



HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: March 19,2025
TO: Dr. Jeremy Earle, Executive Director
FROM: Faith Phinn, Deputy Executive Director
SUBJECT: HBCRA Programmatic Funding Highlights

Creation of the HBCRA

The City Commission, March 19,1996 authorized staff to pursue the creation of a Community Redevelopment Agency ("CRA") to utilize an additional funding mechanism to address the revitalization and rehabilitation of eligible areas which are in a state of decline or deterioration and provide for expanded affordable housing opportunities.

Pursuant to the City Commission's directive, staff was authorized to prepare the requisite documentation to seek approval from the Broward County Commission for the establishment of a Hallandale Beach Community Redevelopment Agency (CRA) and to conduct a needs assessment in accordance with the Redevelopment Act. CRA`s are governed by Florida Statue 163 part III.

On November 26,1996, Broward County adopted a resolution approving the CRA plan. The City Commission established the Redevelopment Trust Fund through Ordinance No. 96-25, and effective December 27,1996. The Hallandale Beach Community Redevelopment Agency (HBCRA) area is bordered by Pembroke Road, County Line Road, NE 14th Avenue, and Interstate 95.

CRA`s main goals are as follows:

- Remove Slum & Blight
- Create Clean and Safe Places
- Prevent Crime
- Encourage Economic Development

- Build or Enhance Affordable Housing
- Fund Streetscape and other Capital Improvements
- Preserve Historic Buildings/Resources
- Retain and Recruit Business
- Enhance Parks and Recreation
- Increase the Tax Base

Current Situation

As the Hallandale Beach Community Redevelopment Agency (HBCRA) prepares to sunset in Fiscal Year 2026, an overview of funding is enclosed (exhibit 1). This presentation highlights the agency's funding over the past 7 years with a focus on our residential and commercial programs. It is important to note that the last seven years have been reflective of stable leadership and clear directives. In January 2019 the HBCRA Board of Directors directed CRA Staff to proceed with the full work of redevelopment including affordable housing and economic development.

HBCRA offers eleven residential programs, from First-time home buyers to paint programs. The HBCRA Residential Programs foster community involvement and address quality-of-life issues, by eliminating and preventing blighted conditions, and revitalizing the economic integrity of the community. By improving the attractiveness and quality of life for our existing and future residents of the city, this assists with increasing the tax base.

The HBCRA is also committed to helping businesses succeed and grow, we offer over thirteen business incentive programs. The team works to bring a vibrant, innovative, locally competitive economy into the HBCRA area by creating an environment that promotes the retention, expansion, and attraction of businesses and by incentivizing new commercial and mixed-use developments in the area and by doing so ultimately increasing the tax base.

Another major initiative of focus is affordable housing, with a current goal of acquiring fifty units or more rental units to assist with the affordability crisis. In the current fiscal year's budget approximately \$18 million has been allocated for property acquisitions, including vacant lots and the renovation and construction of affordable housing units. This investment aligns with the agency's broader mission to foster economic development and increase property values in the community. In addition to its Affordable Housing Initiatives, the HBCRA has been acquiring vacant lots and collaborating with local developers on various redevelopment projects. Completed projects include Highland Park Village, Hallandale Commons, Solaris Apartments, and twenty-one single-family in-fill homes.

The mission of the HBCRA is to enhance the quality of life of Hallandale Beach residents by eliminating and preventing blighted conditions through facilitating community partnerships, business growth, job creation, and neighborhood revitalization. To achieve this mission, the HBCRA has dedicated significant resources and funding to a variety of projects. While these initiatives are extensive, it is important to note that redevelopment takes time.

Exhibit 1- HBCRA Revenues & Expenditures for Residential & Commercial Program FY 18-24