



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	January 18, 2023		File No. 22-498	Item Type: <i>(Enter X in box)</i>	Resolution X	Other		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading N/A		2nd Reading N/A	
	X				Public Hearing: <i>(Enter X in box)</i>		Yes	No
				x				
Funding Source:	5910-561000		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
							X	
Account Balance:	\$ 5,212,294		RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		16305			
		X						
Redevelopment Goals: <i>(Enter X in box)</i> <p>Compact & Urban Development Projects</p> <p>Goal 1 – Catalytic projects that support the growth of local economy <input type="checkbox"/></p> <p>Goal 2 – Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 – Neighborhood-level enhancements <input checked="" type="checkbox"/></p> <p>Improve Connectivity within community</p> <p>Goal 1 – Development of complete streets <input type="checkbox"/></p> <p>Goal 2 – Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p>Create CRA Resiliency</p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input checked="" type="checkbox"/></p>								
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA			

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 128 S.E TERRACE #1-2 AND 132 S.E TERRACE, HALLANDALE BEACH, FLORIDA 33009 FROM VICTOR ROSENBERG FOR A PURCHASE PRICE OF \$1,362,750; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT AND ADDENDUM FOR THE PURCHASE OF THE PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

There is a shortage in the 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 like the one described above, often lead to homelessness. To address housing insecurity, the Hallandale Beach CRA (HBCRA) is enacting a series of housing solutions like the recently approved Rent Stabilization Program. The goal of the HBCRA is to make more housing available at an affordable cost to residents by purchasing available properties within the CRA boundaries.

Current Situation:

As part of the HBCRA Modification Plan, HBCRA pursues property acquisitions for redevelopment opportunities in the area, which assist in economic development and improvement of property values.

HBCRA staff has been monitoring the local housing market for opportunities and became aware of two adjacent properties for sale by the same owner. The property addresses are 132 SE 2nd Terrace and 128 SE 2nd Terrace, Hallandale Beach, Fl. Below is a description of the properties and their appraised value.

Address	Parcel #	Residential Units	Appraised Value
132 SE 2 nd Terrace	51-42-27-08-0320	3 Units	\$725,000
128 SE 2 nd Terrace	51-42-27-08-0310	2 Units	\$460,000

The asking price for the properties is \$1,525,000. In December 2022 HBCRA staff ordered an appraisal of the properties. The total appraised value came in at \$1,185,000. After consulting with HBCRA attorney Steven Zelkowitz, the HBCRA put

in an offer to purchase the properties at 15% above the appraised value at \$1,362,750. The HBCRA can purchase a property at 10-15% above the appraised value if the property is an integral part of the HBCRA's goal to provide affordable housing.

The properties are in the city's Central RAC District. The purpose and intent of the Central RAC district is to guide the redevelopment of land and the surrounding properties into a vibrant area that:

- (a) Provides a mix of uses within a pedestrian-friendly environment to meet the daily needs of workers, residents, and visitors;
- (b) Encourages higher densities and intensities within a half-mile of the planned commuter rail station;
- (c) Establishes a desirable residential location with a variety of housing types, including affordable housing units, to accommodate a diverse population;
- (d) Promotes the optimum use of transit by maintaining and enhancing a continuous, inter-connected network of pedestrian- and bicycle-friendly streets that effectively links transit stations, bike routes, sidewalks, buildings, and open spaces;
- (e) Provides public open space in the form of parks, plazas, and greens; and
- (f) Encourages investment by accommodating new development at a range of scales including individual infill buildings and large redevelopment projects.

Based on the location of the properties and the goals outlined in the HBCRA Modification Plan, acquiring the properties at 128 and 132 SE 2nd Terrace will advance the HBCRA's goals of acquiring and providing housing opportunities within the CRA area.

The properties currently have five (5) units available for rent. According to the seller the properties have been recently renovated with new roofs and new kitchens. As mentioned above the properties are in the city's Central RAC District and have the development potential to build for higher density in the future.

Recommendation

Staff recommends that the HBCRA Board of Directors approve the purchase of the properties located at 128 and 132 SE 2nd Terrace. Due to current market conditions and the potential for future development on the sites, HBCRA recommends that the properties be purchased at 15% above their appraised value.

Fiscal Impact

\$1,362,750

Why Action is Necessary

Per HBCRA Bylaws purchase of goods or services in excess of \$50,000 must be approved by the Board of Directors

PROPOSED ACTION:

HBCRA Board of Directors approves the resolution.

ATTACHMENT(S):

Exhibit 1 - Resolution
Exhibit 2 – Contract
Exhibit 3 – BCPA Property Description
Exhibit 4 – Property Appraisal
Exhibit 5 - Aerial Photograph of Properties