

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

Meeting Date: November 13, 2019

Presenter's Name and Title: Deborah Stevens, Assistant Director, on behalf of Community Development Department

Prepared By: Deborah Stevens, Assistant Director

Temp. Reso. Number: 7047

Item Description: Temp. Reso. No. 7047, APPROVING THE PROGRAM YEAR 2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS. (*Community Development Assistant Director, Deborah Stevens*)

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

Instructions for the Office of the City Clerk:

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 10/27/2019 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:


Content:

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR 7047**
 - **Exhibit A: Program Year 2018 CAPER**
- **Attachment(s)**
 - **Attachment 1: Public Notice**



**CITY OF MIRAMAR
INTEROFFICE MEMORANDUM**

TO: Mayor, Vice Mayor, & City Commissioners

FROM: Vernon E. Hargray, City Manager 

BY: Eric Silva, Director, Community & Economic Development Department

DATE: November 7, 2019

RE: Temp. Reso. No. 7047, approving the Program Year 2018 Consolidated Annual Performance Evaluation Report

RECOMMENDATION: The City Manager recommends approval of Temp. Reso. No. 7047, approving the Consolidated Annual Performance Evaluation Report ("CAPER") for Program Year 2018.

ISSUE: As 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, the City must submit a CAPER within 90 days after the close of the 2018 Program Year ("PY") pursuant to federal regulations, 24 CFR Part 91. The CAPER includes information on what resources were available to the City for its various community development programs and how and where those resources were invested.

The City's CAPER for PY 2018 was developed by Community Redevelopment Associates of Florida, Inc. ("CRA") and has been reviewed by staff from the Community Development and Finance Departments. On October 28, 2019, the CAPER was made available for a minimum 15-day public review and comment period. Comments received prior to the November 13, 2019 City Commission meeting and any comments received at the Public Hearing will be noted prior to submission to HUD.

BACKGROUND: The City has completed its CAPER for Program Year 2018 as required by HUD. The CAPER assesses the City's expenditure of CDBG, State Housing Initiatives Partnership ("SHIP") and HOME Investment Partnership ("HOME") program funds, as well as the City's performance relative to the goals stated in the City's Consolidated Plan/Annual Action Plan and Local Housing Plan ("LHAP"). The CAPER also discusses

funding received by the City through the Neighborhood Stabilization Program ("NSP"). NSP funds, which were allocated through substantial amendments to the City's 2008 Action Plan, are being tracked separately, but expenditure data is included in the CAPER for informational purposes.

The CAPER further contains information relevant to the households assisted (including income, racial and ethnic composition), actions taken to further fair housing, and how the City's actions and performance align with the City's overall strategic plan. The information is derived from Tables in HUD's Integrated Disbursement and Information System ("IDIS").

Deadline to submit the CAPER to HUD is December 31, 2019, however, the CAPER is presented at this time due to the City's Commission Meeting Schedule. The Tables in IDIS have not been populated at the time the Agenda Item is prepared and as a result some demographic information have not been updated. This information does not impact the number of activities completed or the financial data.

PY 2018 Funding

The City was awarded \$809,895 in CDBG funds from HUD on October 1, 2018.

The City received an additional \$178,691 in SHIP funding on July 1, 2018.

As a participating member of the Broward County HOME Consortium, the City is eligible for HOME funding. The HOME Consortium provided \$206,619 in additional federal funds for the City's residential rehabilitation program for PY18. However, the PY18 funding was not received from Broward County until July 2019.

In response to the economic and foreclosure crisis in 2008, the City received funding from HUD through the NSP. HUD awarded NSP funds to address the abundance of vacant and foreclosed properties in the community, to slow neighborhood decline and to promote stabilization. A total of \$11,713,830.01 (allocation and program income) was made available through substantial amendments to the City's 2008 Acton Plan.

PY 2018 Expenditure

Funding Source	Amount Expended
CDBG	\$837,999
SHIP	\$757,550
HOME	\$68,643
NSP1	<u>\$260,259</u>
Total	\$1,924,451

PY 2018 Accomplishments

In PY 2018, the City accomplished the following through its CDBG, SHIP, NSP and HOME programs:

- 22 owner-occupied home repairs completed.
- 2 first-time homebuyers received purchase assistance.
- 1 property acquired (with NSP funds).
- 1 acquired NSP property rehabilitated.
- 1 small-scale commercial rehabilitation project completed
- 393 face-to-face contacts were made at the City's Community Outreach Center and an additional 1,508 contacts were made by telephone for some form of assistance.
- 8 homeownership workshops were sponsored by the City with a total of 328 participants.
- 12 Foreclosure Prevention Counseling sessions were conducted.
- City sponsored the 2018 Broward County Fair Housing Symposium.

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**CITY OF MIRAMAR
MIRAMAR, FLORIDA**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF MIRAMAR, FLORIDA, APPROVING THE PROGRAM
YEAR 2018 CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT FOR COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAMS; AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the City was awarded a total of \$809,895 in Community Development Block Grant program funds for Program Year 2018 and may qualify in the future for other community planning and development program funds; and

WHEREAS, the City has developed and adopted the 2015-2019 Consolidated Plan for Community Development Programs, which provides the City’s Five-Year Strategy for investing grant resources; and

WHEREAS, the City must submit a Consolidated Annual Performance Evaluation Report (“CAPER”) within 90 days after the close of the program year describing the progress made in implementing its Consolidated Plan/Annual Action Plan; and

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WHEREAS, notice was published in the Sun-Sentinel and the Miami Herald on October 27, 2019 informing the public that a draft of the CAPER for Program Year 2018 was available at the Office of the City Clerk and at the Community Development Department at Miramar City Hall for a 15-day public comment period, commencing on October 28, 2019 and concluding on November 12, 2019; and

WHEREAS, prior to finalizing the CAPER, a Public Hearing was held by the City Commission on November 13, 2019 in the City Commission Chambers, which was also duly noticed in the Sun-Sentinel and the Miami Herald on October 27, 2019; and

WHEREAS, the City Manager recommends approval of the Program Year 2018 CAPER, attached hereto as Exhibit "A", and to authorize the submission of the CAPER 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 Program Year 2018 CAPER, attached hereto as Exhibit "A", and to authorize the submission of the CAPER to HUD.

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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Section 2: That the Program Year 2018 CAPER, attached hereto 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 execute the required certifications and other applicable documents necessary for submission of the Program Year 2018 CAPER to the U.S. Department of Housing and Urban Development.

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

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

PASSED AND ADOPTED this _____ day of November, 2019.

Mayor, Wayne M. Messam

Vice Mayor, Alexandra P. Davis

ATTEST:

City Clerk, Denise A. Gibbs

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

City Attorney
Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration

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

Voted

Reso. No. _____



Community Development Block Grant Program (CDBG)

Consolidated Annual Performance Evaluation Report (CAPER PY 2018) Grant No: B18MC120047



Prepared By:

Community Redevelopment Associates of Florida, Inc.

For Submittal To:

U.S. Department of Housing and Urban Development

Florida State Office-Miami, Florida

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The CAPER PY 2018 outlines the City of Miramar's performance relative to the expenditure of Community Development Block Grant (CDBG), State Housing Initiative Plan (SHIP) and HOME Investment Partnership (HOME) program funds to accomplish the goals stated in its Consolidated Plan/Annual Action Plan and the Local Housing Assistance Plan (LHAP). This year's CAPER also discusses NSP reallocated funds received by the City through the Neighborhood Stabilization Program (NSP). NSP was allocated to the City through substantial amendments to the City's 2008 Action Plan and was in response to the housing foreclosure and economic crisis impacting the nation. NSP funds are being tracked separately, but expenditure data is included in the CAPER for information purposes.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Availability and accessibility of Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10(?)	1	10.00%		1	10.00%

Improve Availability and accessibility of Housing	Affordable Housing	CDBG: \$	Other	Other	0	0		0	1	
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	500	100.00%			
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	2	0	0.00%	1	0	0.00%
Maintain City's Affordable Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	53	70.67%	7	22 (Rehab)	257.14%
Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$3,230.	Facade treatment/business building rehabilitation	Business	2	0	0.00%			
Promote Economic Opportunity	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	1	10.00%	1	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	3	1	33.00%	0	2 (PA)	.05%

Public/Supportive Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	1237	49.48%	500	393	161.60%
Public/Supportive Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's highest priority needs continue to be reducing housing cost burden for low to moderate income households. The City's home repair and purchase assistance programs are designed to address these needs, increasing the affordability of safe and decent housing, while maintaining the City's affordable housing stock. As CDBG funds are limited, the City leverages these programs with the state and local funding to ensure the greatest number of households assisted. This goal was accomplished this year with the completion of 22 home repair, 2 purchase assistance project, 1 newly acquired property that will be rehabilitated including 1 previous acquired property. The 26 projects include: (10) CDBG Residential Rehabilitation, (2) HOME Residential Rehabilitation, (10) SHIP Residential Rehabilitation, (2) SHIP Purchase Assistance, (1) previously NSP Acquisition which is currently undergoing repairs, (1) NSP Acquisition/Rehabilitation.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	3
Black or African American	7
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	10
Hispanic	1
Not Hispanic	9

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

- The racial/ethnic composition of those assisted through CDBG in PY 2018 is as follows: (7) Black, (3) White. (1) Households were of Hispanic ethnicity and (9) households were of Non-Hispanic ethnicity. (3) Elderly and (0) Disabled households were assisted. Of those assisted, (2) households were in the extremely-low (0-30% AMI) category, (3) households were in the (31-50% AMI) category and (5) households were in the moderate income (51-80% AMI) category.
- The racial/ethnic composition of those assisted through HOME in FY 2018 is as follows: (2) Black, (0) White and (0) other multi-cultural households. (0) Household was of Hispanic ethnicity and (2) household was of Non-Hispanic ethnicity. Of those assisted, (0) household was in the extremely-low (0-30% AMI) category and (1) household was in the very-low-income (31-50% AMI) category and (1) household were in the moderate income (51-80% AMI) category. (2) Elderly and (0) Disabled households were assisted.
- The City of Miramar purchased (1) property with NSP1 funding during FY 2018.
- The racial/ethnic composition of those assisted through SHIP PY 2018 is as follows: (6) Black and (5) White and (1) Other Multi Cultural. (3) Households were of Hispanic ethnicity and (9) were of Non-Hispanic ethnicity. (6) Elderly households were assisted. (3) Disabled household was assisted. Of those assisted, (1) household were in the extremely-low-income (0-30% AMI) category, (5) households were in the very-low-income (31-50% AMI) category, (5) households were in the low-income (51-80% AMI) category, and (1) households were in the moderate (81-120% AMI) category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	809,895	837,999.80
HOME	HOME	206,619	68,643.47
NSP1	NSP1	11,713,830.01	260,259.33
SHIP	SHIP	178,691	757,550.37

Table 3 - Resources Made Available

Narrative

CDBG

For PY 2018, the City of Miramar was awarded **\$809,895** in CDBG funds. These funds were made available to the City by HUD on October 1, 2018 except where otherwise noted. CDBG expenditures for Fiscal Year 2018 (10/1/2018-9/30/2019) totaled **\$837,999.80**

HOME

For PY 2018-2019, the City of Miramar was awarded **\$206,619** in HOME funds from the Broward County HOME Consortium. These funds were made available July 2019. HOME expenditures for Fiscal Year 2018 (10/1/2018-9/30/2019) totaled **\$68,643.47**

SHIP

A total of **\$178,691** in SHIP funds was made available by the Florida Housing Finance Corporation on July 1, 2018. SHIP expenditures for Fiscal Year 2018 (10/1/2018-9/30/2019) totaled **\$757,550.37**.

NSP

A total of **\$11,713,830.01** in NSP1 funds was made available through substantial amendments to the City in 2008. This amount includes all program income. NSP1 expenditures for Fiscal Year 2018 (10/1/2018-9/30/2019) totaled **\$260,259.33**.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Tract #1103.20 Block Group 2			

Tract #1103.20 Block Group 3			
Tract #1103.20 Block Group 4			
Tract #1104.03 Block Group 1			
Tract #1104.03 Block Group 2			
Tract #1104.04 Block Group 2			
Tract #1105.02 Block Group 2			
Tract #1108.01 Block Group 1			
Tract #1108.01 Block Group 2			
Tract #915 Block Group 1			
Tract #915 Block Group 3			
Tract #915 Block Group 2			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Areas of Minority Concentration

As reported in the City's 2015 Consolidated Plan, there were 12 census block group tracts of racial/ethnic minority concentration in the City. The most recent data reveals that additional census tracts and block groups, expanding westward now have racial/ethnic composition that exceeds 50%. The expansion of programs to serve these new areas has been addressed in the City's 2015-2019 Consolidated Plan.

Housing Rehabilitation and Home Ownership assistance is available citywide to low and moderate-income single-family households.

Neighborhood Stabilization Program is focused in neighborhoods east of Palm Avenue and west of State Road 7/441 in the City's jurisdictional boundary.

Commercial Rehabilitation and Special Economic Development assistance is available to business and property owners located within the Commercial Zoning Districts along the north and south sides of Miramar Parkway, from SW 64 Avenue to State Road 7 along the west side of State Road 7 from Pembroke Road to County Line Road, and along the north side of County Line Road and south side of Pembroke Road. This area is represented by Census Tract 1008 (Block groups 1, 4 and 5) and Census

Tract 915, (Block Group 1). This is an area of greatest low and moderate-income concentration and racial/ethnic minority concentration.

Small Business Job Creation Incentive Program assistance is available to businesses looking to create jobs for lower income persons that benefit the City's neighborhood target area.

Residential Sewer Connection assistance is available to low and moderate-income residents/property owners in East Miramar for infrastructure improvement.

Public Service (Senior Transportation) provides assistance to senior citizens on a citywide basis. The City utilizes tracking forms to determine low and moderate-income households and persons assisted.

Community Outreach Services assistance is available to residents on a citywide basis. The City utilizes tracking forms to determine low and moderate-income households and persons assisted. The Community Outreach Center is located in the City's low income target area.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging resources is utilized by the City of Miramar as a tool to better meet the needs of its low-and moderate-income persons. Leveraging increases the total number of dollars available per person and to the CDBG target neighborhood. As a SHIP grantee, the City of Miramar leverages CDBG dollars against SHIP dollars in its Housing Rehabilitation Program to increase the total dollars available to the applicant.

Additionally, the City receives HOME dollars as a member of the Broward County HOME Consortium. As a member of the Broward County HOME Consortium, the City of Miramar leverages the City's HOME allocation with SHIP funding.

Through the City's Commercial Rehabilitation Program, the City leverages CDBG funding with private sector dollars. Making CDBG dollars available in the commercial rehabilitation program has given commercial property owners the financial opportunity to make substantial renovations to their properties thus improving the economic climate and aesthetically enhancing more commercial properties in the historic Miramar/CDBG target area.

The City's comprehensive neighborhood strategy has historically leveraged CDBG resources with its Capital Improvement Program. This leveraging has directly impacted the success of the City's Park Improvement and Utility Connection programs.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	2 (SHIP PA)
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	2

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	23 (22 Rehab, 1 NSP)
Number of households supported through Acquisition of Existing Units	0	3(2 SHIP, 1 NSP)
Total	7	26

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City has seen an increase in households seeking assistance, and as a result, exceeded the total number of households helped during the program year. The City exceeded its goal for residential rehabilitation by nine households. The demand for purchase assistance remains high; however, increased market competition for the properties affordable to low and moderate income first-time homebuyers has increased the length of time it takes for buyers to enter into executed contracts. Two purchase assistance applicants closed on property(s) before the end of the year.

The City has continued to use traditional advertising and outreach to promote awareness of the programs. In addition to standard notices of funding availability, the City has established a website with program information and effectively utilizes social media including, Facebook and Twitter, to disseminate program information.

Discuss how these outcomes will impact future annual action plans.

During the 2019 Program year, the City will pursue additional means to connect buyers with affordable housing units and outreach to special needs households.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	3	1
Moderate-income	5	1
Total	10	2

Table 7 – Number of Households Served

Narrative Information

- Of the households assisted with CDBG funding, (2) were in the extremely low-income (0-30% AMI) category, (3) were in the low-income (31-50% AMI) category and (5) were in the moderate-income (51-80% AMI) category.
- Of the households assisted with HOME funding, (0) household was in the extremely-low-income (0-30% AMI) category and (1) household was in the low-income (31-50% AMI) category and (1) household was in the moderate income (51-80% AMI) category .
- Of the households assisted with SHIP funding, (1) household were in the extremely low income (0-30% AMI) category, (5) households were in the very low income (31-50% AMI) category, (5) households were in the low-income (51-80% AMI) category and (1) household were in the moderate-income (81-120% AMI) category.
- The City of Miramar purchased (1) property with NSP1 funding during FY 2018.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Miramar did not receive any private or public resources targeted to prevent homelessness. The City will coordinate through the Continuum of Care (CoC) process to achieve the goals identified in Broward County's 10 Year Strategic Plan to End Homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive ESG funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City endorsed Broward County's 10 Year Strategic Plan to End Homelessness and continues to coordinate through the CoC process to achieve the goals identified. Where contacts are made to the City, the City's Social Services Department has the responsibility of coordinating the referral process for homelessness and chronic homelessness. The program administrator will also work with other private entities, non-profits, and public institutions to undertake strategies to prevent homelessness or ensure that persons who are homeless are pointed in the right direction for resources. Organizations listed as CoC service providers will be the source for building on the institutional structure.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's Social Services Department has the responsibility of coordinating the referral process for homelessness and at-risk homelessness related contacts made to the City. The City's Social Services Department will also work with other private entities, non-profits, and public institutions to undertake

strategies to prevent homelessness or ensure that persons who are homeless are pointed in the right direction for resources. Organizations listed as the CoC service providers will be the source for building on the institutional structure.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Miramar will continue to coordinate the provision of public housing with public housing authorities that serve the City. Where possible, it will coordinate efforts to expand the number of units available for public housing in the City of Miramar.

The City of Miramar coordinates with various Broward County housing authorities to provide affordable housing to its residents. These authorities issue Section 8 vouchers to residents of Miramar and assist the City in the provision of affordable rental housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Miramar funded a purchase assistance program through the State Housing Initiatives Partnership (SHIP) program, which provides zero interest deferred loans to income eligible first-time homebuyers.

Actions taken to provide assistance to troubled PHAs

No public housing authority has been established within the City of Miramar. The City maintains an ongoing coordination with the Broward County Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In 2007, the Florida Legislature passed House Bill 1375 requiring cities and counties receiving State Housing Initiative Partnership (SHIP) funds to create an Affordable Housing Advisory Committee (AHAC) to recommend monetary and non-monetary incentives for affordable housing. The AHAC addressed regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing.

The Committee reviewed established procedures, ordinances, land development regulations and adopted local government comprehensive plans of the City. The AHAC board recommended specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances and other policies.

The AHAC was asked to review 11 specific areas to encourage the development of affordable housing within the City of Miramar. The AHAC also made recommendations outside of the 11 areas that would serve as incentives to encourage affordable housing opportunities. The AHAC incentives and recommendations were submitted to the City in August 2018 and were approved by the commission in October 2018. The AHAC will review barriers to affordable housing, a minimum of every 3 years or when the SHIP Local Housing Assistance Plan is due.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Miramar's housing strategy focuses on assisting the very low, low and moderate income owner and renter occupied households with housing affordability problems and physical defects through its CDBG, SHIP, and HOME programs. Owner-occupied projects will consist of residential rehabilitation (including removal of architectural barriers for the elderly and seniors) and homeownership purchase assistance. Very low and low income renters will continue to be assisted with Section 8 rental assistance subsidies from participating public housing authorities and opportunities to further assist moderate income renters will also be explored. The City will continue to address current land use, zoning/density, and redevelopment issues in the City.

Comprehensive neighborhood revitalization plans are in place to enhance the linkage between housing, municipal services, jobs, and transportation. The City's commercial rehabilitation program, which

extends along the State Road 7 corridor and includes segments of Miramar Parkway (the City's major east/west thoroughfare) promotes access to jobs for surrounding low/moderate income areas. The City has purchased one shuttle bus with CDBG funds to improve mobility of the City's seniors.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Miramar continues to evaluate lead-based paint hazards through several approaches. Annually, the City contacts the Broward County Public Health Department and/or Florida Department of Health to determine whether any residents have been diagnosed with high levels of lead and if so, identify the Census Tract where the resident units are located, if allowed. If incidents are reported, the City will fund lead testing through its CDBG and SHIP housing rehabilitation programs. In recent years, the federal government has placed more attention on eliminating lead dust and new regulations outline clean-up and final clearance procedures. Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead-safe. Updated lead safe practices were implemented during this program year.

The pamphlet "Protect Your Family from Lead in Your Home" is given to individuals seeking residential rehabilitation grant assistance. The pamphlet explains the effects of lead on adults and children. All homes receiving CDBG funds and meet the criteria for lead-based paint are being tested within Miramar.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Miramar will continue to coordinate with local non-profit housing and Social Service providers to develop and enhance Broward County's collective system. The City has established its own Social Services Department to enhance and coordinate the provision of Social Services in the City. The City's Federal and State housing and community development programs will be administered through the Department of Community and Economic Development.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Miramar will continue to coordinate with local non-profit housing and Social Services providers to develop and enhance Broward County's collective system. They City has established its own Social Services Department to enhance and coordinate the provision of social services in the City. The City's Federal and State housing and community development programs will be administered through the Department of Community and Economic Development.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

1. Continue to provide transportation for seniors.

2. Continue adult daycare service programs for frail and elderly and disabled individuals.

3. Continue City's Micro Enterprise Program.

During the PY 2018 reporting period, the City of Miramar met its goals and objectives in both the number of persons served and the use of CDBG funds to target community development priorities. They were no changes in program objectives.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In PY 2018, the City was one of several sponsors of Broward County's 2018 Fair Housing Symposium. The City updated its Analysis of Impediments to Fair Housing Choices (AI) in 2016. In 2019 the Analysis of Impediments to Fair Housing Choices will be updated again.

Impediments identified include the following:

1. *Need for Greater Promotion/Awareness of Fair Housing Rights*
2. *Lack of Clear Regulatory Measures to Enforce Fair Housing in City*
3. *Housing Discrimination Complaints Process*
4. *Need for Increased Education*
5. *Language Barriers*
6. *Predatory Lending*
7. *Cost of Land and Housing*
8. *Income Disparities Among Race/Ethnicity/Gender*
9. *Mobility Impaired Low-Income Individuals Lack Access to Housing With Accommodation And Modifications For The Disabled*
10. *Housing Discrimination On The Basis of Race, Color, National Origin, Religion, Sex, Familial Status, and Disability.*

Updated complaint data from HOPE, Inc. and Broward County's Civil Rights Division were obtained. A new AI Action Plan was developed. Per the AI Action Plan matrix, the City began the process of increasing awareness of fair housing rights:

- Including fair housing rights information on the City's Housing and Community Development Webpage.
- Use the City's e-news and public access channel to distribute fair housing information.
- Utilize HUD public awareness advertising materials to undertake a fair housing campaign.

As part of its efforts to affirmatively further fair housing, all of the City's housing literature has been revised to include the equal housing logo, and the City's administrators have revamped their website to

prominently display the fair housing logo at www.crafla.com. Each purchase assistance applicant receives fair housing literature with their purchase award. In addition, the City distributed citywide, fair housing awareness posters to all rental community associations.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Miramar, through City staff and its contract grant administrator, monitors all federally funded activities to ensure program compliance. The City and its contract grant administrator initiate monitoring plans for new programs, as they are developed to meet the specific requirements of those programs.

The City's residential rehabilitation projects are on a 120-day schedule for completion once a general contractor receives a notice to proceed. The City's grant administrators are charged with the responsibility of monitoring the home rehabilitation projects to ensure timely completion of projects and that work is completed according to work specification and owner's satisfaction. A similar monitoring plan is in place for the residential utility connection program, with a shorter time period for completion.

The City's commercial rehabilitation projects are on a 12-month schedule for completion and are monitored approximately once a week. Payrolls for the general contractor and all subcontractors on the project are required to be turned in weekly by the project's general contractor. A schedule of value showing work completed, architectural inspection and authorizations are also required before any invoice is paid, whether private investment or City investment.

Public service expenditures (Senior Transportation Services and Community Outreach Services) are monitored for expenditure eligibility before the City is reimbursed with CDBG funding. The City's Social Services Department maintains monthly reports on the persons assisted through its department and provides those reports with its draw down request.

The housing and community development activities outlined earlier in the CAPER are evidence of the City making comprehensive yet incremental steps to tackle the community's priority needs. The City is on target in addressing its housing and community development needs, goals and objectives. While funding is always an obstacle, the City has been finding methods to address the community needs. Major goals and the vision for the community remain on target and in reach as the City continues to attract private investment.

The City anticipates taking advantage of additional funding resources made available to address housing and community development needs.

The City's CDBG funded activities address the physical/visual as well as the socio-economic issues that confront the community. The City's most popular program, the minor home repair program, continues

to maintain and upgrade the housing stock, thus promoting both decent housing and sustainability of the community as well. The outreach program has provided much needed referral resources for Miramar residents who need it most.

Positive impacts are felt when new businesses move into the target areas, new jobs are created, visible signs of homeowners making improvements to their properties, and commercial property owners invest in the community.

Monitoring ensures the timely expenditure of funds and program compliance. Issues (if any) can be addressed immediately. Some activities by the very nature of them, take longer to complete.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The performance report provided to citizens identifies the Federal funds made available for furthering the objectives of the City of Miramar's 2015-2019 Consolidated Plan. The CAPER identifies the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures.

The CAPER also indicates the geographic distribution and location of investment (including areas of minority concentration).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City will continue to address the priority needs outlined in the Consolidated Plan through the approved activities in the 2019 Program Year. No changes in program objectives were made or are anticipated.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

PUBLIC NOTICE

CITY OF MIRAMAR, FLORIDA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (**CAPER-PY 2018**)

October 27, 2019

The City of Miramar has completed its Consolidated Annual Performance Evaluation Report (CAPER PY-2018) as required by the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 91. This report assesses the City's performance for Program Year 2018 relative to the expenditure of funds provided by HUD and other public and private entities.

This report is available for public review as of October 28, 2019 between the hours of 7:00 A.M. and 5:30 P.M., Monday - Thursday, at the City of Miramar Community Development Department, 2200 Civic Center Place, Miramar, FL 33025 and the Office of the City Clerk, 2300 Civic Center Place, Miramar, FL 33025. Written comments regarding this report may be submitted to the Community Development Department on or before 5:15 P.M., November 12, 2019 to be considered before the report is submitted to HUD. The City will submit this report to the local HUD office on or about December 31, 2019.

On November 13, 2019 at 7:00 P.M., a Public Hearing will be held and the City of Miramar Commission will meet to approve the CAPER PY - 2018 in the Commission Chambers at City Hall, located at 2300 Civic Center Place, Miramar, Florida. Interested parties are encouraged to attend and participate. For additional information on this Hearing, please contact the City of Miramar Community Development Department at (954) 602-3265.

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

City of Miramar
Denise A. Gibbs, CMC
City Clerk