

1 EXHIBIT 1

2 RESOLUTION NO. 2026 - \_\_\_\_\_

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

12 WHEREAS, the mission of the Hallandale Beach Community Redevelopment Agency (the  
13 "HBCRA") is to improve the quality of life of the residents through the prevention and elimination  
14 of slum and blight; and  
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16 WHEREAS, a shortage in affordable housing stock and rising rental costs continue to  
17 strain local residents. The Miami-Fort Lauderdale-West Palm Beach metropolitan area has  
18 experienced significant rent increases in recent years, placing substantial pressure on low and  
19 moderate income households; rising housing costs disproportionately impact extremely low-  
20 income workers and increase the risk of housing instability and homelessness; and  
21

22 WHEREAS, the U.S. Department of Housing and Urban Development (HUD) defines cost-  
23 burdened families as households paying more than thirty percent (30%) of their gross income  
24 toward housing costs. Households exceeding this threshold may have difficulty affording other  
25 necessities such as food, transportation, and medical care; recent housing data indicates that a  
26 significant percentage of renters in Palm Beach, Broward, and Miami-Dade Counties are cost-  
27 burdened; and  
28

29 WHEREAS, to address these housing challenges within the Community Redevelopment  
30 Area (CRA), the HBCRA proposes the establishment of an Affordable Rental Housing Program  
31 to increase access to affordable housing units; and  
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33 WHEREAS, the Board of Directors of the HBCRA desires to approve the Affordable Rental  
34 Housing Program as set forth in the Agenda Cover Memo.  
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36 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS  
37 OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:

38 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and  
39 incorporated into this Resolution.

40 Section 2. Approval of Affordable Rental Housing Program. The Affordable Rental  
41 Housing Program as set forth in the Agenda Cover Memo is hereby approved and established.

42 Section 3. Implementation of Affordable Rental Housing Program. The Executive Director  
43 is hereby authorized to take all steps necessary and appropriate to implement the Affordable

44 Rental Housing Program including setting program policy and procedures for the HBCRA to  
45 disburse the funds.

46 Section 4. Effective Date. This resolution shall take effect immediately upon approval.

47 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
48 Beach Community Redevelopment Agency, this 18<sup>th</sup> day of March, 2026.

49 ATTEST: HALLANDALE BEACH COMMUNITY  
50 REDEVELOPMENT AGENCY

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52

53 \_\_\_\_\_  
54 JENORGEN M. GUILLEN  
55 HBCRA SECRETARY

53 \_\_\_\_\_  
54 JOY COOPER  
55 CHAIR

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58 APPROVED AS TO FORM  
59 AND LEGAL SUFFICIENCY:

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62 \_\_\_\_\_  
63 TAYLOR DUMA LLP  
64 HBCRA ATTORNEY

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67 **FINAL VOTE ON ADOPTION**  
68 Chair Cooper \_\_\_\_\_  
69 Vice Chair Lazarow \_\_\_\_\_  
70 Director Adams \_\_\_\_\_  
71 Director Butler \_\_\_\_\_  
72 Director Lima-Taub \_\_\_\_\_