



Diverse Communities – Strong Economies

October 26, 2011

For Immediate Release

West Palm Beach-based Neighborhood Renaissance Breaks Ground for 13 new affordable, energy-efficient homes for 13 new homeowners in Palm Beach County's Westgate/Belvedere Homes area

West Palm Beach, FL – October 26, 2011 – Terri Murray, Executive Director of Neighborhood Renaissance, announced today the groundbreaking at 2801 Saranac Avenue in Westgate for 13 quality-built, energy efficient, 3-4 bedroom homes meeting green building standards with “Florida-friendly” landscaping to be built south of Westgate Avenue in Palm Beach County. In partnership with the Westgate/Belvedere Homes Community Development Agency, Neighborhood Renaissance was awarded a HUD grant for construction from Palm Beach County Housing and Community Development Department through its Florida Community Development Block Grant 2005 Disaster Recovery Initiative program. Acquisition funds were committed from the Florida Community Loan Fund. The housing mix includes:

- 4 - 4BR/2.5BA single-family homes priced from \$95,000 – \$100,000
- 5-3BR/2BA single-family homes priced from \$90,000 – \$95,000
- 2 – 3BR/2.5BA-townhomes priced at \$80,000

Neighborhood Renaissance is pleased to work in partnership with the Westgate/Belvedere Homes Community Redevelopment Agency to provide these new homes for 13 families. The housing stock in the Westgate area has experienced deterioration causing blight. Many homes were extensively damaged or destroyed during the 2004-2005 hurricanes. These new homes will be assessed for consumption of energy to meet the standards of the Florida Green Building Coalition. Development design will include:

- Eco-Friendly architectural design to minimize energy use by the homeowner
- Use of renewable and easily accessible building materials minimizing the overall environmental impact of the development
- Drought resistant landscaping with grouping of plants with similar water needs and strategic placement to facilitate cooling of the home
- Preservation or donation of existing vegetation and top soil at the development sites when possible
- Installation of low-flow water fixtures and alternative flooring, i.e. minimal use of carpeting
- Inclusion of Energy Star and other high energy efficient appliances

All of the homes will be made available to households earning at or below 80% of the area median income addressing the need for affordable homeownership in the CRA. This investment will help to increase the tax base, create jobs, prevent crime by reducing the number of vacant properties, and improve the quality life in the area.

Neighborhood Renaissance is a 501(c) (3) nonprofit community development corporation dedicated to breathing new life into economically distressed neighborhoods by creating workforce housing opportunities, jobs, and small business prospects for low- and moderate-income persons. Previous projects include the “Miracle on 34th Street” in West Palm Beach and the building or rehabilitation of approximately 30 in-fill homes in the north end of West Palm Beach through their Community Land Trust program and the lease-to-purchase program.

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