

Hallandale Beach Community Redevelopment Agency

Annual Report for Fiscal Year 2013 - 2014



Board of Directors

Joy Cooper, **Chair**

William Julian, **Vice Chair**

Michele Lazarow, **Director**

Keith London, **Director**

Anthony Sanders, **Director**



Letter from the Chair

Dear CRA Stakeholders,

Once again, I am excited to report on the progress that your Community Redevelopment Agency (CRA) continues to make in accomplishing the priorities set forth by the Board of Directors. The Hallandale Beach CRA continues its robust work towards rebuilding our community in order to achieve the quality of life desired by all. The values and strategic priorities of your CRA Board continue to support the notion that every resident deserves access to quality housing, economic opportunities, and sound infrastructure. These outcomes can only be achieved through a concerted, multifaceted approach to redevelopment. The 2013-14 annual report highlights the results of the various successful programs and initiatives aimed at addressing slum and blight, reducing crime, construction of new affordable housing, stimulating job creation, and building needed infrastructure in our neighborhoods.

Having achieved what I believe to be is the ideal alignment between strategic priorities, planning, and budgeting, the Board continues to work toward ensuring that the CRA operates in a manner that is accountable to all its stakeholders and is in compliance to the governing Florida Statutes. We have ensured that our staffing needs are in commensurate with the Board's vision, and continue to operate as efficiently as possible. It is noteworthy to mention that thru the CRA's concerted redevelopment efforts, private investment within the district during FY 2013-2014 is estimated at \$10M. This is an increase of over 300% from the previous year. Moreover, the Broward County Property Appraiser's Office established the 2013 taxable value of real property within the district boundaries to be \$1,033,916,110. This represents an increase of \$30M from 2012. The HBCRA contributed to these accomplishments through its collaborative efforts in leveraging its TIF.

Unlike other local CRA's, the HBCRA does not intend to seek to extend its service life beyond 2026. As we look ahead to the CRA's remaining 12 years, our focus will be to aggressively address projects in the public domain. This past year marks significant advancement in achieving public private partnerships that will further leverage the Increment Funds with private investment in order to spur an even greater level of private development within the district. Combined with our "complete streets" initiative, I believe that the CRA has never been more ideally poised to maximize its geographic, demographic, and economic appeal in Broward County.

The future is bright, and progress is indeed happening here! On behalf of our Board, I thank you for your support and commitment to redeveloping our community.

Sincerely,



Joy Cooper

HBCRA Board of Directors



Joy Cooper
Chair



William Julian
Vice-Chair



Michele Lazarow
Director



Keith London
Director



Anthony Sanders
Director

Overview

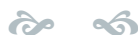
A Community Redevelopment Agency is a significant tool for municipalities to commit resources to reduce and/or eliminate the conditions of slum and blight, stimulate the community and encourage economic revitalization. A community redevelopment area is a geographic area in which the physical and economic conditions meet the definition of slum or blight according to the Florida Statute Chapter 163. The purpose for establishing the Hallandale Beach CRA and the Redevelopment Trust fund was to serve as a partner to the City, to other government entities, and to the private sector in addressing the distressed conditions in the redevelopment area.

The Hallandale Beach Community Redevelopment Agency (HBCRA) was established on December 27, 1996. The HBCRA Board of Directors approved the current implementation plan on March 2012. The Board held a Visioning Session on February 2013 to discuss the strategic actions of the agency. As a result, the Board modified the goals and objectives of the HBCRA by identifying priority projects and programs.

The Hallandale Beach CRA is focusing primarily on tangible capital improvements that create cohesive visual appeal by undertaking comprehensive improvements of the public realm and promoting public/public and public/private partnerships. Furthermore, the HBCRA is moving forward with the development of the In-Fill Housing Project Phase II and the Foster Road/Dixie Highway Mixed Use Development. The HBCRA continues to promote projects with large scale impacts.

Hallandale Beach CRA Mission Statement

The mission of the HBCRA is to enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation and neighborhood revitalization.





Background

The City of Hallandale Beach is an older coastal community with Broward County and is essentially built out. Accordingly, there are limited opportunities for future development on large vacant parcels. Therefore, the City has long recognized the importance of revitalization and rehabilitation of areas which are in a state of decline and deterioration.

The original Hallandale Beach CRA Plan was approved by Broward County on November 26, 1996.

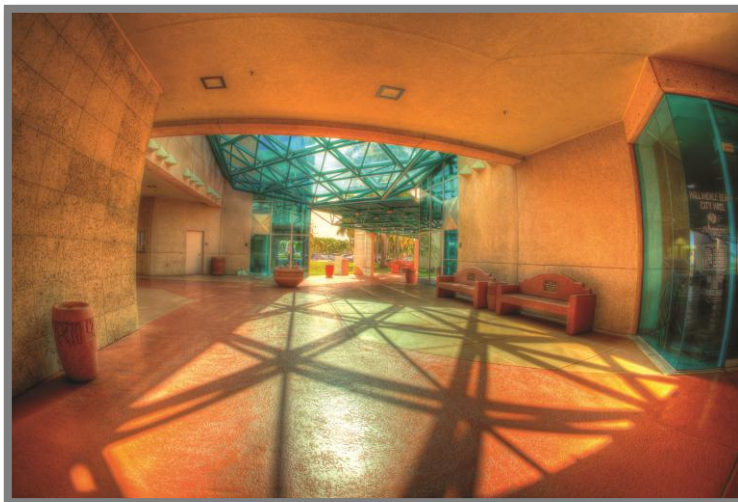
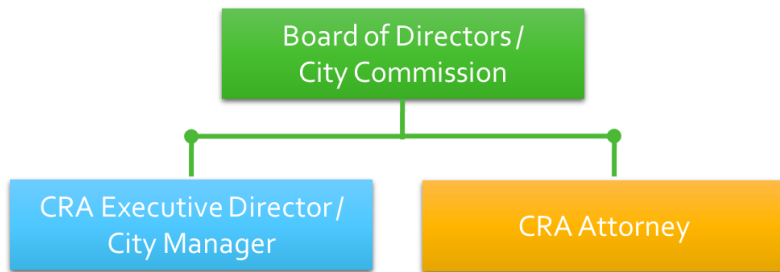
The Redevelopment Trust Fund was established by the Hallandale Beach City Commission on December 27, 1996.

Administration

The Hallandale Beach Community Redevelopment Agency (HBCRA) governance structure allows executive level staff to align HBCRA priorities with City Departments responsible for managing certain projects.

It also ensures consistent and efficient communication between HBCRA and City Departments with greatest nexus to HBCRA related activities.

It provides efficient accountability of HBCRA funded City projects to ensure compliance with Florida Statutes.



City Hall Breezeway

HBCRA Boundaries



HBCRA Staff



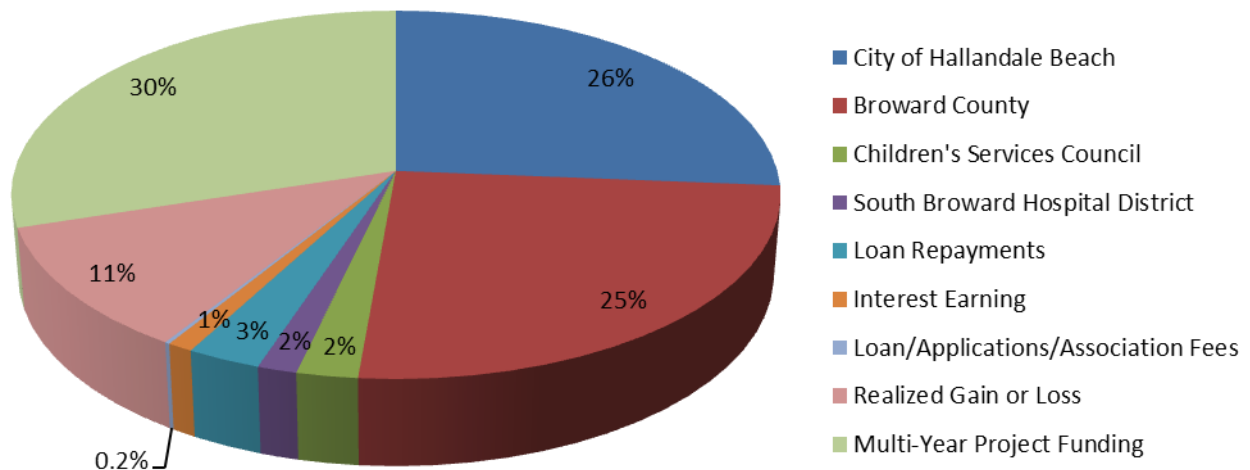
From left to right: Sharee Haynes-Dyer, Fiscal Operations Manager; Lovern Parks, CRA Specialist; Renee C. Miller, City Manager/CRA Executive Director; Daniel Rosemond, Deputy City Manager/CRA Director; Diana M. Wolfson, Real Estate and Property Management Coordinator; Carolyn Allen-Smith, Administrative Office Assistant. Absent: Steven Zerkowitz, CRA Attorney and Lina Duran, Business Development Coordinator.

HBCRA Revenue Summary

The Hallandale Beach CRA Trust Fund is funded through Tax Incremental Financing (TIF), which are revenues from increases in property values over the HBCRA base year (1996).

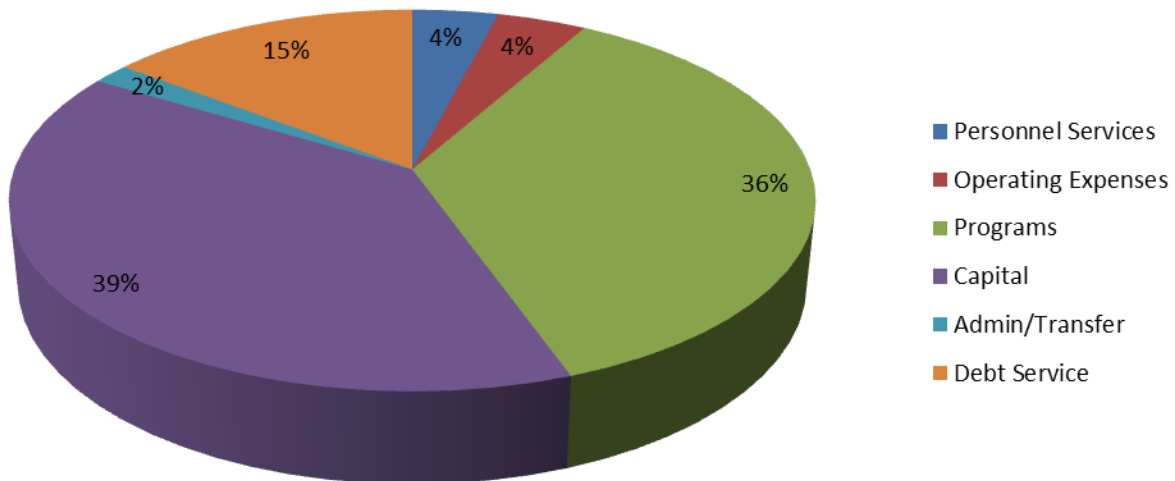
TIF revenues are used to help fund improvements within the CRA Area for redevelopment and affordable housing. The taxing authorities are the City of Hallandale Beach, Broward County, Children’s Services Council and the South Broward Hospital District.

| REVENUES | FY14 Budget | % of Total |
|------------------------------------|-------------------|-------------|
| City of Hallandale Beach | 3,561,746 | 26% |
| Broward County | 3,405,738 | 25% |
| Children's Services Council | 309,488 | 2% |
| South Broward Hospital District | 200,000 | 1% |
| Loan Repayments | 375,000 | 3% |
| Interest Earning | 130,000 | 1% |
| Loan/Applications/Association Fees | 25,000 | 0.2% |
| Realized Gain or Loss | 1,500,000 | 11% |
| Multi-Year Project Funding | 4,053,964 | 30% |
| TOTAL \$ | 13,560,936 | 100% |



HBCRA Expenditures Summary

| EXPENDITURE | FY14 Budget | % of Total |
|--------------------|-------------------|-------------|
| Personnel Services | 547,137 | 4% |
| Operating Expenses | 567,533 | 4% |
| Programs | 4,922,391 | 36% |
| Capital | 5,302,595 | 39% |
| Admin/Transfer | 236,280 | 2% |
| Debt Service | 1,985,000 | 15% |
| TOTAL \$ | 13,560,936 | 100% |



** Graphic does not reflect \$4,359,266 from previous years that have been allocated to multi-year capital projects. If included, the approximate percentage allocated for capital projects is 67%.*

**Please contact Sharee Haynes-Dyer at 954-457-2236 for additional information regarding the HBCRA budget.*

HBCRA Activities FY 2013 - 2014

In-Fill Housing Project Phase I

The Hallandale Beach CRA built and sold eight new single family housing units to income eligible buyers as affordable housing opportunities. The developer Stuart and Shelby, Inc. was engaged by the HBCRA through RFP process for the construction of the In-Fill units. The HBCRA paid \$1,130,873.42 for the design and construction of the housing units. The houses were built in approximately four months.

Out of the total eight units, six were three bedrooms (1,534 SF) and two units were two bedrooms (1,487 SF). All units had two full bathrooms, garage, alarm system, hurricane impact windows, full landscaping, irrigation system, air conditioning system, ceramic tile flooring, smoke detectors, gourmet kitchen and energy efficient appliances. Additionally, the developer provided a one year limited warranty on all labor and materials.

The CRA sold all eight homes constructed in FY 2013-2014. All eight housing units received the national Green Building Standard Bronze Certification.

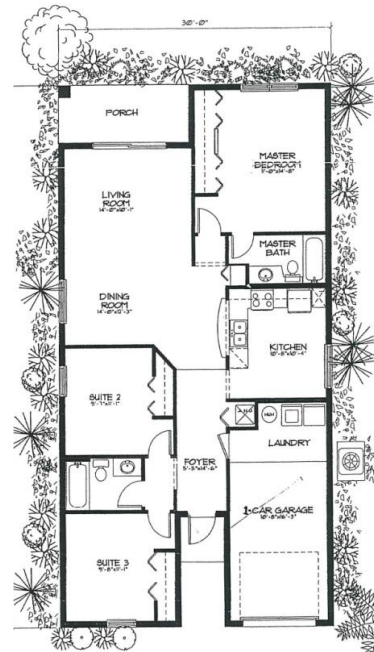
In locations where multiple homes were constructed on the same block the HBCRA took the opportunity to repave streets, improve sidewalks and install new streetscape.



1018 Foster Road



Ribbon Cutting Ceremony for New Homeowner



Sample Floor Plan

*Please contact Diana M. Wolfson at 954-457-1303 for additional information regarding the In-Fill Housing project.

HBCRA Activities FY 2013 - 2014

Foster Road/Dixie Highway Mixed Used Development

The Hallandale Beach CRA has entered into an agreement with a Foster Road LLC to develop a vacant 2.5 acre parcel that sits on the corner of N. Dixie Highway and Foster Road. The development is comprised of 50 workforce rental units, 7,000 SF of retail space, and 12 townhouses for sale.

Project is in pre-development phase and construction will begin in early Spring 2015.

The HBCRA has committed \$3.9M plus the value of the land towards this project. The estimated construction cost is \$8.5M.

The Development team has committed to a Community Benefit Plan (CBP) of 40% of the total project construction costs with the primary focus on hiring Hallandale Beach workforce.



Conceptual Rendering of Proposed Mixed Use Development

**Please contact Daniel Rosemond at 954-457-1377 for additional information regarding the Foster Rd/Dixie Hwy Development.*

HBCRA Activities FY 2013 - 2014

O.B. Johnson Park

The HBCRA in partnership with the City has begun the design of the park's redevelopment. The park's new program reflects the need to tailor the specific sports venues to the available land and community use.

The HBCRA allocated funding during FY 2013-2014 was \$725,000 for this project. Additionally, \$725,000 was allocated in FY 2014-2015 for a complete design. Construction will begin Fall 2015 and completion is expected during Winter 2016.



Conceptual Design

B.F. James Park

A state-of-the-art facility, B.F. James Park, which opened on July 2014 and includes a new beach-access style swimming pool, two lighted basketball courts, a tree-lined fitness trail with exercise stations, picnic area and expansive playground. The beach-access design was selected to accommodate the needs of children, disabled and aged swimmers.

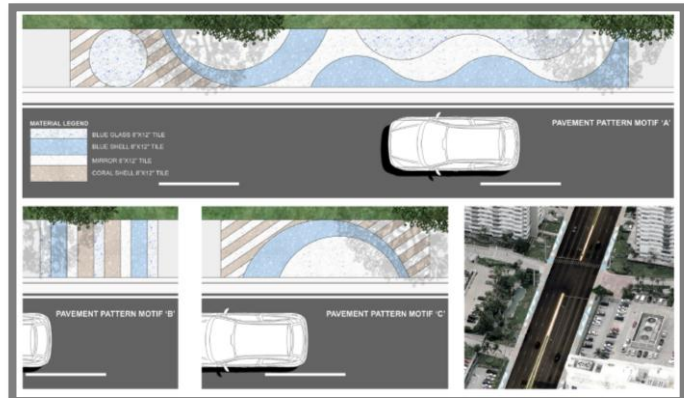
The HBCRA investment during FY 2013-2014 was \$4,250,215. The total project cost for the HBCRA was \$5.3M. The project received the LEED Gold Green Building Certification and was featured in the Florida Parks and Recreation Association Publication for its innovative design.



HBCRA Activities FY 2013 - 2014

Complete Streets Program

The Broward County Complete Streets Initiative focuses on creating increased pedestrian and non-motorized mobility lanes on primary roads throughout the county. In the City's case, the Complete Streets project seeks to address comprehensive improvements in the right of way (infrastructure, sidewalks, lighting, street trees and street furniture) with a consistently applied approach throughout all streets and roads within the City of Hallandale Beach. The HBCRA funded a portion of the project in FY 2013-2014 to complete this project.



Strategic Property Acquisitions



605 N. Dixie Highway – Signature Auto Body Shop was purchased in August 2014 for \$750,000. The HBCRA is currently working with a development team to establish a 3-story medical building with approx. 24,000 SF of leasable space for medical services providers. Private investment is approx. \$7.6M. The anticipated number of new jobs is 30-40. The economic metrics for the HBCRA's investment are an "all in" leverage ratio of 9.5 and a net leverage ratio of 6.5. The development team is committed to a 40% of the constructions costs towards the Community Benefit Plan.



509 & 513 NW 6 Street – Duplexes were considered blighted properties. Units were acquired and demolished. Land will be developed into two new single family homes under the In-Fill Housing Program Phase II. Purchase price \$78,000 each unit.

HBCRA Activities FY 2013 - 2014

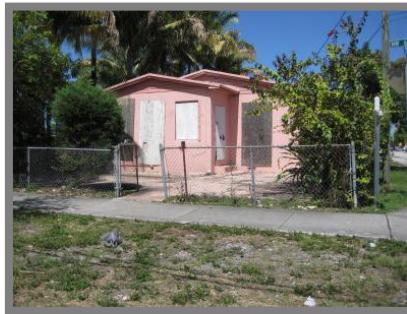
Identification of Distressed & Abandoned Properties

The Hallandale Beach CRA has engaged a comprehensive approach to eliminate slum and blighted conditions within the district boundaries.

Through collaborative efforts with Code Compliance, Police and CRA, increased enforcement and enhanced services are underway to remedy problem properties, and bring them into compliance.



749 NW 3 Court



505 NW 6 Avenue



725 NW 7 Street

The Hallandale Beach CRA and the City have joint efforts towards the ACE Program: Alliances for Community Excellence. The overall function of the ACE program is to leverage alliances between staff among various departments and members of the community to encourage compliance with the City's codes and contribute to quality of life and aesthetics throughout the City. The ACE program includes many components such as: Landlord Registration; Unsafe Structures Enforcement; Administrative Foreclosure; Certificates of Use; Civil Citation; and Nuisance Abatement.



**Please contact Diana M. Wolfson at 954-457-1303 for additional information regarding land acquisitions, disposition, and abandoned and distressed properties.*

HBCRA Programs FY 2013 - 2014

Programs for Residents



First Time Homebuyers (FTHB)

The First Time Homebuyers Program assists homebuyers with the cost of construction of a new single family home or the purchase of an existing home, condominium or townhouse. The assistance consists of up to \$50,000 to be used towards down payment or closing costs for the purchase of a first home.

During FY 2013-2014 a total of 8 loans were closed for FTHB with a total of \$326,093 spent on the program.



*Ms. April Curry, First Time Homebuyer;
and her Lender Representative*

Paint Program

The Hallandale Beach CRA offers a Sherwin-Williams paint voucher worth \$500 to be used towards exterior paint and supplies for residential property owners to encourage façade improvements. During FY 2013-2014 the agency provided 16 paint vouchers for a total of \$7,963.23 spent in this program.

HBCRA Programs FY 2013 - 2014

Neighborhood Improvement Program (NIP)

Under the Neighborhood Improvement Program (NIP) loan interest loans up to \$30,000 are offered for residential property owners for correction of existing code violations, repair or replacement of roofing, windows, doors, driveways, seawall, fencing, installation of energy efficient air conditioning and water heater, landscaping and more. Program participants are encouraged to use local vendors for improvement projects. During FY 2013-2014 a total of 18 applications were approved for the NIP with a total of \$259,055 spent on the program.



Before



After

Storm Shutter / Impact Windows Program

A rebate up to \$1,500 for the installation of storm shutters or impact windows for owner-occupied property is offered in order to mitigate storm damage. In FY 2013-2014, \$72,000 in HBCRA funds were expended on the program and serving 48 property owners.



**Please contact Lovern Parks at 954-457-1422 for additional information regarding programs for residents.*

HBCRA Programs FY 2013 - 2014

Programs for Businesses

The Business Incentive Programs encourage revitalization efforts and private sector capital investment in the community redevelopment area. These programs are a mean to stimulate the local economy through business expansion, improvements, and job creation.

Business Incentive Loan Program

Business loans at 0-3% APR for exterior rehabilitation, expansion and/or relocation costs. The assistance consists in up to \$50,000 for business owners leasing their storefront and up to \$200,000 for commercial property owners. The loan will cover up to 80% of the total project cost. Program participants are encouraged to use local vendors for improvement projects. A total of \$600,000 was awarded to three different businesses (\$200,000 each) for this program during FY 2013-2014.



200 E. Hallandale Beach Blvd.

Façade Grant Program

This program provides a one-time grant up to \$10,000 for exterior rehabilitation of a commercial property. Funds may be utilized for correction of existing code violations, handicap accessibility improvements, repair or replacement of roofing, windows, doors, signage and more.

Program participants are encouraged to use local vendors for improvement projects. Sixteen businesses participated on this program for a total of \$162,759 awarded during FY 2013-2014.



**Please contact Lina Duran at 954-457-1381 for additional information regarding programs for businesses.*

HBCRA Programs FY 2013 - 2014

Social Services Programs

The Hallandale Beach CRA supports job-training, job placement and other services through Community Partnership Grants to not-for-profit organizations. The CRA's support of these programs is aligned with its belief that a critical component of community redevelopment *also* includes the capacity building of district residents.



Flipany, Inc. (Program: Healthy, Hallandale Beach Project - Amount awarded: \$42,695) - Provides services for ages 7 to senior citizens which includes "Cooking Matters, Earn-a-Bike, Couch to 5K program and Michelle Obama's Let's Move Cities and Town initiatives to the youth, families and residents of Hallandale Beach. The Program was slated to serve 8,390 residents through direct services, Let's Move Cities and Towns and direct mail. This program teaches people to adopt healthier life style through proper diet and exercise.

Gulfstream Middle School (Program: Building Bridges: Strong Families + Strong Communities = Student Success - Amount awarded: \$40,000) - Provides in-class, post-secondary planning to 7th and 8th grade economically disadvantaged students, including employability and job readiness skills, financial literacy education, cultural awareness engagement, and a referral resource to assist with housing for the parents.

iCenter Community Foundation, Inc. (Program: Workforce Development Program - Amount awarded: \$43,500) - Provides job training skill sets and job placements for youths ages 18-23. These students will be industry certified and will be eligible to take the State Security Officer Exam in order to obtain an entry level position in security with a class D license. The program will also provide youths ages 16-17 with training and awareness of careers in security and law enforcement. The program also teaches the basics in a foreign language (Spanish) and will serve 20 youths and young adults ages 16-23.

Palms Community Action Coalition (Program: Link Program - Amount awarded: \$50,000) - Provides job training, resume writing and interviewing skills to residents and links local businesses with job ready individuals in the community. This program was slated to serve 50 Hallandale Beach residents.

HBCRA Programs FY 2013 - 2014

Other Programs & Services

The FY 2013-2014 CRA programs aimed at elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be a catalyst for the revitalization of the entire area. The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents.

Projects and programs undertaken by key City Departments through HBCRA funding that increase the overall marketability of the City as a commercial, recreational, and residential area will ultimately increase the tax base, thus fulfilling the mission of the CRA.

Improvement to Blighted Structures

Code Compliance Program: The goal of the code compliance program is to obtain voluntary compliance of code violations. The intents are to promote, protect and improve the health, safety, and welfare of the community. Education of the public can be the most effective tool to eliminate violations that lead to slum and blight conditions. The least time consuming method of enforcement is informing the public about the standards of the City, most people understand the need for safety and health regulations. Code Compliance can disseminate information about codes and standards and can distribute literature and answer questions at group meetings. Code Compliance informs the community about CRA programs to assist in eliminating violations and improving their property aesthetics and value. Results:

- Approximately 81% of code cases resolved
- Number of Notices of Violation issued: 1,561
- Number of Courtesy Notices of Violation issued: 1,402
- Number of cases complied: 2,412

Planning and Zoning: Services from the Planning and Zoning Department spur redevelopment in the district by addressing needed zoning code amendments and identifying mechanisms which facilitate large scale private investment



HBCRA Programs FY 2013 - 2014

Innovative Community Policing

Community Action Team (CAT): CAT personnel functions primarily as the Police Department's Gang Identification and intervention unit. Their activities consist primarily of identifying and preventing gang activity within the CRA. They also serve as a resource for at risk youth to reach out to try and avoid gang influence or involvement. Their focus is identification, education and outreach. A goal of the CAT unit is to keep youth gun violence in the CRA area to zero and the unit has been able to maintain this worthy goal throughout the area. Results:

- Youths Completing "Gloves not Guns" Program (Youth boxing program geared toward at risk youth): 80
- Gang Members Documented : 20

Neighborhood Enhancement Team (NET): NET study crime trends, review feedback from community members and department personnel, formulate an analysis, and conduct targeted surveillance or proactive enforcement work to address crime problems from quality of life issues to violent crimes. Results:

- Arrests: 310
- Fugitive Apprehensions: 60
- Probation Sweeps/Violation Arrests: 9

Community Involvement Unit (CIU): CIU function primarily as "ambassadors" of the Community Policing model and provide a link between the community and the Police Department. They are the face of the Police Department and its CRA programs at community events throughout the year. They build trust and confidence throughout the community and often held events such as Front Porch Block Parties, Community Forums and Condo/HOA meetings. Results:

- Home Security Surveys Conducted: 143
- Assisted in Code Cases: 221
- Trespass Cases/Signs Issued: 31
- Distressed Properties Secured: 51

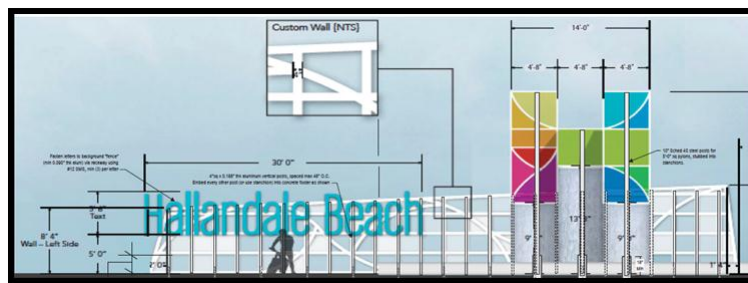


HBCRA Programs FY 2013 - 2014

Capital Projects & Transportation

Capital Projects, Construction, Design and Management: This program promoted the construction and installation of public improvements to existing aged and deteriorated infrastructure systems, including installation/construction of storm drains, sidewalks and landscaping. In addition, the program provided management of construction projects in the CRA area.

Transit Services: This program provided enhanced transit service to the community through the Minibus Transit System for many low to moderate income residents. This free transit system provides the primary means of transportation.



Community Enrichment & Job Linking

Neighborhood Employability Enhancement Directive (NEED): The NEED program provided employment services for 187 unemployed adults and older youth. Participants engaged in employability skills workshops, training and job placement services made available to them to change their status from unemployed to employed.

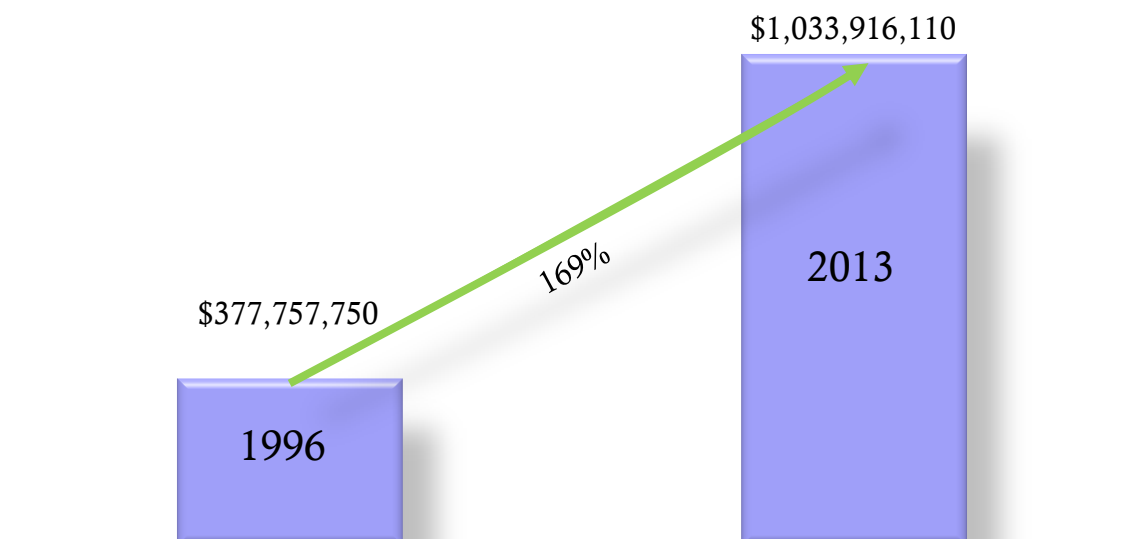
- Job Readiness participants: 60
- Participants who enrolled into an educational/vocational training program: 42
- Participants placed in a subsidized job placement: 11
- Participants placed in unsubsidized job placements: 74



Highlights

During FY 2013-2014 the private investment in the CRA area is estimated at \$10,342,508.

At the same time, the Broward County Property Appraiser's Office established the 2013 taxable value of real property within the boundaries of the HBCRA to be \$1,033,916,110. This figure is an increase of \$30,018,900 from the taxable values from the previous year 2012.



Required Report and Records

Pursuant to Chapter 163 of the Florida Statutes, the Hallandale Beach Community Redevelopment Agency must file with the governing body, on or before March 31st of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year.

Once completed, the CRA annual report is presented and approved to the HBCRA Board of Directors and the agency will publish a notice in a newspaper of general circulation which states that the FY 2013-2014 CRA Annual Report has been filed and is available for review in the City Clerk's Office. The notice of publication is set for March 25, 2015 in the Sun Sentinel newspaper as a legal notice. In addition, the report will be available for review in the City's website (www.hallandalebeachfl.gov).

Awards



The Smart Growth Partnership awarded to the Hallandale Beach CRA the Smart Growth Excellence award in the category of Community Assets for the In-Fill Housing Project Phase I.

The Smart Growth Partnership is a collaborative of diverse professionals, organizations and individuals providing leadership, advocacy, and education to promote livable, sustainable and green communities. To that end, the partnership supports the principles of Smart Growth for the South Florida region.





Hallandale Beach CRA

400 S. Federal Highway,
Hallandale Beach, FL 33009
954.457.2228
www.hallandalebeachfl.gov

