



Hallandale Beach Community Redevelopment Agency

Annual Report
FY 2012-2013





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letter from HBCRA chair

Dear CRA Stakeholders,

I am pleased to report that your CRA **Board of Directors** continues to work towards rebuilding our community in order to achieve the quality of life desired by all. Your CRA Board believes that every resident deserves access to quality housing, economic opportunities, and sound infrastructure. Through a concerted, multifaceted approach to redevelopment, the Hallandale Beach CRA is addressing the revitalization of our neighborhoods. We continue to implement many successful programs and initiatives aimed at addressing slum and blight, reducing crime, construction of new affordable housing, stimulating job creation, and building needed infrastructure in our neighborhoods.

2012-2013 was a year of realigning our vision for the CRA through focused strategic planning. This Board continues to work toward ensuring that the CRA operates in a manner that is accountable to all our stakeholders and in compliance to the governing Florida Statutes. We have ensured that our staffing needs are in alignment with the Board's vision, and have adopted new policies and procedures that will improve the efficiency of our many programs. This annual report highlights the many accomplishments of the HBCRA. Most notable are the nearly 20,000 residents served through the various programs offered, and the \$2.4M in private investment which were leveraged through this tax increment fund. And with total property values of \$1,003,897,210 in 2012, the efforts of the HBCRA have contributed to a 166% increase in valuation since the CRA's inception in 1996.

As we look ahead to the CRA's remaining 13 years, our focus will be to aggressively address projects in the public domain. One such initiative is the "complete streets" initiative. This joint effort between the HBCRA and the City of Hallandale Beach will be undertaken to ensure that curb to curb infrastructure improvements are done comprehensively. This extensive effort is expected to be a catalyst for private investment in redevelopment within the CRA district. In addition, the HBCRA will continue to advance its efforts to provide quality, affordable housing through public-private partnerships; and it will look to attracting commercial development in economically distressed areas of the community.

It is clear that the best years of our CRA are yet to come. On behalf of our Board, I thank you for your support and commitment to redeveloping our community.

Sincerely,



Joy Cooper

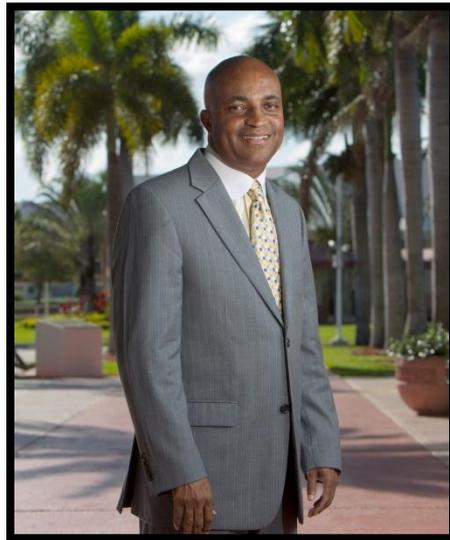


Joy Cooper

HBCRA board of directors



Alexander Lewy
Vice-Chair



Anthony Sanders



Michele Lazarow



William Julian

overview

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

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

The Hallandale Beach CRA is focusing primarily on tangible capital improvements that create cohesive visual appeal by undertaking comprehensive improvements of the public realm and promoting public/public and public/private partnerships. Furthermore, the HBCRA is promoting projects with large scale impacts such as the current *In-Fill Housing* and the *Foster Rd/Dixie Highway Mixed Use Development*.

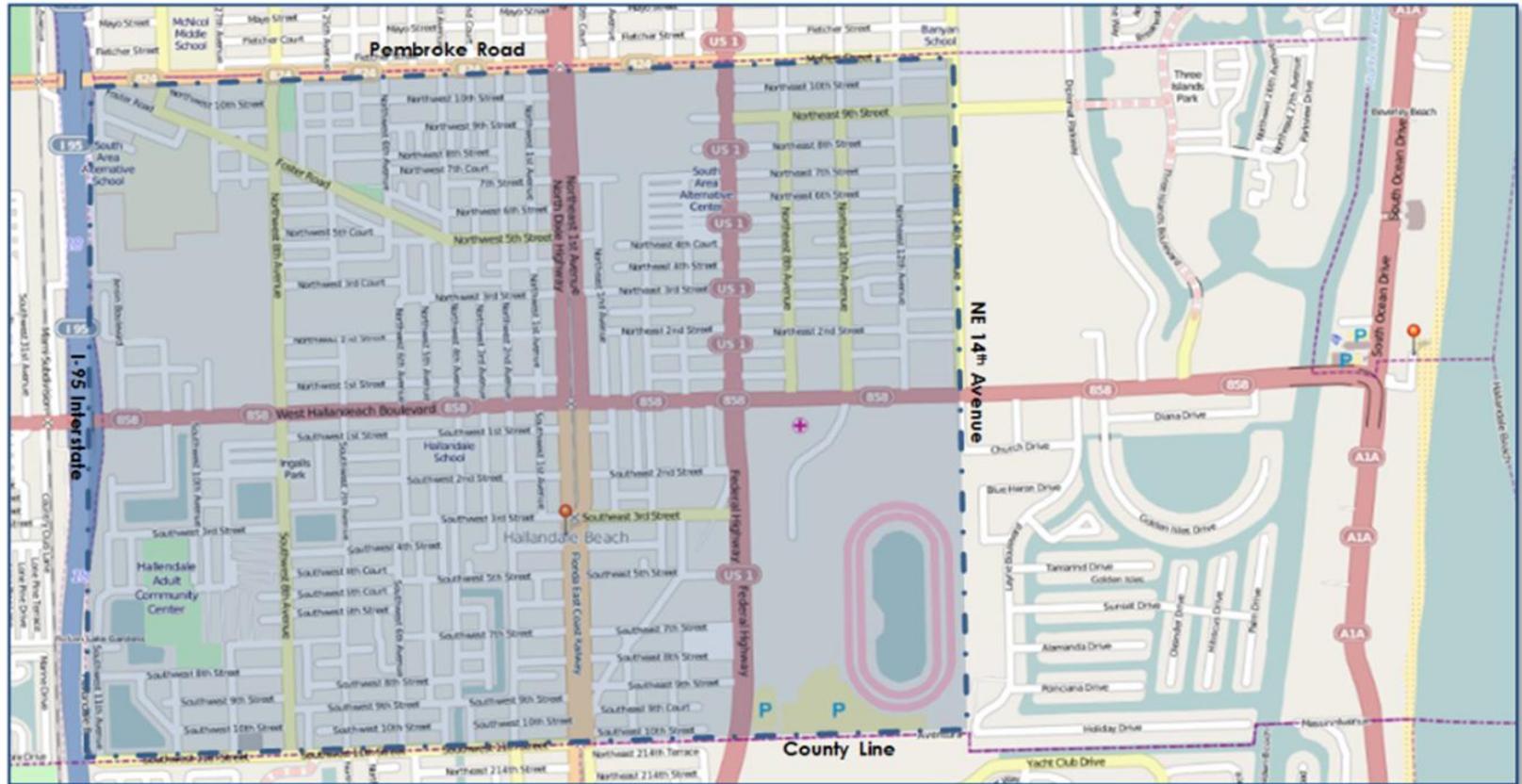
Hallandale Beach CRA

Mission Statement

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

HBCRA boundaries

The Hallandale Beach community redevelopment area is bounded on the north by Pembroke Road, on the south by County Line Road, on the east by NE 14th Avenue and on the west by Interstate 95.



HBCRA revenue summary

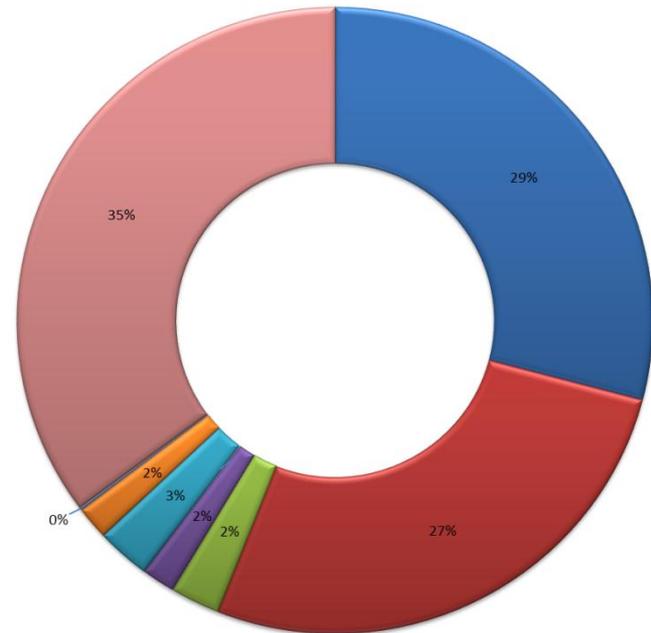
The Hallandale Beach CRA Trust Fund is funded through Tax Incremental Financing (TIF), which are revenues from increases in property values over the HBCRA base year (1996). TIF revenues are used to help fund improvements within the CRA area for redevelopment and affordable housing. The taxing authorities are the City of Hallandale Beach, Broward County, Children's Services Council and the South Broward Hospital District.

During the 2012-2013 Fiscal Year (October 1, 2012 through September 30, 2013), the budgeted Hallandale Beach CRA tax increment fund revenues totaled \$7,022,646. The Broward County Property Appraiser's Office established the FY2012-2013 taxable value of real property within the boundaries of the HBCRA to be \$1,003,897,210. This figure was an increase of \$626,139,460 over the 1996 base year total taxable value of \$377,757,750, which is an increase of 166%.

FY 2012-2013 Budget

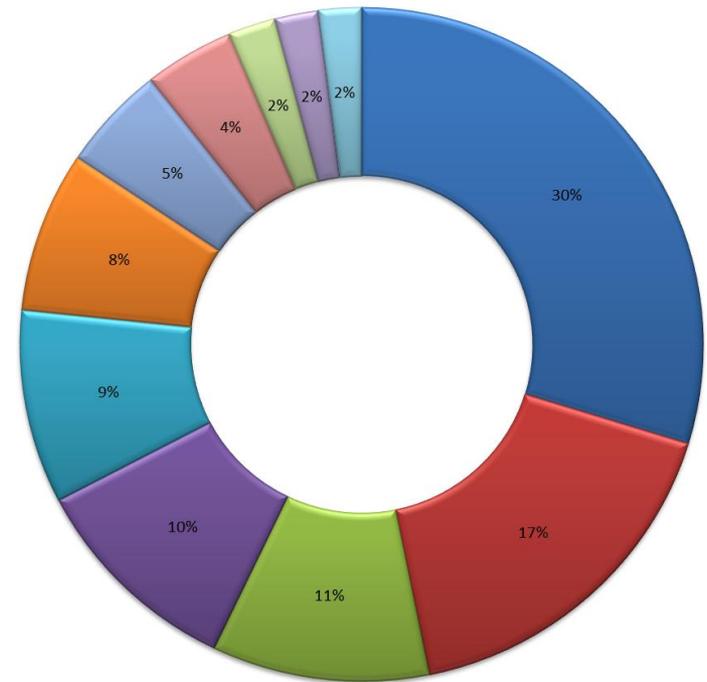
City of Hallandale Beach	\$	3,392,074
Broward County	\$	3,137,996
Children's Services Council	\$	292,576
South Broward Hospital District	\$	200,000
Loan Repayments	\$	320,000
Interest Earnings	\$	196,000
Loan/Applications/Association Fees	\$	20,000
Multi-year Project Funding	\$	4,100,621
TOTAL	\$	11,659,267

- City of Hallandale Beach
- Broward County
- Children's Services Council
- South Broward Hospital District
- Loan Repayments
- Interest Earnings
- Loan/Applications/Association Fees
- Multi-year Project Funding



HBCRA expenditures summary

Category	Total
business and economic	\$ 3,470,000
bond reimbursement	\$ 1,987,750
community policing	\$ 1,200,474**
other programs and activities	\$ 1,195,505**
safe & affordable housing	\$ 1,081,246
neighborhood & infrastructure improvement	\$ 902,406
administrative costs	\$ 586,348
salaries and benefits	\$ 498,145
transportation	\$ 260,530
land acquisition	\$ 240,583
administrative charge to the City for services	\$ 236,280
total CRA Board approved budget	\$ 11,659,267*



- business and economic
- bond reimbursement
- community policing
- other activities
- safe & affordable housing
- neighborhood & infrastructure improvement
- administrative costs
- salaries and benefits
- transportation
- land acquisition
- administrative charge to the City

*HBCRA FY12-13 Budget was emphasized solely in the 2012 Implementation Plan. New CRA Board Strategic Priorities were adopted in February 2013.

**\$665,807 was allocated to children services programming.



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HBCRA activities 2012-2013

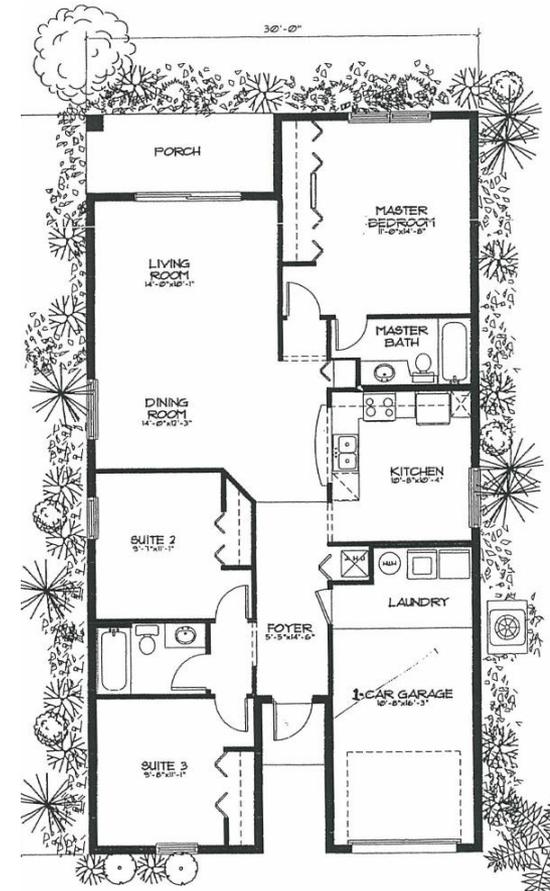


in-fill housing



In March 2013 the Hallandale Beach CRA (HBCRA) launched an initiative to build new, single family housing to be sold to income eligible buyers (affordable housing).

A total of 17 homes (2 - 3 Bedrooms) will be built under this program. Construction of the units has begun and first homes are expected to be ready by mid spring 2014. It is anticipated that the new homes will be sold in the \$130k-\$135k price range.



Sample floor plan for new homes

foster rd/dixie hwy mixed use development

The HBCRA also moved aggressively to develop a vacant 2.5 acre parcel that sits on the corner of N. Dixie Highway and Foster Road. The site is intended to house a mixed-use development comprised of affordable housing and commercial uses.

A developer has been selected and negotiations are well under way to establish the deal terms that will govern the project. CRA Staff anticipates that construction of this project will begin as early as the Spring of 2015.



Conceptual Rendering of Sample Mixed Use Development

Fashion Art & Design District streetscape

Phase I of the project was completed on May 2013 and it included the following improvements:

- Curbing, irrigation, and landscaping for islands alongside new on-street parking
- The implementation of 29 on-street parking spaces with striping and car stops
- Sidewalk repairs along the corridor

Total funds expended on Phase I were \$102,934.36.

* Phase II design is currently underway

Conceptual Rendering



land disposition & acquisition approach

The Hallandale Beach CRA has developed a land acquisition, disposition and development approach to determine the future use of land owned by the agency and future acquisitions for development. The agency will consider acquisition, disposal and development of land on a site by site basis taking into consideration the local market conditions, possible uses, and nature of the site.

The HBCRA will seek to ensure that the purpose for which land is being developed meets the needs of the local community. Additionally, HBCRA will ensure that land disposition complies with F.S. 163.380 Disposal of property in the community redevelopment area.



demolition of blighted structures

The Hallandale Beach CRA demolished an abandoned structure located at 822 NW 3 Terrace. This parcel is now part of the in-fill housing project for development of a new single family home.



before



after

Also, the detached garage located in the northern portion of 813 NE 4 Street was demolished. This northern portion was conveyed to the City and is being utilized for expansion of the Sunrise Park. The house on the southern portion of this property was sold as an affordable housing unit.



before



after

programs for businesses

business incentive/enticement program

The Business Incentive/Enticement Program was established to stimulate the local economy through business expansion, improvements and job creation. Businesses located or planning to relocate within the Hallandale Beach CRA can participate in the program to expand and/or upgrade facilities. Financial assistance is up to \$200,000 for property owners and \$50,000 for business owners.

A total of \$375,000 were allocated for this Program during Fiscal year 2012-2013. The participants were the Hallandale Medical Center, and Upperdeck Ale & Sports Grill. As a result, 25 jobs will be created.



Hallandale Medical Center

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 grant program requires a 1:1 match between the business and the CRA, with a maximum grant contribution of \$2,500 per business. Some of the eligible expenses are exterior paint, pressure cleaning, removal/replacement of incompatible exterior fixtures, door/window replacement/repair, signage, lighting, parking improvements and security equipment.

residential programs

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.

	FY12-13
Applications Received:	22
Applications Approved:	21

A total of \$369,324 was spent on the program during Fiscal Year 2012-2013.



before



after

residential programs (continued)

storm shutter/impact windows program

In FY2012-2013, \$67,810.81 in HBCRA funds were expended on the program serving 46 property owners. The Hallandale Beach CRA 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 \$1,500 is in the form of a rebate. The property owner is responsible for any costs exceeding the maximum \$1,500 benefit.



paint voucher

The HBCRA offers a paint voucher for up to \$500 towards exterior paint and supplies to Hallandale Beach homeowners to encourage façade improvement. During FY12-13 the agency provided 16 paint vouchers for a total of \$7,928.39 spent in this program.

residential programs (continued)

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 consist of a lump sum of \$25,000 or \$50,000 to be used to purchase a lot, construction, 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 2012-2013 Participation:

down payment assistance loans closed	13
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A total of \$237,500 was spent on the program during Fiscal Year 2012-2013.



community partnership grants

The Hallandale Beach CRA allocated funds equivalent to 1% of the annual budget to fund social service programs. It has long been understood that community redevelopment goes beyond just bricks and mortar. There are components such as workforce development, programs for the elderly, and children's programs that must be a part of successful CRA's. The HBCRA is committed to community partnerships with non-profit organizations that provide services deemed a priority in this community.

Broward C.H.A.I. Center

Project PRIDE (Prevention Resources: Information and Drug Education) – Grant Award \$25,000: Project PRIDE served 400 seniors ages 60+ by providing assistance to maintain their independence and quality of life. In addition, 25 seniors who demonstrated additional need were assisted with their medication management.

Palms Community Action Coalition

LINK Program – Grant Award \$50,000: The link program served 50 residents and recruited 50 small businesses in the CRA area with the purpose of connecting qualified residents with appropriate employment opportunities to increase economic empowerment in Hallandale Beach.

iCenter Community Foundation

GOGO Green Program – Grant Award \$35,000: This program provided education and training to 15 out-of-school young adults ages 16-23. Participants were able to identify green building techniques and using the LEED rating system.

Areawide Council on Aging of Broward County

Senior Citizens Services – Grant Award \$34,829: The program consisted of Various services provided to 495 Senior Citizens in Hallandale Beach. Services included adult day care, case management, disease information, home deliver meals, recreation, transportation, emergency alert response, etc.

Family Central

Grant Award \$4,320: Program consisted in providing financial assistance for childcare.

other programs and services

The FY12-13 CRA programs aimed at elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be a catalyst for the revitalization of the entire area. The city's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects and programs undertaken by the HBCRA that increase the overall marketability of the city as a commercial, recreational, and residential area will ultimately increase the tax base, thus fulfilling the mission of the CRA.

improvement to blighted structures

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

- Number of Notices of Violation issued: 1,542
- Number of Courtesy Notices of Violation issued: 1,151
- Number of cases resolved before Special Magistrate Hearing: 910
- Approximately 59% of cases resolved.

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

other programs and services (cont.)

innovative community policing

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

- Youths Completing "Gloves not Guns" Program (Youth boxing program geared toward at risk youth): 30
- Gang Members Documented : 85

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

- Arrests: 181
- Fugitive Apprehensions: 43
- Probation Sweeps/Violation Arrests: 13

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

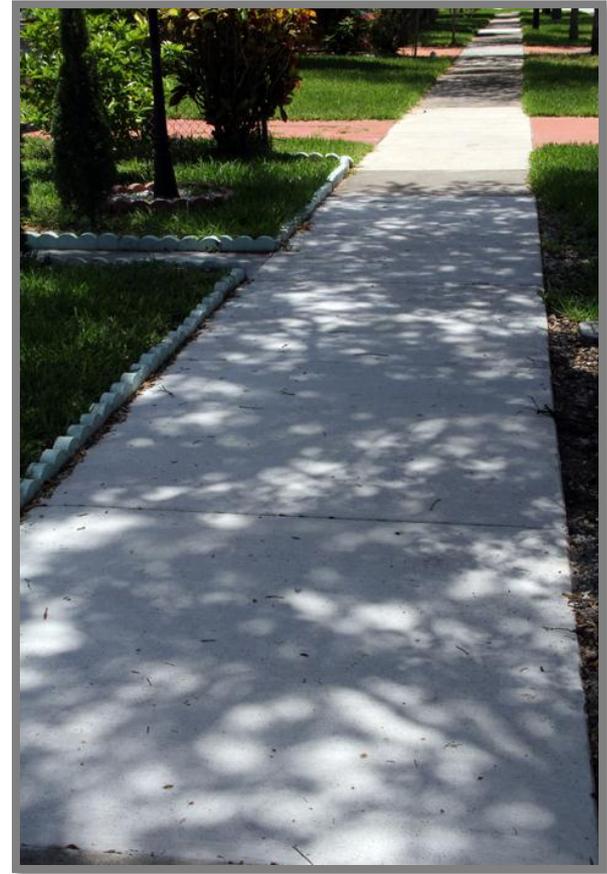
- Home Security Surveys Conducted: 69
- Assisted in Code Cases: 33
- Trespass Cases/Signs Issued: 47
- Distressed Properties Secured: 25

other programs and services (cont.)

capital projects and transportation

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

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



other programs and services (cont.)

community enrichment and job linking

Austin Hepburn Center After School Tutorial Enrichment Program: This was a year round program serving **250** students Monday through Friday from 2:00 PM to 6:00 PM. The program was open to students attending schools in Hallandale Beach and surrounding communities. Transportation services were provided for participants.

Neighborhood Employability Enhancement Directive (NEED): The NEED program provided employment services for **131** unemployed adults and older youth. Participants engaged in employability skills workshops, training and job placement services made available to them to change their status from unemployed to employed.

Social Services: These funds were designated for services offered to senior and youth individuals by providing emergency assistance, youth program assistance, transportation services and special events through the Human Services Department. A total of **481** seniors and **278** other individuals were served during FY 2012-2013.

Healthy Families: This program promoted healthy lifestyle choices, combat obesity and promote healthy families through family fitness program, nutrition education programs and fun recreational family activities. Programs ranged from Mommy & Me to Zumba and included family field trips, fitness programs, nutrition classes, family movie nights, and more. Total attendance throughout the year totaled **4,829** individuals.

Out of School Time Program: This program provided after school and out of school time care for elementary age children. Care was provided during school breaks, school holidays, early releases and after regular school days. This program featured healthy meals as well as nutrition and fitness programs for the participants. Enrollment topped at 21 children during the 2012/13 fiscal year and total attendance throughout the year was **3,326** children.

Teen Center: This program promoted healthy lifestyle choices through character development, fitness and nutrition education programs; promoted academic success through homework help and academic enrichment programs; and promoted productive citizenship and leadership through civic outreach programs, volunteer and advisory council opportunities. The CRA funded the onsite program supervisor as well as programs and activities designed for teens. The feature of this program is the recording studio where participants were provided daily music production and engineering training. The total attendance for the fiscal year was **7,665**.

highlights

- The Hallandale Beach Community Redevelopment Agency served approximately 18,457 individuals during Fiscal Year 2012-2013. This represents approximately 48% of the population of the City of Hallandale Beach.
- The total private and other public investment is estimated at \$2,451,856.50
- In 2012 the total taxable value of properties within the HBCRA boundaries was \$1,003,897,210. This represents an increase of 166% in property valuation since the HBCRA's inception.



HBCRA looking forward

The Hallandale Beach Community Redevelopment Agency following the vision of the Board will continue to make migration away from programs and services toward capital large scale projects. In the years ahead the HBCRA anticipates embarking in a multiphase complete streets initiative, furthering the development of needed affordable housing, and continued investment in local parks and economic revitalization.



Conceptual rendering for Orete Blake Johnson Park

required reports and records

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

Once completed, the CRA annual report is presented and approved to the HBCRA Board of Directors and the agency will publish a notice in a newspaper of general circulation which states that the FY2012-2013 CRA Annual Report has been filed and is available for review in the City Clerk's Office. The notice of publication is set for March 21, 2014 in the Sun Sentinel newspaper as a legal notice. In addition, the report will be available for review in the City's website (www.hallandalebeachfl.gov).





Hallandale Beach Community Redevelopment Agency
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