



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency

Rent Stabilization Program

The deadline to apply for any of the programs for Fiscal Year 2024-2025 is June 26, 2025.

The deadline to apply for any of the programs for Fiscal Year 2025-2026 is June 30, 2026.

RENT STABILIZATION PROGRAM

Program Overview

The Rent Stabilization Program (RSP) aims to provide rental assistance for up to twelve (12) months to residents in the Hallandale Beach CRA area. The maximum assistance per applicant for this program is \$6,000. The program is only available to Hallandale Beach residents residing within the CRA boundaries who cannot pay rent due to a recent rise in their monthly rental amounts. Only one person per household can apply. Applicants applying for assistance to pay an increase in their existing rent will receive up to **\$600 monthly** paid directly to their landlord. Seniors aged sixty (60) and older and households with family members 18 years old and under will be given priority. Applications will be reviewed and processed within forty-five (45) days. Applicants can only participate in this program once.

Eligibility Requirements:

- Must reside within the HBCRA. See the map attached for details.
- Must be a resident of Hallandale Beach for at least six (6) months and provide proof of residency.
- Rental increase must be 15% or above.
- You must provide a valid notice of rent increase from your landlord. This can be a notarized letter from the landlord and/or a copy of the previous lease agreement and/or a new lease agreement showing the monthly increase in rent.
- There must be an executed lease between you and the property owner or landlord for at least one (1) year.
- The lease must be in the name of the applicant.
- Applications will be reviewed on a case-by-case basis. If the rental increase falls below the 15% threshold, the HBCRA may request additional information to prove hardship and need for assistance.
- Landlord participation in the program (provide W9 to Landlord)

Ineligible Applicants:

- Renters living outside the HBCRA district.
- Renters whose household income exceeds the very low to moderate area median income.
- Applicants and members of their household who have received assistance from the Rent Stabilization Program in the last twelve (12) months.

Required Documents - Everyone listed on the lease must submit the following:

- 1. Signed last year's Income Tax form, including W2s
- 2. Paystubs for the last three (3) months
- 3. Bank statements for the last three (3) months
- 4. Other Income (child support, food stamps), if applicable
- 5. Picture Identification (Driver's License, FL ID)
- 6. Proof of monthly rental increase (prior year lease or notarized letter of increase from landlord).
- 7. Signed one-year lease agreement (current lease)
- 8. If your monthly rent increase is above the maximum monthly payment of \$600 from the HBCRA, please provide a plan for how you will pay the difference.
- 9. Any other documents deemed necessary by the HBCRA to determine eligibility.
- 10. Applicants receiving Section 8 or other housing subsidy must provide the following information:
 - a. Current copy of housing voucher
 - b. Letter from HUD approving the rental increase
- 11. If approved, a W-9 will need to be completed by the property owner or landlord.

How did you hear about our program?
 Internet Hallandale Happenings Comcast Other Forum _____

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA)
400 South Federal Highway, Room 239, Hallandale Beach, Florida 33009
Phone Number: 954-988-2631 | www.cohbcra.org

Rent Stabilization Program Application

Date: _____

Applicant's Name: _____

Social Security Number: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Property Address: _____ Hallandale
Beach, FL 33009

Mailing Address: _____ (if different from
above)

How long at this address? _____ Number of individuals living at this address: _____

Monthly Rent \$ _____

Are you behind on your rent? Yes _____ No _____

What is the amount due on your rent? _____

Type of Dwelling: _____ Condo _____ Single Family _____ Townhouse
_____ Apartment _____ Other

Applicant's Signature

Date

Program Coordinator's Signature

Date

Household Information: Include all household members

| Member | Full Name | Gender (Optional) | Relationship to Head of Household | Social Security Number | Date of Birth |
|---------------|------------------|------------------------------|--|---------------------------------------|--------------------------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |

INCOME AND ASSET INFORMATION

| Member | Full Name | Type of Income or Asset | Source of Income (Who do you receive income from) | Amount of Monthly Income |
|--------|-----------|-------------------------|---|--------------------------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

Sources of Income Code

W = Wages

SS = Social Security = SS

S = SSI

P = Pension

TANF = Temp. assistance for needy families

C = Child Support

U = Unemployment

FS = Food Stamp

GA = General Assistance

O = Other

LANDLORD INFORMATION

The following information pertains to your landlord. This information is necessary as the rental assistance payment will be made directly to your landlord, to be applied to your account if the landlord agrees to participate. As the applicant, you will need to contact your landlord.

Landlord's Name: _____

Rent is Payable to: _____
(Name)

Rental Agency/Landlord's Phone Number: _____

Rental Agency/Landlord's Email Address: _____

Rental Agency/Landlord's Street Address: _____

Have you been served with a court-issued Summons for Eviction?

Yes_____ No_____

Have you received a court-issued Writ of Possession for the property that you currently rent?

Yes_____ No_____

CERTIFICATIONS

The Applicant must certify in good faith to all the below by initialing next to each one:

| | |
|--|---|
| | I (we) have read and understand the statements included in this application. |
| | I (we) understand that an application for this program is not a guarantee of funding from the HBCRA. |
| | I (we) understand that all funds are subject to availability and the applicant may not receive the full amount requested, if any. |
| | I (we) further certify that the information provided in this application and the information provided in all supporting documents and forms is true and accurate in all material respects. |
| | I (we) understand that the HBCRA may revise this application and its requirements at any point in time. |
| | I (we) understand that only one member of my household can apply for the Rent Stabilization program benefits. Multiple applications will not be considered for funding. |
| | I (we) understand that if I am (we are) selected for the program, funds will be sent directly to the landlord. |
| | I (we) understand that I (we) must notify the HBCRA 45 days before the lease is terminated or if I (we) plan to move. |
| | I (we) understand that I (we) must provide the HBCRA with proof, every month, that I (we) have paid my (our) portion of rent before payment is released to a landlord/property owner. |
| | I (we) understand that payment from HBCRA as part of the Rent Stabilization Program will be issued up to 45 days after the first of the month. |
| | I (we) understand that preference will be given to applicants who are seniors aged 60+, or who have family members living with them under the age of 18. |
| | I (we) understand that if I (we) do not respond to Staff's request for further information or support documentation promptly, the Staff may go on to other application and my (our) application may no longer be eligible to receive funding. |
| | I (we) understand that I/we can only participate in this program once. |

APPLICANT'S SIGNATURE

DATE

BROWARD COUNTY

2024 INCOME CATEGORY CHART

Broward County Median Income:
 \$89,100 HUD Effective: 4/1/2024
 FHFC Effective:4/1/2024

| <i>House hold Size</i> | <i>Extremely Low (30%)</i> | <i>Very Low (50%)</i> | <i>Low (80%)</i> | <i>Moderate (120%)</i> | <i>Work Force Housing (140%)</i> |
|------------------------|----------------------------|-----------------------|------------------|------------------------|----------------------------------|
| 1 | \$22,200 | \$36,950 | \$59,150 | \$88,680 | \$103,460 |
| 2 | \$25,400 | \$42,200 | \$67,550 | \$101,280 | \$118,160 |
| 3 | \$28,550 | \$47,500 | \$76,050 | \$114,000 | \$133,000 |
| 4 | \$31,700 | \$52,800 | \$84,450 | \$126,720 | \$147,840 |
| 5 | \$36,580 | \$57,000 | \$91,200 | \$136,800 | \$159,600 |
| 6 | \$41,960 | \$61,250 | \$98,000 | \$147,000 | \$171,500 |
| 7 | \$47,340 | \$65,500 | \$104,750 | \$157,200 | \$183,400 |
| 8 | \$52,720 | \$69,700 | \$111,500 | \$167,280 | \$195,160 |
| 9 | Refer to HUD | \$73,920 | \$118,272 | \$177,408 | \$206,976 |
| 10 | Refer to HUD | \$78,144 | \$125,030 | \$187,546 | \$218,803 |



CRA Area Map

The CRA area is bound to the north by Pembroke Road, to the south by the Dade-Broward County line, to the West by Interstate 95 and to the East by NE 14 Avenue and the 14th Avenue canal.

