

Advisory Board & Committee Interest Form - Submission #32189

Date Submitted: 1/14/2026

Last Name\*

Miranda

First Name\*

Andrew

District # You Live In.\*

n/a

Home Address\*

11771 SW 52 Stret

City\*

Cooper City

State\*

FL

Zip Code\*

33330

Home Phone

Cell Phone

7869995871

Email Address\*

andrew@pinnaclehousing.com

Owner or Renter \*

Owner

Number of years as city resident\*

n/a

Are you registered to vote in Broward County?\*

Yes

Education (highest degree / level)

Master of Science in Real Estate

Occupation\*

Affordable Housing Developer

Work Phone

7869995871

Business Name\*

Pinnacle Communities

Business Address

9100 South Dadeland Blvd.  
Suite 700

City

Miami

State

FL

Zip Code

33156

Identify the board / committee(s) to which you request appointment (Please rank in order of preference)

Selection (1)\*

Affordable Housing Advisory Committee

Selection (2)\*

None

Selection (3)\*

None

Selection (4)\*

None

### **Affordable Housing Advisory Committee - Questions\***

- 1) The greatest challenge to keeping housing affordable in Hollywood is the shortage of supply given the persistent demand. Between the Economic growth, in-migration, and rising construction and insurance costs, the result has been a sharp increase in cost of housing, while incomes have not kept up. Solutions include streamlining development processes and providing density bonuses/incentives for affordable projects to boost new construction and better balance supply/demand.
- 2) I am most skilled in Affordable Housing Construction. As a Developer Associate at Pinnacle Communities, an affordable housing developer active throughout Florida and in Hollywood, I am responsible for sourcing land, construction approvals, and financing for projects.
- 3) While each of the listed disciplines is important, I am most passionate about Rental Housing Affordability, New Housing Construction, and Fair Housing. Everyone deserves to live in a dignified, affordable community. I am motivated by revitalizing older housing into sustainable, amenitized units while ensuring equal access for all cost-burdened Hollywood residents.
- 4) My motivation to volunteerism started with a Mission trip to Dominican Republic. The struggles people faced which we take for granted, and the difference that can be made by giving back was inspiring. Witnessing family and friends get priced out of not only the neighborhoods they grew up in, but the South Florida region entirely, moved me to dedicating my career to delivering affordable housing to those who face housing instability.
- 5) Housing diversity is vital to Hollywood's economic health. It enables the essential working class, which is the backbone of Hollywood, to live near where they work. This prevents an exodus that could erode the local services, amenities, and overall vitality of Hollywood.

Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? • Home Purchase Education, • Housing Market Employment. • Housing Market Stability. • Affordable Housing Construction. \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? • Ownership Housing Affordability, • Rental Housing Affordability, • Housing Market Stability, • New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **African American Advisory Council - Questions\***

Please answer these five questions above. 1. What is the greatest challenge facing the African American Community in Hollywood? 2. How many hours per month can you dedicate to AAAC initiatives? 3. Which of the following disciplines are you most skilled? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 4. Which of the following disciplines are you most passionate? \* Education, \* Employment, \* Economics, \* Cultural Awareness, \* Housing. 5. What (if any) life experience motivated you toward volunteerism?

### **Artwork Selection Committee - Questions\***

Please answer these five questions above. 1. What are your primary interest in City Government and City Services? 2. Why do you want to join the Artwork Selection Committee? 3. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 4. Are you available to attend regular committee board meetings scheduled for the Second Monday each month at 5:30pm? 5. What is your one area of highest interest related to the Arts within the City of Hollywood?

### **Civil Service Board - Questions\***

Please answer these five questions above. 1. Describe your involvement with establishing, reviewing and interpreting policies and procedures? 2. Describe your involvement in employment practices including interviewing, testing, hiring, selection and promotion, demotions, transfers, etc. 3. Describe your knowledge of Civil Service and its purpose. 4. Why do you want to serve on this Civil Service Board? 5. Are you a continuous resident of and continuous registered elector in the City of Hollywood?

### **Community Development Advisory Board - Questions**

Please answer these five questions above. 1. Do you reside in a low and moderate income (LMI) neighborhood in Hollywood per the most recent US Census data? A Hollywood LMI Map is located at [www.hollywoodfl.org](http://www.hollywoodfl.org) on the Community and Economic Development webpage. 2. What Community Development issues do you believe are the most important to Hollywood? 3. What is your definition of a healthy neighborhood? 4. What do you believe is the vision and primary work of the Community Development Advisory Board? 5. What do you believe uniquely qualifies you to serve on the Community Development Advisory Board?

### **Education Advisory Committee - Questions\***

Please answer these five questions above. 1. What are the current challenges facing education? 2. What is your vision for education in Hollywood? 3. What do you see as the primary work of the Education Advisory Committee? 4. With only one meeting a month, the Committee is limited in what it can do. How does/should the Committee decide what's most important? 5. How can the Committee know if its mission and goals are being accomplished?

### **Employees' Retirement Plan - Questions\***

Please answer these five questions above. 1. Are you familiar with the State's Sunshine Laws (Chapter 119 of the Florida Statutes)? 2. Are you available to attend in person regular monthly Board meeting (typically held the 4th Tuesday of each month)? 3. What knowledge, skills and/or abilities will you bring to the Employees' Retirement Plan? 4. What do you believe are the responsibilities of a trustee on a municipal retirement plan board? 5. Are you familiar with municipal defined benefit retirement plans and/or have previous experience serving on a municipal retirement plan board?

### **Firefighters' Pension Board - Questions\***

Please answer these five questions above. 1. What knowledge, skills and abilities would you bring to the meetings? 2. What experience do you have with firefighter pensions? 3. What is your financial background? 4. How many years have you lived in Hollywood? 5. How familiar are you with local retirement systems?

### **General Obligation Bond Oversight Advisory Committee - Questions\***

Please answer these four questions above. Why do you want to join the GO Bond Oversight Advisory Committee? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. 3. Which Bond interests you the most? Public Safety? Parks/Golf/Open Space or Neighborhoods & Resiliency? 4. What is your perspective on city quality of life, healthy neighborhoods, economic development & a strong tax base?

### **Hispanic Affairs Council\***

Please answer these five questions above. 1. What is the greatest challenge facing the Hispanic Community in Hollywood? 2. How many hours per month can you dedicate to HACA initiatives? 3. Which of the following disciplines are you most skilled? Education, Employment, Economics, Cultural Awareness, Housing. 4. Which of the following disciplines are you most passionate? Education, Employment, Economics, Cultural Awareness, Housing. 5. What (if any) life experience motivated you toward volunteerism?

### **Historic Preservation Board - Questions\***

Please answer these five questions above. 1. How have you prepared yourself to serve on the Historic Preservation Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base, within the Historic Districts, while maintaining neighborhood stabilization? 4. How would you balance historic architecture with modern architectural styles? 5. What do you like about the City's different Historic Districts?

### **Hollywood Centennial Celebration Committee**

Please answer these five questions above. 1. What is your primary interest in serving on the Committee? 2. What is your financial/accounting background? 3. What knowledge, skills and abilities would you bring to the meetings? 4. What other organizations and/or associations were you previously, and/or currently involved with? 5. Are you available to attend regular committee meetings? (dates to be determined by all members)

### **Hollywood Housing Authority - Questions\***

Please answer these five questions above. 1. In your opinion what is the greatest challenge to keeping housing affordable in Hollywood? 2. Which of the following disciplines are you most skilled? \* Property Management, \* Affordable Housing Administration, \* Housing Market Stability, \* Affordable Housing Construction, \* Affordable Housing Activism. 3. Which of the following disciplines are you most passionate? \* Property Management, \* Rental Housing Affordability, \* Housing Market Stability, \* New Housing Construction, \* Fair Housing. 4. What (if any) life experience motivated you toward volunteerism? 5. What role does housing diversity play in Hollywood's economic health?

### **Marine Advisory Board - Questions\***

Please answer these five questions above. 1. What is your involvement with the City of Hollywood's Waterways? 2. What will guide your decisions on this board? 3. Are you able to dedicate 2-3 hours a month to attend the meetings? Attendance is paramount to this Board being able to get things done. 4. Are you currently or have you been a boater, marine industry professional or involved in any other marine related industry? 5. What is your vision for the city of Hollywood's Waterway system?

### **Parks, Recreation & Cultural Arts Advisory Board - Questions\***

Please answer these six questions above. 1. How many events have you attended in the past year at any of the parks and athletics facilities in the City? 2. How many City-sponsored special events have you attended for the past year? 3. Are you available to attend regular Board meetings? Regular meetings are on the 1st Thursday of the month for 8 months per calendar year. 4. What is your one area of highest interest related to the parks, recreation and cultural arts for the City? 5. What other relevant organizations, clubs, or associations were you previously, and/or currently are involved in? 6. How does parks, recreation and cultural arts contribute to quality of life?

### **Planning & Development Board - Questions\***

Please answer these five questions above. 1. How have you prepared yourself to serve on the Planning and Development Board? 2. Explain how your personal and/or professional experiences will contribute to the meeting the goal(s) of the Board or City. \* Personal experiences, \* Professional experiences. 3. What is your perspective on balancing growth of the City's tax base while maintaining neighborhood stabilization? 4. What recent developments within the City are most proud of? 5. What is a Comprehensive Plan?

### **Police Officer's Pension Board - Questions\***

Please answer these five questions above. 1. What is a fiduciary? And what is your responsibility to the police pension plan as a fiduciary? 2. What is the Sunshine Law? 3. What is Asset Allocation & Diversification? 4. Explain the history of Chapter 99-1 and Chapter 185? 5. Define the role of the Actuary and the Auditor?

### **Sister Cities Advisory Committee - Questions\***

1. Do you speak more than one language? If so, what languages do you speak? 2. Do you have experience in travel, cultural exchange, and/or fund-raising? Please describe. 3. Which Sister City focus areas are you most passionate about: a. Art and Culture; b. Business and Trade; c. Community Development; d. Youth and Education. 4. What (if any) life experience motivated you toward volunteerism? 5. Please describe why you are interested in serving on the Sister Cities Advisory Committee.

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**Sustainability Advisory Committee - Questions**

Please answer these five questions above. 1. Why do you want to join the committee? 2. Have you attended any committee meetings? If so, how many? 3. What knowledge, skills, and abilities would you bring to the committee if appointed? 4. What other organizations, clubs, or associations are you involved in? 5. Are you available to attend regular committee and subcommittee meetings? Regular meetings are held monthly with subcommittee meetings held as needed. 6. What types of projects would you like to see the committee work on?

**Are you interested in serving on more than one board/committee?\***

**If so, how many?\***

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No



**Applicant must attend at least one board/committee meeting prior to consideration of application for every board applied. Please list board/committee meetings you attended in the last year?\***

n/a

**Are you currently on a County or City Board?\***

**If yes, please describe**

No



**If you are applying for a board / committee, which has specific requirements / categories, please detail how your background and/or experience meets the required criteria.\***

I am applying for the position within the AHAC that is a citizen who is actively engaged as a for-profit provider of affordable housing. My background as a Developer Associate for Pinnacle Communities qualifies me for this role.

**Please describe your professional and/or volunteer experience or background, which best qualifies you for selection to the board / committee.\***

As Developer Associate at Pinnacle Communities, my role in sourcing land, obtaining approvals, and securing financing for affordable housing projects best qualifies me for this committee, along with my commitment to volunteerism and community service.

**Are you presently employed by the City of Hollywood?\***

**If so, in what capacity?\***

No



n/a

**Attach Resume (only .doc and .pdf files)\***

Resume.pdf

## Andrew Miranda

11771 SW 52<sup>nd</sup> Street, Cooper City, FL 33330

[andrewmiranda@gmail.com](mailto:andrewmiranda@gmail.com) (786) 999-5871

### Education

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**Florida International University**, Miami, FL July 2019

- Master of Science in International Real Estate

**Florida State University**, Tallahassee, FL May 2018

- Bachelor of Science in Finance
- Bachelor of Science in Real Estate

### Experience

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**Pinnacle Communities**, Miami, FL April 2025 – Present

*Developer Associate*

- Source land opportunities and obtain construction approvals for affordable housing projects, coordinating with local authorities to ensure compliance with zoning and regulatory requirements.
- Secure financing by preparing and submitting applications for FHFC funding, RFPs/RFQs for additional sources, and RFAs for public-private partnerships (P3), resulting in successful project funding and partnerships.
- Oversee multidisciplinary teams including architects, engineers, and environmental consultants to drive community construction from inception to completion, optimizing timelines and budgets for high-impact developments.

**Deutsche Bank**, Jacksonville, FL October 2022 – April 2025

*Assistant Vice President*

- Conduct comprehensive appraisal reviews of complex real estate assets to ensure accuracy and compliance with USPAP and FIRREA guidelines.
- Provide quarterly collateral monitoring, analyzing market trends and adjusting asset valuations to reflect current market conditions.
- Defend valuation and collateral monitoring conclusions to regulatory bodies during audits, ensuring transparency and compliance with industry standards.
- Collaborate with internal and external teams to ensure consistent application of valuation practices and resolve intricate asset-related issues.

**SitusAMC**, Boca Raton, FL January 2020 – October 2022

*Associate Analyst*

- Perform third-party appraisal reviews across all real estate asset classes, auditing Argus cash flows and appraisal reports to ensure market assumptions align with current conditions for bank underwriting.
- Manage communications between lenders and appraisal firms throughout the bidding and engagement process.
- Update tracking sheets and maintain work file records to ensure compliance with USPAP.

### Skills / Certifications

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- Microsoft Office (Excel, Word, PowerPoint)
- Argus Enterprise Software Application