


# Riviera Beach Renaissance

*A Blueprint for Neighborhood Revival*







**“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



Before - Photos

- 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



\$1,014,152

**HOME Grant**

2

**Comerica Bank**

Revolved 2.89 times

\$

350,000

**Equity/RBCDC**

\$

45,000

**In Kind Support**

\$

20,000



Architect  
Rendering

# Embracing the Power of Collaborative Partnerships

Working Together for Families

**Focus Group and Marketing Partner**  
Park Manor Neighborhood Association

**Homebuyer Outreach, Education, and Credit Counseling Partners**



## Funding & Financing Partners



## Architectural & Construction Partners

*Hartnett Building Group*

Colomé & Associates, Inc.



## Realtor Partners





# Project Description



- 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





# Ground Breaking December 2015





# Construction in Progress







## Ribbon Cutting October 27, 2016



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# Open House

February 16, 2017







# 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



After - Photos



# Sustainability

Track record of accomplishments  
established in the City

Sound development  
team in place

Continuing to identify new  
properties to redevelop

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

Development systems  
and procedures in place  
for next project

Continuing to identify and  
educate new homebuyers





# Welcome Home!



RIVIERA BEACH COMMUNITY DEVELOPMENT CORPORATION  
Innovation. Restoration. Beautification.®

[rivierabeachcdc.org](http://rivierabeachcdc.org)

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