

**LAKE WORTH ATTAINABLE HOUSING  
PROJECT  
WITH SOCIAL SERVICE SUPPORT**

# APPLICATION



# OFFICE OF CONGRESSWOMAN LOIS FRANKEL (FL-21)

## Community Project Funding (CPF): FY23 Transportation, Housing and Urban Development

Return completed form and required documentation to: [bradley.solyan@mail.house.gov](mailto:bradley.solyan@mail.house.gov)

Due Date: April 15, 2022

*Note: Only non-profit entities, public institutions, and state and local government entities are eligible to request projects. Projects cannot be designated for private individuals or for-profit entities. The Subcommittee will only accept legally eligible requests under the following accounts: Department of Transportation – Airport Improvement Program; Department of Transportation – Highway Infrastructure Projects; Department of Transportation – Transit Infrastructure Projects; Department of Housing and Urban Development – Economic Development Initiatives. To be considered, the project must be legally eligible for grants under these accounts and comply with all applicable laws, rules, and regulations related to the specific grant program.*

Non-federal Project Sponsor Requesting Funds:

[Lake Worth Beach Community Redevelopment Agency](#)

Primary Point of Contact (name, email, phone number, organization address):

[Joan Oliva, Executive Director, \[joliva@lakeworthbeachfl.gov\]\(mailto:joliva@lakeworthbeachfl.gov\), \(561\) 493-2550, 1121 Lucerne Ave., Lake Worth Beach, FL 33414](#)

Project Priority (if non-federal sponsor is submitting more than 1 project): 1

Short Name of Project: [LWB – Attainable Housing Project with Social Service Support](#)

Complete Description of Project (limit 1000 characters, including spaces):

[The Lake Worth CRA, in partnership with, Adopt-a-Family, Habitat for Humanity, Neighborhood Renaissance, Housing Leadership Council, the Community Land Trust of Palm Beach and the Treasure Coast, Community Partners of South Florida and the City of Lake Worth seek to purchase available, blighted or foreclosed properties, and build, much-need attainable housing in the CRA District. The Lake Worth CRA has several land-banked parcels and City funding to leverage any money awarded. Some of our land-banked parcels do have private sector partners. In this case, we can help subsidize a portion of the units to make them attainable to households. This will result in mixed-use, mixed-income units that will help further stabilize the area. In other cases, we will purchase more properties and work with our non-profit partners to build or rehabilitate new attainable units. All units will be deed restricted and for-sale units will have a shared-equity agreement to give the program longevity.](#)

Has this project been submitted to any other Member of Congress, if so please list the Members' name and a staff point-of-contact: **NO**

Is the entity to receive the funds a non-profit? If yes, provide documentation that the non-profit is a 501(c)3: [While the CRA will work with non-profits, the CRA will act as the Lead and fiscal agent for the project with](#)

oversight from the City of Lake Worth Beach.

Attach a letter of support from the non-federal sponsor of the project or the project partner for the project being requested. If there is no official non-federal sponsor or project partner, this can be a letter of support from the community or city/county. [Attached](#)

Why this project is a community priority?:

The City of Lake Worth Beach has made considerable strides in the past twelve years, thanks in large part, to the successful Neighborhood Stabilization Project (NSP-2), led by the Lake Worth CRA, with immense help and support from the City our non-profit partners. Together we created over 400 affordable units, provided the necessary financing mechanisms, demolished unsafe structures and created new affordable units. Because Lake Worth Beach is not an entitlement City, we suffer from a lack of outside funding. However, the need in the City is critical. According to a housing needs assessment completed in 2021 by FIU's Metropolitan Center and the Housing Leadership Council of Palm Beach County, with a 56.6% of rental households in the County being cost-burdened and the medium single-family home price being unaffordable to 81% of Palm Beach County households, Palm Beach County is one of the most unaffordable places to live in the U.S.

Adding to this crisis, both single and multi-family properties are being bought by holding companies and rented out for market rate to above market rate rents. If the City/CRA and partners do not expand their capacity, produce, maintain and monitor new units, the City cannot keep up with the pace of the market and too many units will be out of reach for people in and wanting to live in Lake Worth Beach.

Amount of Request: [\\$2.5 M](#)

**Please answer all additional questions below for the appropriate account**

**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT--Economic Development Initiative (EDI)**

EDI community project funding may be used for economic and community development activities, including land or site acquisition, demolition or rehabilitation of housing or facilities, construction and capital improvements of public facilities (including water and sewer facilities), and public services. Requests may also include planning and other activities consistent with previously funded activities eligible under the Community Development Block Grant (CDBG) program (title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.)), unless otherwise specified. EDI community project funding is not eligible for the reimbursement of expenses for activities or costs incurred prior to the obligation of funds, if such activities are not eligible under the CDBG program. Capital and operating expenses for fire and police stations are not eligible for EDI community project funding. All projects must be:

- Supported broadly by local stakeholders, including residents, businesses, and elected officials.
- Administered by governmental or non-profit entities, including public housing agencies, as well as tribes and tribally designated housing entities.

The average award in this account for fiscal year 2022 was \$1.5 million. Note that the Committee may consider project amounts of up to \$4 million for FY23, but any caps will be determined by the Chairman after reviewing the full universe of requests.

Community project funding questions for EDI:

- Project Name: [Lake Worth Beach – Attainable Housing Program with Social Service Support](#)
- General description of the project and why it is needed.

The Lake Worth CRA, in partnership with, Adopt-a-Family, Habitat for Humanity, Neighborhood Renaissance, Housing Leadership Council, the Community Land Trust of Palm Beach County and the Treasure Coast, Community Partners and the City of Lake Worth seek to purchase available, blighted or foreclosed properties, and build, much-needed attainable housing in the CRA District. Furthermore, the program will also include working with private developers to build attainable units in mixed-use, mixed-income projects.

Estimates from the FIU Affordable Housing Needs Assessment found that more than 65% of owners and 90% of renters pay more for housing than they can afford. Without a safe, secure place to live, households are vulnerable to health issues, food insecurity and lower than average educational outcomes. Home prices jumped 25% in just the last year. Construction expenses jumped 23% since the Covid pandemic arrived in 2020. Land costs have also skyrocketed. Although many municipalities in South Florida are trying to combat this issue, it will take multiple funding sources and partnerships to make a program successful. Without on-going support, local social services and government involvement, many families will struggle, or even worse, be forced out of the area.

The strategy we are implementing is proven successful. Although we won't be able to assist as many families as last time due to less funding and higher prices, we are confident we can make positive, lasting strides in making more attainable units with continued affordability. With the addition of equity-sharing in our model, we will have funding to continually leverage and provide more units in the future.

#### Estimated Budget

Financing	\$1,500,000
Acquisition and Rehab.	\$3,500,000
Land-banking	\$1,000,000
Demolition	\$250,000
New Construction	\$4,550,000

- What are the benefits of this project and why is it a priority?

The medium price of a home in Palm Beach County exceeds \$500K. Rents have increased over 37% in the past few years. The average rent in Palm Beach County is \$5703 a month and 92% of rents in the County are above \$2000 a month (Roofstock, 2021). Currently, there is no limit in how much a landlord can increase a household's rent. Construction materials have increased just over 17% just in the last year and there is no decline in sight. Without direct intervention by local City's, CRA's and both profit and non-profit partners, housing for our most vulnerable and our local workforce will disappear. Companies will no longer be able to relocate and offer jobs to our local citizens and graduating students. The lack of housing will greatly intensify the need for not only rooftops but also social services. Without a continuum of care, that includes, housing, transportation, food and health options and education, the County will suffer and the largest burden will be placed on households earning less than 120% of Area Medium Income.

This Lake Worth Attainable Housing Program will:

- Acquire much-needed properties
- Rehabilitate/construct up to 50 properties to offer affordable rents
- Rehabilitate/construct up to 20 number of properties to new homebuyers
- Land bank up to 10 properties for future need
- Seek to build units close to mass transit and schools
- Provide funding mechanisms for up to 30 households
- Provide deep-subsidy for 10 households
- Provide credit and home-buyer counseling

- Offer financial literacy classes
  - All new construction will meet or exceed Florida Green Building Coalition (FGBC) Standards
  - Provide green maintenance guide for all homes
  - Offer electric car charging stations in multi-family units
  - Include a neighborhood safety program
  - Work with local businesses, universities and non-profits to offer wrap-around services
- Amount requested for the community project funding and the total project cost.  
Requesting \$2.5M with a local match in cash and land worth - \$10.8M
  - Can the project obligate all appropriated funds within 12 months after enactment?  
Yes, the Lake Worth Consortium obligated over \$12M in NSP-2 funds within 12 months of enactment. We are comfortable saying we can obligate the same or more with this funding source.
  - Estimated start and completion dates.  
Development agreements for land-banked properties can be obligated within 3-4 months of receiving the award. In fact, the addition of these funds to help subsidize projects already in the pipeline will speed up their delivery date. Additional properties could also be brought into play within the first 3-4 months.  
Other projects that are not shovel-ready could be included in this program within 9 months, thus obligating all funds within the 12-month time frame. Construction will likely begin within the first year of obligation and continued development will continue for several years. Because a shared-equity formula will be used for the for-sale homes, we expect to be able to continue this project, with additional funding for years to come.
  - Has the request been submitted to another Subcommittee or Committee this fiscal year? If yes, which one(s)? NO
  - Does the project have other public (federal, state, local) and/or private funds committed to meet match or cost-share requirements for costs related to construction, operations, and maintenance? If so, what is the source and amount of those funds? NOTE: EDI community project funding does not have a match requirement.  
CRA Land Value – \$5.2M City Land - \$500K In-kind – Admin.& Social Service Value - \$100K  
CRA Dollars - \$500K City ARPA Dollars- \$2M Total Leverage = \$8.3  
Does the project require an environmental review? If so, what is the status and/or outcome of the environmental review and National Environmental Policy Act (NEPA) category of action (if applicable)?  
Yes, Tier 1 and 2 reviews will take place including lead and asbestos testing and sound impact studies, when needed.
  - Is the project purpose primarily for services, new construction, rehabilitation, land or site acquisition, planning, or economic development?  
This ambitious, yet, proven type of project will include demolition, financial mechanisms, site acquisition, redevelopment and new development along with needed social services.
  - Does the project primarily benefit persons of low-income or Tribal communities? If yes, please describe who the project is intended to benefit.  
This project benefits households making less than 120% of Area Medium Income with an extra benefit given to households making less than 80% of area medium income.
  - Who are the community partners participating in this project?  
Adopt-a-Family of the Palm Beaches  
Habitat for Humanity of the Palm Beaches  
The Community Land Trust of Palm Beach County and the Treasure Coast  
Housing Leadership Council

Neighborhood Renaissance  
Community Partners of South Florida  
The Lake Worth Beach Community Redevelopment Agency  
The City of Lake Worth Beach  
Other social service agencies – once awarded

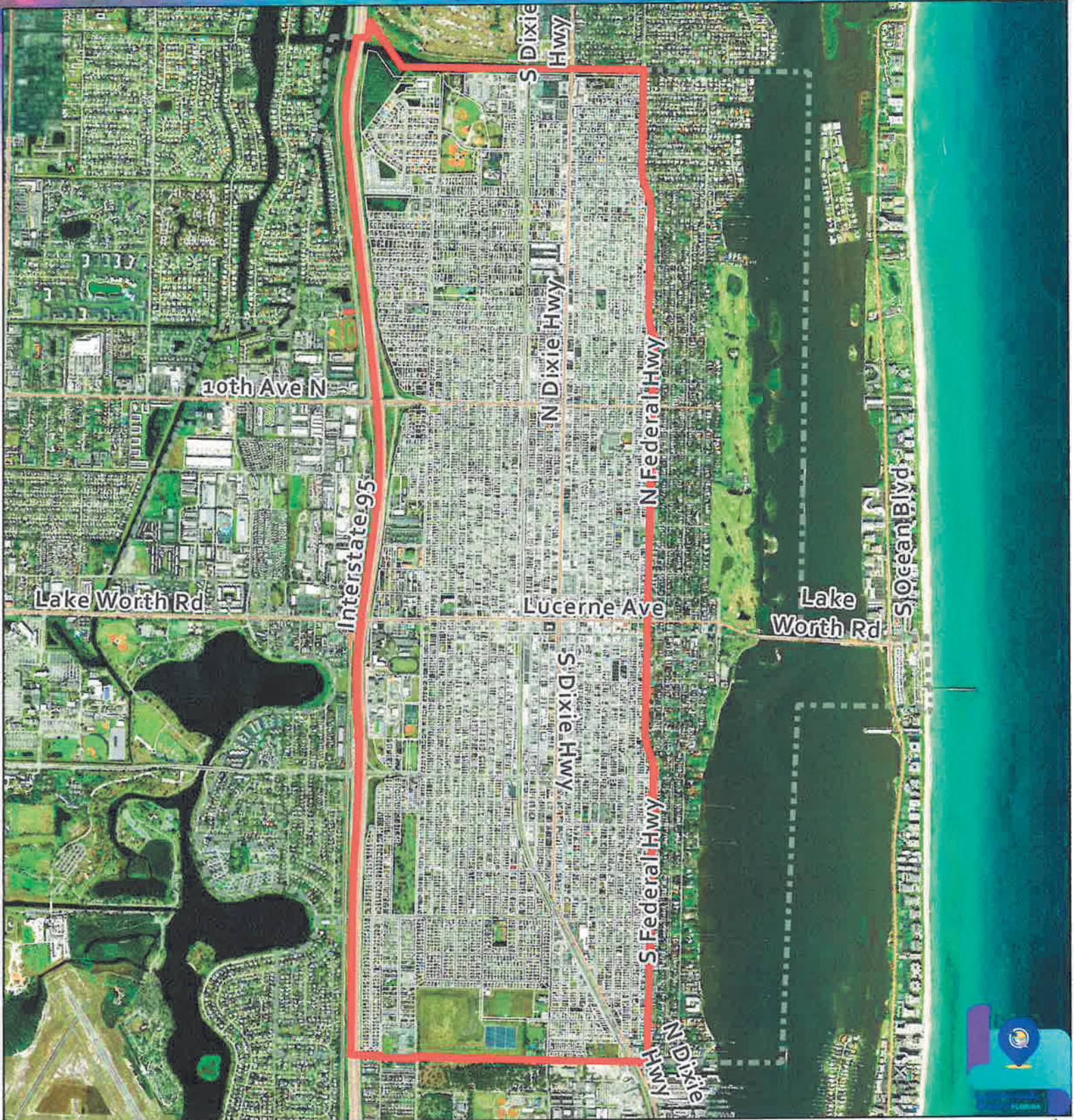
- If the project purpose is for new construction or land or site acquisition, does it comply with local zoning requirements?  
Yes, our goal will be to work closely with the City to identify areas that could sustain duplexes, fourplexes and other multi-family, mixed use areas as well as single family neighborhoods that are in LM-25 and LMMI census tracts
- Is the project included or supported by an identified priority area within a state or local HUD Consolidated Plan? If yes, please provide a link to the plan.  
This plan is a continuation of our NSP-2 plan that from 2011 created over 400 new or improved deed restricted units.  
<https://files.hudexchange.info/reports/published/NSP AP Grantee 2 LAKW-FL FL.pdf>
- Is the project intended to address climate change, resiliency, mobility, or equitable access to housing or services?  
Yes, the plan includes providing access to affordable, sustainable units that are resilient to inevitable climate change issues. The plan includes interwoven priorities including, equity, access to transportation, education, social services and safety.

MAP







# Attainable Housing Program Target Area City of Lake Worth Beach, FL



## Map Legend

-  Target Area Boundary
-  Parcel Boundary

-  Municipal Boundary

0 0.13 0.25 0.5 Miles

