Riviera Beach Renaissance A Blueprint for Neighborhood Revival



Innovation. Restoration. Beautification.®

"Riviera Beach Renaissance demonstrates that change is possible and that homeownership makes a difference. These attractive homes have set a new standard with a waiting list of buyers seeking the American Dream."

Annetta Jenkins

Executive Director, Riviera Beach Community Development Corporation



Summary of the Project



In October 2013, RBCDC was awarded a \$1,014,152.97 HOME grant

Project is to complete at least five homes for low-to moderate income, first time homebuyers.

City has many vacant, derelict properties and high rate of rentals – 60%

High incidence of crime plaguing the neighborhood residents and businesses.

Homes were completed and sold in February 2017

Leveraging ^{\$}1,429,152 Funding

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\$ 350,000 \$ 45,000 \$ 20,000 Comerica Bank Revolved 2.89 times Equity/RBCDC

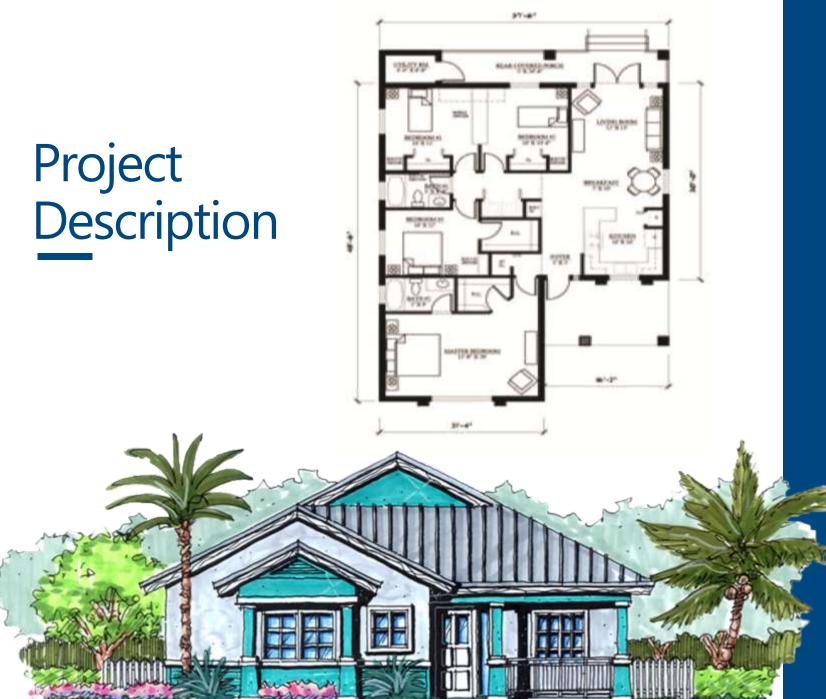
In Kind Support



Architect Rendering



Innovation, Restoration, Beautification



- Five new, single family homes
- Situated in two neighborhoods:
 Park Manor and Riviera Beach Heights
- Three and four bedrooms, 2 baths
- 10 foot ceilings
- Impact resistant windows and doors
- Lushly landscaped lots
- Front and back porches
- Designer tile, counter tops, and lighting package
- Custom, wooden cabinetry
- Storage rooms
- Security systems
- Washer Dryer connections
- Appliance packages







Construction in Progress





Ribbon Cutting October 27, 2016







Open House February 16, 2017









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House Staging



Community Impact

- Bringing back homeownership in a sea of vacant, derelict properties
- Re-establishing values
- Attractive design that harkens back to the City's Caribbean influences
- Affordable housing close to transit and the newly redeveloped Marina, hub for good, clean jobs
- Directly impacting 5 families
- Indirectly impacting 350 families
- New excitement and hope for the future
- Reducing crime on adjacent blocks



Sustainability

Track record of accomplishments established in the City

Sound development team in place

Continuing to identify new properties to redevelop

1033

Investing Developer's Fee and Program Income for additional housing units

RIVIERA BEACH RENAISSAS

Development systems and procedures in place for next project

Continuing to identify and educate new homebuyers

Welcome Home!

RBCCDC RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION

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rivierabeachcdc.org

RIVIERA BEACH RENAISSANCE

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561-844-3408