

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

Meeting Date: July 9, 2025

Presenter's Name and Title: Katherine Randall, Chief Housing Administrator

Prepared By: Katherine Randall, Chief Housing Administrator

Temp. Reso. Number: 8438

Item Description: Temp. Reso. #R8438 Approving amendments to Program Years 2023-2024 and 2024-2025 **Community Development Block Grant Action Plans**; authorizing the reallocation of funds to the Rental Assistance Program; authorizing the submission of the Action Plans amendments to the U.S. Department of Housing and Urban Development; Authorizing the City Manager to take all actions necessary and expedient to implement the strategies resulting from the amendments. (Chief Housing Administrator Katherine Randall)

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

Instructions for the Office of the City Clerk: N/A

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 8/9/2020 in a display ad in the Sun Sentinel and Miami Herald; 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. N/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: Funds to be allocated accordingly:

2023-24: \$142,276 From Commercial Rehab. Account No. 167-43-900-554-000-604681-92632 - To Rental Assistance Account No.167-43-900-554-000-604684-92632

2024-25: \$22,558 From Commercial Rehab. Account No. 167-43-900-554-000-604681-92633 - To Rental Assistance Account No. 167-43-900-554-000-604684-92633
Total - \$164,834


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8438**
 - **Exhibit A: 2nd Amendment to PY 2023-2024 Action Plan**
 - **Exhibit B: 1st Amendment to PY 2024-2025 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 Fain Taylor, Economic Development and Housing Department

DATE: July 2, 2025

RE: Temp. Reso. No. 8438 Approving Amendments to Program Years 2023-2024 and 2024-2025 Community Development Block Grant (CDBG) Action Plans

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 8438, approving amendments to Program Years (PY) 2023-2024 and 2024-2025 CDBG Action Plans.

ISSUE: City Commission approval is required to amend the 2023-2024 and 2024-2025 Action Plans to provide funding to the City's rental assistance program.

BACKGROUND: In accordance with 24 CFR 91.105(c)(2), the City is to utilize its Citizen Participation Plan for amendments to its Consolidated Plan and Action Plan for CDBG funds from the Department of Housing and Urban Development.

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.

This proposed substantial amendment incorporates changes to PY 2023-2024 and PY 2024-2025 Annual Action Plans by reducing the Commercial Rehabilitation program budget in both program years and reallocating the funds to the existing Rental Assistance program in PY 2024-2025 and creating a Rental Assistance program in PY 2023-2024.

Existing		Proposed	
PY 2023-24 Commercial Rehabilitation	\$142,276	PY 2023-24 Rental Assistance (Deposit)	\$142,276
PY 2024-25 Commercial Rehabilitation	22,558	PY 2024-2025 Rental Assistance	22,558
Total	\$164,834	Total	\$164,834

Rental Assistance is considered a Public Service activity under CDBG. Public Services may not exceed 15% of the total allocation per program year. A total of \$164,834 will be reprogrammed from Commercial Rehabilitation to Rental Assistance Program.

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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING AMENDMENTS TO PROGRAM YEARS 2023-2024 AND 2024-2025 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLANS; AUTHORIZING THE REALLOCATION OF FUNDS TO RENTAL ASSISTANCE; AUTHORIZING THE SUBMISSION OF THE ACTION PLAN AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY AND EXPEDIENT TO IMPLEMENT THE STRATEGIES RESULTING FROM THE AMENDMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on June 21, 2023, the City Commission adopted resolution no. 23-131 which approved the Program Year 2023-2024 CDBG Action Plan; and

WHEREAS, on July 10, 2024, the City Commission adopted resolution no. 24-157 which approved the Program Year 2024-2024 CDBG Action Plan; and

WHEREAS, the City has determined that the proposed amendments to the 2023-2024 and 2024-2025 CDBG Action Plans to reallocate funds to the Rental Assistance Program are necessary to promote housing affordability; and

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WHEREAS, the proposed amendment to the 2023-2024 CDBG Action Plan is attached as Exhibit “A,” and the proposed amendment to the 2024-2025 CDBG Action Plan is attached as Exhibit ‘B” will allocate funds for the Rental Assistance Program; and

WHEREAS, the proposed amendments were published in the Sun-Sentinel on Sunday, June 8, 2025, notifying citizens of a 30-day public comment period on the proposed amendment would commence on June 9, 2025, and the public hearing on July 9, 2025; 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 that the City Commission approve the proposed 2023-2024 Action Plan Amendment, attached as Exhibit “A,” and the proposed 2024-2025 Action Plan Amendment, attached as Exhibit “B,” and authorize submission of the proposed Action Plans Amendments 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 Plans Amendments, attached as Exhibits “A” and “B,” and authorize submission of the proposed Actions Plans amendments 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 Plans Amendments, attached as Exhibit “A” and “B,” are approved, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficient by the City Attorney

Section 3: That the appropriate City officials are authorized to submit the Action Plans Amendments 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 Plans Amendments.

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

Section 6: That this Resolution shall take effect immediately upon adoption.

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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

Requested by Administration

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

Voted

Reso. No. _____

EXHIBIT A

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Executive Summary

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

1. Introduction

The City of Miramar has been an entitlement grantee of federal funds since 2000, receiving a total of more than \$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
<u>June 9, 2025</u>	<u>Public Notice Issued</u>
<u>June 9 to July 8, 2025</u>	<u>30-day comment period</u>
<u>July 9, 2025</u>	<u>Public Hearing- Commission meeting</u>

SUBSTANTIAL AMENDMENT:

The City held a 30-day public comment period from June 9, 2025 to July 8, 2025 to review the substantial amendment to FY 2023-2024 AAP. The plan can be viewed at the Housing and Economic Development Department located at 2200 Civic Center Place, Miramar, FL.

The City of Miramar City Commission will meet Wednesday, July 9, 2025 to consider approval of the proposed amendment. The meeting will be at 7:00 pm 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	
6	Newspaper Ad/ Online	Non-targeted/broad community	June 10, 2024 Public Notice	None	None	
7	Other	Non-targeted/broad community	June 10 to July 9, 2024, Public Notice 30 Day Comment Period	None	None	
8	Public Hearing	Non-targeted/broad community	July 10, 2024, Public Hearing Commission Meeting	None	None	
<u>9</u>	<u>Newspaper Ad/ Online</u>	<u>Non-targeted/broad community</u>	<u>June 9, 2025</u>	<u>None</u>	<u>None</u>	

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)
<u>10</u>	<u>Other</u>	<u>Non-targeted/broad community</u>	<u>June 9 to July 8, 2025</u>	<u>None</u>	<u>None</u>	
<u>11</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>	<u>July 9, 2025</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: \$787,652.88	Homeowner Housing Rehabilitated: minimum of 5 units Homeowner weatherization assistance- minimum of 6 units
4	Infrastructure Improvements	2023	2024	Non-Housing Community Development	Census Tract BG 1104.03 1	Economic Development Public Facility/Improvement	CDBG: \$300,000 <u>\$107,724</u>	Park Improvement- New Shade structure for the new improvements at Sawyer Park. Provide assistance to minimum 2 commercial projects.
<u>5</u>	<u>Public Services</u>	<u>2023</u>	<u>2024</u>	<u>Non-Housing Community Development</u>	<u>Citywide</u>	<u>Supportive Housing Assistance</u>	<u>CDBG- \$142,276</u>	<u>Provide rental deposit assistance- 17 households</u>

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.
5	Goal Name	<u>Public/Supportive Services</u>
	Goal Description	<u>Priority public services that are funded will address special needs and target populations such as the elderly, very low income and households living below the poverty line.</u>

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
6	Rental Assistance (Deposit)

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 \$107,724
	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
5	Project Name	Residential Weatherization
	Target Area	Citywide
	Goals Supported	Maintain City's Affordable Housing Stock
	Needs Addressed	Property Weatherization
	Funding	CDBG \$328,843.88
	Description	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
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Minimum of 6 households
	Location Description	Citywide
	Planned Activities	Residential Weatherization
6	<u>Project Name</u>	<u>Rental Assistance (deposit)</u>
	<u>Target Area</u>	<u>Citywide</u>
	<u>Goals Supported</u>	<u>Public Service (Supportive)</u>
	<u>Needs Addressed</u>	<u>Affordable Housing</u>
	<u>Funding</u>	<u>CDBG: \$142,276</u>

	<u>Description</u>	<u>The rental assistance program provides assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.</u>
	<u>Target Date</u>	<u>9/30/2026</u>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<u>Seventeen (17) low to moderate income households will be served.</u>
	<u>Location Description</u>	<u>Citywide</u>
	<u>Planned Activities</u>	<u>Rental Assistance (Deposit)</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.

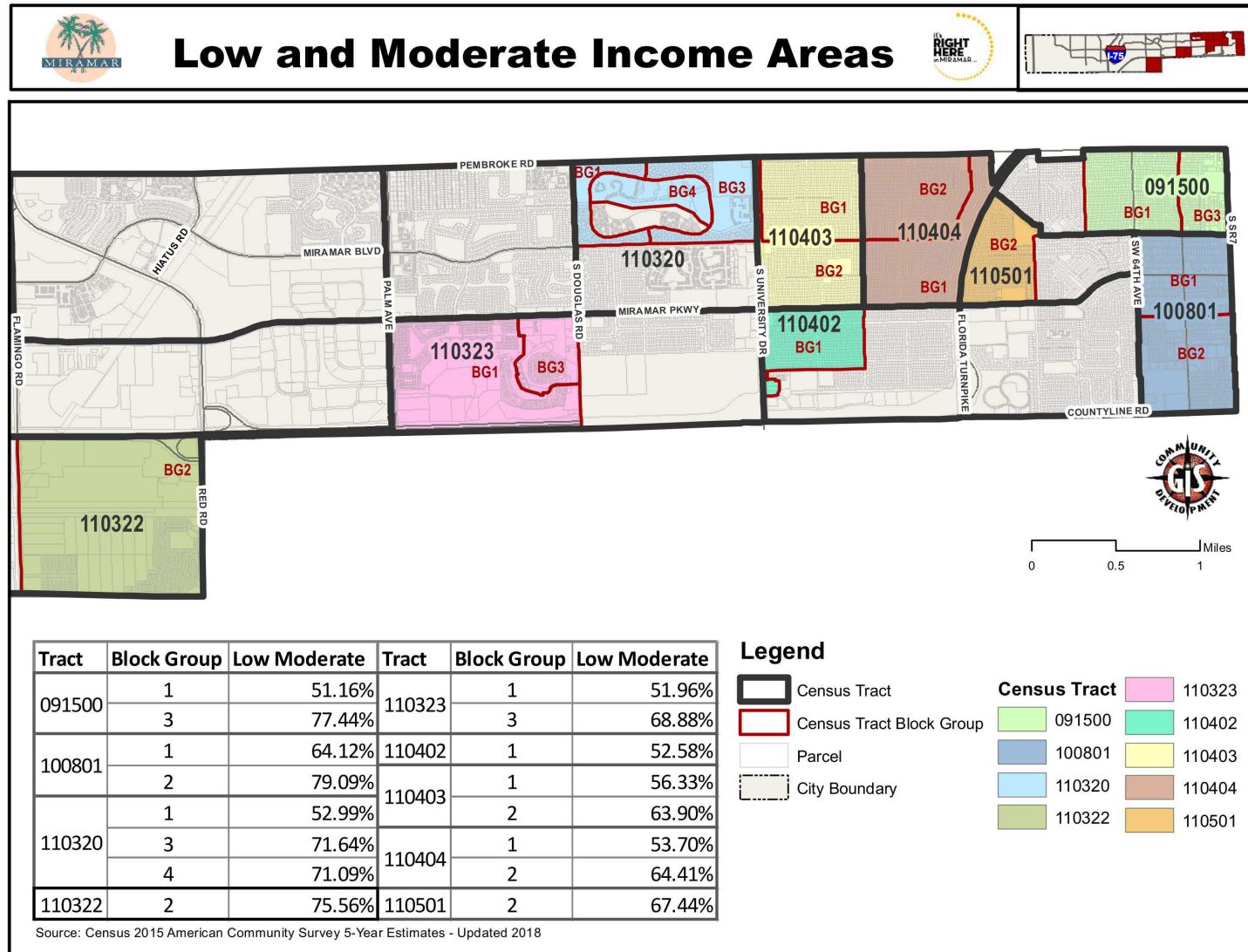
The City of Miramar's housing activities will be conducted on a citywide basis, benefiting low and moderate income residents directly. CDBG funded area-wide benefit activities will occur in

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

EXHIBIT B

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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 <u>\$122,558</u>
Commercial Rehabilitation	\$150,000 <u>\$127,442</u>
Program Administration	\$163,411
Total	\$817,057

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.

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
June 9, 2025	Public Notice Issued
June 9 to July 8, 2025	30-day comment period
July 9, 2025	Public Hearing- Commission meeting

SUBSTANTIAL AMENDMENT:

[The City held a 30-day public comment period from June 9, 2025, to July 8,2025 to review the substantial amendment to FY 2023-2024 AAP. The plan can be viewed at the Housing and Economic Development Department located at 2200 Civic Center Place, Miramar, FL.](#)

[The City of Miramar City Commission will meet Wednesday, July 9, 2025 to consider approval of the proposed amendment. The meeting will be at 7:00 pm 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

Describe the agency/entity 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 (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, www.miramarfl.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

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(I))

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	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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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	
<u>6</u>	<u>Newspaper Ad/ Online</u>	<u>Non-targeted/broad community</u>	<u>June 9, 2025</u>	<u>None</u>	<u>None</u>	
<u>7</u>	<u>Other</u>	<u>Non-targeted/broad community</u>	<u>June 9 to July 8, 2025</u>	<u>None</u>	<u>None</u>	
<u>8</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>	<u>July 9, 2025</u>	<u>None</u>	<u>None</u>	

Table 4 – Citizen Participation Outreach

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 <u>\$127,442</u>	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 <u>\$122,558</u>	Rental Housing Assistance: minimum of 8 units

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.
3	Goal Name	Economic Development
	Goal Description	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	Goal Name	Public/Supportive Services
	Goal Description	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	Project Name	Residential Rehabilitation
	Target Area	Citywide
	Goals Supported	Maintain City's Affordable Housing Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG \$403,646.00
	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	9/30/2025
	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	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG \$150,000 <u>\$127,442</u>
	Description	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
	Target Date	09/30/2025
	Estimate the number and type of families that will	Minimum 2

	benefit from the proposed activities	
	Location Description	CDBG Target Area
	Planned Activities	Commercial Rehabilitation
3	Project Name	Rental Assistance
	Target Area	Citywide
	Goals Supported	Public Service
	Needs Addressed	Rental Assistance
	Funding	CDBG \$100,000 \$122,558
	Description	The project includes assistance with first/last/security for rental residents
	Target Date	09/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	42 15 low to moderate-income residents
	Location Description	Citywide
	Planned Activities	Rental Assistance
4	Project Name	Planning and Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG \$163,411.00
	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	9/30/2025
	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

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.

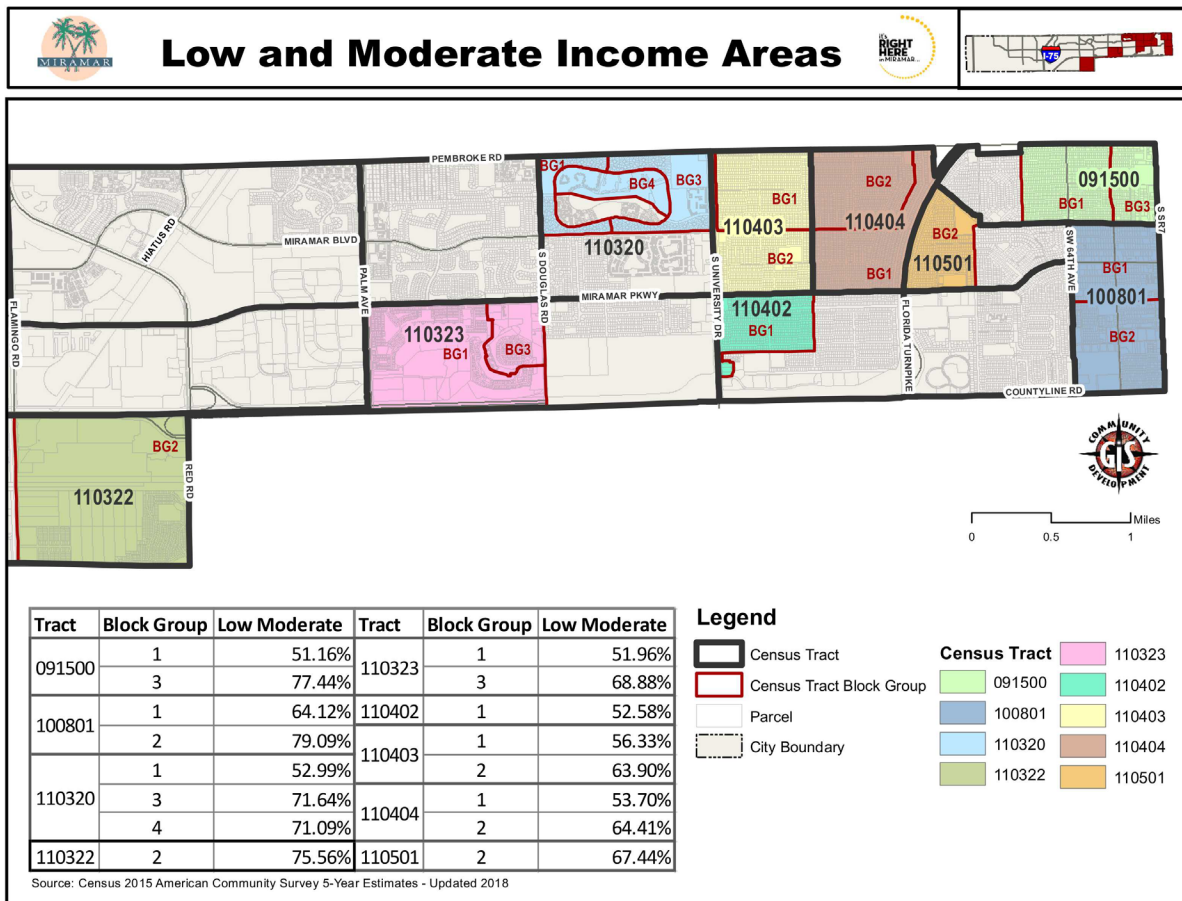
Funds are allocated annually to priority affordable housing, public services and economic development needs and activities as identified through the City's 2020-2024 Consolidated Planning process and consultation with other planning and community redevelopment documents prepared by the City.

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.

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

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

One Year Goals for the Number of Households Supported Through	Number
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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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%

ATTACHMENT 1

**PUBLIC NOTICE
CITY OF MIRAMAR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
PROPOSED 2025-2029 CONSOLIDATED PLAN AND FY 2025-2026 ANNUAL ACTION
PLAN (10/1/25 to 9/30/26)**

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. Every five years the City completes a 5-year Consolidated Plan and a Citizen Participation Plan (CPP). In program year (PY) 2025-2026, the City anticipates receiving a CDBG allocation of \$824,752 and Home Investment Partnership (HOME) allocation of **\$267,587** through Broward County HOME Consortium.

The Consolidated Plan is the result of analyzing data and input from many sources. The 2025-2029 Consolidated Plan is being developed through collaborative efforts and input from City staff, local and community-based non-profits and residents. These efforts include a needs assessment survey and community meetings. The meetings were held to determine goals, priorities, and activities to be undertaken and identified in the Consolidated Plan and each year's Action Plan.

The CPP outlines how the City will engage with and involve citizens in the planning, implementation, and assessment of its Community Development Block Grant (CDBG) program and other federal grant programs administered by the City. Residents are encouraged to participate to provide an overview of the Citizen Participation Plan, explain how citizens can be involved in the development and review of the City's CDBG program and other federal grants and solicit feedback and suggestions from the public on the CPP.

The Annual Action Plan identifies the proposed projects for CDBG for FY 2025-2026 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 five-year Consolidated Plan, Citizen Participation Plan and the Annual Action Plan. All interested agencies, organizations and persons are invited to submit input on the Consolidated Plan, Citizen Participation Plan and Annual Action Plan to the Economic Development and Housing Department at Epetitfrere@miramarfl.gov or 2200 Civic Center Place, Miramar, FL 33025.

Residential Rehabilitation **\$501,090**

The project will provide residential rehabilitation to low- and moderate-income households

Residential Inspections **\$35,000**

The program This program will provide pre-inspections, work specification write-up services, post inspections for participants of the city residential rehabilitation.

Rental Assistance **\$123,712**

The rental assistance program provides assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.

Program Administration **\$164,950**

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 Draft 2025-2029 Consolidated Plan, Citizen Participation Plan and PY 2025-2026 Annual Action Plan and provide written comments. The 30-day public comment period commences Monday, June 9, 2025 and ends Tuesday, July 8, 2025 between the hours of 8:00 a.m. and 6:00 p.m., Monday - Thursday, at the City of Miramar's Economic Development and Housing Department, 2200 Civic Center Place, Miramar, FL 33025, and the City's website:

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 July 9, 2025, at 7:00 p.m. on the proposed 2025-2029 Consolidated Plan and PY 2025-2026 Annual Action Plan. The meeting will be held in the Council 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 Eva Petitfrere Epetitfrere@miramarfl.gov or 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.

City of Miramar
Denise A. Gibbs, CMC
City

