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## County Award of Federal Funds Gives Green Light to New Rental Housing in Lake Worth

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La Joya Villages, a new rental apartment community in downtown Lake Worth can begin construction, thanks to \$600,000 in federal funding awarded by the Board of County Commissioners on September 10. The 55-unit project was selected to receive U.S. Dept. of Housing and Urban Development (HUD) HOME Investment Partnerships Program gap loan financing through a competitive bid process issued by the Department of Economic Sustainability.

La Joya Villages, Ltd., a partnership of Realtex Development Southeast and the Community Land Trust of Palm Beach County is developing the \$11 million project that will provide affordable rental housing to low-income families with preference given to military veterans.

The development, which plans to attain Florida Green Building Certification, will include two- and three-bedroom apartments containing Energy-Star appliances and amenities such as a splash area, community garden, barbeque area, history labyrinth, art studio, and on-site property management. The centrally located site is within short walking distance to public transit, parks, grocery stores, pharmacies, and schools.

The apartments will be targeted to families earning between 50 and 60 percent of area median income, which HUD has identified as \$64,600 for a family of four in Palm Beach County.

County Commissioner Shelley Vana expressed her strong support for the project. "I am so pleased that the county could become a partner in this project by leveraging financing through our housing programs," she said. "Not only will this exemplary development provide needed housing options for our working families and honored veterans, it also will serve as a beautiful enhancement to the surrounding community."

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