



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	May 18, 2020		File No.	Item Type: <i>(Enter X in box)</i>	Resolution		Other	
			20-141		X		N/A	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		2nd Reading	
		X	Public Hearing: <i>(Enter X in box)</i>		N/A		N/A	
				Yes	No	Yes	No	
Funding Source:	N/A		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
							X	
Account Balance:	N/A		RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number :		N/A			
		X						
Strategic Priority: <i>(Enter X in box)</i> <p>Capital Improvements</p> <p>Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/></p> <p>Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/></p> <p>Promote Projects with Large-Scale Impacts</p> <p>Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/></p> <p>Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/></p> <p>Priority Area:</p> <p>North West Quadrant <input type="checkbox"/></p> <p>FEC Corridor <input type="checkbox"/></p> <p>Southwest Quadrant <input type="checkbox"/></p> <p>Northeast Quadrant <input type="checkbox"/></p> <p>Southeast Quadrant <input type="checkbox"/></p>								
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA			

SHORT TITLE:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING CERTAIN MODIFICATIONS TO THE NEIGHBORHOOD IMPROVEMENT PROGRAM (NIP), THE PAINT THE TOWN PROGRAM (PTT), AND THE SENIOR MINI-GRANT PROGRAM (SMGP); AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROPRIATE FUNDS, AS NEEDED, FROM ANY OF THE OTHER RESIDENTIAL PROGRAMS TO MEET THE GREATEST RESIDENTIAL PROGRAM DEMAND; AUTHORIZING THE EXECUTIVE DIRECTOR TO MAKE CHANGES TO THE RESIDENTIAL PROGRAMS AND APPLICATIONS (EXCLUDING OR INCLUDING ELIGIBILITY) ON AN AS-NEEDED BASIS AS MARKET CONDITIONS ALLOW, DUE TO THE FLUIDITY OF THE CURRENT ECONOMIC AND MARKET CONDITIONS, WHICH ARE OCCURRING DUE TO THE CORONAVIRUS / COVID-19 PANDEMIC; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

On February 20, 2018 the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors approved a fully revamped residential program, which included the Neighborhood Improvement Program (NIP). The NIP was instrumental in meeting the needs of residents while allowing the Hallandale Beach Community Redevelopment Agency (HBCRA) to hold those individuals accountable for City liens, utilities and taxes. The NIP provides exterior repairs for owner and non-owner-occupied homes. The program has provisions for selecting a street, block, or neighborhood, described as a “special focus area,” and targeting that area for revitalization, especially in areas where the HBCRA has already constructed Infill homes. Individuals utilizing this program can obtain up to \$50,000 for exterior improvements for which the HBCRA records a mortgage on the property for four years.

On January 14, 2019, the HBCRA Board of Directors, approved the Enhanced Paint Program (EPP). The program is a comprehensive approach to community revitalization and beautification. The program allows Staff to select a special focus area within the community with a special emphasis on painting as many homes in one specific area as possible. By creating the EPP, the HBCRA was able to focus on specific areas for painting homes, and landscaping in an amount up to \$5,000 (per house), without utilizing the NIP loan program and recording a mortgage on the property. The Enhanced Paint Program was later renamed the Paint the Town Program (PTT).

On April 22, 2019, the HBCRA Board of Directors approved the Senior Mini-Grant Program (SMGP). The program is a subset of the NIP, and includes all the eligible uses listed in the NIP, without any mortgage or lien requirements. The grant provides up to \$10,000 to seniors 70 years of age and older (which make up approximately 11% of the city’s population per the 2017 ACS Census estimate), who are on very limited fixed incomes. The grant is primarily for owner occupied dwellings, but can also be considered for non-owner-occupied dwellings on a case by case basis.

On March 9, 2020, the City of Hallandale Beach executed a declaration of emergency in response to the deadly Coronavirus/COVID-19 pandemic that had begun to sweep the globe. Since that time, thousands have either become infected and countless others have died. Stay at home orders, social distancing, self-isolation, and quarantine have become the buzzwords as cities

have struggled to cope with the effects of the pandemic. Additionally, cities were forced to shut down all non-essential businesses.

The mission of the Hallandale Beach Community Redevelopment Agency (HBCRA) is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation. The HBCRA understands that many families are facing tremendous amounts of economic hardships due to the COVID-19.

The HBCRA also understand that as more businesses shutter permanently, more of our residents will lose their jobs, residents will most likely defer repairs and maintenance of their properties in favor of providing food for themselves and their families. Therefore the slum and blighted conditions, which the HBCRA has worked hard to eliminate for over two decades, would have a very high probability of returning if the current situation is not addressed locally.

Current Situation:

In an effort to prevent the Hallandale Beach Redevelopment Area (CRA) from reverting to slum and blighted conditions, as well as meet the changing needs of the community brought on by the coronavirus pandemic, the HBCRA is proposing to once again revamp some of its residential programs. The proposed changes to the NIP, PTT, and SMGP would relax some of the program restrictions, and provide added benefits to maintaining a vital neighborhood and community. The programs would be modified as follows:

1. Neighborhood Improvement Program (NIP)

The modified NIP program would be made available to residents in the CRA without some of the restrictions in the current policy. During the COVID19 pandemic, the HBCRA would Would:

- Waive the application fee for individuals applying for the program.
- Allow homeowners with a second mortgage (equity line of credit) to participate in the program.
- Reduce the years to apply for a loan after bankruptcy discharge from three years to immediately after discharge.
- Accept application for a homesteaded property with a City of Hallandale Beach lien, not previously accepted, but with the stipulation that the applicant will be required to work with City to resolve the lien.
- Accept application from applicants whose water bill is in the arrears as long as there's a payment plan, in place, and payments are made as per the payment plan.
- Waive the penalty if an applicant with a loan repayment must sell prior to the maturity date due to financial difficulties.

2. Paint the Town Program (PTT)

- Expand the program to include not just multiple houses on a selected street, but also include houses on any street in need of painting.
- Expand the program to include more stucco repairs, fascia boards/soffits replacement, and driveway pressure cleaning.

3. Senior Mini-Grant Program (SMGP)

- Lower the age requirement for the senior applicant from 70 years old and older to 67 years old and older.
- Reduce the years to apply for a grant after bankruptcy discharge from three years to immediately after discharge.

- Accept application for homesteaded property with a City of Hallandale Beach lien, not previously accepted, but with the stipulation that the applicant will be required to work with City to resolve the lien.
- Increase the grant assistance from 10,000 to up to \$15,000.
- Accept application from applicants whose water bill is in the arrears as long as there's a payment plan, in place, and payments are made as per the payment plan.
- This program can be used in conjunction with the PTT program.
- Have a list of qualified contractors for applicants to select from.

Why Action is Necessary:

The Hallandale Beach CRA Board of Directors sets the policies of the Community Redevelopment Agency. In order to address the extremely challenging times associated with the Coronavirus, including the closure of local businesses and the layoff of countless numbers of employees and residents, Staff recommends that the HBCRA Board approve the modification to the residential programs (NIP, PTT, SMGP). The changes to the program will not have any fiscal impact because the budgeted funds will be used.

Staff recommends HBCRA Board of Directors approve the modification to the residential programs and allow the HBCRA Executive Director to appropriate funds, as needed, from any of the other residential programs to meet the greatest program demand. Staff also recommends that the HBCRA Board of Directors authorize the HBCRA Executive Director to make changes to the program and application (excluding or including eligibility) on an as-needed basis as market conditions allow, due to the fluidity of the current economic and market conditions, which are occurring due to the pandemic.

Fiscal Impact:

No additional fiscal impact.

PROPOSED ACTION:

The HBCRA Board of Directors to approve the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – Neighborhood Improvement Program Application
- Exhibit 3 – Paint the Town Application and Authorization
- Exhibit 4 – Senior Mini Grant Program Application