

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. 9<sup>TH</sup> 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. 9<sup>TH</sup>  
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.

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

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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

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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. 9<sup>th</sup> 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).

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

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

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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.

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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. 9<sup>th</sup> 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).

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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.

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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.

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

94 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
95 Beach Community Redevelopment Agency, this 21<sup>st</sup> day of January, 2026.

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97 ATTEST:  
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HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

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101 \_\_\_\_\_  
102 JENORGEN M. GUILLEN  
103 HBCRA SECRETARY

\_\_\_\_\_  
JOY COOPER  
CHAIR

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105 APPROVED AS TO FORM  
106 AND LEGAL SUFFICIENCY:  
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109 \_\_\_\_\_  
110 TAYLOR DUMA LLP  
111 HBCRA ATTORNEY

112 **FINAL VOTE ON ADOPTION**

113 Chair Cooper \_\_\_\_\_  
114 Vice Chair Lazarow \_\_\_\_\_  
115 Director Adams \_\_\_\_\_  
116 Director Butler \_\_\_\_\_  
117 Director Lima-Taub \_\_\_\_\_  
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