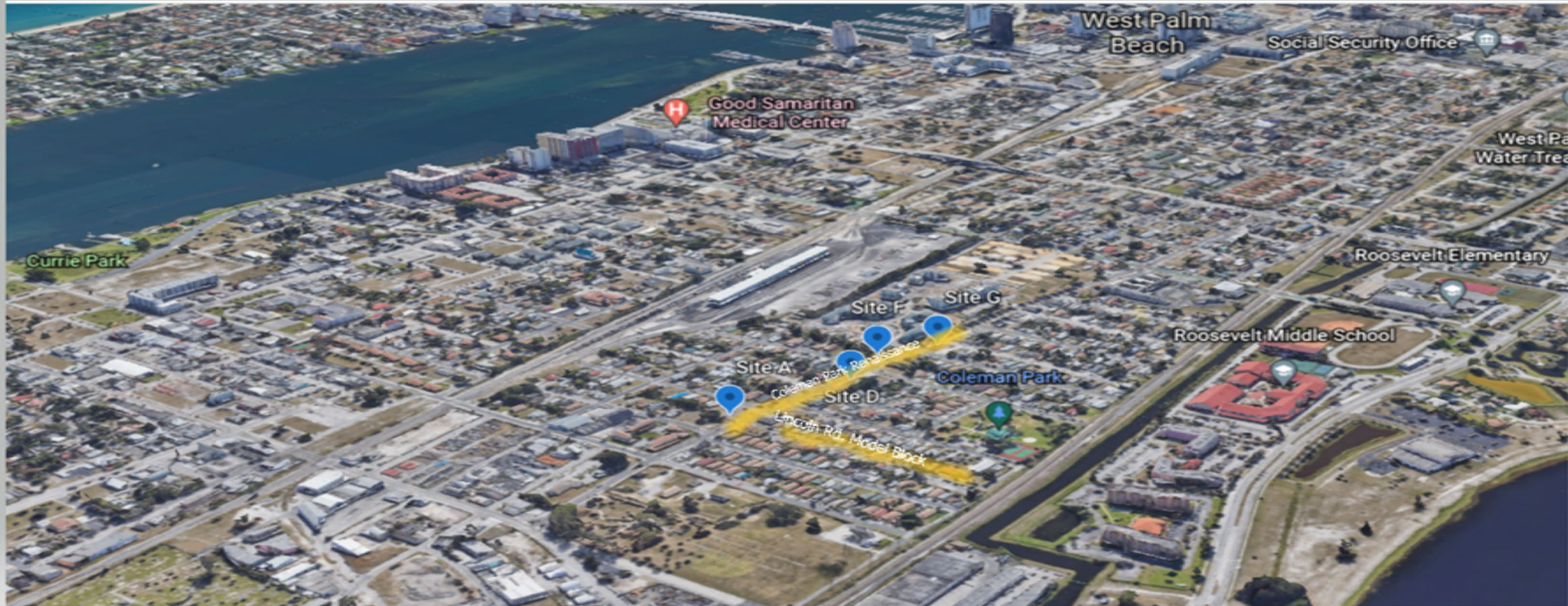
The background image shows a community event at Coleman Park. On the left, a group of people, including men and women in hard hats and casual attire, are standing in a line holding shovels. In the center, there is a large orange rectangular box containing the title text. On the right, a group of people, including children and adults, are participating in a symbolic dirt-throwing ceremony. A man in a suit is in the middle of throwing a handful of dirt into the air, while others watch and hold shovels. The ground is dirt and grass, and there are trees and a white tent in the background.

Coleman Park Revitalization Initiative

Coleman Park Renaissance Project - 4 Scattered Rental Sites to be Developed on Vacant Lots with Neighborhood Commercial Space Located Along the North Tamarind Ave. Corridor



Lincoln Road Model Block - a Comprehensive Effort to Stabilize a Residential Block for Maximum Impact through Homeownership, Housing Rehab, Neighborhood Improvements and Resident Empowerment

Coleman Park is a Legacy Neighborhood Rich in History and Culture

- North Tamarind Ave. corridor once a thriving hub of black-owned businesses including clubs, grocery stores, beauty salons
- Home to Lincoln Park, where legends such as Satchel Paige and Josh Gibson played and Negro American Baseball League stars gathered for spring training
- Dot's Motel (circa 1955) - accommodated entertainers such as James Brown, Sam Cook, The Five Blind Boys, Bobby Blue Bland, The Soul Stirrers, Moms Mabley, and B.B. King was known to frequent the motel.
- Redevelopment of blighted vacant multi-family and residential lots into affordable homes along with comprehensive neighborhood improvements is the missing piece to the area's rebirth and complements other recent efforts including:
 - Redevelopment of Dunbar Village in 3 phases bringing new housing for seniors, families & veterans
 - Infrastructure & streetscape improvements to N Tamarind Ave.
 - Gulfstream Goodwill's special needs housing
 - Other nonprofit homeownership programs including Habitat

**Creative Place Making at the Coleman Park Recreation Center
(formerly the Lincoln Ball Park)**



Nearby Services and Public Transportation

- Stops for the 1, 31 and 33 bus routes are all within a half mile of the development.
- Publix Supermarket within a mile and a half & IGA is less than 1 mile away
- Good Samaritan Medical Center within a mile
- CVS Pharmacy within a mile
- Roosevelt Middle School within a quarter mile
- Recently renovated and expanded
Community and Recreational Center is located
within walking distance



Coleman Renaissance Scattered-Site Rental Development Project Description

- 4 assemblages consisting of 11 vacant lots (4 donated by City of WPB), located within a ½ half-mile radius along N. Tamarind Ave.
- 3-story garden style concrete construction with 50 units in 4 buildings
- Mix of (17) one, (25) two and (8) three-bedroom apartments with 40% set-aside for 60% AMI
- 3,549 sq. ft. non-residential, commercial/retail space
- Energy star appliances, in unit washer/dryer, SEER 16 or better central air conditioning units, vinyl wood flooring, impact windows and energy star ceiling fans
- Energy efficient units that will conform to the National Green Building Standards
- 9 units set-aside for Special Needs Households
- Site amenities include playground, gazebo and a community meeting room
- Neighborhood Renaissance will provide resident programs for financial literacy training, employment assistance and homebuyer education.
- Historical markers will be included throughout development to preserve the area's proud heritage

Transformation of Long Standing Blight



Incomes Range from 22% - 70% AMI with Net Rents between \$264 - \$1,429

% of Area Median Income	Bedroom Size	# of Units	Net Rents
22%	1	2	\$264
22%	2	2	\$318
22%	3	1	\$360
30%	1	1	\$392
30%	2	4	\$472
30%	3	1	\$538
60%	1	2	\$874
60%	2	5	\$1,050
60%	3	2	\$1,206
70%	1	6	\$1,035
70%	2	11	\$1,243
70%	3	4	\$1,429

Project Financing

- Tax-exempt Bonds: \$3,230,000
- SAIL: \$2,940,000
- ELI Funding (FHFC): \$556,200
- NHTF Funding: \$1,196,493
- Palm Beach County HOME: \$735,000
- WPB: Cash match: \$176,500
- LIHTC: (4% credits): \$5,902,533

Total Development Cost: \$14,736,726

Residents' Vision for the Lincoln Rd. Model Block

Lincoln Road: Before and After Improvements to the Streetscape



New Single-Family Construction

- Built 5 new single-homes sold to 80% ami buyers
 - Phase I sales price \$155,000 (sold 7/2020)
 - Phase II sales price \$210,000 (sold 7/2021)
- City of West Palm donated 4 lots & provided \$145,000 for project-gap funding that leveraged an additional \$80,000 of funding from local foundations (equals approx. \$70k per home for gap funding)
- Phase III will expand beyond Lincoln Rd. with challenges:
 - Increased land costs
 - Volatile & increased construction costs
 - Increased funding gap - est. @ \$90K



Rehabilitation of 5 Existing Homes through Private Investment



Resident Driven Beautification Plan

Resident Beautification Plan

- Street Resurfacing - completed
- Street Trees - underway
- Uniform Mail Boxes - underway
- Façade Improvements & Landscaping - underway
- Traffic Calming - petition submitted to City
- Decorative Street Lights - need funding
- Burying of Overhead Wires - need funding



Geiger Tree
Cordia sebestena

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Resident Empowerment

Community Engagement:

- Knock on Doors
- Surveys to determine resident concerns
- Community Conversations - ongoing dialogue to discuss solutions

Training:

- Leadership Training - core group of 11 residents
 - Resulted in the Model Block Beautification Plan
 - Increased Civic Engagement
 - Stronger Neighborhood Association
 - Participation at Mayor's Neighborhood Task Force
- Financial Literacy Workshops & Coaching:
 - Quarterly Series of 5 Workshops
 - 48 participants
 - Goal to ensure residents reap the benefits of redevelopment

