



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

## **HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RESTAURANT RENT EMERGENCY STABILITY GRANT**

### **About the Program**

The Restaurant Rent Emergency Stability Grant (RRESG) is an emergency rental assistance program designed to support restaurants within the Community Redevelopment Agency (CRA) boundaries during times of economic hardship. The program provides emergency funds to restaurants that need financial support due to today's volatile economic climate, which is creating unprecedented challenges for small and medium-sized dining establishments. Rising operational costs, fluctuating demand, inflation, and supply chain disruptions have placed many restaurants under significant financial strain, making it difficult to meet rental obligations. RRESG seeks to alleviate these burdens by offering rent relief for a period of up to six (6) months.

This program serves as a crucial economic development initiative aimed at preserving and supporting restaurants during this period of economic uncertainty. By providing emergency rental assistance, it ensures that restaurants facing financial hardship due to rising costs and market instability can continue operating within the community. This grant offers a lifeline to restaurants at risk of closure, helping them meet their rental obligations and avoid displacement, thereby sustaining local jobs and economic activity. The program aligns with the Hallandale Beach Community Redevelopment Agency's (HBCRA) broader vision and goals of promoting economic revitalization, fostering business retention, and ensuring the long-term growth of the Hallandale Beach business community. By maintaining a strong commercial presence, the HBCRA is actively contributing to the overall vibrancy and sustainability of the local economy, enhancing the quality of life for residents and business owners alike.

### **Program Objectives:**

1. To provide emergency rental assistance for restaurants within the CRA boundaries.
2. To assist restaurants with past due rent and ongoing rental payments in response to economic hardship.
3. To promote the retention and growth of businesses, thereby enhancing economic stability and revitalization efforts within the HBCRA jurisdiction.
4. To bridge the gap between market-rate rent and the financial capacity of restaurants in need of assistance.

**Eligible Area:** The RRESG is available to all restaurants located within one of the Hallandale Beach CRA Priority Areas.

### The HBCRA Priority Areas are as follows:

1. US-1 from Pembroke Road to SE 3<sup>rd</sup> Street
2. Foster Road from NW 11<sup>th</sup> Avenue to Dixie Hwy.
3. Hallandale Beach Blvd. from I-95 to NE 14<sup>th</sup> Avenue
4. District 8 – NE 1<sup>st</sup> Avenue from Hallandale Beach Blvd to NE 5<sup>th</sup> Street
5. South Dixie Hwy from Pembroke Road to SW 11<sup>th</sup> Street
6. Pembroke Road from I-95 to one block East of US-1

**Eligible Applicants:** The property owner and the tenant must be joint applicants, each assuming distinct responsibilities as follows:

- **Owner:** The property owner must agree to provide low-risk lease terms and rates that are appropriate to the property's location. Lease terms must remain stable throughout the grant period.
- **Tenant:** The tenant must provide reasonable assurance to the HBCRA, by means acceptable to the Agency at its sole discretion, that they are capable of fulfilling their lease obligations. This assurance may include, but is not limited to, financial statements, credit reports, or business plans. The lease must have a minimum term of two (2) years.

Subsidies will not be paid during periods when the restaurant is not in operation, such as during renovations or construction phases.

**Eligible Properties:** All restaurants located within the HBCRA boundaries with proposed leases. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time.

Qualified Restaurant includes:

- Restaurant/food service - family-oriented restaurant, ice cream shop, coffee shop, micro-brewery.

**Eligible Project Costs:** The RRESG is not a cost-based program. It provides rental assistance as a grant subsidy to help bridge the gap between market rent rates and the tenant's capacity to pay. This subsidy is applied directly to rent payments.

**Basis/Limits of Benefits:** The RRESG is a one-time funding opportunity designed to provide immediate financial support to restaurants. Approved applicants will receive assistance covering up to two months of past-due rent, along with an additional four months' support that covers thirty-five (35%) percent of the tenant's rent. This grant serves as a temporary relief measure to help restaurants meet their rental obligations and remain operational during economic hardships. The HBCRA guarantees 35% of the qualified tenant's financial obligations under a proposed lease, in addition to covering up to two months of past-due rent, ensuring sustained business activity within the community during times of economic hardship.

**Program Benefits:** The RRESG will provide financial support for eligible businesses through two key forms of assistance:

1. **Past Due Rent:** The program will cover up to two (2) months of past due rent, paid directly to the landlord.
2. **Ongoing Rent Assistance:** After addressing past due amounts, the program will provide rental assistance for an additional period of up to four (4) months. This assistance will cover thirty-five percent (35%) of the tenant's financial obligation under the lease for each month, ensuring the tenant can maintain occupancy without facing financial hardship. Assistance beyond six months will not be provided. Subsidies will be provided to the tenant as a reimbursement after the rent has been paid in full to the landlord. To receive the 35% assistance, the tenant must submit proof of payment, and the reimbursement will be processed accordingly.





## Automatic Disqualifications

The following conditions will result in automatic disqualification from the RRESG:

- a. It is determined that the application does not meet the spirit, intent, and/or legal requirements of the program.
- b. A prior grant awarded to the applicant was rescinded by the HBCRA.
- c. The applicant is currently engaged in litigation against the HBCRA and/or the City of Hallandale Beach or has threatened legal action against either entity.
- d. Any work or improvements carried out prior to receiving formal approval from the HBCRA Board will not qualify for assistance.
- e. Religious organizations or properties being used primarily for religious purposes, unless the funding does not advance or inhibit religious activities, will not be considered for funding. Schools and other tax-exempt non-profit organizations are also ineligible.
- f. The applicant has defaulted on any prior grant agreement or contractual obligation with the HBCRA or the City.
- g. If a property has already received funding in previous years, the Applicant may not reapply for the Program, or any other grant program administered by the HBCRA for a period of 5 years unless approved on a case-by-case basis by the HBCRA Board if recommended by staff.

## Application Process

- a. Schedule an appointment with HBCRA Staff to discuss your application and make sure it meets Program intent. Please call (954)457-2228.
- b. Completed applications are to be submitted in person only, applications will not be accepted via email or mail. A check for \$250.00 shall be provided with the completed application and made payable to the City of Hallandale Beach Community Redevelopment Agency. Incomplete applications will not be considered for funding until a complete application and all supporting documents are received by the HBCRA. **Applications must be signed by the owner of the property of record; tenants and/or other occupants are ineligible to participate in the Program unless otherwise authorized, in writing, by the property owner.**
- c. Applicants must submit an original, "hard copy," and electronic copy application with all back-up materials to the HBCRA for review and subsequent approval by the HBCRA Board. Applications will be considered on a first-come, first-serve basis.
- d. Application to this program is not a guarantee of funding. Funding is at the sole discretion of the HBCRA Board.
- e. HBCRA will complete the application review within 30 business days of receipt and notify Applicants of any missing information or deficiencies in terms of eligibility for the Program.
- f. Upon determination of completeness and eligibility, HBCRA Staff will place the Application on the next available HBCRA Board agenda for consideration. The HBCRA Board meets monthly on the 3<sup>rd</sup> Monday of the month in the City Commission Chambers.
- g. The HBCRA recommends that Applicants attend the HBCRA Board meeting, during which the Board will consider their application in order to answer any questions the HBCRA Board may have regarding their applications. HBCRA staff will notify the Applicant of the Board approval or denial in writing.
- h. Applicants who are not approved may apply again with modifications.
- i. A fully executed and accepted Program Grant Agreement between the HBCRA and the Applicant,

Initial \_\_\_\_\_



together with the Declaration of Restrictive Covenants, shall be executed within 30 days of HBCRA Board approval and shall serve as a Notice to Proceed.

- j. Applicants must also submit proof of payment before reimbursement can be issued.

#### PLEASE READ THE FOLLOWING PRIOR TO THE APPLICATION SUBMITTAL

- The application must include **all** the requested documents on the checklist, and a Flash drive or other electronic device containing copies of all required documents.
- Owners of properties that are for sale may not apply for grant funding. Properties sold within twenty-four months of receiving grant funding **must repay the full grant amount**.
- After approval by the HBCRA Board, the HBCRA will provide the Applicant with an approved Grant Agreement and Declaration of Restrictive Covenants and must be signed by all parties and the Declaration has been recorded in Broward County public records
- If deemed necessary, the HBCRA reserves the right to have the application and its contents evaluated and analyzed by an outside third party, including but not limited to the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the Applicant.
- Property must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments, and encumbrances of any kind. Upon grant approval, the property must remain free of all municipal and county liens, judgments, or encumbrances of any kind under the terms of the agreement.

#### SUBMISSION OF AN APPLICATION IS NOT A GUARANTEE OF FUNDING

It is the responsibility of the Applicant to READ AND UNDERSTAND all aspects of the Grant Program's Rules/Requirements and Application. NOTICE TO THIRD PARTIES: The grant application program does not create any rights for any parties, including parties that performed work on the project. Nor shall issuance of a grant result in any obligation on the part of the HBCRA to any third party. The HBCRA is not required to verify that entities that have contracted with the Applicant have been paid in full or that such entities have been paid any subcontractors in full. Applicant's warranty that all bills related to the Project for which the Applicant is directly responsible is sufficient assurance for the HBCRA to award grant funding.

I have read completely and understand the program requirements, including the application guidelines and grant reimbursement process.

\_\_\_\_\_  
Signature

Date\_\_\_\_\_

\_\_\_\_\_  
Printed Name and Title

Initial\_\_\_\_\_

**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY  
RESTAURANT RENT EMERGENCY STABILITY GRANT**

Date of Application \_\_\_\_\_

Property Address: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Phone: (    ) \_\_\_\_\_ Fax: (    ) \_\_\_\_\_

Email: \_\_\_\_\_

4. Does the Applicant own property?    \_\_\_\_\_ Yes    \_\_\_\_\_ No

5. Indicate the owning entity of the property (i.e., name on property title)

\_\_\_\_\_

6. Brief Description of Lease Term:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Total Rent Cost \_\_\_\_\_

Total Funding Request \_\_\_\_\_

Authorized Representative (Property Owner or Agent):

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title

*\*If application is signed by authorized agent, please provide proof through a notarized letter, articles of incorporation or some other form acceptable to HBCRA legal counsel.*

Initial \_\_\_\_\_







400 South Federal Highway  
Hallandale Beach, FL 33009  
(954) 457-2228  
www.cohbcra.org

### PAYMENT REQUEST FORM

DATE: \_\_\_\_\_

Applicant: \_\_\_\_\_  
(For office use only)

PROPERTY ADDRESS: \_\_\_\_\_  
Hallandale Beach, FL 33009

PROPERTY OWNER'S NAME: \_\_\_\_\_

OWNER CONTACT PHONE NUMBER: \_\_\_\_\_

RENTAL AGENCY'S/LANDLORD'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

RENTAL AGENCY'S FEDERAL ID NUMBER: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

PAYMENT FOR (DESCRIBE): \_\_\_\_\_

AMOUNT OF ASSISTANCE: \$ \_\_\_\_\_

Initial \_\_\_\_\_



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## RESTAURANT RENT EMERGENCY STABILITY GRANT PROGRAM CHECKLIST

- ☐ One (1) hard copy and one (1) electronic copy of the completed application with a check for \$250.00 made payable to the City of Hallandale Beach CRA.
- ☐ A copy of the signed tenant's lease agreement.
- ☐ A one-page summary of the business plan/marketing plan.
- ☐ Applicant acknowledges that the property being leased does not have any delinquent ad valorem taxes and is free of all municipal and county liens, judgments and encumbrances of any kind.
- ☐ Applicant acknowledges that properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant and that a **lien** shall be recorded by the HBCRA against the property to secure the right of repayment.
- ☐ Signed Program Agreement signed by the tenant.
- ☐ Copy Authorized Agent letter (or other documentation) if the Applicant is not the owner
- ☐ Copy of Business Tax Receipt
- ☐ Copy of property insurance for business or building.
- ☐ Proof of hardship/statement (late notice/document from landlord that tenant is in arrears)
- ☐ A completed and signed W-9 for the property owner/landlord
- ☐ A completed payment request form from the property owner/landlord

CREATED SEPTEMBER 2024





# Hallandale Beach

COMMUNITY REDEVELOPMENT AGENCY

## RESTAURANT RENT EMERGENCY STABILITY GRANT PRIORITY AREAS

