



Linda Odum
Interim Executive Director

The role of PHAs in neighborhood revitalization
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Who we are:

Mission Statement: To provide safe, decent and affordable housing to persons and families with limited financial resources and to provide residents with access to programs, which will assist them in making the transition to greater financial security.

We own and manage ~1,091 affordable housing units across Palm Beach County, and provide rental assistance through various vouchers, to ~3,500 families.

In addition to being a full-service PHA, we also serve in the following capacities:

- Developer – Baobab Development, Inc.
- Licensed Building Contractor
- HUD-approved Housing Counseling Agency
- CHDO – Community Housing Development Organization (eligible for HOME set-aside funds for CHDOs) through our 501 (c)3 – Pine Ridge Holistic Living Center,



What does neighborhood revitalization mean to the WPBHA?

- Diversity of housing stock; this means home-ownership, rental, condo, cottage homes, town homes, single family and multifamily stock.
- Active community outreach; working with and for the community throughout the process.
- Intentionally building equity within minority and historically disinvested communities.
- Provide education, and assistance to facilitate self-sufficiency in our capacity as a Housing Counselling Agency and through our HUD Family Self-Sufficiency program.
- Facilitating contracting and employment opportunities through the Section 3 program and engaging and promoting the work of local women and minority owned small business.
- Investing in safe and accessible streetscapes, community facilities and green space.



MerryPlace & MerryPlace Estates

- Pleasant City was one of the most disinvested and crime ridden areas of the City
- WPBHA and the City applied for HOPE VI Revitalization grant four times and was unsuccessful each time.
- Between 2002 and 2005 WPBHA began to assemble 14.67 acre parcel of land using Eminent Domain
- WPBHA undertook neighborhood planning and led a visioning process with residents and stakeholders.
- In partnership with the City of WPB CRA – MerryPlace received over \$9 million in infrastructure improvements.
 - Also received a 9% Tax Credits allocation, SHIP funds and used Perm loan
- Merryplace rentals - completed in 2007 - 128 units, clubhouse, media center and picnic barbeque areas
- MerryPlace won the Gold Coast Builders Association Prism Award in the 'Energy for Life' Category and the Florida Housing Coalition award for 'Green Affordable Housing Development'.
- In. 2015 embarked on the build out of the remaining land in MerryPlace, - referred to as Merry Place Estates
- In 2018 we received building permits to build the First Phase - 4 Single Family Homes - goal is for total of 16 homes
 - Conventional construction loan through Valley Bank , Line of Credit from PBCHFA to facilitate development
 - Homebuyer subsidy from City of West Palm Beach for first phase of homes
 - Housing Counseling Services to assist buyers in obtaining subsidies through County and City
- 36 units under the County Workforce Housing Program in partnership with Pulte Homes and the WPBHA
 - 34 townhomes & 2 single family homes
- MerryPlace Gardens – 63 unit rental project, currently under development
 - Applying for 4% bond and SAIL competitive financing through Florida Housing Finance Corporation
- Creation of Master Property Association – Helping to build the neighborhood and empowering owners



Dunbar Village

- 17 acres of public housing property constructed in 1940.
- Board of Commissioners determined complete redevelopment of the site was necessary.
- Difficulty in securing financing to support full redevelopment of site as originally envisioned; pivoted to a phased renewal strategy.
- The WPBHA Board and staff presented renderings, plans and displays to every public meeting and gathering in the neighborhood.
- Development phases:
 - Sabal Palm Place – 9 units of Public Housing – Completed 2014
 - Paul Laurence Dunbar Senior Complex – 99 unit senior housing – Completed in 2017
 - Silver Palm Place – 120 units of multi-family – Completed 2018
 - Royal Palm Place – 125 units of senior housing - Completed 2019
 - Commercial Acre – corner of Tamarind and LA Kirksey.
- \$65 million in investment overall.



Dunbar Village



PHAs as development partners

- **We have access to funding and incentives that are only available when a government entity is present.** Financing, planning, community needs and expectations will grow and change throughout the life of the project. We are uniquely positioned to facilitate access to funding and incentives that are only available to government entities and can leverage multiple revenue streams as part of the development process.
- **We have longstanding relationships and demonstrated commitment to our communities.** Neighborhood revitalization is a long term strategy that reaches beyond the building of housing. It requires relationships and partnerships with community leaders, elected representatives and staff, the business community and community based services.
- **We work with the most vulnerable people in our community.** We are a mission led organization. We work to support groups who have traditionally been marginalized and who are disproportionately impacted by the by the affordability crisis in our County. Your projects will have the most impact when you partner with us.



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