



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency

Rent Stabilization Program

**The last day to apply for any of the programs for Fiscal Year 2026-2027 is June 30, 2027.
Provided that funding is available.**

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 \$7,200. The program is only available to Hallandale Beach residents residing within the CRA boundaries who are not able to pay rent due to a recent rise in their monthly rent. 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 sixty (60) days. Applicants can only participate in this program no more than twice. This program is income-based, and applicants must meet the 80% Broward County Media Income(BMI) requirement.

Eligibility Requirements:

- Eligibility for this program is based on income.
- Income **eighty percent (80%)** of the Broward County Area Median income.
- 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 more.
- Must provide a valid notice of rent increase from the 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 must agree to participate in the program (Provide W9 to Landlord).

Ineligible Applicants:

- Renters living outside the HBCRA district.
- Renters whose household income is above 80% BMI.
- 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 or 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

2026 INCOME CATEGORY CHART

Broward County Median Income: \$102,500

HUD Effective: 5/1/2026

FHFC Effective Date: 5/1/2026

House hold Size	Extremely Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)	Work Force Housing (140%)
1	\$26,650	\$44,350	\$71,000	\$106,440	\$124,180
2	\$30,450	\$50,700	\$81,150	\$121,680	\$141,960
3	\$34,250	\$57,000	\$91,300	\$136,800	\$159,600
4	\$38,050	\$63,400	\$101,400	\$152,160	\$177,520
5	\$41,100	\$68,450	\$109,550	\$164,280	\$191,660
6	\$44,360	\$73,550	\$117,650	\$176,520	\$205,940
7	\$50,040	\$78,650	\$125,750	\$188,760	\$220,220
8	\$55,720	\$83,700	\$133,850	\$200,880	\$234,360
9	Refer to HUD	\$88,760	\$142,016	\$213,024	\$248,528
10	Refer to HUD	\$93,832	\$150,131	\$225,197	\$262,730



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.

