

CITY OF MIRAMAR

2010-2014 Consolidated Plan

(October 1, 2010 to September 30, 2014)



Submitted To:

U.S. Department of Housing and Urban Development, Miami Field Office

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EXECUTIVE SUMMARY

The City of Miramar has been an entitlement grantee of federal funds since 1999, receiving a total of \$7,448,577 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 2004 has been receiving funds from the Home Investment Partnership (HOME) program, as a participating member of the Broward County HOME Consortium.

Previous Accomplishments

Federal and state funding sources have aided the City of Miramar in achieving priority housing and community development goals. From July 1, 1998 to March 2010, the City has assisted approximately 375 low and moderate income households with minor home repairs and just under 100 individuals and families purchase homes.

The City has also utilized CDBG funds to acquire two buses for its senior transportation program and provides ongoing support for the City's Youth and Family Outreach center which targets households at or below poverty. The senior transportation program has made over 110,000 trips and the City's outreach center has provided referral services to over 2,000 households.

Other priority projects undertaken by the City with CDBG funding includes assisting over 60 low to moderate income households, connect to new sewer sanitary lines, enhance the façade of 13 commercial buildings in the City's low/mod area, purchase land for the development of a neighborhood park, install playground equipment at Miramar Isle Park, and implement a pilot business assistance program for micro enterprises. These projects are coordinated by the City's Economic Development and Revitalization Department, with the assistance of Community Services, Public Works/Utilities, Fire/Rescue, Police, and Finance Departments, and 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. To date, the City has facilitated the acquisition of 21 properties and anticipates acquiring approximately 27 properties directly for sale or rental to low to middle income households. All together, approximately 55 units will be initially purchased through the program.

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.

Purpose of the Consolidated Plan

The Consolidated Plan, a five year strategic plan, is meant to address the needs of low and moderate income persons and families, including homeless individuals. The Consolidated Plan establishes the City's program priorities, goals and objectives for its housing and community development programs and sets the framework for subsequent one year action plans that describe specific activities that will be funded through the City's grant programs.

The City of Miramar envisions redeveloping and revitalizing Historic Miramar and addressing community wide underserved needs through implementing appropriate strategies and by utilizing its Consolidated Plan, the City's Comprehensive Plan, 2010-2014 Capital Improvement Plan (CIP) annual budgeting process, special redevelopment studies, grants, and strong intergovernmental coordination. The preparation of the City of Miramar's 2010-2014 Consolidated Plan was made possible through fact finding, a review of existing programs, interdepartmental consultation, and last not but not least citizen participation.

Summary of Planning Process & Needs Analysis

The data for the City of Miramar's 2010-2014 Consolidated Plan was gathered from various sources including, but not limited to, Comprehensive Housing Affordability Strategy (CHAS) data, HUD low and moderate income special tabulation data, U.S. Census data, Housing Mortgage Disclosure Act (HMDA) data, City documents, the Florida Housing Coalition, University of Florida Shimberg Center for Housing Studies, consultation with service providers and area agencies, and data available from already existing programs such as the City's housing rehabilitation, purchase assistance, senior programs, and Youth and Family Outreach center services.

Citizen Participation

The City of Miramar utilized its Citizen Participation Plan (CPP) which was updated and approved in April 2000. 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 2010-2014 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 is listed under Appendix C.

Citizen Participation Timeline

- February 11, 2010 - Pre-Development Public Hearing for Citizen Input
- February 25, 2010 – United Neighbors of East Miramar Community Meeting
- February to May 14, 2010 – Data Review and Assessment
- February 1, 2010 to May 14, 2010 Consultation with area agencies and service providers

- May 17, 2010 – June 5 2010 - 30 Day Public Comment Period for Consolidated Plan, Annual Action Plan
- June 16, 2010 - Pre-Adoption Public Hearing
- June 16, 2010 – Proposed Approval of Consolidated Plan

Community Profile

The City of Miramar is located in southwest Broward County. The City was once one of the fastest growing cities in Broward County and in the State of Florida. The City has grown from just over 200 persons in 1955 to approximately 112,223 persons and 37,108 households in 2008. The City's land development trends have been generally in an east to west pattern and the City is highly accessible through a multi-modal transportation network that includes some of the region's major north-south and east-west transportation facilities, such as Interstate 75, the Florida Turnpike, Douglas Road, Flamingo Road, Hiatus Road, and Miramar Parkway, and University Drive.

The continued population growth presents opportunities as well as challenges, particularly in light of the global economic conditions over the past few years. As a result of the turbulent economic conditions, Miramar's tax base has decreased by approximately \$1.3 Billion or 13.5 percent in the past year, which was primarily due to the decline in property values. Miramar's continued growth and declining tax base presents many challenges for serving the needs of a diverse population in a dynamically changing environment. The City continues to plan for the diverse population needs through the adopted Comprehensive Plan and the Consolidated Plan, where each document has been developed to address the housing and economic needs of the City.

General Demographic

According to the 2008 American Community Survey (ACS), families made up 82% of the households in the City. This includes both married-couple families (56%) and other families (26%). Non-family households made up 18% of all households in the City. In addition, of the people living in the City, 39.9% were foreign born and 52.4% spoke a language other than English at home. Of those speaking a language other than English at home, 38.6% spoke Spanish and 13.8% spoke some other language; 19.7% reported that they did not speak English "very well."

Age and Marital Status.

The median age of Miramar residents is 33.4 years. The largest segment of households is comprised of married couples with families (56%). However, 20% of all households are headed by a single female.

Education

In 2008, 86% of the population 25 years and over had at least graduated from high school and 31% had a bachelor's degree or higher.

Income

The median income of households in the City in 2008 was \$61,594. The average income from Social Security was \$12,587. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Employment and Employers

Miramar is considered to have the highest number of high-capacity business clusters (in terms of employment and gross revenues) in Broward County. The City's approximately 1,227 acres of commercial and industrial parks contains some of the largest employers in Broward County. The top dozen companies in the City account for 6,122 jobs. The vast majority (81%) of workers in the City were employed by private companies. Fifteen percent were federal, state, or local government workers and 4% were self-employed in own not incorporated business workers.

Unemployment.

In prior years, the City continuously maintained one of the lowest unemployment rates in the state. However, based on the U.S. Department of Labor, the March 2010 unemployment rate for the Ft Lauderdale area was 11.5%. The trend of higher unemployment is consistent with those experienced at the state and national, which is a result of the global economic recession.

Housing Needs Assessment

The Consolidated Plan housing needs assessment requires local governments to describe the estimated housing needs projected for the next five year period for various categories of persons including low to moderate income households, homeowners, renters, the elderly, disabled, public housing/Section 8 residents, and victims of domestic abuse. To complete this assessment the City had to rely primarily on special tabulation data from the 2000 Census and Comprehensive Housing Affordability Strategy (CHAS) data. The assessment also utilizes data from the 2008 Census Bureau's American Community Survey (ACS), the Shimberg Center for Affordable housing, and consultation with area housing providers.

In 2008, according to the ACS, the City had an estimated 37,293 housing units. Approximately 75% of the City's occupied units were owner-occupied, and the balance was renter-occupied. This represents an approximately 5% decrease in owner-occupied units since 2000. Approximately 12% of the City's housing units were vacant. Of the total existing housing units, 76% were single-unit structures, 21% multi-unit structures, and 3% were mobile homes. Fifty-

eight percent (58%) of the housing units were built in 1990 or after. The average household size of all housing units in the City in 2008 was 3.4 people.

Low to Moderate Income Households

Among all households counted in 2000, 33% were low and moderate income households (80% AMI or less). Among those low and moderate income households, 31% were renter-occupied households and the remaining 69% were owner-occupied.

In 2000, 54.5% or 2,448 renter households experienced some type of housing problem. In 2000, among owner-occupied households 43.4% or 8,044 experienced some type of housing problem.

The Shimberg Center projects that in 2010 the overall percentage of low income to moderate income households (80% AMI or less) is about the same as it was in 2000. Approximately 33% of the City's population is estimated to be low and moderate income (80% AMI or less). Low income households (50% AMI or less) make up approximately 16% of the City's population. In 2015, the amount of low and moderate income households (80% AMI or less) is projected to continue to remain about the same.

The 2000 CHAS data does not break down what percentage of households are middle income as defined by HUD (81% to 95% of the median family income).¹ However in 2000, 15,263, 67% of Miramar households had incomes exceeding 80% of the area median income. In 2010, the estimated number of households with incomes greater than 80% of the area median income is 67% and the number is projected to remain the same into 2015.

Elderly

Census 2000 data indicates that 91% of the City's elderly households (those 62 and older) were low and moderate income. In 2000, 12.6% of all Miramar households were 65 years of age or older. In 2008, the Census ACS estimates that persons 65 and older accounted for about 8.2% of the City's population, representing a decrease in the 65 and older population.

Disabled

There were 10,435 persons classified as having a disability (mental and physical) in 2000 per the special tabulation income provided by HUD. This represented 14% of the population. In 2008 ACS indicates that approximately 5.9% of the population had a disability and 3.2% of the

¹ The 2000 CHAS data does not delineate middle income-households in its breakdown. Middle income households would be those that are between 81% and 95% of the Median Family Income for the area, as determined by HUD with adjustments for smaller and larger families, with the exception that HUD can establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction cost or fair market rents, or unusually high or low family incomes.

population had independent living difficulty. In 2008, approximately 12.9% of the City's disabled population had incomes below the poverty level.

HIV/AIDS

The Broward County Health Department has been tracking HIV/AIDS statistics since 1981. As of March 2010, the number of reported HIV cases was 8,144 and the number of AIDS cases in Broward County was 19,003. Approximately 70% of people with HIV/AIDS are men. Just under 50% of the Broward County' persons living with HIV/AIDS are Black/African American. Whites/Caucasians makes up 35% of the population living with HIV/AIDS. Hispanics of all races make up 13% of the population living with HIV/AIDS.

Family Type

In 2000, small related households (2 to 4 persons) accounted for 57% of all households in Miramar. They accounted for 53% of renter and 47% of owner-occupied households.

Large related households (5 persons or more) accounted for 18% of all households, 80% of all renter occupied households, and 4% of all owner-occupied households.

Special tabulation data from CHAS defines "Other" households as those that consist of non-family and single persons. In 2000, they represented 14% of all Miramar households, 24% of renter-occupied households and 11% of owner – occupied households.

According to the 2008 ACS, 82% of the City's households were family households (including married couples and single parent households) and 18% of the households were non-family (single person households and non related persons).

The ACS estimates that in 2008 the largest segment of households, 56%, in Miramar was married couple families. The majority of married couple households were between the ages of 35 and 64, with just 6% of married couple families 65 and older. In Miramar, 11% of the City's households were estimated to be single persons between the ages of 35 and 64. In 2008, female headed households, with no husband present comprised of 20% of the City's households.

Public Housing Residents

The City does not have a public housing authority nor does it have actual project based public housing units in the City. The City does have residents that rent units with Section 8/housing choice vouchers issued by surrounding public housing authorities. The number of units will vary as Section 8 units contracts expire and new ones executed. As of April 30, 2010 there were 591 Section/housing vouchers being utilized in Miramar from the housing authorities of Hollywood, Dania Beach and Broward County combined.

Victims of Domestic Violence

A Broward County Women in Distress fact sheet indicates that in 2008, there were 113,123 reported cases of domestic violence in Florida according to the Florida Department of Law Enforcement. Among those, 7,475 of those were reported in Broward County. According to the Women in Distress, most cases are never reported. The specific number of cases in Miramar is not known.

Housing Problems

The 2010-2014 Consolidated Plan addressed the types of housing problems experienced by the City's low to moderate income households. The following is a summary of that assessment.

Housing Cost Burden

The increase in housing problems among low and moderate income households is most attributed to increasing housing cost burden for both renters and owners. Overall, the percentage of renter and owner households (within 51% to 80% of the AMI –low income), experiencing a cost burden of more than 30%, has continued to increase since 2000 due to price of housing, rent, taxes and insurance.

Cost burden affects all households to varying extent. The group impacted most is elderly renter households. Census 2000 data indicates that 91% of the City's elderly households were low and moderate income. Among elderly owner occupied households, 41 % experienced a cost burden of 30% or more compared to 71% of renter-occupied elderly households. Low income seniors who were renting in Miramar had larger percentages of cost burden and severe cost burden than owner occupied seniors.

Among "other" owner-occupied households, approximately 48% of the households experienced a housing cost burden of 30% or more, compared to 34% of other renter occupied households.

Among small related owner-occupied households, 33% of these households experienced a cost burden of 30% or more. Among renter occupied households, 39% of household experienced a cost burden of 30% or more.

In 2000, among large households, 35% of owner occupied households experienced a housing cost burden of 30% or more compared to 34% of large renter occupied households experiencing a cost burden. Among very low income large household (30% AMI or less), 93% were severely cost burdened. Among low income large households (50% AMI or less) more than 94% experienced a cost burden of 30% or more, but a much small percentage, 22% were severely cost burdened.

The number of cost burdened low income households, 50% AMI less was 80% or 3,088 households in 2000. Overall in 2000 low income households 50% AMI or less, regardless of

household type and tenure experienced greater occurrences of cost burden and severe cost burden compared to households in general in Miramar.

The 2008 ACS results estimates that close to 100% of the City's low income households (renter and owners) were cost burdened.

The ACS estimated that in 2008, the median housing expense for those with a mortgage in Miramar was \$2,314 per month and \$675 for households with no mortgage. The median rent was \$1,387.

Substandard Housing

According to the 2008 ACS, of the City's 32,793 estimated units, 119 units or .4% lacked complete plumbing and 212 units or .6 % lacked complete kitchen facilities. The relatively low amount of substandard units is due to the fact that the majority of the City's housing stock is just over 10 years old.

The City has an ongoing housing rehabilitation program to address code violations and general repairs required to bring the housing unit up to the City's acceptable rehabilitation standards. Most of the units are occupied by low to moderate income households that qualify for assistance.

Overcrowding

In 2000, 3,186 or 13.86% of the City's units were considered "overcrowded", meaning there was more than 1 person per room. With the size of housing units increasing, including the percentages of homes with 3 bedrooms or more, the instance of overcrowding appears to be decreasing in Miramar. In 2008, it was estimated that 4.10% of the units were overcrowded. Overcrowding is likely taking place with larger families as the City's average household in 2008 is 3.34 persons and over 96% of its housing units are 2 bedrooms or more.

Poverty

In 2000, 7,723 or 10% of the entire population was living below poverty. The 2008 American Community Survey estimates that 9% of the City's households were living below the poverty line. Out of the 10,180 persons living at the poverty level, 1,606 or 16% were aged 65 or older.

Of those living below poverty in the past 12 months, the majority were in family households, 9,426 or 93% compared to non-family households, 754 or 7%. Female headed households, with no husband present made up the largest segment of households living below poverty with a total of 5,368 or 53% of households living below poverty.

Single individuals, 581 living alone, made up just over 5% of the estimated population living below poverty.

Very low income renters and owner-occupied elderly households also experienced high levels of cost burden. Low and moderate income elderly households (owner-occupied) fared better.

Racial and Income Concentration

Racial concentration occurs when the percentage of a minority population is at least 10% higher than the citywide average. According to the 2000 U.S. Census (latest available at the tract block group level), the City of Miramar had 24 Census tract block groups of which seven were considered to have a concentration of low-moderate income residents. Throughout the past couple of decades, Miramar has witnessed a significant shift in its racial and ethnic composition. While African Americans/Blacks make up a significant portion of the City, the Hispanic/Latino population has grown significantly, these groups aren't necessarily concentrated in low or moderate income areas of the City.

In 2000, there were thirteen census block groups where African Americans/Blacks are concentrated and seven groups where low and moderate income households make up the majority (50.1% and greater). Out of the seven majority low and moderate income census tract block groups in the City, three overlap in areas where there is a concentration of African Americans/Blacks. Two of these overlapping block groups are east of the Florida Turnpike and one is east of Douglas Road. The remaining ten census tract block groups with racial concentration are contiguous to low and moderate income areas in the City. Three of the areas of African American/Black racial concentration are west of Douglas Road.

In 2000, eight census tract blocks groups had a concentration of Hispanics/Latinos. Three of these groups were located east of the Florida Turnpike, along the Pembroke Road corridor. The remaining five census tract block groups with Hispanic/Latino concentration are west of Douglas Road and not contiguous to the Census 2000 low and moderate income areas.

Homeless Needs

The City of Miramar, participates in the Continuum of Care (CoC) program to address and support countywide homeless needs to 1) maintain affordable, transitional and supportive housing, 2) improve data collection, 3) increase income of homeless persons, 4) prevent homelessness through effective discharge planning, 5) expand supportive services, 6) expand network of social service providers and volunteers and 7) expand public/private partnerships.

In 2009, 2,134 responded to Broward County's survey of the homeless. The economic climate and high unemployment continues to pose greater risk of homelessness, particularly among lower income households.

Non-Homeless Housing Needs

While the City is a relatively young City, the elderly and frail elderly are among one of the higher priority non-homeless special needs groups in Miramar based on housing data and statistics from on-going programs that serve seniors in the City.

Other special needs persons with mental/physical/development disabilities, mental health issues, persons with alcohol/other drug addiction, and persons with HIV/AIDS were also assessed with the most reliable information available. Many of these groups are served by various agencies (private and public) in the County. The City has an established outreach center that targets households at the poverty level and lower income to connect them to the various resources in the County.

Lead Based Paint

Lead can be found in homes painted prior to 1978, and especially in homes built prior to 1950, particularly if the house has visible areas of peeling or flaking paint. If the water system contains lead pipes or copper pipes with lead solder, household members may be exposed to elevated levels of lead. Soil next to roads, which had high traffic prior to 1978, when most gasoline contained lead, may have elevated lead levels as well.

In Miramar, approximately 7% of the housing units were built 1950 or earlier. Approximately 26% of the City's households were built between 1960 and 1979. All units assisted by the City's federal or state funds and built prior to 1978 are assessed for presence of lead paint. If lead paint is found, the City follows established procedures through certified professionals to remediate.

HOUSING MARKET ANALYSIS

Based on information available the Consolidated Plan contains a housing market analysis which includes 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.

Supply

During the housing boom, Miramar was one of the fastest-growing cities in the State of Florida and the Country. In 2008, the City has grown to 37,108 housing units of which 32,793 are occupied. Almost 10,000 units were built in the last decade alone.

The City's housing stock is also relatively new, with 58% of the housing stock being built in 1990 and after, and approximately 37% built after 2000.

Among the City's 37,108 units, 65% are single-family detached units, 11% are single-family attached units, 1% are 2 units, 4% are 3-4 units, 2% are 5 to 9 units, 6% are 10 to 19 units, 8% are 20 units or more, and 3% of the housing units are mobile homes. Among the City's total housing units 69% have 3 bedrooms or more.

Demand

The City's population growth is a direct impact of the housing boom and the demand for quality housing. Whereas approximately 57% of the housing units were built 1990 and after, 73% of the population moved into the City's housing units 2000 and after. Approximately 40% of the individuals moved into their housing units in 2005 or after. Today, while the housing market remains in corrective mode, there is still demand for quality affordable housing for all household types as housing remains a fundamental basic need.

Vacancy

According to the 2008 ACS, of the City's 37,108, units approximately 32,793 units were occupied, leaving a vacancy rate of approximately 11.60%. The estimated vacancy rate in 2000 was 11%. Of the 4,315 vacant units, approximately 523 of the unit owners had residences somewhere else.

Foreclosures

Foreclosures in Miramar went from 46 foreclosures in 2006, to 335 in 2007, to 849 in 2008 and to 1176 in 2009. Because of the City's high foreclosure rate in recent years, it received over \$9.3 million in the 2008 Neighborhood Stabilization Program (NSP1) to address foreclosed properties in the City and combat blight. The NSP1 program assigned abandonment and foreclosure risk scores which factored the presence of over valued properties financed with subprime loans and the rate of unemployment. The higher the score, the more funding allocated to the City. The City received 12 times its regular annual community development block grant dollars and the largest of allocation of any City in Broward County. As REOs are listed, the demand for them in the City has proven to be very high and the foreclosure market extremely competitive. Many homebuyers in the market, particularly lower priced housing units face competition from investors and other first time homebuyers.

Public and Assisted Housing

Section 8 vouchers are made available from area housing authorities. The HOPWA program administered by the City of Fort Lauderdale also has a tenant based voucher program, similar to Section 8 but specifically for households with HIV/AIDS. The County also has a tenant based rental assistance program funded with HOME funds. All of the programs provide on-going rental assistance and will fluctuate as people choose to live or move out of rented units in the City.

In addition to households assisted with Section 8/housing choice vouchers, the City of Miramar has three developments that are either state or federally assisted rental housing. There have been no multi-family assisted rental units developed in the City in the last 5 years.

The City also has its own programs that provides purchase assistance, home repair, foreclosure prevention and rental assistance to income qualified prospective and existing households. The City has assisted several hundred households since 1998 through these programs.

Homeless Inventory and Supportive Needs Housing

As a participating member of the Broward County Continuum of Care (CoC), the City supports the County's various units for homeless and individual families as well as the County's 10 year plan to end homelessness. According to the County's 10 year plan to end homelessness, there were 3160 beds for individuals and 1460 beds for homeless families. Approximately 1394 of those beds were for supportive housing. There was an unmet need of 493 beds for individuals and 1000 beds for households.

Barriers to Affordable Housing

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 recommended regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing.

FIVE-YEAR STRATEGIC PLAN

On March 7, 2007, the U.S. Department of Housing and Urban Development released a notice regarding the mandatory implementation of an outcome performance measurement system for Community Development Block Grant dollars. In this notice, HUD describes how the system will help paint the picture of how community development programs help families and communities. The performance measurement system provides a common framework for data to be nationally aggregated. There was a need at the national level for frequent and consistent reporting. This performance measurement system will be incorporated into HUD's Integrated Disbursement and Information System (IDIS), thus allowing for simplified data collection. There are three main components to the system. This includes Objectives, Outcomes and Indicators.

The City of Miramar's Summary of Priorities:

1. Housing rehabilitation for owner-occupied and/or rental occupied households
2. Homeownership assistance for low to moderate income residents
3. Expanded housing opportunities for low income households and supportive housing
4. Voluntary acquisition/demolition to promote community development
5. Voluntary acquisition/rehabilitation to promote community development
6. Voluntary acquisition/redevelopment to promote community development
7. Affirmatively Furthering Fair Housing
8. Economic development (Job Creation and Retention, Business Assistance, and Commercial Rehabilitation)
9. Parks and recreation public facilities improvement
10. Street, water, sewer, drainage, sidewalks and landscaping public improvements in targeted areas.
11. Youth facilities and services
12. Senior-oriented facilities and services
13. Social and Youth and Family Outreach services

Allocation and Distribution of Funds

Funds will be allocated annually to priority housing, community, and economic development needs and activities as identified through the City's 2010-2014 consolidated planning process and consultation with the City's 2010-2014 Capital Improvement Plan, and other planning and community redevelopment documents prepared by the City.

The City of Miramar's housing projects will be conducted on a Citywide basis, benefiting low and moderate income residents directly. Public service activities will continue to be distributed to priority groups. CDBG funded area-wide benefit activities will occur in Miramar's CDBG primarily low to moderate income target neighborhood at the eastern boundary of the City.

Housing Objectives and Community Development Objectives

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	5 Year Goal
Decent Housing DH-1	Housing Rehabilitation (Existing or Acquired)	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.)	Homes Rehabilitated	50
Decent Housing DH-1	Housing Rehabilitation /Sewer Connections	Improve accessibility to new sewer system by low to moderate income households.	Homes Connected to New Service	100
Decent Housing – DH-1	Acquisition/ Rehabilitation	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income households.	Number of units acquired and rehabilitated	25
Decent Housing – DH-1	Acquisition/ Demolition	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families.	Number of potential units demolished	3
Decent Housing DH-2	First Time Homebuyer Assistance - Down payment Assistance – General	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families.	Homes Purchased	25
Decent Housing – DH-2	Rental Housing	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	10

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	5 Year Goal
Decent Housing – DH-2	Mortgage/Rent Assistance	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	10
Decent Housing DH-2	Fair Housing Outreach and Promotion and Housing Programs Education	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	Number of Fair Housing Activities (Annual Assessment of Fair Housing Action Plan)	5

The City of Miramar has a target neighborhood where it focuses its CDBG funded community development strategies. As indicated in the Community Development Needs Section, the City takes an integrated approach to addressing these needs. Many of the City's community development needs and projects are ongoing. CDBG funds are used to support ongoing neighborhood planning, redevelopment, and public improvements programs already being implemented by the City. High priority, unmet needs will be the focus of the City's CDBG funds.

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	5 Year Goal
Suitable Living Environment SL-1(1)	Public Services that target low/moderate income or special/underserved needs	Improve availability and accessibility to programs	Number of Persons Served	2500
Suitable Living Environment SL-3(1)	Public Infrastructure/Public Facility Improvements	Sustainability/promote livable or viable communities	Number of Public Facilities improved.	2
Economic Opportunity – EO-1(1)	Job Creation/Retention and Section 3 Opportunities	Improve accessibility to jobs made available to low income persons living in areas affected by those programs and activities under programs covered by the plan	Number of Jobs Created/Retained	10
Economic Opportunity EO-3(1)	Commercial Façade Improvements	Sustainability/promote livable or viable communities	Commercial Buildings Renovated	10
Economic Opportunity EO-3(1)	Small Business/Micro Enterprise Assistance	Sustainability and expansion of small business (including micro-businesses)	Number Businesses Assisted	10

Housing Strategy

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/NSP, SHIP, HOME and other related programs. Owner-occupied projects will consist of residential rehabilitation (including removal or 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.

Homeless Assistance Strategy

The City of Miramar will continue to work with Broward County's non-profit service organizations and the Homeless Initiative Partnership/Continuum of Care (CoC) to provide shelter and transitional housing to the County's homeless, including those who live in Miramar who are threatened with homelessness. The City will support and facilitate a coordinated strategy for providing additional shelters to families and individuals in need of assistance. The City's Police Department will continue its policy of assisting homeless individuals and families found on City streets by referring them to emergency shelter and food locations, although they do not track these events.

Public Housing Strategy

The City of Miramar will continue to coordinate the provision of assisted housing units with authorities that serve the City. The City will coordinate efforts to expand the number of units available for housing low income households throughout the City.

Non-Housing Community Development Strategy

The City of Miramar takes an integrated approach to addressing non-housing community development needs. Many of the City's community development needs and projects are ongoing. CDBG funds are used to support ongoing neighborhood planning, redevelopment, and public improvements programs already being implemented by the City. High priority, unmet needs will be the focus of the City's CDBG funded community development projects.

Special Needs (Supportive Housing) Strategy

Some special needs services are currently being addressed through City sponsored programs. Seniors are assisted through the City's senior center and transportation program. These programs are scheduled to continue. In addition, as part of the City's residential rehabilitation program, the City will continue to set aside funding to remove architectural barriers that hinder mobility for the disabled and elderly.

Special needs that are not specifically addressed by the City such as housing for persons with HIV/AIDS, foster care programs, mental health disorders and substance abuse are addressed through the County through a network of social service providers. Referral services are offered through the City's Youth and Family Outreach Center housed at the City's multi-purpose center.

Community Development Strategies

While the City's Economic Development and Revitalization 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 by the north by Pembroke Road, on the west 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 by the east by State Road 7/U.S. Highway 441. This area includes four of the City's seven census tract/block groups that are areas of low and moderate income concentration; and four of the City's ten census tract/block groups that are areas of minority concentration.

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. Parks/facilities, public buildings and infrastructure projects in the target area, that are not funded or under-funded in the City's 2010-2014 CIP are priority needs in the City.

The City will focus on implementing the following non-housing community development strategies during the 2010-2014 Consolidated Plan period. Some of the strategies are a continuation of strategies from previous years.

Anti-Poverty Strategy

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 opportunities for job trainings, job fairs, 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, micro-loans, technical assistance and business planning and marketing directed towards job creation. The City will seek out opportunities to partner with local non-profits and agencies such as Work Force One to implement these initiatives.

Affirmatively Furthering Fair Housing Strategy

In 2010 the City will be completing an update to its Analysis of Impediments to Fair Housing, also known as the AI. By affirmatively furthering fair housing choices, the City of Miramar will continue to focus on education and sound policies based on the action plan items identified in its 2010 Analysis of Impediments to Fair Housing Choices. Some of the action steps outlined in the City's previous Fair Housing Action Plan that will carry forward include:

- Regularly promoting Fair Housing education through networking with fair housing advocates, sponsoring workshops, adopting interlocal agreements, proclamations and/or other acknowledgements that promote fair housing choices.
- Encourage affirmative housing programs for all types of developments
- Encourage mixed-income and racially diverse communities.
- Continue to promote cultural awareness.
- Continue to focus on employment-housing-transportation linkages.

Lead-Based Paint Strategy

Federal regulation requires homes built prior to January 1, 1978 (the day lead paint in housing construction was banned) to be tested for lead. The City will continue to evaluate lead-based paint hazards in the City according to the levels of assistance provided to each unit. As part of its residential rehabilitation and purchase assistance programs, the City will continue to test homes built prior to 1978 and carry out proper lead abatement procedures should lead be found. The City will also contact the Broward County Public Health Department annually to determine whether any residents have been diagnosed with high levels of lead and where the housing units are located. Lead testing and abatement are funded through the CDBG and SHIP housing programs.

Lead Agency & Institutional Structure, Coordination and Monitoring

The City of Miramar's Economic Development Department is the lead agency in implementing the 2010-2014 Consolidated Plan. However, it relies on the coordination of the other departments and entities outside of the City to help address the community needs. The City of Miramar contracts to the private sector for federal and state program administration and consultation. This contract is awarded through a competitive bidding process. The City maintains an active role in implementing the housing and community development strategies and the responsibility of monitoring the programs.

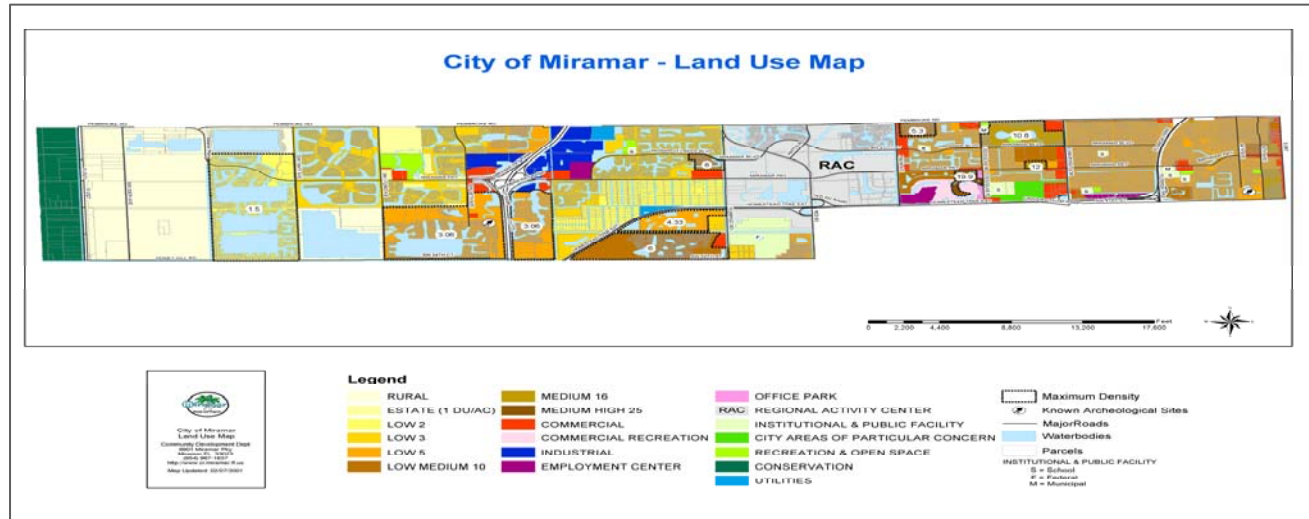
1. INTRODUCTION

Geographic Areas of the Jurisdiction

The City of Miramar was incorporated in 1955 as a bedroom community to serve Fort Lauderdale and Miami. At the time of incorporation, the City of Miramar had a population of less than 200 people. The City has grown from just 200 persons in 1955 to over 112,000 persons in 2008. The City is highly accessible through a multi-modal transportation network that includes some of the region’s major north-south and east-west transportation facilities, such as Interstate 75, the Florida Turnpike, Douglas Road, Flamingo Road, Hiatus Road, Miramar Parkway, and University Drive. Located in Southwest Broward County, the City identifies itself as being at the “center of everything.”

Miramar is a linear City, 14 miles in length from east to west and 1.5 to 2.5 miles in width, comprising approximately 31 square miles. Pembroke Road bounds the City to the north, U.S. 441/State Road 7 to the east, County Line Road to the south, and the City extends 1/2 mile west of U.S. 27 into the Everglades Water Conservation Area 3A. The predominant land use is low-density residential as indicated in Figure 1.

Figure 1. City of Miramar Land Use Map



Source: City of Miramar Planning

The City’s land development trends have been generally in an east to west pattern with approximately 70% of the land currently developed. Miramar has operated on two (2) essentially separate growth management planes. One was rapid westward expansion into “greenfield” sites that were already approved for development and located at the center of southeast Florida’s market area. Miramar’s other growth management challenge is the prudent redevelopment of its historic neighborhoods generally situated between U.S. 441 and Palm Avenue. For the past

several years, the City has made a considerable investment in developing a comprehensive revitalization strategy and upgrading public facilities in historic Miramar. Physical and socioeconomic conditions in this part of the City, especially along the U.S. 441/SR 7 corridor, make the area eligible for Federal and State grant programs.

Overview of the City of Miramar

The City of Miramar's Census 2000 indicated that the City's population was 72,739, a 78% increase since the 1990 Census. The City of Miramar's 2008 population estimate of just over 112,000 households indicates a 65% increase since the 2000 Census. In 2004, the City had been ranked one of the top 10 fastest growing cities in the country prior to the slow down of the housing market.

General Demographics

The City's 2008 estimated population was 112,223, which included 37,108 households with an average household size of 3.5 people per unit. Families made up 82% of the households in the City. This includes both married-couple families (56%) and other families (26%). Nonfamily households made up 18% of all households in the City. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

The City's population is relatively racially and ethnically diverse with the majority falling into the following categories: 42% African-American, 44% White (non-Hispanic), 3% Asian, 3% two or more races, and 7% some other race alone. Table 1 illustrates the racial demographic of the City. There has been little change in the racial composition of the City's from 2000 to 2008 population. However, there has been a significant increase in the percentage, 10%, of persons who identify themselves as Hispanic or Latino (of any race) from the 2000 Census to the 2008 American Community Survey.

The dominant race for those who were identified as being Hispanic or Latino is White/alone.

Table 1: Population by Race/Ethnicity

	Population	%	2000 Census	%
Race				
White alone	49,930	44.49%	31704	43.6%
Black or African American alone	47,270	42.12%	31498	43.3%
American Indian and Alaska Native alone	0	0.00%	118	.2%
Asian alone	3,386	3.02%	2202	3%
Native Hawaiian and Other Pacific Islander alone	0	0.00%	72	.1%
Some other race alone	7,921	7.06%	3431	4.7%
Two or more races	3,716	3.31%	3741	5.1%
Ethnicity				
Hispanic or Latino (Any Race)	44,030	39.2%	21,374	29.5%
White alone	33,030			
Black or African American alone	1,939			
American Indian and Alaska Native alone	0			
Asian alone	165			
Native Hawaiian and Other Pacific Islander alone	0			
Some other race alone	7,182			
Two or more races:	1,687			
Total	112,223			

Source U.S. Census Bureau 2008 American Community Survey

Among the people living in the City, and estimated 40% were foreign born, while 35.9% were born in the State of Florida and 11.5% were from the northeast part of the Country.

Table 2: Foreign Born vs. Native Born

	Population
Native	67,479
Born in state of residence	40,336
Born in other state in the United States:	21,633
Northeast	12,903
Midwest	2,781
South	5,348
West	601
Born outside the United States:	5,510
Puerto Rico	3,715
U.S. Island Areas	189
Born abroad of American parent(s)	1,606
Foreign born	44,744
Naturalized U.S. citizen	24,158
Not a U.S. citizen	20,586
Total Estimate	112,223

Source U.S. Census Bureau 2008 American Community Survey

Of those 5 years or older, 47.7% indicated they only spoke English. However, 52.3% indicated they spoke a language other than English at home.

Table 3: Language Spoken at Home

Speak only English	48,342	47.65%
Spanish or Spanish Creole	39,212	38.65%
French (including Patois, Creole, Cajun)	10,603	10.45%
German or other West Germanic languages	53	0.05%
Slavic languages	0	0.00%
Other Indo-European languages	927	0.91%
Korean	0	
Chinese	235	0.23%
Vietnamese	0	
Tagalog	1,233	1.22%
Other Asian or Pacific Island languages	338	0.33%
Total Estimate	101,459	

Source U.S. Census Bureau 2008 American Community Survey

Of those speaking a language other than English at home, 38.7% spoke Spanish/Spanish Creole while 10.46% spoke French (including Patois, Creole and/or Cajun).

Of the 39,212 persons (foreign and native born) that indicated they spoke Spanish which is the dominant “other language spoken at home,” an estimated 15,541 or 39.6% of those households reported they spoke English less than “very well” Overall 19.7% of the City’s population (5 years and older) did not speak English “very well.”

Table 4: English Proficiency

	Population Estimate
Native	56,715
Speak only English	35,054
Speak Spanish:	17,805
Speak English "very well"	15,394
Speak English less than "very well"	2,411
Speak other Indo-European languages:	3,775
Speak English "very well"	3,363
Speak English less than "very well"	412
Speak Asian or Pacific Island languages:	81
Speak English "very well"	81
Speak English less than "very well"	0
Speak other languages:	0
Speak English "very well"	0
Speak English less than "very well"	0
Foreign born	44,744
Speak only English	13,288
Speak Spanish:	21,407
Speak English "very well"	8,277
Speak English less than "very well"	13,130
Speak other Indo-European languages:	7,808
Speak English "very well"	4,480
Speak English less than "very well"	3,328
Speak Asian or Pacific Island languages:	1,725
Speak English "very well"	1,214
Speak English less than "very well"	511
Speak other languages:	516
Speak English "very well"	329
Speak English less than "very well"	187
Total	101,459

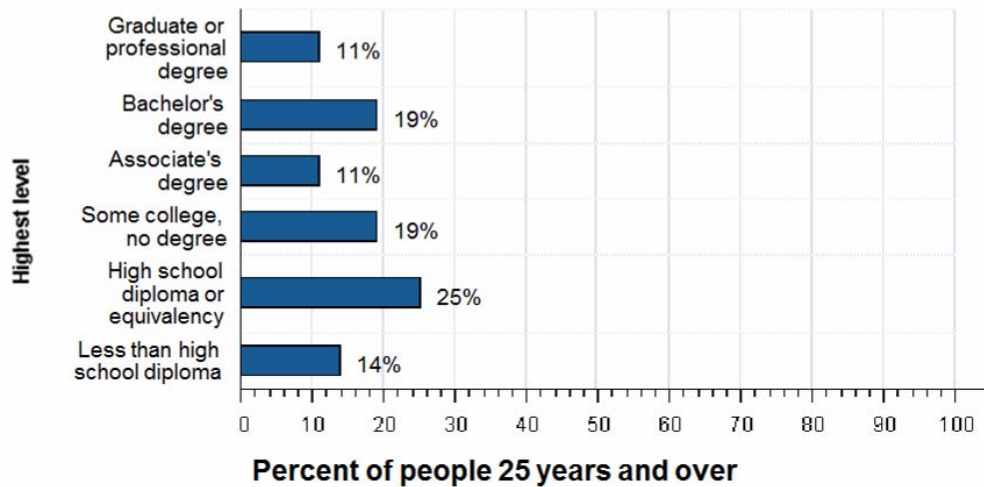
Source U.S. Census Bureau 2008 American Community Survey

Age and Marital Status. The Miramar population is relatively young, with 33% being under age 19 and only 10.3% over age 62. The median age of the City’s population is 33.4 years. The age of the population also impacts the type of households which make up the community. In the case

of Miramar, the largest segment is comprised of married couples with families (55.7%). However, 20.1% of all households are headed by a single female.

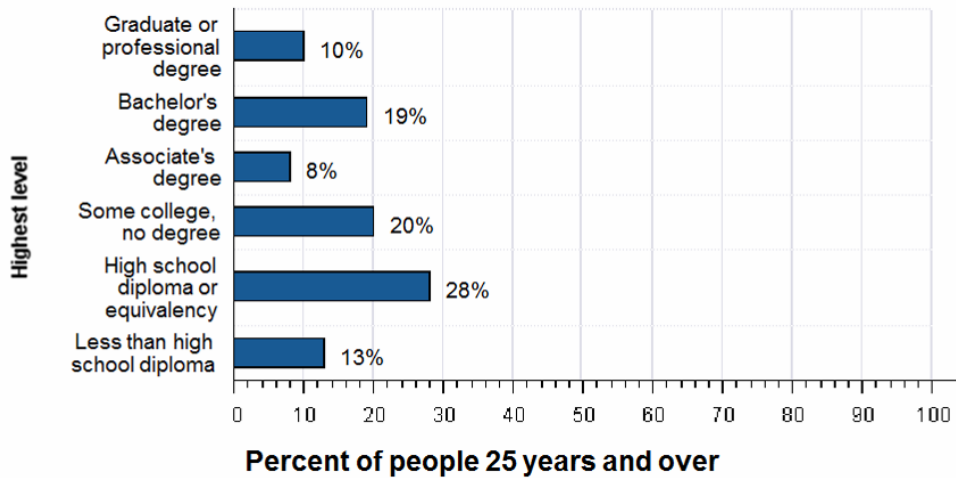
Education. In 2008, 86% of people 25 years and over had at least graduated from high school and 31% had a bachelor's degree or higher. Approximately, 14% were not enrolled in school and had not graduated from high school. The total school enrollment in the City was 36,000 in 2008. Nursery school and kindergarten enrollment was 5,300 and elementary or high school enrollment was 20,000 children. College or graduate school enrollment was 10,000. In comparison to Broward County as a whole, the City's residents are in general more educated. Figures 2 and 3 illustrate the education attainment of the residents in the City and Broward County.

Figure 2: Education Attainment of People in City, 2008



Source: American Community Survey, 2008

Figure 3: Education Attainment of People in Broward County, 2008

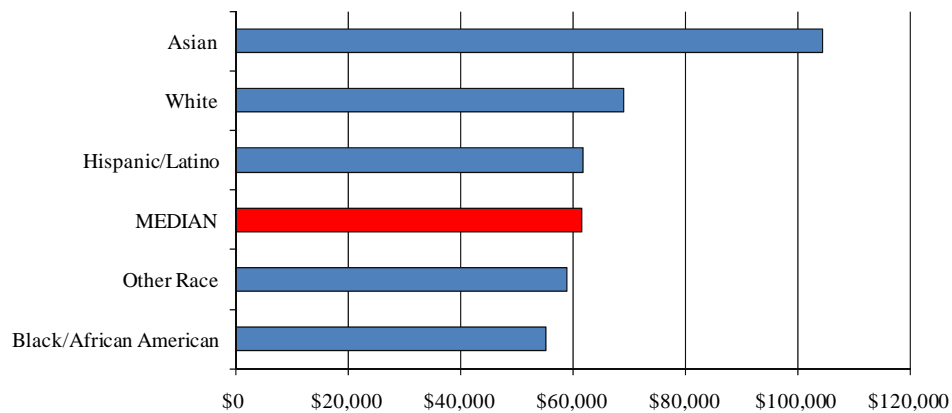


Source: American Community Survey, 2008

Income

Income and Race. The median income of households in the City in 2008 was \$61,594. Ninety-three percent of the households received earnings and 9% received retirement income other than Social Security. Sixteen percent of the households received Social Security. The average income from Social Security was \$12,587. These income sources are not mutually exclusive; that is, some households received income from more than one source. Figure 4 illustrates the median household income by race in 2008. In terms of racial distribution of wealth, Asian's the highest median household income, followed by Whites (non-Hispanic/Latino). Hispanics/Latinos household income was approximately equal to the City median household income, while Blacks/African Americans had the lowest median household income in the City.

Figure 4: Median Household Income by Race in City, 2008

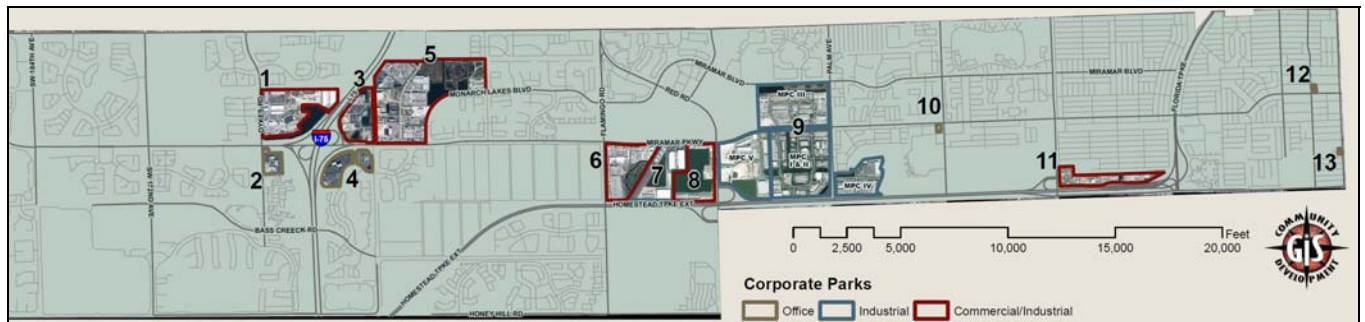


Source: U.S. Census Bureau, 2008 American Community Survey

In 2008, 9% of people were estimated to live at or below the poverty level in the City. Nine percent of related children under 18 were below the poverty level, compared with 17 percent of people 65 years old and over. Seven percent of all families and 15 percent of families with a female householder and no husband present had incomes below the poverty level.

Employment. Due to the City’s favorable economic climate, Miramar is considered to have the highest number of high-capacity business clusters (in terms of employment and gross revenues) in Broward County. The City’s approximately 1,227 acres of commercial and industrial parks contains some of the largest employers in Broward County. The top dozen companies in the City account for 6,122 jobs. Figure 5 illustrates the general locations of major employment centers within the City.

Figure 5: Major Employment Sectors, 2010



In 2008, for the employed population 16 years and older, the leading industries in the City were *Educational services, and health care, and social assistance* (22 percent), and *Retail trade* (14%). Figure 5 illustrates the employment by industry in the City for 2008.

The vast majority (81%) of workers in the City were employed by private companies. Fifteen percent were federal, state, or local government workers and 4% were self-employed in own not incorporated business workers.

Among the most common occupations were: management, professional, and related occupations (38%); sales and office occupations (29%); service occupations (17%); production, transportation, and material moving occupations (8%); and construction, extraction, maintenance and repair occupations.

Unemployment. In prior years, the City continuously maintained one of the lowest unemployment rates in the state. However, based on the U.S. Department of Labor, the March 2010 unemployment rate for the area was 11.5%. These trends are consistent with those experienced at the state and national, which is a result of the global economic recession.

Transportation

The imbalance of jobs and housing is of particular concern for low income workers who cannot afford the expense of their own vehicle and/or parking fees, not to mention being forced to spend a great deal of time commuting and away from family. For low income individuals forced to commute to find affordable housing, inexpensive and efficient mass transit becomes very important. The City is served by Broward County Transit and local community transportation.

Mode Spilt. Despite the availability of public transit, only 1.4% of Miramar commuters travel to work using public transportation. The vast majority of commuters, 84.6%, travel to work in single-occupancy vehicles, 10.7% carpooled, 1.4% took public transportation, 0.4% used other means, and the remaining 2.9% worked at home, which is similar to most urban areas in South Florida. Among those who commuted to work, the average one-way travel time to work was estimated at 29.9 minutes. However, the City remains committed to providing residents with viable options for all modes of transportation to ensure access and mobility

Federal and State Grant Programs

The City of Miramar has been an entitlement grantee (a City with a population of 50,000 or more) of Federal funds since 1999, receiving a total of \$7,448,577 dollars from the Community Development Block Grant (CDBG) program. Since 1998, the City has received substantial funds from the State Housing Initiative Partnership Program (SHIP), and beginning in 2004 has been receiving funds from the Home Investment Partnership (HOME) program, as a participating member of the Broward County HOME Consortium.

In 2008, the City was allocated \$9,300,000 from the Neighborhood Stabilization Program (NSP) which is a component of the CDBG program. The purpose of the NSP funding was to address the high presence of foreclosures in the community, due to the severe housing market decline that followed the housing boom of 2001 to 2005. The purpose of NSP was to arrest neighborhood decline caused by vacant and foreclosed properties in the community. NSP allows for specific strategies to be undertaken and all of the funding must benefit low to middle income households. 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. To date, the City had facilitated the acquisition of 21 properties and anticipates purchasing approximate 21 properties directly for sale or rental.

The same year, as the City faced the worst the economic recession, 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 low to moderate income households.

Community Development Block Grant (CDBG) dollars are allocated on an annual basis through a formula utilized by HUD. The formula addresses the City's extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other

metropolitan areas. The CDBG program, established in 1974, is designed to help communities, such as Miramar, remain viable by providing decent housing, a suitable living environment, and by expanding economic opportunities principally for low and moderate income persons. The City is expected to carry out a wide range of community development activities directed toward revitalizing neighborhoods, promoting economic development, and providing improved community facilities and services.

Entitlement communities develop their own programs and funding priorities. However, they must give maximum feasible priority to activities which 1) benefit low and moderate income persons and households 2) aid in the prevention or elimination of slums or blight, or 3) meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet these broad national objectives.

In 1998, the City of Miramar became eligible for State Housing Initiative Partnership (SHIP) program funds. SHIP dollars are allocated to the City for the creation of housing incentives and partnerships that foster affordable housing for the very low income, low income, and moderate income households. To participate as an entitlement in the SHIP program, the City had to establish a Local Housing Assistance Plan.

The City of Miramar also receives funds from the HOME Incentives Partnership (HOME) program. This is Federal money the City receives as a participating jurisdiction of the Broward County HOME Consortium. Because Miramar does not qualify for an individual HOME allocation, it has joined with Broward County and neighboring municipalities in a legally binding consortium. The members' combined allocation meets the threshold for direct funding. The City has used its HOME funding to supplement its housing rehabilitation programs.

With the aid of Federal and State funding, the City has been able to accomplish many of its community and economic development goals for its low-and moderate-income households and target areas. The City has implemented programs for minor home repair, commercial rehabilitation, Youth and Family Outreach, senior transportation, improvements to parks and community facilities, sewer connections, and job creation.

Highlights of the City's Federal and State assisted community and economic development programs include:

Accomplishments to Date

- CDBG, SHIP and HOME dollars to assist approximately 350 lower income households with housing rehabilitation.
- Assisted 60 households connect to the City's new sanitary system
- SHIP dollar to assist approximately 75 households purchase homes
- NSP funds to assist 23 low to moderate income households purchase foreclosed properties in areas of greatest need.

- Completed parking area improvements to Miramar Athletic Park.
- Funded Youth and Family Outreach Center leading to over 2000 residents served through the City’s referral network – not including phone referrals.
- Acquired 2 buses for the senior transportation program accounting for 100,000 trips made
- Rehabilitated 13 commercial buildings in low and moderate income target areas.
- Acquired land for the development of a neighborhood Park on 19th Street
- Assisted 3 small businesses with micro enterprise assistance
- Developed Neighborhood Improvement Plans.
- Installed play equipment at Miramar Isle Park.

Assessment

The City of Miramar will continue to enhance its community and economic development programs to address the community’s needs and leverage funds to maximize federal and state funding impact in the City. The City has been on target in addressing priority needs efficiently with the funding that is made available to it. The City will work to strengthen economic opportunities to small businesses and area residents. The City will enhance coordination with area providers and agencies to strengthen delivery and residents’ access to programs.

The Consolidated Plan

The Consolidated Plan is a strategic document that outlines 3 to 5 years of an entitlement community’s planning and development. The Consolidated Plan must be prepared and adopted by the local government before the City can receive its allocation of funding from HUD. The Consolidated Plan also consists of 1 year action plans.

The Consolidated Plan is:

- A collaborative process that produces a unified vision for community development actions
- A Comprehensive Housing Affordability Strategy
- A set of long and short term community development objectives
- An application for funding for CDBG
- A strategy for carrying out HUD Programs
- A management tool for tracking results

2. MANAGING THE PROCESS

The City of Miramar Economic Development and Revitalization Department serves as the lead agency for developing the City's 2010-2014 Consolidated Plan and will serve as the lead agency responsible for implementing it. This effort will be coordinated with the City's Community Services Department, Building, Public Works/Utilities, Fire/Rescue, Police 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 essentially 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.

Consultation

The development of the Consolidated Plan requires consultation with various public and private agencies and various sectors of the public, including businesses and residents.

- **General** §91.100 (a)(1) – The City consulted with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan. A list of those agencies/documents consulted are listed under Appendix C
- **Homeless strategy** §91.100 (a)(2) – The City consulted with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless. A list of those agencies/documents consulted are listed under Appendix C.
- **Lead lead-based paint hazards** §91.100 (a)(3) – The City Consulted with Broward County Department of Health to obtain existing data related to lead-based paint hazards and poisonings. A list of those agencies/documents consulted are listed under Appendix C.
- **Adjacent governments** §91.100 (a)(4) – The City notified adjacent governments about priority non-housing community development needs identified in its 5 Year Plan. Local governments were notified by public advertisement listed under Appendix B.
- **Metropolitan planning** §91.100 (a)(5) -- The City consulted with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities for input regarding regional issues such as transportation, workforce development, economic development, etc. A list of those agencies/documents consulted are listed under Appendix C

- **HOPWA §91.100 (b)** -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families. A list of those agencies/documents consulted are listed under Appendix C
- **Public housing §91.100 (c)** – The City contacted local public housing agencies that serve the area concerning public housing needs, planned programs, and activities. A list of those agencies/documents consulted are listed under Appendix C

Citizen Participation 91.200 (b)

The following is a summary of the citizen participation process used in the development of the consolidated plan to encourage participation of all City residents, local and regional institutions and organization.

Citizen Participation Plan

According to Federal regulation 570.431, applicants for Federal funds, including entitlement jurisdictions, must develop a Citizen Participation Plan. The CPP must be completed and made available to the public before the City’s Consolidated Plan is submitted to HUD. The CPP sets forth the City’s policies and procedures for 1) giving citizens timely notice and access to local meetings and information relating the City’s proposed use of Federal funds 2) providing technical assistance 3) conducting public hearing meetings, 4) addressing the needs of non-English speaking residents, 5) responding to citizen complaints and grievances, 6) and encouraging citizen participation among the City’s low and moderate income persons and households.

The City of Miramar adopted an initial Citizen Participation Plan (CPP) in 2000. This CPP was reviewed and utilized during the 2010-2014 consolidated planning process. Citizens were encouraged to participate through public hearings held before the development of the Consolidated Plan draft and before the adoption of the Consolidated Plan. Provisions for non-English speaking persons and the disabled were also made available for those persons who requested it. A copy the Citizen Participation timelines is included under Appendix B of this Plan, along with a copy of the public notices.

Citizen Participation Activities

- February 11, 2010 - Pre-Development Public Hearing for Citizen Input
- February 25, 2010 – United Neighbors of East Miramar Community Meeting
- February to May 14, 2010 – Data Review and Assessment
- February 1, 2010 to May 14, 2010 Consultation with area agencies and service providers
- May 17, 2010 – June 5 2010 - 30 Day Public Comment Period for Consolidated Plan, Annual Action Plan
- June 16, 2010 - Pre-Adoption Public Hearing
- June 16, 2010 – Proposed Approval of Consolidated Plan

Planning Research, Consultation and Development

The planning process including consultation with local housing and service providers, local government and planning agencies, a pre-development hearing, and pre-adoption hearing. There was a 30-day public comment period before the adoption of the 2010-2014 Consolidated Plan to receive additional comments.

The data for the City of Miramar's 2010-2014 Consolidated Plan was gathered from various sources including, but not limited to, the Comprehensive Housing Affordability Strategy (CHAS) data, HUD low and moderate income special tabulation data, U.S. Census data, Housing Mortgage Disclosure Act (HMDA) data, City documents, the Florida Housing Coalition, University of Florida Bureau of Business and Economic Research (BEER), the Shimberg Center for Affordable Housing, HUDuser.org, and data available from already existing programs such as the City's housing rehabilitation, purchase assistance, senior programs, and Youth and Family Outreach center services.

3. HOUSING ASSESSMENT

The purpose of the Consolidated Plan Housing Assessment is to address housing needs, homeless needs and non-homeless special needs to determine what will be priority needs for the next 5 years. The following general terms will be used throughout this section.

General Terms

Any housing problem - Households with a cost burden greater than 30% of a household's income and/or overcrowding and/or households without complete kitchen or plumbing facilities.

(AMI) – Area Median Income.

Cost Burden - The fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance and utilities.

Disproportionate Greater Need – Conditions that exist when the percentage of persons in a category of need or who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Elderly Household - An elderly household is classified as a 1 or 2 person household, where either person is 62 years or older.

Homeless Persons - According to HUD, a person is considered homeless only when he/she resides in one of the following places:

- Places not meant for human habitation such as cars, parks, sidewalks and abandoned buildings (on the street).
- In an emergency shelter
- Transitional or supportive housing for homeless persons who originally came from the streets of emergency shelters.
- In any of the above places, but is spending a short time (up to 30 consecutive days) in a hospital or other institution.
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks resources and support networks to obtain housing.
- Is being discharged within a week from an institution such as a mental health or substance abuse treatment facility, or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing.

- Is fleeing a domestic violence housing situation, no subsequent residence has been identified, and the person lacks the resources and support networks needed to obtain housing.

Large Family – Family of five persons or more.

Lead-based Paint Hazards – Any condition that causes exposure to lead from lead-contaminated dust, lead contaminated soil, lead contaminated paint that is deteriorated or present in accessible surfaces that would result in adverse human effects as established by the appropriate Federal agency.

Overcrowding - Overcrowding is usually defined where there are more than 1.01 persons per room in a dwelling unit.² The term dwelling unit excludes bathrooms, open porches, utility rooms, unfinished attics or any other room not used for living purposes

Persons with Disabilities - A Person with a disability is determined to:

(1) Have a physical, mental or emotional impairment that: (i) Is expected to be of long-continued and indefinite duration; (ii) Substantially impedes his or her ability to live independently; and (iii) Is of such a nature that the ability could be improved by more suitable housing conditions; or

(2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or

(3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Poverty Level – Family with an income below the poverty line, as defined by the U.S. Office of Management and Budget, revised annually.

Small Related Household- Family households with 2 to 4 members.

Severe Cost Burden –The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income based on data available from the U.S. Census Bureau.

² Code of Federal Regulations Title 24, Part 91.5

Housing Needs - Categories of Persons Affected

Substandard housing, cost burden, and overcrowding are key indicators of the economic health and sustainability of a community and its neighborhoods. CHAS³ data classifies these indicators as “housing problems”. CHAS data is derived from actual decennial Census data. Updated CHAS data from the 2010 Census is not available as yet at the local level.

The housing needs section refers to most readily available CHAS data and includes most current estimates available from the Shimberg Center for Affordable Housing and the 2008 American Community Survey completed by the U.S. Census Bureau. The data provides a better understanding of housing needs in the City. Census data provided by HUD for Fiscal Year 2010, estimates that 36.7% of the City is low to moderate income.

The housing assessment portion of the Consolidated Plan addresses household needs of the 1) Very Low Income, 2) Moderate/Middle Income, 3) Renters and Owners, 4) Elderly Persons, 5) Persons with Disabilities, 6) Persons and families with HIV/AIDS, 8) Single Persons and Small Related Families, 9) Large Families, 10) Public Housing and Section 8 Recipients and 11) Victims of Domestic Violence. The assessment addresses housing problems and cost burden among these groups and other characteristics.

Table 5: Total Occupied Households - Renters and Owners

INCOME	Total Renters 2000	Total Owners 2000	Total Households 2000
Total Households	4,492 (19.5%)	18,536 (80.5%)	23,028

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Households Overview

While the Consolidated Plan contains data on all household income categories, its focus is on the very low, low, and moderate income households as required by HUD and the CDBG Program. Table 5 indicates that there were 23,028 occupied households in Miramar in 2000.⁴

³ The Comprehensive Housing Affordability Strategy (CHAS) data is used by CDBG jurisdictions to prepare their consolidated plans. This data contains Census 2000 special tabulation data showing housing problems and the availability of affordable housing. This data is based on Census 2000 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2000 Census.

⁴ CHAS 2000 Data Housing Problems Output for All Household. Because of the special tabulation, there is slight difference in the number of total occupied households as reported in the 2000 Census (23,058).

Table 5 indicates that 4,492, or 19.5% of the households were renter-occupants in 2000, while the remaining, 18,536, 80% were owner-occupant households. The Census estimates that in 2008, 24,695 or 75% the City's households were owner-occupants and 8,098 or 25% of the City's households were renter –occupants.

Homeownership is higher in the City than in Broward County in general, which is estimated by the Shimberg Center as being 69% owner occupant and 31% rental occupant.

The table below estimates the City's low to moderate income household population. The estimate for 2010 indicates that the percentage of low income households (80% AMI or less) is about the same as it was in 2000.

The ACS estimates that the 2008 median income in Miramar was \$61,594. Very low income households (50% AMI or less) make up approximately 16% of the City's population.

Approximately 19,308 households or 55% of the City' population is estimated to be at 120% of the AMI or less.

Table 6: Total Projected Households by Income, 2000-2030

Area Median Income	2000	2008	2010	2015	2020	2025	2030
0-30% AMI	1999	2854	2942	3356	3769	4272	4727
30.1-50% AMI	1883	2671	2752	3145	3536	4024	4460
50.1-80% AMI	3872	5666	5841	6617	7386	8265	9069
80.01-120% AMI	5079	7543	7773	8763	9748	10819	11800
120+% AMI	10170	15355	15811	17720	19635	21584	23393
All Income Categories	23003	34089	35119	39601	44074	48964	53449

Source: Shimberg Center, 2010

Very Low Income Households

Very low income households are defined as those households whose income is 30% of the area median income. Of the total number of Miramar households counted in 2000, 8.6%, or 1,999 were at 30% of the area median income or less. In 2010, that projected estimate is 8.3% or 2,942 households.

In 2000, 6.5% of all owner-occupied households were very low income, while among renter-occupied households, 18% of the households were very low income. There were nearly three times as many very low income renter households than there were owner-occupied households.

Low Income Households

Low income households are defined as those households whose incomes are between 31% and 50% of the area median income. In 2000, there were 1,883 low income households, representing approximately 8% of all households in the City. In 2010 that estimate is 7.8% or 2,752 of the City's households.

In 2000, 7% of all owner-occupied households were low income households, compared to 12 % low income renter-occupied households..

Moderate and Middle Income Households

Moderate income households are defined as those with incomes between 51% and 80% of the area median income. In 2000, 3,872 households, or 16.8% of all Miramar households were moderate income households. In 2010, that projected estimate is 16.6% or 5,841 households.

In 2000, 15% of all owner-occupied households were moderate income, compared to 23.7% moderate income renter occupied households.

The 2000 CHAS data does not break down what percentage of households are middle income as defined by HUD (81% to 95% of the median family income).⁵ However in 2000, 15,263, 66% of Miramar households had incomes exceeding 80% of the median family income. In 2010, the projected estimate of household with incomes greater than 80% of the area median income is 67%.

⁵ The 2000 CHAS data does not delineate middle income-households in its breakdown. Middle income households would be those that are between 81% and 95 of the Median Family Income for the area, as determined by HUD with adjustments for smaller and larger families, with the exception that HUD can establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction cost or fair market rents, or unusually high or low family incomes.

Cost Burden among the Income Categories

The increase in housing problems among low and moderate income households in Miramar continues to be attributed to increasing housing cost burden for both renters and owners. As indicated in Table 7, the group experiencing the most cost burden is moderate income households, with more than 90.3% experiencing a cost burden greater than 30% of their income. This group was then followed by the low income, (84.5%) and the very low income with 73.9%.

When examining housing cost burden greater than 50%, the very low income households rank first with 66.8% of households experiencing a severe cost burden, 47.7% of low income households experiencing a severe burden, and 23% of moderate income households experiencing a severe burden.

Table 7: Cost Burden among All Households and Income Categories, 2000

Income Level	2000 Total HH Renter and Owners	2000 Cost Burden >30%	2000 Cost Burden >50%
0-30% Very Low Income	2033	1503 (73.9%)	1359 (66.8%)
31-50% Low Income	1875	1585 (84.5%)	895 (47.7%)
51-80% Moderate Income	3857	3,483 (90.3%)	909 (23.6%)
>81%	15,263	2,757 (18.1%)	245 (1.6%)
Total	23,028	9,327	3,408

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000&1990

Evidence of cost burden is also reflected in the median housing expense of households with a mortgage. According to the 2008 ACS, the median housing expenses for those with a mortgage was approximately \$2314 and \$675 for those without a mortgage. Median rent was \$1,387.

The next three tables illustrate how cost burden for households at all income limits has increased since the 2000 Census.

Table 8 indicates that according to the 2008 ACS, for all households (owner and renter occupied) in the City, almost 100% of the households making less than \$75,000 are paying more than 30% of their income on housing related expenses.

Table 8: Monthly Housing Costs as % of Household Income in the Last 12 Months

Household Income	Percentage of Households
Less than \$20,000	10.10%
Less than 20 percent	0.00%
20 to 29 percent	0.00%
30 percent or more	10.10%
\$20,000 to \$34,999	15.10%
Less than 20 percent	0.30%
20 to 29 percent	0.40%
30 percent or more	14.40%
\$35,000 to \$49,999	12.30%
Less than 20 percent	1.10%
20 to 29 percent	1.20%
30 percent or more	10.00%
\$50,000 to \$74,999	21.90%
Less than 20 percent	4.00%
20 to 29 percent	3.10%
30 percent or more	14.80%
\$75,000 or more	39.30%
Less than 20 percent	13.60%
20 to 29 percent	10.40%
30 percent or more	15.30%
Zero or negative income	0.20%

Source U.S. Census Bureau 2008 American Community Survey

Table 9 indicates that in 2008 all low income owner occupied households were experiencing a housing burden where more than 30% of their income was going toward housing expenses. Cost burdened households decreases by almost 50% for households making \$75,000 or more.

Table 9: Monthly Housing Costs at % of Household Income in the Last 12 Months (Owner)

Household Income	Percentage of Owner Occupied Households
Less than \$20,000	7.70%
Less than 20 percent	0.00%
20 to 29 percent	0.00%
30 percent or more	7.70%
\$20,000 to \$34,999	14.40%
Less than 20 percent	0.40%
20 to 29 percent	0.50%
30 percent or more	13.40%
\$35,000 to \$49,999	11.40%
Less than 20 percent	1.50%
20 to 29 percent	0.80%
30 percent or more	9.20%
\$50,000 to \$74,999	21.20%
Less than 20 percent	3.60%
20 to 29 percent	2.00%
30 percent or more	15.50%
\$75,000 or more	45.20%
Less than 20 percent	15.20%
20 to 29 percent	12.60%
30 percent or more	17.40%
Zero or negative income	0.10%

Source U.S. Census Bureau 2008 American Community Survey

Table 10 indicates that in 2008 all low income renter occupied households were experiencing a housing burden where more than 30% of their income was going toward housing expenses. Cost burden begins to decrease significantly for households with incomes of \$50,000 or more.

Table 10: Monthly Housing Costs as % of Household Income in the Last 12 Months (Renter-Occupied)

Household Income	Percentage of Owner Occupied Households
Less than \$20,000	17.60%
Less than 20 percent	0.00%
20 to 29 percent	0.00%
30 percent or more	17.60%
\$20,000 to \$34,999	17.50%
Less than 20 percent	0.00%
20 to 29 percent	0.00%
30 percent or more	17.50%
\$35,000 to \$49,999	14.70%
Less than 20 percent	0.00%
20 to 29 percent	2.30%
30 percent or more	12.40%
\$50,000 to \$74,999	24.10%
Less than 20 percent	5.10%
20 to 29 percent	6.40%
30 percent or more	12.60%
\$75,000 or more	21.40%
Less than 20 percent	8.90%
20 to 29 percent	3.60%
30 percent or more	8.80%
Zero or negative income	0.50%
No cash rent	4.10%

Source U.S. Census Bureau 2008 American Community Survey

Elderly Households

In 2000, 12.6.% of all Miramar households were 65 years of age or older. In 2008, the Census estimates that persons 65 and older accounted for about 8.2% of the City’s population.

CHAS data indicates that 91% of the City’s elderly households 62 years or older were low and moderate income.

Elderly Renters and Owners

Table 11 indicates that in 2000, Miramar’s elderly households accounted for 8.7% of all renter-occupied households. Among elderly renter households, more than 71% or 276 experienced a housing problem and that the housing problem was cost burden. The majority of the cases were severe cost burden.

Table 11: Elderly Renter-Occupied Households

Elderly 1 and 2 Member Households	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	188	159 – 84.6%	159-84.6%	149 -79.3%
31%-50%	83	83 - 100%	83 – 100%	65 – 78.3%
51%-80%	84	34 - 40.5%	34 – 40.5%	10- 11.9%
>81%-	34	0 - 0%	0- 0%	0 - 0%
Total Elderly Households	389	276	276	224
Total Renter Households	4,492	2446	1808	863

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

As depicted in Table 12, elderly households accounted for 11% of owner-occupied households in 2000. Among elderly owner occupied households, 41% or 839 experienced a housing problem and that the housing problem was cost burden. Almost half of the cost burden was severe.

Table 12: Elderly Owner-Occupied Households

Elderly 1 and 2 Member Households	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	414	345-83.3%	345-83.3%	230-58%
31%-50%	339	199-58.7%	199-58.7%	95-28%
51%-80%	450	170-37.8%	170-37.8%	60-13.3%
>81%-	850	125-14.7%	125-14.7%	0-0%
Total Elderly Households	2,053	839	839	385
Total Owner Households	18,536	8,380	6,625	2,515

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

In 2000, 91.3% of renter-occupied elderly households were very low, low, and moderate income, with more than 48.3% of them being very low income households. Among owner-occupied elderly households, 58.6% were very low, low and moderate income.

Cost burden affects all households to varying extent. The group impacted most is elderly renter households. Census 2000 data indicates that 91% of the City’s elderly households were low and moderate income.

Among elderly owner occupied households, 41 % experienced a cost burden of 30% of more compared to 71% of renter-occupied elderly households. Low income seniors who were renting in Miramar had larger percentages of cost burden and severe cost burden than owner occupied seniors.

Very-low income owner-occupied senior households reported that 83.3% or 345 households had a cost burden and 58% of them had a burden of 50% of greater.

Small Related Households

Small Related Households - Renters and Owners

In 2000, small related households accounted for 10.4% of all households. As summarized in Table 13 and 14, among renters, they accounted for 53.1% and among owner-occupied households they accounted for 46.9%. In 2000, 28% of all of renter-occupied small related households were low and moderate income, while 13.9% of owner-occupied small related households were low and moderate income

Table 13: Small-Related Renter-Occupied Households

Small Related Households (2 to 4 members)	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	325	230 -70.8%	210-64.6%	210-64.6%
31%-50%	355	355-100%	340.-95.8%	95-26.8%
51%-80%	614	449-73.1%	339-55.2%	44-7.2%
>81%-	1089	269-24.7%	49- 4.5%	0-0%
TOTAL	2,383	1303	938	349
Total Renter Households	4,492	2446	1808	863

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Table 14: Small-Related Owner-Occupied Households

Small Related Households (2 to 4 members)	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	459	374-81.5%	355-77.3%	355-77.3%
31%-50%	547	507-92.7%	499-91.2%	400-73.1%
51%-80%	1420	1160-81.7%	1105-77.8%	430.26
>81%-	8370	2218-26.5%	1607-19.2%	159-1.9%
TOTAL	10,796	4,259	3,566	1,344
Total Owner Households	18,536	8,380	6,625	2,515

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Very low income small related households comprised 3.4% all households, 7% of renter-occupied households, and 4% of owner-occupied households in 2000. Among small related households, 54% of the renter-occupied households were low and moderate income households, in comparison to 22.5% of owner-occupied households.

Small Related Households-Housing Problems and Cost Burdens

In 2000, among small related renter-occupied households, 54.7% reported experiencing some type of housing problem, in comparison to 39.5% of owner-occupied households. Among renters, 39.4% of households experienced a cost burden greater than 30%, while 14.7% experienced a cost burden greater than 50%. Owner-occupied households reported 33% experiencing a cost burden greater than 30%, while 12.5% of small related owner households experienced a cost burden greater than 50%.

Large Related Households

Large Related Households - Renters and Owners

In 2000, large related households accounted for 2.9% of all households, 14.5% of all renter occupied households, and 19.4% of all owner-occupied households.

As depicted in Table 15 and 16, in 2000, 7.5% of renter-occupied large related households were low and moderate income households, while 5.3% of owner-occupied large related households were low and moderate income.

Very low income large related households comprised 1% of all households. Among renters alone, very low income large related households made up 2.4% of all renters and among owners, made up 1.1% of all owner-occupied households.

Table 15: Large Related Renter-Occupied Households

Large Related Households (5 or more members)	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	130	105-80.8%	80-61.5%	80-61.5%
31%-50%	279	230-82.4%	220-78.9%	125-44.8%
51%-80%	579	494-85.3%	445-76.9%	125-21.6%
>81%-	2615	1114-42.6%	471-18%	16-.6%
TOTAL	3603	2,278	1216	346

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Table 16: Large Related Owner-Occupied Households

Large Related Households(5 or more members)	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	108	104-96.3%	100-92.6%	100-92.6%
31%-50%	68	68-100%	64-94.1%	15-22.1%
51%-80%	160	140-87.5%	65-40.6%	0 – 0%
>81%-	315	160-50.0%	0-0%	0-0%
TOTAL	651	472	229	115

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000&1990

Large Related Households - Housing Problems and Cost Burdens

In 2000, among large related renter occupied households, 72.5% reported having some type of housing problem, in comparison to 63.2% of owner-occupied households.

Among large households, 35% of owner occupied households experienced a housing cost burden of 30% or more compared to 34% of large renter occupied households experiencing a cost burden. Among very low income large household (30% AMI or less), 93% were severely cost burdened. Among low income large households (50% AMI or less) more than 94% experienced a cost burden of 30% or more, but a smaller percentage, 22% were severely cost burdened.

“Other” Households

“Other” households consist of non-family and single person households. In 2000, they represented 3,153 or 13.7% of all Miramar households. Among renter-occupied households, 24% are identified as “other”. Among owner-occupied households, 11.2% are identified as “other”.

Among “other” owner-occupied households, approximately 48% of the households experienced a housing cost burden of 30% or more, compared to 34% of other renter occupied households.

Among households labeled as “other”, the low income owner-occupied households experienced the most housing problems.

Table 17: Other Related Renter-Occupied Households

All Other	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	200	105-52.5%	105-52.5%	105-52.5%
31%-50%	69	55-79.7%	55-79.7%	15-21.7%
51%-80%	210	175-83.3%	165-78.6%	55-26.2%
>81%-	590	60-10.2%	40-6.8%	0-0%
Total Other Households	1069	395	365	175
Total Households	4,492	2446	1808	863

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Table 18: Other Related Owner-Occupied Households

All Other	Total Households	With Any Housing Problems	Cost Burden >30%	Cost Burden >50%
0-30%	209	149-71.3%	149-71.3%	130-62.2%
31%-50%	135	125-92.6%	125-92.6%	85-63%
51%-80%	340	265-77.9%	265-77.9%	155-45.6%
>81%-	1400	465-33.2%	465-33.2%	70-5%
Total Other Households	2084	1,004	1,004	440
Total Households	18,536	8,380	6,625	2,515

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Overcrowding

The number of persons per household rose from 2.8 persons per household in 1990 to 3.1 persons in 2000. In 2008, that number was estimated to be 3.4.

In 2000, 3,186 or 13.86% of the City’s units were considered “overcrowded”, meaning there was more than 1 person per room. With the size of housing units increasing, including the percentages of homes with 3 bedrooms or more, the instance of overcrowding appears to be decreasing in Miramar. In 2008, it was estimated that 4.10% of the units were overcrowded.

Table 19: Occupants Per Room

	Occupied housing units	%
1.00 or less	31,163	95.00%
1.01 to 1.50	1,347	4.10%
1.51 or more	283	0.90%
Total	32,793	32,793

Source U.S. Census Bureau 2008 American Community Survey

Poverty

According to Census 2000 figures, 8% or 1,884 households of all Miramar’s households (renters and owners) were living below the poverty level. The 2008 American Community Survey estimates that 9.10% of the City’s households were living at poverty level status (below the poverty level). Out of the 10,180 persons living at the poverty level, 1606 were aged 65 or older.

Table 20: Population for Whom Poverty Status is Determined

	Households	Households at Poverty Status	% of Households
Under 18 years	33,224	3,125	9.40%
Related children under 18 years	33,224	3,125	9.40%
18 to 64 years	69,405	5,449	7.90%
65 years and over	9,324	1,606	17.20%
Total	111,953	10,180	9.10%

Source U.S. Census Bureau 2008 American Community Survey

Also the majority of the households below poverty worked part-time/part-year or did not work at all.

Table 21: Type of Employment, by Poverty Status

	Population
Income in the past 12 months below poverty level:	7,352
Worked full time, year-round	906
Worked part-time or part-year	2,044
Did not work	4,402
Income in the past 12 months at or above poverty level:	74,157
Worked full time, year-round	40,961
Worked part-time or part-year	15,961
Did not work	17,235
Total	81,509

Source U.S. Census Bureau 2008 American Community Survey

The proportionate number of renters living below the poverty level is significantly greater than that of owner occupied households. Among the 26,007 owners surveyed, 3.9% were living below poverty, compared to 13.3% of the 6,483 owners surveyed.

Table 22: Tenure of Housing, by Poverty Status

	Population
Income in the past 12 months below poverty level:	1,865
Owner occupied	1,006
Renter occupied	859
Income in the past 12 months at or above poverty level:	25,001
Owner occupied	19,377
Renter occupied	5,624
Total	26,866

Source, U.S. Census 2008 ACS

Other data from the 2008 Census ACS indicates that females with high school education or less make up a large segment of persons living below poverty.

Table 23: Educational Attainment, by Poverty Status

	Population
Income in the past 12 months below poverty level:	5,005
Male:	1,985
Less than high school graduate	891
High school graduate (includes equivalency)	613
Some college, associate's degree	310
Bachelor's degree or higher	171
Female:	3,020
Less than high school graduate	1,403
High school graduate (includes equivalency)	694
Some college, associate's degree	773
Bachelor's degree or higher	150
Income in the past 12 months at or above poverty level:	61,963
Male:	29,278
Less than high school graduate	3,503
High school graduate (includes equivalency)	7,115
Some college, associate's degree	9,139
Bachelor's degree or higher	9,521
Female:	32,685
Less than high school graduate	3,573
High school graduate (includes equivalency)	8,610
Some college, associate's degree	9,876
Bachelor's degree or higher	10,626
Total	66,968

Source U.S. Census Bureau 2008 American Community Survey

Of those living below poverty in the past 12 months, the majority were in family households (9,426) compared to non-family households, 754. Female headed households, with no husband present made up the largest segment of households living below poverty with a total of 5,368 households, compared to married couples at 3,584 households. Single individuals, 581 living alone, made up just over 5% of the estimated population living below poverty.

Table 24: Family Type, by Poverty Status

	Population
Income in the past 12 months below poverty level:	10,180
In family households:	9,426
In married couple families:	3,584
All relatives	3,409
Non-relatives	175
In other families:	5,842
Male householder, no wife present:	474
All relatives	338
Non-relatives	136
Female householder, no husband present:	5,368
All relatives	4,794
Non-relatives	574
In non-family households and other living arrangement:	754
Householder:	581
Living alone	581
Not living alone	0
Other living arrangement	173
Total	111,953

Source U.S. Census Bureau 2008 American Community Survey

Substandard Housing

Standard condition is defined as housing that is free of code and health/safety concerns with working plumbing and kitchen facilities. Substandard housing that is suitable for rehabilitation is defined as housing with code violations, health and safety concerns or conditions that are not cost prohibitive to repair. The City has adopted standards to guide the rehabilitation process of homes assisted federal and state resources.

Many of the City's older homes remain suitable for rehabilitation and the City's housing repair programs have played a significant role in preventing severe deterioration of the housing stock. In 2008, among the City's 32,793 estimated units, 119 units or .4% lacked complete plumbing and 212 units or .6 % lacked complete kitchen facilities. In addition to home repairs, the City has set aside funds to assist low and moderate income households abandon their septic tanks and connect to newly available sanitary sewer lines in the CDBG Target Neighborhood.

Public Housing/Section 8 Facilities

The City does not have a public housing authority. It coordinates its public housing needs with Hollywood, Dania Beach, and Broward County. The area is served by Section 8 vouchers. There are no project based public housing developments in the City. Current data indicates section 8 units are available to Miramar residents. The number of current Section 8 voucher contracts and residents receiving Section 8 in the City fluctuates. As of April 30, 2010 the Housing Authority of Dania Beach had 41 Section 8/Housing Choice Vouchers units contracted in Miramar; the Hollywood Housing Authority had 108 Miramar units contracted and Broward County Housing Authority had 441 units contracted.

Housing Needs for Persons with Disabilities

In Miramar, there were 10,435 persons classified as having a disability in 2000 per the special tabulation income data provided by HUD. This represents 14% of the population. Table 25 breaks down the incidence of disability as it occurred through various census tracts in the City in 2000.

Table 25: Persons with Disability by Census Tract

Census Tract	Total Population	Disabled	% of Disabled Within Census Tract
91500	5147	1073	20.6
100801	3174	608	19.2
110317	10371	871	8.4
110318	5812	600	10.3
110319	5133	735	14.3
110320	7972	1056	13.2
110321	4249	306	7.2
110322	2960	618	20.8
110323	4735	555	11.7
110402	4662	901	19.3
110403	5112	650	12.7
110404	5384	1062	19.7
110500	8028	1400	17.4

Source U.S. Census Bureau 2008 American Community Survey

Table 26 illustrates that White and Black (Non-Hispanic) disabled accounted for 85% of the City’s disabled residents. Among the City’s disabled residents, 32.2% were of Hispanic origin.

Table 26: Persons with Disability by Race

Race/Ethnicity	# of Disabled	Percentage
White	5026	48%
Black	3856	37%
Alaskan	88	0.90%
Asian	348	3.34%
Native Indian/Pac Islander	8	0.08%
Other Race	1111	10.70%
Hispanic	3363	32.20%
Non-Hispanic	7072	67.80%

Source U.S. Census Bureau 2008 American Community Survey

The 2008 Census American Community Survey indicates that individuals 75 years old and over have the greatest occurrence of disabled persons who have independent living difficulty. This age group accounts for 1,055 or 1.4% of the population. Individuals between the ages of 35 and 64 have the second largest occurrence of persons with independent living difficulty, with 935 persons or 1.2% of the population.

Through the City’s housing rehabilitation program, the City assists owner-occupied households with barrier-free repairs. Households can apply for repairs such as door widening, bath tub to rolling shower conversion, cabinet renovation, and other types of improvements that increase mobility and independent living.

Table 27 provides details regarding disabled persons who experienced independent living difficulty. The table provides a breakdown by gender and age.

Table 27: Persons with Disability by Independent Living Difficulty

Male:	36,474
18 to 34 years:	10,897
With an independent living difficulty	272
No independent living difficulty	10,625
35 to 64 years:	21,672
With an independent living difficulty	595
No independent living difficulty	21,077
65 to 74 years:	2,483
With an independent living difficulty	237
No independent living difficulty	2,246
75 years and over:	1,422
With an independent living difficulty	248
No independent living difficulty	1,174
Female:	41,906
18 to 34 years:	13,731
With an independent living difficulty	0
No independent living difficulty	13,731
35 to 64 years:	22,756
With an independent living difficulty	340
No independent living difficulty	22,416
65 to 74 years:	2,885
With an independent living difficulty	67
No independent living difficulty	2,818
75 years and over:	2,534
With an independent living difficulty	807
No independent living difficulty	1,727
Total	78,380

Source U.S. Census Bureau 2008 American Community Survey

Table 28 illustrates the estimated number of persons, between the ages of 18 and 64, who were disabled and working in 2008. The disabled population between the age of 35 and 64 who were employed in 2008 accounted for about 2% of the population.

Table 29 illustrates that disabled persons living below the poverty level accounted for about .7% of the population.

Table 28: Persons with Disability by Employment

	Population
18 to 34 years:	24,628
With a disability	1,104
Employed	334
Not employed	770
No disability	23,524
Employed	15,558
Not employed	7,966
35 to 64 years:	44,428
With a disability	2,922
Employed	1,416
Not employed	1,506
No disability	41,506
Employed	34,465
Not employed	7,041
Total	69,056

Source U.S. Census Bureau 2008 American Community Survey

Table 29: Persons with Disability by Poverty

Under 18 years:	33,224
With a disability	695
Income in the past 12-months below poverty level	197
Income in the past 12-months at or above poverty level	498
No disability	32,529
Income in the past 12-months below poverty level	2,928
Income in the past 12-months at or above poverty level	29,601
18 to 64 years:	69,056
With a disability	4,026
Income in the past 12-months below poverty level	352
Income in the past 12-months at or above poverty level	3,674
No disability	65,030
Income in the past 12-months below poverty level	5,097
Income in the past 12-months at or above poverty level	59,933
65 years and over:	9,324
With a disability	1,913
Income in the past 12-months below poverty level	306
Income in the past 12-months at or above poverty level	1,607
No disability	7,411
Income in the past 12-months below poverty level	1,300
Income in the past 12-months at or above poverty level	6,111
Total	111,604

Source U.S. Census Bureau 2008 American Community Survey

Victims of Domestic Violence

A fact sheet produced by Broward County’s Women in Distress indicates that in 2008, there were 113,123 reported cases of domestic violence in Florida according to the Florida Department of Law Enforcement. Among those, 7,475 of those were reported in Broward County. According to the Women in Distress, most cases are never reported. The specific number of cases in Miramar is not known.

Persons with HIV/AIDS

The Broward County Health Department has been tracking HIV/AIDS statistics since 1981. As of March 2010, the number of reported HIV cases was 8,144 and the number of AIDS cases in Broward County was 19,003. Approximately 70% of people with HIV/AIDS are men. Just under 50% of the Broward County’ persons living with HIV/AIDS are Black/African American. Whites/Caucasians makes up 35% of the population living with HIV/AIDS. Hispanics of all races make up 13% of the population living with HIV/AIDS.

Table 30: HIV/AIDS Cases in Broward County

Living with HIV/AIDS Cases	Percentage
Asian	0
Black/African American	49%
Native/Hawaiian,	0
White	35.3%
Legacy Asia/Pacific Islander	.2%
Multi-Racial	1.5%
Unknown	0
Hispanic-All Races	13%
Non-Hispanic – American Indian/Alaska Native	0%

Source: Broward County Department of Health

Households by Race and Ethnicity and Disproportionate Needs

As discussed in the general demographics section of this plan, the table, City of Miramar is racially and ethnically diverse. Table 31 depicts the incidence of low and moderate income households among race and ethnic groups in 2000 (most recent data available for race and area median income).

The percentage of low and moderate income White (Non-Hispanic) households among the whites (non-Hispanic) in general is 31.3%. The percentage of low and moderate income Black (Non-Hispanic) households, among Black (non-Hispanic) is 35%. Hispanic low and moderate income households of all races represented 33% of all Hispanic Households.

Table 31 also indicates that among the minority and ethnic households in Miramar in 2000, there were no disproportionate housing needs among the various income levels.

Table 31: 2000 Household Incomes by Race & Ethnicity

Household Type	Very Low < 30%	Low 31% -50%	Moderate 51-80%	Income >81%	TOTAL
White Non-Hispanic	529 (27%)	420 (23%)	879 (23%)	4005 (27%)	5833 (26%)
Black Non-Hispanic	820 (42%)	830 (42%)	1620 (42%)	6045 (41%)	9315 (42%)
Native American Non Hispanic	4	4	10	35	53 (.2%)
Asian Non Hispanic	55	44	124	350	573 (2.6%)
Pacific Islander Non Hispanic	0	10	0	0	10 (.04%)
Hispanic Households-All Races	519 (26%)	504 (28%)	1085 (29%)	4274 (29%)	6382 (29%)
Totals	1927	1812	3718	14709	22,166

Source: SOCDs CHAS Data: Housing Problems Output for All Households, 2000

Areas of Low and Moderate Income and Racial Concentration

The City of Miramar has 24 Census tract block groups. Seven (7) 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 only 1 low-moderate area west of the Florida Turnpike, there are now 3 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:

Tract 091500 Block Group 1 - 64.5%
Tract 091500 Block Group 2 - 50.2%
Tract 100801 Block Group 1 - 71.8%
Tract 100801 Block Group 2 - 69.2%
Tract 110320 Block Group 1 - 55.3%
Tract 110403 Block Group 2 - 52.5%
Tract 110404 Block Group 2 - 51.0%

Miramar has witnessed a significant shift in its racial and ethnic composition. While African Americans/Blacks are the majority in the City and the Hispanic/Latino population has grown significantly, these groups aren't necessarily concentrated in low or moderate income areas of the City. Concentration occurs when the percentage of a minority population is at least 10% higher than the citywide average. In 2000, the citywide averages are as follows: White, 43.6%, Black, 43.3%, Asian -3%, Native Hawaiian/Pacific Islander -.1%, Other, 4.7% and Two or More Races, 5.1%. Hispanics comprise 29.4% of the population.

There are thirteen (13) census block groups where African Americans/Blacks are concentrated and seven (7) groups where low and moderate income households make up the majority (50.1% and greater).

Out of the seven (7) majority low and moderate income census tract block groups in the City, three (3) overlap in areas where there is a concentration of African Americans/Blacks. Two (2) of these overlapping block groups are east of the Florida Turnpike and one (1) is east of Douglas Road.

The remaining ten (10) census tract block groups with racial concentration are contiguous to low and moderate income areas in the City. Three (3) of the areas of African American/Black racial concentration are west of Douglas Road.

In 2000, eight (8) census tract blocks groups had a concentration of Hispanics/Latinos. Three (3) of these groups were located east of the Florida Turnpike, along the Pembroke Road corridor. The remaining five (5) census tract block groups with Hispanic/Latino concentration are west of Douglas Road and not contiguous to the Census 2000 low and moderate income areas.

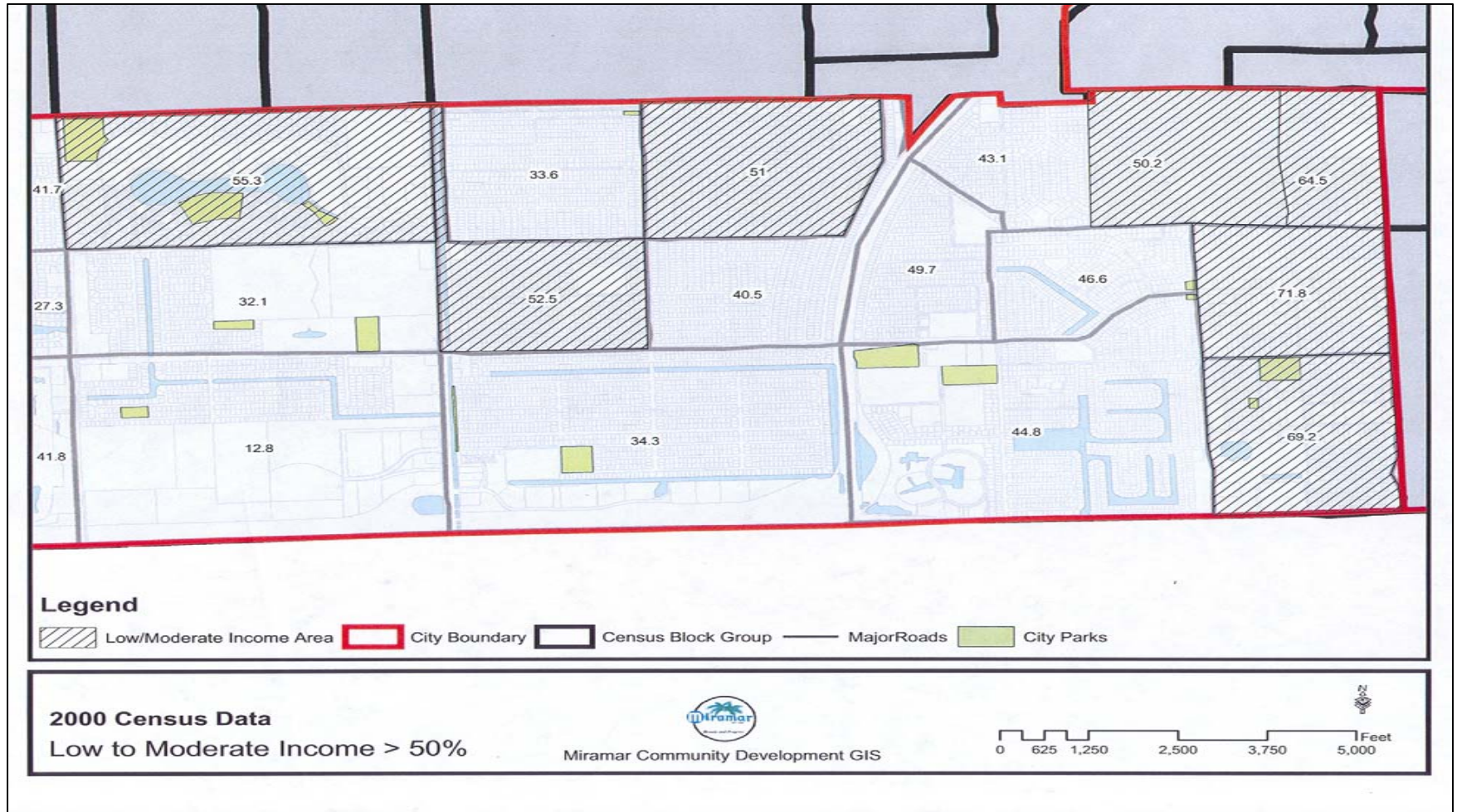
Table 32 provides income characteristics of the City of Miramar as provided by the Federal Financial Institution Examination Council. The western portions of the City are characterized by higher incomes whereas older section and middle section of the City is characterized by moderate and middle income households.

Table 32: Income Characteristics by Census Tract

Census Tract	Tract Income Level	Tract Median Family Income	2008 Tract Family Income	Est. Med	2000 Tract Median Family Income	Zip Code
091500	Middle	82.23	52,627		41,583	33023
100801	Moderate	53.95	34,528		27,283	33023
110317	Upper	155.39	99,450		78,579	33027/33029
110318	Upper	127.91	81,862		64,682	33027
110319	Middle	107.08	68,531		54,152	33025
110320	Moderate	79.85	51,104		40,381	33025
110321	Upper	170.64	109,210		86,294	33027
110322	Middle	103.03	65,399		52,100	33027
110323	Middle	109.10	69,824		55,173	33025
110402	Middle	101.57	65,005		51,365	33023
110403	Middle	90.32	57,805		45,673	33023
110404	Middle	86.60	55,424		43,794	33023
110500	Middle	89.44	57,242		45,232	33023

Source: Federal Financial Institutions Council, 2009

Figure 6: Low/Mod Target Area



4. HOUSING MARKET ANALYSIS 91.210

Refer to the Housing Market Analysis Table in the Needs.xls workbook

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.

Housing is a basic human need and a resource for attaining many other human goals. Housing is central to most people’s desires to build their net worth, enjoy a settled, safe and serene life, and capitalize on the value of a home for other major purchases and investments. It is both a means and evidence of self-accomplishment. It is this critical role of housing for both individual and community wellbeing that accounts for the commitment of governments at all levels to the provision of safe, decent and affordable homes for hardworking households in communities across America. An analysis of the City’s housing market provides practical insight into housing needs.

Supply

During the housing boom, Miramar was one of the fastest-growing cities in the State of Florida and the Country. In 2008, the City has grown to 37,108 housing units of which 32,793 are occupied. Almost 10,000 units were built in the last decade alone. Table 33 illustrates the types of units that exist in the City. Consistent with most suburban areas, the majority, 65.4% of the housing units were 1 unit, detached structures, followed by 1 unit attached structures, such as town homes and villas.

Table 33: Units in Structure

Total housing units	37,108	37,108
1-unit, detached	24,273	65.40%
1-unit, attached	4,078	11.00%
2 units	467	1.30%
3 or 4 units	1,286	3.50%
5 to 9 units	616	1.70%
10 to 19 units	2,336	6.30%
20 or more units	3,099	8.40%
Mobile home	953	2.60%
Boat, RV, van, etc.	0	0.00%

Source U.S. Census Bureau 2008 American Community Survey

The City of Miramar’s housing stock is also relatively new, with 57.6% of the housing stock being built in 1990 or after, and approximately 37% built after 2000. Approximately 20.5% of the housing was built 1970 or prior.

Table 34: Year Housing Was Built

Year Built	Population	%
Built 2005 or later	2,316	6.20%
Built 2000 to 2004	11,512	31.00%
Built 1990 to 1999	7,576	20.40%
Built 1980 to 1989	3,324	9.00%
Built 1970 to 1979	4,766	12.80%
Built 1960 to 1969	5,012	13.50%
Built 1950 to 1959	2,476	6.70%
Built 1940 to 1949	37	0.10%
Built 1939 or earlier	89	0.20%
Total housing units	37,108	37,108

Source U.S. Census Bureau 2008 American Community Survey

Approximately 41.7% of the total housing units have 3 bedrooms as depicted in Table 35. The market continues to place demand on housing with 2 to 3 bedrooms to accommodate the average household size of 3.5 persons for owners and 3.15 for renters in the City. As outlined in the general demographics section of this plan Miramar relatively young and the housing stock, schools and amenities have attracted many families to area.

Table 35: Number of Bedrooms

Bedrooms	# Housing Units	%
No bedroom	737	2.00%
1 bedroom	1,651	4.40%
2 bedrooms	9,137	24.60%
3 bedrooms	15,484	41.70%
4 bedrooms	6,721	18.10%
5 or more bedrooms	3,378	9.10%
Total Housing Units	37,108	37,108

Source U.S. Census Bureau 2008 American Community Survey

Characteristic of suburban communities, Miramar households are auto dependent. Only 3.4% of the housing units do not have a vehicle at the residence. Most households, 68% have 2 or 3 vehicles present at the housing unit.

Table 36: Vehicles Available

Vehicles	# of Housing Units	%
No vehicles available	1,104	3.40%
1 vehicle available	9,394	28.60%
2 vehicles available	14,792	45.10%
3 or more vehicles available	7,503	22.90%
Total Occupied Housing Units	32,793	32,793

Source U.S. Census Bureau 2008 American Community Survey

Demand

The City’s population growth is a direct impact of the housing boom and the demand for quality housing. Whereas approximately 57% of the housing units were built 1990 and after, 73% of the population moved into the City’s housing units 2000 and after. Approximately 40% of the individuals moved into their housing units in 2005 or after.

Table 37: Year Household Moved Into the Unit

Occupied Housing Units		
Moved in 2005 or later	13,129	40.00%
Moved in 2000 to 2004	10,924	33.30%
Moved in 1990 to 1999	6,286	19.20%
Moved in 1980 to 1989	1,323	4.00%
Moved in 1970 to 1979	512	1.60%
Moved in 1969 or earlier	619	1.90%
Total	32,793	32,793

Source U.S. Census Bureau 2008 American Community Survey

During the housing boom, the City, like the rest of the region, saw the cost of housing increase with rising property prices, insurance and taxes. During 2001 to 2005, the City averaged just under 3800 single family sales a year. This was a period where rentals were converted to condos and new construction greenfield development was booming. Credit, including exotic subprime loan products with relaxed underwriting, was accessible to those wanting to purchase property.

Table 38: Number of Single Family Sales Only

Broward County	MIRAMAR	2007	1336
Broward County	MIRAMAR	2006	2428
Broward County	MIRAMAR	2005	3194
Broward County	MIRAMAR	2004	4013
Broward County	MIRAMAR	2003	3746
Broward County	MIRAMAR	2002	4080
Broward County	MIRAMAR	2001	3924
Broward County	MIRAMAR	2000	0

Source: Shimberg Center for Affordable Housing

Factors Impacting Demand

In 2005 and 2006, the region was hit by 8 hurricanes which led to a spike in insurance premiums. In 2006, the mortgage meltdown began, taking the housing market with it. In 2007, sales in

Miramar dropped dramatically. The year 2009 showed a slight increase with sales partially attributed to the tax credit for first time buyers, historically low interest rates and people looking for foreclosure deals.

Access to Credit

Lenders are unwilling or are unable to talk to homeowners without current employment and/or documented income because more stringent underwriting criteria are being implemented to counter the relaxed underwriting criteria during the housing boom. Many households, including those with self employed individuals or those who work on per diem are unable to demonstrate the consistent income necessary to qualify for a mortgage in today’s market. In some households the issue is reduced income as employers reduce income to save the bottom line and save jobs.

With so many homes built and purchased during the housing boom, the effect on the City has been a greater share of foreclosed properties compared to other cities in the County.

Table 39 indicates that the City’s foreclosure issue is most concentrated in sections where there was a high prevalence of high cost loans made during 2004 and 2006 and areas primarily occupied by households at 120% of the area median income or lower.

Table 39: High Cost Loans 2004 to 2006

Census Tract	Total High Cost Loan 2004 to 2006 HMDA Loans	Total 2004 to 2006 HMDA loans	Estimated High Cost Loan Rate
091500	698	1,222	57.1%
100801	222	413	53.8%
110317	2,695	9,312	28.9%
110318	1,849	5,214	35.5%
110319	531	1,215	43.7%
110320	1,266	2,476	51.1%
110321	437	1,523	28.7%
110322	966	2,926	33.0%
110323	703	1,388	50.6%
110402	553	1,109	49.9%
110403	696	1,312	53.0%
110404	707	1,323	53.4%
110500	1,123	2,095	53.6%
TOTAL	12,446	31,528	
Target Geography Shaded	9,314(75%)	20,693(66%)	

Source: Huduser.org

Other factors that may impact demand in the City’s housing market are summarized in Table 40.

Table 40: Potential Factors Affecting Housing Market Conditions

Influencing factors	Elements influencing housing supply and demand
1. Population and human factors	<ul style="list-style-type: none"> a. Suburban flight by the elite and wealthy b. Segregated neighborhoods by race c. Housing discrimination.
2. Economic factor	<ul style="list-style-type: none"> a. Economic downturn, leading to unemployment b. Competition by commercial and industrial demands
3. Fiscal policy factor	<ul style="list-style-type: none"> a. High interest rates b. High insurance rates
4. Physical constraints	<ul style="list-style-type: none"> a. Lack of developable land b. Urban build out c. Preservation of sensitive land and open space
5. Development policy issues	<ul style="list-style-type: none"> a. Costly development permitting and impact fees b. Strict and rigid development codes and standards c. Cost of rezoning and variances
6. Environmental issues	<ul style="list-style-type: none"> a. Limited developable land b. Not-in-my-backyard syndrome (NYMBY) c. Environmental and preservation advocates
7. Consumer issues	<ul style="list-style-type: none"> a. Unrealistic expectations about home purchasing and housing market b. Lack of disciplined savings for home purchase c. Competing basic needs

Source: CRA of Florida, Inc.

Condition of Housing

With the majority of the housing stock being fairly new, the instances of the substandard housing conditions in the City is low. The definition of substandard housing is described in the City’s housing needs assessment. Less than 1% of the units lack complete plumbing, less than 1% lack a complete kitchen. Less than 1% of the units have no telephone service available.

Some of the City’s older housing stock has been threatened by the presence of foreclosure in the community. Abandoned/vacant properties are more susceptible to vandalism, where items such as kitchen facilities and copper plumbing/wiring may be targeted.

Cost of Housing

The estimated value of property in Miramar has also decreased since reaching its peak in 2006. In 2008, the estimated median value for owner-occupied property was \$301,600. The 2008 estimates indicated an affordability issue still existed as approximately 84% of the City’s housing stock in 2008 was estimated to be \$200,000 or more in value.

The value of property in March 2010 according to zillow.com is \$154,000. This steep decline in value is attributed to the effects of the mortgage meltdown, property value adjustment and high rates of employment leading to high volume of foreclosure activity in the City.

The 2010 *Out of Reach Report* completed by the National Low Income Housing Coalition, estimates that rents have increased by 60% to 90% since 2000 in Broward County. The annual household income required to afford a two bedroom in Broward County, with no cost burden, is \$54,320 or \$26.12 an hour. The median salary for renters in Broward County is \$14.91. In 2010, the rent affordable for someone making minimum wage of \$7.25 is \$377.

Unit Vacancy

As indicated in the 2008 American Community Survey (ACS), of the City’s 37108, units approximate 32,793 units were occupied, leaving a vacancy rate of approximately 11.60% The estimated vacancy rate in 2000 was 11%. As table indicates below the vacancy rate is primarily attributed to rental units. Of the 4,315 vacant units, approximate 523 of the unit owners had residences somewhere else.

Table 41: Housing Unit Inventory-Occupied and Vacant Units

Total housing units	37,108	37,108
Occupied housing units	32,793	88.40%
Vacant housing units	4,315	11.60%
Homeowner vacancy rate	1.8	n/a
Rental vacancy rate	11.9	n/a

Source U.S. Census Bureau 2008 American Community Survey

Vacancy Compounded by Foreclosure

According to Blockshopper.com, foreclosures in the City of Miramar went from 46 in 2006, to 335 in 2007, to 849 in 2008 and to 1176 in 2009. These are properties where the foreclosure process was completed and title transferred. With the decline of the housing and credit market many of the units that fall into foreclosure are purchased back the bank and become Real Estate Owned (REO). Because of the City’s high foreclosure rate, it received over \$9.3 million in the 2008 Neighborhood Stabilization Program (NSP1) to address vacant, blighted and foreclosed property in the City. The NSP program assigned abandonment and foreclosure risk scores which

factored the presence of overvalued properties financed with sub prime loans and the rate of unemployment. It has been primarily a Citywide issue.

Studies have shown that concentrations of REO properties can lead to a cycle of disinvestment, abandonment, and neighborhood decline. Enterprise Partners Inc., a national non-profit, in responding to the foreclosure crisis, indicates that “when the number of vacant homes reaches a critical mass, property values decline rapidly and demand for property in that community drops off and eventually disappears.” The group also states that “current owner-occupants are usually the first to be deterred by the high vacancy rates.” The once owner-occupied units are converted to rentals by speculator investors and eventually the neighborhood becomes over run with investors looking for short term profits and no vested interest in the community. Communities with large amounts of absentee landlords tend to have more blighted and poorly maintained properties. Miramar’s older neighborhoods are most vulnerable to this type of scenario.

Housing Stock to Serve Persons with Disabilities

The City has an on-going program to retrofit owner-occupied housing for persons with physical disabilities. The program is carried out through the City’s home repair program and address improvements such as the installation of grab bars, ramps, bathtub to shower conversions and more. The program is funded with both federal and state funding sources.

Housing for Persons with HIV/AIDS

The City of Ft. Lauderdale, as the largest City within the metropolitan area, is the grant administrator for Broward County’s Housing Opportunities for Persons with AIDS (HOPWA) formula grant. For Program Year 2010, the City of Ft. Lauderdale will be responsible for administering \$8,646,967 in HOPWA funding. The metropolitan areas with a population of more than 500,000 and at least 1,500 cumulative AIDS cases are eligible for HOPWA Formula Grants. Existing HOPWA Programs are funded by the City of Fort Lauderdale and implemented by local human and social service providers.

a) Short Term, Rent, Mortgage & Utilities (STRMU) – Continued support for emergency financial assistance for payment of rent, mortgage and utilities. Rent or mortgage payments will be limited to 21 weeks per year per household and will be made directly to the landlord or mortgage company. No payments are made directly to a client. Utility payments will be limited to \$1,000 per year and will be disbursed directly to the utility company.

b) Permanent Housing Placement Assistance – Provides support to HIV/AIDS persons who are ready to move into independent housing units to pay for first, last and security deposits. Clients should be homeless, or reside in a residential treatment center, transitional or short-term housing facility. Clients who already reside in independent housing are ineligible unless they have a need to move. Clients will have to demonstrate the ability to continue to pay the rent after initial assistance.

c) Assisted Living Facility Placements – Provides support for placement in Assisted Living Facilities. The program will be provided for clients who require supervision and some assistance with their activities of daily living. Meals, housekeeping, and all utility costs are included.

d) Tenant Vouchers Housing / Client-Based – Provides support for lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The household assisted will be required to pay no more than 10% of its gross income or 30% of adjusted income for rent and utilities, whichever is greater. The voucher will pay the difference. A utility allowance will be used to determine utility costs.

e) Project Based Rental Assistance – Provides support for apartment units operated by nonprofit organizations for HIV/AIDS clients. Clients will be required to pay either 10% of gross income or 30% of adjusted income for rent and utilities whichever is greater.

f) Emergency Transition Housing – Provides funds for short-term emergency supported housing for up to sixty (60) days for HOPWA eligible clients with appropriate supportive services to assess the needs of clients and transition them into an appropriate housing solution.

g) Community Based Housing Residence Assistance and Service – Provides support for housing up to five (5) months in a multi-person, multi-unit residence designed as a residential alternative to institutionalized care; to prevent or delay the need for such care; and to provide a transition setting with appropriate supportive services.

Housing for Victims of Domestic Abuse

Women in Distress (WID) is the area's only State certified domestic violence center. Headquartered in Ft. Lauderdale, WID has 62 beds located in two confidential shelters to house women and children from abusive situations. Women and their children may stay 60 days to three months. According to the Center's website, the shelters generally stay full with women and children coming and going. If the shelter is full and someone needs assistance, the Center will refer to another shelter in Broward's Continuum of Care network.

In 2007, the Department of Community Affairs conducted a survey of certified domestic violence Centers. There are three serving the Broward and Palm Beach area. Only one is in Broward County. In the survey, the Centers indicated their greatest capital needs were a new shelter to replace an existing facility; security upgrades, such as safety and fencing; and renovations and expansions to outreach facilities for storage space, new group meeting spaces, increased office space, computers, and furniture.

The survey also indicated that transitional housing was a vital need. Because of the lack of affordable transitional housing, center residents request extended stays. While cities set aside housing for domestic violence centers to offer to survivors, the demand is greater than the availability. Because residents stay longer, the centers remain at or over capacity causing them to refer individuals and family referrals to other accommodations.

Public and Assisted Housing 91.210 (b)

The City of Miramar does not have a public housing agency located within its boundaries. The City is served by public housing authorities through the Section 8 rental assistance voucher program. The area is primarily served with vouchers from Hollywood, Dania Beach and the Broward County housing authorities.

The number of current Section 8 voucher contracts and residents receiving Section 8 in the City fluctuates. As of April 30, 2010 the Housing Authority of Dania Beach had 41 Section 8/Housing Choice Vouchers units contracted in Miramar; the Hollywood Housing Authority had 108 Miramar units contracted and Broward County Housing Authority had 441 units contracted.

Table 42: Public Housing Inventory

PHA Name	Agency Street Address	Agency City	County Served	Agency Zip Code	Agency Phone Number	Public Housing Units	Housing Choice Voucher (Sec8) Units	Units + Vouchers
BROWARD CO.	1773 N State Road 7	Lauderhill	Broward	33313	954-739-1114	474	5533	6044
DANIA	715 W Dania Beach Blvd	Dania Beach	Broward	33004	954-920-9662	39	499	539
DEERFIELD BCH	533 S Dixie Hwy 2nd Fl	Deerfield Beach	Broward	33441	954-428-0678	196	482	678
FT. LAUDERDALE	437 SW 4th Ave	Ft. Lauderdale	Broward	33315	954-525-6444	635	2388	2747
HOLLYWOOD	7300 N Davie Road Extension	Hollywood	Broward	33024	954-989-4691	120	661	719
POMPANO BEACH	321 W Atlantic Boulevard	Pompano Beach	Broward	33060	954-785-7200	0	1096	1065

Source: Florida Housing Data Clearinghouse

Table 43: Public Housing – Developments

Public Housing Authority (PHA)	Development Name	Development Street Address	Development City	Development County	Zip Code	PHA Phone Number	Total Units	Population Served
BROWARD COUNTY HOUSING AUTHORITY	Auburn Gardens	3400 Auburn Boulevard	Ft. Lauderdale	Broward	33311	954-739-1114	24	Family
BROWARD COUNTY HOUSING AUTHORITY	Crystal Lake Garden Apartments	3100 North 24th Avenue	Hollywood	Broward	33020	954-739-1114	190	Family
BROWARD COUNTY HOUSING AUTHORITY	Ehlinger Apartments	7481 NW 33rd Street	Davie	Broward	33024	954-739-1114	100	Family
BROWARD COUNTY HOUSING AUTHORITY	Everglades Heights	2400 NW 22nd Street	Ft. Lauderdale	Broward	33311	954-739-1114	53	Family
BROWARD COUNTY HOUSING AUTHORITY	Griffin Garden Apartments	4881 Griffin Road	Davie	Broward	33024	954-739-1114	100	Elderly
BROWARD COUNTY HOUSING AUTHORITY	Highland Garden Apartments	331 NE 48th Street	Deerfield Beach	Broward	33064	954-739-1114	100	Elderly
BROWARD COUNTY HOUSING AUTHORITY	Meyers Estates	2411 NW 7th Street	Ft. Lauderdale	Broward	33311	954-739-1114	50	Family
BROWARD COUNTY HOUSING AUTHORITY	Park Ridge Court	5200 NE 5th Terrace	Deerfield Beach	Broward	33064	954-739-1114	37	Family
BROWARD COUNTY HOUSING AUTHORITY	Roosevelt Glen	NW 27th Lane	Ft. Lauderdale	Broward	33311	954-739-1114	10	Family
BROWARD COUNTY HOUSING AUTHORITY	Schooler/Humphries Villas	3801 NE 8th Avenue	Pompano Beach	Broward	33064	954-739-1114	112	Family
HOLLYWOOD HOUSING AUTHORITY	Apollo Terrace	940-950,960-980 N. 66 Terrace	Hollywood	Broward	33024	954-989-4691	30	Family
HOLLYWOOD HOUSING AUTHORITY	Driftwood Terrace	7300 N. Davie Rd.	Hollywood	Broward	33024	954-989-4691	90	Elderly

HOUSING AUTHORITY OF POMPANO BEACH	Ben Turner Ridge	N.W. 6th Avenue	Pompano Beach	Broward	33060	954-785-7200	12	Family
HOUSING AUTHORITY OF POMPANO BEACH	Blanche Ely Estates	N.W. 10th Street	Pompano Beach	Broward	33060	954-785-7200	106	Family
HOUSING AUTHORITY OF THE CITY OF DANIA BEACH	Saratoga Apartments	715 W. Dania Beach Blvd.	Dania Beach	Broward	33004	954-920-9662	39	Family
HOUSING AUTHORITY OF THE CITY OF DEERFIELD BEACH	Stanley Terrace	402 SW 2nd Street	Deerfield Beach	Broward	33441	954-428-0678	96	Family
HOUSING AUTHORITY OF THE CITY OF DEERFIELD BEACH	The Palms	425 NW 1st Terrace	Deerfield Beach	Broward	33441	954-428-0678	100	Elderly
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Dixie Court	324 W. Dixie Court	Ft. Lauderdale	Broward	33311	954-525-6444	150	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Dr. Kennedy Homes	1004 W. Broward Blvd.	Ft. Lauderdale	Broward	33312	954-525-6444	132	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Oakpark Apartments	841 NW 13 Terrace (Scattered Sites)	Ft. Lauderdale	Broward	33311	954-525-6444	84	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Sailboat Bend	425 SW 4 Avenue	Ft. Lauderdale	Broward	33315	954-525-6444	105	Elderly
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Sistrunk Gardens	1436 Sistrunk Gardens	Ft. Lauderdale	Broward	33311	954-525-6444	38	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Suncrest Court	1615 NW 23 Avenue	Ft. Lauderdale	Broward	33311	954-525-6444	66	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Sunnyland Homes	840 NW 13 Terrace	Ft. Lauderdale	Broward	33311	954-525-6444	84	Family
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Sunnyreach Acres	100 SW 18 Avenue	Ft. Lauderdale	Broward	33312	954-525-6444	100	Elderly
HOUSING AUTHORITY OF THE CITY OF FT. LAUDERDALE	Sunnyreach Acres	1701 SW 2nd Street	Ft. Lauderdale	Broward	33312	954-525-6444	29	Family

Table 44: Assisted Units in Miramar

Project	Address	Total Units	Assisted Units	# of 1 Bedrooms	# of 2 Bedrooms	# of 3 Bedrooms	# of 4 Bedrooms	Funding Type	Population Served	Expiration Date of Governing Program
Heron Pointe	2260 Sherman Circle N.	200	200	44	140	16	0	Housing Credits 4% , Local Bonds, Sail	Elderly/Family	2043
Villas de Mallorca	3430 Douglas Road	252	252	16	140	96	0	Housing Credits 4% , Local Bonds, Sail	Family	2031
Ashlar (tka Pier Club)	8440 Sherman Circle N	480	96	97	358	25	0	Local Bonds	Family	0

The City of Miramar has three developments that are either state or Federally assisted rental housing. These units include Heron Pointe (200 Units), Ashlar formerly known as Pier Club (96 Units) and Villas de Mallorca (252 units). According to the Florida Housing Data Clearinghouse, these developments serve family and elderly households. There have been no multi-family assisted rental units developed in the City in the last 5 years. The Shimberg Center developed several preservation/deterioration risk factors one of them being the presence of family tenant population. All of the City’s assisted units cater to families. This is also a reason for potential “opt-out” In addition, because Ashlar’s units are not fully funded, it faces additional risk being lost through the “opt-out” process. Heron Pointe and Villa de Mallorca are for-profit developments which is an additional risk factor contributing to the potential loss of this development as an affordable housing project.

CDBG, NSP, SHIP and HOME Programs

The City has an ongoing residential rehabilitation and purchase assistance program that it funds through CDBG, SHIP and HOME. The CDBG and HOME program targets households at 80% of the area median income or less. The SHIP program now targets households at 140% of the area median income. However 30% of a City’s annual allocation must be directed to households at 50% of the area median income and another 30% must be directed to households at 51% to 80% of the area median income The accomplishments of these programs are discussed in the introduction of this plan. The City’s NSP program requires that at least 25% of the funds be directed to households at 50% of the area median income.

Homeless Inventory 91.210 (c)

*Refer to the Needs Table 1A or the CPMP Tool's Needs.xls workbook

There are a variety of facilities and services to assist homeless persons and families with children. The network is overseen by the Broward County Continuum of Care. The City of Miramar is presently served by Broward's Continuum of Care (CoC) Homeless Program and will continue to work with the County to strengthen the CoC and support and facilitate that program as necessary. The program is a countywide public/private partnership that pulls together social services, job training and affordable housing to help bring low income from homelessness and governmental dependency to self-sufficiency.

The most recent available data on homelessness in the City stems from the 2009 Census Survey data prepared by the Broward County Coalition for the Homeless. The next survey is in January 2011.

In 2009 as part of Broward County's biannual homeless count, there were 800 homeless persons living on the street, an increase from 700 in 2007. The economic climate and high unemployment continues to pose greater risk of homelessness, particularly among lower income households.

The most recent available data on homelessness in the City stems from the 2009 Census Survey data prepared by the Broward County Coalition for the Homeless. A total of 2,134 adults responded to the 2009 survey that addressed overall homelessness, single persons, and families in Broward County.

According to the 2009 Homeless Census, 15 persons indicated that Miramar was the last place they had owned a place to live and 18 persons indicated that Miramar was the City they slept in the night before the survey.

Table 45: Continuum of Care: Housing Gaps Analysis Chart 2007 (Rev.)⁶ -

		Current Inventory in 2005	Under Development in 2005	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
	Emergency Shelter	741	10	74
Beds	Transitional Housing	1,963	0	74
	Permanent Supportive Housing	456	129	345
	Total	3,160	139	493
Persons in Families With Children				
	Emergency Shelter	205	20	250
Beds	Transitional Housing	326	0	375
	Permanent Supportive Housing	938	4	375
	Total	1,469	24	1,000

Source: Broward County Homeless Initiative Partnership (HIP),2004.

Table 46: Continuum of Care: Homeless Population and Subpopulations Chart – Broward

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	682 (A)	1,500 (A)	424 (N)	2,606
2. Homeless Families with Children	50 (A)	80 (A)	2 (N)	132
2a. Persons in Homeless Families with Children	200 (A)	290 (A)	18 (N)	508
	882 (A)	1,790 (A)	442 (N)	3,114
Total (lines 1 + 2a only)				
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	374 (S)		251 (N)	625
2. Severely Mentally Ill	534 (S)		*101 (N)	635
3. Chronic Substance Abuse	294(S)		* 79 (N)	373
4. Veterans	240 (S)		* 99 (N)	339
5. Persons with HIV/AIDS	27 (S)		* 15 (N)	42
6. Victims of Domestic Violence	214 (S)		* 26 (N)	240
7. Youth (Under 18 years of age)	267 (S)		* 8 (N)	275

Source: Broward County Homeless Initiative Partnership (HIP) 2007

⁶ *Based on 2005 survey and adjusted for beds gained or lost in each category as inventoried in 2004 and instruction on new definitions of "homeless" to be used for counts. Direct results from street count and shelter survey 1/25/05, adjusted using additional housing inventory assuming 95% occupancy for "sheltered" population and subpopulations. Subpopulations reflect duplicated counts. (A) - Administrative Records, (N) - Enumerations, (S) - Statistically Reliable Sample

Special Need Facilities and Services 91.210 (d)

Assisted Living

As of May 2010, the City had 45 registered assisted living facilities (ALFs) of which 27 were located in zip code 33023, 11 were located in 33025, 4 were located in 33027 and 3 were located in 33029. The zip code 33023 is the most eastern zip code in Miramar. Assisted living facilities are required to apply and license with the Florida Agency for Health Care and Administration. The City is required to ensure they are located at least 1,000 feet apart from each other.

Youth and Family Outreach Center and Broward County Services

The Youth and Family Outreach Center has interagency agreements with 9 outside agencies to provide services for residents assisted through the Outreach Center. All agreements are at no cost to the City nor do they utilize CDBG funds. The Outreach Center provides a location for the agencies to deliver their services.

These include:

- WorkForce One with a job search computer kiosk to assist unemployed and underemployed residents locate jobs.
- Broward County elderly and Veterans Services, providing services for Veterans
- Internal Revenue Service provides volunteers to complete free tax returns, especially focusing on elders and those individuals who are eligible for the Earned Income Tax Credit.
- Hispanic Unity through an agreement with Broward County Family Success provides Case Management, rental assistance and other services.
- Department of Children and families: Through the Access Florida program it provides for online benefit application assistance on site.
- Spectrum: Provides counseling for mental health and addiction issues.
- ADRC: The EHEAP program can provide assistance with final notice Florida Power and Light electric bills and/or may provide assistance in the form of a fan or blanket. This program is for income eligible persons over the age of sixty.
- Farm Share provides supplemental food for low income people.
- Department of Juvenile justice: On site probation officer counsels and monitors compliance for youth who are currently on probation.

The Youth and Family Outreach Center also provides placements for homeless individuals as well as follow-up when they return to the community. The Youth and Family Outreach Center performs home visits in cases where individuals are unable to come to the center for a variety of reasons. Negotiations are also underway to provide Children's Mental Health services as well as additional services at the Center.

The Area Agency on Aging plans, develops, coordinates, and evaluates programs; funds services; and is the prime advocate for residents of Broward County, Florida, 60 years of age or older. The Agency is administered by the Areawide Council on Aging of Broward County, Inc. All programs are funded by the following through the Florida Department of Elder Affairs and the Areawide Council on Aging of Broward County, Florida's Community Care for the Elderly and Home Care for the Elderly Acts; Alzheimer's Disease Initiative Legislation; Medicaid; and Emergency Home Energy Assistance for the Elderly. Matching funds are contributed by Broward County Government and local municipalities

The Miramar Satellite Senior Center is administered by the City of Miramar and located at the City's Multipurpose Center. Services include nutrition, transportation, educational wellness, farmshare distribution, information and referral, and recreational activities. The center also serves as a congregate dining site. Limited transportation is provided to senior residents, sixty and older. Transportation services include scheduled bus service, Monday thru Friday, 8:00 a.m. - 4:30 p.m. Medical transportation is offered Monday thru Friday. Grocery shopping is provided weekly, as are mall shopping and recreation trips. Transportation must be scheduled at least one day in advance.

Senior Connection is an information and referral program designed to provide a toll-free single point of access for people to request and receive information and other assistance relative to social services for the elderly. It is the official Elder Help Line for Broward County. From 8:00 a.m. to 5:00 p.m., Monday thru Friday, information and referral specialists are available to respond to calls - (954) 714-3464 and FAX (954) 714-3469. Senior Connection links seniors to a series of community-based services to maximize an elder's independence, allowing them to remain in the community and their home. Assistance is available in English, Spanish, and Creole. Senior Connection is administered by the Areawide Council on Aging of Broward County, Inc.

The Florida Relay Service provides operator assistance to persons with hearing and speech impairments to help them communicate with other individuals via the telephone. There is no charge for this service for local calls.

The Southwest Focal Point Senior Center, administered by the City of Pembroke Pines, is located at 301 N.W. 103 Avenue in Pembroke Pines. Staff is available from 8:30 a.m. to 5:00 p.m., Monday thru Friday. This center provides a variety of social, recreational and educational programs in addition to information, referral, senior day care, counseling, Respite for Elders Living in Everyday Families (RELIEF), transportation and health support services. A congregate dining site serves meals at 11:30 a.m. Transportation is provided to residents, aged sixty and older, to and from the senior center and for medical and dental appointments. Limited grocery shopping is available, as well. Door-to-door service is offered. Medical and dental appointments may be scheduled from 10:00 a.m. - 4:30 p.m., Monday through Friday. Services are provided on a first come, first served basis.

The Community Care for the Elderly (CCE) Program is administered by Broward County Elderly and Veterans Services. The CCE Program coordinates in-home and facility-based services to frail seniors. The goal of the project is to enable the frail elderly to remain in their

accustomed environments, thereby preventing or delaying institutionalization. There are five centers throughout the county that implement this program—none in southwest Broward.

The Housing for Persons with AIDS (HOPWA) grant is administered by the City of Fort Lauderdale's Planning and Economic Development Department and Community Development Division. The HOPWA grant is for the Ft. Lauderdale metropolitan area and serves low income persons living with HIV/AIDS and their families throughout Broward County

The **Children's Harbor Project** is a not-for-profit organization that provides transitional housing for abused and neglected children. Located in Pembroke Pines, it is open to all eligible children on a first-come, first served basis.

Barriers to Affordable Housing 91.210 (e)

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 is responsible for addressing regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing. The committee is also responsible for reviewing established procedures, ordinances, land development regulations and adopted local government comprehensive plans of the City.

The board is responsible for recommending 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.

Another component to affordability is the tax implications of homeownership. Broward County residents are eligible for homestead exemption for \$50,000 of the taxable valuable on their primary residence. The exemption also caps increase in taxes on homestead property by 3% per year, through the "Save Our Homes" amendment. However, as homesteaded properties are sold in Broward County, their exemption is released. Often times these properties are sold significantly higher than their original purchase prices and the new taxable valuable becomes sticker shock and burden for the new property owner. The City's tax policy allows for an additional tax exemption of up to \$25,000 for individuals 65 years old with \$20,000 or less adjusted gross income. This exemption is in addition to the \$50,000 homestead exemption provided by Broward County

5. FIVE YEAR STRATEGIC PLAN

The purpose of the strategic plan is to describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low income, low income, and moderate income residents. This section contains specific objectives and outcomes.

Long Term Overall Goals

- To maintain property conditions of dwellings owned and occupied by low to moderate income persons.
- To increase affordable housing opportunities and choices for low to moderate income households.
- To enhance/improve public facilities and improvements that benefit low to moderate income persons in the City.
- To enhance public services to the community.
- To increase economic opportunity for very low to moderate income households and those households living below the poverty line.

Geographic Location of Projects

The City's low to moderate income areas are depicted on page 38. This is the City's eligible area for projects that are intended to benefit a low/mod area in general. Public improvement and infrastructure projects will be located in this area unless the project is public building that will be dedicated to meeting the needs of a special category of persons who are presumed to be low to moderate income.

The City of Miramar's direct housing assistance will be made available on a Citywide basis, and will 100% benefit low and moderate households. Households may in need of assistance regardless if they are in predominately low/moderate income area census tract. Citywide assistance promotes expanded housing choices for households received homeownership assistance.

Public service assistance will be available to residents Citywide who are documented low to moderate income or to those presumed to be low to moderate income because of the nature of the assistance or location of the activity.

The amount of investment to targeted areas will depend on funding availability, primarily the availability of other federal and state sources available to the City for housing, such as SHIP and HOME.

Basis for Allocation of Annual Funding

1. Direct Benefit Activities

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

2. Geographical Impact of Funds

Projects that geographically impact low/mod areas will also be considered for funding. Indirect benefits from public infrastructure improvements is an example. These projects should directly impact areas where at least 51% of the residents earn 80% or less of the AMI.

3. Consistency with the City's Consolidated Plan

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

4. Timely Implementation of Projects

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

5. Interrelationship of Activities

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

6. Leveraging Funds

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

7. Sequence of Phasing

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

8. Impact on Administration Cost and Operating Budget

Projects that create substantial administrative, operational or maintenance cost are discouraged. Special consideration will be given to projects or activities that require few fixed staff or low maintenance expenses to be incurred by the City.

9. General Feasibility

All projects must be proven to be financially feasible before receiving CDBG funds, particularly in the case of economic development; housing development; and subrecipient administered projects. All economic development and housing development proposals will be required to have an additional attachment to the regular CDBG proposal application. This attachment must be completed and clearly demonstrate that the proposed project is financially feasible and conforms to applicable regulatory constraints, i.e. zoning, land use, flood plan restrictions, environmental regulations, etc.

10. Non-Duplication of Efforts

Proposed projects that will cause duplication of an existing service will not be considered for funding. As an example, a proposal for operation of a "Senior Citizen Day Care" by a non-profit entity program would not be considered for funding if the City was currently operating social services program or comparable services.

Specific Objectives 91.215 (a) (4)

In March 2006, HUD finalized a national outcome performance measurement system and began requiring its use by grantees to enable HUD to collect information on the outcomes of activities funded with CPD formula grant assistance. While the City has local objectives, all activities must tie into the national outcomes and to expand access to affordable housing, foster suitable living environment and expand economic opportunities. The potential outcomes include: availability/accessibility, affordability and sustainability.

The accomplishments data is entered into the Integrated Disbursement and Information System (IDIS) and will be aggregated at the national level to provide HUD with the information necessary to show the national results and benefits of the expenditure of federal funds using these four CPD formula grant programs.

The City of Miramar's Summary of Priorities:

1. Housing rehabilitation for owner-occupied and/or rental occupied households
2. Homeownership assistance for low to moderate income residents
3. Expanded housing opportunities for low income households and supportive housing
4. Voluntary acquisition/demolition to promote community development
5. Voluntary acquisition/rehabilitation to promote community development
6. Voluntary acquisition/redevelopment to promote community development
7. Affirmatively Furthering Fair Housing
8. Economic development (Job Creation and Retention, Business Assistance, and Commercial Rehabilitation)
9. Parks and recreation public facilities improvement
10. Street, water, sewer, drainage, sidewalks and landscaping public improvements in targeted areas.
11. Youth facilities and services
12. Senior-oriented facilities and services
13. Social and Youth and Family Outreach services

Priorities were determined as a result of the housing and community development needs assessment conducted. The City has a diverse population with diverse needs. Priorities were identified based on the information derived from the planning process. Funds are directed to areas where there are limited resources to address the needs and improvements. Without federal investment these needs would likely remain unaddressed or underserved. The City's main objective is to work toward the goal of improving the quality of life for Miramar residents, particularly those of low and moderate income households. Funds will be allocated to priority housing, community, and economic development needs and activities as identified through the Consolidated Planning Process and consultation of the City's 2010-2014 CIP, and other planning and community redevelopment documents prepared by the City.

Priority Housing Needs

91.215 (b)

Funds are primarily allocated to owner occupied low to moderate income households because approximately 80% of the City's households are owner occupied. Priority assistance is directed to elderly and non elderly households, with emphasis on very low income households.

The units in historic Miramar are primarily owner occupied and in need of housing rehabilitation. Cost burden data indicates that many of the City's low to moderate income households will not have the resources to addresses repairs that are essential to maintain the City's affordable housing stock and overall neighborhood appearance. Because the City is an entitlement community, the City is in the only resource that can provide this type of immediate assistance to its residents.

Also with the severity of the foreclosures in the community, the City will focus on housing activities which prevent abandoned and blighted housing. Where the City can intervene to prevent homelessness it will fund activities with the goal to do so. Housing activities that can assist large low to moderate income families, including alleviating overcrowding will also be a priority.

Obstacles. The major obstacles in assisting these households will include availability of funding/access to capital for new development, high levels of unemployment that threaten the ability of households to maintain their mortgages and housing expenses, stringent underwriting criteria for new purchasers, and continued presence of foreclosures in the community and increased investor activity.

Specific Objectives/Affordable Housing

91.215 (b)

Table 47 describes the specific housing objectives and proposed accomplishments and outcomes the City hopes to achieve over the next 5 years.

The City of Miramar's housing strategy focuses on assisting the very low, low and moderate income owner-occupant households with housing affordability problems and physical defects through its CDBG/NSP, SHIP, and HOME programs. Moderate income renters will continue to be assisted with homeownership assistance from the City's SHIP program as well as Broward County programs. Very low and low income renters will continue to be assisted with Section 8 rental assistance subsidies from participating public housing authorities.

Table 47: Housing Objectives

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	5 Year Goal
Decent Housing DH-1	Housing Rehabilitation (Existing or Acquired)	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.)	Homes Rehabilitated	50
Decent Housing DH-1	Housing Rehabilitation /Sewer Connections	Improve accessibility to new sewer system by low to moderate income households.	Homes Connected to New Service	100
Decent Housing – DH-1	Acquisition/ Rehabilitation	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income households.	Number of units acquired and rehabilitated	25
Decent Housing – DH-1	Acquisition/ Demolition	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families.	Number of potential units demolished	3
Decent Housing DH-2	First Time Homebuyer Assistance - Down payment Assistance – General	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families.	Homes Purchased	25
Decent Housing – DH-2	Rental Housing	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	10

Priority Objectives	Proposed Activities Activity/Project	Outcome Statement	Indicator Performance Measure	5 Year Goal
Decent Housing – DH-2	Mortgage/Rent Assistance	Increasing the availability of affordable permanent housing in standard condition to low income households including larger families, seniors and supportive and special needs.	Number of persons assisted	10
Decent Housing DH-2	Fair Housing Outreach and Promotion and Housing Programs Education	Increasing the availability of affordable permanent housing in standard condition to low income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	Number of Fair Housing Activities (Annual Assessment of Fair Housing Action Plan)	5

Obstacles

Funding will continue to be an obstacle the City faces in implementing its housing programs. There will always be a shortage of funds required to assist the entire community's needs. In addition, current market conditions will also stall new residential development opportunities.

Proposed Actions and Projects

Residential Rehabilitation of Affordable Housing - Priorities will still be addressed through the City's CDBG, SHIP, and HOME Housing Programs. If SHIP funding remains stable for the next five years, a total of 50 families will each receive an average of \$50,000 for home repair/weatherization assistance for a total of \$ 2,500,000. If CDBG funding is provided at the recommended level of \$300,000 per year, a total of 35 households will receive assistance totaling \$1,750,000. These funds will include the costs for repairs and inspections. If the City remains a member of the Broward County Home Consortium, it will receive approximately \$750,000 over the next 5 years to assist approximately 15 households.

Accessibility Repairs - The City of Miramar has already implemented a Removal of Architectural Barriers Program for its elderly and disabled residents. These households receive priority assistance when the City is accepting applications for this program. Funding is available as part of the City's Residential Rehabilitation (Minor Home Repair) Program and is funded through both Federal and state grants. Repairs include entry and access enhancements, improving bathroom and kitchen accessibility, and increasing safety and independence. Sample repairs include widening exterior and interior doorways, installing ramps or lifts, walkway railings or edge protection, installing a grab bar and sloped roll-in shower, installing non-slip surfaces in tubs/bathroom floorings and improving sink and toilet access. Residents are obtain increased safety and greater independence as floor is replaced with low commercial grade carpet, power outlets and switches are adjusted to appropriate and accessibility heights.

Residential Sewer Connection – A large segment of the City's low to moderate target area has received new sanitary systems. The improvements have just recently been approved by Broward County. The City's goal is to assist approximately 100 of the several homeowners that will be required to connect to the City's new lateral system. As many as 700 households will have to connect. The City will increase funding if there is an increase in low to moderate income households eligible for the assistance. Connections average approximately \$2500 each.

Homeownership Purchase Assistance - Priorities will be tackled through SHIP. If SHIP funding remains stable for the next five years, approximately 20 households will receive purchase assistance totaling \$600,000 over a five year period for home ownership and credit counseling. Where possible, funds will be leveraged with Broward County Office of Housing Finance. Approximately 10% of SHIP funds will be used to administrate SHIP homeownership and purchase assistance programs.

Affordable Rental Housing – Rental assistance priorities are currently addressed through Section 8 rental assistance funding. If HUD Section 8 rental assistance funding remains stable for the next five years, several hundred families will receive assistance from public housing authorities serving the area. Since residents have the choice to determine where they live and existing Section 8 contracts may expire, it is difficult to determine. In addition, the City will promote the County’s tenant based rental assistance program and City of Ft. Lauderdale HOPWA voucher programs.

Provided that SHIP funding is restored, the City will continue a security/deposit program where it provides first and last month’s rental assistance to eligible households. The City will explore opportunities to expand that program to provide assistance to larger income households.

The City will support development of new rental housing targeting very low and low income households as well as the redevelopment and rehabilitation of existing housing set aside for these households.

Housing Payment Assistance – In 2007, the City adopted a foreclosure prevention program and rental assistance program to assist residents who had lost their jobs or experienced some unforeseen financial emergency that temporarily set them back. The one time assistance provides up to \$10,000 for homeowners and \$3,000 for renters

Fair Housing and Equal Opportunity – The City’s goal is to affirmatively further fair housing choices in the City. Each year the City will engage in at least one activity that promotes and raises awareness of equal opportunity to housing choices in the City.

Additional Actions

The City has major employment centers. The City will revisit partnering with the business community to develop employer assisted housing, where the employer provides a contribution to the purchase of his or her employee’s home. These funds can be leveraged with Federal and state grant dollars to increase the amount of subsidy provided to the household. Coordinating a meeting with Fannie Mae and the local Chamber of Commerce might be a good way to introduce this to the business community. Besides the obvious benefits to the person purchasing a home, the employer benefits from such a program by using it as a recruitment tool, retaining more employees, boosting morale and providing a cost effective benefit.

Quality and affordable housing opportunities, employment, and transportation options are essential to the economic success of a community and its residents.

Public Housing Strategy 91.215 (c)

The City 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.

Obstacles

Funding continues to be the primary obstacle in meeting the needs of this group.

Proposed Actions and Projects

The City will continue to coordinate efforts to expand the number of units available for public housing in the City of Miramar.

Priority Homeless Needs and Strategy 91.215 (d)

*Refer to the Homeless Needs Table 1A or the CPMP Tool's Needs.xls workbook

Miramar's priority is to support the Continuum of Care (CoC) process as data does not suggest it has a significant homeless population within the City's boundaries but has a larger population threatened with the real possibility of homelessness due to their economic circumstances. The City's Youth and Family Outreach Center will continue to be the primary contact in the City for homeless individuals to connect to City and Countywide resources, including emergency shelter and supportive services.

The City of Miramar as an entitlement, will actively seek opportunities to participate in Broward County's Continuum of Care (CoC) to carry out the following activities. There is only one 10 Year Strategic Plan for the County and it involves a variety of partners, including municipalities, to address homeless needs.

Homelessness: The City of Miramar will follow the CoC model as a way of addressing of homelessness in the City. The City will plug into the existing CoC provider infrastructure and where feasible assist with funding organizations that are involved in the various stages of the CoC, prevention, outreach and supportive services. The City may implement programs that offer mortgage, utility or rental assistance to Miramar residents who demonstrate the need for it.

The City may set aside funding and develop activities specifically to address permanent housing needs for individuals/families who have progressed through the CoC and are in need of permanent housing. The City may also help extremely low income and low income individuals and families who are at imminent risk of becoming homeless by designing specific activities that deal with foreclosure prevention and or rental eviction protection. The City may support local service providers, including those in surrounding jurisdictions that address homelessness at the various stages of the CoC.

Chronic Homelessness: The County 10 year plan to address chronic homelessness includes the creation of more permanent housing beds, increasing the length of time chronic homeless persons are allowed to stay within permanent housing to 6 months, and increasing opportunities to transition from homeless to permanent housing. The City will strive to assist with increase overall availability of affordable, permanent housing options through its housing initiatives. The City will also build on partnerships with those service providers that provide supportive services to chronically homeless individuals and families.

Homelessness Prevention: To address homelessness, the City will promote the various homeless prevention providers already in the network of providers. Where feasible, the City will develop strategies that provide additional mortgage, rental or utilities assistance. The City will form partnerships and/or promote those providers that counsel, advocate or provide legal assistance to prevent homelessness in the City.

Institutional Structure: The City's federal and state grant program administrator will have the responsibility of coordinating the referral process for homelessness related contacts made to the City. 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. In addition, those organizations that responded to the City's survey during the Consolidated Plan process, if no duplication exists, will also become part of the institutional structure for carrying out the City's homelessness strategy.

Discharge Coordination Policy: The City of Miramar does not receive McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds therefore will not develop nor implement a Discharge Coordination Policy.

Specific Objectives/Homeless 91.215

The table above describes the specific homeless objectives and proposed accomplishments and outcomes the City hopes to achieve over the next 5 years.

The City of Miramar's housing strategy focuses on individuals who are homeless or facing homelessness by specifically focusing on

Obstacles

Funding will continue to be an obstacle the City faces in implementing its housing programs. There will always be a shortage of funds required to assist the entire community's needs.

Priority Non-Homeless Needs 91.215 (e)

*Refer to Table 1B Non-Homeless Special Needs or the CPMP Tool's Needs.xls workbook

The priority for the special needs groups have been identified under Appendix E, Table 1B. It illustrates that the elderly and frail elderly are among one of the higher priority special needs groups in Miramar based on the information gathered throughout this process and the need for continuity in senior programs are in great demand in the City. Elderly household, specifically renters had some of the largest occurrences of cost burden in the housing needs assessment.

As with other priorities in the City, funding will be the number one obstacle in addressing the needs of these populations. However, these obstacles can be overcome or at very least mitigated by coordination and cooperation with neighboring cities.

Specific Special Needs Objectives 91.215 (e)

Objectives for priority non-homeless priority housing needs are addressed in the housing objectives section of the plan. As indicated, elderly and disabled will receive priority for housing assistance with the exception of purchase assistance. The resources identified in the non-homeless housing needs assessment are expected to be available to address identified needs for the next five years. Some of the additional resources available to special needs include:

Frail Elderly – Broward County's Area Agency on Agency coordinates the funding of activities for the areas elderly and frail elderly. The City of Miramar will continue to support the Senior Center, one of several in Broward that receive funding from the agency. It will also continue to support its senior transportation and senior service programs through its Community Services Department. It will also explore developing a facility and provide start up funds for an adult day care service program for frail elderly and disabled persons, as there are no facilities in southwest Broward to address these needs. Funding for this priority is at a medium level.

Children in Foster or Special Care – The City of Miramar does not have any facilities for children in foster care, but will continue to support countywide housing projects for children in foster or special care, including projects such as Children's Harbor in neighboring Pembroke Pines. The construction of foster care facilities receives a low funding priority.

Persons with Disabilities- The City of Miramar will continue to implement its Removal of Architectural Barriers Program for those households that need home modifications. It will also continue to support countywide programs for persons with disabilities and foster programs through its planned multi-purpose center located at the Old City Hall. Overall, assisting persons with developmental disabilities has received a low funding priority.

Mental Health Consumers – The City has assigned this a low priority because it does not appear to be a significant need in Miramar at this time and adequate countywide facilities and services remain available, including a mental health facility at the City's new hospital.

Persons with Alcohol/Other Drug Addictions – There are a number of facilities providing regional services to this group. Memorial Regional Hospital provides limited services. The City has assigned this a low funding priority

Persons with AIDS – Per HUD, the City of Ft. Lauderdale implements the HOPWA grant program. The City has assigned this need a low priority.

Obstacles

Funding continues to be the primary obstacle in meeting the needs of this group.

Proposed Actions and Projects

The City has assigned this area a low priority for governmental programs and does not intend to undertake any specific activities in this area.

Priority Community Development Needs 91.215 (f)

*Refers to Table 2B or to the Community Development Table in the Needs.xls workbook

The City of Miramar takes an integrated approach to community development. The City's Economic Development and Revitalization Department's goal is to achieve a balanced and aesthetically pleasing community. This department is made up of the Building, Planning and Zoning, and the Economic Development and Revitalization Divisions.

While the City's Economic Development and Revitalization 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 by 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 by the west by State Road 7/U.S. Highway 441. This area includes four of the City's five census tract/block groups that are areas of low and moderate income concentration; and three of the City's ten census tract/block groups that are areas of minority concentration.

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 2010-2014 CIP (CIP) includes projects that continue to address the needs of the target area, including landscaping, sidewalks, sewer, drainage, roadway pavement and water.

Acquisition of Real Property

Acquisition/Demolition – In an effort to address potential blighting effects, the City will add acquisition/demolition to its strategies over the five years. Demolition will take place on properties that have been acquired and are cost prohibitive to repair and have a blighting effect on the neighborhood.

Acquisition/Rehabilitation – In an effort to address potential blighting effects, the City will continue with acquisition/rehabilitation activities began as part of the City's 2008 Neighborhood Stabilization Program. Units that are acquired/rehabilitated will be sold or rented to low to moderate income households.

Acquisition/Redevelopment – In an effort to address potential blighting effects or to address public improvement needs in the City's low/mod target area, the City may acquire real property for redevelopment.

Public Facilities and Improvements

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 Isles Park and the planned renovations for Miramar Athletic Park, including energy conservation improvements. Other projects within the vicinity of the CDBG target area include Fairway Park and Shirley Branca Park. These parks also 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 that 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 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 2010-2014 CIP includes several infrastructure projects addressing these needs.

Wastewater Collection & Disposal

A key catalyst for redevelopment in historic Miramar, is the improvement of wastewater collection systems. The Historic Miramar Infrastructure Improvement Program is a priority wastewater collection project that occurred west of State Road 7/U.S. 441 and East of 68th Avenue, north of County Line Road and south of Pembroke Road, comprising approximately 2200 properties. The project has been phased into two projects – north and south side. The City's goal is to eliminate septic tanks in historic Miramar.

CDBG funds will be made available to eligible low and moderate income residential property owners to pay for the costs of connecting to the City's new system, within 180 days of the receipt of a notice to connect from the City.

Prior to the Historic Miramar Infrastructure Improvement Project, the City implemented a similar, yet smaller, project in its Tropical Valley neighborhood. The Tropical Valley Drainage and Utility Enhancement Project for this area is now in its fourth phase and CDBG funds are still available for eligible residential property owners. The area, annexed from Broward County, includes 236 residential units, 25 duplex units, and approximately 40 commercial properties. Housing and commercial structures that were once on septic tanks are now connected to the City's main system. Twenty-three(23) residential households received grant assistance from the CDBG program to connect to the new system.

The City of Miramar has also implemented a lift-station improvement program. The City's current 101 stations must be continuously upgraded to maintain level of service. The repairs are based on physical conditions, years of service, pumping capacity and safety conditions.

The ongoing Sewer Line Rehabilitation Program addresses the areas with the most infiltration and inflow and prepares. The I & I control program reduces the operational costs of the City in its agreement with the City of Hollywood wastewater disposal system.

For areas east of Palm Avenue, the City of Miramar has implemented a Wastewater Flow Diversion Project, in which it is constructing and modifying pumping stations to direct wastewater flow to its Western Wastewater Treatment Plant. The plant has the capacity to absorb this flow, address capacity needs in the redeveloping eastern Miramar, and prevent the City from paying unnecessary costs for additional capacity from the City of Hollywood.

Water Distribution

The East Redevelopment Transmission and Distribution Main Improvement Program is another priority project. This project replaced inadequate undersized pipes with larger diameter pipes to provide potable water at sufficient pressures. The program installed fire hydrants to increase fire-fighting capabilities

Stormwater Drainage

To address the stormwater drainage deficiencies in the southern portion of the target area, the City will continue to construct and repair facilities that improve the City's level of service for stormwater management. Storm drains, conveyance pipes, swales, canal banks, canal dredging, pollution control devices, flow attenuators and floodwalls are all part of the City's Stormwater's Management Improvement Program.

The City completed a Stormwater Management Improvement Study in FY 2005, which serves as comprehensive drainage feasibility study. It addresses drainage requirements on existing and projected developments in the area between Southwest 64th Avenue and east of the Florida Turnpike for the next five years. Project to address localized flooding and repairs/modifications were phased based on the study. Some stormwater construction projects were done in-house and

focused on the areas between the Florida Turnpike and University Drive. This project was phased over three (3) years.

Sidewalks and Pedestrian Enhancements

Sidewalks are on minimal sections of the City's right-of-ways in the target neighborhood. It also recommended that sidewalks be placed only in areas of high pedestrian traffic, such as in the vicinity of parks, churches, etc. The City's 2010-2014 CIP addresses Citywide sidewalk improvements

Landscaping

The City of Miramar will implement the Historic Miramar Improvement Streetscape Project which will provide a pedestrian promenade with landscaping enhancements. Shade trees, benches, bike paths and bus shelters and other non-vehicular amenities are planned. The promenade will serve as a gateway into the City and one of the oldest business districts in the City.

The streetscape project presents an opportunity for collaboration with the Florida Department of Transportation (FDOT). FDOT is scheduled to make improvements to Miramar Parkway between State Road 7/US 441 and 64th Avenue. The area is adjacent to the State Road 7/ US 441 widening project being implemented by FDOT. A variety of funding sources, including HUD Section 108, CDBG, TEA-21, Broward Beautiful Grants and City general revenue are just some of the sources being identified for this project.

Roadway Pavement

The City of Miramar uses the Pavement Management System (PMS) to determine when roads need to be repaved. No roads in Historic Miramar are slated for pavement during the 2010-2014 CIP.

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 the federal assistance or are currently underserved. The City intends to continue funding the Youth and Family Outreach center which addresses a wide variety of needs for Miramar residents below poverty level including job services, social services and housing assistance.

Economic Development

Commercial Façade Improvements

The City of Miramar initiated a commercial rehabilitation program in CDBG FY 2001. The program provides financial assistance to commercial and industrial property owners in the low to moderate income target neighborhood. The CDBG funds may be used only on the exterior of the buildings to improve the façade and for site improvements such as landscaping, signage on the building, and paved areas. The properties are rehabilitated to the City's adopted Mediterranean style guidelines and promote uniformity in design. The commercial rehabilitation program addresses the community's need for revitalizing the area and promoting economic development. Projects are approved by the City Commission.

The target geography includes commercial 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-to-moderate income concentration and racial/ethnic minority concentration.

Since the inception of the program, the City of Miramar has received twenty one (21) applications. Thirteen projects have received assistance. The program leverages private investment as owners are required to contribute to the project. The City aims to contribute up to 60% of project costs. The City recently completed the design and bidding phase of 2 major projects, the Parkway Professional Building and Mini Mall which are scheduled to be completed during the 2010 fiscal year. This represent about \$325,000 investment from the City. As the level of assistance has increased to these projects, assistance will be provide as a zero interest deferred loan.

The program's added incentive to the property owner is that the City pays for the design services (architectural, landscaping, engineering, and surveying) associated with the rehabilitation plan if the plan moves forward. These paid expenses are in addition to the assistance the property owner receives. The design services offered by the City remove a major obstacle for property owners who do not have the time or funds to complete this part or do not understand the initial process.

Micro Enterprise Assistance

Several years ago the City developed a pilot micro enterprise program. Micro-enterprises, 5 or fewer employees, (one of which owns the business) are eligible for assistance. Funding will be prioritized

1. Home Based businesses relocating into a commercial space.
2. Existing businesses relocating into Miramar and occupying a commercial space.
3. Existing Commercial businesses expanding the size of their space.
4. Existing businesses not expanding the size of their space.

The CDBG program can fund technical assistance, advice, and business support services to owners of micro enterprises and persons developing micro enterprises. Start-up businesses must have existed for at least one quarter to receive grant assistance.

Special Economic Development

The Special Economic Development program is designed to provide broader options for assisting eligible commercial/industrial property owners. Some types of activities include the acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements. The program also provides assistance to a private for-profit business in the form of grants, loans, loan guarantees, interest supplements, technical assistance, and other forms of support, for any activity where the assistance is appropriate to carry out an economic development project. In utilizing the special economic development program, HUD's "public benefit test" must be met. There are 2 ways to meet the test:

- 1) No more than \$35,000 per job retained or created **OR**
- 2) For businesses that provide goods and services to residents of the area - at least one low/mod person per \$350 CDBG funding used.

Direct Homeownership Assistance

As address in the housing needs section of the Consolidated Plan, direct homeownership assistance is a priority need within the City to maintain the housing stock and alleviate cost burden among Miramar's residents. This includes single-family rehabilitation, multi-family rehabilitation, acquisition for rehabilitation, lead based paint abatement in older units, energy efficiency improvements and direct homeownership assistance.

Funding Community Development Improvements

As evidenced in the City's Capital Improvement Program, many of the community development projects must be phased and alternative sources of financing, such as revolving loan funds, and general revenue must be explored. CDBG funds also provide funding opportunities in the target area. Over the years, the City has invested close to \$70,000,000 in Historic Miramar capital improvements projects. Some smaller capital improvement projects had to be scaled back or eliminated due to the current economic conditions. Those small scale projects that would not receive funding but are necessary to overall revitalization efforts are the types of projects the CDBG program will prioritize and fund.

The City may prepare a Section 108 loan application within the 2010-2014 Consolidated Plan period to assist in funding some of the City's unmet priority needs.

2010-2014 CAPITAL IMPROVEMENT PROJECTS

Parks and Facilities

No parks in target area listed in the CIP \$0

Public Buildings

No buildings listed in target are listed in the CIP \$0

Infrastructure Projects

Historic Miramar Infrastructure Improve.-Phase II	\$3,000,000
City-Wide Sidewalk Improvement Program	\$600000
Miramar Gateway Streetscape Improvement	\$2,510,000
Street Lights Relamping Program	\$357000
Multi Service Center Livable Comm. Initiative	\$1,162,400
Meter Repair and Replacement	\$176,200
Lift Station SCADA System Installation	\$810,000
TOTAL	\$8,615,600

Specific Community Development Objectives

The following section identifies specific and long-term and short-term objectives developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunity to principally benefit low and moderate income persons. Table 2C, located under Appendix E identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction. 24 CFR 91.215(a)(4).

Community Development Objectives

The City of Miramar has a target neighborhood where it focuses its CDBG funded community development strategies. As indicated in the Community Development Needs Section, the City takes an integrated approach to addressing these needs. Many of the City's community development needs and projects are ongoing. CDBG funds are used to support ongoing neighborhood planning, redevelopment, and public improvements programs already being implemented by the City. High priority, unmet needs will be the focus of the City's CDBG funds.

Table 49: Community Development Objectives

Suitable Living Environment SL-1(1)	Public Services that target low/moderate income or special/underserved needs	Improve availability and accessibility to programs	Number of Persons Served	2500
Suitable Living Environment SL-3(1)	Public Infrastructure/Public Facility Improvements	Sustainability/promote livable or viable communities	Number of Public Facilities improved.	2
Economic Opportunity – EO-1(1)	Job Creation/Retention and Section 3 Opportunities	Improve accessibility to jobs made available to low income persons living in areas affected by those programs and activities under programs covered by the plan	Number of Jobs Created/Retained	10
Economic Opportunity EO-3(1)	Commercial Façade Improvements	Sustainability/promote livable or viable communities	Commercial Buildings Renovated	10
Economic Opportunity EO-3(1)	Small Business/Micro Enterprise Assistance	Sustainability and expansion of small business (including micro-businesses)	Number Businesses Assisted	10

Neighborhood Revitalization Strategy Areas 91.215(g)

The City does not have an approved Neighborhood Revitalization Strategy Areas. This section is not applicable.

Barriers to Affordable Housing 91.215 (h)

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 is responsible for addressing regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing. The committee is also responsible for reviewing established procedures, ordinances, land development regulations and adopted local government comprehensive plans of the City. The board is responsible for recommending 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 following recommendations were accepted as part of the committee's final report and the incentives that were already in place were included in the City's LHAP.

- The AHAC recommended regulatory incentives that will serve as public sector tools to facilitate private sector development of affordable housing. The following is a list of incentives identified by the committee to foster the development of the affordable housing
- The AHAC recommends that in addition to an expedited permitting process, the City establish an expedited inspection process for affordable housing projects in the City. For the purpose of this incentive, "Development Approvals" is used instead of "Development Orders".
- Amend the City's Land Development Code to include impact fee provisions to provide for a waiver for affordable housing projects.
- Provide guidelines for flexibility in the zoning criteria to increase density for affordable housing. Maybe considered through the LDC revision process.
- A Land Development Code (LDC) amendment could be adopted to permit the additional unit and establish standards. Consideration would also have to be given to the impact on permitted densities established by the City's Land Use Plan. This will be reviewed during the land development code revision process.

- Allow the reduction of parking and set back requirements for affordable housing as a provision maybe included through Land Development Code revision process.
- Allow flexible lot configurations, including zero-lot-line configurations for affordable housing. Maybe considered in the LDC revision process.
- The AHAC recommends that for affordable housing projects the City of Miramar could entertain on a case-by-case basis modifications or variance requests to the existing code for street requirements.
- Continue an on-going process to consider, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. Maintain a printed inventory of locally-owned public lands suitable for affordable housing.
- Support development near transportation hubs and major employment centers and mixed-use developments.

Define affordable housing in the Land Development Code.

- The AHAC recommends that the City provide a concrete definition of affordable housing that includes a financial component. City staff recommends using the Federal and State definition as a guideline. Generally no more than 30 percent of a household's income should be used toward housing costs for affordable housing projects. However, depending on financial circumstances or compensating factors that number may be higher.

Develop a database of single family units that are up to code and are available as rentals.

- The AHAC recommends establishing a database of single-family homes available for rental and a method to track the rental properties in the City. City Staff recommends developing a database and working with the Business Tax Receipt office for single-family homes, duplexes and triplexes.

Implement a contractor registration system.

- The AHAC recommends compiling a list of contractors and subcontractors and charging a nominal registration fee. City staff recommends approval.

Develop a method to reduce the cost of home owners insurance.

- The AHAC recommends creating a pool of properties to purchase group homeowners insurance which allows insurance companies to bid for the pool. City staff recommends collaboration with Home Owners Associations and civic organizations to pursue this idea.

Encourage the development of rentals affordable to seniors.

- Per the AHAC's recommendation, the City will look into how rentals for seniors can be encouraged. The City's Comprehensive Plan and Consolidated Plan provides for policies that address rental housing for all population groups. Staff concurs with current policies in place.

Lead-based Paint 91.215 (i)

The City of Miramar will continue to evaluate lead-based paint hazards by contacting the Broward County Public Health Department annually to determine whether any residents have been diagnosed with high levels of lead and where the housing units are located.

As part of any City administered housing program, the City will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built 1978 and prior to. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG funding. All projects that involve painting will following the new EPA guidelines that went into effect April 2010.

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.

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 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 County Public Health Unit to implement educational programs on the hazards of lead-based paint and blood testing of children at-risk.

Antipoverty Strategy 91.215 (j)

The city of Miramar's economic-development/anti-poverty strategy, as described in its 2010-2014 Consolidated Plan, 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 anti-poverty strategy will assist small business development through activities such as commercial rehabilitation, micro-loans, technical assistance and business planning and marketing directed towards job creation. The city will undertake both commercial rehabilitation and economic development activities.

Some additional activities include a co-op youth employment program, educational opportunities, developing a better understanding and appreciation of community diversity.

Institutional Structure 91.215 (k)

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 2010-2014 Consolidated Plan for the City of Miramar

The consultant will have the primary responsibility of overseeing the implementation of the strategies defined in the 2010-2014 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.

Strengths in Delivery System

The consultant that is 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. The contractor administrator /consultant can utilize shared knowledge and resources from experience with existing and past clients in which the same or similar services are provided.

Gaps in Public Housing Service Delivery

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.

The City maintains the role and responsibility of monitoring its program and meeting the City's annual and 5-year housing and community development goals.

Coordination 91.215 (I)

The City of Miramar will continue to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies by participating in the Broward County Continuum of Care, local discussions, initiatives and task forces that serve the area. The City's Youth and Family Outreach center will remain connected to amenities to refer the services to Miramar residences.

Chronic Homeless

The City will address the needs of persons that are chronically homeless through the support of the Broward County Continuum of Care and its network of service providers.

Government Coordination

The City of Miramar, as an entitlement grantee, within Broward County is a member of the Broward County HOME consortium, participant in the Broward Continuum of Care and will work with the State, Broward County and surrounding units of local government to implement common priority needs identified its Consolidated Plan.

Economic Development Coordination

The City will coordinate the implementation of economic strategies and specific programs with entities such as the Broward Alliance, Workforce 1, Broward County's Office of Economic and Small Business Development, the City's Youth and Family Outreach Center and other entities (both public and private) in the County that provide business assistance, job training and apprenticeship opportunities and who are able to identify those individuals seeking or in need of expanded economic opportunities.

Transportation/Housing Coordination

The City of Miramar will continue to coordinate its housing strategy with local and regional transportation planning strategies identified in its own comprehensive plan and strategies prepared by the Broward County Metropolitan Organization (MPO) including the 2035 Long Range Transportation Plan, Non Motorized Transportation Plans, Transit Plans, and Broward County Disadvantaged Transportation Service Plan.

Monitoring 91.230

The overall standards that will be used to monitor the management and implementation of the City of Miramar's 2010-2014 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 City's Miami Field Office Community Planning and Development representative will serve as guidance in maintaining and monitoring program compliance. HUD's Office of Community Planning and Development has a developed a monitoring guide for grantees. The firm that administers the program will also use this as a standard for monitoring the implementation of the program. Other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, and Office of Fair Housing and Equal Opportunity, Department of Environmental

Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

Procurement

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

Technical Assistance

To ensure that activities are carried out in compliance with federal regulations, when technical assistance or training is appropriate to contractors, it will be provided.

Performance

Vendor files for performance will be developed and maintained. Operational procedures, performance guides will be utilized to monitor the performance of contractors.

Timeliness

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

Monthly/Quarterly Reporting

The firm responsible for planning, managing and implementing the CDBG and related programs will be required to submit monthly/quarterly reports to the City as appropriate so that the City may also monitor the performance of its consultant based on goals set forth in the Consolidated Plan, Action Plan, and Contract for services between consultant and the City.

IDIS Disbursements

The City will have formal procedures outlining IDIS disbursements and payment requests. The consultant will review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations as authorized.

Plan Amendments

If there are any changes to the Consolidated Plan, the City's Citizen Participation Plan will be followed and Plan amendments will be forwarded to the City's CPD representative at the Miami Field Office.

Performance-Based Measurement System

In accordance with HUD's adoption of a performance measurement system that monitors program productivity and impact from a national perspective, the City of Miramar will evaluate the performance of its programs based on the national agreed upon indicators that link the goals, objectives, inputs and outputs of the projects implemented. The City may create a local performance-based measurement system to further measure the successes of the program or identify where changes are needed.

Housing Opportunities for People with AIDS (HOPWA)

The City of Ft. Lauderdale is the entity responsible for administering the HOPWA program in the Broward County metropolitan statistical area. The City of Ft. Lauderdale intends to fund many of the same program it has been funding. The City of Ft. Lauderdale intends to fund the following programs during the City of Ft Lauderdale 2010-2014 Consolidated Plan period.

- Short-Term Rent Mortgage
- Permanent Housing Placement
- Tenant Vouchers
- Project Based Rental Assistance
- Housing Case Management
- Homeless Management Information System.

For the 2012 / 2013 fiscal year, the City of Ft. Lauderdale will consider combing Assisted Living Facility (ALF) Placements, Community Based Housing (CBH), Emergency Transition Housing (ETH), Mental Health Housing (MHH) and Substance Abuse Housing (SAH) into one category, which would be designated as Facility Based Housing.

Facility Based Housing Assistance will provide resources to develop and operate community residences and other supportive housing. With facility-based housing, the expectation is that participants will be in need of some level of supportive services in order to maintain stability and receive appropriate levels of care. HOPWA regulations require the sponsor to certify that they will give residents an adequate level of support and work with qualified service providers, accessing such support in an ongoing manner. This includes all HOPWA housing expenditures, which provide support to facilities, including community residences, Single Room Occupancy dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities as approved by HUD. Facility Based Housing would be a direct cost reimbursement process.

Information related to output goals, obstacles, target completion dates, how HOPWA funds will be distributed are captured in the City of Ft. Lauderdale's 2010-2014 Consolidated Plan. The City of Miramar will provide the support necessary to assist the City of Ft. Lauderdale undertake HOPWA housing and supportive housing programs.

OTHER NARRATIVES AND ATTACHMENTS

Affirmatively Furthering Fair Housing Strategy

In conjunction with the preparation of the 2010-2014 Consolidated Plan, the City of Miramar will submit an update to its Analysis of Impediments to Fair Housing Choices. In the process of conducting the analysis, a series of surveys and interviews with key housing providers in the public, non-profit, and private sectors in Miramar and Broward County, as well as housing advocates, lending agencies, professional real estate organizations and civil rights entities in the area will be completed as part of the analysis. The study identified some impediments to fair housing choice in Broward County, and by extension in Miramar. It also includes an action plan to for the City to continue affirmatively furthering fair housing in the City.

The City of Miramar will continue to educate current and future Miramar residents of their fair housing rights. Its consultant will conduct outreach on an ongoing basis to the City's housing program applicants. This outreach is aimed at providing applicants with an understanding of fair housing and how to recognize if and when they have been a victim of housing discrimination. Program applicants and participants receive the HUD pamphlet "Are You a Victim of Housing Discrimination?" Education and outreach has been extended to the internet as well. Individuals applying for Miramar's housing programs, online, have the opportunity to access fair housing information including what constitutes a violation of fair housing, how to report violations, and links to additional fair housing advocates and agencies.⁷

In previous program years, the City has coordinated with other cities to host fair housing workshops. The City plans to coordinate additional homeownership/renter seminars in. The City will also explore opportunities to utilize its new Youth and Family Outreach center as a way to deliver homeownership and fair housing education to current and future Miramar residents.

Regional Connections

The City of Miramar's Consolidated 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.

⁷ Fair Housing Information can be found on: http://www.crafla.com/programs/fair_housing.htm

APPENDIX A:

Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction.

Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official – Robert A. Payton

Date

Title/ City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2011, 2012 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for

public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official – Robert A. Payton

Date

Title/ City Manager

**OPTIONAL CERTIFICATION
CDBG – N/A**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title: City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code.

Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

1. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
2. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
3. Workplace identifications must include the actual address of buildings(or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
4. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
5. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

**City of Miramar
Community Development ED & R
2200 Civic Center Place
Miramar, Florida 33025**

**City of Miramar
(Social Service) Youth and Family Outreach Center
7000 Miramar Parkway
Miramar, Florida 33023**

**City of Miramar
Social Service (Senior Transportation)
7000 Miramar Parkway
Miramar, Florida 33023**

and City's Urban Affairs Consultants:

**Community Redevelopment Associates of Florida, Inc.
8569 Pines Blvd, Suite 201
Pembroke Pines, Florida 33024**

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the

performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX B:

Citizen Participation Plan

Section I – Introduction:

The City of Miramar is an Entitlement Recipient of Federal funds from the United States Department of Housing and Urban Development (HUD). The goal of HUD community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment, and to expand economic opportunities principally for low and moderate income individuals and families. To meet this goal, HUD requires Entitlement Recipients to prepare a Consolidated Plan, which is a five (5) year strategy with incremental one-year action plans, whereby a community establishes a unified vision for community development actions. The Consolidated Plan provides the City of Miramar an opportunity to strengthen partnerships among various levels of government and private for-profit and not-for-profit organizations to shape an effective, coordinated, neighborhood and community development strategy.

The Consolidated Plan serves several functions including:

- A long and short-term planning document for the City of Miramar, which builds on a participatory process at the grassroots level;
- An application for Federal funds;
- A strategy to be followed in carrying out HUD programs; and
- An annual action plan that provides a basis for assessing and monitoring program performance.

The following Programs are governed by, and administered under the Consolidated Plan: The Community Development Block Grant (CDBG) Program, the Home Investments Partnership (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Recipients may also apply for and receive Section 108 Guaranteed Loan Funds.

Although the City of Miramar currently qualifies for funding only under the CDBG Program, the City's Consolidated Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should the City qualify for those programs in the future.

The staff of the Economic Development and Revitalization Department of the City of Miramar is responsible for the planning, preparation and submission of the Consolidated Plan for Federal funds, as well as the incremental action plans, and necessary amendments thereto. The Citizen Participation Plan has been developed in compliance with Federal regulations 24 CFR Part 91 Subpart B, Citizen Participation and Consultation.

Section II – Purpose of the Citizen Participation Plan:

As a recipient of Federal funds, the City of Miramar is required to adopt and implement a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan and incremental action plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Report.

It is the City's goal to ensure effective citizen involvement in an advisory role in the planning, implementation, and assessment of the programs covered by the Consolidated Plan. The City of Miramar encourages citizen involvement with particular emphasis on participation by low and moderate income persons, particularly those residents living in blighted areas and/or areas targeted for CDBG assistance. In addition, the City of Miramar hopes to increase governmental responsiveness through the provision of information and technical assistance to all citizens interested in community development and related programs.

All aspects of the citizen participation process shall be conducted in an open manner, with freedom of access for all interested persons. Citizens will be provided with timely access to community meetings, public hearings, grant documents, copies of the Consolidated Plan and all One-Year Action Plans, and the Consolidated Annual Performance Report, in accordance with the Federal regulations at 24 CFR Part 91.

Prior to adoption of a Consolidated Plan and/or One-Year Action Plan, the City of Miramar will make information available to residents, public agencies, and other interested parties, in a manner that describes the amount of Federal assistance that the City is expected to receive (including entitlement grants and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit low and moderate income persons.

The City of Miramar encourages the participation of all of its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. The City will take appropriate actions to encourage such participation at all stages of the Consolidated Planning process. This may include, but is not limited to, publication of materials, notices, or other records in an additional language (if determined necessary by the City of Miramar). Further, the City will ensure that hearing, sight, and mobility impaired persons have full and timely access.

Section III – The Consolidated Plan Consultation Process:

The consultation process will include, but is not limited to the following:

Public Hearings:

Every year, the City of Miramar shall hold at least two (2) public hearings on the Consolidated Plan and/or One-Year Action Plan, and any amendments thereto. The purpose of these hearings is to ascertain community needs, obtain citizen input, and to respond to proposals and questions. One of the two public hearings will be held prior to developing the draft of the Consolidated Plan (Pre-Development Public Hearing), and shall include a discussion of past program performance.

A subsequent public hearing will be held after a draft of the Consolidated Plan has been developed and made available for public comment (Pre-Adoption Public Hearing). Additionally, the Plan will be published for citizen comment, prior to adoption by the City of Miramar, in the manner prescribed in this plan.

a) Location:

These public hearings will be held at times and places which are convenient to potential and actual beneficiaries, and which can accommodate persons with disabilities. It is contemplated that meetings and/or hearings will be held in the City Commission Chambers, City Hall, 2300 Civic Center Way or the Youth Enrichment Center, 7000 Miramar Parkway whichever location is most appropriate. Non-English speaking residents will be accommodated with translation services if a significant number (greater than 50%) of the participants are expected to attend.

b) Hearing Notices:

Notice of all Public Hearings will be published at least seven (7) days prior to the hearing, in a non-legal section (i.e. display advertisement) of at least one newspaper(s) of general circulation. If deemed necessary by the City of Miramar, the hearing notice may also be published in a non-English newspaper. When appropriate, the City may send hearing notices to interested parties, including but not limited to residents of low and moderate income areas, and organizations representing neighborhoods, homeowners and local businesses.

Community Meetings:

In addition to the two (2) public hearings to be held on the Consolidated Plan and/or One-Year Action Plan (one at the pre-development stage and one after the plan is drafted, but prior to adoption), the City of Miramar may desire to hold additional public meetings or town forums to discuss the Consolidated Plan contents, goals and objectives, and program performance. Such meetings are at the discretion of the City of Miramar. Notices of community meetings will be provided through host organizations representing neighborhoods, homeowners or local businesses or through publication of notices in general circulation newspapers, whichever is most appropriate.

3) Inter-Jurisdictional and Inter-Agency Consultation:

a) Housing and Social Service Agencies

When preparing the Consolidated Plan, the City of Miramar shall consult with other public and private agencies that provide health services, assisted housing, and social services including those focusing on services to children, elderly persons, persons with disabilities, and other special needs populations.

b) Local Governments:

When preparing the description of the non-housing community development needs, the City of Miramar will notify adjacent local governments, to the extent practical, and will submit a copy of the draft of the Consolidated Plan to Broward County Community Development Division and the neighboring cities of Hollywood and Pembroke Pines, for review and comment.

The City of Miramar will also consult with local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

c) Housing Authorities and Public/Assisted Housing Residents:

Currently, there is no public housing and public assisted housing units located within the City of Miramar. However, the City of Miramar will consult with the Broward County and City of Hollywood public housing agencies, which participate in the Comprehensive Grant Program, concerning consideration of public housing needs and planned activities while developing the Consolidated Plan.

The Broward County and City of Hollywood housing authorities will be provided with information about the City's proposed use of CDBG funds that may affect the residents of any public or assisted housing development, so that the information can be shared with interested residents at the annual public hearing held on the Comprehensive Grant Program.

If and when any public and assisted housing development locates within the City of Miramar the City will encourage the participation of residents of public and assisted housing developments, along with other low and moderate income residents of targeted revitalization areas in which the housing developments are located.

d) Housing Opportunities for Persons With AIDS (HOPWA):

Broward County, as the largest local government entity, is required to prepare the Housing Opportunities for Persons With AIDS (HOPWA) Grant application, and must develop a metropolitan-wide strategy for addressing the needs of affected and infected persons and their families living throughout the entire County. To the extent practical, the City of Miramar will collaborate with the County in this process.

e) Lead-Based Paint:

When preparing the portion of the Plan concerning lead-based paint hazards, the City of Miramar will consult with applicable State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the number and location of housing units in which children have been identified as lead poisoned.

4) Oral Interviews and Written Comments:

Input will also be gathered by interviews with the Mayor and City Commission, the City Manager, Department Directors and applicable City Staff, service providers, community leaders, persons attending the various public meetings and hearings, and written comments from citizens and interested groups received throughout the planning process.

Section IV – Citizen Review and Comment on the Plan:

In order to encourage citizen participation in all phases of the development of the Plan, the following actions will be taken:

1) Publication of the Plan:

Prior to adoption of the Consolidated Plan and/or the One-Year Action Plan, the City of Miramar will make available a draft copy of the plan to the public, which will include the amount of Federal assistance (including grant funds and projected program income) that the City expects to receive, and the range of activities to be undertaken, including the amount that will benefit low and moderate income persons.

A copy of the draft plan will be made available for review at the Office of the City Clerk, located at the Miramar City Hall, 2300 Civic Center Way, for a 30-day period, prior to adoption by the City Commission. A reasonable number of copies will be made available, at no charge, at the Economic Development and Revitalization Department located at 2200 Civic Center Way, 2nd Floor. The draft plan will also be posted on the City of Miramar's website (www.miramar-fl.org) for review and comment through the use of the Internet.

Additionally, a summary of the Plan will be published as a display ad in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for the 15-day period prior to adoption. This summary will describe the contents and purpose of the Plan. Persons needing special assistance in examining these documents should notify the Economic Development and Revitalization Department at (954) 602-3243.

2) Citizen Comments on the Plan:

The City of Miramar encourages citizens to be involved at all stages of the Consolidated Plan, particularly at the pre-development hearing, and the final public hearing held by the City Commission prior to adoption of the Plan.

The City of Miramar will consider any citizen comments received in writing or orally at public meetings or public hearings, when preparing the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the Consolidated Plan.

Section V – Adoption of the Consolidated Plan:

Following the citizen participation and consultation process outlined in this Citizen Participation Plan, the Consolidated Plan will be adopted by a formal resolution of the Miramar City Commission. Copies of the adopted plan and authorizing resolution will be made available to interested residents and citizens at the Office of the City Clerk, located in City Hall and the Economic Development and Revitalization Department.

Section VI – Submission of Plans/Program Start Date:

The City of Miramar has selected October 1st as the start date for the Federal programs covered under the Consolidated Plan. Thus, October 1st through September 30th will be the designated Program Year for all Federal grants received from HUD. Based on this start date, the Consolidated Plan and/or One-Year Action Plan, will be submitted to the U.S. Department HUD on or before August 16th of each year, consistent with the HUD regulations at 24 CFR 91.15, which requires that the City's Plan be submitted 45 days in advance of the start of the Program Year.

Section VII – Amendments to the Consolidated Plan:

The City of Miramar will provide citizens with a reasonable opportunity to comment on substantial amendments to the Consolidated Plan, as follows:

1) Publication:

A summary of any proposed substantial amendment to the Consolidated Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for a 15-day period prior to adoption. Copies of the proposed amendment will be made available for review at the Office of the City Clerk, located in City Hall and in the Economic Development and Revitalization Department and posted on the City of Miramar's website.

2) Criteria for Substantial Amendments to the Plan:

The City of Miramar shall amend its Consolidated Plan whenever it makes one of the following determinations:

- a) To make a change in its priorities;
- b) To change the method of distributing funds;
- c) To carry out an activity not previously described in the One-Year Action Plan (i.e. add a new activity);
- d) To delete an activity that was previously described in the One-Year Action Plan;

- e) To change the purpose, scope, location or number and types of persons benefiting from an activity; and
- f) To increase or decrease the budget of any individual project or activity by 25%.

3) Citizen Comments to be Considered:

The City of Miramar will consider any comments received in writing or orally at public hearings (if applicable), in preparing the Substantial Amendment to the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the substantial amendment.

4) Adoption and Submission to HUD:

All substantial amendments to the Consolidated Plan will be adopted by formal resolution by the Miramar City Commission. Any person requiring auxiliary aids and services at this City Commission meeting may contact the City Clerk's Office (954) 602-3011 at least 48 hours prior to the meeting.

Upon adoption, the City of Miramar will make the amendment public and must notify HUD that an amendment has been made. Copies of such amendment(s) will be retained on file in the Economic Development and Revitalization Department.

Section VIII – Availability and Dissemination of Program Records/Documents:

The City of Miramar will provide for full public access to program information and will take affirmative efforts to make information available to citizens, especially to low and moderate income persons, or residents of targeted revitalization areas.

The City of Miramar will provide for full and timely disclosure of all program records and information consistent with applicable Federal, State, and local laws regarding personal privacy and obligations of confidentiality.

Documents relevant to the program will be made available for review upon request during normal business hours, at the Economic Development and Revitalization Department located at 2200 Civic Center Way, 2nd floor. In accordance with the State Statutes governing public records, a reasonable notice period must be provided to the City. A reasonable and customary fee may be charged, in order to fulfill copying requests of an extensive nature.

A reasonable number of copies of the Consolidated Plan, One-Year Action Plan, and the Consolidated Annual Grant Report will be made available at no charge to those interested citizens and/or organizations. Additionally, a summary of the Consolidated Plan and/or One-Year Action Plan will also be advertised prior to its adoption by the City Commission, thus allowing for citizen comments directly to the elected officials.

Persons needing special assistance in examining program documents should notify the Economic Development and Revitalization Department at (954) 602-3243 or the Office of the City Clerk at (954) 602-3011

Section IX – Technical Assistance:

The City of Miramar will assist citizens, as necessary, so that they may adequately participate in the planning, implementation and assessment of the programs covered by the Plan and any amendments thereto, as well as preparation of the Consolidated Annual Performance and Evaluation Report.

The City of Miramar will also provide reasonable technical assistance to group representative of low and moderate income persons that request assistance in developing proposals for funding assistance under any of the programs covered by the Plan, in a manner determined by the Economic Development and Revitalization Department to be reasonable and appropriate.

Citizens desiring technical assistance should contact the Economic Development and Revitalization Department at (954) 602-3243, sufficiently in advance of the date that the service is needed, e.g. one week in advance of a meeting or public hearing, if audio visual or slide presentation equipment is needed. Persons requiring assistance in developing written proposals or responses to Request for Proposals (RFP) are encouraged to contact the Economic Development and Revitalization Department well in advance, e.g. 30 days prior to the applicable deadline.

Section X – Administration of Grant Program(s):

The staff of the Economic and Revitalization Department of the City of Miramar is responsible for the planning, preparation and submission of a Consolidated Plan for Federal funds and all necessary amendments to the Consolidated Plan, the One-Year Action Plan, and the Consolidated Annual Performance and Evaluation Report.

The City administration shall determine the annual costs necessary to apply for, administer, and monitor the Community Development Block Grant (CDBG) Program, not to exceed 20% of the annual entitlement allocation including projected program income, if applicable, for the CDBG program. The City will comply with other such applicable administrative caps as may be imposed by the Federal government, on other related HUD program grants.

Section XI – Assessing Annual Performance:

Evaluating program performance against previously established milestones is an important part of administering Federal grant programs. In order to ensure programmatic compliance and fiscal integrity, the City of Miramar will take the following actions:

1) Monitor Program Progress:

The City’s Consolidated Plan will describe the standards and procedures that the City of Miramar will utilize to monitor activities carried out in furtherance of the Consolidated Plan, and will use such standards to ensure long-term compliance with the requirements of the program(s) involved. The Economic Development and Revitalization Development Department will oversee such monitoring and evaluation.

2) Consolidated Annual Performance Report:

HUD requires that each jurisdiction that has an approved Consolidated Plan, annually review and report to the U.S. Department of HUD on the progress it has made in carrying out its Five-Year Strategic Plan and One-Year Action Plan, in a form prescribed by HUD. This report will be submitted to HUD within 90 days after the close of the program year.

The Consolidated Annual Performance and Evaluation Report must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted, including racial and ethnic status of persons assisted, actions taken to affirmatively further fair housing, and other actions indicated in the Five- Year Strategic Plan and the One-Year Action Plan.

The report shall also include an evaluation of the City’s progress in meeting its specific objective of providing affordable housing, including the number and type of families served.

Once the Consolidated Annual Performance Report has been drafted, the City of Miramar will advertise its availability in a newspaper of general circulation, and will afford citizens a 15-day review/comment period. Copies of the Consolidated Annual Performance and Evaluation Report will be available to the public at the Office of the City Clerk, located in City Hall, in the Economic Development and Revitalization Department and posted on the City of Miramar’s website.

Citizens are encouraged to participate in the development of the Consolidated Annual Performance Report. A summary of the written comments received will be appended to the Consolidated Annual Performance and Evaluation Report when submitted to HUD.

Section XII – Anti-Displacement and Relocation Plan:

The City of Miramar, as a part of its Consolidated Plan, will prepare and publish an Anti-Displacement and Relocation Plan (ADRP) which describes those actions that the City will take to minimize displacement of its residents and businesses in carrying out the Plan. The ADRP will also prescribe the type and amount of benefits that will be made available if such displacement and relocation occurs.

It is the City’s goal to minimize all such displacement when developing its long-term and short-term goals and objectives and annual priorities for the use of the Federal funds.

Section XIII – Response to Citizen Complaints:

Any citizen may file a complaint with the Economic Development and Revitalization Department at (954) 602-3243, concerning the Consolidated Plan, the One-Year Action Plan, Consolidated Annual Performance and Evaluation Report, and/or general performance of the programs covered under such plan or report.

When written complaints are received, the Economic Development and Revitalization Department will provide a substantive written response within 15 working days, when possible.

Citizen comments and proposals submitted in response to the 30-day public comment period for the Consolidated Plan and/or One-Year 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.

Section XIV – Compliance with Sunshine Law Requirements:

All meetings of any board or commission of a municipal corporation at which official acts are to be taken are declared public meetings and open to the public at all times, and no rule or resolution or formal action shall be considered binding except as may be taken at such meeting.

The “Open Meeting Law” applies to all boards and committees, whether advisory or not. Any meeting at which two appointed or elected public officials from any board or committee discuss items, on which they may foreseeable have to vote, must be public.

A public body must avoid secret meetings, or gatherings from which the public and the press are excluded, such as a meeting preceding an official meeting, even though ostensibly for social purposes. No votes may be taken by secret ballot, and minutes must be taken of every meeting.

Sanctions or penalties for non-compliance are:

- a) Members of the public body may be guilty of a second-degree misdemeanor, which carries penalties of imprisonment not to exceed 60 days and a fine not to exceed \$500 or both.
- b) Actions of the body taken outside of a public meeting may be declared null and void.

Section XV – Conflicts of Interest:

The City of Miramar will comply with all Federal regulations governing conflicts of interest, as specifically outlined in 24 CFR 570.611, as may be amended from time to time.

City of MIRAMAR KEY DATES AND MEETINGS
CDBG 2010-2014 CONSOLIDATED PLAN AND 2010 ACTION PLAN

Jan 2010	Development of Citizen Participation Timeline
Jan 1, 2010 to Jan 31, 2010	Research and Data Gathering Meet with Miramar ED&R Staff to Discuss CD Goals and Objectives for ConPlan/Action Plan
Jan 1, 2010 to May 14, 219	Research and Data Gathering and Consultation
Jan 31, 2010	Notice of Pre-Development Public Hearing Published
Feb 11, 2010	2010 to 2014 CON PLAN Pre-Development Public Meeting
Feb 25, 2010	Meeting with United Neighbors of East Miramar – Citizen Participation (Optional)
March 2010	Conduct preliminary review of all proposed projects for compliance with national objectives and environmental effects. Projects From City Departments
May 14, 2010	DRAFT of 2010-2014 Con Plan & 2010 Action Plan Complete
May 16, 2010	Publish Notice of Final Statement of Objectives/Proposed Use of Funds published. <u>Publish Notice that CON PLAN and Action Plan are available for Review</u>

May 17, 2010 to June 15, 2010	Citizen Comment Period on 2010 -2014 Consolidated Plan and 2010 Action Plan
May 17, 2010 to June 15, 2010	Respond to citizen comments, incorporate comments into Action Plan.
May 12, 2010	Copy of DRAFT Final Action submitted to City Clerk for Commission Agenda and Review – Comments received during comment period will be added
June 16, 2010	<u>Pre-Adoption Public Hearing (Second Public Hearing). City Commission Meeting to approve 2010 to 2014 Consolidated Plan, 2010 Final Action Plan.</u>
July 15 2010	Submit Consolidated Plan and Final Action Plan Broward County to Transmit to HUD
August 15, 2010	Deadline to receive environmental agencies review responses.
September 2010	Publish Notice of No Significant Impact on the Environment (FONSI)
September 2010	Request for Release of Funds and Certification submitted to HUD (Miami Office)
*August 15, 2010 to September 30, 2010	45-day HUD decision period.
October 1, 2010	City of Miramar's 2010 CDBG Program Year begins.

APPENDIX C:

Consultation

The following non-Miramamar agencies/entities were consulted as part of the consultation process required of the 5 Year Consolidated Plan.

Broward County Housing Authority

1773 N State Road 7
Lauderhill, FL 33313
Katherine Haynes, VP Assisted Housing
954-739-1114

Dania Beach Housing Authority

715 W Dania Beach Blvd,
Dania Beach, FL 33004
Ann Marie Gundersen, Operations Manager
954-920-9662

City of Hollywood Housing Authority

7300 N Davie Road Extension
Hollywood, FL 33024
Kathy Chopard , Deputy Director
954-989-5691

Broward County Homeless Initiative Partnership/ Continuum of Care

Homeless Initiative Partnership
115 South Andrews Suite A-370
Ft. Lauderdale, FL 33301
Cheryl Page, Contracts/Grants Administrator II

Broward County Department of Health

HIV/AIDS Surveillance Report

Broward County Department of Health

Lead Statistics
Barbara Nesbitt
954-467-4700

City of Ft. Lauderdale Housing Opportunities for Persons with AIDS (HOPWA)

Jeri Pryor, HOPWA Administrator
954-828-4775

Broward County Metropolitan Organization (MPO)

2035 Long Range Transportation Plan
Non Motorized Transportation Plans,
Transit Plans, and Broward County Disadvantaged Transportation Service Plan

South Florida Regional Planning Council

2004 Strategic Regional Policy Plan

APPENDIX D:

**Homeless & Supportive Service
Providers**

Table 50: Homeless Program Inventory

Organization	Address	Services
Broward Back Pack	600 SE 3 rd Ave Fort Lauderdale, FL 33301 954-765-6407	Provides tutoring for homeless working through Adult General Education Course (GED)
Broward Coalition For The Homeless	P O Box 030177 Fort Lauderdale, FL 33303 954-522-7069	To reduce and alleviate the problem of homelessness through advocacy and public education for the motivation of community action and the provisions of services
BC FSA - Homeless Services Program – Human Services	2995 North Dixie Highway Oakland Park, FL 33334	Provides outreach, case management, housing assistance and placement, reunification and other support services to homeless individuals and families in Broward County.
BC Schools - Homeless Education Program	All Schools and Designated Shelters Broward County, FL 754) 321-2494 Main Fax: (754) 321-2499	RESTRICTED REFERRAL - Identifies homeless students, removes barriers to education and school enrollment, provides supplemental academic and counseling case management services while maintaining school as student's stable environment.
Broward House - Homeless Medical Respite Care	1431 SW Ninth Avenue Deerfield Beach, FL 33344 (954) 522-4749 Main Fax: (954) 522-4749	Homeless medical respite care facility
Broward Outreach Center	P O Box 220490 Hollywood, FL 33022 954-926-7417	Caring for homeless people since 1922
Broward Outreach Center- Pompano	2050 Blunt Road Pompano, FL 33069 954-926-7417	Caring for the homeless
Broward Partnership for the Homeless, Inc.	920 NW 7 th Avenue Fort Lauderdale, FL 33311 954-779-3990	A temporary homeless shelter for individuals and families. Pre-vocational training, daycare, daily meals, case management, primary and mental health care provided
Broward Partnership for the Homeless - Inverrary Station- Inverrary Station	5740 NW 28th Street Lauderhill, FL 33313 954) 832-7040 Fax: (954) 733-8999	RESTRICTED REFERRAL: A 62 bed transitional homeless shelter for homeless individuals over age 55 with a special needs, such as a physical disability, mental illness, history of substance abuse or HIV/AIDS.
House of Hope - Men's Substance Abuse Treatment Center	908 SW First Street Fort Lauderdale, FL 33312 (954) 524-8989 Main Fax: (954) 523-4673	Provides residential and support services for homeless and indigent males with substance abuse problems.
House of Hope – Women's Substance Abuse Treatment Center	901 NE 17th Street Fort Lauder (954) 524-8011 Main Fax: (954) 523-1673dale, FL 33312	Provides residential and support services for homeless and indigent females with substance abuse problems.

Edward W Smith Jr. Family Nutrition Center Cooperative Feeding Program	1 NW 33 rd Terrace Fort Lauderdale, FL 33311 954-792-2328	Supports and provides meals for the indigent and provides an emergency food pantry for needy families
Coalition to End Homelessness - 524-Beds Hotline	5975 West Sunrise Blvd Suite 118 Ft. Lauderdale, FL 33313 (954) 524-2337 Main (877) 524-2337 Toll-Free Fax: (954) 522-0689	toll free hotline that provides a single point of entry into homeless continuum of care. Homeless clients call in to complete an intake and assessment. Based on the information provided and the availability of shelter beds, the client is referred to an appropriate shelter
Cosac Foundation	4611 S University Drive Davie, FL 33325 954-922-8777	Provide help to people in need including abused women and children, individuals with AIDS/HIV. Provides funds for Red Cross, HIV/AIDS research. Assist the homeless by providing food
Cross Road Food Bank	621 NW 6 th Avenue Fort Lauderdale, FL 33311 954-627-6900	A food bank that acts as a conduit to feed those in need by supplying food and referrals for counseling service when in need. The food bank distributes food boxes 52 nd week a year
Daily Bread Food Bank	5850 NW 32 nd Ave Miami, FL 33142 305-633-9861	Distributes perishable and nonperishable food to other nonprofit agencies that feed needy people and improve their lives in South Florida
Episcopal Mental Health Ministries - Daytime Homeless Shelter	1700 Blount Road Pompano Beach, FL 33069 (954) 972-2958 Main Fax: (954) 972-2448	A day-time homeless shelter providing two meals daily, showers, clothing, message center, storage, GED/ABE medical assistance, casework and referrals, transportation and ecumenical worship Monday-Friday.
Family Central - Child Care for Children of Homeless Families	840 SW 81st Avenue North Lauderdale, FL 33068 954 (954) 724-7541 Main Fax: (954) 724-7593	RESTRICTED REFERRAL: Provides short-term child care assistance for homeless families.
Food for the Poor, Inc.	550 SW 12 Avenue, Bldg #4 Deerfield Beach, FL 33442 954-427-2222	International Christian relief agency providing food, shelter, clothing and medical supplies to the poor of the Third World, mainly the Caribbean and Central America
Good Orderly Direction - Operation Open Arms	5735 NW 27th Court Lauderhill, FL 33311 (954) 677-7679 Main	RESTRICTED REFERRAL - Provides affordable housing for homeless and disadvantaged individuals. Offers low income, decent, safe, and sanitary permanent housing primarily for homeless men and women and some individuals with special needs.
Gateway Youth and Family Outreach Center	291 SE 1 st Terrace Deerfield Beach, FL 33441 954-725-8434	Provide food pantry, clothing bank, referrals, counseling etc. at no charge
H.A.N.D.Y. Clothing Bank	105 NE 3 rd Street Fort Lauderdale, FL 33301 954-523-7080	Privately funded free clothing bank for abused and neglected children and teens

Henderson - Residential Services - Henderson Village	5700 NW 27th Court Building # D Lauderhill, FL 33313 (954) 735-4331 Main Fax: (954) 761-1334	Residential program for primarily homeless individuals; this program includes scattered housing sites, a supported housing program, a drop-in program, photo ID's, emergency shelter beds and ALF.
Integrity Place of Broward, Inc.	P O Box 9666 Fort Lauderdale, FL 33310	Assist individuals by providing transitional housing including internal and external support services.
Jubilee Center of South Broward, Inc.	1704 Buchanan Street Hollywood, FL 33020 954-927-9161	Distribute emergency groceries, hygiene products, clothing and referral services to other agencies for the homeless and needy
Jubilee Soup Kitchen	1107 Buchanan Street Hollywood, FL 33019 954-920-0106	Serve hot meals to the hungry
Love Thy Neighbor Fund, Inc.	3581 NW 19 th Street Lauderdale Lakes, FL 33311 954-485-2328	Provides hot meals to the homeless. Also has a 'Homeward Bound' program to send home eligible homeless persons (free from addiction) who have family willing and able to take them in.
Manna Share-A-Meal, Inc.	7946 10 th Street Plantation, FL 33322	
NBHD - Health Care for the Homeless Program - Ft Lauderdale	1101 West Broward Blvd. Registration Site Fort Lauderdale, FL 33312 (954) 355-4953 Main Fax: (954) 527-6052	Provides medical diagnosis and treatment for homeless clients at multiple off-site locations: specialty care referrals and case management, social services, pharmaceuticals and laboratory. Must go to site to register and schedule a medical appointment
Poverello Center, Inc.	2292 Wilton Drive Wilton Manors, FL 33305 954-561-3663	To meet the nutritional needs of those clients living with the AIDS virus who lack the monetary resources to cope with the financial effects of the disease. Also supplies clothing, households good, and sundries free.
Providence Place- Catholic Charities of the Archdiocese of Miami, Inc.	1299 East Oakland Park Blvd Oakland Park, FL 33334 954-568-6610	A transitional residence for homeless women and children with individualized supportive services provided on site.
South Florida Coalition For The Homeless	1203 North Federal Highway Hollywood, FL 33020 (954) 491-2337 N. of Sunrise Blvd (954) 925-6466 S. of Sunrise Blvd Fax: (954) 926-2022	Homeless shelter organization providing transitional housing and beds for the poor
Society of St. Vincent De Paul	1211 NE 4 th Avenue Fort Lauderdale, FL 33304 954-462-0716	International Catholic organization to help the needy and homeless.

Spectrum - Adult Transitional Living Program (Homeless)	450 East Atlantic Blvd Pompano Beach, FL 33060 (954) 781-4405 Main Fax: (954) 785-6120	RESTRICTED REFERRAL: Provides room and board, individual, group and family counseling, vocational assessment, counseling and placement, monitoring client's social, employment and financial activities and conducts random drug/alcohol screens to clients completing Phase I of residential program and who are identified as "Homeless".
St. Joseph Haitian Rescue Mission	1210 NW 6 th Avenue Pompano Beach, FL 33060 954-941-3095	Assistance to indigent through donations
St. Laurence Chapel	101 NE First Street Pompano Beach, FL 33060 954-785-8510	Provides the following services to the homeless: food, clothing showers counseling, schooling and transportation.
Stand Up For Kids	3501 Inverrary Blvd Lauderhill, FL 33319 954-347-3001	Purpose is to help homeless and street kids
Starting Over, Inc.	505 NW 1 st Avenue Fort Lauderdale, FL 33301	Committed to providing the homeless with food, shelter, clothing, job training and placement within the theme event, scenic design, construction and cultural arts field
TaskForce Ending Homelessness - Intensive Homeless Outreach	Address is Confidential) Fort Lauderdale, FL 33311 E-mail: courtneytfeh@bellsouth.net	The Homeless Outreach Team (a civilian and police officer) receives requests from the public and/or they aggressively seek out homeless people living on the street. The following services are provided when appropriate: shelter, case management, suicide intervention, Marchman Act, Baker Act and survival resources.
The Shepherd's Way	1822 N. Dixie Highway Fort Lauderdale, FL 33305 954-566-2135	House, feed, clothe, counsel homeless families, life skills classes, bible study, parenting skills, recovery and support meeting. Children's programs include: Back to Books, Confident Kids and Jesus Rocks.

Table 51: Continuum of Care Service Activity Chart

Fundamental Components in CoC System – Service Activity Chart	
Component: PREVENTION	
SERVICES IN PLACE	SERVICE PROVIDERS
Rent/mortgage assistance to avert loss of residence	Broward County through FSAD Florida Department of Children & Families Catholic Charities Hispanic Unity of Florida The Salvation Army American Red Cross Gateway Youth and Family Outreach First Call for Help
Integrated intake & assessment to identify holistic needs of persons seeking emergency assistance	Family Success Administration Division (FSAD) of Broward County Human Services Department
Case management & self-sufficiency case management	Family Success Administration Division (FSAD) of Broward County Human Services Department
Individual, family and group counseling	Family Success Administration Division (FSAD) of Broward County Human Services Department
Employment assistance to help locate opportunities & aid in the application processes	Workforce One Family Success Administration Division (FSAD) of Broward County Human Services Department Community Action Agency (CAA)
Education & job training to enhance employability & marketability i.e.: GED, ESOL, trade school, Associates Degree, BA, Life skills classes	Community Action Agency (CAA) Family Success Administration Division (FSAD) of Broward County Human Services Department
Subsidized child care to aid parents' ability to maintain employment	Broward County Children Services Admin. Division Family Central Broward's Community Action Agency (CAA)
Prevention & wrap-around services for persons with severe persistent mental illness (SPMI) and co-occurring disorders.	Integrated Services Workgroup
Domestic Violence education & training available in English, Spanish & Creole.	Women in Distress
Free legal service for income-eligible residents of Broward County including eviction prevention, access to mainstream services (WAGES, food stamps, SSI, SSDI, unemployment compensation, and Medicaid), family & consumer law.	Legal Aid Services of Broward County
Court assistance for felony and misdemeanor defendants (who are frequently homeless), those experiencing crisis, trauma and mental illness, to serve as an appropriate diversion from incarceration.	Mental Health Courts
Emergency Assistance, including food vouchers & bus passes	Family Success Administration Division Catholic Charities of the Archdiocese Miami Jewish Family Services Hispanic Unity of Florida Gateway Youth and Family Outreach
Re-entry services including comprehensive & effective discharge plans, case management, job skill training & education, counseling, legal services, housing assistance, & subsidized child-care.	Broward Sheriff's Office Department of Children & Families (Foster Care) Intervention Broward

Component: OUTREACH	
SERVICES IN PLACE	SERVICE PROVIDERS
<p>-Information & Referral- 724-BEDS: hotline linking homeless with shelter 24/7 Information & Referral Hotline</p>	<p>2-1-1 First Call for Help Coalition to End Homelessness</p>
<p>-General Homeless Outreach- Mobile Outreach Drop-In Center</p>	<p>Taskforce Fore Ending Homelessness City of Fort Lauderdale Police Department NBHD/Healthcare for the Homeless Program Miami Rescue Mission d/b/a/ Broward Outreach Center St. Laurence Chapel</p>
<p>-Veterans Outreach- Identifies and assists homeless veterans in accessing services. "Mobile Service Center" provides services to homeless veterans in Broward County and employs "stand downs" Full-time Outreach Clinician identifies homeless veterans in local shelters, accompanies other outreach workers to visit chronically homeless veterans that have not accepted shelter</p>	<p>Broward County Elderly and Veterans Services Division Volunteers of America The Department of Veterans Affairs Health Care for Homeless Veterans Program</p>
<p>-Substance Abuse Outreach- Outreach Team, "Access Services," receives referrals from all homeless providers in the County links clients with treatment and housing services</p>	<p>Broward County Substance Abuse and Health Care Services Division</p>
<p>-Seriously Mentally Ill Outreach- Drop-in center where lunch, shower and laundry facilities are available as well as mail service, access to telephones and computers Outreach Team with three (3) full-time workers who canvass with a mobile unit and provide interim services until the individual is ready to access treatment or shelter Crisis Intervention Team Referrals to outside organizations for services as needed</p>	<p>Henderson Mental Health Center Silver Impact Rebel Drop-In Center 9 Muses PEER Center</p>
<p>-HIV/AIDS Outreach- Assessment of needs HIV counseling and testing Targeted outreach to minority populations Health education and risk education Referral to housing, medical and substance abuse services to clients in need "Intervention Mobile" travels throughout Broward assisting and intervening in the lives of at-risk individuals.</p>	<p>AIDS Project Florida (APFL) Minority Development & Empowerment (MDEI) Broward House</p>
<p>-Primary Care Outreach- Health Care for the Homeless provides primary & behavioral health care by a mobile van that regularly visits community feeding programs and day shelters Racetrack/Indigent Outreach program</p>	<p>North Broward Hospital District Memorial Regional Healthcare</p>
<p>-Domestic Violence Outreach- 24-hour hotline Walk-ins and referrals from the "524 BEDS" shelter hotline Parenting education Anger management education information and referral</p>	<p>Women in Distress</p>

Supportive individual or group counseling for male/female survivors (children and adults)	
<p>-Youth Outreach- Traditional "on-foot" outreach Beach cruiser bicycle outreach Specialized van outreach Booths at community events of interest to adolescents Counseling Information & education about sexual exploitation, HIV/AIDS risk factors, physical and sexual abuse/assault and substance abuse HIV testing with pre- and post-test counseling referral or direct transportation to a safe shelter environment or other appropriate program</p>	Covenant House
Component: SUPPORTIVE SERVICES	
SERVICES IN PLACE	SERVICE PROVIDERS
<p>-Case Management- Provider staff and/or volunteers involve the homeless or near homeless individual/family in creative problem solving as it relates to each individual situation approach is comprehensive, client-centered and culturally competent; spans all ages and cultures and ensures that homeless/near homeless persons entering their door receive all the services needed, onsite or through referrals.</p>	<p>AIDS Project Florida Archways B.A.R.C. Broward County Family Success Centers (6) Broward County Homeless Services Broward County Elderly & Veterans Broward House, Inc. Broward Outreach Center Broward Partnership for the Homeless Catholic Charities Community Action Agency Cooperative Feeding Covenant House Epilepsy Foundation of Broward Episcopal Mental Health/St.Laurence Faith Farm Fort Lauderdale Retirement Home Foundations of Broward Gateway Youth and Family Outreach, Inc. Hallandale Human Resource Center Healthcare for the Homeless Healthy Start Henderson Mental Health Center High Point His Walk Hispanic Unity House of Hope/Stepping Stones (2) Inverrary Station Jewish Family Services of Broward County Jubilee Center of South Broward, Inc. Keystone Halls Kids in Distress, Inc. Liberia Economic & Social Development Lippman Youth Shelter/Lutheran Services Memorial Regional Hospital/Behavioral Mount Bethel Human Services Corp. Mount Olive Development Corp. MY Family Place Neu Ways Transitional Housing N.W. Health Center (Aids) Pompano Adult Primary Care Center Pompano Pediatric Primary Care Center Poverello Center, Inc. Salvation Army—Adult Rehab.</p>

	<p>Seventh Avenue Family Health Center Shadowood II, Inc. Soref Jewish Community Center South Florida Veterans Multi-Purpose Center Specialty Care Center Spectrum Programs, Inc. Starting Over Starting Place Susan B. Anthony Recovery Center Task Force for Ending Homelessness, Inc. The Bridge at Rehabilitation Center The Glass House The Peer Center The Shepherd's Way Veterans Affairs Outpatient Center Victory Living Programs Volunteers of America Women in Distress</p>
<p>-Life Skills- Life Skills programming includes: Budgeting Housekeeping Parenting Community life Decision making Job readiness Relationships 12-step groups</p>	<p>B.A.R.C. Broward County Family Success Centers (6) Broward County Homeless Services Broward County Elderly & Veterans Broward House, Inc. Broward Outreach Center Broward Partnership for the Homeless Catholic Charities Community Action Agency Covenant House Epilepsy Foundation of Broward Hallandale Human Resource Center Healthy Start Henderson Mental Health Center HHOPE ACT Team High Point Hispanic Unity House of Hope/Stepping Stones (2) Inverrary Station Jewish Family Services of Broward County Jubilee Center of South Broward, Inc. Liberia Economic & Social Development Lippman Youth Shelter/Lutheran Services Memorial Regional Hospital/Behavioral Mount Bethel Human Services Corp. Mount Olive Development Corp. Salvation Army—Adult Rehab Soref Jewish Community Center South Florida Veterans Multi-Purpose Center Specialty Care Center Spectrum Programs, Inc. Starting Over Starting Place Task Force for Ending Homelessness, Inc. The Bridge at Rehabilitation Center The Glass House The Peer Center Veterans Affairs Outpatient Center Victory Living Programs Volunteers of America</p>
<p>-Alcohol & Drug Abuse Treatment- Adult</p>	

<p>Case management Outpatient Treatment Intensive Outpatient Program Residential treatment Medical detoxification Individual & Group therapy (i.e.: family groups & special issues groups) Psychiatric & Psychological services HIV/Hepatitis C prevention and education Medication management Educational & literacy seminars Employment counseling 12-Step meetings Specialized programs for mature adults (MAP), pregnant women, & a Chemically Abusing Mentally Ill (CAMI) track Adult assessment & referral Children & adolescent assessment & referral Aftercare</p> <p>Child & Adolescent Therapy & Referrals STEPS (Success Through Effective Problem Solving) is a day treatment program for high school students Inpatient Substance Abuse Services Child & Adolescent Unit Outpatient Substance Abuse Services SHARE Program Day Treatment Intensive Outpatient Program Aftercare Support Dual Diagnosis Services</p>	<p>Broward Addiction Recovery Center (BARC) The Starting Place Spectrum Programs Miami Rescue Mission / Broward Outreach Centers Broward Partnership for the Homeless, Inc. Covenant House Florida Broward House (HIV/AIDS) House of Hope/Stepping Stones HHOPE ACT Team Ft. Lauderdale Hospital</p> <p>South Broward Hospital District d/b/a/ Memorial Healthcare Systems</p>
<p>-Mental Health Treatment- Assessment & initial stabilization Assessment & counseling to homeless youth Short-term therapy Out-Patient Treatment Intensive Outpatient Program (“Choices”, which has a dual diagnosis track) Case management Therapy (Individual, Couple counseling, Family counseling, Group) Day treatment Inpatient Psychiatric Program Pediatric Mental Health Consultation Services Specialized treatment provided to older adults with behavioral health disorders Psychosocial rehabilitation Residential facilities Youth and Family services Individualized treatment typically includes a combination of medication and therapeutic activities: stress management anger management coping skills relaxation techniques relapse prevention Crisis intervention Psychiatric Emergency Assessment Center Medication management FACT and PATH teams Forensic services</p>	<p>Henderson Mental Health Center (HMHC) North Homeless Assistance Center Salvation Army South Broward Hospital District d/b/a Memorial Healthcare Systems HHOPE ACT Team North Broward Hospital District Health Care for the Homeless School Health Centers Specialty Care Center Seventh Avenue Family Health Center Comprehensive Care Center (HIV/AIDS) Broward House Covenant House Florida Florida Dept. of Children & Families (DCF) Family Success Administration Division</p>

<p>COURT Project: a nationally recognized residential treatment program for mentally ill misdemeanor offenders</p> <p>Specialized mental health services for clients who are infected or affected by HIV.</p> <p>Case coordination & consultation with community health providers and Broward County courts</p> <p>Peer-to-peer support network & consumer-driven certification program for peer support services</p> <p>Crisis Walk-In Center</p> <ul style="list-style-type: none"> assessment treatment on a short-term basis referral to an outpatient center near their residence if longer treatment is needed 	
<p><i>-Primary Health Care-</i></p> <p>Compassionate medical care for residents who cannot afford health insurance or are underinsured at three locations in Dania Beach, Hollywood, and West Hollywood.</p> <p><i>Adult Services</i></p> <ul style="list-style-type: none"> Physical appointments Special referrals HIV testing/counseling Pharmacy Education Diabetes treatment Support groups Social services <p><i>Pediatric Services</i></p> <ul style="list-style-type: none"> Well child care Immunizations Acute care Laboratory and diagnostic procedures Asthma case management Nutritional counseling Healthy Direction/Early Developmental Assessment Reach Out and Read. <p><i>OB/GYN Services</i></p> <ul style="list-style-type: none"> Prenatal care High risk pregnancies Gynecology Specialist referrals Family planning Nutritional counseling Sonograms Educational classes <p>Memorial's Adult Mobile Health Center and the Children's Mobile Health Center</p> <p>Clinica de las Americas offers comprehensive primary care and pediatric services, and a component of cultural respect where Hispanics can feel "at home" while being treated for their medical needs.</p>	<p>Memorial Primary Care Centers</p> <p>Memorial's Adult Mobile Health Center</p> <p>Children's Mobile Health Center</p> <p>Broward Outreach Center in Hollywood (South HAC)</p> <p>The North Broward Hospital District/Healthcare for the Homeless HHOPE ACT Team</p> <p>Pompano Adult and Pediatric Primary Care Centers</p> <p>Comprehensive Care Center</p> <p>Children's Diagnostic & Treatment Center</p> <p>Clinica de las Americas</p> <p>Family Health Place at Weston</p> <p>School Health Centers</p> <p>Seventh Avenue Family Health Center</p> <p>Specialty Care Center.</p>
<p><i>-Education- Youth</i></p> <p>Identifying homeless students</p> <p>Removing systemic barriers to education</p>	<p>The Broward County Homeless Education Program (HEP)</p>

<p>School enrollment Transportation Reassignments Supplemental academic and counseling case management services Linkages to their school social worker</p> <p>Year-round services include: School based volunteer tutorial instruction Parenting classes Therapeutic groups for children Shelter based supplemental academic instruction Self esteem building and educational case management counseling Provision of school supplies and book bags to homeless students Assistance with school registrations Transportation and boundary exemptions Identification and referral to any supportive services Provision of literature and resource information on homeless issues Staff development Case management Crisis intervention Homework assistance Career awareness Presentations to community agencies and civic groups Coordination of summer services for students residing at family shelters Determination of needs of students and shelters and Coordination of solutions among service providers</p> <p>Adult Adult Basic Education (ABE) Graduation Equivalency Diploma (GED) English for Speakers of Other Languages (ESOL) Career and Technical Training Waived registration and activity fees for homeless adults Teachers are out-posted to certain area shelters including Covenant House and the South HAC</p>	<p>Broward County School Board Career, Technical, Adult and Community Education Department (CTACE)</p>
<p>-AIDS Related Treatment- Medical (primary and specialty care) treatment Dental services Nutrition Pharmaceuticals Complementary therapies Psychosocial support services case management mental health and substance abuse counseling food bank services transportation support group legal assistance</p> <p>Collaborative partnership with the local (state) health department to expand access to HIV treatment, prevention and psychosocial support services within the County Home health care Medication co-payments Home delivered meals Health insurance continuation</p>	<p>AIDS Project Florida Broward Community & Family Health Center Broward House Clinica De Las Americas Healthcare for the Homeless Health South- Sunrise Outpatient Center La Luz Del Mundo Clinic Memorial Primary Care Clinic Pompano Treatment Center Seventh Avenue Family Health Center Specialty Care Center</p> <p>STD Clinic Broward County Health Department North Broward Hospital District Memorial Health Services</p>

<p>Client advocacy Buddy companion services Bus passes</p> <p>Specialized care for homeless, HIV positive persons Homeless individuals with HIV spectrum disease are identified through HIV-specific & homeless outreach programs & linked to medical & other services through an extensive case management system.</p>	
<p>-Legal- Public benefits Civil rights Family law Referrals</p>	<p>Homeless Legal Rights Project Mental Health Courts Legal Aid Services of Broward County Broward County Public Defender's Office</p>
<p>-Child Care- Oversees child care vouchers Coordinates with day care centers countywide</p>	<p>Family Central, Inc. Broward County Children's Services Administration Division Broward Coalition to End Homelessness Family Success Administration Division</p>
<p>-Employment- Job Training Education: GED Job Search Placement Vocational Assessment & Referral</p>	<p>Workforce One HHOPE ACT Team Broward County Public Schools Broward Outreach Center for Independent Living Division of Workforce & Employment Hispanic Unity Minority Development & Empowerment, Inc. Starting Over, Inc. Susan B. Anthony Recovery Center Vet Center Vocational Rehabilitation</p>
<p>-Transportation- Shelter vans Bus passes</p>	<p>DCF/Coalition to End Homelessness Broward County Transit HHOPE ACT Team Community Action Agency Susan B. Anthony Recovery Center His Walk AIDS Project Florida</p>

APPENDIX E:

Required Tables for Consolidated Plan (CPMP Workbook)

- Table 1-A: Homeless Gap Analysis and Population/Subpopulations Charts;
- Table 1-B/C: Special Needs (Non-Homeless);
- Table 2-A: Priority Housing Needs;
- Table 2-B/C: Priority Community Development Needs
Objectives Summary Tables

