



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: July 13, 2020

TO: HBCRA Board of Directors

FROM: Jeremy Earle, Ph.D., AICP, Executive Director/Assistant City Manager

SUBJECT: Coronavirus Housing and Neighborhood Stabilization Program

On April 18, 2020, the Hallandale Beach Community Redevelopment Agency Board of Directors (HBCRA) approved the Coronavirus Neighborhood and Housing Stabilization Program (CNHS). The goal of the loan program was to find a way to mitigate the extraordinary potential impact to our residential and affordable housing community within the CRA boundaries due to the COVID-19 pandemic. For the past 24 years of its life, the HBCRA has spent millions of dollars on market-rate housing, and affordable housing programs, which were designed to stabilize the community and provide housing opportunities for residents within the community redevelopment area (CRA).

It is with the mind to protect its significant investments within the community, that the HBCRA has undertaken all of its current residential programming efforts, and also its COVID-19 related affordable housing efforts. It was incumbent upon the HBCRA to find a way to ensure that the efforts, over the last 24 years, to eliminate slum and blight did not come to naught by having some type of mechanism to help the community during this time.

The CNHS was officially opened for applications on Tuesday, May 26, 2020, through Saturday, May 30, 2020. The HBCRA received seventy-three (73) applications. Those seventy-three (73) applications were for approximately \$163,169 in requested funding.

As with the business program, every single HBCRA Staff member was task with reviewing the applications. The review process was very detailed. HBCRA Staff several days and weekends going over documents and working with the residents, lenders, and landlords to gather all documents necessary to review the applications. Some of the landlords had to be convinced to provide the W-9 form necessary to provide rental payments. Staff had to review the eligibility of the applicants applying for funding based on, but not limited to, the criteria listed below:

- If the request came from residents residing within the CRA.
- If the resident lived in Hallandale Beach for at least six (6) months or one (1) year for mortgage applicants.
- If applicants have proof of late notice with a date of April 2020 or later.
- If applicants have proof of either loss or reduction of income.
- If lease or mortgage is in the name of the applicant.

Of the initial seventy-three (73) applications received by the HBCRA, Staff has approved a total of twenty-eight (28) applications in an amount of approximately \$87,487. Of those seventy-three (73) applications, thirteen (12) were outside the CRA boundaries and were immediately rejected. Most of the remaining applications were not approved for various reasons, including but not limited to:

1. Applicants not providing proof of loss or reduction in income.
2. Applicants not meeting the residency requirements,
3. Applicants not having a non-federally backed mortgage.

Staff worked diligently and tirelessly on each application, even extending the deadline to provide the necessary documents to appropriately evaluate them. In the case where a decision was made to deny an application, it was after an extensive review of the application and reaching out to the applicant for more documents. Staff is uniquely aware of the ravages of the coronavirus on our nation and the financial impact it has on families and households, but there is still a fiduciary responsibility to make the best decisions possible with HBCRA dollars.

On June 11, 2020, the HBCRA re-opened the CNHS Program for an additional two weeks. The HBCRA received fifty-two (52) applications requesting approximately \$128,329 in funding. Staff is currently reviewing those applications for funding.

As promised, in the full spirit of transparency, attached you will find a list of the initial seventy-three (73) applicants that applied for the CNHS Program, including funding requests, whether an applicant was within the CRA boundaries or not, and whether they were approved or not.

Exhibit 1 – Application Tracking Sheet