



**Neighborhood  
Renaissance**

Diverse Communities – Strong Economies

**At a Time When Families are Losing their Homes,  
We are Putting Families into Homes**



**Annual Report  
2011**

## **At a Time When Families are Losing their Homes, We are Putting Families into Homes**

Founded in 1992, Neighborhood Renaissance, Inc. is a nonprofit agency dedicated to creating and preserving strong neighborhoods and homes within the financial reach of low and moderate-income working families. Originally based in Northwood, the organization expanded its geographic service area county-wide. Currently it is targeting its efforts to stabilize neighborhoods within the unincorporated Urban Redevelopment Area in central Palm Beach County.

Neighborhood Renaissance's approach to rebuilding neighborhoods is comprehensive and has received national recognition. The agency works in partnership with local government and lending institutions to reclaim and renovate troubled properties while helping families to become economically self-sufficient through individualized housing counseling, case management and increased financial literacy. To help residents achieve their economic self-sufficiency goals including homeownership, Neighborhood Renaissance maintains strong linkages with nonprofit service providers. In its current role as a property manager, the organization works directly with each tenant to ensure their homes are properly maintained and remain an asset to the neighborhood. The organization believes that every resident and home should add value to the neighborhood.

In the past 3 years Neighborhood Renaissance implemented Palm Beach County's 1st Lease-Purchase Program through its Northwood Community Land Trust. At present, there are five low-income families on the path to homeownership and eight families who have achieved homeownership. Working in partnership with the County, the Westgate Community Redevelopment Agency and the Florida Community Loan Fund the agency is building thirteen green hurricane resistant homes in the Westgate community. Most recently it completed a \$500,000 successful Rental Rehabilitation Program that has expanded into the \$14,000,000 million Residential Redevelopment Program. These comprehensive stabilization efforts target over \$16 million of reinvestment in the County's Urban Redevelopment Area while preserving over eighty homes for low and moderate-income working families.

Working through partnerships with Palm Beach County's Department of Economic Sustainability, the Florida Community Loan Fund, and the Westgate Community Redevelopment Agency, Neighborhood Renaissance has an ambitious but achievable work plan for 2012:

- ◆ Construction and sales of thirteen quality-built, green, single family homes through the Westgate Housing Infill Project to first-time homebuyers for an investment of \$3.2 million in the Westgate Community Redevelopment Area;
- ◆ Substantial renovation and lease-up/sales of over seventy scattered-site residential homes acquired through the Residential Redevelopment Program for a \$12 million investment in the Urban Redevelopment Area;
- ◆ Sale of the remaining four Northwood Community Land Homes to qualified owner occupants; and
- ◆ Acquisition and rehabilitation of a minimum of two properties through Palm Beach County's Community Housing Development Organization Program.

As Neighborhood Renaissance achieves its goals in the coming year, it will continue to serve the community by helping working families and improving neighborhoods.



Carl A. Flick, AICP  
President



Terri Murray  
Executive Director

# Residential Redevelopment Program

In 2011 Palm Beach County awarded Neighborhood Renaissance a \$9.5 million NSP 2 grant through its Residential Redevelopment Program to acquire and renovate a minimum of 50 residential properties located in its Urban Redevelopment Area (URA), which is an approximately 25 sq. mile unincorporated area located in the central County. Our stabilization activities are targeted to the older communities within the URA, which includes the Westgate Community Redevelopment Agency, where much of the affordable single-family and multi-family housing stock is aging and in need of rehabilitation. The economic crisis and housing market collapse has had a devastating impact on these neighborhoods in terms of high foreclosure and vacancy rates, unemployment and the incidence of REO properties.

The objective of the Residential Redevelopment Program is to:

- ◆ Preserve and upgrade the aging affordable housing stock, including increasing energy efficiency.
- ◆ Reduce the inventory of foreclosed properties in the URA by reclaiming REO properties as affordable housing for low and moderate-income families.
- ◆ Increase the economic self-sufficiency of low-income families through the provision of affordable housing, financial literacy training and comprehensive case management.
- ◆ Promote sustainable homeownership opportunities in the URA for low and moderate-income families.
- ◆ Increase organizational capacity & self-sufficiency.

Through our partnership with Palm Beach County and the Florida Community Loan Fund, which is providing a \$750,000 revolving credit line we now have an opportunity to reclaim vacant foreclosed properties as long-term affordable housing for our workforce. To date we have acquired 64 residential homes that will be renovated, including adding modifications that green the home and increase energy efficiency, by November 2012. Upon renovation, the homes will be sold or leased to low and moderate-income working families.

## Before Examples:



## After at 1804 Breezy Lane:



## 13 Reasons to Celebrate, Westgate Infill Project Nearly Complete

In the past year we substantially completed the construction of 13 single-family homes in the Westgate/Belvedere Homes Community Redevelopment Area. The development of this homeownership opportunity has been a goal of not just Neighborhood Renaissance, but our development partners as well:

- ◆ Palm Beach County Department of Economic Sustainability, provided a \$2,054,000 grant for construction through their Community Development Block Grant/Disaster Recovery Initiative Program;
- ◆ Florida Community Loan Fund, made available a \$850,000 revolving line of credit for predevelopment, acquisition, and construction; and
- ◆ Westgate/Belvedere Homes Community Redevelopment Agency, made a \$144,000 acquisition loan at 0% interest and sold us four land parcels.

Upon completion each property will be certified by the Florida Green Building Coalition as meeting their standards for an energy-efficient green home and include Florida-Friendly landscaping.

To highlight the beginning of construction, on October 26, 2011 we held a ground breaking. Key note remarks were made by County Commissioner Paulette Burdick regarding the need for affordable homes in her district. Also speaking at the event were Edward Lowery Director of Palm Beach County Department Economic Sustainability, Jim Walker from the Florida Community Loan Fund, and Elizee Michel, Director of the Westgate/Belvedere Homes Community Redevelopment Agency.



*Commissioner Paulette Burdick  
at the Groundbreaking*

With construction nearly complete, we anticipate the 8 current buyers will close and move into their new homes starting in April of this year. There are still opportunities for additional first-time buyers looking to purchase in the neighborhood.



*4 Bedroom and 2.5 Bathroom Home at Loxahatchee and Hiawatha Avenue*



*Future Westgate Homeowners Signing their  
Purchase Contract*

# Northwood

The Northwood neighborhoods in West Palm Beach have not been immune to the economic crisis that has impacted the entire County. During the last year Neighborhood Renaissance has continued to be an asset to residents with the help of our partners.



*Before*

Through our partnership with JP Morgan Chase and the Florida Community Loan Fund, we completed the substantial renovation of a vacant, foreclosed home in the Northwood Hills neighborhood. The home was given to the agency through Chase's REO Community Revitalization Program. The construction financing was provided through a revolving line of credit with the Loan Fund. The remodel of the home was extensive and included energy efficient updates, such as impact glass windows, the installation of central air conditioning and updating the electrical and plumbing systems. Now that construction is completed, this house is occupied by a family who loves the neighborhood and is working towards potentially purchasing their residence in the future.



*After*

Despite this success, there is much more that can be done in Northwood. The number of homes that remain vacant and dilapidated still remains high. According to HUD's foreclosure index, Northwood has nearly 550 properties that have been vacant for more than three months and 20.3% of households are delinquent in their mortgage, which could lead to more foreclosures and vacancies. With local government support, our success in the Hills could be replicated in other neighborhoods throughout the City.

## Preservation for Future Generations

Even with the glut of foreclosures and falling home values, 33% of working households in Florida are housing cost-burdened, the highest in the nation. Nearly one in four working households spend more than half of their income on housing with renters being the most severely cost-burdened. The median gross rent for working renters increased from \$800 in 2008 to \$820 in 2009 (+2.5 %), while median income fell 5 % for the same time period ("Housing Landscape 2011", Center for Housing Policy). We now have an opportunity to reclaim vacant foreclosed properties as affordable rental housing for low-income families.

In 2011, Neighborhood Renaissance was awarded Community Housing Development Organization funding of \$397,049 from Palm Beach County's HOME Investment Partnership Program. A portion of the funds are being used to provide closing cost assistance for the buyers of the homes in Westgate. Most of the grant will be used to acquire and preserve affordable rental housing. To ensure that we can maximize the impact, our staff is working to acquire multifamily properties. This strategy complements our Residential Redevelopment Program where, to date, we have acquired 64 homes and apartments. As part of this project, we will rehabilitate the units to increase the energy efficiency, quality of the home, and improve the overall aesthetic of the development for the benefit of the residents and surrounding neighborhood.



*Multi-Family Property -  
Mathis Street in Lake Worth*

**Statement of Financial Position FYE September 30, 2011**

**ASSETS**

Cash	\$	75,032
Grants Receivable		63,232
Prepaid expenses		11,698
Property and equipment– net		2,361,036
Property under development		2,347,962
Land		656,863
Loan commitment fees		8,500
Deposits		<u>2,971</u>
Total Assets		<u>\$ 5,527,294</u>

**LIABILITIES**

Accounts Payable	\$	24,525
Bank lines of credit		149,500
Security deposits payable		15,966
Accrued and other liabilities		29,330
Short term working loan		15,000
Notes and mortgages payable		<u>1,853,514</u>
Total Liabilities		<u>\$ 2,087,835</u>

**NET ASSETS**

Unrestricted		<u>3,439,459</u>
Total Liabilities and Net Assets		<u>\$ 5,527,294</u>

**Statement of Activities FYE September 30, 2011**

**REVENUE**

Public Support		
Grants	\$	2,091,994
Contributions		35,520
Revenues		
Rental income-commercial		45,482
Rental income –residential		98,564
Program services and other revenues		<u>69,588</u>
Total Public Support and Revenue		<u>\$ 2,341,148</u>

**EXPENSES**

Program services		
General and administrative expenses	\$	38,096
Economic Development Programs		76,191
Housing and Community Development		<u>266,670</u>
Total Expenses		<u>\$ 380,957</u>

Increase in Net Assets		1,960,191
Net Assets - October 1, 2010		<u>1,479,268</u>
Net Assets - September 30, 2011		<u>\$ 3,439,459</u>

## Board of Directors

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Community Land Trust Homeowner  
Dyadic Corporation

LYNN SOLOMON, Esq.  
Board Certified Real Estate Attorney



## Agency Staff

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## Supporters

Neighborhood Renaissance thanks the following for their contributions  
and grant support in Fiscal Year Ending 9/30/11:



**Lydian Private Bank**

There's opportunity here



## Mission

**Neighborhood Renaissance, Inc. is a nonprofit agency dedicated to creating and preserving strong neighborhoods and homes within the financial reach of low and moderate income working families**



**Neighborhood Renaissance**

Diverse Communities – Strong Economies

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