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## County and Community Land Trust Celebrate Opening of Davis Landings

County Commission Chair Shelley Vana and the Department of Economic Sustainability (DES) joined officials with the Community Land Trust of Palm Beach County, Inc. (CLT) on Oct. 19 to celebrate completion of Davis Landings Apartments, located at 4938 Davis Road, in suburban Lake Worth.



Commissioner Vana said Davis Landings is a wonderful example of the good things the federal stimulus program can do.

DES partnered with CLT to build the 25-unit affordable family rental community on 2.13 acres within the county's urban redevelopment area. Common amenities include a community meeting room, a playground and tot lot, an outdoor grilling area, an exercise walking path, on-site property management, and a homebuyer club offering financial literacy classes.

The \$5.7 million project was financed through the HUD Neighborhood Stabilization Program 2 (NSP2). The project management was handled by Zabik & Associates. Colome' and Associates headed the design team, and the contractor was GL Redevelopment. In order to promote sustainability, the project includes green features such as high-efficiency air-conditioning units and water heaters, and Energy Star appliances. Green certification was received through the Florida Green Building Commission.

The nonprofit CLT was formed in 2006 to provide permanently affordable housing opportunities for county residents. Per county NSP2 guidelines, 25 percent of the units at Davis Landings will be rented to households with incomes at or below 30 percent of area median income (AMI); 55 percent will be rented to households with incomes no greater than 50 percent of AMI. Palm Beach County's AMI is \$64,100 for a family of four.

According to an economic impact analysis performed by DES, NSP2 program expenditures will result in an infusion of \$79.5 million and 702 jobs into the local economy within five (5) years.

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