Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM

About the Program

The District 8 Construction Rent Stabilization Program (CRSP) is a temporary rental assistance initiative designed to support businesses located within the Hallandale Beach Community Redevelopment Agency (HBCRA) District 8 corridor that are directly impacted by the NE 1st Avenue Streetscape Improvement Project. This program provides limited rent reimbursement to eligible businesses experiencing documented revenue decline during active phases of construction occurring adjacent to their storefronts.

The ongoing streetscape improvements represent a significant public investment intended to enhance safety, walkability, accessibility, and economic vitality within District 8. While these improvements will deliver long-term benefits, construction activities may create temporary operational challenges for corridor businesses, including reduced visibility, limited parking availability, and decreased customer access. The Construction Rent Stabilization Program seeks to mitigate these short-term impacts by offering targeted rental assistance for a period of up to twelve (12) months, corresponding to the phase of construction directly affecting the business location.

This program serves as an economic development and business retention strategy aimed at stabilizing existing businesses, preventing vacancy, and preserving commercial activity during redevelopment implementation. By providing temporary rental support, the program helps eligible businesses maintain occupancy, sustain employment, and continue serving the community throughout the construction period.

The Construction Rent Stabilization Program aligns with the HBCRA's mission to promote economic revitalization, support business retention, and strengthen the District 8 commercial corridor. Through this targeted assistance, the HBCRA continues to foster a resilient business environment while advancing long-term redevelopment goals and enhancing the overall vibrancy of the District 8 area.

Program Objectives:

1. To provide temporary rent stabilization assistance to eligible businesses within the District 8 redevelopment area that are directly impacted by active construction phases associated with the NE 1st Avenue Streetscape Improvement Project.

2. To support businesses in maintaining occupancy and meeting lease obligations during periods of construction-related disruption that may affect visibility, accessibility, parking availability, and customer activity.

3. To promote business retention, prevent commercial vacancy, and sustain economic activity within District 8, thereby supporting the Hallandale Beach Community Redevelopment Agency's revitalization goals and protecting prior public investment in the corridor.

4. To bridge the temporary gap between lease obligations and reduced operating capacity experienced during active construction phases while encouraging continued business operations and customer engagement.

Eligible Area: The District 8 Construction Rent Stabilization Program (CRSP) is available to eligible businesses located within the Hallandale Beach Community Redevelopment Agency's District 8 corridor along NE 1st Avenue that are directly impacted by active construction phases associated with the NE 1st Avenue Streetscape Improvement Project.

Eligibility shall be limited to businesses whose storefront frontage or primary point of access is located within the defined construction impact zone during an active phase of construction. The determination of direct impact and applicable phase timeline shall be verified by HBCRA staff.

1. District 8 – NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street



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. The tenant must have a current multi-year lease with a minimum of two (2) years remaining at the time of application. The tenant must demonstrate documented revenue decline attributable to construction activity during the applicable construction phase. The tenant must remain open and operational to the public during the period of assistance and actively conduct business operations.

Subsidies shall not be provided during periods when the business is closed to the public, including closures for renovations, voluntary shutdowns, or operational pauses unrelated to the construction project.

Eligible Properties: Eligible properties include all commercial storefronts and mixed-use properties containing active ground-floor business operations located within the District 8 corridor along NE 1st Avenue that are directly impacted by an active phase of the NE 1st Avenue Streetscape Improvement Project.

Properties must be occupied by an operating business with a valid executed lease agreement and must be located within the defined construction impact zone as determined by HBCRA staff.

Eligible business types include, but are not limited to:

- Retail and merchandise establishments
- Restaurants and food service businesses
- Personal services and wellness businesses
- Creative, arts, and cultural enterprises

- Professional services and destination retail uses
- Other commercial uses open to the public, as determined eligible by the HBCRA at its sole discretion

The HBCRA reserves the right to determine eligible property types and uses consistent with redevelopment objectives and may modify eligible business categories as necessary to support District 8 stabilization goals.

Eligible Project Costs: The District 8 Construction Rent Stabilization Program (CRSP) is not a cost-based program. The program provides temporary rental assistance in the form of a grant subsidy intended to support eligible businesses experiencing documented construction-related disruption during active phases of the NE 1st Avenue Streetscape Improvement Project.

This subsidy is designed to help bridge the temporary gap between lease obligations and reduced operating capacity during periods of direct construction impact. Assistance shall be limited solely to eligible monthly rent payments under an executed lease agreement.

Subsidy payments will be issued after the tenant has paid the remaining portion of the monthly rent due to the landlord, in accordance with HBCRA disbursement procedures. Assistance shall not be applied to past-due rent incurred prior to the construction impact period, nor shall it be used for any expenses other than eligible monthly rent obligations.

Basis/Limits of Benefits: The CRSP is a one-time funding opportunity designed to provide targeted rental assistance to eligible businesses directly impacted by active construction phases of the NE 1st Avenue Streetscape Improvement Project. Approved applicants may receive rental assistance covering fifty percent (50%) of the tenant's monthly rent obligation, for a maximum period of up to twelve (12) months.

For owner-occupied businesses operating within commercial properties located in the eligible construction impact area, the program may also provide mortgage assistance under the same funding limits. Eligible owner-operators may receive assistance covering up to fifty percent (50%) of the monthly mortgage payment associated with the commercial property, for a maximum period of up to twelve (12) months. Mortgage assistance shall be limited to the portion of the payment attributable to principal and interest and shall only be available to property owners who actively operate their business on the subject property.

Property owners who lease their space to third-party tenants and do not operate a business at the property shall not be eligible for mortgage assistance under this program.

This subsidy is intended as a short-term stabilization measure to support business retention and maintain occupancy during periods of construction-related disruption. The program does not provide assistance for past-due rent incurred prior to the construction impact period and does not guarantee ongoing subsidy beyond the defined phase of construction.

Subsidy payments will be issued after the tenant has paid the remaining portion of rent due to the landlord, in accordance with HBCRA disbursement procedures.

Funding through this program is subject to availability and approval by the HBCRA Executive Director and shall not constitute an entitlement or guarantee of continued assistance beyond the approved term.

Program Benefits: The District 8 Construction Rent Stabilization Program (CRSP) provides temporary rental assistance to eligible businesses experiencing documented disruption during active phases of the NE 1st Avenue Streetscape Improvement Project.

1. **Rent Assistance:** The program will provide rental assistance for a period of up to twelve (12) months. This assistance will cover fifty percent (50%) of the tenant's monthly rent obligation, ensuring the tenant can maintain occupancy without facing financial hardship. Assistance beyond up to twelve (12) months will not be provided. Subsidy payments will be issued in conjunction with the remaining portion of rent due to the landlord. To receive rent assistance, the tenant must submit proof of payment, and the subsidy will be processed accordingly.
2. **Mortgage Assistance:** Owner-occupied businesses operating within commercial properties located in the eligible construction impact area may apply for mortgage assistance under the same program limits. Assistance may cover up to fifty percent (50%) of the monthly mortgage payment associated with the commercial property, for a period of up to twelve (12) months. Mortgage assistance shall be limited to the portion of the payment attributable to principal and interest and shall only be available

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to property owners who actively operate their business on the subject property. Property owners who lease their space to third-party tenants and do not operate a business on the property are not eligible for mortgage assistance under this program.

Automatic Disqualifications

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

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 due to non-compliance or misrepresentation.

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. The applicant fails to demonstrate documented revenue decline of at least twenty percent (20%) attributable to construction-related impacts during the applicable construction phase when compared to the business's average revenue during the six (6) months preceding the commencement of construction.

e. The business is not open and operational to the public during the requested period of assistance.

f. The applicant does not hold a valid executed lease agreement with a minimum of two (2) years remaining at the time of application.

g. The business or property has outstanding municipal liens, code violations, or judgments that remain unresolved at the time of application or during the assistance period.

h. Religious organizations or properties being used primarily for religious purposes, as well as schools and other tax-exempt non-profit organizations, shall not be considered eligible for funding unless determined otherwise by the HBCRA in accordance with applicable laws.

i. The applicant has defaulted on any prior grant agreement, contractual obligation, or financial commitment with the HBCRA or the City of Hallandale Beach.

j. The applicant cannot demonstrate that their business is located within the defined construction impact zone during an active construction phase verified by HBCRA staff.

k. The business was established or relocated to the District 8 corridor after the commencement of the NE 1st Avenue Streetscape Improvement Project and therefore cannot demonstrate an established operating history prior to construction impacts.

l. Submission of incomplete, inaccurate, or misleading information as part of the application process.

m. 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.

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

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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, subject to the availability of program funding.

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 review the application for compliance with program guidelines and eligibility requirements. Applications that meet all program criteria may be approved administratively by the HBCRA Executive Director. Applications approved through this administrative process will not require consideration by the HBCRA Board.

g. HBCRA staff will notify the Applicant of the Executive Direcor's 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, 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 subsidy 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 Executive Director, 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.
- Approval of this application is contingent upon the execution of a Grant Guaranty Agreement with the HBCRA. Approved applicants will be required to sign this agreement as a condition of receiving subsidy payments. The agreement will outline all terms and conditions, including compliance requirements and eligibility throughout the assistance period. Failure to comply with program requirements, including business closure, transfer, or failure to maintain operations during the approved assistance period, may result in the recapture of funds. Failure to execute the Grant Guaranty Agreement may result in forfeiture of the awarded funds.

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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.

_____ Date_____

Signature

_____

Printed Name and Title

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM

Date of Application_____

Property Address: _____

Name of Applicant: _____

Address of Applicant: _____

Phone: ( ) _____

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.*

DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM (CRSP) 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 marketing plan outlining strategies to maintain or increase customer activity during the construction period.
- ☐ 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. To secure the right of repayment, the applicant shall be required to execute a Grant Guarantee Agreement with the HBCRA as a condition of receiving program funding.
- ☐ 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 (BTR) (Current and previous year).
- ☐ Copy of property insurance for business or building.
- ☐ Proof of hardship/statement. Statement describing the construction-related impact to the business, including dates and phase of impact.
- ☐ A completed and signed W-9 for the property owner/landlord.
- ☐ A completed payment request form from the property owner/landlord.
- ☐ Documentation demonstrating at least twenty percent (20%) revenue decline when compared to the business's revenue during the six (6) months prior to the commencement of construction along NE 1st Avenue (e.g., financial statements, POS reports, profit and loss statements, sales summaries).
- ☐ Proof that the business remains open and operational to the public during the requested period of assistance.
- ☐ Proof of monthly rent payment to the landlord for subsidy requests (e.g., cancelled checks, receipts, bank statements).

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Once an application has been approved by the HBCRA Executive Director, the following shall be required

☐ The HBCRA Construction Assistance Business Forgivable Loan Program Application, Signed Grant Guaranty form, and Program Agreement have been signed.

☐ Vendor registration with the City of Hallandale Beach

☐ Competed W-9 Form for payee

Applicant Acknowledgement

I have read and understand the program requirements of the Construction Rent Stabilization Program (CRSP)and acknowledge that submission of this application does not guarantee funding.

Signature: _____ Date: _____

Printed Name: _____
Title: _____