion

N/A

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	Maintain City's Affordable Housing Stock	2023	2024	Affordable Housing	Citywide	Residential Rehabilitation	CDBG: \$458,809 <u>\$787,652.88</u>	Homeowner Housing Rehabilitated: minimum of 5 units <u>Homeowner weatherization assistance- minimum of 6 units</u>
4	Infrastructure Improvements	2023	2024	Non-Housing Community Development	Census Tract BG 1104.03 1	Economic Development Public Facility/Improvement	CDBG: \$300,000	Park Improvement- New Shade structure for the new improvements at Sawyer Park. Provide assistance to minimum 2 commercial projects.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain City's Affordable Housing Stock
	Goal Description	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.
4	Goal Name	Infrastructure Improvements
	Goal Description	The 1 st activity in this goal consists of adding new shade structures at Sawyer Park. The activity is eligible as a Infrastructure Improvement project under 570.202(a)(3), and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities. The 2 nd 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), and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following is a proposed list of activities that will be undertaken with the \$948,511 the City anticipates to receive in Program Year 2023.

#	Project Name
1	Residential Rehabilitation
2	Commercial Rehabilitation
3	Sawyer Park- Phase 2
4	Program Administration
5	Residential Weatherization

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 improving the living environment of the City's low to moderate-income residents through public service and public improvements.

There continues to be a demand for homeowner rehabilitation assistance. As the cost of living continues to increase residents are unable to make life, health and safety improvements to their aging properties.

AP-38 Project Summary

1	Project Name	Residential Rehabilitation
	Target Area	Citywide
	Goals Supported	Maintain City's Affordable Housing Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG \$458,809.00
	Description	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
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	7 household
	Location Description	Citywide
	Planned Activities	Residential Rehabilitation
2	Project Name	Commercial Rehabilitation
	Target Area	CDBG Target Area
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Economic Development
	Funding	CDBG \$250,000
	Description	Provide commercial facade 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), and will benefit low and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities
	Target Date	09/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Minimum 2
	Location Description	CDBG Target Area
	Planned Activities	Commercial Rehabilitation
3	Project Name	Sawyer Park- Phase II
	Target Area	1104.03 BG1
	Goals Supported	Infrastructure Improvement
	Needs Addressed	Public Facility Improvement
	Funding	CDBG \$50,000
	Description	The project includes adding new shade structures at Sawyer Park.
	Target Date	09/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	2290 low to moderate-income residents
	Location Description	7721 Venetian Street, Miramar, FL 33023
	Planned Activities	Sawyer Park- Phase II
4	Project Name	Planning and Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG \$189,702.00
	Description	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
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning and Administrative Services
	<u>Project Name</u>	<u>Residential Weatherization</u>
	<u>Target Area</u>	<u>Citywide</u>
	<u>Goals Supported</u>	<u>Maintain City's Affordable Housing Stock</u>
	<u>Needs Addressed</u>	<u>Property Weatherization</u>
	<u>Funding</u>	<u>CDBG \$328,843.88</u>
	<u>Description</u>	<u>Each applicant can receive up to \$50,000 in Residential Weatherization assistance. Provide assistance 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</u>
	<u>Target Date</u>	<u>9/30/2025</u>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<u>Minimum of 6 households</u>
	<u>Location Description</u>	<u>Citywide</u>
	<u>Planned Activities</u>	<u>Residential Weatherization</u>

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 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

Target Area	Percentage of Funds
1104.03 BG 1	5.3%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds are allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2020-2024 consolidated planning process and consultation with the City's 2022-2026 Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

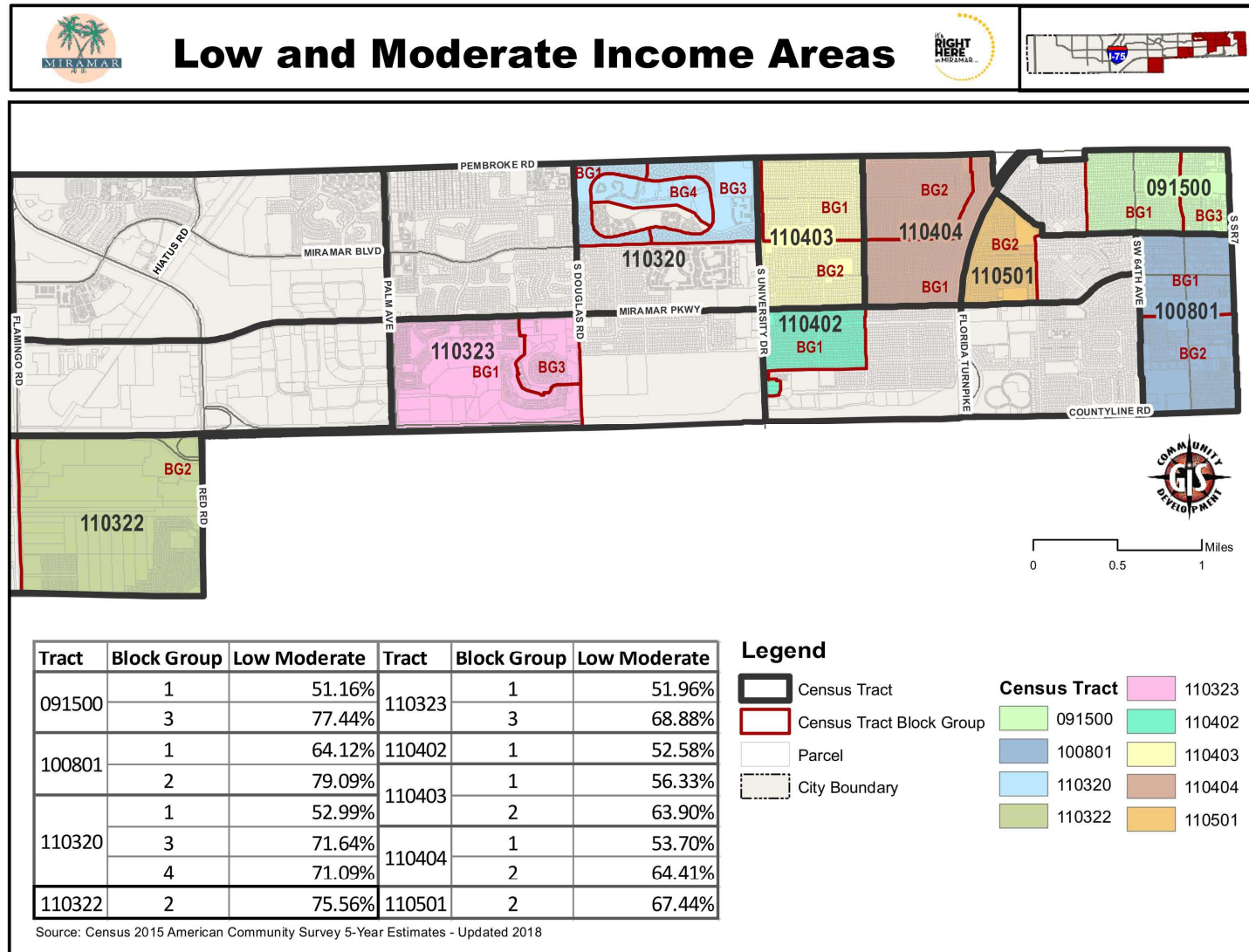
The City of Miramar's housing activities will be conducted on a citywide basis, benefiting low and moderate income residents directly. CDBG funded area-wide benefit activities will occur in

Miramar's CDBG Target Neighborhood at the eastern boundary of the City.

Discussion

N/A

Map: Low-to Moderate Income Areas



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 10% to 40% in the last 12 months. The City is working with Broward County and other state and federal agencies to address the issue and provide assistance to persons affected.

Discussion

N/A

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

Introduction

The following section identifies other actions that will be undertaken during the 2023-2024 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 of 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 2023-2024 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 - 91.420, 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	

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%

Discussion

N/A

ATTACHMENT - 1

**PUBLIC NOTICE
CITY OF MIRAMAR, FLORIDA
PROPOSED AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS
ANNUAL ACTION PLAN 2023-2024**

Federal regulations governing the City of Miramar Community Development Block Grant (CDBG) require a participating jurisdiction to provide citizens with reasonable notice of and an opportunity to comment on an amendment to an Annual Action Plan. The public comment period extends thirty (30) days from the date of publication of this public notice. In accordance with 24 CFR Part 91.505 entitled "Amendments to the Consolidated Plan," the following criteria are used to determine amendments to the Annual Action Plans.

According to 91.505 (a), the jurisdiction shall amend its approved Plan whenever it makes one of the following decisions:

- (1) To make a change in its allocation priorities or a change in the method of distribution of funds;
- (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
- (3) To change the purpose, scope, location, or beneficiaries of an activity.

PROPOSED AMENDMENT

FY 2023-2024	Transfer of NSP1 Program Income funds	Proposed Amendment CDBG
Residential Weatherization Program The program will provide comprehensive mitigation, hardening and energy-efficiency assistance to eligible owner-occupied properties	\$328,843.88	\$328,843.33
Total	\$328,843.88	\$328,843.33

The amendment is for the transfer of Neighborhood Stabilization Program (NSP) Program Income funds to the CDBG Program for a new project, the City's Residential Weatherization Program.

SUBSTANTIAL CHANGE TO ACTIVITIES IN THE ACTION PLAN

The 30-day public comment period will commence Monday, June 10, 2024 and end Tuesday July 9, 2024. Citizens are encouraged to review and comment on the proposed amendment during the 30-day comment period to the Economic Development and Housing Department located at 2200 Civic Center Place, Miramar FL. For comments or questions on the amendment, please contact Eva Petitfrere at epetitfrere@miramarfl.gov.

The City of Miramar City Commission will meet Wednesday, July 10, 2024 to consider approval of the proposed amendment. The meeting will occur at 7:00 p.m. in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate.

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