



Consolidated Plan  
OMB Control No: 2506-0117 (exp. 06/30/2018)

MIRAMAR

## Executive Summary

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Miramar has been an entitlement grantee of federal funds since 2000, receiving a total of more than \$14,060,000 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, 2020, the City of Miramar anticipates receiving \$900,565. 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. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

In 2016, over 28% (11,617) of all of Miramar households—owners and renters—were considered severely cost-burdened, spending at least half of their monthly household income on housing costs. 10,868 households in Miramar were considered cost burdened, spending between 30 to 50% of household income on housing costs and 19,103 households or over 46% are in housing that is considered affordable. According to the Florida Housing Data Clearinghouse, almost 54% or 22,485 households were considered either cost burdened or severely cost burdened.

## **3. Evaluation of past performance**

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 2019, the City has assisted approximately 535 low and moderate income households with minor home repairs and 106 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 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 Social 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. **\$1,064,485.18**- Expended on the rehabilitation of 18 (12 CDBG, 4 SHIP, 2 HOME) housing units (PY18).
- **Commercial Rehabilitation** - Commercial facade rehabilitation and/or code compliance improvements to commercial establishments located in areas of low and moderate income concentration. **15** Businesses have been assisted. The City is currently in the process of completing one Commercial Rehabilitation project that will be reported in the FY 2020 Action Plan.
- **Micro-Enterprise** - Provides job creation/retention for small businesses. **14** Businesses have completed the program receiving approximately **\$140,000** in assistance.

#### **4. Summary of citizen participation process and consultation process**

The City of Miramar utilized its Citizen Participation Plan (CPP) which was updated and approved in 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

May 24, 2020	Public Proposed Notice to Amend the CPP
May 26, 2020-June 1, 2020	5 Day Comment Period
June 3, 2020	Proposed Adoption Hearing and Commission Meeting held by Virtual Public Hearing
August 9, 2020	Pre-Adoption Public Notice

August 10, 2020-August 14, 2020 5 Day Comment Period

August 19, 2020 Commission Pre-Adoption Virtual Public Hearing and Commission Meeting. Public Hearing for Citizen input

August 21, 2020 Transmit to Broward County/HUD

**5. Summary of public comments**

No Public Comments at this time.

When/if written complaints 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 5-Day Comment Period pursuant to waivers granted by HUD due to COVID-19 pandemic to review 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 Community Development Plan connects to County and regional goals for affordable housing, improved transit opportunities, economic development and workforce investment. The plan does reference the plan of other agencies that have regional jurisdiction that includes the City.

# The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	MIRAMAR	
CDBG Administrator	MIRAMAR	Community Development Department
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 Social Services Department, Building Division, 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, 954-431-7866ext. 122, vbermudez@crafla.org

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

### **1. Introduction**

As part of the 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

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

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

**Table 2– Agencies, groups, organizations who participated**

2	<b>Agency/Group/Organization</b>	Dania Beach Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Hollywood Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	HISPANIC UNITY OF FLORIDA INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Fort Lauderdale Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2020-2024 Consolidated Plan.
6	<b>Agency/Group/Organization</b>	BROWARD COUNTY BUREAU OF CHILDREN & FAMILY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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**

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

**Table 3– Other local / regional / federal planning efforts**

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

The City of Miramar reviewed Broward County's current Consolidated Plan while preparing its 2020-2024 Consolidated Plan. The Plan was made available for review during the City's 5-Day Public Comment Period.

**Narrative**

**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City adhered to its approved Citizen Participation Plan (CPP) which was approved by the City of Miramar Commission. The CPP includes two public hearings held at City Hall and the availability of a 5-day comment period pursuant to waivers granted by HUD due to COVID-19 pandemic to review the draft Community Development Plan/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	May 24, 2020, Public Notice Amendment to the Citizen Participation Plan Advertised in Sun-Sentinel and Miami Herald.	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)
2	Public Hearing	Non-targeted/broad community	June 3, 2020, Pre-Adoption Hearing and Commission Meeting held by Virtual Public Hearing.	None	None	
3	Newspaper Ad	Non-targeted/broad community	August 9, 2020, Pre-Adoption Public Notice in Sun-Sentinel and Miami Herald.	Pending	Pending	
4	Newspaper Ad	Non-targeted/broad community	August 10, 2020 - August 14, 2020, Public Notice 5-Day Comment Period in Sun-Sentinel and Miami Herald.	Pending	Pending	
5	Public Hearing	Non-targeted/broad community	August 19, 2020 - Public Hearing for Citizen input. Commission Pre-Adoption Virtual Public Hearing and Commission Meeting.	Pending	Pending	

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment describes the estimated housing needs projected for the next five year period for the following categories of persons: very low-income, extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list. The needs assessment also discusses specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

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

### **Describe the jurisdiction's need for Public Facilities:**

#### Neighborhood Parks

The City of Miramar uses CDBG funds to invest in parks and community facilities in the target area. Such CDBG projects include Miramar Athletic, Forzano and Lakeshore Parks. These parks require small scale improvements such as shade trees, landscaping, park benches, playground equipment, gazebos and trash receptacles. Neighborhood and community parks, along with their facilities provide much needed recreational outlets and host a variety of camps and special events for residents of all ages.

#### Public Buildings

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

#### Infrastructure Projects

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

With the proposed widening of State Road 7/US 441 and other planned improvements in the east, Miramar's infrastructure must have the capacity to spur and absorb redevelopment. Improvements include eliminating septic tanks, addressing drainage issues and replacing old Orangeburg pipes with PVC pipes. The City's 2020-2024 CIP includes several infrastructure projects addressing these needs.

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

Priority public services that are funded will address special needs and target populations such as the elderly, very low income and households living below the poverty line. Public services that are funded are services that would not exist without federal assistance or are currently underserved. The City intends to continue funding Community Outreach at the Multi-Service Complex which addresses a wide variety of needs for Miramar residents below poverty level including job services, social services and housing assistance.

The City may subsequently fund public service-related programs through a Request for Proposals (RFP) process. These services may address seniors, disabled, homelessness, youth related, economic sufficiency, supportive services, or housing counseling related activities.

### **How were these needs determined?**

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Based on information available to the jurisdiction the following section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. This section provides an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

According to the 2018 Broward County Affordable Housing Needs Assessment, there are significant gaps in the number of affordable owner and renter housing in the very low and low household income categories. The report's analysis of Miramar's affordable rental housing demand/supply suggests that the current supply of rental affordable housing is insufficient to meet the demands of very low and moderate income households.

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

### Introduction

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

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	138	3	0	0	0
Arts, Entertainment, Accommodations	6,313	2,053	15	8	-7
Construction	1,805	1,125	4	4	0
Education and Health Care Services	8,527	2,571	20	9	-11
Finance, Insurance, and Real Estate	3,686	2,167	9	8	-1
Information	1,292	2,956	3	11	8
Manufacturing	1,700	1,179	4	4	0
Other Services	1,848	831	4	3	-1
Professional, Scientific, Management Services	3,814	2,626	9	10	1
Public Administration	0	0	0	0	0
Retail Trade	7,795	4,412	18	16	-2
Transportation and Warehousing	3,082	3,193	7	12	5
Wholesale Trade	3,344	4,019	8	15	7
Total	43,344	27,135	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

#### Labor Force

Total Population in the Civilian Labor Force	72,820
Civilian Employed Population 16 years and over	65,115
Unemployment Rate	10.59
Unemployment Rate for Ages 16-24	25.05
Unemployment Rate for Ages 25-65	7.57

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

<b>Occupations by Sector</b>		<b>Number of People</b>
Management, business and financial	16,725	
Farming, fisheries and forestry occupations	3,070	
Service	6,510	
Sales and office	18,555	
Construction, extraction, maintenance and repair	4,440	
Production, transportation and material moving	3,030	

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	28,755	47%
30-59 Minutes	26,900	44%
60 or More Minutes	6,165	10%
<b>Total</b>	<b>61,820</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	3,050	570	1,850
High school graduate (includes equivalency)	11,305	1,535	3,055
Some college or Associate's degree	21,505	2,510	3,645
Bachelor's degree or higher	21,295	960	2,390

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	215	420	1,175	1,495
9th to 12th grade, no diploma	1,885	505	1,160	1,995	1,215
High school graduate, GED, or alternative	3,280	3,300	4,300	8,295	3,765
Some college, no degree	5,085	4,905	4,500	8,700	1,675
Associate's degree	1,355	3,190	2,630	3,755	490
Bachelor's degree	1,245	4,315	5,000	6,110	1,275
Graduate or professional degree	155	2,155	2,510	4,555	1,020

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,349
High school graduate (includes equivalency)	27,971
Some college or Associate's degree	32,169
Bachelor's degree	51,627
Graduate or professional degree	55,766

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

For the employed population, 16 years and older, some of the leading industries in Miramar include educational and health care services (9%), the retail trade (16%), and professional, scientific, management, and administrative and waste management services (10%). Other industrial sectors include the arts, entertainment, recreation, accommodation, and food services sector (8%).

Major employers in the City are Memorial Hospital Miramar, Comcast of South Florida, Royal Caribbean Cruises LTD, Southern Glazer's Wine and Spirits, LLC, and Carnival Corporation.

### Describe the workforce and infrastructure needs of the business community:

The total population of the civilian workforce is 72,820 persons, of which 65,115 are 16 years or older and employed. The unemployment rate in the City was 10.59%. Among the City's employed labor force

over the age of 16, 24,865 residents have some type of college education. Among this workforce, 38% have a Bachelor's degree or higher. Table 10 breaks down the education attainment by age. Individuals with a Bachelor's degree or higher earned \$55,766. \$12,834 less than Broward County's median income of \$68,600. The largest represented occupation by sector was management, business and financial related occupations, followed by sale and office.

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

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

With the proposed widening of State Road 7/US 441 and other planned improvements in the east, Miramar's infrastructure must have the capacity to spur and absorb redevelopment. Improvements include eliminating septic tanks, addressing drainage issues and replacing old Orangeburg pipes with PVC pipes. The City's 2020-2024 CIP includes several infrastructure projects addressing these needs.

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

Three of the top four industries have sufficient jobs to meet the local workforce. The only exception is the Education and Healthcare sector. All other sectors have a deficit of jobs and do not meet local workforce needs. As Table 8 indicates, at least 64% of the population works outside of the City limits of Miramar, with reported travel times to work of 30 minutes or more.

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

Target businesses and industries receiving Job Growth incentive funds are encouraged to apply for job training for each new qualified job created. Customized job training classes will be provided for eligible existing and new employees through Florida Atlantic University, Florida International University, Broward College, or another Training provider designated by the City.

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

No

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

No

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

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

There are no areas in the City where multiple housing problems are concentrated. The main housing problem encountered by Miramar is cost burden. Concentration is defined as areas with 51% or more of the population with the same characteristics or needs (such as income or race).

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

Miramar has 12 Low and Moderate income areas, located primarily in the northeast area of the City. Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low to moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

While the City of Miramar continues to become more ethnically and racially diverse, there remains substantial levels of segregation within the City. The Federal Financial Institutions Examination Council (FFIEC) demographic information includes the percentage of minorities within the City by census tract. The FFIEC data for Miramar indicates that all census tracts have a substantial concentration of minorities. Concentration is defined as an area with 51% or more of the population with the same characteristics for needs (such as income or race).

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

A 2011 study by the Center for Housing Policy and Center for Neighborhood Technology estimates that transportation costs account for as much as 32% of the monthly income of moderate-income households in the Miami-Fort Lauderdale-Miramar metropolitan area. According to the study the Miami metro area has the highest combined housing and transportation costs in the US, with moderate-income households spending approximately 72% of household income on housing and transportation.

According to the *2018 Broward County Affordable Housing Needs Assessment*, there are significant gaps in the number of affordable owner and renter housing in the very low and low household income categories. The report's analysis of Miramar's affordable rental housing demand/supply suggests that the current supply of rental affordable housing is insufficient to meet the demands of very low and moderate-income households.

### **Are there any community assets in these areas/neighborhoods?**

These areas have several community assets including the Miramar Multi-Service Complex. The Multi-Service Complex proudly serves the community's many needs. This 38,000 square foot state of the art building located at 6700 Miramar Parkway (formerly City Hall) is a hub of activity and resources for residents of all ages. This facility is located in the heart of historic Miramar.

**Are there other strategic opportunities in any of these areas?**

Broward County is a collaborator with the City and is a resource for job training opportunities relative to the City's economic development efforts. There are also opportunities to partner with others and fund public service-related activities at the community center that will benefit low to moderate income persons in the City.

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

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

Broadband service is defined by the Federal Communications Commission (FCC) as having a minimum download speed of 25 Mbps and 3 Mbps upload speed. Broadband service is widely available from multiple providers across the City of Miramar. The majority of the city is covered by at least five providers. They offer at least the minimum level of speed, with any given area generally having the option of one cable provider, one fiber provider, and one or two satellite providers. Very small portions of the city may lack fiber wiring, but still have at least three providers offering broadband service.

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

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

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

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

City of Miramar historically been prone to various natural hazard events including flooding, heavy rain, tornados, hurricane and others. The potential impact of climate change including an increase in prolonged periods of excessive high temperatures, more heavy rain, thunderstorms, and sometimes a period of drought are often most significant for vulnerable communities.

City of Miramar has a multi Hazard Mitigation Plan with Broward County. This Hazard Mitigation Plan is a comprehensive plan for disaster resiliency and identifies natural hazards and risks within the city. The plan lays out the City's hazard mitigation strategy to make Miramar less vulnerable and more disaster resistant addressing various phases such as hazard mitigation, emergency preparedness, disaster response and disaster recovery.

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

Low and moderate income resident households are at particular risk due to having less available resources. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. When City of Miramar has an event that does not merit a federal declaration, there are not as many options for aid to people who are uninsured or underinsured. Flash flooding is one example of an event that usually does not rise to a federal level but may impact a large number of people without insurance. This type of event may place households in crisis.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic portion of the 2020-2024 Consolidated Plan provides a clear outline of how funds will be invested over the next 5 years. Activities tied to a priority need or goal listed in the strategic plan may be funded in the 2020 Action Plan and subsequent Action Plans. Any other projects or activities would require an amendment due to a change in priority. The plan must be amended in adherence to the adopted City of Miramar Citizen Participation Plan. The strategic plan also outlines the resources expected to be available in the next five years, the institutional structure in place to undertake the various facets of the Consolidated Plan, and the influences of market conditions. Numeric goals are outlined along with the strategies to address public housing, barriers to affordable housing, lead based paint, poverty, and monitoring of the overall program.

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

## Geographic Area

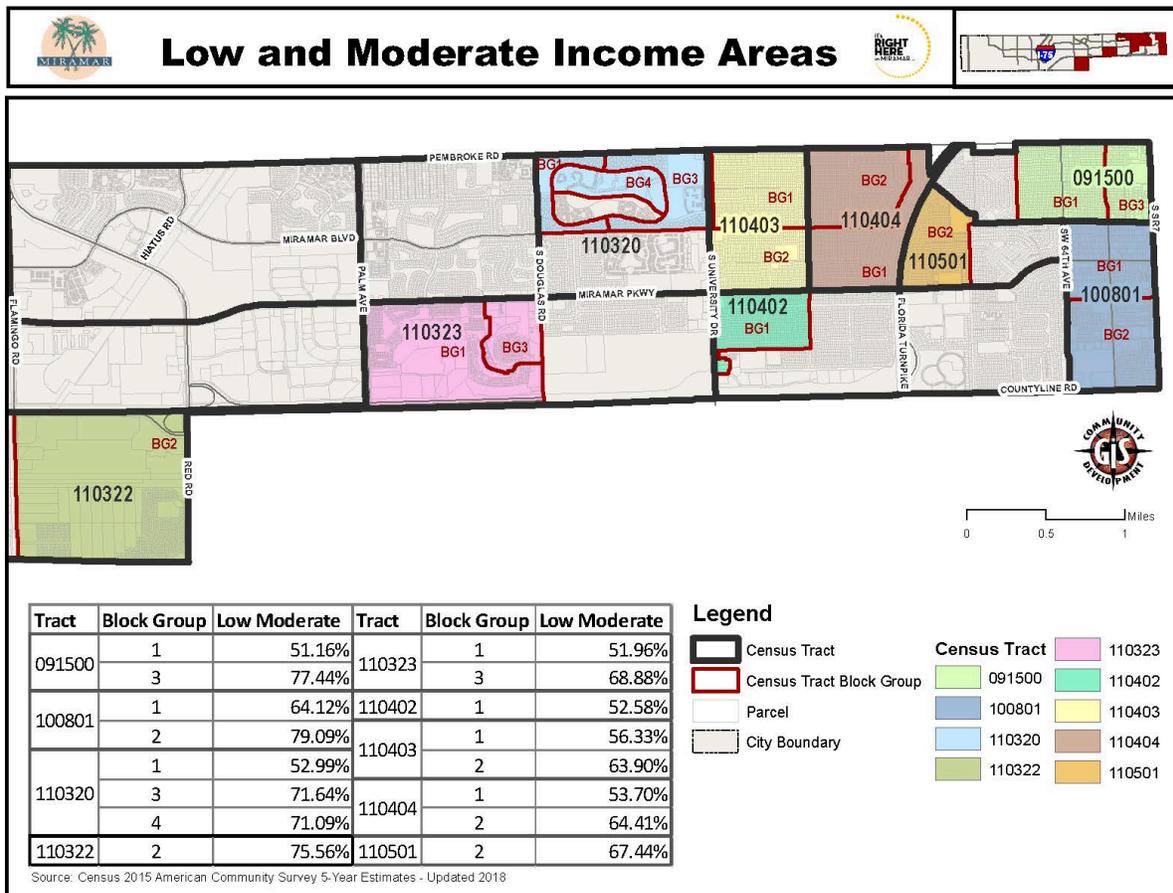
Table 12 - Geographic Priority Areas

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Miramar does not allocate CDBG funding based on geographic priority rather funds are based on priority needs and program eligibility.

Direct benefit programs like owner occupied housing rehab are based on participant eligibility on a first come first served basis - not on the basis of any geographic priorities within the jurisdiction.



### LowModMap

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

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Maintain City's Affordable Housing Stock
	<b>Description</b>	Provide minor home repairs to low and moderate income homeowners.
	<b>Basis for Relative Priority</b>	The 2012-2016 CHAS data assessed indicates that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families as well as those households with single individuals. Therefore housing assistance programs will place an emphasis on owner occupied households in the City with housing problems.
2	<b>Priority Need Name</b>	Housing Cost Burden
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Maintain City's Affordable Housing Stock
	<b>Description</b>	The priority housing needs that will be addressed are cost burden and minor housing conditions. The number one housing problem identified in the Housing Needs Assessment was cost burden. Homeownership, as well as existing owner-occupied needs, will be addressed. Rental activities may also be addressed under this priority need.
	<b>Basis for Relative Priority</b>	The 2012-2016 CHAS data assessed indicates that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families as well as those households with single individuals. Therefore housing assistance programs will place an emphasis on owner occupied households in the City with housing problems.
<b>3</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Promote Economic Opportunity Infrastructure Improvements
	<b>Description</b>	This economic development assistance is provided to for-profit entities. An addition, economic development will also encompass commercial rehabilitation activities.
	<b>Basis for Relative Priority</b>	The City of Miramar’s economic development activities and projects will be conducted on a citywide basis, benefiting low and moderate income residents.
4	<b>Priority Need Name</b>	Public Facility/Improvement
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	This project is an improvement to public facilities. Public Facilities and Improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
	<b>Basis for Relative Priority</b>	This project is an improvement to public facilities. Public Facilities and Improvements include acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements and are eligible under 570.201(c). This activity will benefit low and moderate income persons as qualified under 570.208(a)(1) Area Benefit Activities.
5	<b>Priority Need Name</b>	Public Service
	<b>Priority Level</b>	High

<b>Population</b>	<p>Extremely Low  Low  Moderate  Families with Children  Elderly  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Public/Supportive Services
<b>Description</b>	Priority public services that are funded will address special needs and target populations such as the elderly, very low income and households living below the poverty line.
<b>Basis for Relative Priority</b>	<p>Public services that are funded are services that would not exist without the federal assistance or are currently underserved. The City intends to continue funding Community Outreach at the Multi-Service Complex which addresses a wide variety of needs for Miramar residents below poverty level including job services, social services and housing assistance.</p> <p>The personnel necessary for this program will consist of two Community Outreach Specialists to operate the center five days per week. This activity is eligible under 570.201(e), and will benefit low and moderate-income persons as qualified under 570.208(a)(2) Limited Clientele Activities.</p>

## **Narrative (Optional)**

The City of Miramar takes an integrated approach to community development. The City's Community Development Department's goal is to achieve a balanced and aesthetically pleasing community. This department is made up of the Administration, Planning & Redevelopment which includes, Sustainable Planning, Housing & Community Development, and Building Permits & Inspections.

While the City's Community Development Department addresses housing and community service activities on a Citywide basis, CDBG funded "area wide" activities have and will continue to occur in the Historic Miramar CDBG Target Neighborhood. The Historic Miramar CDBG Target neighborhood is bordered on the north by Pembroke Road, on the east by SW 62 Avenue from Pembroke Road to SW 25 Street and by SW 64 Avenue from SW 25 Street to County Line Road; on the south by County Line Road, and on the west by State Road 7/U.S. Highway 441.

The CDBG target neighborhood contains some of Miramar's oldest homes, with most of them being constructed around the 1950s and 1960s, a period when storm water drainage, retention systems, sidewalks, or landscaping were not required by developers. The City has invested funds, both Federal and non-Federal dollars to upgrade the infrastructure in this community. The City's 2020-2024 CIP includes projects that continue to address the needs of the target area, including landscaping, sidewalks, sewer, drainage, roadway pavement and water.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

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

**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	900,565	0	0	900,565	0	CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

**Table 14 - Anticipated Resources**

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

Federal funds will be used to leverage other resources available to extend the level of assistance the City can provide or scope of project that can be undertaken. The City currently does not have any funding source that requires matching.

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

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

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

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

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

**Table 15 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Miramar has competitively procured professional services for planning, administration and implementation of its Community Development Block Grant (CDBG) program and State Housing Initiative Partnership (SHIP) program, HOME Investment Partnership (HOME), Neighborhood Stabilization Program (NSP) and related programs. The consultant in conjunction with the City of Miramar, following the approved Citizen Participation Plan, prepared the 2020-2024 Consolidated Plan for the City of Miramar

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2020-2024 Consolidated Plan and subsequent Action Plans. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City’s Consolidated Plan.

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

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

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

**Table 16 - Homeless Prevention Services Summary**

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

The City of Miramar has competitively procured professional services for planning, administration, and implementation of its Community Development Block Grant (CDBG) Program, State Housing Initiatives Partnership (SHIP) Program, and Broward County HOME Investment Partnerships (HOME) Consortium funds it receives. The consultant, in conjunction, with the City of Miramar, following the approved Citizen Participation Plan, prepared the 2020-2024 Consolidated Plan for the City of Miramar.

The consultant will have the primary responsibility of implementing the strategies defined in the 2020-2024 Consolidated Plan and subsequent Action Plans. The consultant will also be responsible for maintaining and improving the institutional structure necessary to carry out the City’s Consolidated Plan.

As part of the planning process, a list of the area’s private industries (businesses), non-profit organizations, and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the City’s 2020 -2024 Consolidated Plan. The different entities

will be used, as necessary, for various housing, community and economic development strategies, and other priority needs.

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

The consultant that has been hired to manage and implement the Consolidated Plan and subsequent one year Action Plans will be focused on carrying out the strategies identified in the Plan, based on established priorities. The consultant will oversee the implementation of the City's Local Housing Assistance Plan (LHAP) and ensure that strategies from both plans are delivered in a comprehensive approach.

The consultant is also responsible for coordinating the efforts of all the entities involved in the institutional structure. This approach will also be comprehensive. In addition to decades of experience with Consolidated Plan development, management, and implementation, the consultant is easily able to utilize shared knowledge and resources from experience with existing and past clients in which the same or similar services are provided. The City of Miramar does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities.

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

The City will procure contractors, designate sub-recipients, and seek to form partnerships where there are currently gaps in the system to address priority needs.

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

**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 Housing Cost Burden	CDBG: \$2,250,000	Homeowner Housing Rehabilitated: 38 Household Housing Unit
2	Promote Economic Opportunity	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$250,000	Businesses assisted: 25 Businesses Assisted
3	Public/Supportive Services	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$650,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development		Economic Development Public Facility/Improvement	CDBG: \$590,000	Facade treatment/business building rehabilitation: 5 Businesses

**Table 17 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Maintain City's Affordable Housing Stock
	<b>Goal Description</b>	Improve availability and accessibility of decent housing in the City in an effort to maintain/improve housing stock conditions for low/mod households. (Including energy efficiency improvements.)
2	<b>Goal Name</b>	Promote Economic Opportunity
	<b>Goal Description</b>	The objective is to promote economic development activity among low to moderate income business owners or those that serve local low to moderate areas or hire low to moderate income residents.
3	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	Public Services that target low/moderate income or special/underserved needs. Improve availability and accessibility to programs. Provide community outreach as well as information and education programs for all residents, with the priority target population of those persons who are living below poverty and of those persons who are low and moderate income.
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The objective is to fund improvements Citywide where unmet Commercial Rehabilitation needs remain.

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

The City estimates assisting at least 100 extremely low income to moderate income households during the course of the 2020-2024 Consolidated Plan period.

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

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

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

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

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

For residential properties receiving an average of more than \$25,000.00 per unit, the City shall follow regulations as set forth in 24 CFR 35.930 (d), which include abatement.

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

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

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

The actions listed above are included in the City's home rehabilitation and purchase assistance program policies and procedures.

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

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

The City's goal is to do its part to reduce or assist in reducing the number of poverty level individuals and families that are assisted through the City's affordable housing programs and public service-related programs. The City's objective is to seek out opportunities to link residents to existing services and or assist with the development of new programs that aid in reducing the number of poverty level individuals and families.

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

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

## **SP-80 Monitoring - 91.230**

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

The overall standards that will be used to monitor the management and implementation of the City of Miramar's 2020-2024 Consolidated Plan are the applicable laws found in the Code of Federal Regulations, Title 24, which pertains to HUD. In addition, policy memorandum and notices issued by HUD and consultation with the Miami Field Office Community Planning and Development Representative will serve as guidance in maintaining and monitoring program compliance. HUD's Community Planning and Development Office have developed a monitoring guide that it uses to monitor grantees. The City will use this as a standard for monitoring the implementation of the program. Other applicable regulations and policies, such as those from the Department of Labor, Office of Management and Budget, Office of Fair Housing and Equal Opportunity, and the Environmental Protection Agency, will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

## 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.

#### 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	900,565	0	0	900,565	0	CDBG allocation used to carry out priority need projects including housing, public improvement, public services, economic development activities and general planning/program administration within the City.

Table 18 - 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.

**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**

## 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: \$480,452	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Promote Economic Opportunity	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$10,000	Businesses assisted: 1 Businesses Assisted
3	Public/Supportive Services	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$130,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$100,000	Facade treatment/business building rehabilitation: 1 Business

Table 19 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Maintain City's Affordable Housing Stock
	<b>Goal Description</b>	Provide minor home repairs to low and moderate income homeowners.
2	<b>Goal Name</b>	Promote Economic Opportunity
	<b>Goal Description</b>	To support job creation and retention in Micro-Enterprise businesses owned by low to moderate persons.
3	<b>Goal Name</b>	Public/Supportive Services
	<b>Goal Description</b>	Provide community outreach as well as information and education programs for all residents.
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Provide commercial facade rehabilitation and/or code compliance improvements to commercial establishment citywide.

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following is a proposed list of activities that will be undertaken with the \$900,565 dollars the City anticipates to receive in Program Year 2020.

<b>#</b>	<b>Project Name</b>
1	Residential Rehabilitation
2	Community Outreach Center Services
3	Micro-Enterprise
4	Program Administration
5	Commercial Rehabilitation

**Table 20 – Project Information**

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Maintain City's Affordable Housing Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$480,452
	<b>Description</b>	This project will provide minor home repairs to low to moderate income homeowners.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five low to moderate income households will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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	<b>Project Name</b>	Community Outreach Center Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public/Supportive Services
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$130,000

	<b>Description</b>	Public Services that target low/moderate income or special/under-served needs. Improve availability and accessibility to programs. Provide community outreach as well as information and education programs for all residents, with the priority target population of those persons who are living below poverty and of those persons who are low and moderate income.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate 600 low/moderate individuals including the elderly.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide community outreach as well as information and education programs for all residents, with the priority targeted population of those persons who are living below poverty and of those persons who are low and moderate income. The personnel necessary for this program will consist of two Community Outreach Specialists to operate the center five days per week. This activity is eligible under 570.201(e), and will benefit low and moderate-income persons as qualified under 570.208(a)(2) Limited Clientele Activities.
<b>3</b>	<b>Project Name</b>	Micro-Enterprise
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Economic Opportunity
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The objective is to promote economic development activity among low to moderate income business owners or those that serve local low to moderate areas or hire low to moderate income residents.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One Business will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Maintain City's Affordable Housing Stock Promote Economic Opportunity Public/Supportive Services Infrastructure Improvements
	<b>Needs Addressed</b>	Housing Rehabilitation Housing Cost Burden Economic Development Public Facility/Improvement Public Service
	<b>Funding</b>	CDBG: \$180,113
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	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.
<b>5</b>	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Economic Opportunity
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	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 personas as qualified under 570.208(a)(1) Area Benefit Activities.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One Commercial facility will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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 personas as qualified under 570.208(a)(1) Area Benefit Activities.

## **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:

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 21 - 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 2020-2024 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**

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

### **Introduction**

The following section identifies other actions that will be undertaken during the 2020 program year.

### **Actions planned to address obstacles to meeting underserved needs**

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

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

### **Actions planned to foster and maintain affordable housing**

The City of Miramar's Community Development Department serves as the lead agency responsible for implementing the City of Miramar's 2020 Action Plan and CDBG program in general. This effort will be coordinated with Social Services, Public Works, Utilities, Construction & Facilities Management, 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 2020-2021 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 2020-2021 Action Plan and CDBG program in general. This effort will be coordinated with Social Services, Public Works, Utilities, Construction & Facilities Management, 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**

## Program Specific Requirements

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

#### Introduction

The following section identifies program specific requirements.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)**

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

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

#### **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

## Appendix - Alternate/Local Data Sources