

Hallandale Beach CRA

Annual Report

2011 - 2012



Foster Park Community Center



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Hallandale Beach Historical Village

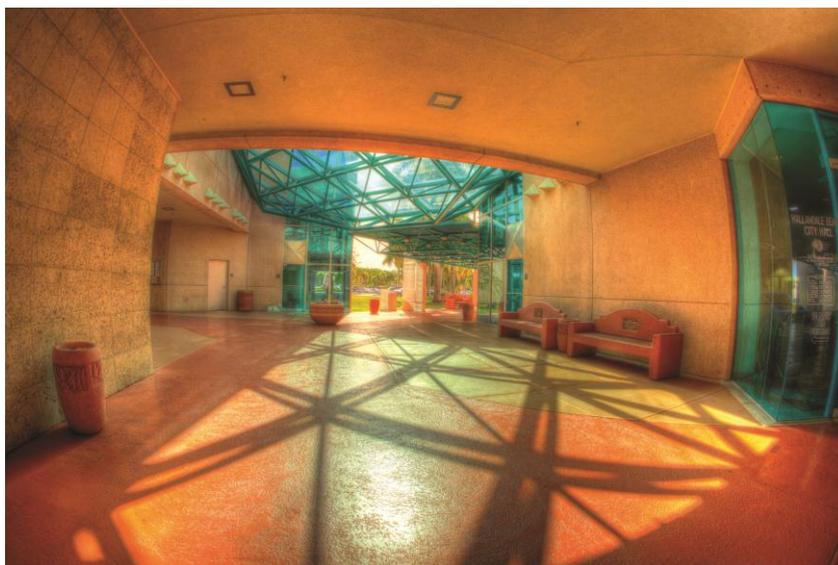
Mission Statement

The mission of the Hallandale Beach Community Redevelopment Agency is to promote economic development and enhance quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation and neighborhood revitalization.

Hallandale Beach Community Redevelopment Agency Annual Report FY2011-2012

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History of the Hallandale Beach CRA

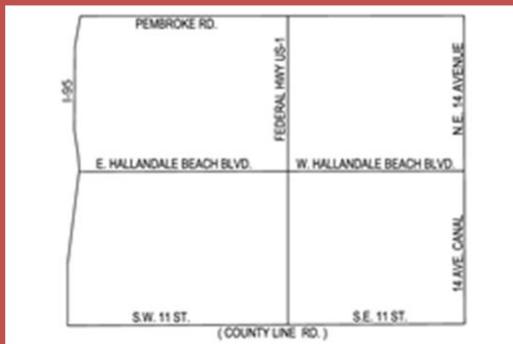


The Hallandale Beach Community Redevelopment Agency (HBCRA) was created as a separate legal entity by the Hallandale Beach City Commission by Ordinance No. 96-25, adopted on December 27, 1996. The Ordinance declared the City Commission to be the Community Redevelopment Agency Board of Directors. The HBCRA Board of Directors approved the updated Implementation Plan in March 12, 2012.

The CRA partnered with Shanco Building Group to build 52 new townhomes as an affordable housing opportunity.

Hallandale Beach CRA and Legal Description

The Hallandale Beach Community Redevelopment Area 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.



The purpose for establishing the HBCRA and the Redevelopment Trust Fund was to serve as a partner to the City, to other government entities, and to the private sector in addressing the distressed conditions in the redevelopment area.



Board Members and Staffing

The HBCRA Board of Directors also acts as the City Commission. The HBCRA may also engage agents, consultants, experts, attorneys, and specialists as needed, as well as employees of the City with the approval of the City of Hallandale Beach.

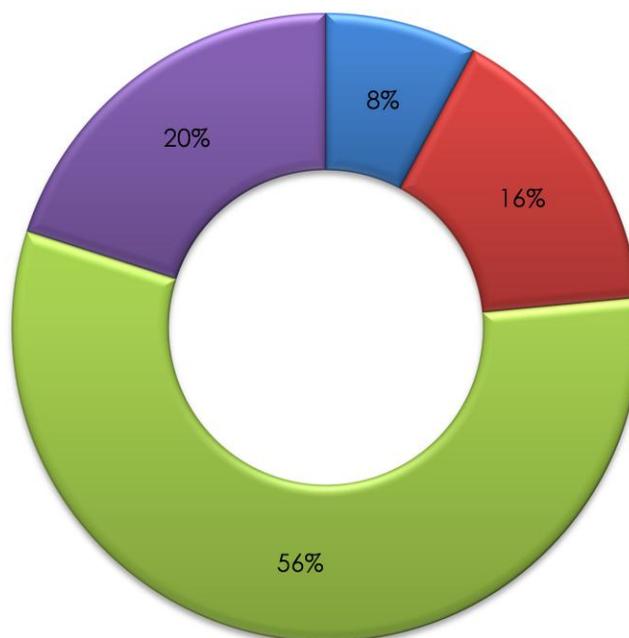


HBCRA

Fiscal Year 2011-2012 Budget Breakdown

| Category | Total |
|--|-----------------------|
| Programmatic Services | \$5,585,957.00 |
| Debt Service | \$1,984,600.00 |
| Capital Investment | \$1,550,500.00 |
| Operating Costs | \$774,347.00 |
| Total CRA Board Approved Budget | \$9,895,404.00 |

■ Operating Cost
 ■ Capital Investment
 ■ Programmatic Services
 ■ Debt Service



HBCRA

Programmatic Goals & Results

- A. **Administrative – Budget \$1,962,347 (please note this total also includes the “operating & other program expense costs”).** To create and administer CRA programs, projects and activities that result in the elimination of slum and blight conditions and influences; to provide the highest quality service by developing common goals with the public through a commitment to excellence, integrity, teamwork and caring; to ensure that all processes are user friendly; to ensure that appropriate administrative systems and financial controls and/or accountabilities are instituted within the operations.

RESULTS

- **Six** Memorandums of Understanding executed between the HBCRA and the City of Hallandale Beach for all services purchased by the CRA.
- **Created application checklist** for grants and loan programs to ensure applications are complete when received by the CRA.
- Program policies have been **updated**.
- A **qualified Financial Analyst** has been hired for accountability, program compliance, internal auditing and monthly financial reporting of the CRA.
- The HBCRA Plan was updated in March, 2012 to reflect the priorities listed in this report.
- An **Economic Strategy was completed** to highlight target industries, land uses or industrial which are best positioned to drive investment, job creation and grow commercial tax base. These include Class A Office, Entertainment/Retail and Hospitality.



- B. Public Safety – Budget \$1,001,179.** To reduce crime and disorder by carefully examining the problems in CRA neighborhoods, CRA then applying appropriate problem-solving remedies. To create a drug and crime-free environment and provide safety and protection to property owners, business owners and visitors; collaboration between the police, community, and other stakeholders that identifies and solves community problems. To become active allies in the effort to enhance the safety and quality of the neighborhoods within the CRA.

RESULTS

Through MOUs with the City's Police Department the CRA funded the following programs:

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

Highlight - During the course of this fiscal year, NET made a significant number of arrests before crimes occurred. Most notably, **3 robberies** and **2 burglaries** that were in progress.

- Arrests - **178**
- Fugitive Apprehensions - **37**
- Probation Sweeps/Violation Arrests – **16**

Community Involvement Unit (CIU): CIU function primarily as “ambassadors” of the Community Policing model and provide a link between the community and the Police Department. They are the face of the Police Department and its CRA programs at community events throughout the year. They build trust and confidence throughout the community and often held events (i.e., Front Porch block parties, community forums and condo/HOA meetings).

Highlight - An anonymous youth made a Crime stoppers call on April 10, 2012 informing that a student at Hallandale Adult Community Center was in possession of a firearm at school. Officers made contact with the student and discovered a loaded Raven Arms MP-25 caliber semi-automatic pistol in his pants pocket. With the unfortunate prevalence of school shootings, locally and nationally this tip and the swift action of CIU and other officers presented a major tragedy in a local school.

- Home Security Surveys Conducted: **90**
- Assisted in Code Cases: **28**
- Trespass Cases/Signs Issued: **34**
- Distressed Properties Secured: **15**

Community Action Team (CAT): CAT personnel function primarily as the Police Department's Gang Identification and Intervention unit. Their activities consist primarily of identifying and preventing gang activity within the CRA. They also serve as a resource for at risk youth to reach out to try and avoid gang influence or involvement. Their focus is identification, education, and outreach.

Highlight - Since its inception, one of the CAT's most important goals is to keep youth on youth gun violence in Hallandale Beach to zero.

- Students Attending GREAT Training: **450**
(Gang Resistance Education and Training)
- Youths Completing "Gloves not Guns" Program: **120**
Youth boxing program geared toward at risk youth.
- Gang Members Documented; **126**

Overall Major Accomplishment

Overall Crime Reduction Across All Units - **4.1%** Decrease in Uniform Crime Reports offenses for 2012 citywide including all CRA areas.

C. New Businesses and Targeted Industry Recruitment Program – Budget \$25,000. To proactively recruit new businesses, commercial/retail offices, and targeted industries to the CRA area through its business development programs and the Chamber of Commerce partnership.

RESULTS

- New businesses to the CRA Area: High Tech Video Security International, Organica Wax & Beauty Studio, Wurliboy Music Studio, Inc., Business Tax Solutions, Kiss's Bakery, Taste of Cuba Restaurant, Tank Top Nation and Renovation Room.
- The CRA partnered with the Jim Moran Institute from Florida State University to host the **JMI Annual Minority Business Conference** to assist businesses with tools to help them succeed. As a result over **150 individuals attended the event**.
- The CRA has partnered with the Hallandale Beach Chamber of Commerce to provide **12 business savvy seminars** to contribute to the success of our business community.

- D. Small Business and Existing Industry Program – Budget \$1,675,000.** To facilitate small business and existing industry development to generate job growth. CRA investments in local business opportunities can have positive impacts on employment, tax base, and physical environment, all of which are positive steps toward the elimination of slum and blighted conditions. This program will focus its efforts on generating and sustaining business activity.

RESULTS

- **3** Businesses participated in the Business Initiative/Enticement Loan.
- **10** Business participated in the Façade Grant Exterior.

- E. Affordable Workforce Housing – Budget \$400,000.** To create affordable workforce housing opportunities for homebuyers and the elderly. To provide financial opportunities to area residents to improve their living conditions by creating incentives for additional private investment. To facilitate the rehabilitation of existing housing and the creation of new affordable/workforce housing.

The HBCRA and Shanco Building Group entered in to a unique partnership to develop and market Highland Park Village, which consist of a total of 52 units.

The City of Hallandale Beach, Hallandale Beach CRA and Broward County partnered with HUD as a result of the Neighborhood Stabilization Program (NSP) grant. The grant allowed purchase of foreclosed properties, rehabilitation of those purchased properties and demolition of unsafe structures in the community with NSP funds.

RESULTS

- **29** Highland Park Village units were sold.
- **An eight unit** townhome development (Carver Heights) was purchased with NSP funds and is being sold as an affordable housing opportunity.
- The CRA and City partnered with the non-profit organization Rebuilding America to host **“National Rebuilding Day” in Hallandale Beach** in January, 2012 to rehabilitate 13 homes that needed general repairs, painting and improvements.



- F. Marketing and Branding – Budget \$34,000.** To enhance the overall Hallandale Beach visitor “experience”. To increase the number of visitors and increase their expenditures within the CRA and the City; increase average length of stay, encourage return trips and to make local purchases.

RESULTS

- Media Kit has been published and distributed containing information regarding the Hallandale Beach CRA, demographics, activities in the CRA and information about grant/loan programs and redevelopment initiatives.

- G. Way-Finding** To create a Way-finding and Signage Plan and a Gateway Monument design that will provide the CRA in conjunction with the City a document of directional signs, that make up the urban landscape in public areas of the City of Hallandale Beach.

RESULTS

- AECOM was hired to complete design schematics for a new Hallandale Beach way finding, directional and gateway monumental signage.

- H. Transportation – Budget \$101,169** Efficient mobility will be a major fact in the community's ability to increase tourism and attract new businesses and investment. A comprehensive effort that looks at all options will be necessary for success.

RESULTS

- The Hallandale Beach minibus service operates **3** routes for quick, easy and convenient transportation. This service is offered free of charge to all riders. The CRA funding enabled the minibus service to extend within the CRA district to ensure comprehensive route coverage.

- I. **Image / Sense of Community – Budget \$143,000.** Successful communities have a healthy self-image and community spirit. These factors facilitate making overall community improvements that will translate into the community being viewed positively by others.

RESULTS

- The CRA and City of Hallandale Beach cosponsored a promotional video of the City through television series Today in America, which highlights the available office space (Class A Office Space) and livability of the City. Terry Bradshaw, former NFL Quarterback, is the host of the program.
- Number of Business Rehabilitated: **9**
- Number of Homes Rehabilitated: **27**
- Currently, the CRA **funds landscaping and beautification** throughout the medians of the district and along the Foster Road Corridor.
- The CRA partnered with the City's Public Works and Code Compliance Departments to operate a **sidewalk repair program** that allows property owners to obtain a match grant to pay for sidewalk repairs in the district. During the first year, over **18** residents have participated.



- J. **Miscellaneous Economic Development.** Workforce quality is the most important factor in economic success. It is critical that schools develop quality students who become quality employees. It is also estimated that students leaving high school today will have an average of seven careers in their working life. This will place an increased emphasis on workforce flexibility and continuing education and training programs. Therefore, the goal is to improve local education and vocational system by providing excellent elementary education, a full range of secondary and post-secondary programs, and up-to-date training programs to prepare residents to prosper in the "New Economy".

- K. Healthcare.** Quality health care is a major building block of successful communities and as our population ages, it will increase in importance.
- L. Human Services – Budget \$516,991.** The mission of the Human Services Department is to provide effective and innovative Social Services and Community Partnership Programs to supplement basic human needs and offers life management choices for adults, children and families to enhance self-sufficiency and improve their quality of life.



RESULTS

THE HBCRA provides funding for the following programs offered through the Human Services Department:

- Friends of the Hepburn Center After School Tutorial Enrichment Program focus on creating an environment where students and parents will engage in activities and services made available by the City to enhance their quality of life. As a result, **256** individuals have participated in this program
- General Services Program provides and/or link residents with activities and services that will enhance self-sufficiency and improve their quality of life. As a result, **248** individuals have participated in this program
- NEED (Neighborhood Employability Enhancement Directive) provide employment services for unemployed adults and older youth. Participants will engage in employability skills workshops, training and job placement services made available to them by the City to change their status from unemployed to employed. As a result, **140** individuals have participated in this program
- Senior Services provide activities and services that assist seniors in maintaining their independence and quality of life. As a result, **302** individuals have participated in this program.

M. Capital Projects – Budget \$1,087,500. To provide support infrastructure and neighborhood enhancements, such as water/sewer enhancement; drainage improvements; modification to the traffic circulation systems; pedestrian safety enhancements; streetscape projects; parks and recreation/cultural facilities upgrades and parking provisions.

RESULTS

| Project Description | Budgeted Funding FY 11/12 |
|--|------------------------------|
| Pedestrian Improvement Program | \$ 187,500.00 |
| Hallandale Beach Boulevard & I-95 Aesthetic Improvements | \$ 50,000.00 |
| Crosswalk Upgrades | \$ 150,000.00 |
| Wayfinding | \$ 75,000.00 |
| NE 1st Avenue / Dixie Corridor | \$ 500,000.00 |
| SE 2nd Street Extension | \$ 125,000.00 |
| Total CRA Funding | \$ 1,087,500.00 |

N. Code Compliance – Budget \$163,144. The goal of Code compliance is to obtain voluntary compliance of code violations. The intents are to promote, protect and improve the health, safety, and welfare of the community. Education of the public can be the most effective tool to eliminate violations that lead to slum and blight conditions. The least time consuming method of enforcement is informing the public about the standards of the City, most people understand the need for safety and health regulations. Code Compliance can disseminate information about codes and standards and can distribute literature and answer questions at group meetings. Code Compliance informs the community about CRA programs to assist in eliminating violations and improving their property aesthetics and value.

RESULTS

- Number of Notices of Violation issued: **1,617**
- Number of Courtesy Notices of Violation issued: **706**
- Number of cases resolved before Special Magistrate Hearing: **168**
- Approximately **27%** of cases resolved.
- Code Compliance Officers distribute brochures that explain CRA programs available to assist commercial and residential owners with voluntary compliance of code violations.

- O. **Community Partnership Grants Program – Budget \$ 324,600.** The CRA allocated funds for socio-economic, business development, housing assistance, workforce development, elderly assistance, cultural arts events, activities and programs that build a sense of community in residential neighborhoods or stimulate economic development in the business areas.

RESULTS

The CRA provided grant funds for the following organizations and programs:

- **Phileo Outreach Ministries, Inc.** – HOPE (Helping Oneself Pursue Excellence) Summer Program is a six week summer program that was developed to assist youth 12 – 18 years old in building character and moral responsibility. As a result **27** Hallandale Beach residents participated in this program.
- **Lampkin’s Creative Arts 4 All** – Multicultural Intergenerational Program to provide performing arts services (music, theater and dance) for youth and adults. As a result **162** Hallandale Beach residents participated in this program.
- **Family Central, Inc.** – Child care Assistance and School Readiness Services for working families that directly benefit workforce development by allowing parents to work, attend school or receive vocational training. As a result **410** Hallandale Beach residents participated in this program.
- **Mt. Everett Resource and Learning Center, Inc.** – SHARE (Shaping Hallandale's All Round Environment) youth project provided training and education to gain employment to disadvantaged youth and home improvements for the elderly. As a result **38** Hallandale Beach residents participated in this program. Training students also participated in the **“National Rebuilding Day”** initiative by supplying volunteers to assist with rehabilitation of homes.
- **Palms Center for the Arts** – Arts-at-Work Job Training Program designed to prevent youth who have been identified by the court as truant from becoming more deeply involved in the juvenile justice system. Subjects thought were computer training, art, music and recording engineer instruction. As a result **45** Hallandale Beach residents participated in this program.
- **Palms Community Action Coalition (PCAC)** – Right Choice Program/Restoration of Civil Rights to divert youth away from the court system and to reduce recidivism among participants. As a result **22** Hallandale Beach residents participated in this program.

- P. **Cultural Arts- Budget \$28,000.** The CRA should play a role in supporting and promoting Hallandale Beach as a thriving arts community, in order to sustain economic vitality and improve the quality of life within the CRA area.

- Q. **Land Use – Budget \$2,304,600.** Establish a land use pattern that reflects the redevelopment area and a community of diversified interests and activities while promoting **compatibility** and harmonious land-use relationships. Encourage innovation in land planning and site development techniques.

RESULTS

- The **CRA currently owns 33** lots that will be **redeveloped for affordable housing**.
- The City of Hallandale Beach has designated a portion of the City as a **Regional Activity Center (RAC)** to establish a town center with attractive and functional mixed living, working, shopping, education and recreation activities in a pedestrian-friendly environment. A Regional Activity Center (RAC) is a land use designation intended to encourage development of areas that are of regional significance. The major purpose is to facilitate mixed-use development, encourage mass transit and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to urban form.
- The City of Hallandale Beach designated the **Fashion Row Art District** area as a Regional Activity Center to allow for redevelopment consistent with the recommendations of the Citywide Master Plan and the City's Comprehensive Plan. The City is experiencing redevelopment pressures along five (5) main commercial corridors: Pembroke Road, Foster Road, Federal Highway, Dixie Highway, and Hallandale Beach Boulevard. The Citywide Master Plan calls for targeted mixed-use redevelopment along these corridors. The RAC will enable the City to have greater flexibility in allocating land uses within the geographic area without the need for individual land use plan amendments on a smaller, parcel by parcel basis.
- The City is currently **developing RAC zoning regulations**. RAC regulations will allow for a mix of uses and permitting of densities. The intent is to direct currently permitted densities and intensities to the major transportation corridors which will provide additional redevelopment opportunities in the amendment area and redirect development away from established residential neighborhoods.

R. Parks and Recreation – Budget \$128,874. The City of Hallandale Beach adopted a comprehensive City Wide Parks Master Plan in order to provide a community driven and professionally prepared roadmap to improve public recreation and leisure facilities throughout the community. The goals established for the City Wide Parks Master Plan are to:

- a. Create a city-wide system of park and recreation venues that meet the needs of the citizens of Hallandale Beach.
- b. Set Hallandale Beach as a model city.
- c. Enhance the quality of life for all citizens.
- d. Improve the neighborhoods.
- e. Maintain and enhance the tax base.

RESULTS

The Hallandale Beach CRA has partnered with the City to help share costs of the Parks Master Plan. The **Parks Master Plan** proceeded with the implementation of the first phase of the plan which includes **BF James Park** being funded by the Hallandale Beach Community Redevelopment Agency. Bermello Ajamil & Partners Inc. was retained to design and permit the park. The design includes a 2500sq/ft. zero entry swimming pool, two basketball courts, public restrooms, playground, and open space for recreational use. The construction manager at risk has been awarded, and the construction is scheduled to commence in the summer of 2013 and be completed the following year.



HBCRA Program Areas

Neighborhood Improvement Program

The Neighborhood Improvement Program (NIP) was initiated during FY 1998-1999 and has been ongoing since then. Under this program, subsidized loans are offered to owners of private residential properties to assist in correcting exterior code deficiencies and/or improve aesthetics of the home. Deficiencies include lack of paved parking areas, lack of necessary drainage, doors, windows, roof replacement or repair, painting and any other deficiency that may be identified by the Code Compliance Division.

As of September 30, 2012, a grand total of 1,038 applications had been received for the Neighborhood Improvement Program since inception. A breakdown of the loan program through September 30, 2012 is as follows:

| | FY11-12 | Cumulative |
|-------------------------------|---------|------------|
| Applications: | 25 | 1,038 |
| Applications Approved: | 25 | 785 |
| *Loans Closed: | 27 | 799 |

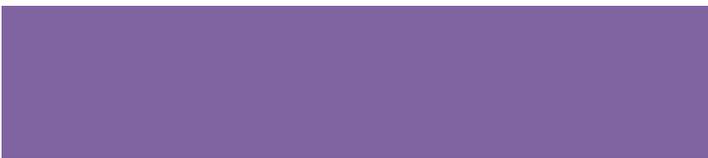
**Fourteen approved applications from FY2010-2011 were closed during FY2011-2012.*

A total of **\$342,072.92** was spent on the program during Fiscal year 2011-2012.



Before

After





Before



After

Storm Shutter Program

In FY 2011-2012, **\$250,574** in HBCRA funds were expended on the program serving 162 property owners. The HBCRA offers up to a \$1,500 rebate to homeowners wishing to place storm shutters or impact windows on their property to help protect the home during a natural disaster.

Owner occupied residential properties excluding trailer parks, are eligible for participation in this program. The maximum benefit under this program is \$1,500. The \$1,500 is in the form of a rebate/grant. The property owner is responsible for any costs exceeding the maximum \$1,500 benefit.



Down Payment Assistance / Affordable Housing Program

The Down Payment Assistance/Affordable Housing Program assists homebuyers with the cost of construction of a new single family home or the purchase of an existing home, condominium or townhouse. The assistance consists of a lump sum of \$25,000 or \$50,000 to be used to purchase a lot, construction or closing costs or to lower the mortgage. The assistance will become a second mortgage with no interest and no payments due as long as you live in the house.

FY 2011-2012 Participation:

| | |
|---|----------|
| Number of Existing Homes Closed: | 4 |
| Number of Approved Applications Awaiting Closing: | 3 |

The loan terms that will help attract more applicants to the program are as follows:

- If the property is sold within the first five (5) years of ownership, the full assistance will become due and payable.
- If the property is sold within six (6) years through (10) years, the assistance amount will be reduced by 20% each year.
- If the property is sold after ten (10) years assistance becomes totally forgiven.

The CRA and Shanco Building group forged a unique public/private partnership on the development and marketing of Highland Park Village, deemed as an affordable housing development, which consist of 52 units of 1, 2 or 3 bedrooms townhomes and condominium style apartments. As part of the Developer Agreement, the CRA provided \$2,500,000 to subsidize the cost for the land. Furthermore, to ensure affordability, the CRA provides assistance through the Down Payment Assistance/Affordable Housing Program.

As of FY 2011-2012, 33 Highland Park Village Down Payment Assistance applicants have been approved for CRA subsidies. 29 homeowners have closed on the properties and four are waiting for final bank approval.

On August 27, 2009, the City of Hallandale Beach executed an agreement with Broward County to participate in the Neighborhood Stabilization Program (NSP), which is funded by the Department of Housing & Urban Development. The City was awarded \$1,775,140 in grant funds to participate in projects that include acquisition, rehabilitation and demolition of properties to eventually offer as Affordable Housing opportunities to qualified residents. As a result, a partnership with Habitat for Humanity was created on April 27, 2010 to become the subcontractor in the Low Income Housing Initiative with funds totaling \$680,404 of the NSP award of \$1,775,140. A total of eight homes are currently available to qualified applicants.

Business Incentive/Enticement Program

The Business Incentive/Enticement Program was established as a means to stimulate the local economy through business expansion, improvements and job creation. Businesses located or planning to locate within the Hallandale Beach CRA area can participate in the CRA Business Enticement/Incentive Program. Existing businesses are also encouraged to expand and/or upgrade facilities.

Financial Assistance is up to \$200,000 for property owners and \$50,000 for business owners. Funding will be based on the number of jobs created and will be considered on a case by case basis.

- 15% of the loan amount may be waived for pay back
- Monies beyond the waived amount will be repaid in full at 4% interest, over a period of ten years
- A ten-year lien is placed on the property. All code corrections must be maintained for the 10 year period. If the property is sold within the 10 year period, the owner is subject to conditions as outlined in the mortgage document.
- The CRA lien will be maintained in a position no lower than second place.
- If the property is sold or transferred within two (2) years of the loan closing, the full amount plus an accelerated 7% interest must be paid to the CRA.

Loan repayments are recorded as revenue in the year which it was received.

In FY2011-2012 **\$275,000** in CRA funds were expended on this program. **178 applicants have been served since inception.**

Participants of the program during the FY2011-2012 are as follows:

| Business Name | Address | Loan Amount |
|--------------------------------|-------------------------------|-------------|
| Hallandale Medical Center | 200 E. Hallandale Beach Blvd. | \$200,000 |
| High Tech Video Security Intl. | 303 NW 10 Terrace | \$50,000 |
| Knorr & Knorr, LLC. | 500 E. Hallandale Beach Blvd. | \$25,000 |

Knorr & Knorr, LLC

Before



After



Façade Exterior Grant Program

The Façade Exterior Grant Program is intended to assist commercial property owners with limited financial assistance to achieve the desired aesthetic appeal, according to City Code's and Design Guidelines.

This is a grant/match program, which the applicant pays a portion of the improvements and the CRA pays a portion. The amount of the match will be 1:1 with a maximum grant contribution of \$2,500 per business. Eligible grant expenses include:

- Grate/Security Bar Removal
- Exterior paint and pressure cleaning
- Removal /Replacement of incompatible exterior fixtures
- Removal of extraneous elements
- Door /window replacement or repair
- Signage
- Lighting
- Parking improvements
- Security equipment

Businesses located within the Fashion Row Art District are eligible to receive a \$10,000 (no match required) towards all of the above mentioned eligible expenses.

901 N. Dixie

Before



After



The following business participated in the Façade Grant program during FY 2011-2012:

| Business Name | Address | Loan Amount |
|--------------------------|-------------------------------|-------------|
| Kiss's European Bakery | 115 E. Hallandale Beach Blvd. | \$8,969 |
| Doctors Toy Store | 124 NE 1 Avenue | \$10,000 |
| Wasser's Furniture | 19 NE 1 Avenue | \$10,000 |
| Dixie Auto Repair | 701 N. Dixie Hwy. | \$2,500 |
| Wurliboy Music Studio | 128 NE 1 Avenue | \$10,000 |
| ASTI Enterprises, Inc. | 200-224 NE 1 Avenue | \$8,400 |
| 901 N. Dixie Hwy. | 901 N. Dixie Hwy. | \$2,500 |
| Beneficial Tax Solutions | 224 NE 1 Avenue | \$10,000 |
| Stop N Save | 801 W. Hallandale Beach | \$2,500 |
| Dekka | 139 NE 1 Avenue | \$10,000 |

The Hallandale Beach CRA Board of Directors and staff are continuously reviewing existing programs to ensure that they remain attractive and flexible and meet the changing needs of our residential and business community.

Doctor's Toy Store



HBCRA Financial Reporting



The Hallandale Beach CRA is committed to eliminating slum and blight and encouraging growth within the CRA area, to the benefit of all Hallandale Beach citizens. This commitment guides its programmatic goals, which are evident in the financial priorities of the agency. Administrative costs were approximately 6.7% of the FY 2011-2012 budget, allowing the HBCRA to use the majority of its resources to programs that provide substantial benefits to the business and residential communities of the City of Hallandale Beach.

By funding various affordable housing, redevelopment and business incentive projects, the HBCRA has played a considerable role in ensuring that the City of Hallandale Beach has sustainable success and that all citizens will continue to have the opportunity to live and work in this great community. The Hallandale Beach CRA receives funds through tax increments from the City of Hallandale Beach, Broward County, the South Broward Hospital District and the Children's Services Council of Broward County. Tax increment funds are used for programs and projects that act as catalysts for redevelopment efforts by residents and businesses as well as by the City of Hallandale Beach and other governmental entities. Tax increment proceeds are deposited into the HBCRA Trust Fund. Interest earned by the fund and annual appropriations remains part of the HBCRA Trust Fund balance.

The Hallandale Beach CRA shall also apply for grants which will improve the CRA areas.

HBCRA Trust Fund Revenues

During the 2011-2012 Fiscal year (October 1, 2011 through September 30, 2012), the budgeted Hallandale Beach CRA tax increment revenues totaled \$3,570,885. The actual Hallandale Beach CRA tax increment revenues totaled \$3,572,574. Below is the entity's budget breakdown. The Broward County Property Appraiser's Office established the FY2011-2012 taxable value of real property within the boundaries of the HBCRA to be \$1,015,148,340. This figure was an increase of \$377,757,750 over the 1996 base year total taxable value of \$637,390,590. The tax increment contributions were as follows:

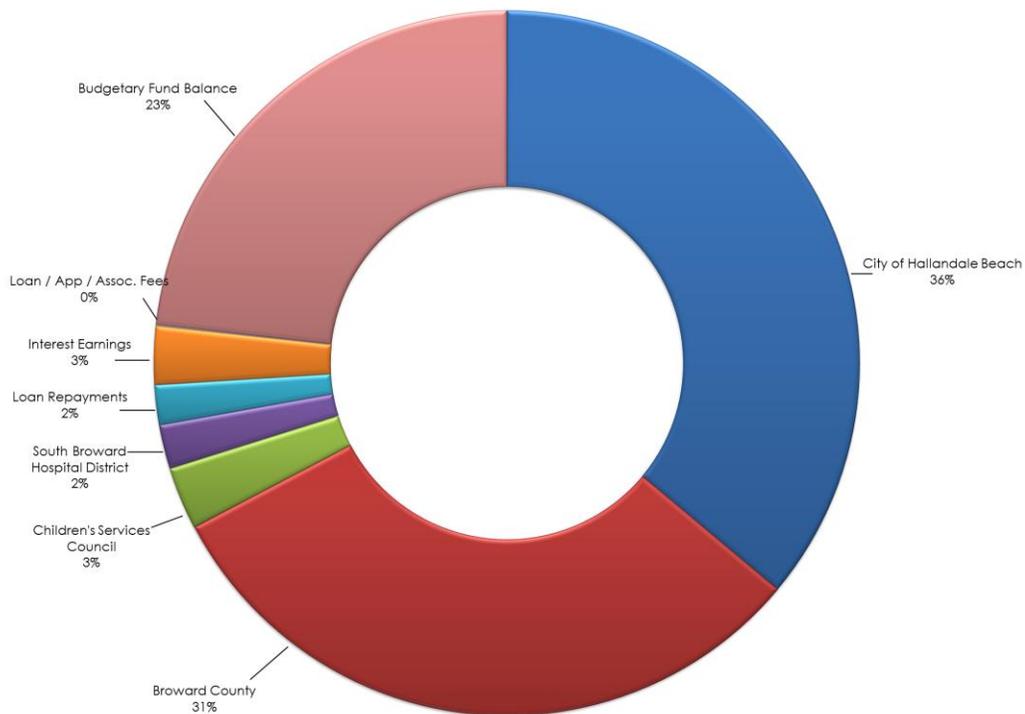
| Entity | Budgeted Amount |
|---------------------------------|------------------------|
| City of Hallandale Beach | \$3,570,885 |
| Broward County | \$3,087,969 |
| Children's Services Council | \$284,217 |
| South Broward Hospital District | \$200,000 |
| TOTAL | \$7,143,071 |

HBCRA Trust Fund

The Hallandale Beach CRA trust Fund is funded through Tax Incremental Financing (TIF), which are revenues from increases in property values over the HBCRA base year (1996). TIF revenues are used to help fund improvements within the CRA area, such as economic development, redevelopment and affordable housing.

The total revenue for the CRA during FY2011-2012 is listed below:

| | Budget |
|------------------------|--------------------|
| CRA Trust Funds | \$7,143,071 |
| Loan Repayments | \$181,000 |
| Interest Earnings | \$264,300 |
| Loan/App/Assoc. Fees | \$7,000 |
| Budgetary Fund Balance | \$2,300,033 |
| TOTAL | \$9,895,404 |



Required Reports and Records

Pursuant to Chapter 163 of the Florida Statutes, the Hallandale Beach Community Redevelopment Agency (HBCRA) must file on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such fiscal year. The report is to be provided to each of the taxing authorities that contribute to Tax Increment Financing, which are the City of Hallandale Beach, Broward County, South Broward Hospital District and the Children's Services Council of Broward County.

It should be noted that a requirement of the Chapter 163 of the Florida Statutes is to include a copy of an audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public account of firm. Accordingly, when the audit is completed, it will be forwarded to the reviewing agencies/taxing authorities as listed above.

Once completed, the CRA Annual report is presented to the HBCRA Board of Directors, pursuant to Florida Chapter 163, and staff will publish a notice in a newspaper of general circulation which states that the FY 2011-2012 CRA Annual Report has been filed and is available for review in the CRA/City Clerk's office. The notice for publication is set for March 19, 2013 in the Sun Sentinel newspaper as a legal notice.

