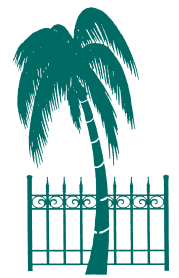




UPTOWN NEWS

Published by Northwood Renaissance, Inc.



June 2005

Northwood Renaissance to Receive Award from 1000 Friends of Florida

1000 Friends of Florida, the statewide nonprofit growth management advocacy group will present its 2005 Community Steward Award to Northwood Renaissance at the Model Block Phase III inauguration ceremony being held from 10:00 am - 11:00 am on Saturday, June 18 at 703 39th Street. A Model Block trolley and home tour will immediately follow the ceremony and a buffet brunch will be served.

Northwood Renaissance is being recognized for its outstanding citizen planning efforts that have resulted in successful neighborhood revitalization and housing that is affordable to our city's workforce. Through its Model Block program, Northwood Renaissance is buying and rehabilitating older homes, building on vacant lots, managing streetscape improvements and creating a mix of housing types and prices. Call Winnie at 832-6776 ext. 100 to reserve your seat for the tour.

1000 FRIENDS OF FLORIDA

Saving Special Places • Fighting Sprawl • Building Better Communities

1000 Friends of Florida promotes healthy urban and natural places by wise management of growth and change. They educate, advocate, negotiate and, when necessary, litigate to protect our high quality of life. Their planners, attorneys and community activists work to protect natural areas, fight urban sprawl, promote sensible development patterns, and provide affordable housing. Founded in 1986, the 501(c)(3) nonprofit group has received national recognition for their work. They are a statewide membership organization. Visit their website at: www.1000fof.org.

Northwood Renaissance & Washington Mutual Sponsors Northwood Home Ownership Fair

Saturday, June 18, 2005, 10:00 am – 2:00 pm, Northwood Adult Center, 723-39th Street.

First-time homebuyers learn how to:

- Determine how much home you can afford
- Resolve credit concerns
- Find out about new construction homes & tour Model Block area
- Purchase homes for sale by local realtors
- Fundraise for local schools through a new WAMU debit account

For more information call Washington Mutual at 561- 642-5907. *Refreshments and entertainment for the kids*

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Northwood Renaissance is LISC 2005 Community Development Champion



Northwood Renaissance, Inc. President Carl A. Flick accepts the South Florida LISC 2005 Community Development Advocate Award.

South Florida Local Initiatives Support Corporation (LISC) honored Northwood Renaissance at the 2005 Community Development Champion Award Luncheon held at the Kravis Center on April 7. Northwood Renaissance was recognized for its outstanding affordable housing and economic development projects from among over 30 partner community development corporations serving south Florida neighborhoods.

According to Annetta Jenkins, South FL Senior Program Director, "LISC recognizes the accomplishments of Northwood Renaissance in neighborhood planning, its groundbreaking Model Block strategy and in comprehensive community development. It is our honor to present to Northwood Renaissance our 2005 Community Development Advocate Award. We appreciate the partnership and your work in the neighborhoods of West Palm Beach."

Local Initiatives Support Corporation (LISC) is a national nonprofit intermediary that helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones. By providing capital, technical expertise, training and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and facilities, businesses and jobs.

Village Centre Update

Since our last update, West Palm Beach CRA Director, Kim Briesemeister has requested that the Village Centre, LLC consider redesigning the project with structured parking to accommodate additional on-site parking. This option is being considered pending the CRA's commitment to fund the additional cost estimated to be up to \$1 million and the City's commitment to vacate the existing alleyway. In order to meet the project's sensitive time constraints, construction of the project under its current plan is scheduled to begin late this summer; however, should the CRA decide to appropriate the required funding needed for structured parking, construction will be delayed until fall.

Northwood Renaissance Forges Partnership with City of West Palm Beach for Workforce Housing

On April 11, 2005 Northwood Renaissance entered into an agreement with the City to convey 3 parcels to the CRA in order to facilitate land assemblage for the Northwood Business District "Anchor Site" in exchange for 10 vacant lots. Northwood Renaissance will construct new homes on the lots to be purchased by first-time homebuyers currently priced out of the market. Working with the City, County and State, Northwood Renaissance will focus on addressing our community's growing affordable housing crisis. Northwood Renaissance operates as an independent 501(c)(3) non-profit organization and no longer receives funding from the West Palm Beach CRA.

Homebuyers Return to Their Old Neighborhood

Searching for their first home since 2002, the Burks thought they had found the house of their dreams until an inspection revealed the need for costly repairs. After estimating the price tag for necessary improvements, Anthony, Sr. and Trina Slade - Burks concluded that they were locked out of the housing market until they learned about an opportunity to purchase a new home to be built in Northwood. Located on the 600 block of 32nd Street, the new home-site was one of three lots that the City of West Palm Beach donated to Northwood Renaissance for the Model Block II program, which matches income qualified buyers with newly built or renovated homes, completes façade improvements to adjacent homes and brings about landscaping and streetscape improvements.

Trina says she, “likes the Northwood area because it has an artist community feel and it is a good investment.” Anthony, Sr. who grew up in Pleasant City and has worked for Baron Signs Co. for 15 years, is an artist and illustrator. Trina works for the Artist Showcase of the Palm Beaches and the Center for Creative Education as an artist/teacher instructor and was an art consultant to Macy’s Department Store for 7 years. The Burks look forward to moving into their newly built home this fall.



From left to right: Raymond, Trina, A.J., and Anthony, Sr.

House by House, Block by Block

West Palm Beach Economic and Community Development Department (ECD) is providing \$250,000 in financial assistance through federal HOME funds to Northwood Renaissance to purchase, rehab and construct 9 single family homes for resale to income qualified first-time homebuyers through the Northwood Urban Infill Redevelopment Project (aka Model Block Phase III). The project targets improvements to scattered sites throughout the 600 – 700 blocks from 28th to 59th Streets and provides much needed affordable housing for the City’s workforce.

“In addition to reducing crime and eliminating neighborhood blight, Northwood Renaissance is providing ownership opportunities to families who are priced out of the housing market”, says Charlene Montford, West Palm Beach ECD Director. “Even with down payment assistance programs, many workers have given up on purchasing a home because there is nothing for sale in the first-time buyer price range. We hope that more public/private partnerships, like the Northwood Urban Infill Project, can offer new hope to first-time homebuyers.”

Mayor Frankel Prepares City Residents for Hurricane Season

Mayor Frankel urged business and resident leaders to be prepared for this hurricane season at her June 2 Presidents' Council of Neighborhoods meeting. If you are able to serve as an Emergency Neighborhood Contact, please fax the following information to the City’s Public Information Office: Name, Address, Community/Neighborhood, Home, Cell & Business Phone, and Email address to 561-822-1424. Log on to www.wpb.org for the latest preparation tips and emergency information.

Imagine what it would be like without workforce housing?

- \$100 night out at McDonalds
- Prepay by credit card or extinguish your own fire
- Build that nanny flat (forget about daycare)
- You think classrooms are overcrowded now...
- Prevailing for service workers: \$20 per hour

Community Calendar

Special Events:

- **Northwood Renaissance and Washington Mutual Home Ownership Fair** — June 18th, Northwood Adult Center, 723 39th Street, from 10:00 – 2:00 p.m.
- **1000 Friends of Florida, Model Block Phase III Inauguration and Award** — June 18th, 703 39th Street, 10:00 to 11:00 a.m.

Workshops

- **Free Homebuyer Workshops** – August 22nd and September 23rd from 6:00 to 8:30 p.m., Northwood Renaissance, 510 A 24th Street. Contact Ludie at 832-6776 ext. 101.

Neighborhood Associations & Meeting Dates

- **Northwood Renaissance board meeting** — held on the second Thursday of each month, 5:30 p.m., 510 A 24th Street.
- **Concerned Residents of Northwood** — Contact: Mary Koplin (561) 844-0410.
- **Front Porch** — Contact Coni Williams @ (561) 832-2330, 517 25th Street.
- **Northwood Estates** — President Iangelic Batista, (561) 842-8776, meeting 1st Wed. of each month 7:00 p.m. at United Methodist Church.
- **Northwood Gardens** (40th to 45th St., east on Broadway to N. Flagler) — President John Cramer 844-5194, meeting last Wednesday of each month, Northwood United Methodist Church on 40th Street.
- **Northwood Harbor** (45th to 59th, east on Broadway to Poinsettia) — President Rhea Doran (561) 844-0588, meeting 2nd Wednesday every other month, Northwood Fire Station at 49th Street and Broadway.
- **Northwood Hills** — President Elyse Lee (561) 282-8245, meeting 3rd Tuesday of the month at 7 pm., Grace Episcopal Church @ 36th Street.
- **Northwood Neighborhood Coalition** — President Steve Allred (561) 514-0025. Board meets the Tuesday prior to the Mayor's NCON

meeting held on the 1st Friday of each month in City Hall, Council Chambers. Board meetings are held at 3510 Spruce Ave.

- **Northwood Park Historic District** — (36th to 40th, N Flagler to Broadway), President Richard Collette (561) 844-0206, Meeting: 1st Tues. of each month, Northwood Renaissance, 510 A 24th Street
- **Northwood Pines** — (26th to 35th, Broadway Pinewood), Contact Person: Lillian Albury, (561) 776-3268.
- **Northwood Merchants Association** — President Gigi Tylander (561) 833-7997, meeting 3rd Wednesday of each month, 535 24th Street, @ 5:30 p.m.
- **Northwood Shores** — (28th to 36th, include Flagler Lane & Flagler). President Bette Anne Starkey, (561) 832-0695. Meeting 2nd Tuesday at Currie Park Maritime Museum @ 7:00 p.m.
- **Old Northwood Historic District** — (26th to 35th, N Flagler to Broadway). President Mary Ann Oglia, antarservant@aol.com, meeting 3rd Wednesday of each month @ 7:00 p.m., 3510 Spruce Avenue.
- **Pinewood** — President Louise Toureau (561) 844-6225.
- **Pinewood Park** — President Ron Nixon, (561) 845-8024. Meeting 3rd Tuesday of each month @ 6:30 p.m., Northwood Adult Center.
- **Pleasant City Family Reunion Committee** — President Everee J. Clarke (561) 841-8439. Meeting 1st Thursday monthly, Heritage Gallery, 2117 N. Dixie Hwy.
- **Pleasant City** — President Michael Cleveland, (561) 832-4383. Meeting 3rd Thursday of each month at the Pleasant City Multi-Cultural Center.
- **Townhouse Court Estate** — (36th and Electronics Way), President Thomas McKissack, (561) 848-9594. Meeting 4th Saturday of each month 10:00 a.m. at Palm Tran Conference Room.
- **Northshore Neighborhood Association** — Meeting 1st Tuesday of each month @ Grace Episcopal Church 36th & Australian @ 7:00 p.m.

Please contact Northwood Renaissance, Inc. at 832-6776 if you would like to have your association or event listed, or to make changes.



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