



**Hallandale Beach**  
COMMUNITY REDEVELOPMENT AGENCY

## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	March 18, 2026		<b>File No.</b>	<b>Item Type:</b>	<b>Resolution</b>	<b>Other</b>	
			25-477	<i>(Enter X in box)</i>	<b>X</b>		
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	Yes		<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
					<b>N/A</b>		<b>N/A</b>
	<b>X</b>		<b>Public Hearing:</b> <i>(Enter X in box)</i>		<b>Yes</b>	<b>No</b>	<b>Yes</b>
						<b>X</b>	
<b>Funding Source:</b>	<b>N/A</b>		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>		<b>Yes</b>		<b>No</b>
						<b>X</b>	
<b>Account Balance:</b>	<b>N/A</b>		<b>RFP/RFQ/Bid Number:</b>				
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	Yes	No	<b>Project Number:</b>				
		<b>X</b>					
<b>Redevelopment Goals:</b> <i>(Enter X in box)</i>							
<p><b>Compact &amp; Urban Development Projects</b></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><b>Improve Connectivity within the community</b></p> <p>Goal 1 - Development of complete streets <input type="checkbox"/></p> <p>Goal 2 - Facilitate &amp; Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p><b>Create CRA Resiliency</b></p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents &amp; visitors <input checked="" type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles &amp; messaging to create iconic buildings &amp; destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for a sustainable future through smart technology, social &amp; economic development Programs and environmental measures <input type="checkbox"/></p>							
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>	HBCRA			

**SHORT TITLE:**

**A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE AFFORDABLE RENTAL HOUSING PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AFFORDABLE RENTAL HOUSING PROGRAM INCLUDING SETTING PROGRAM POLICY AND PROCEDURES FOR THE HBCRA TO DISBURSE THE FUNDS; AND PROVIDING AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Background:**

A shortage in affordable housing stock and rising rental costs continue to strain local residents. The Miami–Fort Lauderdale–West Palm Beach metropolitan area have experienced significant rent increases in recent years, placing substantial pressure on low and moderate income households. Rising housing costs disproportionately impact extremely low-income workers and increase the risk of housing instability and homelessness.

The U.S. Department of Housing and Urban Development (HUD) defines cost-burdened families as households paying more than thirty percent (30%) of their gross income toward housing costs. Households exceeding this threshold may have difficulty affording other necessities such as food, transportation, and medical care. Recent housing data indicates that a significant percentage of renters in Palm Beach, Broward, and Miami-Dade Counties are cost-burdened.

To address these housing challenges within the Community Redevelopment Area (CRA), the Hallandale Beach Community Redevelopment Agency (HBCRA) proposes the establishment of an Affordable Rental Housing Program (AHRP) to increase access to affordable rental units.

**Current Situation:**

The purpose of the ARHP is to provide safe, decent, and affordable rental housing opportunities to income-eligible residents. The Program will include affordable rental units for seniors (age 60 and older) as well as the general population subject to the applicable income limits. The exact number of senior-designated units will be administratively determined based on needs, while maintaining compliance with applicable housing regulations.

Senior-designated units for seniors age sixty (60) and older will be made available to income-eligible households that meet the program's senior definition in accordance with applicable federal, state, and county law. Eligible senior

households must have incomes between thirty percent (30%) and fifty percent (50%) of Area Median Income (AMI), as published annually by HUD.

All other non-senior-designated units will be available to income-eligible households earning no more than eighty percent (80%) of AMI. Maximum allowable rents will be established in accordance with annually published HUD income and rent limits (income and rent limit chart below).

<b>Broward County, Florida – HUD AMI Income &amp; Rent Limits (2025)</b>					
Broward County, Florida – HUD AMI Income & Rent Limits (2025)					
This document summarizes HUD Area Median Income (AMI) income and rent limits commonly used for affordable and income-restricted rental housing in Broward County, Florida. Limits are published annually by the U.S. Department of Housing and Urban Development (HUD) and distributed in Florida through the Shimberg Center for Housing Studies.					
HUD AMI Income Limits – Broward County (2025)					
AMI Level	1-Person	2-Person	3-Person	4-Person	
30% AMI (Extremely Low)	\$24,210	\$27,660	\$31,110	\$34,590	
50% AMI (Very Low)	\$40,350	\$46,100	\$51,850	\$57,650	
60% AMI (Low)	\$48,420	\$55,320	\$62,220	\$69,180	
80% AMI (Moderate)	\$64,560	\$73,760	\$82,960	\$92,240	
120% AMI (Workforce)	\$96,840	\$110,640	\$124,440	\$138,360	
HUD Gross Rent Limits – Broward County (2025)					
AMI Level	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-
30% AMI	\$605	\$648	\$777	\$899	\$1,003
50% AMI	\$1,008	\$1,080	\$1,296	\$1,498	\$1,672
60% AMI	\$1,210	\$1,296	\$1,555	\$1,798	\$2,007
80% AMI	\$1,614	\$1,729	\$2,074	\$2,398	\$2,676
120% AMI	\$2,421	\$2,593	\$3,111	\$3,597	\$4,014
<b>Source &amp; Citation</b>					
U.S. Department of Housing and Urban Development (HUD). 2025 HUD Income Limits and Rent Limits for Broward County,					

To ensure professional management, regulatory compliance, and operational efficiency, HBCRA will engage a qualified property management company through a formal procurement process to manage all rental units under the AHRP. HBCRA will establish and adopt all program policies and procedures, define eligibility criteria, and retain oversight authority, including final approval of applicant selection. This structure ensures that policy control, regulatory compliance, and final decision-making authority remain with HBCRA Staff, while the property management company is responsible for the day-to-day operations and maintenance of the properties and provides administrative support to HBCRA in implementing program requirements.

The selected property management company will oversee routine property operations and maintenance, tenant relations, and lease administration, and will assist HBCRA with program administration tasks such as marketing and outreach, application intake and processing, income verification, rental history and credit review, criminal background screening consistent with HUD guidance regarding the use of criminal records in housing decisions, lease preparation and execution, rent collection, compliance monitoring and reporting, and waiting list administration. All applicants will be evaluated using standardized, uniformly applied screening criteria to ensure fairness, consistency, and risk mitigation. Final

eligibility determinations will be made in accordance with HBCRA-adopted policies and remain subject to HBCRA review and oversight.

To promote transparency, fairness, and equal access to housing opportunities, applicants will be selected through a random lottery process rather than on a first-come, first-served basis. The application period and the random lottery process will be advertised across various platforms to ensure broad awareness and access. During each open application period, applicants will be separated into two categories: a senior-designated applicant pool and a general population applicant pool. Each time a unit within a property becomes available or a new development is brought online, an application period will be opened for that specific property and publicized through these outreach channels. At the close of the application period, a documented and verifiable random lottery will be conducted within each applicable applicant pool. The lottery will establish the order in which available units are offered.

Randomized lottery systems are widely recognized as a best practice to ensure equitable access to affordable housing opportunities and are used in jurisdictions such as New York City, Miami, Fort Lauderdale, West Palm Beach, Orlando, and Los Angeles. An example of an affordable housing development that utilized a lottery system is Pinnacle 441, located in the City of Hollywood, which implemented a lottery-based leasing process due to high applicant demand. Lottery systems promote transparency, prevent preferential treatment, and ensure consistency in tenant selection.

Units will be offered sequentially in the order determined by the lottery. If an applicant declines the unit, is determined ineligible following final verification, or cannot be contacted after documented reasonable efforts, the next applicant in lottery order will be contacted. The lottery process will apply only to the units available during that application cycle, and no ongoing waiting list will be maintained beyond the completion of unit offers for that specific property or development. As the HBCRA acquires additional properties for rental housing, a new application period will be announced and advertised across various media platforms to ensure transparency and equal access for all eligible applicants.

The Program will comply with all applicable Fair Housing laws, including the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act. The HBCRA and its property management company will not discriminate on the basis of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status, disability, or any other protected characteristic under federal, state, or

local law. Reasonable accommodation and reasonable modifications will be provided to qualified individuals with disabilities upon request.

**Recommendation**

HBCRA Staff recommends that the HBCRA Board of Directors approve the new Affordable Rental Housing Rental Program.

**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:**

The HBCRA Board of Directors consider the attached Resolution.

**ATTACHMENT(S):**

- Exhibit 1 – Resolution
- Exhibit 2 – Program Application and Guidelines