

Palm Beach County Department of Economic Sustainability

# SUSTAINABILITY FOCUS



## NSP HOUSING PROGRAMS HELP NEARLY 10,000

Palm Beach County’s Dept. of Economic Sustainability (DES) has utilized \$89 million in U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program funds to assist nearly 10,000 residents to date. These programs were developed by HUD and administered by DES staff to help stabilize communities adversely affected by the economic downturn and foreclosure crisis and included the following activities:

- Mortgage assistance for first-time homebuyers to purchase and rehabilitate abandoned or foreclosed homes in the county’s Urban Redevelopment Area, resulting in reinvestment and a turnaround in home values. Non-profit community development organizations also have acquired and redeveloped properties for resale or lease.
- Private developers partnered with the County to construct 288 new energy-efficient, affordable rental housing units for low-income families and seniors, leveraging more than \$32.2 million in additional investment dollars.
- Collaborating with city officials and the Palm Beach County Sheriff’s Office, the County demolished 56 vacated and unsafe structures, abated asbestos, and removed debris in Belle Glade, Pahokee and South Bay.
- With \$7.5 million in NSP dollars, the County constructed its first homeless resource center, which has served more than 8,200 homeless persons since it opened in July 2012.



Single Family Home in Westgate



Davis Landings Apts. in Lake Worth

HUD officials have expressed their appreciation to Palm Beach County for its administration of the NSP programs. John Laswick, Acting Deputy Director for HUD’s Entitlement Communities Division, Office of Block Grant Assistance in a recent email remarked, “Congratulations to you all! You really rose to the occasion and helped create a better Palm Beach County. Keep up the good work!”

### NSP SNAPSHOT

Properties acquired and redeveloped	279
New affordable rental housing units constructed	288
Number of low-income PBC residents assisted in attaining housing	1,447
Number served at homeless resource center	8,200

## NSP Testimonials



George, Nereliz, and their two sons

George and his wife, Nereliz are excited about becoming homeowners for the first time, made possible through mortgage assistance from the NSP3 Program. They found the ideal house in Wellington to suit their family's needs, which they have renovated, thanks to the County's help.

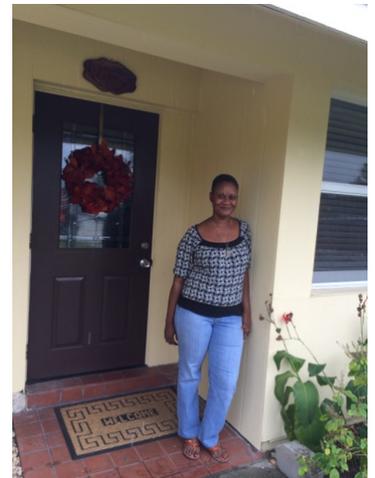
George, a property manager for self storage facilities and former construction worker, who put a lot of "sweat equity" into the home and was an active participant in the homebuyers class conducted by DES, is thrilled with the results. "My kids love the neighborhood – it's quiet, safe, and clean. We would not have been able to afford such a nice home without the NSP3 program," George said.



Ronald and his family moved into a home in the Woodcrest community in January. A self-employed contractor in pressure cleaning and automobile detailing, Ronald says he could not have achieved homeownership without the assistance the County provided through the NSP2 Program. An added plus in the neat neighborhood of single-family homes is the fact that his youngest child (pictured with Ronald at left) attends an elementary school within walking distance from home.

Another happy resident in the Woodcrest neighborhood is Juna, pictured at right. Struggling with college expenses after obtaining her degree in social work at Florida Atlantic University, Juna told DES that the NSP2 program made it possible for her to buy her first home and make necessary repairs.

Employed fulltime as a developmental specialist working with young children, Juna spends many hours at home completing paperwork and reports. She loves her quiet community and the warm and helpful neighbors who have welcomed her.



## April is Fair Housing Month



DES joined County Mayor Priscilla Taylor at the Urban League Housing Expo, "Keys to Homeownership" held April 5 at Palm Beach Lakes High School in West Palm Beach. Housing Investments staff participated in three sessions with other local housing professionals to provide information on steps to becoming a homeowner or reentering the housing market. Over 150 people attended the free event.



As part of our commitment to providing affordable housing, DES participates in community outreach activities sponsored by housing advocates throughout the county.

La Joya Villages rendering

**La Joya Villages**, an affordable rental housing community planned in the Lake Worth Community Redevelopment Area, kicked off with a groundbreaking ceremony on March 28. The project, which received 600,000 in HOME gap financing from Palm Beach County through a competitive bid process issued by DES, is being developed by Community Land Trust of Palm Beach County, Inc. and Realtex Development Southeast.



La Joya Villages will consist of two- and three-bedroom apartment homes that will include Energy Star-rated appliances, and hurricane impact windows and doors. Amenities will include a splash park, community garden, gas barbecue grills, history labyrinth, and on-site property management.



From left: Allan Schnier/Realtex, Commissioner Vana, John Boyd/Realtex, Hazel Lucas, CLT Pres., Mayor Triolo, Cary Sabol/ CRA Chair, Tony Smith/HFA Chair, Mayor Taylor, Sue Stevens/CRA Bd. Member, Armando Fana/HUD Dir., Edward Lowery/DES Dir.

## BUSINESS BRIEFS

### USDA Rural Loan / Intermediary Relending Program (IRP)

Last year, the County's \$400,000 IRP revolving loan fund was made available to businesses for loans to leverage funding from other public and private sources to promote business growth and create jobs in rural communities. As anticipated, those funds were quickly committed to economic development projects and the demand for additional loans remains strong. To expand the program, in March, the County Commission authorized DES to apply for another \$1 million in Rural Development funds.



To date more than \$376,000 in loans have been committed from the initial allocation for businesses in Belle Glade, Pahokee, and Loxahatchee. These businesses are projected to generate 21 jobs and result in a five-year economic impact of \$5.2 million.



### Sales and Use Tax Exemption for Purchases of Industrial Machinery and Equipment

Effective April 30, 2014, an exemption from sales and use tax is available for purchases of industrial machinery and equipment used at a fixed location in Florida by an eligible manufacturing business that will manufacture, process, compound, or produce for sale items of tangible personal property. For more information, go to <http://dor.myflorida.com/dor/tips/tip13a01-06.html>



### PBC Brownfields Revolving Loan Fund (BRLF) Program

The County has finalized a Cooperative Agreement with the U.S Environmental Protection Agency and has approved program guidelines. Loans and subgrants from the \$1 million fund will help clean up properties designated as brownfields within Palm Beach County and allow businesses, non-profit organizations and public entities to redevelop sites and create new jobs. Contact DES for further details.



**Cricket Cleaners** is opening a new facility on East Avenue in Mangonia Park with help from the Section 108 Loan Program. A family owned and operated business that has been providing full service dry cleaning in western Lake Worth since 1994, the company is converting the new site into their centralized cleaning plant. The \$179,000 county loan will provide working capital. Cricket will create six new full time jobs within five years. Their motto is, "Big Enough to Serve You ... Small Enough to Care."

## Community Development Update

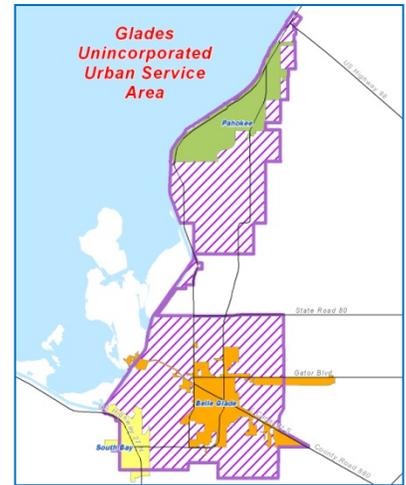


### Glades Region Master Plan



The **Glades Region Master Plan** project is a community-driven process that will craft a blueprint for economic development and redevelopment in the communities surrounding the southeast coast of Lake Okeechobee, focusing on major employment centers, including the proposed Intermodal Logistics Center.

Following public workshops convened in November in the Glades communities, DES and project partner Treasure Coast Regional Planning Council recently presented findings to the city commissions of South Bay, Belle Glade and Pahokee summarizing the public participation effort and the concepts being explored based on resident input. The various components under review (drinking water, wastewater, storm water drainage, transit, roadway alignments, housing, employment centers, and workforce training) and the recommendations proposed will be incorporated into a draft master plan document within the coming months. Through meetings, presentations, and information posted to the DES website, the public will be kept apprised of the progress.



For more information about the plan elements, visit our website at [www.pbcgov.com/des](http://www.pbcgov.com/des) and click on this icon.

**Palm Beach County is proud to work with a dynamic team of public and private business partners to increase economic development and create jobs.**



**BBIC**

