

## 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) which is displayed on EXHIBIT A.

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.

In 1985 the City of Hallandale Beach initiated a comprehensive strategic plan aimed at guiding the City through the 1990s into the 21st Century. This plan, "Hallandale of Tomorrow (HOT) Program," includes ten strategic points, grounded in a "forward thinking" philosophy:

- \* Enhance Public Safety
- \* Modernize City Facilities
- \* Professionalize City Government Operations

- \* Promote Economic Development and Reinvestment
- \* Enhance the Tax Base and Operating Revenues
- \* Stabilize and Upgrade Declining Neighborhoods
- \* Update Development Regulations
- \* ~~Improve Recreational and Cultural Activities~~
- \* ~~Develop and Enhance City Commission Consensus on~~  
Expectations for the Future of the City
- \* Stimulate Development and Redevelopment of the  
Community

This HOT program has guided City decision-making. The HOT program addresses community and organizational renewal and provides strategies for organizational efficiency and productivity improvements. Through the adoption of City budgets which include capital improvements, through the review of City departmental functions, objectives and workload indicators as well as through revisions of various City Codes, improvements to both the physical characteristics of Hallandale Beach as well as the internal operations of the City have been realized.

In keeping with the Hallandale Beach HOT strategy, 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 have been designated as "model" neighborhoods, with street realignments and infrastructure improvements completed to complement construction of new, owner occupied affordable housing.

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 Community Redevelopment Area Plan. Broward County specifically retained the power 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 conterminous 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 16,326 (51% of the total City population of 31,469). The total number of households within the City is 17,135 and 8,031 of those (47%) reside in the CRA. The total number of female heads of households within the City is 1,234 and 988 of those (80%) 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  
Census Tract information from the 1990 U.S. Census indicates the following concentrations of low and moderate income persons within the census tracts:

Census Tract 1002	62.3%
Census Tract 1003	57.2%
Census Tract 1004	80.8%
Census Tract 1005	59.7%

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 1990 is \$20,841. The median household income within the CRA census tracts is as follows:

Census Tract 1002	\$17,192
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Census Tract 1003 \$20,344  
Census Tract 1004 \$12,051  
Census Tract 1005 \$18,431

There are 4,895 persons living within the City with incomes below poverty level and 3,590 (73%) 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 25,165. A total of 80% of the housing units in the City are multi-family units. Within the CRA area there are 10,543 housing units. Of this amount, there are 4,776 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.
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)
- Business Office (B-O)

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 six special zoning overlay/planned development districts within the CRA area and is pursuing redevelopment plans for each area. Seven special

Redevelopment Areas have also been designated, two of which do not currently have overlay district/planned development district designation. These seven Redevelopment Areas (A through G) are listed and located on EXHIBIT E.

All six of the zoning overlay/planned development districts are within the CRA area. Six of the City's seven special Redevelopment Areas are wholly within the CRA area with a western portion of the Financial District Special Redevelopment Area within the CRA area.

These Special Zoning Overlay Districts and Special Redevelopment Areas have been instituted in an attempt to enhance and expedite redevelopment and reinvestment efforts within these areas. The six Zoning Overlay Districts/ Redevelopment Areas are as follows:

1. Fashion Row Overlay District/Redevelopment Area - Dog Track Planning District;
2. Beach Boulevard Planned Development District/ Redevelopment Area - Northeast Planning District;
3. South Federal Planned Development District/ Redevelopment Area - Gulfstream Planning District;
4. North Dixie Highway Corridor Overlay District/ Redevelopment Area - Northwest Planning District;
5. Chaves Lake Planned Development District - Northwest Planning District; and,
6. Financial District Redevelopment Area (portion) - Gulfstream Planning District.

The following two Redevelopment Areas are identified on EXHIBIT E but presently have not been determined as planned development/special zoning overlay districts:

1. County Line Road Redevelopment Area - Southwest Planning District.
2. South Dixie Highway Redevelopment Area - Southwest 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, Appendix A to 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, displays 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 Beach Blvd.~~ Freestanding commercial properties are scattered 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, 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 places 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. 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 stormwater drainage systems within the City.

M. Code Enforcement Activity: In the latter part of 1995, a Citywide Code Enforcement Improvement Program was implemented. This program provides a comprehensive, strategic approach to Code Enforcement to address blighted and deteriorated properties. Code Enforcement divided the City into six targeted areas based upon the high number of existing violations and blighted conditions within each area.

The methodology for achieving improvement is to strategically target inspections for properties exhibiting the highest degree of deterioration and violations. Over

time, properties are brought into compliance. Each of the six Code Enforcement target areas are shown on EXHIBIT E and all six are within the CRA area. Code Enforcement target areas currently encompass all or a portion of five of the City's seven designated Redevelopment Areas. The majority of the City's commercial redevelopment areas are within the Code Enforcement target areas.

For further information regarding specific Code Enforcement activities associated with the CRA Residential Neighborhood Improvement Program, refer to pages 14, 17 and 18 and of this Plan.

N. 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.

O. 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 F. 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 G. The charts record the criminal activity for an 18 and a 30 month periods in 1998/1999 and in 1999/2001. Figures are given for assaults, auto theft, burglary, robbery, theft, sexual assault and vehicle burglary. The following chart lists the rate of increase or decrease in criminal activity throughout the five zones in the CRA Area:

**18 MONTHS INCREASE OR DECREASE IN CRIMINAL ACTIVITY**

Assault	Auto Theft	Burglary	Robbery	Theft	Sexual Assault	Vehicle Burglary
-5%	-3%	+69%	-21%	-1%	-60%	-19%

Overall, throughout the CRA area, there has been a decrease in criminal activity over the past 30 months, compared to the last reported period, 1998/1999.

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. As larger parcels are approved for development, such as the City owned 16 acre Chaves Lake site in Northwest Hallandale Beach, traffic circulation impact analysis was completed. Negative impact on neighborhood traffic circulation due to anticipated developments is not anticipated.

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 effect 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 townhomes 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 poor rental property maintenance as 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 2000-2001, the CRA Trust Fund continued providing funds for the employment of a full time Rehabilitation Specialist and a second position to be hired. This Rehabilitation Specialist position(s) is funded each year and coordinates the Hallandale Beach CRA Neighborhood Improvement Program and other activities of the CRA, under the direction of the City. The position(s) 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. A Comprehensive Code Enforcement Program as described in section IV. M. of this Plan. HUD subsidized properties such as those receiving Section 8 assistance will be targeted to ensure properties receiving federal financial incentives comply with applicable codes.

The Comprehensive Code Enforcement Program includes a Neighborhood Code Compliance and Property Improvement Incentive Loan Program referred to as the NIP.

Property owners of both residential and commercial properties will be financially assisted to achieve compliance with parking, drainage and property maintenance codes through approval of interest free 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 J. The application form for the Residential Neighborhood Improvement Program is also attached as EXHIBIT J.

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 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.

D. Provision of Time Certain & Severability

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 Program

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 townhome development on larger parcels such as the City owned Chaves Lake property (approximately 16 acres) is also important. The supply of affordable housing within the CRA will be increased through ongoing acquisition of vacant lots or larger vacant 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.

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 corporation or other eligible entity, 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.

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
4. Parks improvements including playground equipment, fields, lighting, building renovations, expansions, and municipal pool enhancements;
5. Water plant, water main, and water lines

6. Sanitary sewer and lift station rehabilitation  
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 the following incentives to property owners within the CRA area to help comply with parking, drainage and property maintenance codes:

1. Interest free loans for parking/drainage improvements; structural and general exterior property maintenance improvements; painting/sealant/pressure cleaning

improvements; and,

2. Waiver of City's permit fees needed to complete the improvements; and,

3. A list of contractors who regularly participate in the Program.

The current maximum loan amounts are as follows:

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

The current loan terms are as follows:

- . 50% of the loan amount to be paid interest fee, over a period of 10 years;
- . Additional \$1,500 for single family up to 5 units and \$2,500 for multi-family over 5 units for parking & drainage and/or general repairs. 100% of these additional amounts to be paid interest free over 10 years.
- . Application fee of \$115;
- . 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 will be subject to issuance of a Notice of Violation and further enforcement action to ensure compliance.

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. 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
- \* Foster Road Business Code Compliance and Business Expansion Program
- \* General Business Code Compliance Loan Program

The particulars of these programs are described in brochures for public distribution, loan program application forms and related loan documents attached as EXHIBIT J.

{ 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 is 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 Trust Fund. Both of these amounts are exclusive of debt service millage of the applicable taxing authorities.

For the Hallandale Beach CRA, the three applicable taxing authorities are as follows:

Broward County General Fund  
South Broward Hospital District  
City of Hallandale Beach

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. The annual CDBG allocation for projects within Hallandale Beach is approximately \$400,000. 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:

- \* 23rd Year (1997-98) City CDBG Program to provide funds for drainage, sidewalk and tree planting

improvements within the Northwest, Southwest and Southeast Target Areas as well as construction of swale and drainage improvements from NW 6th Avenue east along NW 3rd St. to North Dixie Highway. Project is complete.

- \* 23rd Year (1997-98) CRA CDBG Program to provide funds for drainage wells project in Northeast Hallandale Beach. Three components are hydro-geologic investigation, TV-ing of storm system, and installation of drainage wells. Program also includes street drainage improvements in locations from Federal Highway eastward to NE 8th Ave. and from NE 1st Court northward to City Limits. Project is complete.
- \* 24th Year (1998-99) City CDBG Program to provide funds for street drainage improvement within Northwest, Southwest and Southeast Hallandale Beach. Improvements include regrading and sodding of swales, installation of new drainage structures, rehabilitation/upgrade of existing drainage system, construction of new sidewalk, paving of driveway aprons and landscaping. Project is complete.
- \* 25th Year (1999-2000) City CDBG Program to continue installation of roadway, drainage, swale, 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.

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. Total of loan paybacks to the Residential Code Compliance Loan Program until December 2001 was \$133,305.

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 is 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(s) funding requirements, the CRA may utilize both short and long 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:

- \* Florida Cultural Affairs Council Grant to construct new multi-purpose Cultural Community Center within the CRA area. Funds totalling \$500,000 awarded with approximately \$1,000,000 City cash match.

- \* COPS Fast Program from the U.S. Department of Justice to provide funds to hire two additional police officers. Funds totalling \$150,000 awarded to be expended over three year period.

- \* 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. Funds have been awarded since 1996 in the total amount of \$571,179, with \$63,450 City match.

- \* Florida Department of Transportation Grant allocation to the SE 14th Avenue improvements.

- \* County Line Road Improvements, for roadway enhancements on SW 11th Street, from I-95 to SW 2nd Avenue, entirely within the CRA area. Funds totalling

\$158,000 awarded, with no City match required.

\* Touring Program Grant from the Florida Department of State, Division of Cultural Affairs, for theater presentations at the Cultural Community Center. Funds totalling \$1,000 awarded, with \$2,000 City match.

\* Emergency Management Preparedness and Assistance program from the Florida Department of Community Affairs, for a Community Emergency Response Team (CERT) benefiting the entire City. Funds totalling \$10,688 awarded, with \$3,000 City match. A second grant awarded for an emergency generator for a fire station, with \$30,000 awarded, with \$173,000 City match.

\* Bulletproof Vest Program from the US Department of Justice for special equipment for police officers, benefiting the entire City. Funds totalling \$10,564 awarded in two years.

\* Broward Cultural Affairs Council Community Arts and Education (CAE), to provide musical lessons for children. Funds totalling \$42,050 awarded for four years, with \$42,050 City match and inkind contribution.

\* 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 totalling \$44,110 awarded, with no City match required.

\* School Proximity Tobacco Program to enforce restriction of selling tobacco products to minors. Funds totalling \$7,127 awarded.

\* Recycling Grant Program to educate public and increase the recycling of materials in the City. Funds totalling \$4,216 awarded.

\* Emergency Medical Services Program, for automatic external defibrillators and thermal imaging cameras. Funds totalling \$71,000 awarded, with no City match required.

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.

**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, as designated on EXHIBIT I.

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 three contributing entities:

- a) City of Hallandale Beach
- b) Broward County
- c) South Broward Hospital District

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

\* As per an agreement between the CRA and the South Broward

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Hospital District, contributions are limited to \$115,616.

CRA 2001-2002 ALLOCATIONS:

Major Expenditures are as follows:

Rehabilitation Specialist	\$ 82,084
Economic Development Program Incentives	\$150,000
Assistance to First Time Homebuyers	\$ 50,000
Capital Improvement Projects	\$ 67,800
Parks Improvements	\$ 10,000
Police Programs and Services	\$204,397
Subsidized Residential Loan Program	\$250,000
Subsidized Commercial Loan Program	\$ 50,000
Subsidized Foster Rd. Commercial Loan Program	\$ 50,000
Payments to Other Funds	\$397,685
Administration Fee	<u>\$ 80,000</u>
	\$1,391,966

Remaining miscellaneous items bring budget to total of  
\$1,606,149

**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 K 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 indicated by an "\*" .

Consideration of Future Activities:

In carrying out programs and projects which are consistent with and further the stated goals and objectives of the Plan, CRA activities for future implementation may include the following:

1. Business Incubator Program for small and start up businesses which would involve CRA lease of existing office spaces within the City which would be rented to small or start up businesses. Costs would be reduced for these businesses which would share office space, common restroom facilities, receptionists and building maintenance services. Business operators would be trained and after a specific time period move on to an unsubsidized situation.
2. Safe Park Program in which Police officers are stationed at parks with resulting benefits to neighborhood youth and the community.
3. Youth Crime Watch Program involving youth dances and other special events with resulting benefits to neighborhood youth and the community.
4. Expanded Neighborhood Improvement Initiatives involving the funding of position(s) such as Code Enforcement Officer(s) associated with an enhanced Code Compliance and Property Improvement Incentive Program.
5. Expansion of CRA District General Improvement Program and Public Works Improvements to include repaving streets, street lighting, security lighting and landscaping.

The City Commission and the CRA Board of Directors discussed on December 14, 2000, funding objectives and priorities and

approved in concept, proposed programs and projects for a Long Range Plan, which are listed in EXHIBIT L. Figures in the chart are estimated and will vary based on revenues and allocations to be approved each fiscal year by the CRA Board of Directors.

**I. 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, and for new business location within the 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.