

Fall 2016



## Housing & Community Redevelopment

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## Budget Allocations

**Fiscal Year 2016-2017 Action Plan and Budget Approved:** The Board of County Commissioners approved the Palm Beach County Action Plan for Fiscal Year 2016-2017. The Action Plan, developed by DES staff and shaped by public comment and input, includes strategies for implementing the Community Development Block Grant program (CDBG), the Emergency Solutions Grant program (ESG) and the HOME Investment Partnership program (HOME).

For Fiscal Year 2016-2017, the County will receive \$7,929,457 in federal funding from the US Department of Housing and Urban Development for these programs. Funds awarded through these programs are expected to create 230 jobs and have a five year economic impact of \$92.9 million.

Based on recommendations included in the Action Plan, the Board of County Commissioners approved distribution of the federal allocation as follows:

- \$5,765,423 to CDBG
- \$517,694 to ESG
- \$1,637,604 to HOME



## Groundbreakings & Ribbon Cuttings

Whether it's celebrating the re-opening of a neighborhood park, welcoming a family to their new home, or supporting infrastructure improvements, DES congratulates our partners in the private and public sectors on their efforts to advance community sustainability in Palm Beach County. Highlights of recent celebrations include:

**Re-Opening of Westgate Park Splash Playground:** DES Director Edward W. Lowery was on hand to celebrate the grand re-opening of the splash playground at the Westgate Park and Recreation Center. Renovations to the splash playground began in 2013 with \$200,000 in Community Development Block Grant funds.

Improvements included:

- Replacing play area sand with safety surfaces and safety grass
- Widening and re-routing of walkways and adding wheel-chair accessible engineered mulch to increase accessibility in accordance with the Americans with Disabilities Act
- Installing new exercise "Fitness Zones" and additional playground equipment, and
- Expanding gardens and improving landscaping.

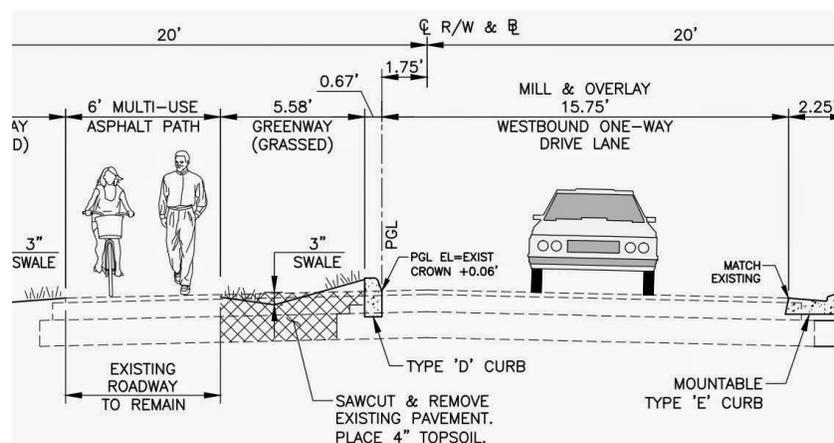


Westgate splash playground and park



Each year, nearly 2,500 children use the splash playground. It is an interactive facility, open year round with no admission charge. The playground complements other amenities at Westgate Park including the gymnasium; baseball, soccer, and football fields; basketball courts; and picnic areas.

**7th Avenue South, Lake Worth Infrastructure Improvements:** The City of Lake Worth hosted a ribbon cutting ceremony to mark the start of more than \$715,000 in infrastructure improvements to 7th Avenue South. A Community Development Block Grant of \$480,750 will support the completion of a section of roadway on 7th Avenue South stretching from South A Street to South F Street. Work will include: new sidewalks, curbs, gutters, striping, and signage as well as water main and storm water drainage improvements.



Plans for 7th Avenue South infrastructure improvements

## Groundbreakings & Ribbon Cuttings—Continued

**Groundbreaking for Riviera Beach Renaissance:** Five Riviera Beach families will soon have their own homes! With more than \$1 million in federal HOME funding, Riviera Beach Community Development Corporation broke ground on the Riviera Beach Renaissance program. Construction on the 5 single-family homes is expected to be completed by September 2017.

*DES staff, including Wanda Gadson, Dorina Jenkins-Gaskin, and Charles “Bud” Cheney, attend the groundbreaking celebration*



**La Joya Villages Grand Opening:** La Joya Villages, a 55-unit affordable rental apartment development, celebrated its grand opening in downtown Lake Worth. Developed through a public-private partnership between the Community Land Trust of Palm Beach County and Realtex Development South East, La Joya Villages provides much-needed affordable housing options for working families and military veterans. With 2- and 3-bedroom units and community amenities including an art studio, splash playground, community garden, and picnic areas, La Joya Villages is within walking distance of public transit, schools, shops, and restaurants. The County’s \$793,000 investment in the project, including \$600,000 in federal HOME loan funding and \$193,000 in impact fee assistance, was leveraged with \$3.5 million in bond financing, over \$4 million in Low Income Housing Tax Credits, \$1.8 million in NSP2 funding, and land donated by the Lake Worth CRA as well as \$600,000 in federal and private grants.



*DES Director Edward W. Lowery with representatives from the Community Land Trust, Realtex Development, and the City of Lake Worth at the ribbon cutting*



*La Joya Villages in Lake Worth*

## Groundbreakings & Ribbon Cuttings—Continued

**Neighborhood Renaissance Welcomes First-Time Homebuyers:** First-time homebuyers Diego and Nelva Aguirre were welcomed into their new home in the Northwood Estates Community. Established in 1992, Neighborhood Renaissance is a non-profit community housing development organization. It has helped more than 115 low- and moderate-income families become first-time homeowners in Palm Beach County, developing more than 140 homes. The Aguirre's 4-bedroom, 2.5-bath home was constructed by Neighborhood Renaissance, with financial assistance from DES as well as the City of West Palm Beach.



*The Aguirre Family home in Northwood Estates*

**Habitat for Humanity Breaks Ground:** The Alexis and Gold families celebrated important milestones in their journeys toward homeownership with Habitat for Humanity of the Palm Beaches. Both participated in ground breaking ceremonies on their respective properties. Habitat for Humanity of the Palm Beaches serves families from Hypoluxo Road north to the Martin County line and west to Lake Okeechobee. To date, 201 single family homes have been built and/or rehabilitated for new homeowners and 20 home repair projects have been completed for existing homeowners.



Ena Alexis, originally from Haiti, looks forward to having a permanent address where she and her family can “create dreams and memories”. She will share her home with her four children, ages 2 through 16 years old.

*DES Manager of Capital Infrastructure, Real Estate, & Inspection Services Charles “Bud” Cheney with the Alexis family.*

Michael Gold, an Army veteran, sees homeownership as a “dream” and has been working diligently to make that dream a reality. In fact, at the time of the groundbreaking ceremony, Michael had already completed 200 “Sweat Equity Hours” with Habitat for Humanity.

*DES Director Edward W. Lowery congratulates Army veteran Michael Gold as rehabilitation starts at his new home.*



Palm Beach County's Department of Economic Sustainability is authorized by the Board of County Commissioners to administer programs for business, development, housing, and community activities.

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DES uses the nationally recognized Regional Economic Models, Inc. (REMI) program to conduct accurate and timely studies to determine a project's potential economic impact on a community. Since FY 2012, economic impact analysis performed on DES-administered projects indicate a five-year economic impact of \$21 billion and the creation of more than 62,850 direct and indirect jobs.



DES and the Department of Information Systems Services created PBC Interactive, a state-of-the-art, web-based application for economic development research. PBC Interactive offers accurate, real-time, parcel-based information to facilitate economic development using the geographic information systems (GIS) format. It is designed to increase the efficiency of the county's responsiveness to local and non-local businesses needing information on business-related matters and to assist the general public with information relative to land development issues that may affect their neighborhood. Through collaboration with Planning, Zoning & Building and the Property Appraiser's Office, data is integrated into multiple search layers showing parcel ownership and valuation; existing and future land uses; enterprise zones; census data; traffic analysis zones; and identification of businesses based on the North American Industry Classification System (NAICS).



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