

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF A REQUEST FOR APPLICATIONS (RFA) FOR FY 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, FY 2024 HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS, AND HOME AMERICAN RESCUE PLAN FUNDS (HOME-ARP), TO FUND ELIGIBLE PUBLIC SERVICES, AFFORDABLE HOUSING ACTIVITIES, SUPPORTIVE SERVICES, AND CAPITAL IMPROVEMENT PROJECTS, WHICH WILL BE FUNDED FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ENTITLEMENT ALLOCATIONS.**

**WHEREAS**, the City is an entitlement recipient of the U.S. Department of Housing and Urban Development ("HUD") formula grant programs as follows: Community Development Block Grant (CDBG) funds and HOME Investment Partnerships (HOME) funds; and

**WHEREAS**, CDBG funds are used to provide vital public services, housing activities and improvements to public facilities, that benefit low-to moderate-income persons; and HOME funds are used for affordable housing activities, including multi-family rentals that benefit low-income persons; and

**WHEREAS**, the City expects to continue to receive entitlement funds from these grant programs to operate the City's housing and community development activities; and

**WHEREAS**, on March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program ("HOME-ARP") into law, which provides funding to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses; and

**WHEREAS**, on September 22, 2021, the local HUD field office notified the City of its HOME-ARP allocation of \$2,245,387, which must be expended by September 30, 2030 on eligible activities, to address the need for homelessness and supportive services, as described in the One-Year Action Plan for FY 2021; and

**WHEREAS**, the Administration recommends that the Mayor and City Commission authorize the issuance of a Request for Applications (RFA) for the FY 2024 CDBG funds, FY 2024 HOME funds and HOME-ARP funds, in order to identify eligible organizations who provide eligible public services, affordable housing, supportive services and capital improvement projects; and

**WHEREAS**, HUD's allocation for CDBG funds and HOME funds have not been determined; and

**WHEREAS**, therefore, the funding included in the RFA is based upon estimates and will be adjusted once HUD releases actual award amounts: CDBG - \$925,829.00; HOME - \$665,238.00; and

**WHEREAS**, the CDBG program supports programming that benefits low-to moderate-income persons through direct public services and capital improvements; and

**WHEREAS**, the CDBG program has the following expenditure limitations:

- Administration and Planning cap: 20% of the award; and
- Public Services Cap: 15% of award (public services programming assisting low- to moderate-income residents such as groceries for the elderly, youth services, rent assistance, homeless services, etc.); and

**WHEREAS**, \$40,000.00 of the CDBG Public Services funding will be set aside for the City's elderly grocery program; and

**WHEREAS**, the HOME Program supports the creation and retention of affordable housing to benefit low-income persons; and

**WHEREAS**, the HOME program has the following expenditure limitations:

- Administration Cap – 10% of the award;
- Community Housing Development Organization (CHDO) Cap – 15% of the award;

and

**WHEREAS**, CHDO's are affordable housing development organizations that request certification from the City annually to become eligible to receive HOME funds for qualified affordable housing projects that serve households earning up to 80% of Area Median Income (AMI), which funding requires that at least fifteen percent (15%) of HOME funds must be reserved for specific activities to be undertaken by the CHDO; and

**WHEREAS**, HUD has issued a temporary suspension of the CHDO reservation requirement through December 31, 2025; therefore, the City Administration seeks to allocate the FY 2023 reservation to the proposed RFA award, for use by an agency with a viable project aligned with the City's *Consolidated Plan*; and

**WHEREAS**, HOME-ARP funds must be used to primarily benefit qualifying populations through four eligible activities: (1) development and support of affordable housing; (2) tenant-based rental assistance (TBRA); (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units; and

**WHEREAS**, the City has allocated and awarded \$2,017,475.05 of \$2,245,387 in HOME-ARP funds; and

**WHEREAS**, the period of performance for the HOME-ARP funding is through 2030; and

**WHEREAS**, there remains \$115,642.60 for Supportive Services and \$112,269.35 for Non-Profit Capacity Building in HOME-ARP funds; and

**WHEREAS**, the City is currently in the planning phase for the 2024 *Action Plan* period; and

**WHEREAS**, the Administration is seeking authorization to issue a Request for Applications (RFA) to solicit affordable housing, public service, and other eligible projects within the City; and

**WHEREAS**, the City will review RFA submissions to evaluate project eligibility and compliance with HUD rules and regulations, in addition to project feasibility; and

**WHEREAS**, the *2024 Action Plan* for federal funds is a requirement under the HUD formula grant programs, which include the CDBG and HOME Programs and must be submitted by August 15, 2023; and

**WHEREAS**, it is necessary to begin the screening process for proposed activities, which includes the following:

- release of the RFA;
- review by staff to determine complete/eligible RFA submissions;
- review of staff recommendations by the Affordable Housing Advisory Committee (AHAC);
- 30-day Comment Period to receive public input;
- City Commission approval; and
- finally, submission to HUD; and

**WHEREAS**, the Administration recommends approving the issuance of the RFA, a copy of which is incorporated herein by reference and attached to the City Commission Memorandum that accompanies this Resolution, to identify eligible public services, affordable housing activities, supportive services and capital improvement projects, which will be funded from the City's FY 2024 HUD entitlement allocations.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby authorize the issuance of a Request for Applications (RFA) for FY 2024 Community Development Block Grant (CDBG) funds, FY 2024 Home Investment Partnerships (HOME) funds, and HOME American Rescue Plan Act funds, to identify eligible public services, affordable housing activities, supportive services and capital improvement projects, which will be funded from the U.S. Department of Housing and Urban Development (HUD) entitlement allocations.

**PASSED and ADOPTED** \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

3-5-24  
\_\_\_\_\_  
Date