



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	January 21, 2026		File No.	Item Type: (Enter X in box)	Resolution	Other			
			25-498		X	Click or tap here to enter text.			
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1 st Reading	2 nd Reading				
	X		Public Hearing: (Enter X in box)	N/A	N/A				
Funding Source:	5910-561000		Advertising Requirement: (Enter X in box)	Yes	No				
					X				
Account Balance:	4,131,738		RFP/RFQ/Bid Number:						
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number:	16305					

Redevelopment Goals:

(Enter X in box)

Compact & Urban Development Projects

Goal 1 - Catalytic projects that support the growth of local economy

Goal 2 - Transit supportive Development

Goal 3 - Neighborhood-level enhancements

Improve Connectivity within community

Goal 1 - Development of complete streets

Goal 2 - Facilitate & Identify safe access to multiple modes of transportation

Goal 3- Provide Strategic parking solutions

Create CRA Resiliency

Goal 1- Utilize innovative means to create sense of place to attract residents & visitors

Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations

Goal 3- Prepare for sustainable future through smart technology, social & economic development
Programs and environmental measures

Sponsor Name:	Dr. Jeremy Earle, Executive Director	Department:	HBCRA
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SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, DECLARING THAT THE PROCESS OF COMPETITIVE SOLICITATIONS IS NOT IN THE BEST INTEREST OF THE HBCRA PURSUANT TO SECTION 23-10(4) OF THE HALLANDALE BEACH PROCUREMENT CODE AND WAIVING COMPETITIVE SOLICITATIONS FOR THE CONSTRUCTION OF FOUR ACCESSORY DWELLING UNITS FROM GOSHEN TINY HOMES LLC ON THE PROPERTY LOCATED 622 S.W. 9TH STREET, HALLANDALE BEACH, FLORIDA TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS FOR AN AMOUNT NOT TO EXCEED \$824,255; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH GOSHEN TINY HOMES LLC FOR THE CONSTRUCTION OF FOUR ACCESSORY DWELLING UNITS FROM GOSHEN TINY HOMES LLC ON THE PROPERTY LOCATED 622 S.W. 9TH STREET, HALLANDALE BEACH, FLORIDA TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS FOR AN AMOUNT NOT TO EXCEED \$824,255; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

There is a shortage of affordable housing stock, and rising rental costs have put a strain on residents. Over the last year, the Miami, Fort Lauderdale, and West Palm Beach markets posted the largest year-over-year average rent increases in the state of Florida. For extremely low-income workers, high housing costs such as these often result in housing instability or homelessness.

In response to the need for affordable and innovative housing solutions, the Hallandale Beach Community Redevelopment Agency (HBCRA) has pursued multiple modular housing initiatives since 2022. The following summarizes these efforts in chronological order.

On August 24, 2022, the HBCRA Board of Directors approved a partnership with Zip Modular LLC to construct six (6) cost-effective, turnkey rental units utilizing a galvanized steel frame modular design. This initiative was intended to enhance architectural diversity and neighborhood property values. Shortly after approval, Zip Modular closed its Miami facility and promised to resume operations within four to six months, a commitment that was never fulfilled. Despite repeated outreach, the company became nonresponsive. As a result, on October 17, 2022, the Board rescinded Zip Modular's approval and terminated the agreement.

Following this setback, the HBCRA revisited the 2019 RFP process, during which Steelframe Home, LLC had been identified as a firm capable of constructing homes for the agency. Although Emerald Construction Corporation and the

Urban League of Broward County, Inc. had been approved under that process to construct traditional affordable housing units, both firms later withdrew. After their withdrawal, and following Board approval on October 17, 2022, the HBCRA formally engaged Steelframe Home, LLC to negotiate the delivery of innovative modular homes, offering a turnkey product at approximately half the time and cost of traditional construction.

Subsequently, Steelframe Home, LLC was provided with the standard agreement prepared by the HBCRA Attorney for execution. However, despite repeated efforts to finalize the contract, Steelframe Home, LLC declined to sign, citing liability concerns. On March 13, 2023, the Board formally rescinded the resolution and ended negotiations.

The HBCRA pursued multiple avenues concurrently to advance the development of affordable housing units, including partnerships with Journey C&D Group, Inc. and Investcom Construction LLC.

To further its modular housing initiative, the HBCRA issued RFP No. FY 2022–2023–CRA001 on May 4, 2023, seeking qualified firms to provide site preparation and installation services for pre-purchased modular housing units. As a result of this solicitation, on August 23, 2023, the Board approved Resolution No. 2023-016 CRA authorizing negotiations with Journey C&D Group, Inc. to install pre-constructed modular homes on three (3) CRA-owned lots assigned to the firm.

While efforts with Journey C&D Group, Inc. were ongoing, the HBCRA identified Investcom Construction LLC later in 2023 as an additional development partner based on the firm's experience delivering modular housing units more efficiently and at lower cost than traditional construction. On October 18, 2023, the Board approved an agreement with Investcom Construction LLC to develop eighteen (18) affordable rental units across three CRA-owned properties. The agreement was amended on December 18, 2024, to expand the project to twenty-one (21) units, including micro-units for seniors, at 128–132 SE 2nd Street.

Meanwhile, Journey C&D Group, Inc., initiated construction activities on its assigned properties. However, the firm was unable to complete the project in accordance with the terms of the agreement and failed to provide the required documentation consistent with the approved draw schedule, despite several months of discussions. Following a review of the agreement, the HBCRA Attorney, in coordination with the construction consultant, Artaic Group, recommended termination of the contract.

On June 5, 2025, in response to Journey C&D Group, Inc.'s construction default, HBCRA Attorney Steven Zelkowitz issued a formal notice of termination to the firm's bonding company, Great Midwest Insurance Company, requesting that the default be cured.

Despite continued efforts to advance affordable housing through alternative development partners, Investcom Construction LLC project was unable to proceed as planned. The total project cost exceeded six million dollars, and Investcom Construction LLC was unable to secure the required surety bond necessary to move forward with the project. As a result, the HBCRA terminated the agreement for convenience on August 11, 2025.

Despite these challenges, the HBCRA remains committed to developing affordable, high-quality housing options for residents in alignment with its 2020 Redevelopment Modification Plan.

Current Situation:

With rental costs continuing to rise and the supply of affordable housing remaining limited, the Hollywood Beach Community Redevelopment Agency (HBCRA) continues to evaluate cost-effective and sustainable housing solutions, with a focus on serving senior residents. As part of this evaluation, staff identified Goshen Tiny Homes, LLC, based in Brandon, Florida, as a qualified contractor with experience delivering durable, small-scale housing projects throughout the state.

Goshen specializes in the construction of tiny homes and accessory dwelling units (ADUs) using traditional block construction on permanent slab foundations. This construction method provides long-term durability, reduced maintenance needs, and improved energy performance when compared to alternative building approaches. Goshen offers a range of one- and two-bedroom floor plans, allowing staff to select models that balance livability, efficiency, and cost control.

The company has completed projects across Florida, including West Palm Beach, St. Petersburg, Orlando, Bradenton, Lakeland, Fort Lauderdale, Jacksonville, Miami, Tampa, and Port Charlotte. Goshen's homes are custom-built rather than prefabricated or modular, with construction timelines generally ranging from eight to fourteen months.

HBCRA proposes the construction of four two-bedroom, one-bathroom turnkey accessory dwelling units (ADUs), Model C1010, at 622 SW 9th Street. These units are intended to provide affordable rental housing for senior residents and will be rented at the Broward County HUD thirty percent (30%) Area Median Income (AMI) level, with an estimated monthly rent of approximately \$777.

Staff is also developing a standardized rental program to be presented to the Board for approval. Once adopted, this program will govern these units and future rental developments. Establishing a single rental framework will promote consistency, strengthen financial controls, and support efficient long-term management of CRA-owned rental assets.

The estimated base construction cost for the four units is \$716,743, which includes standard site work and utility connections. While a 15 percent contingency was initially included to address typical construction-related uncertainties, further evaluation of the project scope identified additional cost considerations associated with the long-term operation and sustainability of senior housing.

As these units are intended to serve elderly residents, additional allowances are necessary to support enhanced accessibility features beyond minimum code requirements, as well as energy-efficiency measures designed to reduce long-term operating costs. These may include solar panels, enhanced insulation, high-efficiency mechanical systems, and other building improvements that support lower utility expenses and long-term durability.

Given the City/CRA's responsibility to own and manage these units over the long term, it is fiscally prudent to incorporate these accessibility and energy-efficiency enhancements at the time of construction rather than defer them to future retrofits. Addressing these needs upfront reduces lifecycle costs, limits future capital expenditures, and supports responsible stewardship of public funds.

Based on these considerations, staff recommend establishing a total project budget not to exceed \$824,255, inclusive of construction, enhanced accessibility features, energy-efficiency improvements, and contingency. Staff will continue to closely monitor expenditures, pursue cost efficiencies where feasible, and maintain strict oversight to ensure the project is delivered within the approved budget.

Recommendation:

Staff recommends that the HBCRA Board of Directors approve an agreement with Goshen Tiny Homes, LLC for the construction of four accessory dwelling units (ADUs) at 622 SW 9th Street in an amount not to exceed \$824,255. The budget includes a standard 15 percent Owner's Contingency to address unforeseen construction conditions, with the remaining funds allocated to construction upgrades that enhance accessibility and incorporate energy-efficient features, such as solar and other building performance improvements, to reduce long-term operating costs. This action will support the delivery of affordable rental housing for senior residents while maintaining prudent fiscal oversight.

Fiscal Impact:

\$824,255

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-10, Exception to competitive solicitation requirements, (4) Best interest of city. Where the city commission declares by majority vote that the process of competitive solicitations is not in the best interest of the city and the reasons therefore, for example, if the city elects to conduct a limited time pilot to test the viability and impacts of a program, or ratification of expenditures made contrary to the requirements stated herein. The HBCRA follows the City's procurement process.

PROPOSED ACTION:

Staff recommend that the HBCRA Board of Directors approve the resolution authorizing Goshen Tiny Homes LLC to construct four modular homes as per the specifications of their proposal to the HBCRA.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Proposal
Exhibit 3 – Rendering
Exhibit 4 – Sample Homes
Exhibit 5 – Construction Schedule