

**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: 8432

Item Description: Temp. Reso. #R8432, Adopting the **Community Development Block Grant Consolidated Plan for the five-year period 2025–2030** and the **Annual Action Plan for Program Year 2025–2026**; authorizing the City Manager to make non-substantive revisions identified during the review process that do not materially alter the purpose, scope, budget, or intent of the plans; authorizing the City Manager to execute all required certifications and related documents; authorizing the submission of the plans to the U.S. Department of Housing and Urban Development; and authorizing the appropriation of federal funds upon receipt. (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 to Account No. 167-00-000-000-000-331623, entitled, "Fed Grant- CDBG."


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8432**
 - **Exhibit A: 2025-2030 Consolidated Plan and FY 2025-2026 Annual 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. 8432 adopting the Community Development Block Grant (CDBG) Consolidated Plan for the five-year period covering 2025-2030 and the Action Plan for Program Year 2025-2026

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 8432, Adopting the CDBG Consolidated Plan for the five-year period covering 2025-2030 and the Action Plan for Program Year 2025-2026.

ISSUE: City Commission approval is required to adopt the CDBG Consolidated Plan for the five-year period covering 2025-2030 and the Action Plan for Program Year 2025-2026.

BACKGROUND: The U.S. Department of Housing and Urban Development (HUD) requires states, counties, and local jurisdictions receiving federal formula grants to develop a 5-Year Consolidated Plan. This plan serves as a strategic roadmap to guide how jurisdictions will use HUD funding to address community development and affordable housing needs. The consolidated plan is designed to assess community needs, establish long-term goals and priorities, coordinate planning efforts, and ensure transparency and accountability.

Each year during the five-year cycle, jurisdictions must submit an **Annual Action Plan ("AAP")** outlining specific projects and initiatives aligned with the broader goals of the Consolidated Plan.

The 2025-2030 Consolidated Plan identifies priority needs of low and moderate-income (LMI) residents of the City, including the following:

Housing Affordability & Preservation

- 1A Housing Rehabilitation
- 1B Purchase Assistance
- 1C Rental Assistance (Deposit)

Public Facilities & Infrastructure Improvement

- 2A Improve & Expand Public Infrastructure
- 2B Improve Access to Public Facilities

Priority Need: Economic Development Opportunities

- 3A Small Business Commercial Rehabilitation
- 3B Small Business Assistance

Priority Need: Increase Access to Public Services

- 4A Supportive Services for LMI residents

The City will pursue an integrated approach to the provision of needed programs and services that address the housing needs of low and moderate-income households, including those with special needs and to support citywide and neighborhood targeted community development projects. The City will focus CDBG funding on priority projects and activities that are not funded or are underfunded by other sources. This is consistent with HUD's written guidance that the Consolidated Plan encourages jurisdictions to apply a unified vision to address local problems comprehensively.

AAP: The 2025-2026 AAP includes a budget in the amount of \$824,752 and the steps to meet the objectives of the Consolidated Plan.

Residential Rehabilitation \$501,090

Provide residential rehabilitation to low and moderate-income households. Each applicant can receive up to \$70,000 in housing rehabilitation assistance. This activity is eligible under 24 CFR section 570.202(a) and will directly benefit low and moderate-income households as qualified under 570.208 (a)(3) Housing Activities.

Residential Rehabilitation Inspections \$35,000

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

Administrative duties related to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate-income households and is eligible under 24 CFR section 570.206.

DISCUSSION: Consolidated Plan identifies affordable housing and community development needs and market conditions. Priorities and goals are established to promote decent housing and suitable living environment, community services and economic development for low and moderate-income individuals.

ANALYSIS: Federal funding in the amount of \$824,752 will provide for residential rehabilitation, residential rehabilitation inspections, rental assistance and program administration.

Temp. Reso. No. 8432
5/13/25
6/25/25

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, ADOPTING THE CONSOLIDATED PLAN FOR THE FIVE-YEAR PERIOD COVERING 2025-2030 AND THE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2025-2026; AUTHORIZING THE CITY MANAGER TO MAKE NON-SUBSTANTIVE CHANGES THAT MAY BE IDENTIFIED DURING THE REVIEW PROCESS AND THAT DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET OR INTENT OF THE PLAN; AUTHORIZING THE CITY MANAGER TO EXECUTE THE REQUIRED CERTIFICATIONS AND OTHER APPLICABLE DOCUMENTS; AUTHORIZING SUBMISSION OF THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE APPROPRIATION OF THE FEDERAL FUNDS WHEN RECEIVED; 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, the City was notified by HUD that it qualifies for \$824,752 in Community Development Block Grant (“CDBG”) program funds, and that it may qualify in the future for other Community Planning and Development (“CPD”) programs; and

WHEREAS, in order to receive the funds, the City must develop and adopt a Consolidated Plan which provides the City’s Five-Year Strategy for investing grant resources; and

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5/13/25
6/25/25

WHEREAS, the Consolidated Plan is the result of data analysis and a citizen participation process, and represents collaboration among the City, consultants, local social service providers, housing providers and other interested residents of the City of Miramar; and

WHEREAS, a summary of the Consolidated Plan, published in the Sun Sentinel on June 8, 2025, described the contents and purpose of the Plan, the range of activities to be undertaken, and the proposed use of CDBG funds, and encouraged citizen comments; and

WHEREAS, the public review draft of the Consolidated Plan was made available for a 30-day public comment period commencing on June 9, 2025, and concluding July 8, 2025, and notifying citizens of the public hearing on July 9, 2025; and

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

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

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6/24/25

Section 2: That the City Commission of the City of Miramar adopts the Consolidated Plan for Housing and Community Development for the five-year period covering 2025-2030, and the Program Year 2025-2026 Action Plan, attached as Exhibit "A."

Section 3: That the City Manager is authorized to make non-substantive changes which may be identified during the review process and do not significantly affect the purpose, scope, budget, or intent of the Consolidated Plan.

Section 4: That the City Manager is authorized to execute the required certifications and other applicable documents.

Section 5: That the appropriate City officials are authorized to submit the five-year Consolidated Plan and the Program Year 2025-2026 Action Plan to the U.S. Department of Housing and Urban Development.

Section 6: That the appropriation of federal funds is authorized upon receipt of the funds.

Section 7: That the appropriate City officials are authorized to do all things necessary and expedient to carry out the aims of this Resolution.

Section 8: That this Resolution shall take effect immediately upon adoption.

Temp. Reso. No. 8432
5/13/25
6/24/25

PASSED AND ADOPTED this _____ day of _____, _____.

Mayor, Wayne M. Messam

Vice Mayor, Yvette Colbourne

ATTEST:

City Clerk, Denise A. Gibbs

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

City Attorney,
Austin Pamies Norris Weeks Powell, PLLC

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



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

FY 2025 - 2026

ANNUAL ACTION PLAN

FY 2025 - 2030

CONSOLIDATED PLAN

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Executive Summary

ES-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 \$19,847,205 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 beginning in 2003 has been receiving funds from the Home Investment Partnership (HOME) program, as a participating member of the Broward County HOME Consortium.

For the program year beginning October 1, 2025, the City of Miramar anticipates receiving \$824,752. 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, and promoting economic development.

Since 2000, the City of Miramar has been a recipient of federal entitlement funds, securing over \$19 million through the Community Development Block Grant (CDBG) program. Additionally, since 1998, the City has received significant funding from the State Housing Initiative Partnership Program (SHIP) and, starting in 2003, began receiving funds from the HOME Investment Partnership (HOME) program as part of the Broward County HOME Consortium.

For the program year beginning October 1, 2025, Miramar expects to receive \$824,752. Once HUD confirms the final allocation, all proposed activity budgets will be adjusted accordingly. To access these funds, the City must develop and adopt a Consolidated Plan and a One-Year Action Plan. The Consolidated Plan is a five-year strategic guide that outlines the City's priorities for housing and community development, while the One-Year Action Plan details the specific budget and initiatives to achieve these goals.

Miramar is committed to using these resources to enhance affordable housing, strengthen neighborhoods, improve community facilities and public services, and support economic development.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Miramar has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis, and the community participation process which includes consultation of service providers, businesses, residents and city departments. Through these efforts, the City has identified five (5) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need:

Priority Need: Housing Affordability & Preservation

- 1A Housing Rehabilitation
- 1B Purchase Assistance
- 1C Rental Assistance (Deposit)

Priority Need: Public Facilities & Infrastructure Improvement

- 2A Improve & Expand Public Infrastructure
- 2B Improve Access to Public Facilities

Priority Need: Economic Development Opportunities

- 3A Small Business Commercial Rehabilitation
- 3B Small Business Assistance

Priority Need: Increase Access to Public Services

- 4A Supportive Services for LMI

3. Evaluation of past performance

The City of Miramar has prepared the PY 2023-2024 CAPER as required by HUD which describes the use of CDBG funds during the third program year of the 2020-2024 Consolidated Plan period, covering October 1, 2023, to September 30, 2024.

The information provided in this CAPER gives a review of the activities and accomplishments associated with PY 2023/2024.

Sawyer Park Improvement

The project included removing the existing old playground equipment and installing new playground equipment, ADA walkway and new benches at Sawyer Park in the City.

- CDBG Expenditure- \$118,410

Rental Assistance

The activity provides financial assistance to residents that are very low to moderate-income homeowners

in the City.

- Rental- 5 (Total rental assistance in the City 22 - 7 CDBG, 12-ARPA and 3-SHIP)
- CDBG Expenditure: \$40,291.00

Residential Rehabilitation

The activity provides financial assistance for residential rehabilitation to very low to moderate-income homeowners in the City.

- Project Completed- 4 CDBG (Total residential rehab in the City 20- 16 SHIP, 4 CDBG)
- CDBG Expenditure: \$289,259.00

Commercial Rehabilitation

The program provides financial assistance for commercial rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low- and moderate-income concentration.

- Projects Completed- 2
- CDBG Expenditure: \$85,336.21

4. Summary of citizen participation process and consultation process

The City of Miramar utilized its Citizen Participation Plan (CPP) which was updated and approved on July 9, 2025 as part of the City's Consolidated Plan. 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.

While preparing the 2025-2029 Consolidated Plan and PY 2025-2026 Action Plan, the City held two community meetings to obtain community input and related services needs for the City. The meetings were held at the following locations and times.

- Miramar Multi-Service Complex on Thursday, February 2025 at 6:00 p.m.
- Miramar Police Department Community Room on Thursday, March 16, 2025 at 6:00 p.m.

A Consolidated Plan page was created on the Housing and Economic Development Page. The page provides the following information

- A summary of the consolidated plan,
- The dates of the Community meetings,
- A copy of the presentation at the Community meetings
- A link to the residents and small business surveys

Community & Stakeholder Surveys:

- The City held a community (residents and small business) survey online to gather public input on the housing and community development priority needs in Miramar.
- The City held a nonprofit stakeholder survey online to gather public input on the housing and community development priority needs in Miramar.

Table 1: Citizen Participation Timeline

Date	Activity
February 6, 2025	1 st Pre-Development Public Notice
February 18 to April 30 2025	Community and Stakeholder Survey
February 20, 2025	1 st Pre-Development Public Meeting
March 3, 2025	2 nd Pre-Development Public Notice
March 13, 2025	2 nd Pre-Development Public Meeting
June 8, 2025	Publication of Notice for Public Hearing
June 9 to July 8, 2025	30-day comment period
July 9, 2025	City Commission Meeting- Public Hearing and Plan Adoption
July 30, 2025	Transmit to Broward County/HUD

5. Summary of public comments

Public Comment Period: A summary of comments will be provided after the comment period.

Community and Stakeholder Surveys: A summary of survey results will be included after the citizen participation process.

When/if written complaints are received, the Community Development Department will provide a substantive written response within 15 working days, when possible. A summary of all comments if received will be appendix to the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views are welcome at the public hearing and public comment period.

7. Summary

The City of Miramar's Community Development Plan connects to County and regional goals for affordable housing, improved transit opportunities, economic development and workforce investment. The plan does reference the plan of other agencies that have regional jurisdiction that includes the City.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 2- Responsible Agencies

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

Narrative

The City of Miramar Community Development Department serves as the lead agency for developing the City's 2025-2029 Consolidated Plan and will serve as the lead agency responsible for implementing it. This effort will be coordinated with the City's Social Services Department, Parks and Recreation, Building Planning and Zoning, Public Works, Utilities and Finance Departments. These departments administer and implement the City's various community planning, housing, development and public service programs. 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

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

As part of the 2025-2029 Consolidated Plan, agency providers in Broward County were consulted with to gain a better understanding of what services they provide to Miramar residents. Agencies were asked to describe what services, if any, are provided to the key target groups addressed in the Consolidated Plan. The needs assessment of the Consolidated Plan incorporates the findings from the consultation.

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. Phone and e-mail contacts were also made to key non-profits and agencies that work with these specific groups to obtain a better understanding of their service or potential service to Miramar residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Miramar is a member of the Broward County Continuum of Care (CoC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in quarterly meetings that are held to obtain input from local municipalities.

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

The city strives to support the development and expansion of facilities to address these needs through the coordination of efforts with other units of local government, including Broward County. This cooperative approach will better enable social service agencies to secure adequate funding for the special needs of families with children, the homeless, those threatened with homelessness, and those not capable of achieving independent living. The city does not receive ESG funds.

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

Table 3– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Dania Beach Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
2	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
3	Agency/Group/Organization	Broward County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.

4	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 the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
5	Agency/Group/Organization	Fort Lauderdale Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
6	Agency/Group/Organization	Children Services Council of Broward County
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
7	Agency/Group/Organization	Center for Independent Living
	Agency/Group/Organization Type	Services- Persons with Disabilities Services- Health Health Agency Public Funded institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
8	Agency/Group/Organization	Covenant House
	Agency/Group/Organization Type	Services- Victims of Domestic Violence Services- Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs- Chronically homeless Homelessness Needs- Families with Children Homelessness Needs- Veterans Homelessness Needs- Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
9	Agency/Group/Organization	Women in Distress of Broward County
	Agency/Group/Organization Type	Services- Victims of Domestic Violence Services- Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs- Chronically homeless Homelessness Needs- Families with Children Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
10	Agency/Group/Organization	Broward 211
	Agency/Group/Organization Type	Services- Education Services- Families Services- Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
11	Agency/Group/Organization	Broward County Family Success Center
	Agency/Group/Organization Type	Services- Housing Services- Education Services- Families Services- Health
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis Non- Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.
12	Agency/Group/Organization	Broward County- Housing Finance Division
	Agency/Group/Organization Type	Services- Housing
	What section of the Plan was addressed by Consultation?	Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.

13	Agency/Group/Organization	HOPE Inc.
	Agency/Group/Organization Type	Services- Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2025-2029 Consolidated Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. No agency types were intentionally not consulted.

Table 4: Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Homeless Initiative Partnership	The goals of the City Strategic Plan are consistent with the goals of the CoC, which is to end homelessness in the region.
Housing Broward: 10-Year Affordable Housing Master Plan	Broward County	The goals of the City Strategic Plan align with the Master Plan to address affordable housing needs.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

As the City of Miramar implements its 5-Year Consolidated Plan, the City will continue to work with other local public and private entities, regional organizations, Broward County, and the state of Florida.

Narrative

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

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 on July 9 with the 2025-2029 Consolidated Plan. The CPP includes the availability of a 30-day comment period to review the draft Consolidated Plan and Annual 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.

Table 5: 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/Online	Non-targeted/broad community	February 6, 2025, 1 st pre-development meeting public notice published in the La Floridien and the City's website	None	None	
2	Public Hearing	Non-targeted/broad community	February 20 th , 1 st pre-development public meeting	None	None	
3	Newspaper Ad/Online	Non-targeted/broad community	March 3, 2 nd pre-development meeting public notice published in the La Floridien and the City's website	None	None	

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)
4	Public Hearing	Non-targeted/broad community	March 13 th , 2 nd pre-development public meeting	None	None	
5	Newspaper Ad/ Online	Non-targeted/broad community	June 8, 2025 Pre-adoption public notice published in the Sun Sentinel and La Floridien and the City's website	None	None	
6	Other	Non-targeted/broad community	30-day public comment period			
7	Public Hearing	Non-targeted/broad community	July 9, 2025, public hearing and adoption of Consolidated Plan and M at the Commission meeting			

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The purpose of a needs assessment is to provide decent housing by assisting homeless persons to obtain appropriate housing and assist at risk persons to not become homeless; retention of affordable housing stock; increase the availability of permanent housing in standard condition and affordable cost to low-income and very low-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, family status, or disability.

Decent housing also includes increasing the supply of support housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence. The goal of the city's housing program is to preserve affordable housing, and to further the goals, objectives and policies of the city.

The U.S. Census Bureau's Decennial Census provides actual counts of population and housing units every ten years, with the most recent one conducted in 2020. While the American Community Survey uses reduced sample size when compared to the Census, it does provide more timely and relevant data. The 2020 Census and ACS 2023 (5 year estimates), are used to provide an array of reporting data; including demographic data, such as population counts, age and race/ethnicity along with housing unit counts, occupancy and tenure.

The city's 2025-2029 Consolidated Plan was gathered from various sources, but not limited to, Comprehensive Housing Affordable Strategy (CHAS) system, HUD low to moderate income special tabulation data, 2020 U.S. Census data, American Community Survey 2019-2023, Bureau of Economic and Business Research, and the Florida Clearinghouse. In the State of Florida, the most accurate municipal level population estimates in the intercensal years are produced by the University of Florida's Bureau of Economic and Business Research (BEBR). According to the Bureau of Economic and Business Research (BEBR), the City of Miramar population was estimated at 139,500 in 2024 and 46,292 housing units according Shimberg Studies Clearinghouse.

Table 6: Population Projection

Year	Population	% Change
2020	133,540	0%
2025	136,241	2.02%
2030	139,464	2.37%
2035	143,726	3.06%
2040	145,963	1.56%
2045	148,898	1.97%
2050	151,770	1.89%

Source: Broward County and Municipal Population Forecast and Allocation Model (PFAM) 2024

Table 7: Race and Hispanic Origin

	Miramar		Broward County	
	Number	Percent	Number	Percent
White alone	34,966	25.7%	829,741	42.6%
Black or African American alone	60,629	44.6%	549,799	28.3%
American Indian and Alaska Native alone	329	0.2%	3,749	0.2%
Asian alone	6,307	4.6%	72,251	3.7%
Native Hawaiian and Other Pacific Islander alone	46	0.0%	1,309	0.1%
Some Other Race alone	7,091	5.2%	102,810	5.3%
Two or More Races:	26,618	19.6%	386,468	19.9%
Total	135,986	100%	1,946,127	100%
Hispanic or Latino (of any race)	55,337	40.7%	608,703	31.3%

Source: 2019-2023 American Community Survey (ACS) Data

Table 8: Household Income

	Miramar		Broward County	
	Number	Percent	Number	Percent
Less than \$10,000	1,560	3.5%	40,888	5.5%
\$10,000 to \$14,999	947	2.1%	26,018	3.5%
\$15,000 to \$19,999	594	1.3%	23,955	3.2%
\$20,000 to \$24,999	775	1.7%	26,670	3.6%
\$25,000 to \$29,999	971	2.2%	26,703	3.6%
\$30,000 to \$34,999	814	1.8%	26,358	3.5%
\$35,000 to \$39,999	1,645	3.7%	27,058	3.6%
\$40,000 to \$44,999	1,170	2.6%	28,570	3.8%
\$45,000 to \$49,999	1,955	4.4%	28,419	3.8%
\$50,000 to \$59,999	3,113	7.0%	53,280	7.1%
\$60,000 to \$74,999	4,561	10.3%	68,796	9.2%
\$75,000 to \$99,999	7,069	16%	97,181	13.0%
\$100,000 to \$124,999	5,496	12%	75,451	10.1%
\$125,000 to \$149,999	3,386	8%	51,193	6.8%
\$150,000 to \$199,999	4,611	10%	64,676	8.6%
\$200,000 or more	5,779	13%	84,156	11.2%
Median Household Income	\$ 96,297		\$ 81,162	
Total	44,446	100%	749,372	100%

Source: 2019-2023 American Community Survey (ACS) Data

Table 9: All Households, Cost Burden by Income

Household Income	Housing Cost Burden		
	30% or less	30.1-50%	More than 50%
30% AMI or less	359	208	2,700
30.01-50% AMI	674	1,103	1,663
50.01-80% AMI	3,025	4,466	1,749
80.01-100% AMI	3,364	1,810	123
Greater than 100% AMI	20,073	2,340	248

Source: Shimberg Center Housing Studies

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income areas. Public facilities in low-income areas provide centers for the delivery of public services, workforce development training, childcare, services for the seniors, recreational activities and community programming

Neighborhood Parks

The City of Miramar uses CDBG funds to invest in parks and community facilities in the low-income target areas. Neighborhood and community parks, along with their facilities, provide much-needed recreational outlets and host a variety of camps and special events for residents of all ages.

Public Buildings

Public buildings within the City's low/moderate target area may possibly be addressed during the next five years. There are several public buildings within the target area that may be targeted. Buildings identified may become public facilities or housing for priority special needs categories and may receive funding. This will be assessed annually.

Infrastructure Projects

The City has taken the necessary action to address needs that were hindering development in its historic areas, primarily through its Capital Improvement Program and CDBG. The CDBG Target Neighborhood area contains many of the priority projects in the City's CIP as the area contains the most deficiencies. The CIP continuously addresses improving water, sewer, road, and sidewalks in all areas of the City. It prioritizes funds to the areas that need it most and phases projects.

How were these needs determined?

Public facility needs were identified through an assessment of low- to moderate-income areas and consultations with the City's Capital Improvement Program. The projects included in the Miramar Capital Improvement Program were developed based on needs assessments conducted by contractors. Various city departments proposed projects aimed at enhancing both the City's physical infrastructure and the programs and services available to the public. Each department then prioritized these projects and identified potential funding sources across a five-year period.

Describe the jurisdiction's need for Public Improvements:

Through consultation with the City's Construction & Facilities Management and Housing and Economic Departments there is a need for street, water, sewer, drainage, sidewalks, landscaping and pedestrian amenities in targeted areas.

How were these needs determined?

Public improvement needs were determined by an assessment of the low to moderate income areas and consultation with the City's Capital Improvement Program. Projects included in the Miramar Capital Improvement Program were derived from needs assessments performed by contractors. Departments submitted projects that encompassed both the improvement of the City's physical development as well as the improvement of the particular programs and services that they provide to the public. They then determined the priority level and identified the source of possible funding across five fiscal years.

Describe the jurisdiction's need for Public Services:

The City's Social Services Department provides comprehensive community services and programs for Miramar residents of all ages to improve and enhance the quality of their lives.

The Department receives multiple federal, state, county and private funds to administer the multiple programs the department oversees.

How were these needs determined?

Public Input is an important element in establishing the priorities for the use of CDBG funding for the city.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section discusses the supply of housing in Miramar. The tables and narrative below describe the housing market in Miramar by unit number, type, tenure, and size, the data provided by the 2019-2023 ACS. There is also a comparison between renter households and owner-occupied households.

Table 10: Property Type

Property Type	Number	Percent
Single Family (1 att./detach)	32,634	70.5%
Multi-family (2 or more)	13,052	28.2%
Mobile Home	606	1.3%
Other	-	0.0%
Total	46,292	100.0%

Source: 2019-2023 American Community Survey (ACS) Data

The table 10 above breaks down the city's housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 70.5% of all housing units. The remaining property types include 28.2% multifamily and just over 1% mobile homes.

Table 11: Year Structure Built

Year Built	Amount
2010 or After	5,391
2000-2009	16,612
1990-1999	8,219
1980-1989	4,141
1970-1979	4,139
1960-1969	5,993
1950-1959	1,626

Source: 2019-2023 American Community Survey (ACS) Data

Table 11 shows the year structures were built in the City, 47.6 % of the residential structures were built after 2000. The City of Miramar was incorporated in 1955.

Table 12: Housing Tenure

Housing Tenure	Miramar		Broward County	
	Number	Percent	Number	Percent
Owner Occupied	31,555	68.2%	485,158	55.9%
Renter Occupied	13,272	28.7%	273,695	31.5%
Total Occupied	44,827	96.8%	758,853	87.4%
Vacant Units	1,465	3.2%	109,298	12.6%
Total Units	46,292	100.0%	868,151	100.0%

Source: 2019-2023 American Community Survey (ACS) Data

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section identifies non-housing community development needs and assets within the jurisdiction.

Economic Development Market Analysis

The city's Housing and Economic Development Department seeks to enhance the quality of life for residents through the expansion of the local tax base. Economic Development consists of business attraction, retention and expansion. Economic Development staff act as ombudsmen for local business owners to identify and resolve barriers that their businesses may face. The Department maintains strong relationships with state and county economic development organizations to market the City of Miramar to prospective new companies. The department works in partnership with the Miramar-Pembroke Pines Regional Chamber of Commerce, Broward County Black Chamber of Commerce and Broward County Economic Department.

Table 13: Business Activity

Business by Sector	Number of Workers
Agriculture, Mining, Oil & Gas Extraction	0
Arts, Entertainment, Accommodations	8,126
Construction	3,235
Education and Health Care Services	17,503
Finance, Insurance, and Real Estate	5,754
Information	1,518
Manufacturing	1,547
Other Services	3,529
Professional, Scientific, Management Services	9,792
Public Administration	2,724
Retail Trade	6,388
Transportation and Warehousing	6,052
Wholesale Trade	3,911
Total	70,079

Source: 2022 Economic Census Industry Codes

Table 14: Labor Force

	Number
Population in the Labor Force	78,918
Population in Civil labor force	78,814
Unemployment Rate	4.6%
Unemployment Rate for Ages 16-24	NA
Unemployment Rate for Ages 25-65	NA

Source: 2019-2023 American Community Survey (ACS) Data

Table 15: Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	33,074
Farming, fisheries and forestry occupations	352
Service	11,940
Sales and office	18,121
Construction, extraction, maintenance and repair	4,968
Production, transportation and material moving	7,116

Source: 2019-2023 American Community Survey (ACS) Data

Table 16: Travel Time

Travel Time	Number	Percent
< 30 Minutes	37,356.5	50.9%
30-59 Minutes	29,210.00	39.8%
60 or More Minutes	6,825.5	9.3%
Total	73,392*	100%

Source: 2019-2023 American Community Survey (ACS) Data. *Note This is employed workers. Does not include unemployed workers.

Educational Attainment by Employment Status (Population 16 and Older)

Table 17: Educational Attainment by Employment Status

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,944		3,998
High school graduate (includes equivalency)	21,586		8,247
Some college or Associate's degree	17,845		6,759
Bachelor's degree or higher	28,277		5,001

Source: 2019-2023 American Community Survey (ACS) Data

Table 18: Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,341	3,713			
9th to 12th grade, no diploma		4,229			
High school graduate, GED, or alternative	2,606	29,833	18,911*	35,132*	13,855*
Some college, no degree	4,901	14,129			
Associate’s degree	0	10,475			
Bachelor’s degree	1,864	21,450	7,636**	13,885**	3,939**
Graduate or professional degree		11,828			

Source: 2019–2023 American Community Survey (ACS) Data

* Includes some college or associate degree

** Includes bachelor’s degree or higher

Table 19: Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 30,552
High school graduate (includes equivalency)	\$ 42,114
Some college or Associate’s degree	\$ 47,150
Bachelor’s degree	\$ 55,743
Graduate or professional degree	\$ 76,794

Source: 2019–2023 American Community Survey (ACS) Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment centers in the City are Healthcare, Aviation, Warehouse/Distribution and Manufacturing

Describe the workforce and infrastructure needs of the business community:

Employers report difficulty finding workers with good soft skills (promptness; writing; speaking; workplace etiquette) and a base level of science/technical/engineering/math (STEM) skills that can be enhanced with on-the-job training. As for infrastructure, it’s the availability of housing at affordable price points; ease of access through the transportation network; and access to technology networks.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Park Miramar mixed use project is approved for over 2,800 residential units; 185 room hotel; 128,000 square feet of office; and more than 300,000 square feet of commercial uses. The development will occur

in phases during the planning period and substantially impact the community with new tax revenue, jobs, traffic and school enrollments. The American Dream Miami project in nearby Miami—Dade County is an approved 6 million square foot mega-mall/entertainment destination that, if fully built as proposed, would be a major draw for residents in the region and tourists. Its proximity to Miramar is expected to impact employment opportunities and affect traffic flows. At this point it's uncertain how much of the project will be built during the planning period since the developer still has substantial infrastructure improvements to complete and market changes may alter the mix of uses.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The education level of residents is relatively strong, with 29% of adults 25 and older holding a bachelor's degree or higher. This suggests a workforce capable of filling a range of positions for the different industries in the city. In addition, there are higher education institutions and technical training available to help prepare the workforce for local job opportunities.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

CareerSource Broward is the primary WIB with several locations offering employment training and placement resources, some of which are available online. In addition, Broward College offers degree seeking and career focused programs; continuing education; rapid credentialing and dual enrollments for high school students. Notably the college's BrowardUP program offers workforce training and student support services online and directly in targeted zip codes throughout the county, one of which is in Miramar (33023). That zip code is an area that receives funding under the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The city has drafted a new 5-year Economic Development Plan that outlines goals and strategies supportive of the Consolidated Plan. For example, the goal of being a quality-of-life place for different life stages includes delivering new affordable housing projects (where feasible) and maintaining existing older housing stock. Similarly, the goal of supporting a talent base for our businesses includes meeting the re-skilling/up-skilling needs of residents and advocating career and technical education (CTE) career pathways.

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of “concentration”)**

HUD identifies 4 specific data points that constitute housing problems:

- Cost burden
- Overcrowding
- Lack of complete plumbing facilities
- Lack of complete kitchen facilities.

Definitions

Cost Burden: is when a household has expended more than 30% of the gross household income on housing costs (rent or mortgage) that include utilities (electricity, gas, sewer, and water). Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

Housing Conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room (overcrowding), and (4) cost burden greater than 30%.

Complete Kitchen Facilities: A housing unit is considered to have “complete kitchen facilities” if it has a sink with a faucet, a stove or range, and a refrigerator.

Overcrowding: is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room.

Substandard Unit: A housing unit that does not meet local housing building codes and/or does not meet HUD Housing Quality Standards (HQS).

Substandard condition but suitable for rehabilitation: A substandard unit that is based on reasonable cost of rehabilitation or historical significance, should be saved and rehabilitated.

In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Citywide average. There are no areas in the city where multiple housing problems are concentrated. The main housing problems encountered by residents is aging infrastructure and cost burden. Concentration is defined as an area with 51% or more of the population with the same characteristics or needs (such as income or race)

In the City of Miramar housing problems are

- Lack of Complete Plumbing Facilities: 0.4%
- Lack of complete Kitchen Facilities: 1.1%
- Overcrowding: 7.6%
- Cost Burden (Homeowners): 27.6%
- Cost Burden (Renters): 57.6%

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Concentration is defined as an area where 51% or more of the population shares the same characteristics or needs, such as income level or race.

There are 65 census block groups in the City of those 25 block groups are considered low to moderate income, which means that over 51% of the population of that census block group are low- to moderate-income.

Block Groups are statistical divisions of census tracts, are generally defined to contain between 600 and 3,000 people, and are used to present data and control block numbering. A block group consists of clusters of blocks within the same census tract that have the same first digit of their four-digit census block number according to the Census Bureau.

There are 24 census block groups with concentrations of African American/Blacks in the City. Thirteen of those census block groups are in low-income areas.

There are 16 census block groups with concentrations of Hispanics in the City, six (6) of those census block groups are in low-income areas.

What are the characteristics of the market in these areas/neighborhoods?

The City of Miramar has diverse housing options which include a mix of older neighborhoods on the east side of the City and newer, master-planned developments on the west side of the City. The low-moderate income areas are predominately on the eastside of the City. There is one low-moderate income area west of I-75.

Are there any community assets in these areas/neighborhoods?

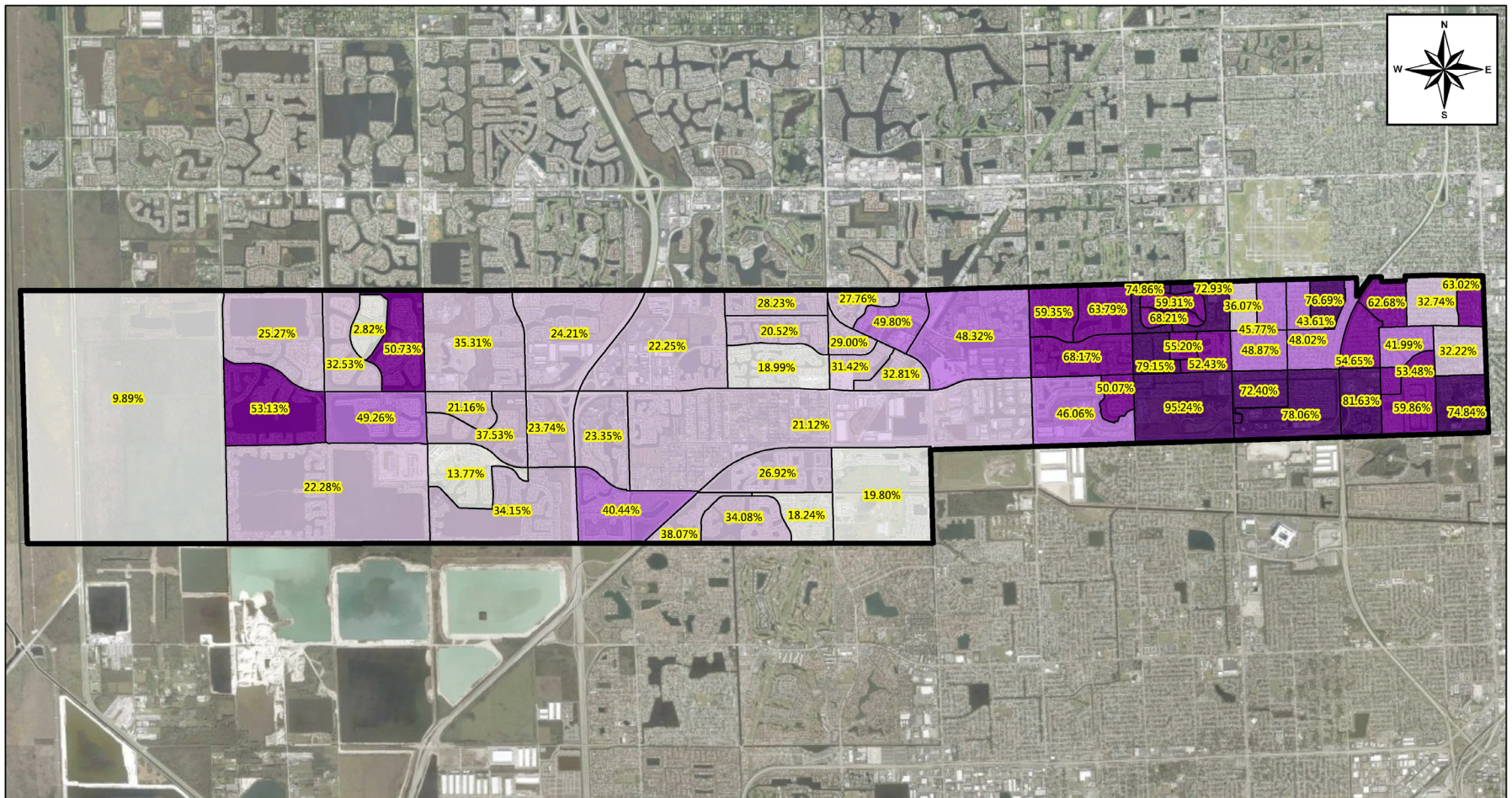
The City has invested millions of dollars in a multi-year infrastructure improvement for Historic Miramar (Older neighborhoods) which includes a new police substation, upgraded the east water treatment plant, water main replacements, converted from septic to sewer. The City also completed drainage, road resurfacing, sidewalk restoration and streetscape improvement in East Miramar.

These areas have several community assets including the Miramar Multi-Service Complex, the Ansin Sports Complex and numerous neighborhood parks in the low-moderate income areas.

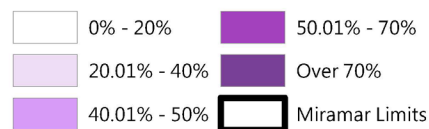
Are there other strategic opportunities in any of these areas?

The City through its Capital Improvement Plan (CIP) establishes the Plan on how the City intends to invest available resources into key infrastructure, facilities, and systems. The CIP includes improvements in the

Low-moderate income areas example Park Improvements, Water plant improvement and Road improvements.



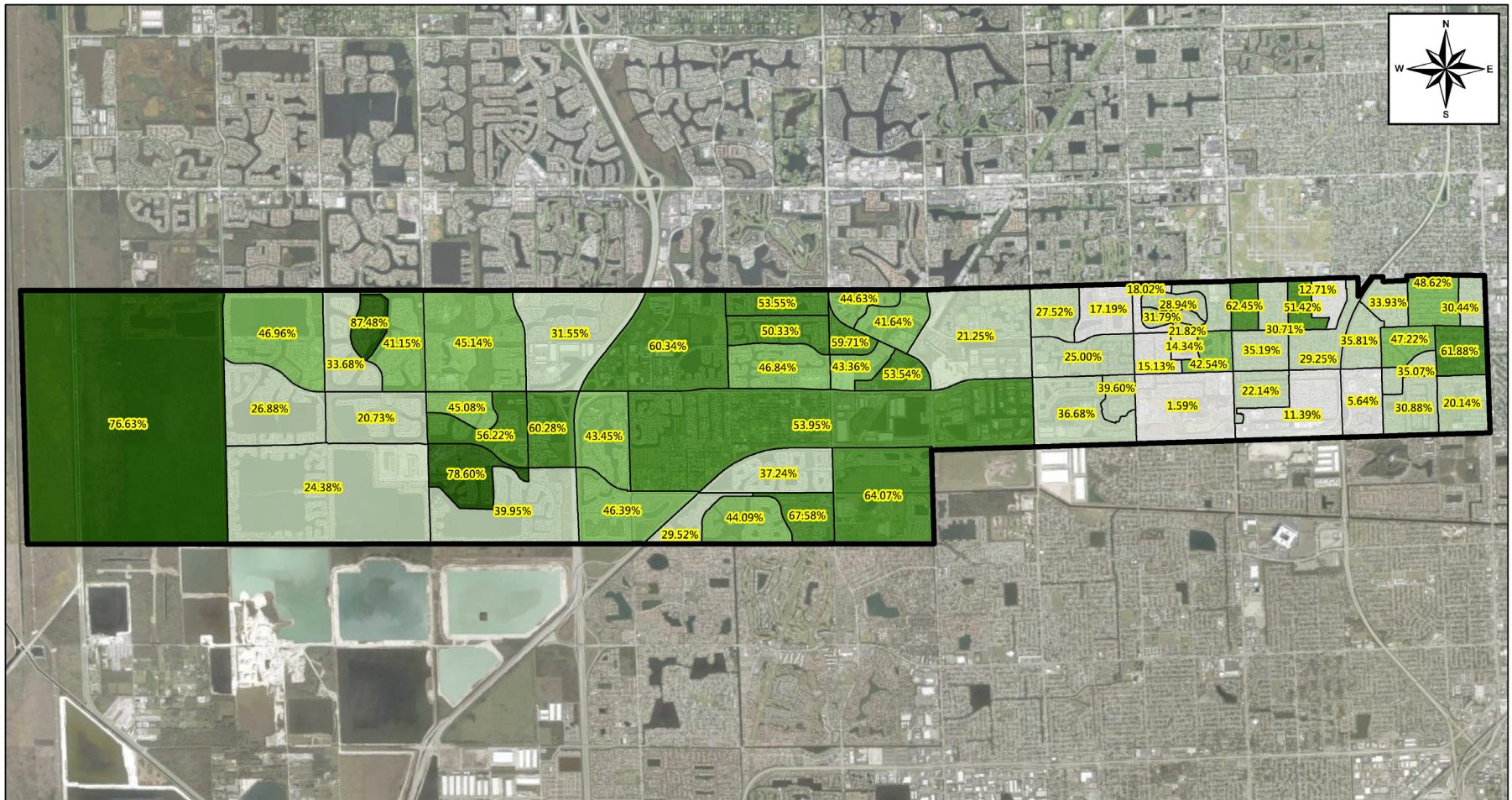
Black Population



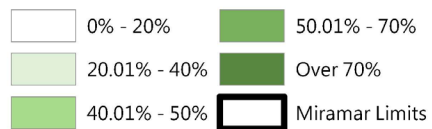
Miramar Block Group Population by Percentage - Black

Source: 2023 ACS
Census Data





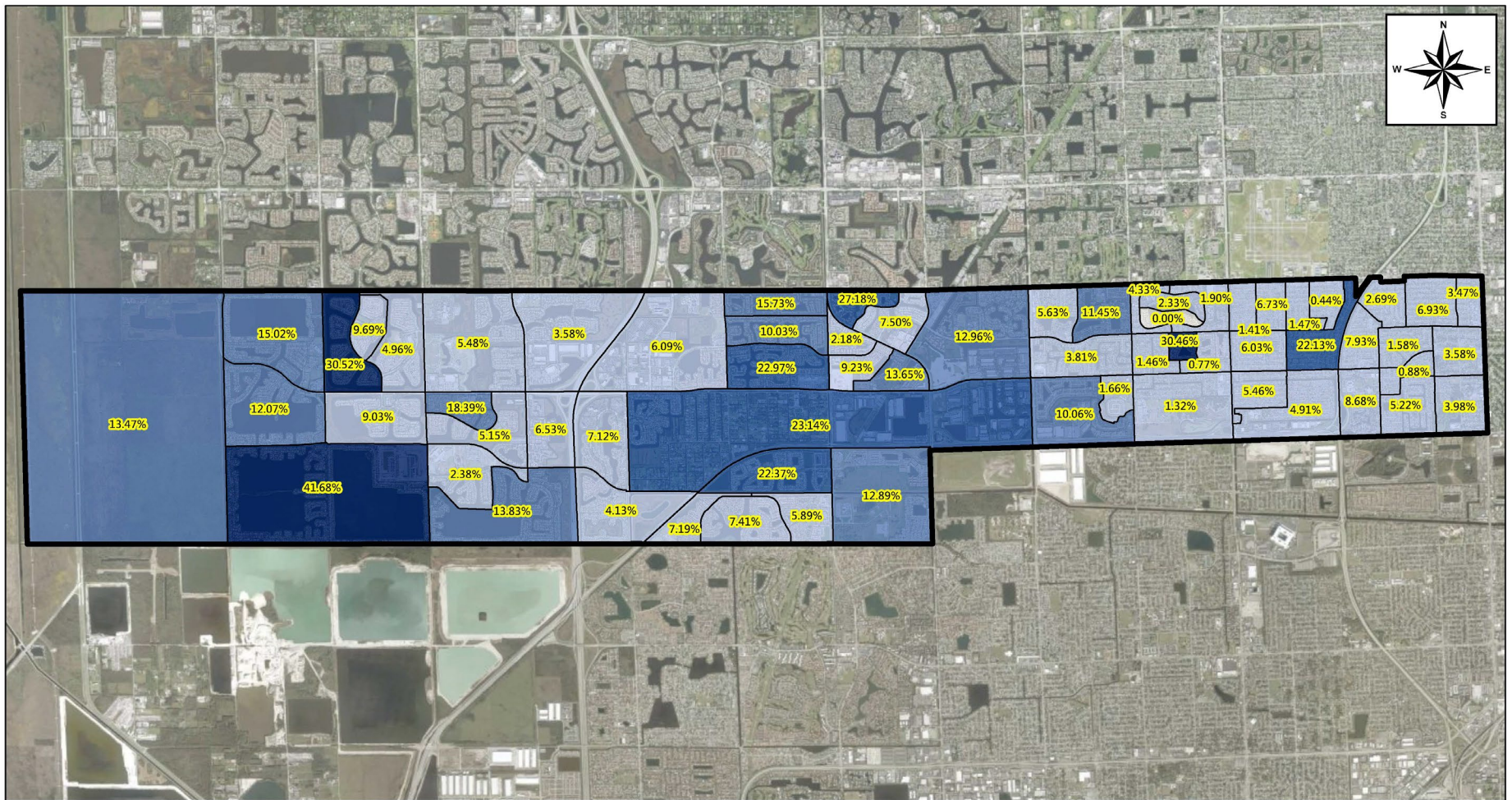
Hispanic Population



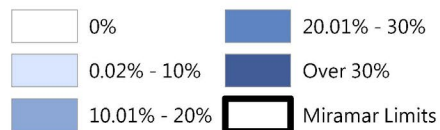
Miramar Block Group Population by Percentage - Hispanic

Source: 2023 ACS
Census Data





White Population



Miramar Block Group Population by Percentage - White

Source: 2023 ACS
Census Data



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking.

The Federal Communications Commission (FCC) defines broadband service as having a minimum download speed of 25 Mbps and an upload speed of 3 Mbps. In the City of Miramar, broadband service is widely accessible, with most areas having coverage from at least five different providers. These providers meet or exceed the minimum speed requirements, typically including one cable provider, one fiber provider, and one or two satellite providers. While a few small areas in the city may not have fiber infrastructure, they still have access to broadband service from at least three providers. (does the City parks have wifi)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As discussed above, the City has at least five broadband providers that serve residential areas including low- and moderate-income households and neighborhood.

- AT&T fiber
- T-Mobile Homes Internet
- Xfinity
- Verizon
- EarthLink
- Hughesnet
- Hotwire

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Department of Fire & Rescue, Emergency Management Division, conducts planning, training, hazard identification, risk and vulnerability analyses, and resource identification for the City of Miramar to further individual, business and community preparedness for all hazards thereby promoting a safe working environment and a sustainable community in pursuit of the mission of the City of Miramar.

City of Miramar is a part of Broward County's Enhanced Local Mitigation Strategy (ELMS). The ELMS Plan is a comprehensive plan that demonstrates a commitment to long-term risk reduction and creates more resilient communities by identifying specific hazards, assessing vulnerabilities, and developing strategies to lessen the impact of future disasters.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-and-moderate income households are always the most vulnerable to risks including natural hazards because of climate change. To mitigate natural disaster risks and address the needs of low- and moderate-income households who are most likely to be affected, the City has various outreach approaches.

In Miramar, when disasters occur that do not meet the criteria for federal assistance, uninsured or underinsured residents have limited options for financial aid. A recent example is flash flooding, which has occurred multiple times since the last Consolidated Plan was developed. Many homes have suffered damage, leaving families struggling to recover due to a lack of adequate insurance coverage. Events like these put households at risk of crisis.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocation investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Miramar expects to achieve over the next five years, PY 2025-2029

The City identified the priority housing and community development needs by conducting careful data analysis in the Needs Assessment and Market Analysis sections and a comprehensive citizen participation process that included input from community members and stakeholder organizations. The goals developed address these needs over the five-year plan period and form the basis of the Strategic Plan.

While the City does not solely base funding decisions on geographic requirements, the City considers investments in low/mod block group tracts in the Strategic Plan, which are areas where at least 51% of households are low- to moderate-income. These tracts are eligible for certain activities funded by CDBG, such as public improvements to parks, community centers, or infrastructure like roads and streets. Direct services to individuals and families are not targeted to areas; however, they must meet income qualifications to be eligible. These activities can be affordable housing assistance and public services.

The Strategic Plan identifies five (5) priority needs and associated goals. SP-25 provides more details of the priority needs, and the SP-45 details the goals.

Priority Need: Housing Affordability & Preservation

- 1A Residential Rehabilitation
- 1B Purchase Assistance
- 1C Rental Assistance (Deposit)
- 1D Support housing authorities that serve Miramar
- 1E Fund activities that leverage other public and private resources

Priority Need: Public Facilities & Infrastructure Improvement

- 2A Improve & Expand Public Infrastructure
- 2B Improve Access to Public Facilities

Priority Need: Economic Development Opportunities

- 3A Small Business Commercial Rehabilitation
- 3B Small Business Assistance

Priority Need: Increase Access to Public Services

4A Supportive Services for LMI

Priority Need: Planning and Administration

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

The City's CDBG target area includes census block groups where 51% or more households are low-to moderate-income.

Table 20: City of Miramar Low/Moderate Income Census Block Groups

Census Tract	Block Group	Low/mod Pop.	Pop	Low/Mod %
110323	1	3,235	4,400	73.50%
110346	1	1,465	2,010	72.90%
110349	1	2,310	3,670	62.90%
110367	1	610	935	65.20%
110403	1	940	1,840	51.10%
110501	1	830	1,360	61.00%
110502	1	830	1,410	58.90%
091500	1	2,405	3,550	67.70%
100801	2	1,485	2,000	74.30%
110323	2	1,500	2,310	64.90%
110365	2	1,885	3,140	60.00%
110366	2	745	1,070	69.60%
110367	2	1,630	1,940	84.00%
110403	2	1,055	1,845	57.20%
110404	2	1,255	2,050	61.20%
110502	2	860	1,405	61.20%
091500	2	1,600	2,140	74.80%
110323	3	835	1,620	51.50%
110348	3	800	1,280	62.50%
110362	3	3,205	4,065	78.80%
110366	3	1,855	2,575	72.00%
110367	3	1,925	2,670	72.10%
110403	3	645	1,160	55.60%
091500	3	640	970	66.00%
110367	4	315	590	53.40%

Source: HUD CDBG Low- and moderate-income data

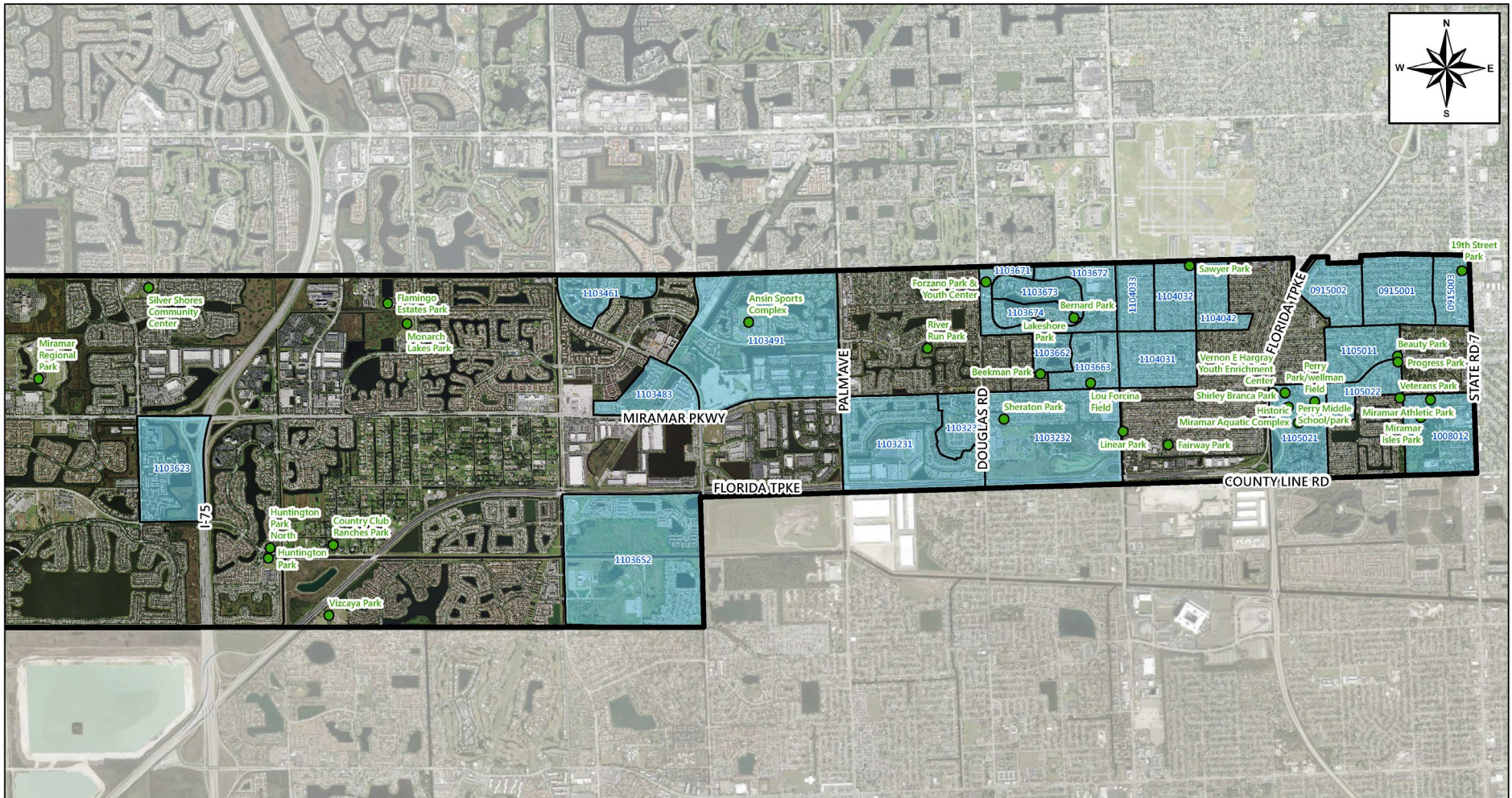
Table 1 - Geographic Priority Areas

General Allocation Priorities

The priorities in the allocation of the resources the city expects to receive would be located citywide. There are census blocks in the city that qualify as meeting the low-moderate income criteria as provided in 24 CFR 570.208 (a), (1), (ii). If projects are funded which must meet area low-moderate income area benefit criteria, they will be in these block groups. These block groups will be amended from time to time

as new data is provided from HUD. See table 20 above for a list of current low-income block groups with corresponding percentages.

The primary distribution of the population benefiting from the grant assistance program will be citywide and, in most cases, very low, low, and moderate-income households through the housing programs.



Legend

- Miramar Limits
- Miramar Parks
- Block Groups with Low-Mod over 51%

Miramar Low-Mod Block Groups

Source: HUD
Update March 2025



SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Housing Affordability and Preservation
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Public Housing Residents Frail Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	1A Residential Rehabilitation 1B Purchase Assistance 1C Rental Assistance 1D Support housing authorities that serve Miramar 1E Fund activities that leverage other public and private resources
	Description	Fund activities that expand the supply and improve the condition of affordable housing to low-to moderate-income households. Fund activities that leverage other public and private resources.
	Basis for Relative Priority	The priority is based on feedback from the community and the demand of residential assistance from City residents as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount.
2	Priority Need Name	Pubic Facilities and Infrastructure Improvement
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households

	Geographic Areas Affected	1103231, 1103461, 1103491, 1103671, 1104031, 1105011, 1105021, 0915001, 1008012, 1103232, 1103652, 1103662, 1103672, 1104032, 1104042, 1105022, 0915002, 1103233, 1103483, 1103623, 1103663, 1103673, 1104033, 0915003, 1103674
	Associated Goals	2A Improve and Expand Public Infrastructure in LMI neighborhoods 2B Improve Access to Public Facilities
	Description	The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower-income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.
	Basis for Relative Priority	Through community input and consultation with City departments the need for public improvements were identified. The basis is to improve accessibility for all residents, including those with special needs, and create a suitable living environment.
3	Priority Need Name	Economic Development Opportunities
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Non-housing Community Development
	Geographic Areas Affected	1103231, 1103461, 1103491, 1103671, 1104031, 1105011, 1105021, 0915001, 1008012, 1103232, 1103652, 1103662, 1103672, 1104032, 1104042, 1105022, 0915002, 1103233, 1103483, 1103623, 1103663, 1103673, 1104033, 0915003, 1103674
	Associated Goals	3A Small Business Commercial Rehabilitation 3B Small Business Assistance
	Description	Provide support to small businesses in the LMI Target Area.
	Basis for Relative Priority	There is a need to support small business development and the commercial growth of micro-business enterprises.
4	Priority Need Name	Increase Access to Public Services
	Priority Level	Low

	Population	Non-housing Community Development
	Geographic Areas Affected	1103231, 1103461, 1103491, 1103671, 1104031, 1105011, 1105021, 0915001, 1008012, 1103232, 1103652, 1103662, 1103672, 1104032, 1104042, 1105022, 0915002, 1103233, 1103483, 1103623, 1103663, 1103673, 1104033, 0915003, 1103674
	Associated Goals	Infrastructure Improvements
	Description	This project is an improvement to public facilities. Public Facilities and Improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
	Basis for Relative Priority	This project is an improvement to public facilities. Public Facilities and Improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
5	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Administration
	Description	Program Administration, Implementation, Oversight, Compliance
	Basis for Relative Priority	Provide administration, implementation and oversight of the Consolidated Plan and Annual Action Plans to ensure timely implementation in a manner that promotes compliance with established rules, policies and guidelines.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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.

Table 21: 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$824,752	0	0	\$824,752	0	CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

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.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

All City-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing.

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

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.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 22: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Miramar	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Other

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Miramar has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program and State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME), The consultant in conjunction with the City of Miramar Housing and Economic Development Department prepared the 2025-2029 Consolidated Plan for the City of Miramar

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2025-2029 Consolidated Plan and subsequent Action Plans. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan.

As part of the planning process, a list of the area's private industries (businesses), non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized, as necessary for various housing, community and economic development strategies and other priority needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 23: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City's Social Services Department provides comprehensive information and referral, youth and family community outreach and senior programs and services. In addition, the Department operates educational programming for preschool, VPK, and elementary aged children and operates an adult day care which serves clients 18 years old and older. The Social Services Department is responsible for administering the following four (4) programs.

The Miramar Police Department provides Homeless Outreach Services, the City provides assistance to experiencing homelessness by connecting them with vital resources, support networks, and long-term solutions. Officers work who works directly with individuals and families to assess needs, offer guidance, and build trust—one conversation at a time. This program reflects our broader commitment to

community policing by addressing the root causes of homelessness through collaboration, compassion, and care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City understands that special needs populations in the area are complex and regional. To address these needs, the City has worked with Broward County and other local government units to develop and expand facilities. This approach has enabled social service agencies to secure adequate funding for the special needs of families with children, homeless individuals, those at risk of homelessness, and those who cannot live independently. The City will support social services and other non-profit organizations that demonstrate the capacity to implement the proposed activities and meet the needs identified in this Consolidated Plan.

The weakness occurs as the need for services outpaces the available funding. Not every priority can be met each year of the Consolidated Plan, and the City will have to prioritize funds for activities that meet the highest need.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is striving to enhance its service delivery system by maintaining open communication channels with community agencies.

SP-45 Goals - 91.415, 91.215(a)(4)

Table 24: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability & Preservation- Residential Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Affordability & Preservation	CDBG	
2	Housing Affordability & Preservation- Purchase Assistance	2025	2029	Affordable Housing	Citywide	Housing Affordability & Preservation	CDBG	
3	Housing Affordability & Preservation- Rental Assistance	2025	2029	Affordable Housing	Citywide	Housing Affordability & Preservation	CDBG	
4	Housing Affordability & Preservation- Support Housing that Service Miramar	2025	2029	Affordable Housing	Citywide	Housing Affordability & Preservation	CDBG	
5	Public Facilities & Infrastructure Improvement- Improve & Expand Public Infrastructure	2025	2029	Non-Housing Community Development	Low/Mod Block Groups	Public Facility & Infrastructure Improvements	CDBG	
6	Public Facilities & Infrastructure Improvement- Improve Access to Public Facilities	2025	2029	Non-Housing Community Development	Low/Mod Block Groups	Public Facility & Infrastructure Improvements	CDBG	
7	Economic Development – Small Business Commercial Rehabilitation	2025	2029	Non-Housing Community Development	Low/Mod Block Groups	Economic Development	CDBG	
8	Economic Development – Small Business Assistance	2025	2029	Non-Housing Community Development	Low/Mod Block Groups	Economic Development	CDBG	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Increase Access to Public Services- Supportive Services for LMI	2025	2029	Non-Homeless Special Needs	Citywide	Increased Access to Public Services	CDBG	
10	Planning and Administration	2025	2029	Planning and Administration	Citywide	Planning and Administration	CDBG	

Goal Descriptions

Table 25: Goal Descriptions

1	Goal Name	Housing Affordability & Preservation- Residential Rehabilitation
	Goal Description	Provide for owner-occupied housing rehabilitation that will benefit LMI households.
2	Goal Name	Housing Affordability & Preservation- Purchase Assistance
	Goal Description	Provide direct homeownership assistance for eligible LMI homebuyers. Activities may include providing closing costs and down payment assistance.
3	Goal Name	Housing Affordability & Preservation- Rental Assistance
	Goal Description	Provide assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.
4	Goal Name	Housing Affordability & Preservation- Support Housing that Service Miramar
	Goal Description	Provide support to affordable housing development projects in the City of Miramar
5	Goal Name	Public Facilities & Infrastructure Improvement- Improve & Expand Public Infrastructure
	Goal Description	Activities will include improvements to infrastructure in the jurisdiction, such as roadway resurfacing, expansion of sidewalks in low/mod areas, and improvements to curbs and ramps on sidewalks for ADA compliance.
	Goal Name	Public Facilities & Infrastructure Improvement- Improve Access to Public Facilities

6	Goal Description	Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve facilities such as recreational parks and community centers throughout the city.
7	Goal Name	Economic Development – Small Business Commercial Rehabilitation
	Goal Description	Provide commercial facade rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low- and moderate-income concentration
8	Goal Name	Economic Development – Small Business Assistance
	Goal Description	Provide technical and financial assistance to small businesses. Activities will increase job training and employment readiness through work programs. The City may also fund commercial property improvement projects including acquisition, construction and rehab of commercial buildings.
9	Goal Name	Increase Access to Public Services- Supportive Services for LMI
	Goal Description	Fund projects that provide recreational activities, food support, senior programs, educational opportunities, and job skills to youth; supportive services to low- and moderate-income households and persons with special needs.
10	Goal Name	Planning and Administration
	Goal Description	Provide the administrative structure for the planning, implementation, and management of the CDBG and HOME grant programs as well as other housing and community development.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates assisting at least 100 extremely low income to moderate income households during the course of the 2025-2029 Consolidated Plan period.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will perform lead-based paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint for existing housing built prior to 1978. For residential properties receiving an average of up to and including \$5,000.00 per unit of CDBG funds the City shall:

Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit, the City shall follow requirements of 24 CFR 35.930(c), which include but are not limited to risk assessments and interim controls.

The City will further coordinate with the Broward County Public Health Unit to implement educational programs on the hazards of lead-based paint and blood testing of children at-risk.

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination.

How are the actions listed above integrated into housing policies and procedures?

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The primary cause of lead poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure because lower income households are generally more likely to live in units with deferred maintenance. This is an important factor because it is not the lead paint itself that causes hazards, but rather the deterioration of the paint that releases lead contaminated dust and flakes that may be inhaled or eaten by small children.

Lead hazard abatement is an eligible activity under CDBG programs for projects involving repair or rehabilitation of housing. Both programs provide guidance regarding required steps to evaluate, address and/or abate lead, safe work practices, and notification procedures. The programs also require that funding recipients, and all members of households benefiting from repair or rehabilitation must read and

sign the lead hazard notification and disclosures.

How are the actions listed above integrated into housing policies and procedures?

Lead-based testing is done in each of the housing programs that address existing housing. The City provides the EPA-approved pamphlet “Protect Your Family From Lead In Your Home” to each eligible household residing in a dwelling built before 1978. The City also provides the applicant/owner with a copy of any known information concerning lead-based paint or lead-based paint hazards. All properties that require lead-based paint abatement must pass clearance testing by an EPA Risk Assessment Certified firm after the abatement has been completed by an EPA Certified Renovator Firm. The firm that performs the abatement cannot perform the clearance testing.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City aims to help decrease the number of individuals and families living in poverty by supporting affordable housing and public service programs. Its objective is to connect residents with existing resources and explore opportunities to develop new programs that contribute to reducing poverty in the community.

The City will also continue to utilize grant funds to support its housing programs and activities to increase development of affordable housing to address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will continue to establish countywide partnerships with both public and private entities to more effectively address the needs of low to moderate income families, including poverty level families. Where practical, the City will use CDBG dollars to explore the development of such programs that prevent, reduce, or assist in reducing the number of poverty level individuals and families in the City.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring

The standards and procedures that will be used to monitor the management and implementation of the City's Consolidated Plan are all applicable laws found in the Code of Federal Regulations, Title 24 which pertains to HUD programs. In addition, HUD's Community Planning and Development Office has developed a monitoring guide that it uses to monitor grantees. The City will also use this as a standard for monitoring the implementation of the program. Other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, and Office of Fair Housing and Equal Opportunity, Department of Environmental Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

Procurement

The City will follow the City's procurement procedures for the use of contractors needed to carry out programs. Any firms used to carry out services will have the appropriate licensing and insurances to complete the activities which they are charged with undertaking.

Technical Assistance

To ensure activities are carried out in compliance with Federal regulations, when technical assistance or training is appropriate, technical assistance will be provided.

Timeliness

The timely expenditure of funds on eligible activities is an important element of the Consolidated Plan. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner.

Plan Procedures

- The Housing and Economic Development staff and consultants will monitor the city's CDBG program level of service to ensure that statutory and regulatory requirements are being met and that the information submitted to HUD's Integrated Disbursement and Information System (IDIS) is correct and complete. Monitoring will take place at the following intervals:
 - Quarterly;
 - Annually (beginning and end of the year) and;
 - As needed by HUD.

On an annual basis, staff will review each program to determine if they are being completed in a timely manner, as well as whether they will aid in meeting the City's Annual Action Plan goals.

- At the end of each program year, City staff/consultant will develop a CAPER detailing Annual Action Plan, goals, objective and accomplishments.
- Staff will provide Federal Cash Transactions reports on a quarterly basis as required by HUD.
- The city will require citizen participation in the planning and amendment process of the Consolidated Plan and Annual Action Plans as required by HUD, 24 CFR 91.40 or 45.
- Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement.
- Assure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

Sub-Recipient Monitoring

- Housing and Economic Department is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks:
 - Distinguish between sub-recipients, contractors, and other entities;
 - Execute written agreements containing all required elements before providing funds to subrecipients;
 - Review sub-recipients periodically in order to determine that program requirements are being met; and
 - Take effective corrective and remedial actions toward sub-recipients who do not comply.

Build American, Buy America (BABA)

The City of Miramar complies and adheres to BABA as noticed in CPD-2023-12 Implementation Guidance for the BABA Act's domestic content procurement preference as part of the Infrastructure Investment and Jobs Act, which was signed into law on November 15, 2021. In addition to providing funding for infrastructure needs, it created an incentive to increase domestic manufacturing across the country through the inclusion of BABA's "Buy America Preference" (BAP).

In general, the BAP requires that all iron, steel, manufactured products, and construction materials used in infrastructure projects funded with Federal financial assistance, such as CDBG, as outlined in Section 70914(a) of BABA, and must be produced in the United States unless a waiver applies or materials cannot be procured in the country.

Expected Resources

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

Introduction

The City receives entitlement funding for the CDBG programs. The Housing and Economic Department administers the funding on behalf of the City. The City will receive \$824,752 in CDBG funds. The City does not anticipate generating program income during this fiscal year.

Table 26: Expected Resources – Priority Table

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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$824,752			\$824,752		CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

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.

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

All City-owned inventory has been mapped as part of the State's requirement that the City maintain a printed inventory of locally-owned land suitable for affordable housing.

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

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 - 91.420, 91.220(c)(3)&(e)

Table 26: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability & Preservation	2025	2026	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$501,090	Homeowner Residential Rehabilitation: 7 Units
1	Housing Affordability & Preservation	2025	2026	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$35,000	Inspections and Scope-
2	Public/Supportive Services	2025	2026	Affordable Housing	Citywide	Rental Assistance	CDBG: \$123,712	Provide rental deposits: 15 households
3	Planning and Administration	2025	2026	Planning and Administration	Citywide	Planning and Administration	CDBG: \$100,000.00	Planning and administration

Goal Descriptions

Table 27: Goal Descriptions

1	Goal Name	Housing Affordability & Preservation- Residential Rehabilitation
	Goal Description	Provide for owner-occupied housing rehabilitation that will benefit LMI households.
2	Goal Name	Housing Affordability & Preservation- Rental Assistance (Deposit)
	Goal Description	Provide assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.
3	Goal Name	Planning and Administration
	Goal Description	Provide the administrative structure for the planning, implementation, and management of the CDBG and HOME grant programs as well as other housing and community development.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Below is a summary of projects that have been chosen to address the City's goals. The City identified 2025-2026 Annual Action Plan

Table 28: Projects

#	Project Name	Amount
1	Rehabilitation Rehabilitation	\$ 501,090.00
2	Residential Inspections	\$ 35,000.00
3	Rental Assistance	\$ 123,712.00
4	Planning and Administration	\$ 164,950.00
	Total	\$ 824,752.00

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

AP-38 Project Summary

Table 29: Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Affordability & Preservation- Residential Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$501,090
	Description	Provide residential rehabilitation to low and moderate-income households. Each applicant can receive up to \$70,000 in housing rehabilitation assistance. This activity is eligible under 24 CFR section 570.202(a) and will directly benefit low- and moderate-income households as qualified under 570.208 (a)(3) Housing Activities
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Seven (7) low to moderate income households will be served.
	Location Description	Citywide
	Planned Activities	Residential Rehabilitation for owner occupied residents
2	Project Name	Residential Rehabilitation Inspection
	Target Area	Citywide
	Goals Supported	Housing Affordability & Preservation- Residential Rehabilitation
	Needs Addressed	Housing Rehabilitation Support
	Funding	CDBG: \$35,000
	Description	Provide pre-inspections, work specification write-up services, post inspections for participants of the city residential rehabilitation
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Minimum 12
	Location Description	Citywide
	Planned Activities	Pre-inspections, work specification
	Project Name	Rental Assistance (Deposit)

3	Target Area	Citywide
	Goals Supported	Public Service (Supportive)
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$123,712
	Description	The rental assistance program provides assistance to income eligible participants with required deposits (first/last/security) for residential rental leases.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Fourteen (14) low to moderate income households will be served.
	Location Description	Citywide
	Planned Activities	Rental Assistance (Deposit)
4	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Maintain City's Affordable Housing Stock Promote Economic Opportunity Public/Supportive Services Infrastructure Improvements
	Needs Addressed	Program Management
	Funding	CDBG: \$179,976.00
	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	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Planning and Administration

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Table 30: City of Miramar Low/Moderate Income Census Block Groups

Census Tract	Block Group	Low/mod Pop.	Pop	Low/Mod %
110323	1	3,235	4,400	73.50%
110346	1	1,465	2,010	72.90%
110349	1	2,310	3,670	62.90%
110367	1	610	935	65.20%
110403	1	940	1,840	51.10%
110501	1	830	1,360	61.00%
110502	1	830	1,410	58.90%
091500	1	2,405	3,550	67.70%
100801	2	1,485	2,000	74.30%
110323	2	1,500	2,310	64.90%
110365	2	1,885	3,140	60.00%
110366	2	745	1,070	69.60%
110367	2	1,630	1,940	84.00%
110403	2	1,055	1,845	57.20%
110404	2	1,255	2,050	61.20%
110502	2	860	1,405	61.20%
091500	2	1,600	2,140	74.80%
110323	3	835	1,620	51.50%
110348	3	800	1,280	62.50%
110362	3	3,205	4,065	78.80%
110366	3	1,855	2,575	72.00%
110367	3	1,925	2,670	72.10%
110403	3	645	1,160	55.60%
091500	3	640	970	66.00%
110367	4	315	590	53.40%

Source: HUD CDBG Low- and moderate-income data

For PY 2025-2026 funds will be expended Citywide

Geographic Distribution

Table 31- Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

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

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

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

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

Introduction

The following section identifies other actions that will be undertaken during the 2025-2026 program year.

Actions planned to address obstacles to meeting underserved needs

One of the major obstacles the City of Miramar faces in meeting its housing and community development goals and objectives is funding and market conditions. In trying to mitigate the impacts of the global economic downturn, the City has been assessing its programs more frequently and improving specific strategies to address those needs.

The City will continue to provide housing rehabilitation programs for low to moderate income persons, including elderly and disabled households. Additionally, the City of Miramar has adjusted the amount available for down payment/closing cost assistance and minor home repair to participants.

Actions planned to foster and maintain affordable housing

The City of Miramar's Housing and Economic Development Department serves as the lead agency responsible for implementing the City of Miramar's 2025-2026 Action Plan and CDBG program in general. This effort will be coordinated with Building , Planning and Zoning and Finance departments.

These departments administer and implement the City's various community planning and housing, development programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm, Community Revitalization Affiliates, Inc. to administer and monitor its housing and community development programs for compliance with federal and state regulations.

These entities are also inclusive in the development of the 2025-2029 Consolidated Plan and subsequent action plans. The City will continue to promote partnerships and develop ways to streamline and efficiently provide services to the community.

Actions planned to reduce lead-based paint hazards

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

The City shall either perform paint testing on the painted surfaces to be disturbed or replaced during

rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint.

Actions planned to reduce the number of poverty-level families

The City of Miramar's economic development/anti-poverty strategy is to foster growth and job creation for the City's broad cross-section of resident income levels, including very low-income households. The City's anti-poverty strategy is to increase job training, employment readiness skills and educational opportunities for low-income households, and match employment openings with the local workforce.

The City's anti-poverty strategy will assist small business development through activities such as commercial rehabilitation, job incentive programs, technical assistance and business planning and marketing directed towards job creation.

Actions planned to develop institutional structure

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, and related programs.

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2025-2026 Action Plan. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City's Consolidated Plan.

As part of the planning process, a list of the area's private industries (businesses), non-profit organizations and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the Consolidated Plan. The different entities will be utilized, as necessary for various housing, community and economic development strategies and other priority needs.

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

The City of Miramar's Housing and Economic Development Department serves as the lead agency responsible for implementing the City of Miramar's 2025-2026 Action Plan and CDBG program in general. This effort will be coordinated with Building, Planning and Zoning and Finance departments.

These departments administer and implement the City's various community planning, housing and development programs. The City will also collaborate with outside agencies, including but not limited to the Broward County Continuum of Care and local housing authorities. The City contracts with a private firm to administer and monitor its housing and community development programs for compliance with federal and state regulations.

These entities are also inclusive in the development of the 2025-2029 Consolidated Plan and subsequent action plans. The City will continue to promote partnerships and develop ways to streamline and efficiently provide services to the community.

Program Specific Requirements

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

Introduction

The following section identifies program specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, 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.	100.00%

Appendix A- Citizen Participation Plan

Appendix B- Community Development and Service Providers Survey

Appendix C- Form SF 424, SF 424B and SF 424 D

Appendix D- Non-State Certifications

Appendix E- Resolution

Sold To:

City of Miramar Office of the City Clerk - CU00111757
2300 Civic Center Pl
Hollywood,FL 33025-6577

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2300 Civic Center Pl
Hollywood,FL 33025-6577

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State Of Florida**County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .

Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Feb 09, 2025

SSC_Notice of Public Meeting

Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

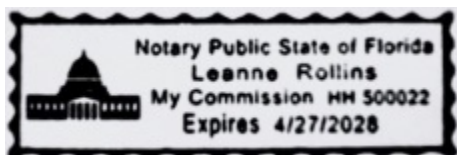


Signature of Affiant

Sworn to and subscribed before me this: February 10, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail

Affidavit Email Address: epetitfrere@miramarfl.gov
7765659

**COMMUNITY DEVELOPMENT BLOCK
GRANT PY 2025-2029 CONSOLIDATED
PLAN AND PY 2025-2026 ANNUAL
ACTION PLAN PRE-DEVELOPMENT
MEETINGS**

The City of Miramar is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and receives an annual allocation of funds. This year the City is developing, its five year Consolidated Plan for PY 2025-2029 along with the PY 2025-2026 Annual Action Plan. The City's proposed allocation is approximately \$817,057 (same as its FY 2024-2025 allocation).

The City of Miramar Economic Development & Housing Department is facilitating two pre-development meetings to solicit public input for the preparation of the Consolidated Plan and Annual Action Plan at the following locations and dates:

Miramar Multi-Service Complex 6700 Miramar Parkway, Miramar, FL 33023 Date: Thursday, February 20, 2025 Time: 6:00 p.m. – 7:00 p.m.

AND

Miramar Police Department Community Room 11765 City Hall Promenade, Miramar, FL 33025 Date: Thursday, March 13, 2025 Time: 6:00 p.m. – 7:00 p.m.

The purpose of these funds is to provide decent housing, a suitable living environment and better economic opportunities for the low- to moderate-income residents within the City of Miramar. In order to receive these funds, HUD requires the City to develop and submit a Consolidated Plan every five years and an Annual Action Plan each year. The Annual Action Plan identifies the proposed projects for federal funding for the program year and shows a linkage between projects and the specific objectives developed to address the priorities needs identified in the Consolidated Plan.

For additional information on this meeting, please contact the Community Revitalization Affiliates, Inc. at 954-939-3271 or City of Miramar Economic Development and Housing Department at 954-883-5328.
2/9/25 7765659

