



The deadline to apply for any of the programs for Fiscal Year 2026-2027 is June 30, 2027

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY TENANT LEASE SURETY/ TENANT LEASE SUBSIDY PROGRAM

About the Program

The Tenant Lease Surety (TLS) program provides rent subsidies of up to thirty-five percent (35%) of a business's monthly rent for up to twelve (12) months anytime during the first 18 months of operation, during a multi-year lease term.

The goal of the program is to accelerate the attraction of trendy businesses and reduce the vacancy of commercial space in the Hallandale Beach Community Redevelopment Agency (HBCRA), with an emphasis on energizing ground-floor space and creating job opportunities in the HBCRA. An additional objective is to reduce the risk of developing/constructing speculative commercial space in the HBCRA.

Funding is budgeted on an annual basis and awarded on a first-come, first-served basis. All applicants are subject to the approval of the HBCRA Board, and an application is not a guarantee of funding.

Eligible Area: The property must be located within the HBCRA Priority Area known as District 8. The boundaries of District 8 are as follows:

- NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street.

Eligible Applicants: The property owner (Owner) and the tenant must be joint applicants, each with different obligations to the HBCRA as follows:

- Owner: Provides low-risk lease terms and rates appropriate to the location of the Property during the term of the agreement.
- Tenant: Provides reasonable assurance to the Agency, by means acceptable to the Agency at its sole discretion, that it can and will meet the obligations of its lease.
- The Lease agreement must be for a term of at least two (2) years.
- Subsidies will not be paid during renovations or construction phases during which businesses are not in operation.
- Payments will be mailed directly to the landlord monthly unless otherwise specified by the HBCRA Board of Commissioners. A maximum of twelve (12) consecutive monthly payments may be made.

Eligible Properties: All commercial or mixed-use (containing retail/commercial space) buildings in the designated Priority Area with proposed leases for new office and/or qualified retail (see below for a list of qualified retail)uses permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time.

Qualified Retail includes:

- Restaurant/food service - family-oriented restaurant, ice cream shop, coffee shop, micro-brewery;
- Merchandise retail - clothing store, florist, general merchandise store;
- Destination retail;
- Small theatre (movies and live performances);
- High-tech companies or co-working spaces
- Performing/creative arts – gallery, studio, arts-oriented business; and
- Other uses as approved.

Eligible Project Costs: This is not a cost-based program.

Basis/Limits of Benefits: TLS is the HBCRA's guarantee of Thirty-Five (35%) percent of a qualified tenant's financial obligation under a proposed lease for up to twelve (12) months. TLS is a grant subsidy that funds the gap between market rate rent and the specific tenant's capability.

Automatic Disqualifications

- a. It is determined that the application does not meet the spirit, intent, and/or legal requirements for the grant.
- b. A prior grant awarded to the applicant was rescinded.
- c. The applicant is currently a party in litigation against the HBCRA and/or City or has threatened litigation against the HBCRA and/or City.
- d. Any work commenced, contracted, purchased, permitted, or otherwise initiated prior to HBCRA Board approval is ineligible for funding or reimbursement.
- e. Religious organizations or sites being utilized for religious purposes will not be considered for funding unless the funding will not have as its primary effect the advancing or inhibiting of religion.
- f. Schools and other tax-exempt organizations
- g. The applicant has previously defaulted on any prior grant agreement or other agreement with the HBCRA and/or City.
- h. The applicant has submitted, obtained, or has an active/open permit application for any work, improvement, or activity for which HBCRA funding is being requested. Permit applications related to the proposed scope of work may only be submitted after HBCRA Board approval and in accordance with the applicable grant agreement.
- i. The property, business, or proposed scope of work has an active/open Code Compliance violation related to the improvements or activities for which HBCRA funding is being requested. HBCRA incentive programs shall not be used to correct, cure, or otherwise mitigate existing Code Compliance violations.



**HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
TENANT LEASE SURETY/TENANT RENT SUBSIDY**

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 _____



TENANT LEASE SURETY/TENANT RENT SUBSIDY INCENTIVE 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.

REVISED OCT 2026

Initial _____

