

**CITY OF HALLANDALE BEACH**  
**COMMUNITY REDEVELOPMENT AREA PLAN**

**I. INTRODUCTION**

The information presented in this Plan is in accordance with the statutory requirements for the elements of a Community Redevelopment Area Plan (CRA Plan) per Florida Statutes, Chapter 163, Part III, as amended.

The intent of the CRA Plan is to provide additional legal and financial resources to existing programs and to create new programs to stimulate, foster or provide the proper foundation necessary to promote and achieve redevelopment within the Hallandale Beach Community Redevelopment Area (CRA).

The objectives of this Redevelopment Plan are to formulate a workable redevelopment program consistent with the needs within the CRA area, consistent with the Hallandale Beach Comprehensive Plan and in accordance with available resources. A guiding principle is to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation and redevelopment of the CRA.

**II. CRA BACKGROUND**

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

Since 1985, the City has taken an active approach to promoting affordable housing. Grants have been sought and approved for acquisition of vacant land and the City has waived certain City liens and has donated City owned lots to qualified applicants for new owner-occupied single-family homes. Through City and Broward County Community Development efforts, about one hundred homes have been developed for eligible low and moderate income families, with several more being developed in partnership with the Broward County Housing Finance Authority. Two neighborhoods in northwest Hallandale Beach, known as Area A and Area B, have been designated as "model" neighborhoods, with street realignments and infrastructure improvements completed to complement construction of new, owner occupied affordable single family housing. Area A is enclosed by NW 4 Avenue and NW 2 Avenue, between NW 3 Court and NW 4 Street; Area B is enclosed by NW 4 Avenue and NW 5 Terrace, from NW 3 Street to NW 5 Street.

The City has utilized Community Development Block Grant and numerous other grant opportunities over the past twenty years for housing development and capital improvements. The City continues to seek all possible revenue sources to enhance public safety, improve recreational facilities, improve public works, provide avenues for affordable housing and reverse declining conditions within the City.

The budgetary constraints facing the City are significant with respect to continued revitalization efforts. In recognition of these constraints, the City Commission on March 19, 1996 authorized City staff to pursue the creation of a Community Redevelopment Agency (CRA). The City Commission directed CRA creation so as to utilize additional funding mechanisms to address the revitalization and rehabilitation of eligible areas which are in a state of decline or deterioration and to provide for expanded affordable housing opportunities. In keeping with the City Commission's directive, staff was authorized to prepare the documentation required to request Broward County Commission authority to establish a Hallandale Beach CRA and to do a needs assessment for the Hallandale Beach Community Redevelopment Area (CRA). Pursuant to Chapter 163, Part III, Section 163.410, Florida Statutes (1995), Broward County, as a home rule charter county, delegated authority on August 13, 1996 to establish a CRA through Resolution No. 96-0698. Broward County conferred upon the City of Hallandale Beach those powers conferred upon Broward County pursuant to Part III, Chapter 163, Florida Statutes, subject to the Board's review and approval of the CRA Plan.

to authorize the establishment of a redevelopment trust fund pursuant to Section 163.387, Florida Statutes until such time as the Board of County Commissioners approved the City's CRA Plan. On November 26, 1996, Broward County adopted a resolution approving the CRA Plan. The Redevelopment Trust Fund was established by City Commission Ordinance # 96-25, and effective December 27, 1996.

### **III. CRA AREA LEGAL DESCRIPTION**

A complete legal description may be obtained from the City of Hallandale Beach. An abbreviated Legal Description is as follows: The Hallandale Beach Community Redevelopment Area (CRA) is bounded on the north by Pembroke Road, on the south by County Line Road and the Dade County Line, on the east by NE 14th Avenue and the SE 14th Avenue Canal, and on the west by Interstate 95. These boundaries are indicated on *EXHIBIT A* which displays the CRA area.

This area was established because it is substantially coterminous with the City's Community Development Block Grant (CDBG) Eligible Target Areas. The majority of the residents of these areas according to census data are low to moderate income and the conditions within the area, as further discussed below, meet the HUD criteria and State of Florida criteria under the Community Redevelopment Act of 1969, as amended, for expenditure of CDBG and other community improvement and redevelopment funds.

To facilitate planning, the CRA area includes the boundaries of five planning districts within the City, as follows: Northwest, Southwest, Dog Track, Northeast, and Gulfstream. Planning Districts are indicated on *EXHIBIT B*.

### **IV. CRA CONDITIONS SUPPORTING DESIGNATION**

The following statistical information regarding the demographics, physical and environmental conditions within the CRA area support its designation as a redevelopment area in keeping with the applicable Florida Statutes:

A. Population: The total population of the CRA is 20,325 (59% of the total City population of 34,282). The total number of households within the City is 18,051 and 9,591 of those (53%) reside in the CRA. The total number of female heads of households within the City is 1,689 and 1,320 of those (81%) reside in the CRA. Statistically, households headed by single females have lower incomes and greater needs than those in which there is also a male present.

B. Income: As indicated on *EXHIBIT C*, Census Tract Designations, the CRA area is comprised of five census tracts, as follows:

Northeast (Partial) Hallandale Beach	Tract 1002
Southwest/Southeast (Partial) Hall. Beach	Tract 1003
Northwest Hallandale Beach	Tract 1004
Southwest (Partial) Hallandale Beach	Tract 1005
Southeast (Partial) Hallandale Beach	Tract 1001.03*

\* Consists of Federal Highway east to SE 14th Ave. Canal  
The portion of Census Tract 1001.03 within the CRA area is primarily Gulfstream Race Track property with several shopping areas along Federal Highway and East Hallandale Beach Blvd. There are no dwellings within this portion of Census Tract 1001.03.

The median household income for the City as of 2000 is \$28,266. The median household income within the CRA census tracts is as follows:

Census Tract 1002	\$23,811
Census Tract 1003	\$27,513
Census Tract 1004	\$18,406
Census Tract 1005	\$20,674

There are 5,790 persons living within the City with incomes below poverty level and 4,226 (86%) of those persons reside within the CRA

All Census Tracts except the portion of Census Tract 1001.03 included within the CRA are qualified for expenditure of Community Development Block Grant funds (51% or greater concentration of low and moderate income persons). The portion of Census Tract 1001.03 is included within the CRA in accordance with the enabling Florida Statutes which permit inclusion of commercial areas such as Gulfstream Race Track which is contiguous to low moderate residential areas. Gulfstream redevelopment would positively impact the "core" redevelopment area, west of Federal Highway.

C. Number of Dwelling Units: The total number of housing units within the City is 25,022. A total of 80% of the housing units in the City are multi-family units. Within the CRA area there are 9,576 housing units. Of this amount, there are 4,776 occupied multi-family units, or 45% of the total housing units within the CRA.

As of 1995, there were 488 housing units in the City considered suitable for rehabilitation and 31 units suitable for demolition, all located within the CRA.

The table "Affordable Housing Needs - 1995" below depicts the City of Hallandale's housing needs by type and tenure. The information is only available at the City level. The table demonstrates a total of 488 affordable housing units needed within the City, ranging from single-family and duplex to multi-family. The table lists a total of (83) single-family units, (76) of which may be two bedroom units. The largest group of single-family units (67) is for owner-occupied households. The table also demonstrates a need for very low, low and moderate income housing, with the greatest need in the very low income group.

**AFFORDABLE HOUSING NEEDS TABLE  
CITY OF HALLANDALE BEACH 1995**

OCCUPANCY INCOME GROUP	OWNER			RENTER			TOTAL ALL			
	SF	DP	MF	SF	DP	MF	SF	DP	MF	TOTAL
<b>VERY LOW</b>										
2 Bedrooms	23	3	93	6	7	40	29	10	133	172
3 Bedrooms	3	0	10	0	0	2	3	0	12	15
4 Over	0	0	1	0	0	0	0	0	1	1
<b>LOW</b>										
2 Bedrooms	18	2	72	5	6	31	23	8	103	134
3 Bedrooms	2	0	8	0	0	1	2	0	9	11
4 Over	0	0	1	0	0	0	0	0	1	1
<b>MODERATE</b>										
2 Bedrooms	19	2	77	5	6	33	24	8	110	142
3 Bedrooms	2	0	8	0	0	1	2	0	9	11
4 Over	0	0	1	0	0	0	0	0	1	1
	67	7	271	16	19	108	83	26	379	488

D. Open Space: The City of Hallandale Beach owns, leases and maintains a number of recreational areas within the designated CRA. A total of 30.49 acres of public recreational area is located within the CRA. Locations are as follows:

1. B. F. James Park - NW 9th St. and 1st Avenue.
2. Bluesten Park and Community Center - 501 SE 1st Avenue.
3. Foster Park - 609 NW 6th Avenue.
4. Hallandale Adult Community Center and Park  
1000 SW 3rd Street.

well as reduces illegal activities.

## **VI. SAFEGUARDS TO ENSURE COMPLETION OF PLANNED PROJECTS**

### **A. Relationship to Hallandale's Comprehensive Plan**

It is the intent of the CRA that all proposed projects and activities conform to the Hallandale Beach Comprehensive Plan under the Local Government Comprehensive Planning and Land Development Regulation Act.

### **B. Management and Implementation of Plan**

The Hallandale Beach City Commission adopted Resolution No. 96-15 on September 17, 1996, the "Finding of Necessity" for establishing the Community Redevelopment Agency (CRA), and naming the City Commission as the Board of Directors for the Hallandale Beach CRA. The Hallandale Beach CRA Board of Directors provide policy and management oversight in carrying out the programs and objectives of the Redevelopment Plan.

The Hallandale Beach CRA receives staff assistance and support from City of Hallandale Beach staff in the administration and coordination of CRA activities, as approved by the CRA Board of Directors. During Fiscal Year 2002-2003, the CRA Trust Fund continued providing funds for the employment of two full time Rehabilitation Specialist and a CRA Administrator. The Rehabilitation Specialist and CRA Administrator positions are funded each year and coordinates the Hallandale Beach CRA Neighborhood Improvement Program, Commercial Code Compliance Loan Program, Foster Road Commercial Code Compliance Loan Program, Storm Shutter Assistance Program, First Time Homebuyer and other activities of the CRA, under the direction of the City. The positions also assists in development of a CRA Economic Development Incentive Program and coordinates with City of Hallandale Beach staff regarding implementation of City, CDBG and other grant funded programs which help carry out CRA Redevelopment objectives.

### **C. Restrictive Covenants and Improvement Incentives**

The CRA and the City of Hallandale Beach will use the following legal and regulatory means to promote the redevelopment of the CRA area:

1. The Comprehensive Code Compliance Program includes a Neighborhood Improvement Program referred to as the NIP. Property owners of both residential and commercial properties are financially assisted to achieve compliance with parking, drainage and property maintenance codes through approval of low interest loans and other incentives.

Both Residential and Commercial Code Compliance Assistance Loan Programs are implemented by the CRA. Brochures describing these assistance programs are attached as **EXHIBIT G**.

2. Restrictive Covenants are required when City lots are donated for development of affordable, owner-occupied housing. These covenants require the recipient of the lot to meet Housing and Urban Development (HUD) low and moderate income qualifications and the lot must be developed

within a time certain or will revert to the City of Hallandale Beach or to the CRA, as appropriate.

3. The CRA will encourage the City of Hallandale Beach to waive certain City liens against lots coming to the City of Hallandale Beach through donation or foreclosure in order to facilitate the use of these lots for construction of owner-occupied affordable housing.

4. The City of Hallandale Beach will continue to assist businesses in obtaining licenses and permits for expansion or location within the City.

1. Fashion Row Overlay District/Redevelopment Area - Dog Track Planning District;
2. Planned Development Overlay District/ Citywide
3. Foster Road Corridor Overlay District/ Redevelopment Area - Northwest Planning District;
4. North Dixie Highway Corridor Overlay District/ Redevelopment Area - Northwest Planning District;
5. Planned Redevelopment Overlay District – Hallandale Beach Boulevard & Federal Highway
6. South Dixie Highway Corridor Overlay District/ Redevelopment Area - Southwest District.
7. Pembroke Road Overlay District/ Redevelopment Area – Northwest Planning District.

Using the Official Zoning Map, it is possible to check zoning designations for specific areas of redevelopment and to determine eligibility for housing and/or commercial developments.

The City's Zoning and Land Development Code, of the City of Hallandale Beach Code of Ordinances, provides land use planning and development criteria, standards and regulations to promote, protect and improve conditions within the City of Hallandale Beach. This governs all development within the City.

**H. Land Use:** The City's Existing Land Use shows that the predominant land use within the CRA is residential, primarily single and two family use. The northeast area of the CRA is primarily multi-family residential. The CRA also contains all of the mobile home units in the City. There are mobile home parks in the Northeast, Northwest, Southeast and Southwest sections of the CRA area.

As indicated above in the zoning information section, the commercial land uses are located along the major east/west and north/south corridors and the industrial land use is in the northwest section of the CRA, adjacent to I-95.

**I. Street Layout:** The streets within the CRA are laid out in a grid system. The CRA is bounded on the north by Pembroke Road (SR824), a four-lane principal east-west arterial, on the south by SW 11 Street, also known as County Line Road, a two-lane street which separates Broward County from Dade County, on the east by NE 14 Avenue, a two-lane north-south roadway and the SE 14 Avenue Canal and on the west by I-95, a ten-lane expressway.

A Street R.O.W. and Water System Map, on file at the City, display the layout of streets (with R.O.W. information) within the City of Hallandale Beach, including the CRA area. The City maintains all municipally owned paved roadways. The City is responsible for the landscaping of all streets within the City.

The major east/west thoroughfare is Hallandale Beach Blvd. (SR858), a six-lane principal arterial. A major north/south corridor is Dixie Highway, a four-lane county road which runs parallel with the FEC train tracks. East of and parallel to Dixie Highway is Federal Highway, a six-lane major arterial roadway.

The roadways require ongoing maintenance and repairs and enhancements are planned to improve the appearance and functionality of the City roadway system.

**J. Buildings:** The majority of residential buildings located within the CRA are 1-story structures with the exception being the northeast quadrant of the CRA. This area is dominated by multi-story residential structures, primarily condominiums.

The majority of commercial buildings are 1-story structures primarily within commercial plazas, comprised of multiple tenants. There are a few two and three story commercial properties located along Federal Highway and Hallandale Blvd.

throughout the CRA.

A number of residential and commercial properties within the CRA area do not meet current codes as to electric, plumbing, structural, HVAC (heating, ventilation, and air conditioning), parking and landscaping standards. Some of these non-conforming properties have been identified in respective special overlay district plans such as the North Dixie Highway Corridor Redevelopment Plan and the Fashion Row Plan.

Through an ongoing City comprehensive code enforcement program, further discussed in section M., below, additional properties will be identified and the CRA will encourage housing and commercial assistance programs to address these conditions.

The City Zoning and Land Development Code place limitations on types, sizes, heights, numbers and uses of buildings within the City. These limitations, subject to approval of specific variances by the City Commission, will govern, as residential and commercial buildings are constructed, renovated, rehabilitated and expanded.

**K. Public Facilities:** In addition to park and recreation facilities previously described, the major public facilities located within the CRA are as follows:

1. Hallandale Beach Municipal Complex, 400 So. Federal Highway (City Hall and Police Facilities);
2. Hallandale Beach Main Fire Station, 121 SW 3rd Street;
3. Hallandale Beach Public Library, 300 So. Federal Highway;
4. Hallandale Beach Post Office, 500 So. Federal Hwy;
5. Hallandale Beach Austin Hepburn Center, 750 NW 8th Avenue;
6. Hallandale Beach Cultural Center, 410 SE 3rd Street;
7. Hallandale Beach Public Works Compound, 630 NW 2nd Street (Includes Water Treatment Plant).

These facilities provide a number of services and programs to the residents of the City of Hallandale Beach and surrounding locales, including those who reside within the CRA area. City facilities including the Austin Hepburn Center and the Public Works Compound Water Treatment Plant have been approved for improvements as part of the City's Capital Improvement Program.

**L. Public Utilities and Improvements:** The City maintains and operates public water utility facilities including water towers, water treatment plant, water mains, water valves, air release valves, reducers and fire hydrants. Public sanitary utility facilities, sanitary sewer force mains, sanitary sewer gravity lines, manholes and pump lift stations are maintained by the City. A map of the location of these facilities is on file at the City. The City of Hallandale Beach is responsible for the water distribution system and the sewer collection system within the City. The City is also responsible for municipally owned storm water drainage systems within the City.

**M. Public Works:** As a complement to the CRA Residential Neighborhood Improvement Program activities, the CRA and the City of Hallandale Beach are engaged in the installation of comprehensive public works improvements including sidewalks, swales and drainages.

Sidewalks have been constructed in various locations within the CRA area, particularly under funding assistance provided by the CDBG program. However, many neighborhoods within the CRA area are still without sidewalks.

**N. Crime Statistics:** The Police Department of Hallandale Beach utilizes crime zones throughout the City to record criminal activity. City Crime Zones are indicated on **EXHIBIT E**. Zones 1 through 3 are within the CRA area, with Zones 4 and 5 partially within the CRA area.

A summary of the criminal activity within the five zones within the CRA area is depicted on **EXHIBIT F**. The charts record the criminal activity for an 18 month period beginning January 1, 2002 through May 31, 2003. Figures are given for assaults, auto theft, burglary, robbery, theft, sexual assault and vehicle burglary.

The City is continuing to utilize Crime Prevention Through Environmental Design (CPTED) practices during project planning, development and review processes.

#### V. LOW/MODERATE INCOME HOUSING IMPACT

The majority of the dwelling units within the CRA are occupied by low and moderate income persons. Accordingly, it is appropriate to complete a neighborhood impact element detailing the impact of redevelopment upon residents and surrounding area. The factors of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and other physical and social issues are discussed as follows:

A. Relocation: The City has developed affordable housing programs and the CRA may develop similar programs through the voluntary sale/purchase of vacant lots suitable for single-family construction. The City has also implemented a demolition program whereby vacant unsafe structures are demolished, thereby improving neighborhood conditions without the need for a City relocation plan. The CRA may also utilize available funding for demolition of vacant unsafe residential and commercial structures.

The demolition of unsafe structures is also being accomplished by the City and Broward County. Such demolitions are funded through the Community Development Block Grant (CDBG) Program and City funds. Demolition of unsafe, owner-occupied structures is normally carried out through the Broward County CDBG Programs following the Uniform Relocation Act requirements.

B. Traffic Circulation: Development of owner-occupied, single-family, scattered site housing construction, has little effect on neighborhood traffic patterns. As land is available, the City and/or the CRA may promote the development of five, ten, fifteen or more homes within a larger parcel thereby creating a new mini-neighborhood.

C. Environmental Quality: The environmental quality of neighborhoods will be enhanced by the construction of new single-family housing on the numerous vacant lots scattered throughout the CRA area. As permitted, new neighborhoods complete with redesigned or new roadways, landscaping and the application of CPTED principles will be developed. Vacant lots and larger vacant parcels tend to accumulate junk and debris, promote loitering and often become a blighting influence in a neighborhood. Negative impact is not projected for areas selected for housing development.

D. Available Community Facilities & Services: The CRA contains the majority of community facilities and services as previously described. The addition of in-fill housing and development of new neighborhoods within available lands will not appreciably affect the existing facilities and services offered.

E. Effect on School Population: The CRA includes the following schools:

Hallandale Beach High School  
Hallandale Beach Elementary School  
Hallandale Beach Adult Community Center  
Alternative School  
Charter School Institute Training Center

The addition of in-fill housing and development of new neighborhoods within available land are not expected to negatively impact the capacity of the schools serving the CRA area.

F. Other Physical & Social Impacts: The construction of owner occupied housing including single-family homes and attached town homes and similar developments will positively impact neighborhoods. A minimal amount of disruption will be due to delivery of materials and construction noise.

The social impact is considered beneficial as promoting home ownership and pride in one's property, neighborhood and community. New housing sets a standard for others in the neighborhood to follow.

The construction of new owner occupied housing on the scattered vacant lots and on larger tracts within neighborhoods also reduces such problems as poor vacant lot and neighborhood appearance.

5. Hallandale Municipal Pool - 202 SE 5th St.
6. Ingalls Park and Community Center - 735 SW 1st Street.
7. Johnson Park and Audinasium - 745 NW 9th St.

These facilities require ongoing maintenance and repairs and enhancements are planned to better serve the residents of the CRA area and other City residents.

In addition, the Gulfstream Race Track and Hollywood Greyhound Track are both located within the CRA. These two facilities provide an additional 250 acres of privately owned recreational land.

E. Vacant Land: Within the City, a total of 227.38 acres of vacant land remain, roughly 8% of the City's total land area. A total of 175.89 acres is available within the CRA for construction of new housing units. The Existing Land Use Map, on file at the City, indicates the locations of vacant land. The City maintains an inventory of City owned property which includes a listing of lots suitable for construction of owner occupied housing units.

East/West Hallandale Beach Blvd. and North/South Dixie Highway define the four quadrants of the City. These four quadrants are depicted on *EXHIBIT D*. The table below shows the distribution of the vacant land within the CRA by City quadrants.

Distribution of Vacant Land

Northwest	92.24 Acres
Southwest	33.39 Acres
Northeast	14.17 Acres
Southeast	36.09 Acres

F. Zoning: The predominant zoning district designations within the CRA are Residential Uses, primarily less intense residential use, including single and two family residential (RS-6, RS-7 RD-12). In addition, the CRA includes several medium density residential areas (RM-18).

The majority of the commercial zoning districts are located along East/West Hallandale Beach Blvd., Federal Highway, Pembroke Road and Dixie Highway. Within the CRA area commercial zoning district designations are as follows:

- Business Limited (B-L)
- Business General (B-G)
- Business Industrial (B-I)
- City Central Business District (CCB)

The CRA contains the only Industrial (I-L) district designation within the City, located in Northwest Hallandale Beach generally between Chaves Lake and Interstate 95. This I-L area contains sites suitable for development as well as the expansion and improvement of existing businesses.

Within the CRA, several Community Facility (CF) sites are located as well as all of the City's Educational Facilities (ED).

G. Special Overlay Districts/Special Redevelopment Areas

The City has designated seven Special Zoning Overlay and Planned Development Districts within the CRA area and is pursuing redevelopment plans for each area. The seven Districts are listed discussed below.

All seven of the Zoning Overlay and Planned Development Districts are within the CRA area. Planned Development and Planned Redevelopment Districts are also applied to areas outside of the CRA.

These Special Zoning Overlay Districts and Planned Development Districts have been instituted in an attempt to enhance and expedite redevelopment and reinvestment efforts within these areas. The seven Districts are as follows:

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration or commitment of up to, but not exceeding, thirty (30) years after the fiscal year in which the Hallandale Beach Community Redevelopment Area Plan is approved, adopted, or amended by the Hallandale Beach City Commission, per Section 163.362 (10) and Section 163.361(1), F.S.

E. Financial Accountability

The CRA shall maintain adequate records for an annual audit which shall be conducted by an independent auditor. The findings of the audit shall be presented at a meeting of the District Board of Directors and such findings shall be forwarded to the State Auditor General's Office by March 31st of each year for the preceding year which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the CRA's Annual Report and shall be provided to the City for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report.

**VII. GENERAL REDEVELOPMENT CONCEPT AND STRATEGIES**

The Hallandale Beach CRA as approved by the Hallandale Beach City Commission is to serve as a partner to the City of Hallandale Beach, to other governmental entities, and to the private sector in addressing the blighting influences in the redevelopment area. The CRA is a vehicle of change with which the City and other public entities can promote improvements and encourage the private sector to leverage funds.

It is important to note that the CRA cannot fund the task of redevelopment and reinvestment on its own. CRA programs and projects must be structured to act as catalysts for redevelopment efforts by residents and businesses as well as by the City of Hallandale Beach and other governmental entities. It is important for the CRA to seek grant funds to implement priority programs and projects to complement resources to be generated by Tax Increment Financing. The City of Hallandale Beach Capital Improvement Program and City of Hallandale Beach CDBG projects, as implemented within the CRA area are key funding sources and are part of the "Big Picture."

As the CRA commences redevelopment activities, City of Hallandale Beach neighborhood plans will be consulted to ensure consistency and optimum promotion of neighborhood improvements.

With proceeds from Tax Increment Financing, it is appropriate to plan for both small projects and larger projects, subject to approval of the annual City of Hallandale Beach Capital Improvement Program, City and CRA grant application submittals for CDBG funds as well as other grant supported projects within the CRA area. The issuance of Redevelopment Revenue Bonds can finance redevelopment actions subject to approval by the CRA Board of Directors and the Hallandale Beach City Commission.

Projects and activities will be identified and/or existing projects may be revised during public consultation in conjunction with the annual budget preparation and approval process of the City and the CRA Board of Directors.

The City and the CRA consider the following types of projects and public improvements important to the successful redevelopment and revitalization of the CRA. The following list outlines three priority programs which comprise essential improvements and projects planned for the CRA for the next five years. This approach is designed to decrease the blighting influences found in the CRA area as well as to enhance the CRA area's long term viability.

A. Hallandale Beach Affordable Housing Programs

A major component of the Redevelopment Plan is the active promotion of construction of low and moderate income, owner-occupied, single-family housing on vacant lots throughout the CRA. The active promotion of owner-occupied single family or town home development on larger parcels such as the City owned Chaves Lake property (approximately 16 acres) is also important. The supply of affordable

**IX. TAX INCREMENT REVENUE PROJECTIONS**

Estimated Annual Initial Tax Increment

In terms of taxable areas, the City of Hallandale Beach is divided into seven tax districts, which are displayed on *EXHIBIT I*. The CRA includes districts 1221, 1222, 1227 and 1228.

Establishment of the CRA by the close of calendar year 1996 established 1995-96 as the base year with a taxable value of \$339,877,780. This is the basis from which future taxable value increments or decrements are calculated to determine tax increment financing for projects.

School districts, library districts, water management districts, safe neighborhood districts and special districts operating in more than one county are exempt from the requirement to place 95% of the taxable value increase increments into a CRA Trust Fund. Accordingly, only the Broward County General Fund (not capital outlay and not debt service) and the South Broward Hospital District would contribute, in addition to the City of Hallandale Beach.

The contribution is equal to operating millage x 95%

All tax increment proceeds are deposited into the Hallandale Beach CRA Trust Fund. Interest earned by the Fund remains part of the CRA Trust Fund balance.

History of Annual Tax Increments:

The following table shows, for each year of operation of the CRA starting in 1997-1998, the taxable values within the CRA, the increase in values compared to the base year, millage and TIF for each of the four contributing entities:

- a) City of Hallandale Beach
- b) Broward County
- c) South Broward Hospital District
- \*\*d) Children's Service of Broward County

YR	CRA Values	Increment	Millage	TIF	Total TIF
97/ 98	355,847,240	15,969,460	a) 6.9870 b) 7.1487 c) 2.1132	106,000 108,453 32,059	\$246,512
98/ 99	382,344,420	42,466,640	a) 6.9870 b) 6.9145 c) 2.1132	281,879 278,954 85,253	\$646,086
99/ 00	398,300,920	58,423,140	a) 6.9870 b) 6.9847 c) 2.0831	387,792 382,670 115,616	\$886,978
00/ 01	424,672,590	84,794,810	a) 6.9870 b) 6.8903 c) *	562,838 532,535 115,616	\$1,216,989
01/ 02	458,273,230	118,395,450	a) 6.7480 b) 6.6677 c) *	758,986 731,547 115,616	\$1,606,149
02/ 03	498,401,860	158,524,080	a) 6.7480 b) 6.6685 c) *	1,004,262 115,616 1,016,234	

owners within the CRA area with low interest loans to assist with compliance of parking, drainage, painting and property maintenance codes.

The current maximum loan amounts are as follows:

- \$6,500 for single family and residential uses up to 5 units;
- \$10,000 for multi-family over 5 units;
- \$1,500 for single family and residential uses up to 5 units and \$2,500 for multi-family over 5 units for paint, sealant and pressure cleaning.

The current loan terms are as follows:

- 50% of the loan amount to be paid at 2% interest, over a period of 10 years;
- A supplemental \$1,500 for single family and residential uses up to 5 units and \$2,500 for multi-family over 5 units is available for parking & drainage and/or general repairs are available. 100% of these additional amounts are paid at 2% interest over 10 years.
- Application fees are \$125 for single family and residential uses up to 5 units and \$250 for multi-family over 5 units; these fees are charged at the time loan applications are submitted.
- Minimum payment: \$45 per quarter

Required corrective actions to bring individual properties within the priority areas into parking, drainage and exterior property maintenance code compliance will be determined by the City. Property owners will receive notification describing the code deficiencies.

Owners failing to make corrections and/or improvements to their properties are subject to enforcement action to ensure compliance. Once Notices of Violation are issued, owners may no longer be eligible for participation in the Program.

A property can only be assisted one time under the Program. After the loan is closed, further assistance may not be provided. This requirement does not exclude owners from participation in other CRA programs, if eligible.

The City has developed a Neighborhood Improvement Program Operating Procedures Manual on file at the City, which provides guidelines for the implementation of the Program. The manual describes the specific involvement and responsibilities of property owners and City departments.

#### D. Storm Shutter Assistance Program

The CRA offers property owners within the CRA area financial assistance to install code approved shutters to help protect their homes and contents.

Owner occupied single family and duplex properties are eligible for participation, with preference given to the elderly (65 years or older), considered low income as defined as income that cannot exceed 80% of the Broward County median income as determined by HUD and adjusted for family size.

All parking, landscaping, drainage and property maintenance codes must be in compliance for owners to participate in the program. If not, eligible owners may participate in the Neighborhood Improvement Program (NIP) in which property owners are eligible for a grant and low interest loan to bring the exterior of the property into full code compliance. This benefit is in addition to the Storm Shutter Assistance Program.

The current loan amount is a maximum of \$2,000. Owners are required to pay back 50% of the loan amount at 2% interest not to exceed three years. Property owners are responsible for any costs for shutter purchase and installation above the maximum. A \$50 application fee is required at time of application.

- sidewalk, curb and gutter, and landscaping improvements in designated Northwest and Southwest CRA neighborhoods.  
Project is complete.
- \* 25th Year (1999-2000) CRA CDBG Program to continue installation of roadway, drainage, swale, sidewalk, curb and gutter, and landscaping improvements along the Foster Road Corridor. Project is complete.
  - \* 25th Year (1999-2000) CRA CDBG Program offering subsidized loans to Foster Road businesses to achieve full code compliance and complete business expansion. The project is currently being implemented.
  - \* 26th Year (2000-2001) and 27th Year (2001-2002) City CDBG Programs to continue installation of roadway, drainage, swale, sidewalk, curb and gutter, and landscaping improvements in designated Southwest CRA neighborhoods. These projects are currently being implemented.
  - \* 26th Year (2000-2001) and 27th Year (2001-2002) Friends of the Hepburn CDBG Programs to continue the After School Tutorial Program. Project provides educational activities to enhance the lives of youths and their families, diverting their attentions from crime and substance abuse.
  - \* 27th Year (2001-2002) City CDBG Programs to address the demolition of vacant, dilapidated commercial or residential structures which are designated for demolition by the Unsafe Structures Board. If property owner fails to either rehabilitate or demolish structure, the City will demolish it. The project is currently being implemented.
  - \* 28th Year (2003-2004) CRA CDBG Program to continue installation of right of way improvements, to include drainage and sidewalks, in the area enclosed by SW 8 Street through SW 5 Street, SW 3 Avenue and SW 6 Avenue.
  - \* 29th Year (2004-2005) 28th Year (2003-2004) CRA CDBG Program to continue installation of right of way improvements, to include drainage and sidewalks, in the area enclosed by SW 8 Street through SW 6 Street, SW 6 Avenue and SW 8 Avenue.

F. Use of Loan Pay Back Funds

Loan pay back proceeds from the Residential and Commercial Code Compliance Loan Programs are deposited in an interest bearing separate account administered by the City of Hallandale Beach on behalf of the CRA. These funds are to be used for additional loans to eligible owners of residential and commercial properties whose properties have code deficiencies.

G. Land Sales/Leases

The City of Hallandale Beach or the Hallandale Beach CRA may sell owned property for development in keeping with the goals and objectives of this Plan. Acquisition of property and its preparation for development are powers available to the Hallandale Beach CRA. The City, through CDBG funding or other funding, may also acquire property for redevelopment, provided the project is in accordance with HUD regulations. The sale or leasing of land to private developers by the City or the CRA can provide another source of income within the Hallandale Beach CRA area.

H. Contributions and Donations

Voluntary contributions by private companies, individuals or foundations are a potential source of income for the Hallandale Beach CRA. These contributions provide opportunities for community participation and should be encouraged.

I. Direct Borrowing

The CRA is empowered to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project, the CRA may borrow from the City of Hallandale Beach, the State of Florida, or the U.S. Department of Housing and Urban Development.

Both of these amounts are exclusive of debt service millage of the applicable taxing authorities.

For the Hallandale Beach CRA, the four applicable taxing authorities are:

- \* Broward County General Fund
- \* South Broward Hospital District
- \* City of Hallandale Beach
- \* Children's Service Council of Broward County

(Added as a taxing authority for FY 2002/2003)

The ability of the CRA to utilize this funding method requires two key actions:

1. The establishment of a Redevelopment Trust Fund by the City Commission and its designation as the repository for increment tax funds; and,
2. Adoption of an Ordinance by the City of Hallandale Beach for the funding of the Redevelopment Trust Fund for the duration of the Community Redevelopment Plan.

B. Redevelopment Revenue Bonds

Section 163.385, F.S. empowers the City of Hallandale Beach or the Hallandale Beach CRA to issue Revenue Bonds to finance redevelopment actions with the security of the bonds based on the anticipated assessed valuation of the completed community redevelopment. In this way, the "tax increment" is used to finance the long term bond debt.

C. General Revenue Bonds

The City of Hallandale Beach may issue General Obligation Bonds for projects within the CRA area. These bonds are secured by debt service millages on the real property within the City and must receive voter approval.

D. Special Assessment Districts

The Hallandale Beach City Commission may establish special assessment districts for the purpose of funding various CRA neighborhood improvements or for a particular project.

E. Community Development Block Grants (CDBG)

The City of Hallandale Beach participates in the Broward County Urban County CDBG Program. CDBG monies can fund CRA area-wide improvements such as capital projects, Commercial Revitalization projects, housing projects (new construction and rehabilitation) as further described in this Plan, and human services projects. The following entities are currently participating in the CDBG Program:

- City of Hallandale Beach
- Hallandale Neighborhood Improvement Corporation
- Friends of the Hepburn Center

CDBG funds may be allocated directly to the CRA for eligible projects.

The City of Hallandale Beach has received funds for various capital improvements in the low and moderate income concentrated census tracts within the CRA area.

Low and moderate income City residents are also eligible to participate in the housing replacement and rehabilitation programs offered by the Broward County Community Development Division.

Recently completed and currently ongoing City of Hallandale Beach and Hallandale Beach CRA CDBG grants are as follows:

- 25th Year (1999-2000) City CDBG Program to fund "..."

submittal.

The minimum quarterly payment is \$84.

The Storm Shutter Assistance Program brochure attached as *EXHIBIT G*.

A property can only be assisted one time under the Program. After the loan is closed, further assistance may not be provided. This requirement does not exclude owners from participation in other CRA programs, if eligible.

E. CRA Commercial Assistance Loan Programs

Assistance to CRA area businesses will be in accordance with the following types of programs, subject to specific approval of the CRA Board of Directors.

1. Loan Subsidy Program: To decrease the loan carrying costs to businesses to facilitate code compliance, expansion, or to facilitate new business start ups, funds may be used to underwrite the costs of interior and exterior improvements as well as new construction.
2. Loan Guarantee Program: To decrease the risk of lending institutions to loan funds to businesses in the CRA area, funds can be targeted to provide guarantees.
3. Direct Loan/Grant Program: To facilitate businesses achieve code compliance, complete other rehabilitation, expansion and/or new construction, a direct loan/grant to a private party can increase the opportunity for commercial improvement, expansion and bring new businesses into the CRA area.

Effective with the FY 1999-2000 budget, the CRA Board of Directors authorized the following Economic Development Incentives to benefit businesses within the CRA area:

- \* Business Incentive Program
- \* Foster Road Business Code Compliance Loan Program
- \* General Business Code Compliance Loan Program

The Program descriptions are described in the brochures for public distribution, attached as *EXHIBIT G*.

Other economic development subsidies and initiatives may be approved by the CRA Board of Directors as determined on an annual basis and included within the CRA annual budget.

**VIII. SOURCES OF REDEVELOPMENT FINANCING AND FUNDING**

The following is a general review of potential sources of funding for redevelopment programs and a description of the funding sources applicable to improvement priorities and projects discussed in this Plan. The financing methods selected by the CRA Board of Directors are intended to further stimulate and induce private reinvestment and redevelopment in the area.

These funding methods are not all inclusive, but are designed to provide sufficient identification of available financial resources to provide assurance that the implementation of the Redevelopment Plan is feasible and beneficial.

A. Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on properties within the CRA area and, the amount of ad valorem taxes produced by the millage rates in effect at the time of establishment of the CRA and the CRA Redevelopment Tax (RTF).

term borrowing. The CRA will attempt to attain the lowest available interest rate.

J. Other Grant Programs

The City aggressively pursues other Federal, State and County grants for capital projects or any eligible activity to enhance existing City programs. The City will continue to pursue grants to provide additional funding sources for the CRA. The following grants represent current active projects within the CRA, or within the total City of Hallandale Beach, including the CRA area:

- \* COPS Fast Program from the U.S. Department of Justice to provide funds to hire two additional police officers.
- \* Local Law Enforcement Block Grant Program provides funds for a variety of activities from increasing personnel and equipment resources for law enforcement, to developing and supporting programs to enhance effective criminal justice processes. Program impacts the entire City.
- \* Touring Program Grant from the Florida Department of State, Division of Cultural Affairs, for theater presentations at the Cultural Community Center.
- \* Bulletproof Vest Program from the US Department of Justice for special equipment for police officers, benefiting the entire City.
- \* Broward Cultural Affairs Council Community Arts and Education (CAE), to provide musical lessons for children.
- \* Enhanced Marine Law Enforcement Grant, to improve boating safety in Broward County by enhancing or supplementing marine law enforcement activities and improving boating safety education. Funds required no City match.
- \* Recycling Grant Program to educate public and increase the recycling of materials in the City.
- \* Emergency Medical Services Program, for automatic external defibrillators and thermal imaging cameras. Funds required no City match.

K. Industrial Revenue Bonds

Industrial Revenue Bonds may be used to finance industrial and some commercial projects. The primary emphasis on such projects is the creation of jobs. Such bonds are typically issued by Broward County, with repayment pledged against the revenue of the private enterprise being funded. These bonds are tax exempt and consequently are several percentage points below prevailing interest rates.

L. Safe Neighborhood District Program

The CRA Board of Directors may request that the City Commission consider establishment of one or more Safe Neighborhood Improvement Districts within the CRA area. These districts are designed to increase security for residents within a prescribed District area and are created in accordance with the Florida Safe Neighborhood Act. District improvements and activities may be funded under a Safe Neighborhood Trust Fund. The District Board of Directors is authorized to levy an ad valorem tax of up to 2 mills annually on property within the District to provide monies for the Safe Neighborhood Trust Fund.

M. Miscellaneous Affordable Housing Programs

There are several programs available from local, state and federal sources to promote ownership and rental affordable housing ventures. These include the State Housing Initiatives Partnership (SHIP) Program, federal HOME and HOPE programs, and Section 202 and Section 8 housing subsidy programs. All of these programs are designed to increase the supply of safe, sanitary and decent housing.

parcels suitable for construction of owner occupied homes. The City and the CRA will seek CDBG and other funds for the appraisal and acquisition for voluntary sale/purchase of vacant lots or larger vacant parcels throughout the CRA area.

City of Hallandale Beach's Ordinances 97-5 and 2001-25 provides the Hallandale Beach Neighborhood Improvement Corporation (HBNIC) with the authority to convey vacant lots to eligible housing applicants. The City Manager and the City Attorney approve the conveyance based the recommendation of the HBNIC and/or CRA Administrator.

The City will continue to process the receipt and allocation of donated lots through foreclosure or other means, in coordination with the CRA.

The City and the CRA will coordinate with the Broward County Housing Finance Authority, Habitat for Humanity of Broward County, local community development corporations or other eligible entities for the construction of affordable homes for qualified applicants.

The City and the CRA will coordinate the provision of housing rehabilitation, replacement housing or other housing programs through the Broward County Community Development Block Grant Program or other funding sources. The demolition of unsafe and/or dilapidated structures will be pursued. Comprehensive Code Enforcement and distribution of public information regarding City and CRA housing programs will facilitate the success of the Affordable Housing Program.

These housing improvements will be implemented subject to availability of funds through Tax Increment Financing, Community Development Block Grant (CDBG), the City of Hallandale Beach and other funding sources.

Beginning October 1, 2003, the HBNIC will provide a lump Sum of \$20,000 to assist qualified applicants with the purchase of existing single-family homes. An additional \$5,000 is available depending upon need.

B. Area Capital Projects Program

Capital improvements within the CRA will focus during the initial five years on a capital improvement initiative which will consist of one or more of the following activities:

1. Installation of new concrete sidewalks, repair of existing concrete and asphalt sidewalks and walkways;
2. Resurfacing and restoration of applicable roadways;
3. Installation of drainage improvements, utility installations and relocations, regrading and sodding of swales, landscape and streetscape improvements;
4. Water plant, water main, and water lines modernization and repair, water distribution upgrades; and,
5. Sanitary sewer and lift station rehabilitation and expansion.

Particular consideration will be given to the provision of improved storm drainage for those areas identified by the Department of Public Works, Engineering Division, as experiencing flash flooding. These areas within the Northeast and Southwest Planning Districts are depicted on **EXHIBIT H**.

These capital improvements will be implemented subject to availability of funds through Tax Increment Financing, Community Development Block Grant (CDBG), the City of Hallandale Beach and other funding sources.

C. CRA Residential Assistance Loan Programs

The CRA implements a Residential Neighborhood Improvement Program which provides interest

d) .3316            -49,938            \$2,186,050

\* As per an agreement between the CRA and the South Broward Hospital District, contributions are limited to \$115,616.

\*\* Children's Service Council of Broward County first contribution was for FY 2002/2003.

CRA 2004 ALLOCATIONS:

Major Expenditures are as follows:

Two, Rehabilitation Specialist	\$119,198
CRA Capital Project Administrator	\$ 58,786
*Economic Development Coordinator	\$ 46,460
*Director of Development Services	\$ 54,008
NIP Inspector (Part-Time)	\$ 18,062
Economic Development Program Incentives	\$980,000
Assistance to First Time Homebuyers	\$ 30,000
Land Acquisition	\$ 24,000
Capital Improvement Projects	\$337,000
Parks Improvements	\$ 0
Police Programs and Services	\$ 0
Subsidized Residential Loan Program	\$525,000
Subsidized Commercial Loan Program	\$ 40,000
Subsidized Foster Rd. Commercial Loan Program	\$ 40,000
Storm Shutter Assistance Program	\$ 35,000
Payments to Other Funds	\$ 0
Administration Fee	<u>\$100,000</u>
	\$2,407,514

Remaining miscellaneous items bring budget to total of \$3,301,545

\*50% of salaries are charged to the CRA

**X. PROJECTS OVER FIVE YEAR PERIOD**

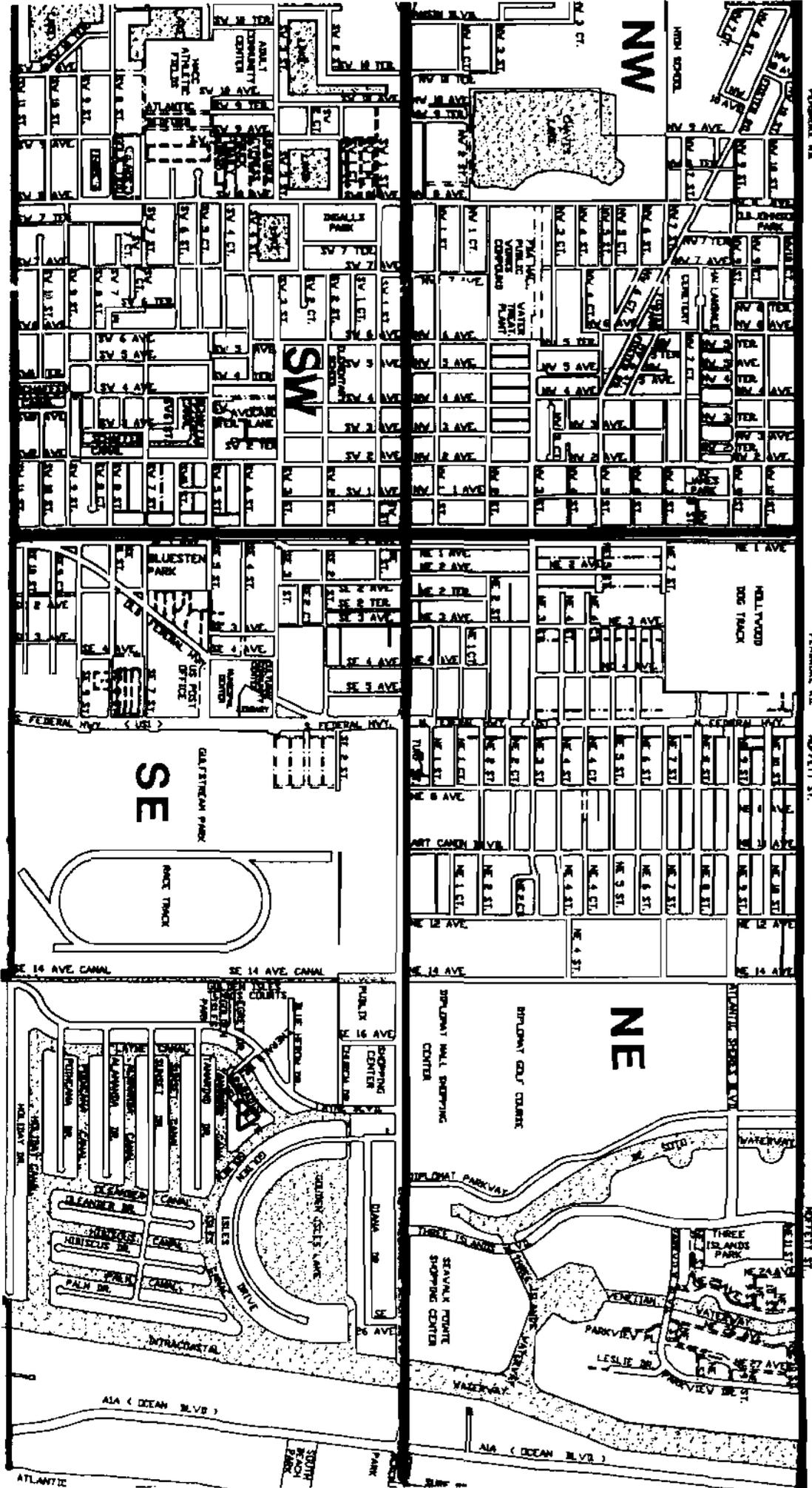
A key component to CRA area redevelopment is the City's Five Year Capital Improvements Plan. The plan is intended to serve as a guide for project implementation and is subject to annual budgets adopted by the City. As priorities change, projects may be deleted or amended and new projects may be approved.

**EXHIBIT J** provides information on the five year Capital Improvement Plan for the entire City, separated into the different funding sources. Capital improvement projects which enhance the CRA area in whole or in part are

# CITY OF HALLANDALE BEACH

## CITY QUADRANTS

Exhibit D



CRA.

2f. The CRA shall strive to improve the existing housing stock within the CRA and to increase the availability of affordable housing opportunities through continued participation in the Urban County Community Development Block Grant Program and other programs. The CRA shall offer financial incentives to owners of existing housing stock to assist in achieving compliance with parking, drainage and property maintenance codes.

2g. The CRA shall not implement a program which will cause the temporary or permanent displacement of private households which does not include a provision for providing replacement housing for such persons in safe, decent and sanitary dwelling units within their means and without undue hardship to such families. Such programs shall be coordinated through the Broward County Community Development Block Grant Programs following the Uniform Relocation Act requirements.

2h. The CRA shall coordinate with the City in the preparation of neighborhood redevelopment plans. The CRA may recommend designation of additional overlay districts and special redevelopment areas. The CRA may provide funding or utilize its unique powers for implementation of appropriate provisions of these plans.

**Goal #3:** The CRA shall conduct its business in accordance with Florida State Statutes, the City ordinance creating the CRA and adopted standards and procedures contained within this CRA Plan.

**Objective #3:** The CRA shall strive to encourage public relations and increase public awareness of activities within the CRA.

**Policies:**

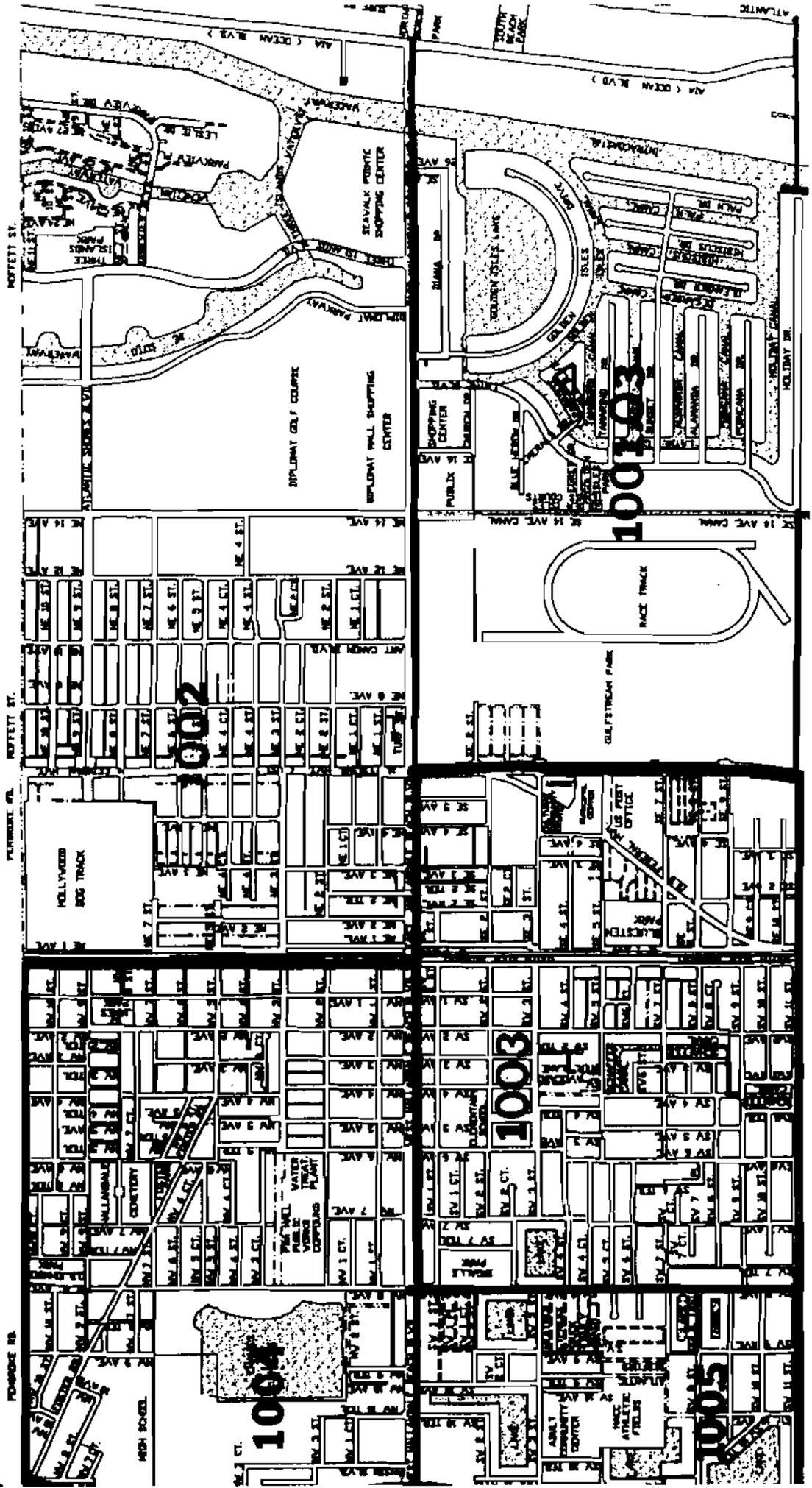
3a. The CRA shall continue to solicit the participation of residents and citizen groups in the formulation of its redevelopment strategies.

3b. The CRA shall issue press releases to newspapers of local circulation when it determines that public notice of its actions is warranted.

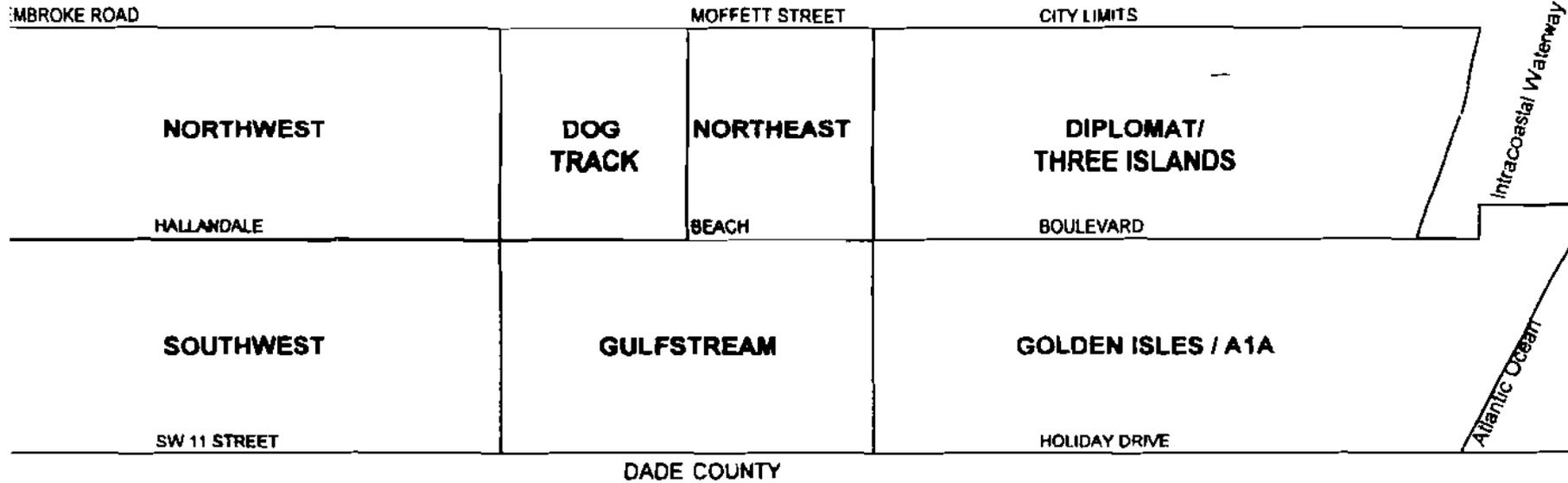
**Exhibit C**

**CENSUS TRACT DESIGNATIONS**

**CITY OF HALLANDALE BEACH**



**Exhibit B**



**HALLANDALE PLANNING DISTRICTS**

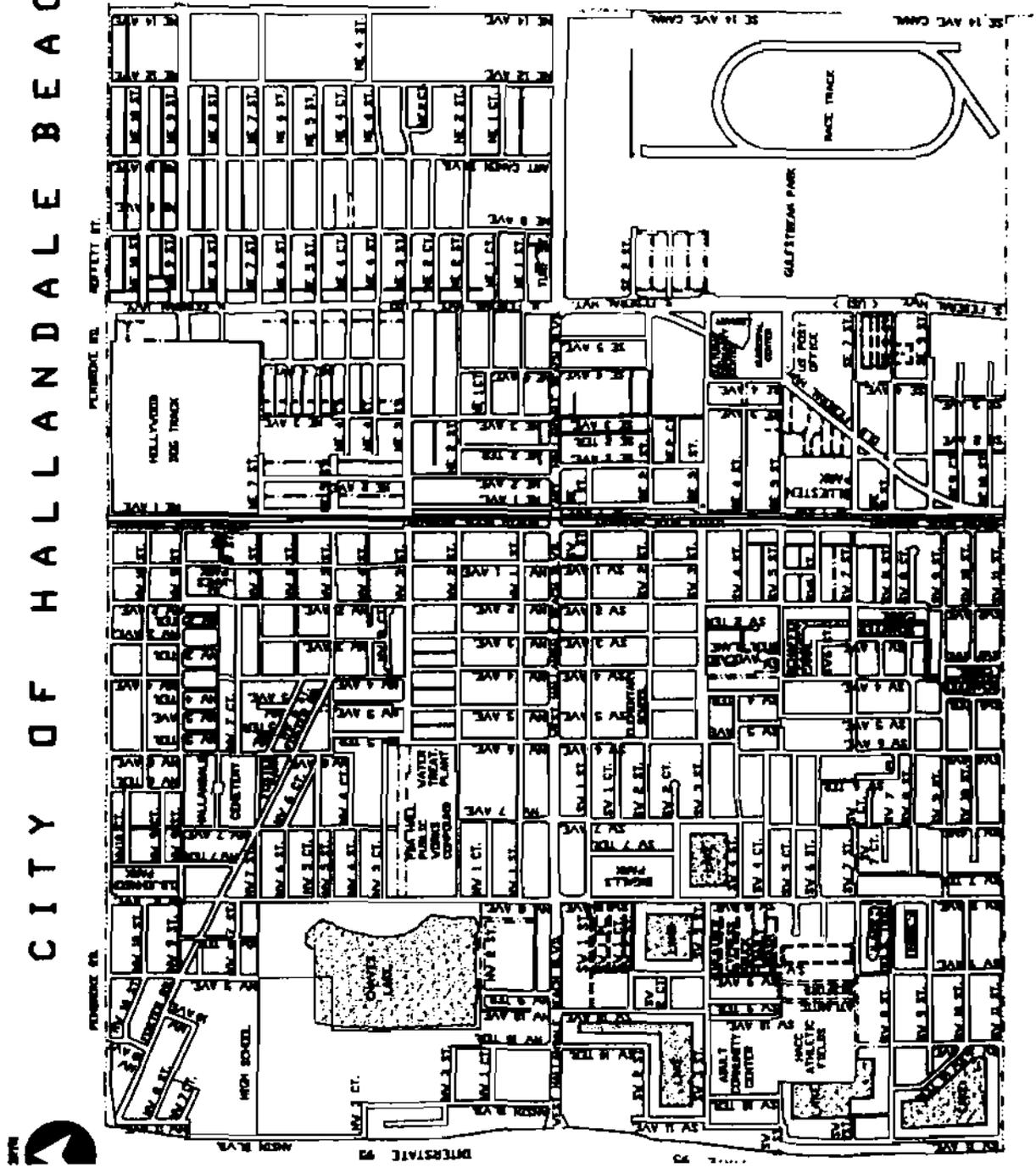
Shaded areas are located within the CRA

Source: City of Hallandale Beach, Development Services Department, 2003

# CRA AREA

## CITY OF HALLANDALE BEACH

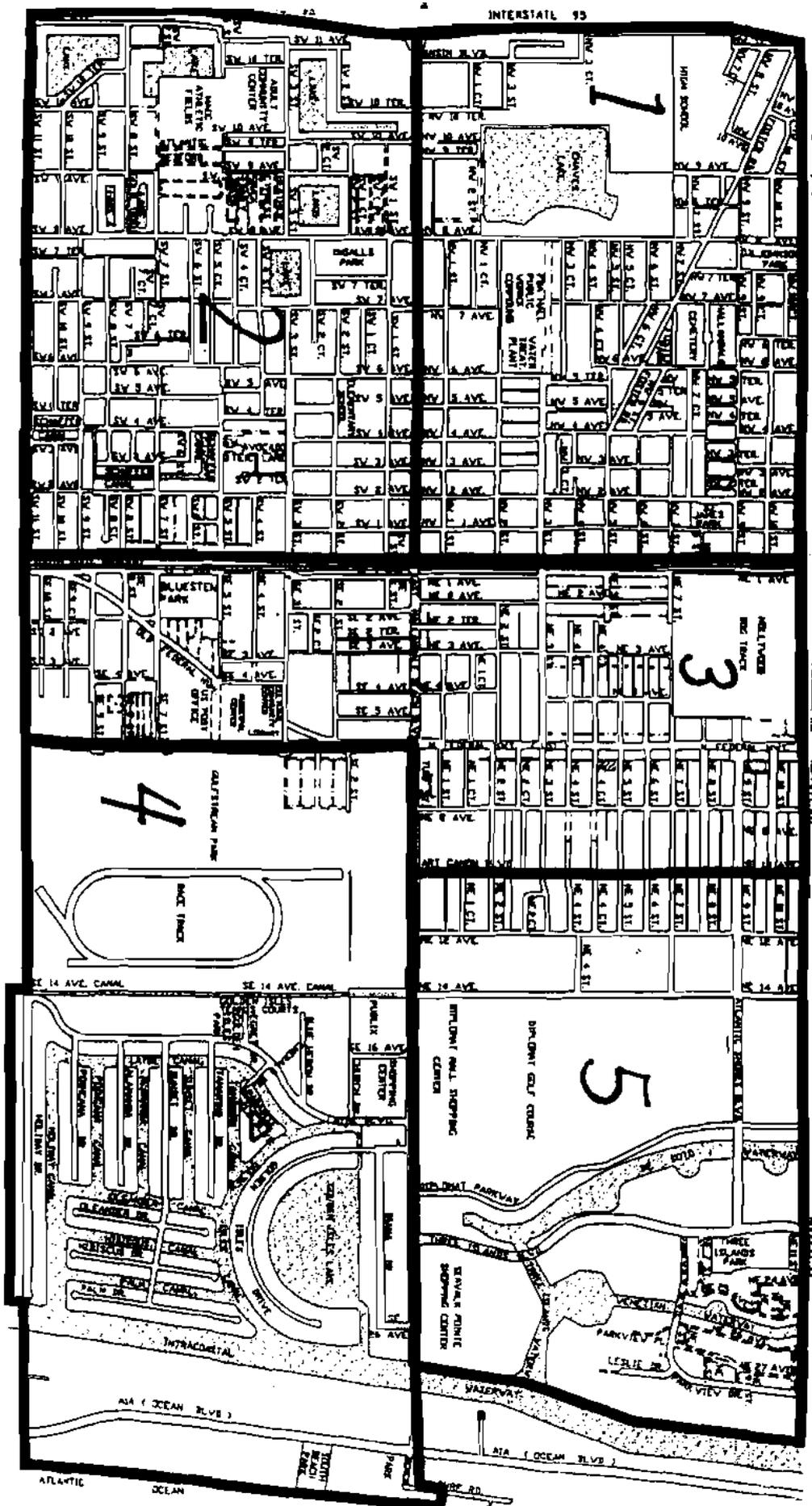
Exhibit A



CITY OF HALLANDALE BEACH POLICE DEPARTMENT

"PERMANENT ZONE CONCEPT"

Exhibit E



indicated by an "\*\*".

The City Commission and the CRA Board of Directors discussed on June 11, 2003, funding objectives and priorities and approved in concept, proposed programs and projects.

## **XI. GOALS, OBJECTIVES & POLICIES**

The following goals, objectives and policies are established for the Hallandale Beach Community Redevelopment Agency.

**Goal #1:** The Community Redevelopment Agency (CRA) shall continue to maintain and enhance its current projects in accordance with its adopted CRA Plan.

**Objective #1:** The CRA shall prepare and maintain the CRA Plan containing a current and projected list of redevelopment projects, reviewed annually in conjunction with the City and CRA capital budget process and updated every five years in coordination with the Hallandale Beach Comprehensive Plan updates.

### **Policies:**

1a. All community redevelopment activities included in this CRA Plan which are financed by tax increment revenues shall be completed within 30 years of the adoption date of the Plan.

1b. The CRA Plan's scheduled budgeted projects shall be reviewed and kept current in conjunction with the annual City and CRA capital improvement budget.

1c. The CRA Plan shall be reasonably flexible in accommodating private sector initiatives and future economic trends and opportunities.

1d. CRA Plan programs and projects shall be implemented pursuant to the Plan subject to annual budget appropriations by the CRA Board of Directors.

1e. The CRA Plan shall be reviewed and updated every five years in conjunction with the required update of the Comprehensive Plan.

**Goal #2:** The CRA shall implement projects and programs addressing targeted needs as well as area-wide concerns within the CRA.

**Objective #2:** The CRA shall strive to improve the overall visual appearance of the CRA and strengthen economic development and viability.

### **Policies:**

2a. The CRA shall continue to implement the acquisition of vacant lots and parcels throughout the CRA which are suitable for the construction of single-family affordable housing, remaining sensitive to the use of surrounding properties.

2b. The CRA shall implement capital projects which improve the general appearance and/or physical condition of the CRA and are determined to affect area-wide or neighborhood residents.

2c. The CRA may implement a Streetscapes Improvement Program in coordination with the City of Hallandale Beach for the beautification of roadways and other public spaces within the CRA.

2d. The CRA shall consider the level of private participation in projects determined to improve the physical appearance of private property.

2e. The CRA, in coordination with the City of Hallandale Beach, may implement one or more subsidized loan or outright grant programs for the exterior and interior improvements to commercial property for expansion of existing business.

**CRIMINAL STATISTICS**

<b>DATE RANGE:</b>									
<b>01/01/02 - 12/31/02</b>									
		<b>ASSAULT &amp; BATTERY</b>	<b>AUTO THEFT</b>	<b>BURGLARY</b>	<b>ROBBERY</b>	<b>THEFT</b>	<b>SEXUAL BATTERY</b>	<b>VEHICLE BURGLARY</b>	<b>TOTALS</b>
ONE #1		137	43	87	50	126	9	70	522
ONE #2		49	45	122	19	148	2	64	449
ONE #3		47	51	96	35	229	6	88	552
ONE #4		16	26	39	2	150	3	42	278
ONE #5		21	27	39	12	225	2	45	371
	<b>TOTALS</b>	<b>270</b>	<b>192</b>	<b>383</b>	<b>118</b>	<b>878</b>	<b>22</b>	<b>309</b>	<b>2172</b>

<b>DATE RANGE</b>									
<b>01/01/03 - 05/31/03</b>									
		<b>ASSAULT &amp; BATTERY</b>	<b>AUTO THEFT</b>	<b>BURGLARY</b>	<b>ROBBERY</b>	<b>THEFT</b>	<b>SEXUAL BATTERY</b>	<b>VEHICLE BURGLARY</b>	<b>TOTALS</b>
ONE #1		66	21	36	23	68	3	17	234
ONE #2		27	21	51	8	68	0	22	197
ONE #3		21	22	45	18	112	1	25	244
ONE #4		9	24	20	3	68	1	20	145
ONE #5		4	15	17	7	100	0	16	159
	<b>TOTALS</b>	<b>127</b>	<b>103</b>	<b>169</b>	<b>59</b>	<b>416</b>	<b>5</b>	<b>100</b>	<b>979</b>

## CAPITAL IMPROVEMENT PROGRAM

Page 1  
1/2/78

Capital Improvement Program  
1/2/78

**FUNDING SUMMARY**

GENERAL FUND	\$288,040	\$314,500	\$10,000	\$0	\$0	\$0	\$612,540
TRANSPORTATION FUND	\$330,000	\$126,000	\$125,000	\$125,000	\$125,000	\$125,000	\$956,000
CAPITAL PROJECTS FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SANITATION FUND	\$70,000	\$117,500	\$10,000	\$0	\$0	\$0	\$197,500
CEMETERY FUND	\$19,000	\$816,000	\$23,000	\$2,000	\$12,000	\$2,000	\$874,000
STORMWATER DRAINAGE	\$1,489,500	\$175,000	\$150,000	\$150,000	\$150,000	\$150,000	\$2,274,500
WATER FUND	\$4,352,000	\$2,357,500	\$245,000	\$235,000	\$235,000	\$235,000	\$11,859,500
SEWER FUND	\$1,888,500	\$1,463,500	\$435,000	\$425,000	\$425,000	\$425,000	\$5,062,000
COMMUNITY REDEVELOPMENT FUND	\$435,000	\$381,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,386,000
<b>SUB-TOTAL CITY FUNDING</b>	<b>\$12,882,040</b>	<b>\$6,521,000</b>	<b>\$1,398,000</b>	<b>\$1,337,000</b>	<b>\$1,347,000</b>	<b>\$1,337,000</b>	<b>\$23,822,040</b>
<b>OTHER FUNDING</b>	<b>\$1,276,016</b>	<b>\$1,424,258</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,700,275</b>
<b>TOTAL ALL SOURCES</b>	<b>\$14,158,056</b>	<b>\$8,945,258</b>	<b>\$1,398,000</b>	<b>\$1,337,000</b>	<b>\$1,347,000</b>	<b>\$1,337,000</b>	<b>\$26,522,315</b>

**Exhibit J**

## **LOAN CLOSING**

Once the loan application, including cost estimates and scope of work has been approved by the City, the loan closing will be scheduled at Hallandale Beach City Hall. At loan closing, owner will execute a Mortgage and a Loan Promissory Note which recite the loan terms and conditions including when repayment of the loan will begin and the total amount to be repaid. The City will record the Mortgage and thereby secure a lien on the business property.

Improvements must be completed within 120 days from the date of loan closing or as otherwise determined by the City.

For further information, please contact the City's Rehabilitation Specialist at (954) 457-1422.

Revised 9/22/03

### **Hallandale Beach**

#### **City Commission:**

Joy Cooper, Mayor

William Julian, Vice Mayor

Joseph A. Gibbons, Commissioner

Dorothy Ross, Commissioner

Francine Schiller, Commissioner

D. Mike Good, City Manager

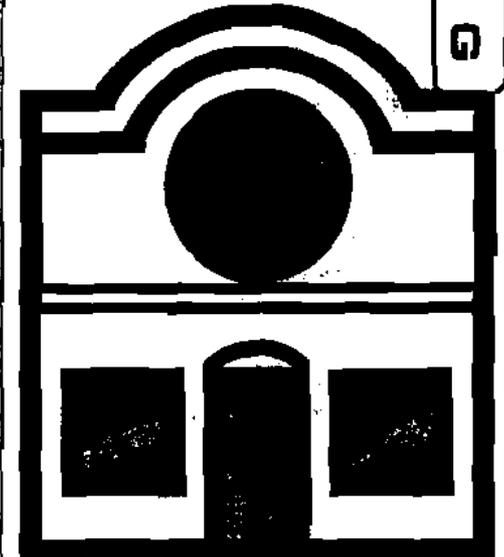
#### **Program Contact:**

Rehabilitation Specialist

(954) 457-1422

**Improve your commercial  
property!**

**Exhibit G**



**HALLANDALE BEACH  
COMMUNITY  
REDEVELOPMENT AGENCY  
COMMERCIAL CODE  
COMPLIANCE LOAN  
PROGRAM**



Completed applications may be mailed or hand delivered to:

Hallandale Beach City Hall  
CRA Dept. - Room #124  
400 South Federal Highway  
Hallandale Beach, FL 33009

**Hallandale Beach City Commission**

Joy Cooper, Mayor

William Julian, Vice Mayor

Joseph A. Gibbons, Commissioner

Dorothy Ross, Commissioner

Francine Schiller, Commissioner

D. Mike Good, City Manager

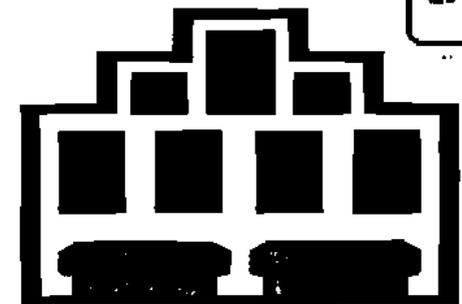
For further information, please contact the City's Rehabilitation Specialist:

(954) 457-1422 or (954) 457-1637

Revised 10/10/03

**HALLANDALE  
BEACH COMMUNITY  
REDEVELOPMENT  
AGENCY (CRA)**

**Exhibit G**



**Foster Road Commercial  
Code Compliance  
Loan Program**

# WOULD YOU LIKE TO OWN YOUR OWN HOME?

## YOU CAN IF YOU:

- Are a first time home buyer (or have not owned a property in the last three years)
- Meet the income requirements
- Have an acceptable credit
- Are employed or retired
- Obtain a loan from a lender for the additional funds needed to pay for the cost of the new or existing house
- Are able to provide 3% of the mortgage amount as a down payment

The Hallandale Beach Neighborhood Improvement Corporation (HBNIC) in partnership with the City of Hallandale Beach assists first time homebuyers with the purchasing their first home.

The program provides families living at or below 80% of Broward County median income level, an opportunity to build new or purchase existing single family homes in Hallandale Beach. Applicants with incomes between 80% and 100% may be accepted on a case-by-case basis.

**Take advantage of this excellent opportunity to achieve the American Dream:**

**OWNING YOUR OWN HOME!**

**For additional information contact:**

**HALLANDALE BEACH  
NEIGHBORHOOD IMPROVEMENT  
CORPORATION**

**400 South Federal Highway – Room 124**

**Hallandale Beach, Fl 33009**

**(954) 457-1377**

**HALLANDALE BEACH  
NEIGHBORHOOD  
IMPROVEMENT CORPORATION**



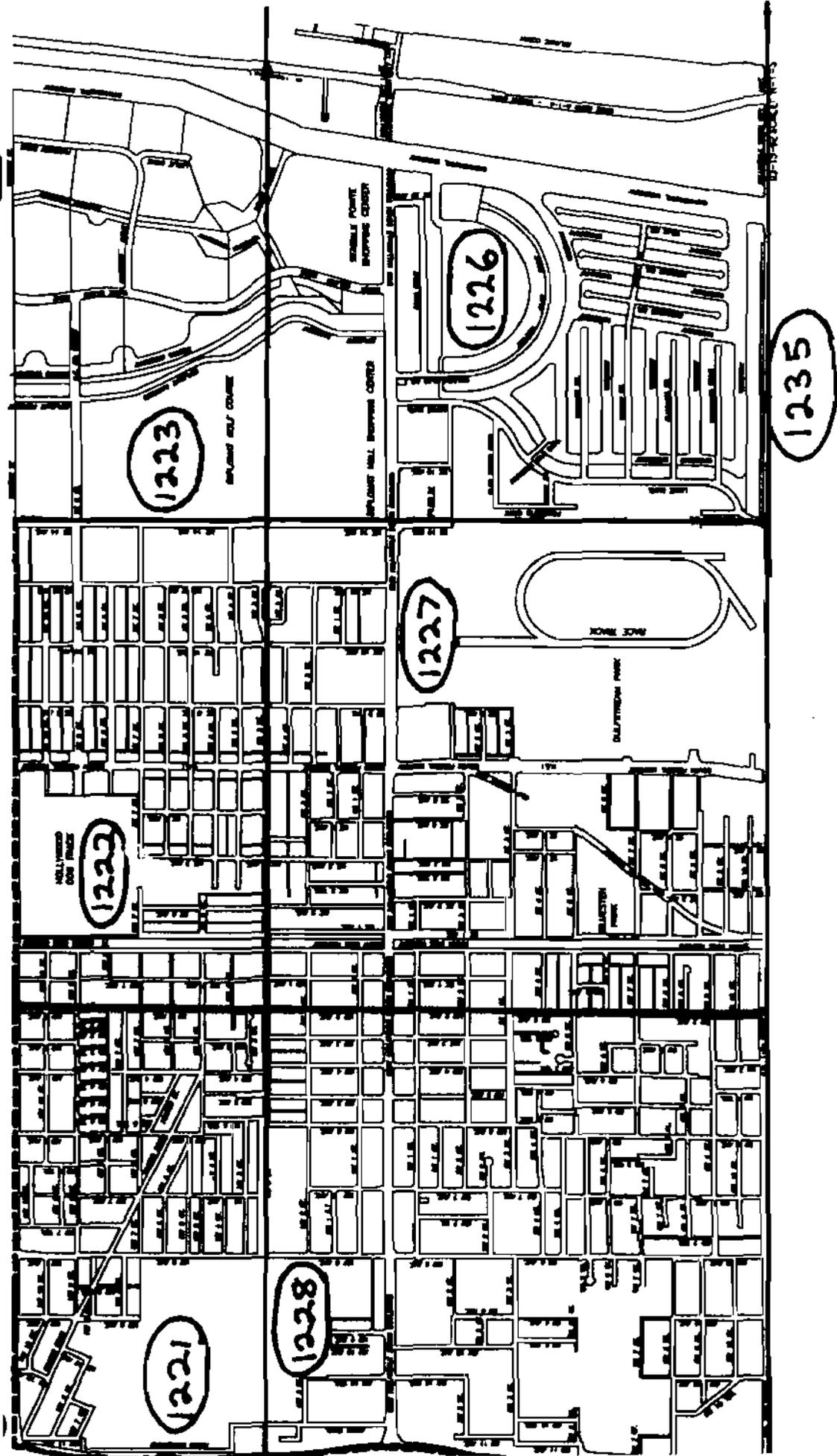
**Exhibit G**

**FIRST TIME HOMEBUYER  
PROGRAM**

**Exhibit I**

TAX DISTRICTS

CITY OF HALLANDALE BEACH



**Hallandale Beach City Commission:**

Joy Cooper, Mayor

William Julian, Vice Mayor

Joseph Gibbons, Commissioner

Dorothy Ross, Commissioner

Francine Schiller, Commissioner

D. Mike Good, City Manager

**Program Contact:**

City Rehabilitation Specialist

(954) 457-1637

or

(954) 457-1422

**Protect your property  
With Storm Shutters!**

**Exhibit G**



**H** CITY OF  
**ALLANDALE BEACH**  
*City of Choice*

**Hallandale Beach Community  
Redevelopment Agency**

**Storm Shutter Assistance  
Program**

## CAPITAL IMPROVEMENT PROGRAM

PROJECT		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
88-72-01	NEIGHBORHOOD FENCE PROGRAM	\$20,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
88-40-01	DPW/UTILITIES COMPOUND RENOVATIONS	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
00-22-01	FIRE FACILITY RENOVATIONS	\$54,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,040
01-50-01	HALLANDALE BEACH BLVD IMPROVEMENT	\$0	\$185,000	\$0	\$0	\$0	\$0	\$0	\$0	\$185,000
02-33-01	MULTIPLE PARKING METER SYSTEM	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
02-40-02	HALLANDALE BEACH RENOURISHMENT	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
02-42-01	F.E.C. ROW LANDSCAPING IMPS.	\$11,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$26,000
02-42-02	IRRIGATION MODIFICATIONS	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000
03-46-01	HEPBURN CENTER FACILITY IMPROV	\$23,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,000
03-46-02	MUNICIPAL COMPLEX IMPROVEMENTS	\$12,500	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
03-46-03	ELECTRICAL/LIGHTING IMPROVEMENTS	\$7,500	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$27,500
03-72-01	JOHNSON PARK FLOORING	\$44,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,000
04-41-02	STREET PARKING PROGRAM	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
04-42-01	ATLANTIC SHORES BLVD. LANDSCAPING	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
<b>TOTAL GENERAL FUND</b>		<b>\$288,040</b>	<b>\$314,500</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$612,540</b>

TRANSPORTATION FUND 1160		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
89-17-01	STREET MAINTENANCE PROGRAM	\$200,000	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$600,000
84-80-01	BRIDGE REHABILITATION	\$110,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$235,000
98-80-01	FINANCIAL DISTRICT	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
04-41-01	FEC CROSSING	\$0	\$51,000	\$0	\$0	\$0	\$0	\$0	\$0	\$51,000
04-41-02	STREET PARKING PROGRAM	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
<b>TOTAL TRANSPORTATION FUND</b>		<b>\$330,000</b>	<b>\$126,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$925,000</b>

CAPITAL PROJECTS FUND		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
<b>TOTAL CAPITAL PROJECTS FUND</b>		<b>\$0</b>								

SANITATION FUND 471		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
00-40-01	RELOCATE DPW COMPOUND	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
03-46-02	MUNICIPAL COMPLEX IMPROVEMENTS	\$12,500	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
03-46-03	ELECTRICAL/LIGHTING IMPROVEMENTS	\$7,500	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$27,500
04-34-01	PAVED ROADWAY TRANSFER STATION	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
<b>TOTAL SANITATION FUND</b>		<b>\$70,000</b>	<b>\$117,500</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$187,500</b>

CEMETERY FUND 920		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
91-42-01	CEMETERY IMPROVEMENTS	\$10,000	\$18,000	\$23,000	\$2,000	\$12,000	\$1,000	\$1,000	\$1,000	\$67,000
<b>TOTAL CEMETERY FUND</b>		<b>\$10,000</b>	<b>\$18,000</b>	<b>\$23,000</b>	<b>\$2,000</b>	<b>\$12,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$67,000</b>

WATER FUND 411		FUND							TOTAL	
GENERAL	DESCRIPTION	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
89-17-01	STREET MAINTENANCE PROGRAM	\$0	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$475,000
R&R 89-20-01	WATER PLANT FACILITIES REHABILITATION	\$75,000	\$33,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$408,000
R C 89-20-03	WATER DIST. UPGRADE PROGRAM	\$285,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$480,000
R&R 90-20-05	WATER TREATMENT STORAGE UNITS	\$120,000	\$80,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$380,000
R C 97-33-01	WATER MEMBRANE PLANT	\$7,700,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$9,700,000
R&R 97-33-02	METER REPLACEMENT PROGRAM	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
88-40-01	DPW/UTILITIES COMPOUND RENOVATIONS	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
00-40-01	RELOCATE DPW COMPOUND	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
02-40-02	HALLANDALE BEACH RENOURISHMENT	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
02-42-01	F.E.C. ROW LANDSCAPING IMPS	\$20,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
02-42-02	IRRIGATION MODIFICATIONS	\$7,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000
03-46-02	MUNICIPAL COMPLEX IMPROVEMENTS	\$12,500	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
03-46-03	ELECTRICAL/LIGHTING IMPROVEMENTS	\$7,500	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$27,500
R&R 04-33-02	VULNERABILITY ASSESSMENT	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
04-42-01	ATLANTIC SHORES BLVD. LANDSCAPING	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
<b>TOTAL WATER FUND</b>		<b>\$8,152,000</b>	<b>\$2,357,500</b>	<b>\$2,455,000</b>	<b>\$235,000</b>	<b>\$235,000</b>	<b>\$235,000</b>	<b>\$235,000</b>	<b>\$235,000</b>	<b>\$11,458,500</b>

## **What happens if property owners do not comply with Code Requirements?**

Owners failing to make corrections and/or improvements will be subject to issuance of Notice of Violation and further enforcement action to ensure compliance.

## **Other Improvement Programs:**

The City has a street tree and plant program where residents may receive free trees and plants. Please contact (954) 457-1600 for eligibility and requirements.

## **Additional Information:**

For additional information about the Neighborhood Improvement Program (NIP) and to find out if you can benefit from this program, please contact (954) 457-1637 or (954) 457-1422.

### **City Rehabilitation Specialists Counter Hours:**

Monday - Tuesday 2:00 PM - 5:00 PM

Thursday 8:30 AM - 10:00 AM

### **Hallandale Beach City Commission:**

Joy Cooper, Mayor

William Julian, Vice Mayor

Joseph A. Gibbons, Commissioner

Dorothy Ross, Commissioner

Francine Schiller, Commissioner

D. Mike Good, City Manager

### **Program Contact:**

City Rehabilitation Specialists

(954) 457-1637

or

(954) 457-1422

**Improve your property  
with low interest loans!**

**Exhibit G**



**Hallandale Beach Community  
Redevelopment Agency**

**Neighborhood Improvement  
Program**