

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 2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS AND FY 2025 HOME INVESTMENT PARTNERSHIPS (HOME) FUNDS, TO FUND ELIGIBLE PUBLIC SERVICES, AFFORDABLE HOUSING ACTIVITIES, ECONOMIC DEVELOPMENT AND CAPITAL IMPROVEMENT PROJECTS FROM THESE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ENTITLEMENT ALLOCATIONS.**

**WHEREAS**, the City is an entitlement recipient of 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**, the Administration recommends that the Mayor and City Commission authorize the issuance of a Request for Applications (RFA) for the FY 2025 CDBG funds and FY 2025 HOME funds, in order to identify eligible organizations who provide eligible public services, affordable housing, economic development 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 - \$879,537.00; HOME - \$631,976.00; 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;
- 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; and

**WHEREAS**, while the commitment deadlines are suspended, the requirement to reserve 15% of HOME funds for CHDOs remains in effect; and

**WHEREAS**, if the City has uncommitted CHDO set-aside funds after 24 months, it may request HUD's permission to reallocate those funds to non-CHDO HOME projects; and

**WHEREAS**, the City is currently in the planning phase for the 2025 *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 2025 *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, 2025; 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,

and capital improvement projects, which will be funded from the City's FY 2025 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 2025 Community Development Block Grant (CDBG) funds and FY 2025 Home Investment Partnerships (HOME) funds, to identify eligible public services, affordable housing activities, economic development and capital improvement projects, which will be funded from these U.S. Department of Housing and Urban Development (HUD) entitlement allocations.


**PASSED** and **ADOPTED** 26<sup>th</sup> day of February, 2025.

**ATTEST:**

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Steven Meiner, Mayor

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Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney *SH* Date *2/24/2025*