



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
9/29/2025	25-368	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):		Funding Source:	Project Number:	
\$640,000	N/A		TBD	TBD	
Contract Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Dr. Jeremy Earle	City Manager	
Strategic Plan Focus Areas:					
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Infrastructure & Mobility	<input checked="" type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 10/1/2025			Estimated End Date: 10/1/2025		

SHORT TITLE:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR PROVISION AND ADMINISTRATION OF A LOAN TO PINNACLE AT AUDUBON PLACE, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP AND/OR ITS AFFILIATES, IN THE AMOUNT OF SIX HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$640,000.00) FOR DEVELOPMENT OF AN AFFORDABLE HOUSING DEVELOPMENT FOR SENIORS; AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

The proposed resolution authorizes an Interlocal Agreement between the City and Hallandale Beach Community Redevelopment Agency (HBCRA) to provide up to \$640,000 in funding for the Pinnacle at Audubon Place project to support its application for Low Income Housing Tax Credits through the Florida Housing Finance Corporation. HBCRA will administer the loan, and both parties will coordinate to ensure compliance with state law and the City's redevelopment plan.

Background:

The City and the HBCRA will enter into an Interlocal Agreement ("Agreement") to provide funding for the Pinnacle at Audubon Place project ("Project"), located at 219 West Pembroke Road. The Project will seek a Local Government Area of Opportunity Loan to compete for Low Income Housing Tax Credits through the Florida Housing Finance Corporation (FHFC).

If approved, the HBCRA will provide funds to the City in an amount not to exceed \$640,000, which the City will then forward to the Project's developer upon request and in accordance with FHFC requirements. The HBCRA will administer the loan on behalf of the City and coordinate closely on all aspects of the Project's funding.

Current Situation:

This Agreement allows the City to participate in FHFC's Local Government Area of Opportunity program while ensuring compliance with Chapter 163, Florida Statutes, and the HBCRA Community Redevelopment Plan. The funding serves a public purpose by supporting affordable housing development within the HBCRA Community Redevelopment Area. The Agreement specifies that neither the City nor HBCRA assumes a general obligation or indebtedness; all loan administration responsibilities remain with the HBCRA.

Why Action is Necessary:

Pursuant to Chapter 23, Section 23-6, Award of Contract, the City Manager shall have the authority to recommend to the City Commission the award of contracts. For the City to receive funds for these services from the HBCRA, the ILA needs to be approved by both the City and the HBCRA.

Cost Benefit:

The total funding contribution under this Agreement is capped at \$640,000, which will only be disbursed if the Project is awarded FHFC funding. The Agreement does not obligate the City or HBCRA beyond this amount.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 1A – Draft ILA

Exhibit 2 – Local Government Area of Opportunity Funding Form

Prepared By: Steven Williams

Steven Williams, AICP
DSD Assistant Director

Reviewed By: Vanessa Leroy

Vanessa Leroy
DSD Director

Reviewed By: Noemy Sandoval

Noemy Sandoval
Assistant City Manager