



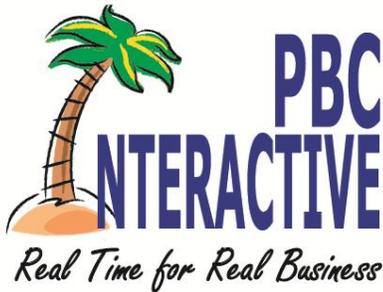
DES FOCUS

PBC DEPARTMENT OF ECONOMIC SUSTAINABILITY

Business Development • Housing Assistance • Community Redevelopment

Spring 2012 - Vol. 1

Our Mission: *To advance community sustainability by increasing economic competitiveness and improving the elements that create a high quality of life for Palm Beach County's residents*



PBC INTERACTIVE

<http://maps.co.palm-beach.fl.us/edo>

Looking for the best site for your business relocation or expansion? Interested in surrounding commercial or industrial uses? Our real-time research tool will help you locate future and existing land uses, zoning districts, North American Industry Classification Systems (NAICS) codes, census data, enterprise zones, ownership and property tax information, and more...



Getting the most from our economic sustainability impact analyses:

DES utilizes 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.

Business Briefs

MUSLET BROTHERS, INC. is constructing a retail center in the Avenue A Revitalization Project Area of Belle Glade, utilizing \$1.3 million in federal funds through the HUD Section 108 Loan Program and the Brownfields Economic Development Initiative Program. The company has assembled three properties along West Avenue A where they are building a 10,000-square-foot building that will house retail uses along with new leasable space. This project marks the first new construction along the corridor and represents a considerable investment with a total capital cost of nearly \$2.2 million. The company plans to create 38 full-time jobs within five years. An economic sustainability impact study performed by DES estimates that this project will generate \$4.5 million over a five-year period.



OXYGEN DEVELOPMENT operations underway in Palm Beach County

http://www.pbcgov.com/newsroom/0312/03-19-12_oxygen.htm

BCC approves \$1.4 million in HUD Section 108 Loan and Brownfield Grant funds to GLADES PLAZA ENTERPRISES for renovation of shopping center in Belle Glade

http://www.pbcgov.com/newsroom/0312/03-12-12_funding_belle_glade.htm

Nutritional products manufacturer, DOCTORS SCIENTIFIC ORGANICA approved for \$713,000 in Section 108 and Energy loans to construct new facility in Riviera Beach

http://www.pbcgov.com/newsroom/0212/02-02-12_des_assists.htm

CURRENT BUSINESS OPPORTUNITIES

HUD Section 108 Loan Program: DES provides low-interest gap financing to eligible businesses for property acquisition, construction, fixed assets and working capital. Projects must meet HUD objectives and create new jobs.

<http://www.pbcgov.com/edo/programs/pbc/108Loan.htm>

Revolving Energy Fund Loan Program: Eligible business can qualify for up to 90% financing of the cost of energy retrofits to commercial buildings, increasing investment in energy efficiency along with job creation and retention.

<http://www.pbcgov.com/edo/energyfund.htm>

Industrial Revenue Bonds Program: IDRBs can provide low-interest loans for large projects by permitting the borrower to take advantage of long-term financing with lower than prime interest rates. <http://www.pbcgov.com/edo/programs/pbc/idrb.htm>



Community Redevelopment

West Jupiter Community Group received an increase of \$125,000 in Community Development Block Grant (CDBG) funds for the construction of three additional classrooms for their tutorial center in the Limestone Creek community. The project will create 12 jobs and result in an economic sustainability impact of \$663,500 over five years.

The **City of Belle Glade** received BCC approval on March 20th for \$336,000 in CDBG funds for the rehabilitation of the Lake Shore Civic Center. The funding is projected to create 11 jobs and result in a five-year economic sustainability impact of \$564,570.

HUD awards County \$1.9 million to develop and implement Glades Region Master Plan
http://www.pbcgov.com/newsroom/1211/12-06-11_hud_funding.htm

Housing Highlights

Colonial Lakes Apartments Celebrates Construction
http://www.pbcgov.com/newsroom/0312/03-27-12_housing_complex.htm

Davis Landing construction moves forward
<http://www.pbcgov.com/hcd/Projects/Davis%20Landing.htm>

Westgate Plaza Apartments affordable senior rental complex tops out construction
http://www.pbcgov.com/newsroom/0312/03-07-12_senior_housing.htm

Palm Beach County Meets Critical Benchmark in Expenditure of Federal Housing Assistance Funds
http://www.pbcgov.com/newsroom/0212/02-15-12_critical_benchmark.htm

CURRENT HOUSING OPPORTUNITIES

NSP3 Homebuyer Assistance Program: DES provides 1st and 2nd mortgage financing through the Neighborhood Stabilization Program to homebuyers to purchase and rehabilitate foreclosed homes for owner-occupancy in targeted areas of Palm Beach County.
http://www.pbcgov.com/hcd/pdf/NSP3_NOFA.pdf

CDBG Public Service RFP: DES has issued a Request for Proposals making available federal Community Development Block Grant funds to local non-profit agencies to undertake various social services. Preference is given to agencies providing services to the disabled and the elderly.
http://www.pbcgov.com/hcd/CDBG_RFP.htm

NSP2 and HOME Multi-family Development: DES has issued a Request for Proposals seeking partners to develop affordable multi-family rental housing with low interest loans through the federal Neighborhood Stabilization Program and HOME Program.
http://www.pbcgov.com/hcd/NSP_2_Notice2.htm

Emergency Solutions Grant (ESG) Program: DES has issued a Notice of Funding Availability for non-profit agencies engaged in activities to assist homeless individuals and families move toward independent living and prevent homelessness.
http://www.pbcgov.com/hcd/ESG_NOFA.htm

FOCUS FEATURE

HUD TOURS NSP2 SITES IN PBC



On March 1, 2012, federal and regional officials from the US Department of Housing and Urban Development (HUD) toured sites in Palm Beach County that received funding from the HUD Neighborhood Stabilization Program-2 (NSP2). Under the program, more than \$25 million has currently been spent for eligible projects. The tour, conducted by the Department of Economic Sustainability and County Administration, viewed projects in various stages of construction or rehabilitation that were funded under the three following program activities:

1. First and Second Mortgage Loan Program: First and/or second mortgage assistance is provided to income eligible homebuyers. Funds are used to subsidize acquisition of foreclosed upon single family homes located within the Urban Redevelopment Area and the Glades Region Target Area for owner-occupancy. This activity exclusively assists households whose incomes are no greater than 120% area median income.



Single-family homes in the Woodcrest community in unincorporated West Palm Beach



Promoting HUD Livability Principles and Green Building Concepts on all projects

(*FOCUS Feature*, continued.)

- 2. **Residential Redevelopment Grant Program:** NSP2 funds are provided to subrecipients (municipalities with interlocal agreements with Palm Beach County, public agencies, and other non-profit organizations) to purchase, and rehabilitate if necessary, abandoned or vacant and foreclosed residential properties and make them ready for rent or resale to eligible participants.



This is a "before" photo of a Neighborhood Renaissance project which will include completely renovating a 9-unit, multi-family complex on Mathis Street in unincorporated Lake Worth.



Neighborhood Renaissance rehabilitated this single-family home on Breezy Lane in unincorporated West Palm Beach.

- 3. **Neighborhood Rental Redevelopment Loan Program:** NSP2 funds are provided in the form of loans to redevelop demolished or vacant properties into affordable rental housing for eligible participants. The County is utilizing this activity as a tool to stimulate development of new affordable rental housing for lower income groups often underserved by the private market. Construction on the following projects will be completed by December 2012:



Above: **Davis Landings**, a 25-unit affordable rental development in unincorporated Lake Worth. The complex is being developed in partnership with the Community Land Trust of Palm Beach County.

Below: **Westgate Plaza Apartments**, an 80-unit senior/elderly affordable rental apartment complex in unincorporated West Palm Beach. The project is being developed in partnership with Landmark Development and Florida Housing Group One, Inc.



The following week, HUD Miami Field Office officials celebrated with the District 7 Commissioner Priscilla Taylor, County Administration, DES, Landmark Development and project funders at a Topping Out Ceremony for Westgate Plaza Apartments.

DES – creating partnerships and leveraging dollars to support a sustainable community