



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & Commissioners

FROM: Dr. Roy L. Virgin, City Manager 

BY: Anita Fain Taylor, Director of Economic Development & Revitalization

DATE: August 11, 2022

RE: Temp. Reso. No.7692, Amendment to Fiscal Year 2021-2022 Community Development Block Grant Action Plan

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 7692, an amendment to Fiscal Year ("FY") 2020-2021 Community Development Block Grant ("CDBG") Action Plan to reallocate \$250,000 from the Residential Rehabilitation Program to the Commercial Rehabilitation Program.

ISSUE: Federal regulations governing CDBG Consolidated Plans require participating jurisdictions to provide their citizenry with reasonable notice of and an opportunity to comment on an amendment to an Annual Action Plan. The public comment period extends thirty (30) days from the publication date of said public notice. This item is placed on this meeting agenda so the City Commission can review and approve the proposed Amendment to the CDBG Program Action Plan for FY 2021-2022.

BACKGROUND: On April 13, 2022, the City Commission passed and adopted Resolution 22-96, which allocated funding in an amount not-to-exceed \$240,000 from CDBG-funded Commercial Rehabilitation Program for Phase 2 of the commercial rehabilitation of the Tower Shops, located at 6331-6343 Miramar Parkway. This amount was based on the anticipated contractor bids between \$480,000 and \$500,000. However, the three (3) contractor bids that were subsequently received for the project were in the following amounts: \$695,948, \$755,293 and \$795,000, which are all above what the City anticipated. Following discussions with the contractor with the lowest bid, a revised bid of \$675,000 was submitted and is acceptable to the owner, provided that the City increases its initial funding to cover 50% or \$340,000 of that amount.

DISCUSSION: The proposed Amendment seeks to reallocate the additional \$100,000 to assist with second phase of the commercial rehabilitation of the Tower Shops located at the addresses set forth herein. The City's Commercial Rehabilitation Program allows commercial property owners in the program target area to leverage their investment dollars

with CDBG funds. Allocation of these \$100,000 will provide the funding needed for the unexpected high construction cost for the rehabilitation of the Tower Shops, and would be consistent with actions previously taken on past rehabilitation projects. The additional funding will come from the following programs:

| Program Year Action Plan | Activity | Previous Budgeted Amount | Reallocated Amount | Amended Budget Amount |
|---|-------------------|---|-------------------------------|--------------------------------------|
| 2021 | Residential Rehab | \$670,056 | \$250,000 | \$420,056 |
| 2021 | Commercial Rehab | \$100,000 | \$250,000 | \$350,000 |

ANALYSIS: To date, there have been 16 projects completed under the Commercial Rehabilitation Program, totaling \$3.9 million and leveraging \$1.9 million in block grant funds. The success of these projects demonstrates the program's value as a tool for the continuing revitalization of the Historic Miramar area.

Temp. Reso. No. 7692
7/7/22
8/4/22

**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING AN AMENDMENT TO FISCAL YEAR 2021-2022 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ACTION PLAN; AUTHORIZING THE REALLOCATION OF FUNDS TO COMMERCIAL REHABILITATION PROGRAM; AUTHORIZING SUBMISSION OF THE ACTION PLAN AMENDMENT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY AND EXPEDIENT TO IMPLEMENT THE STRATEGIES RESULTING FROM THE AMENDMENT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is a recipient of Federal funds from the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, On July 8, 2021, the City Commission adopted Resolution No. 21-132 which approved the Fiscal Year 2021-2022 CDBG Action Plan; and

WHEREAS, the City has determined that the proposed amendments to the 2021-2022 CDBG Action Plans to reallocate funds to the Commercial Rehabilitation Program is necessary to promote economic opportunity; and

WHEREAS, the proposed Amendment to the 2021-2022 CDBG Action Plan, attached as Exhibit "A" will allocate funds for the Commercial Rehabilitation Program; and

Reso. No. _____

Temp. Reso. No. 7692
7/7/22
8/4/22

WHEREAS, the proposed Amendment was published in the Sun-Sentinel on Friday, July 15, 2022 notifying citizens that a 30-day public comment period on the proposed Amendment would commence on July 16, 2022 notifying citizens of the public hearing on August 17, 2022; and

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

WHEREAS, the City Manager recommends that the City Commission approve the proposed 2021 Action Plan Amendment, attached as Exhibit "A", and authorize submission of the proposed Action Plan Amendment to HUD; and

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

Temp. Reso. No.7692
7/7/22
8/4/22

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

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

Section 2: That the proposed Action Plan Amendment, attached as Exhibit "A", is approved, together with such non-substantial changes as are acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney.

Section 3: That the appropriate City officials are authorized to submit the Action Plan Amendment to the U.S. Department of Housing and Urban Development.

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

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

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

Temp. Reso. No. 7692
7/7/22
8/4/22

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

Voted

1st AMENDMENT



**COMMUNITY DEVELOPMENT BLOCK GRANT
FY 2021-2022
ANNUAL ACTION PLAN**

10/01/2021 - 09/30/2022



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A substantial amendment to the FY 2021-2022 Community Development Block Grant (CDBG) Annual Action Plan (AAP) to reallocate a portion of Residential Rehabilitation project funds to Commercial Rehabilitation project.

Executive Summary

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

1. Introduction

The City of Miramar has been an entitlement grantee of federal funds since 2000, receiving a total of more than \$16,324,931 dollars 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, 2021, the City of Miramar anticipates receiving \$931,954. 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.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

All HUD funded activities must fit within the Outcome Performance Measurement Framework to provide standardized measurements nationwide. The framework consists of several objectives (i.e., Decent Housing, Suitable Living Environment and Economic Opportunity) and several outcomes (i.e., Availability/Accessibility, Affordability, and Sustainability). Funds for the 2021 Program Year are allocated among these objectives and outcomes. Refer to the 2020-2024 Consolidated Plan for descriptions of these

specific objectives and outcomes, and to section AP-35 for detailed information on specific activities, including the amount of funds to be expended for each project or activity in 2021.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Federal and State funding (CDBG, HOME & SHIP) sources have aided the City of Miramar in achieving priority housing and community development goals. From July 1, 1998 to March 2021, the City has assisted approximately 540 low- and moderate-income households with minor home repairs and 107 individuals and families to purchase homes. The City has also utilized CDBG funds to acquire one bus for its Senior Transportation program and provides ongoing support for the City's Youth and Family Outreach Center which targets households at or below poverty. The senior transportation program has made over 200,000 trips and the City's Outreach Center has provided referral services to over 5,000 households.

Other priority projects undertaken by the City with CDBG funding include assisting over 100 low to moderate income households connect to new sewer lines and enhancing the facade of 15 commercial buildings in the City's low/mod area. These projects are coordinated by the City's Community Development Department with the assistance of Community Services, Economic & Business Development, Public Works, Utilities, Construction & Facilities Management, Finance Department, and other outside agencies.

In 2008, the City was allocated \$9.3 million from the Neighborhood Stabilization Program (NSP) which is a component of the CDBG program. NSP, a national program, was awarded to certain grantees to address the high presence of foreclosures in the community due to the severe housing market decline. NSP made a few exceptions to the CDBG program, one allowing federal funds to assist households at 120% of the area median income and the other requiring that a minimum of 25% of the funding be set-aside for households at 50% of the area median income or less.

The same year, as part of national economic recovery efforts, the City also received Community Development Block Grant – Recovery (CDBG-R) funding for projects to promote economic recovery and job creation and retention. The City received \$209,000 which it utilized to provide additional home repair assistance to eligible owner-occupied low-to-moderate income households.

- **Residential Rehabilitation** - Provides home repair funding to low- and moderate-income homeowners \$496,885.11.
- **Commercial Rehabilitation** - The City is currently in the process of completing one Commercial Rehabilitation project that will be reported in the PY 2020 CAPER.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Miramar utilized its Citizen Participation Plan (CPP) which was updated and approved on June 3, 2020. A draft of the Consolidated Plan was made available for public review before being adopted by the City's Commission and subsequently being submitted to HUD.

Citizens were encouraged to participate through public hearings held before the development of the draft and adoption of the 2020-2024 Consolidated Plan. Provisions for non-English speaking persons and the disabled were also made available. A copy of the public notices and any public comments received are attached.

Citizen Participation Timeline

| | |
|----------------------------|---|
| February 28, 2021 | Pre-Development Public Notice |
| April 8, 2021 | Pre-Development Public Hearing |
| May 2, 2021 | Pre-Adoption Public Notice |
| May 3, 2021-June 1, 2021 | 30 Day Comment Period |
| June 27, 2021 | Revised Pre-Adoption Public Notice |
| June 28, 2021-July 2, 2021 | Minimum 3-Day Comment Period per HUD Waiver |
| July 7, 2021 | Pre-Adoption Public Hearing |
| July 7, 2021 | Commission Pre-Adoption Virtual Public Hearing and Commission Meeting |
| August 16, 2021 | Transmit to Broward County/HUD |

July 17, 2022 Public Notice Issued

July 18, 2022 to Aug. 16, 2022 30 day comment period

SUBSTANTIAL AMENDMENT:

The City held a 30-day public comment period from July 18, 2022 to August 16, 2022 to review the substantial amendment to the FY 2021-2022 AAP. The plan could be viewed at the Economic Development and Revitalization Department located at 2200 Civic Center Place, Miramar, FL

The City of Miramar City Commission will meet Wednesday, August 17, 2022 to consider approval of the proposed amendment. The meeting will occur at 7:00 p.m. in the Commission Chambers at City Hall,

located at 2200 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No Public Comments at this time.

When/if written comments are received, the Community Development Department will provide a substantive written response within 15 working days, when possible. Citizen comments and proposals submitted in response to the 30-Day public comment period for the Consolidated Plan and/or One-Year Action Plan will be given consideration, and the plan may be modified, if deemed necessary by the City Commission. A summary of all comments received will be appended to the plan.

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

N/A

7. Summary

The City of Miramar's Annual Action Plan & 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.

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

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

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

| Agency Role | | Name | Department/Agency |
|--------------------|---------|---------|--|
| Lead Agency | | MIRAMAR | |
| CDBG Administrator | MIRAMAR | | Community Development Department <u>Economic Development and Revitalization Department</u> |
| HOME Administrator | | | |

Table 1 – Responsible Agencies

Narrative

The City of Miramar Community Development Department serves as the lead agency for developing the City's 2020-2024 Consolidated Plan and will serve as the lead agency responsible for implementing it. This effort will be coordinated with the City's Community Services Department, Public Works, Utilities, Fire Rescue/Police, Economic & Business Development 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

~~Deborah Stevens, Assistant Director, Community Development Department, City of Miramar, 2200 Civic Center Place, Miramar, Florida, 33025, 954-602-3265, destevens@miramarfl.gov, www.miramarfl.gov~~

~~Virginia Bermudez, Community Development Coordinator, Community Redevelopment Associates of Florida, Inc., 8569 Pines Blvd, Suite 201, Pembroke Pines, Florida, 33024, 954-431-7866 ext. 122, vbermudez@crafla.org, www.crafla.com~~

Katherine Randall, Housing and Community Development Administrator
Economic Development and Revitalization Department
City of Miramar
2200 Civic Center Place, Miramar, Florida, 33025
954-602-3246,
kbrandall@miramarfl.gov, www.miramarfl.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the 2020-2024 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | FORT LAUDERDALE HOUSING AUTHORITY |
| | Agency/Group/Organization Type | Housing PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan. |
| 2 | Agency/Group/Organization | BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES |
| | Agency/Group/Organization Type | Services-Children Services-homeless Services-Education |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan. |
| 3 | 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 |

| | | |
|---|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan. |
| 4 | Agency/Group/Organization | Dania Beach Housing Authority |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan. |
| 5 | Agency/Group/Organization | HISPANIC UNITY OF FLORIDA INC. |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan. |

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

N/A

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------|--|--|
| Continuum of Care | Broward County Homeless Initiative Partnership | Through the outreach process, the County has identified homelessness, rapid re-housing, and homelessness prevention services a priority. These services will help strengthen the Continuum of Care Strategy. |

Table 3 - Other local / regional / federal planning efforts

Narrative

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

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City adhered to its approved Citizen Participation Plan (CPP) which was approved by the City of Miramar Commission. The CPP includes two public hearings held at City Hall and the availability of a 30 day comment period to review the draft Action Plan. All meetings are advertised in the Sun Sentinel and the Miami Herald to expand the reach of possible participants.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|------------------------------|--|---------------------|
| 1 | Newspaper Ad | Non-targeted/broad community | February 28, 2021, Pre-Development Public Notice | None | None | |
| 2 | Public Hearing | Non-targeted/broad community | April 8, 2021, Pre-Development Public Hearing | None | None | |
| 3 | Newspaper Ad | Non-targeted/broad community | May 2, 2021, Pre-Adoption Public Notice | None | None | |
| 4 | Newspaper Ad | Non-targeted/broad community | May 3, 2021-June 1, 2021, Pre-Adoption Public Notice 30 Day Comment Period | 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) |
|------------|-----------------------|-------------------------------------|---|------------------------------|--|---------------------|
| 5 | Newspaper Ad | Non-targeted/broad community | June 27, 2021, Revised Pre-Adoption Public Hearing | None | None | |
| 6 | Newspaper Ad | Non-targeted/broad community | June 28, 2021-July 2, 2021, Minimum 30-Day Comment Period per HUD Waiver | None | None | |
| 7 | Public Hearing | Non-targeted/broad community | July 7, 2021, Pre-Adoption Public Hearing | None | None | |
| 8 | Public Hearing | Non-targeted/broad community | July 7, 2021, Commission Pre-Adoption Virtual Public Hearing and Commission Meeting | None | None | |
| <u>9</u> | <u>Newspaper Ad</u> | <u>Non-targeted/broad community</u> | <u>July 17, 2022, Issue public notice</u> | <u>None</u> | <u>None</u> | |
| <u>10</u> | <u>Newspaper Ad</u> | <u>Non-targeted/broad community</u> | <u>July 18- Aug 16, 2022- 30-day comment period</u> | <u>None</u> | <u>None</u> | |
| <u>11</u> | <u>Public Hearing</u> | <u>Non-targeted/broad community</u> | <u>Aug 17, 2022- Public hearing and Commission meeting</u> | | | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

The City of Miramar anticipates receiving \$931,954 for FY 2021-2022 CDBG program. As a recipient of CDBG, HOME and SHIP funds, the City of Miramar intends to allocate funding according to priority need. The City proposes to use CDBG funds for Residential Rehabilitation, Commercial

Rehabilitation, and Program Administration.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 931,954 | 0 | 0 | 931,954 | 2,755,260 | CDBG allocation used to carry out priority need projects including housing, public services, economic development activities, public improvement and general planning/program administration within the City. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be used to leverage other resources available to extend the level of assistance the City can provide or scope of project that can be undertaken. The City currently does not have any funding source that requires matching. HOME funds has an allocation of \$224,048.14 and SHIP funds has an allocation of \$918,083 for the current PY 2021-2022.

If appropriate, describe publically 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. Three vacant parcels were identified and the City has entered into a partnership with Habitat for Humanity to construct affordable housing units: 6137 SW 39th St, SW 40th St and 6035 SW 40th Ct. The City has also entered into a partnership with a developer who specializes in affordable housing to develop a senior affordable housing unit in the 8900 block of Miramar Parkway.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|------------------------|--|--|
| 1 | Maintain City's Affordable Housing Stock | 2020 | 2024 | Affordable Housing | | Housing Rehabilitation | CDBG: \$670,056 <u>\$420,056</u> | Homeowner Housing Rehabilitated: 7 <u>4</u> Household Housing Unit |
| 3 | Public/Supportive Services | 2020 | 2024 | Non-Housing Community Development | | Public Service | CDBG: \$0 | |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|-----------------------------------|-----------------|-----------------------------|---|---|
| 4 | Infrastructure Improvements | 2020 | 2024 | Non-Housing Community Development | | Public Facility/Improvement | CDBG: \$100,000 <u>\$350,000</u> | Facade treatment/business building rehabilitation: 1 Business |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | Maintain City's Affordable Housing Stock |
| | Goal Description | Provide minor home repairs to low- and moderate-income homeowners. This activity is eligible under 24 CFR section 570.202(a), and will directly benefit low and moderate income persons as qualified under 570.208 (a)(3) Housing Activities. |
| 3 | Goal Name | Public/Supportive Services |
| | Goal Description | This activity is presently being restructured to ensure compliance with all requisite federal regulations. It will not be funded until such time as the restructuring is complete and approved by HUD. |
| 4 | Goal Name | Infrastructure Improvements |
| | Goal Description | Provide commercial façade rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low- and moderate-income concentration. The activity is eligible as a commercial rehabilitation project under 570.202(a)(3), and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following is a proposed list of activities that will be undertaken with the \$931,954 dollars the City anticipates to receive in Program Year 2021.

| # | Project Name |
|---|------------------------------------|
| 1 | Residential Rehabilitation |
| 2 | Community Outreach Center Services |
| 3 | Commercial Rehabilitation |
| 4 | Program Administration |

Table 7 – Project Information

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

Funds are allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2020-2024 consolidated planning process and consultation with the City's 2021-2025 Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

The City of Miramar's housing and community service activities and projects will be conducted on a City-wide basis, benefiting low and moderate income residents directly. CDBG funded area-wide benefit activities will occur in Miramar's CDBG Target Neighborhoods within the City.

1. Direct Benefit Activities

Direct benefit activities will receive high priority for funding. Direct benefit occurs when the residents/persons directly receive the benefit of the CDBG assistance. Public service, housing rehabilitation, purchase assistance projects are direct benefit type activities. Eligible project proposals that directly benefit low/moderate income residents of the City of Miramar will be highly considered for funding. These types of projects can be Citywide since the low/mod benefit test is on an individual or household basis.

2. Geographical Impact of Funds

Projects that geographically impact low/mod areas will also be considered for funding. For example, Indirect benefits from public infrastructure improvements. These projects should directly impact areas

where at least 51% of the residents earn 80% or less of the AMI.

3. Consistency with the City's Consolidated Plan

All housing projects must be consistent with the City's needs and priorities as presented in the City of Miramar's Consolidated Plan. Actions that may impede affordable housing will make a project ineligible to receive CDBG funds.

4. Timely Implementation of Projects

During the funding allocation process, multi-year projects should receive commitments for funding at the beginning or as close thereto through completion, without unnecessary annual reviews, unless there is significant change in the cost or scope of work or services.

5. Interrelationship of Activities

Special consideration will be given to projects or activities that are interrelated and/or complement other public or private sector resources. Priority will be given to projects or activities that are coordinated with other public or private improvements in close proximity that maximize the impact of the City's CDBG funds.

6. Leveraging Funds

Special consideration for funding will be given to projects that interface with additional public and/or private sector funds. This encourages the expenditure of block grant funds on projects that can receive matching funds.

7. Sequence of Phasing

Basic infrastructure improvements (such as water and sanitary sewer systems) should be constructed before above ground street improvements are recommended. This policy will assist in avoiding the unnecessary and wasteful cost of damaging new street improvements to install the water and sewer systems at a later time.

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | Residential Rehabilitation |
| | Target Area | |
| | Goals Supported | Maintain City's Affordable Housing Stock |
| | Needs Addressed | Housing Rehabilitation |
| | Funding | CDBG: \$670,056 <u>\$420,056</u> |
| | Description | Provide minor home repairs to low and moderate income homeowners. This activity is eligible under 24 CFR section 570.202(a), and will directly benefit low and moderate income persons as qualified under 570.208 (a)(3) Housing Activities. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 7 <u>4</u> |
| | Location Description | This project will be carried out on a City wide basis. |
| | Planned Activities | Provide minor home repairs to low and moderate income homeowners. This activity is eligible under 24 CFR section 570.202(a), and will directly benefit low and moderate income persons as qualified under 570.208 (a)(3) Housing Activities. |
| 2 | Project Name | Community Outreach Center Services |
| | Target Area | |
| | Goals Supported | Public/Supportive Services |
| | Needs Addressed | Public Service |
| | Funding | : |
| | Description | This activity is presently being restructured to ensure compliance with all requisite federal regulations. It will not be funded until such time as the restructuring is complete and approved by HUD. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 0 |
| | Location Description | This activity is presently being restructured to ensure compliance with all requisite federal regulations. It will not be funded until such time as the restructuring is complete and approved by HUD. |

| | | |
|----------|--|--|
| | Planned Activities | This activity is presently being restructured to ensure compliance with all requisite federal regulations. It will not be funded until such time as the restructuring is complete and approved by HUD. |
| 3 | Project Name | Commercial Rehabilitation |
| | Target Area | |
| | Goals Supported | Infrastructure Improvements |
| | Needs Addressed | Economic Development |
| | Funding | CDBG: \$100,000 <u>\$350,000</u> |
| | Description | Provide commercial facade rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low and moderate income concentration. The activity is eligible as a commercial rehabilitation project under 570.202(a)(3), and will benefit low and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 |
| | Location Description | Provide commercial facade rehabilitation and/or code compliance improvements to commercial establishment owners located in areas of low and moderate income concentration. The activity is eligible as a commercial rehabilitation project under 570.202(a)(3), and will benefit low and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities. |
| | Planned Activities | This activity is eligible as a commercial rehabilitation project under 570.202(a)(3), and will benefit low and moderate-income persons qualified under 570.208(a)(1) Area Benefit Activities. |
| 4 | Project Name | Program Administration |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | Housing Cost Burden |
| | Funding | CDBG: \$186,391 |

| | | |
|--|--|--|
| | 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 | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | N/A |
| | Planned Activities | 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. |

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 24 Census tract block groups. Twelve (12) of these block groups are of low-moderate income concentration. Four of the areas are contiguous and located east of the Florida Turnpike, adjacent to the State Road 7/U.S. 441 Corridor.

Whereas prior estimates of low-moderate income areas included 3 low-moderate areas west of the Florida Turnpike, there are now 6 contiguous low-moderate income areas just west of the Florida Turnpike. The City of Miramar's areas of low and moderate income concentration can be found in the following Census tract block groups: Refer to attached Map.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funds are allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2020-2024 consolidated planning process and consultation with the City's 2021-2025 Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

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

Discussion

N/A

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Miramar has taken steps to remove regulatory barriers to affordable housing and every year incentives recommended by City's Housing Advisory Committee (AHAC) are reviewed and approved by the City Commission.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

One of the major obstacles the City 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. City entered into a long-term lease agreement with developer for the development of elderly affordable housing at the 2.3-acre former Public Safety Building site. Developer plans to construct up to 120 units. All residential units will be limited to elderly use for persons of 62 years or older and will be income restricted for the entire term of the 89-year lease.

City recently established An Affordable Housing Trust. The Trust is to support the preservation and production of affordable housing and increase opportunities for access to decent affordable homes.

Discussion

N/A

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

Introduction

The following section identifies other actions that will be undertaken during the 2021 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.

Actions planned to foster and maintain affordable housing

The City of Miramar's Community Development Department serves as the lead agency for developing the City of Miramar's 2021 Action Plan and CDBG program in general. This effort will be coordinated with the City's Community Services Department, Public Works, Utilities, Fire Rescue/Police, Economic & Business Development 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. The City contracts with a private firm, Community Redevelopment Associates of Florida, 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 2020-2024 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, Neighborhood Stabilization Program (NSP) and related programs.

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2021-2022 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 Community Development Department serves as the lead agency responsible for implementing the City of Miramar's 2021-2022 Action Plan and CDBG program in general. This effort will be coordinated with the City's Community Services Department, Public Works, Utilities, Fire Rescue/Police, Economic & Business Development 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. 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 2020-2024 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.

Discussion

N/A

Program Specific Requirements

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

Introduction

The following section identifies program specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Discussion

N/A

ATTACHMENT 1

PUBLIC NOTICE CITY OF MIRAMAR, FLORIDA PROPOSED AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

Federal regulations governing the City of Miramar 2020-2024 Consolidated Plan requires a participating jurisdiction to provide citizens with reasonable notice of and an opportunity to comment on an amendment to an Annual Action Plan. The public comment period extends thirty (30) days from the date of publication of this public notice. In accordance with 24 CFR Part 91.505 entitled "Amendments to the Consolidated Plan," the following criteria are used to determine amendments to the Annual Action Plans.

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

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

PROPOSED AMENDMENT

| FY 2021-2022 | Existing | Proposed Amendment |
|----------------------------|------------------|---------------------------|
| Commercial Rehabilitation | \$100,000 | \$350,000 |
| Residential Rehabilitation | \$670,056 | \$420,056 |
| Total | \$770,056 | \$770,056 |

SUBSTANTIAL CHANGE TO ACTIVITIES IN THE ACTION PLAN

The 30-day public comment period will commence July 18 and end August 16, 2022. Citizens are encouraged to review and comment on the proposed amendment during the 30-day comment period to the Economic Development and Revitalization Department located at 2200 Civic Center Place, Miramar FL. For comments or questions on the amendment, please contact Edlyn Griffith at emgriffith@miramarfl.gov.

The City of Miramar City Commission will meet Wednesday, August, 17, 2022 to consider approval of the proposed amendment. The meeting will occur at 7:00 p.m. in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in this hearing should contact the Office of the City Clerk at least 48-hours prior to the hearing at (954) 602-3011 for assistance.

City of Miramar
Denise A. Gibbs, CMC
City