



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	March 18, 2026		File No.	Item Type:	Resolution	Other		
			26-077	<i>(Enter X in box)</i>	X			
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
Funding Source:	5910-583050		Advertising Requirement: <i>(Enter X in box)</i>				X	
Account Balance:	\$1,964,593.60		RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		46302			
		X						
Redevelopment Goals: <i>(Enter X in box)</i>								
Compact & Urban Development Projects								
Goal 1 - Catalytic projects that support the growth of local economy <input type="checkbox"/>								
Goal 2 - Transit supportive Development <input type="checkbox"/>								
Goal 3 - Neighborhood-level enhancements <input type="checkbox"/>								
Improve Connectivity within community								
Goal 1 - Development of complete streets <input type="checkbox"/>								
Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/>								
Goal 3- Provide Strategic parking solutions <input type="checkbox"/>								
Create CRA Resiliency								
Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/>								
Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/>								
Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/>								
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, APPROVING THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; ALLOCATING \$350,000 TO THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

The Hallandale Beach Community Redevelopment Agency (HBCRA) was established to eliminate and prevent blighted conditions within designated redevelopment areas while promoting economic development and improving the overall quality of life for residents, businesses, and visitors. Through strategic investments in infrastructure, economic development programs, and public-private partnerships, the HBCRA works to stimulate private investment, strengthen commercial corridors, and support long-term revitalization throughout the redevelopment district.

District 8, located along NE 1st Avenue, has been identified as a key commercial and cultural corridor within the HBCRA redevelopment area. Over the years, the HBCRA has implemented a number of initiatives aimed at strengthening this district through business attraction, retention, and placemaking efforts. These initiatives have included marketing and promotional programs, façade improvement incentives, tenant lease subsidies, and special events designed to increase visibility and economic activity within the area. The District 8 corridor continues to play an important role in the City's broader economic development strategy by supporting small businesses, restaurants, and creative enterprises that contribute to the area's unique character.

As part of its ongoing redevelopment efforts, the HBCRA Board of Directors approved the NE 1st Avenue Streetscape Improvement Project on March 19, 2025 via Resolution No. 2025-005 CRA, representing a significant public investment in the District 8 corridor. The project is designed to improve pedestrian safety, enhance mobility, increase green space, and create a more attractive and walkable environment for residents, visitors, and businesses. Planned improvements include roadway realignment, pedestrian lighting, traffic calming measures, gateway signage, streetscape furnishings, and landscaping enhancements intended to strengthen the overall identity and accessibility of the corridor.

Prior to the commencement of construction, the HBCRA conducted extensive stakeholder outreach efforts to inform business owners and community members about the upcoming improvements and anticipated construction timeline. These efforts included multiple stakeholder meetings, direct outreach to corridor businesses, informational flyers, and ongoing communication with affected property owners and tenants. Construction began in November 2025 and is being implemented in phases to minimize disruption while maintaining access to businesses throughout the corridor. The project has an anticipated duration of approximately eighteen (18) months, and construction activities are currently progressing on schedule, with completion expected in April 2027.

Current Situation:

The HBCRA is currently implementing the NE 1st Avenue Streetscape Improvement Project within the District 8 corridor, a capital improvement initiative designed to enhance pedestrian safety, improve connectivity, increase green space, and strengthen the commercial environment along NE 1st Avenue. The project represents a significant public investment intended to improve walkability, enhance the overall appearance of the corridor, and support long-term economic development within District 8.

While these improvements are expected to provide lasting benefits to the community and surrounding businesses, construction activities occurring in phases along the corridor may create temporary operational challenges for certain businesses located directly adjacent to active construction areas.

District 8 Construction Mitigation Program

As construction progresses, some businesses may experience temporary impacts related to accessibility, visibility, parking availability, and customer traffic. In recognition of these short-term disruptions, the HBCRA has developed the District 8 Construction Mitigation Program which is comprised of two targeted economic assistance initiatives: the District 8 Construction Rent Stabilization Program (CRSP) and the Construction Business Assistance Loan Program (CBALP). These programs are designed to provide financial support to businesses directly affected by construction activities associated with the District 8 Streetscape Improvements. The purpose of these initiatives is to help stabilize existing businesses, maintain occupancy within the corridor, and support business retention while construction is underway.

1. Construction Business Assistance Loan Program (CBALP)

The CBALP will provide additional financial support to businesses impacted by the District 8 Streetscape Improvements. While the streetscape project represents a significant public investment intended to improve pedestrian safety, accessibility,

infrastructure resilience, and the overall economic vitality of the corridor, construction activities may create temporary operational challenges for businesses, including reduced visibility, limited parking availability, altered traffic patterns, and decreased customer access. The CBALP is intended to mitigate these temporary impacts and support business continuity during active construction phases.

Through this program, the HBCRA may provide a one-time forgivable loan assistance of up to \$20,000 per eligible business located within the defined construction impact area along NE 1st Avenue, from Hallandale Beach Boulevard to NE 5th Street. This assistance is intended as a one-time funding opportunity and will be awarded on a first-come, first-served basis, subject to the availability of program funds. Loan funds may be used for eligible costs that support operational stability during construction, including payroll, inventory, marketing efforts, and other reasonable operational needs necessary to maintain business activity and customer engagement during construction-related disruptions.

The CBALP loan will be forgiven over a two-year compliance period, with fifty percent (50%) of the loan amount forgiven annually, provided the business remains open and operational within District 8 and complies with all program requirements. The program is designed to serve as a proactive business retention strategy by helping prevent business displacement, maintain commercial occupancy, preserve employment opportunities, and sustain economic activity within the redevelopment area while construction improvements are underway.

2. District 8 Construction Rent Stabilization Program (CRSP)

To further support businesses impacted by the District 8 Streetscape Improvements, the HBCRA has also developed the CRSP which will provide temporary rental assistance to eligible businesses located within the District 8 corridor whose storefronts are directly impacted by an active phase of construction. Under the program, eligible applicants may receive rental assistance covering fifty percent (50%) of the tenant's monthly rent obligation, for a maximum period of up to twelve (12) months. Program considerations may include the actual phase of the construction which directly affects the business. In addition, owner-occupied businesses operating within commercial properties located in the eligible construction impact area may apply for mortgage assistance under the same funding limits. Mortgage assistance will be limited to the portion of the monthly mortgage payment attributable to principal and interest and will only be available to property owners who actively operate their business at the subject property. Subsidy payments will be issued in conjunction with the remaining portion of the rent or mortgage obligation, in accordance with HBCRA disbursement procedures.

To qualify for assistance under the CRSP, applicants must demonstrate that their business has experienced a minimum revenue decline of twenty percent (20%) when compared to the business's average revenue during the six (6) months preceding the commencement of construction along NE 1st Avenue. Applicants must also maintain an active Business Tax Receipt, remain open and operational to the public during the construction period, and meet all program eligibility requirements established by the HBCRA. Documentation demonstrating the decline in revenue must be submitted as part of the application review process.

Applications submitted under the CBALP and the CRSP will be reviewed by HBCRA staff to ensure compliance with program guidelines and eligibility requirements. Upon completion of staff review and verification of eligibility, the Executive Director of the HBCRA will have the authority to approve applications administratively, eliminating the need for individual applications to be presented to the HBCRA Board for approval. This streamlined approval process will allow the Agency to respond more efficiently to businesses experiencing construction-related impacts while maintaining appropriate oversight and accountability.

The CRSP and the CBALP are intended to function as temporary economic stabilization measures during active construction phases of the NE 1st Avenue Streetscape Improvement Project. Together, these programs are designed to support the continued operation of businesses within the District 8 corridor while the streetscape improvements are underway. By providing targeted rental assistance and access to forgivable loan funding during periods of construction-related disruption, the HBCRA seeks to protect existing businesses, sustain economic activity, and ensure that the long-term benefits of the streetscape improvements are realized without unnecessary commercial displacement.

Recommendation:

Staff recommends that the HBCRA Board of Directors approve the District 8 Construction Rent Stabilization Program (CRSP) and the Construction Business Assistance Loan Program (CBALP) to provide temporary construction disruption assistance to eligible businesses located within the District 8 corridor that are directly impacted by active phases of the NE 1st Avenue Streetscape Improvement Project.

Fiscal Impact:

\$350,000.00

Why Action is Necessary:

The HBCRA Board of Directors sets the program policy and procedures for the agency and allow the HBCRA Executive Director to disburse the funds in the HBCRA's best interest.

PROPOSED ACTION:

HBCRA Board of Directors approves the resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – District 8 Construction Rent Stabilization Program Application

Exhibit 3 - Construction Business Assistance Loan Program Application