
WESTGATE CRA GAZETTE

A quarterly newsletter for the neighborhoods located within the CRA District

COMMUNITY CLEANUP OCTOBER 1, 2011

The Westgate CRA and Keep Palm Beach County Beautiful will host a community cleanup on **Saturday, October 1, 2011 from 8am—12:30p.m.** Registration will begin at 8:00a.m. at the Westgate Recreation Center, 3691 Oswego Avenue, West Palm Beach.

The clean-up is a part of the International Coastal Cleanup (ICC), the world's largest, one day volunteer effort to clean up the marine environment. Because litter is mobile and the wind and rain carries it into our storm drains and waterway systems, we are cleaning our inland areas.

A lunch will be provided for all participants after the cleanup at the Pavilion at 1:00p.m.

This is a great way for high school students and others to earn community hours.

So, come out and have a good time with your neighbors while making our communities a better place to live.

For more information, contact Sharon Sheppard at 640-8181.

WESTGATE CRA OFFICE HAS MOVED

The CRA Office has moved. For the first time in it's 22 year history, the CRA is not housed in a County office building.

Our offices are located at

1280 N. Congress Avenue, Suite 215. Tel. 561-640-8181.

Our Board Meetings are held on the second Monday of the month at 5:00 p.m. here

in our offices.

Staff is pleased to be closer to the neighborhoods we serve.



Volume 2, Issue 4
August, 2011

Special points of interest:

- *COMMUNITY CLEAN-UP*
- *MOBILE GREENMARKET*
- *GREENMARKET MANAGER WANTED*
- *HURRICANE PREPAREDNESS*
- *HOUSING REHABILITATION*

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HURRICANE SEASON IS HERE—DO YOU HAVE A PLAN?

Hurricane season began June 1st and will run thru November 30th. We have seen Irene and there could be more on the horizon. We hope that you have a plan for you and your family whether you will remain in your home, evacuate to a shelter or leave the area.

We tend to remember the usual flashlights, water, ice, non-perishable food and personal hygiene items, however, there are other important actions to be taken. Keep important papers (deed,

lease, mortgage, insurance papers, birth and marriage certificates) in a safe, dry place. Have on hand a battery powered radio or television. Also, remember to fill your vehicle with gas and have extra cash since gas stations and ATM's may not operate after a hurricane. Also, remember to have all of your medications refilled before the storm arrives.

After the storm, please use extreme caution when driving. In-

spect your home for damages and take pictures, check refrigerated food for spoilage and avoid drinking or preparing food with tap water until you are sure it's not contaminated.

For more info visit : **Red-Cross.org.**



MOBILE GREENMARKET COMING THIS FALL

The plans are almost complete, the growers have been identified, the health department, and other agencies are on board.

Plans are to launch the Westgate Greenmarket Express in November. A launch party will be held prior to the opening day. This mobile unit, which will follow a scheduled route, will bring fresh vegetables to the communities of the CRA district.

The Westgate Greenmarket Express will provide a nutritional and healthful information component as a way of helping to build and stabilize the well-being of the communities it serves.

A Greenmarket Manager will be hired to run the market. We expect the Manager to work at minimum 20 hours per week. We would like to have a resident of the CRA. The Palm Beach County Health Department will have staff on board to give nutritional advice.

If your interested in Managing the Greenmarket, give Sharon Sheppard a call at 640-8181.

"Everyone we have presented this idea to is excited and is ready to pitch in where they can."

- Peter Robinson, Consultant

COMMUNITY GARDENS COMING ! ARE YOU INTERESTED IN GROWING YOUR OWN FRUITS & VEGETABLES IN A COMMUNITY GARDEN? CALL SHARON AT 640-8181

Westgate Residential Rehabilitation Project

The Westgate CRA was awarded \$1,132,750 in May 2011 for the acquisition and rehabilitation of ten (10) single-family residences within the Westgate/Belvedere Homes Community Redevelopment Area. The funds were a part of the \$50 million U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program II (NSPII) awarded to Palm Beach County in 2010. Unlike the previous NSP I grant funding previously allocated to the County, NSPII was competitive on a nationwide basis.

The Target area for Palm Beach County's grant is the Urban Redevelopment Area (URA) which includes the Westgate CRA. The purpose of the NSP II grant is to stabilize neighborhoods that have been damaged by the economic effects of abandoned and foreclosed properties. The County's application included three components:

1. A \$9.15 million low interest second mortgage loan program to homebuyers to acquire vacant and foreclosed properties for owner occupancy;
2. A \$20.3 million competitive residential redevelopment program to provide grants or loans to entities to acquire/rehabilitate vacant foreclosed residential properties for affordable resale or rental; and
3. A \$16.47 million neighborhood redevelopment program to provide loans or grants to entities partnering with for-profit developers to acquire and/or redevelop vacant residential properties for affordable multifamily rental.

NSP II funds may assist households earning up to 120% of the Area Medium Income (AMI), however no less than 25% of the total grant funding must be used to assist households whose income do not exceed 50% of AMI. The current AMI for Palm Beach County is \$67,600.

Job Opportunities – Section 3

WCRA will also be seeking qualified subcontractors to provide competitive quotations for the construction phase of this project. The NSPII Residential Rehabilitation Grant Program (RRGP) is also governed by Section 3 of the Housing and Urban Development Act of 1968 and those businesses that qualify as a Section 3 Business Concern (as defined in 24 CFR Part 135) will be given preference. Among other factors to be considered include relevant experience, background, trade references and capacity. Interested parties may contact. Interested parties are encouraged to contact Thuy ("Twee") Shutt, at (561) 640-8181 for more information.

Foreclosed or Pre-foreclosed Homes Needed for Program

As part of the grant program, the WCRA is required to purchase eligible residential properties within the Westgate, Golfview Heights, and/or Belvedere Heights neighborhoods. Eligible residential properties must generally meet one of the following criteria:

1. Foreclosed vacant, unoccupied, residential properties containing dwelling units with a minimum of one bedroom; or,
2. Owner occupied or vacant unoccupied (but not renter occupied) residential properties containing dwelling units with a minimum of one bedroom where foreclosure proceedings have been initiated under state and local law.

Interested parties are encouraged to contact Thuy ("Twee") Shutt, at (561) 640-8181 for more information.

Homeownership Opportunities

The residential development will include ten (10) noncontiguous single-family homes with a combination of 3BR/2BA and 3BR/1BA. The new homes are located within the WCRA Redevelopment Area, within the Westgate, Golfview Heights, and/or Belvedere Heights neighborhoods. All homes will be rehabilitated and upgraded to include the following:

Fully landscaped yard - Fully Equipped Kitchens w/ Energy Star appliances - Hurricane Shutters
Quality wood cabinetry - Impact Resistant Windows - Washer/Dryer - Tile/Carpet.

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WESTGATE/BELVEDERE HOMES CRA

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Prices for these homes are anticipated to start at approximately \$68,000. Each house will meet the standards of the Florida Green Building Coalition for an energy efficient and environmentally conscious home. Interested persons may call Sharon Sheppard, WCRA Redevelopment Specialist, at (561) 640-8181 for information.

CRA Board and Staff

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Sharon Sheppard, Redev. Specialist
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Project Update

The Cherry Road Bridge Expansion: The expansion was completed last July. It will provide additional storm water discharge capacity to mitigate flooding for the residents of Belvedere Homes and Westgate. The work was done by Drawdy Construction Co. Inc.

Central Lake: Designed to hold water during a storm event, this water detention pond will be completed in the next two months. With its water fountains and appropriate fisheries, it will not only treat the storm water but will enhance the appearance of the North Westgate area. Devland Site Development Inc. is the general contractor.

North Westgate Phases 4, 5 and 6: Ranger Construction is ahead of schedule with the installation of sanitary and storm water sewers, sidewalks, new roads and retention ponds in the North Westgate area. The CRA is grateful for your patience. All the phases will be completed by the Spring of 2012. Watch your mail to receive notices to connect to the sewer lines in the future.

L-2 Pump Station: PBC and Westgate CRA are negotiating a contract with Murray Logan Construction Inc. to build a pump station over the L-2 Canal near Florida Mango to provide flood protection for a 400-acre area including the four mobile home parks east of Congress Ave. The project will start within a month.

If you see any illegal activities on any of the projects, call the Sheriff or the CRA's office at 561-640-8181.

