

1 EXHIBIT 1

2 RESOLUTION NO. 2026 - _____

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

28
29 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency
30 ("HBCRA") is to promote economic development and enhance the quality of life by eliminating
31 and preventing blighted conditions through the facilitation of community partnerships, business
32 growth, job creation, and neighborhood rehabilitation; and

33 **WHEREAS**, there is a shortage of affordable housing stock and rising rental costs have
34 put a strain on residents; over the last year, the Miami, Fort Lauderdale, and West Palm Beach
35 markets posted the largest year-over-year average rent increases in the State of Florida; for
36 extremely low-income workers, high housing costs such as these often result in housing instability
37 or homelessness; and

38
39 **WHEREAS**, in response to the need for affordable and innovative housing solutions, the
40 HBCRA has identified Goshen Tiny Homes, LLC, based in Brandon, Florida, as a strong partner
41 to construct four accessory dwelling units (ADUs) on the property owned by Goshen Tiny Homes,
42 LLC located at 622 S.W. 9th Street, Hallandale Beach to provide affordable housing for senior
43 citizens; and

44
45 **WHEREAS**, to remain efficient and effective and fulfill its affordable housing initiative
46 requirements and capitalize on the cost-efficiencies, quality construction and speed-to-delivery
47 concerns for the construction of accessory dwelling units (ADUs) to provide affordable housing
48 for senior citizens, the HBCRA desires to employ Section 23-10(4) of the Hallandale Beach
49 Procurement Code, which provides that the Board of Directors of the HBCRA may approve a
50 waiver to the competitive solicitations requirement if the competitive solicitations requirement is
51 not in the best interest of the HBCRA and
52

53 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) waive to the competitive
54 solicitations requirement on the basis that the competitive solicitations requirement is not in the
55 best interest of the HBCRA in order to capitalize on the cost-efficiencies, quality construction and
56 speed-to-delivery concerns for the construction of accessory dwelling units (ADUs) to provide
57 affordable housing for senior citizens and (b) authorize the Executive Director and HBCRA
58 Attorney to negotiate, finalize and execute an agreement with Goshen Tiny Homes, LLC to
59 construct four accessory dwelling units (ADUs) on the property owned by Goshen Tiny Homes,
60 LLC located at 622 S.W. 9th Street, Hallandale Beach to provide affordable housing for senior
61 citizens for an amount not to exceed Eight Hundred Twenty Four Thousand Two Hundred Fifty
62 Five Dollars (\$824,255).
63

64 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
65 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
66

67 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
68 incorporated into this Resolution.
69

70 Section 2. Waiver of the Competitive Solicitations Requirement. The Board of Directors
71 hereby waives the competitive solicitations requirement pursuant to Section 23-10(4) of the
72 Hallandale Beach Procurement Code on the basis that the competitive solicitations requirement
73 is not in the best interest of the HBCRA in order to capitalize on the cost-efficiencies, quality
74 construction and speed-to-delivery concerns for the construction of accessory dwelling units
75 (ADUs) to provide affordable housing for senior citizens.
76

77 Section 3. Negotiation and Finalization of the Agreement. The Executive Director and
78 HBCRA Attorney are hereby authorized to negotiate and finalize an Agreement with Goshen Tiny
79 Homes, LLC to construct four accessory dwelling units (ADUs) on the property owned by Goshen
80 Tiny Homes, LLC located at 622 S.W. 9th Street, Hallandale Beach to provide affordable housing
81 for senior citizens for an amount not to exceed Eight Hundred Twenty Four Thousand Two
82 Hundred Fifty Five Dollars (\$824,255).
83

84 Section 4. Execution of the Agreement. The Executive Director is hereby authorized to
85 execute and deliver the Agreement with Goshen Tiny Homes, LLC.
86

87 Section 5. Implementation of the Agreement. The Executive Director is hereby authorized
88 to take all steps necessary and appropriate to implement the terms and conditions of the
89 Agreement with Goshen Tiny Homes, LLC and to exercise all provisions contained therein,
90 including cancellation, termination and amendment provisions.
91

92 Section 6. Effective Date. This Resolution shall take effect immediately upon approval.
93

PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
Beach Community Redevelopment Agency, this 21st day of January, 2026.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN
HBCRA SECRETARY

JOY COOPER
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

TAYLOR DUMA LLP
HBCRA ATTORNEY

FINAL VOTE ON ADOPTION

Chair Cooper _____
Vice Chair Lazarow _____
Director Adams _____
Director Butler _____
Director Lima-Taub _____