



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	May 18, 2020		File No.	Item Type:	Resolution	Other		
			20-143	<i>(Enter X in box)</i>	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
				X				
Funding Source:	130-5910-583040		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
Account Balance:	100,000		RFP/RFQ/Bid Number:					
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> <div style="margin-top: 10px;"> Capital Improvements <div style="margin-left: 20px;"> Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/> </div> <div style="margin-left: 20px;"> Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/> </div> </div> <div style="margin-top: 10px;"> Promote Projects with Large-Scale Impacts <div style="margin-left: 20px;"> Goal 1 – Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/> </div> <div style="margin-left: 20px;"> Goal 2 – Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/> </div> </div> <div style="margin-top: 10px;"> Priority Area: <div style="margin-left: 20px;"> North West Quadrant <input type="checkbox"/> </div> <div style="margin-left: 20px;"> FEC Corridor <input type="checkbox"/> </div> <div style="margin-left: 20px;"> Southwest Quadrant <input type="checkbox"/> </div> <div style="margin-left: 20px;"> Northeast Quadrant <input type="checkbox"/> </div> <div style="margin-left: 20px;"> Southeast Quadrant <input type="checkbox"/> </div> </div>								
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, ESTABLISHING THE SENIOR RENTAL/UTILITY ASSISTANCE PROGRAM; ALLOCATING \$30,000 TO THE SENIOR RENTAL/UTILITY ASSISTANCE PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE SENIOR RENTAL/UTILITY ASSISTANCE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

The Hallandale Beach Community Redevelopment Agency (HBCRA) is dedicated to enhancing the quality of life of its residents. The HBCRA is committed to ensuring that safe, decent, and affordable homes are available to the residents of the City of Hallandale Beach.

There is an affordable housing crisis in our country. Affordable housing is defined as a situation in which the cost of the monthly rents or monthly mortgage payments including taxes, insurance, and utilities does not exceed 35% of a household's adjusted gross monthly income. According to the June 2015 "Recommended Methodology for Supply & Demand Analysis for Broward County's Affordable Housing Market", the City of Hallandale Beach has a deficiency of 2,683 very low-income affordable housing units. This includes rental and homeownership.

The City of Hallandale Beach (COHB) receives a five hundred dollar (\$500) grant from the Aging and Disability Resource Center of Broward County (ARDC) through the Department of Elderly Affairs (DOEA), to assist elderly seniors with rent, utilities, and prescription expenses. The grant is administered by the City's Human Services Department. Between fiscal year FY'16 to present only twelve (12) seniors were assisted with housing, utilities, and prescription. Though helpful, this funding source is not enough to meet the needs of elderly renters, 62 years old and older. According to the Census.gov twenty-five (25%) of the population in the City of Hallandale Beach are over the age of sixty-two (62), thirty-seven percent (37%) of those seniors live alone. Sixteen percent (16%) of Hallandale Beach seniors have an annual income of less than ten thousand dollars (\$10,000) annually and forty percent (40%) have income less than twenty thousand dollars (\$20,000). The senior population, in Hallandale Beach, is financially cost-burdened due to their low income and high cost of living in the area. Other municipalities in South Florida as listed below, have programs in place to assist their elderly population with certain monthly expenses that will prevent them from becoming homeless.

The City of Miami offers the Senior Rental Assistance Program, which provides assistance to income-eligible (40% Area Median Income) senior households (ages 62 and up) who spend more than fifty percent (50%) of their household income on housing costs and who live in City assisted rental housing or subsidized buildings within City of Miami limits. The program provides up to one hundred dollars (\$100) a month towards rental eligible properties, for up to a year, for qualifying households.

The City of Miami Beach has a rent and utility assistance program that is open to anyone in Dade County. They offer one month of assistance once per year.

The City of North Miami Beach has a home tenant base rental program. The purpose of this program is to provide one-time assistance to families who can no longer afford to rent their existing units due to unforeseen circumstances and are at risk of being homeless. The program is open to residents of the City whose household income does not exceed sixty percent (60%) of the area median income.

The City of Miramar has a security and/or utility deposit program. This program provides one-time funding for eligible applicants to obtain safe, decent, and affordable rental housing for qualified very low- and low-income applicants in the City (based on Broward County AMI). Priority is given to special needs households

Broward County has a Housing Option Program (HOP) to assist Broward County residents with one month's rent or utility bill. Assistance may be provided once every twenty-four (24) months and is limited to three payments per lifetime. These are just some of the programs available to seniors and cost-burdened renters.

Current Situation:

Broward County housing market contains over 187,600 rental units with the average rent exceeding \$1,500 per unit. The average rental rate in Hallandale Beach, however, is \$1,798 as of August 2019. The rental rate is twenty percent (20%) higher than it was in 2018 and appears to be on a continued upward trajectory according to rentcafe.com. The Broward County Affordable Housing Assessment by Florida International University found that Broward County is one of the most unaffordable places to live in the US. The study further revealed that the increasing cost of affordable rental units is severely impacting families who are already living in cost-burdened households (53.9%).

The HBCRA is seeking to create a rental/utility assistance program to assist struggling individuals (62 years old and older). This program would help low-

income families facing eviction or utility shut-off. Through this proposed program families will have access to emergency financial assistance for paying rent and utility expenses.

The proposed Senior Rental/Utility Assistance program would help to make housing affordable for seniors, as well as increase their quality of life. The goal of the program is to help the low-income elderly in the Redevelopment Area who are faced with a crisis in paying for rent and utility (electric and water) expenses.

The HBCRA Senior Rental/Utility Assistance Program would help income-eligible (50% Area Median Income) senior households (ages 62 and up) within the CRA boundaries, who spend more than thirty percent (30%) of their household income on housing costs. The program would provide up to one hundred dollars (\$100) a month towards rental/utility expense for eligible applicants, for up to six (6) months. Funding would assist up to fifty (50) elderly applicants.

Applicants would be required to submit an application for the program and provide all the required documents for review by the Program Manager. Complete applications would be processed in the order received. Submission of an application does not mean that the applicant is eligible for the program. Final eligibility would be determined at the program's intake appointment, during which the applicant must produce all the program's required documents as outlined below

Required Documents

1. Florida driver's license or valid State ID.
2. Proof of Income for every adult in the household (adults that are not working are expected to write a letter and have it notarized, explaining why they don't have an income or a job).
3. List and proof of monthly expenses.
4. A written reason for requesting assistance – proof of inability to pay bills, etc.
5. Late or viction notice from the landlord. Late or shut-off notice for light or water (whichever is applicable).
6. Lease agreement.

Why Action is Necessary:

Elderly individuals are a vulnerable population, that have low income and after other expenses, including medicine and food, they are not able to provide for housing and utilities adequately. One of the stated goals of the HBCRA is to

provide affordable housing options, this includes our senior population. The HBCRA Senior Rental/Utility Assistance Program, as a new affordable housing program that requires funding, would require the approval of the Board in order for it to be implemented.

Fiscal Impact:

HBCRA rental/utility program would be funded with an initial \$30,000.

PROPOSED ACTION:

Staff recommends that the Board of Directors approve the attached resolution approving the HBCRA Senior Rental/Utility Assistance Program.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Senior Rental-Utility Assistance Application