



WESTGATE CRA

2018/2019 ANNUAL REPORT

FISCAL YEAR ENDING SEPTEMBER 30, 2019



**Westgate/Belvedere Homes
Community Redevelopment Agency
Palm Beach County**

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WESTGATE CRA BOARD

CHAIR

Ronald Daniels



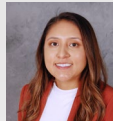
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BOARD MEMBER

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BOARD MEMBER

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BOARD MEMBER

Enol Gilles



BOARD MEMBER

Ruth Haggerty, P.E.



The at-large 7 member Westgate CRA Board, appointed for a 4-year term by the Palm Beach County Board of County Commissioners, guides the implementation of the Community Redevelopment Plan

A Message from the CRA Executive Director



The scarcity of decent affordable housing has worsened as the population grows and wages stagnate. Even though compared to other areas in Palm Beach County, housing prices have not escalated as much in the redevelopment area, the demand for workforce housing has. In 2019, developers utilized the CRA's Zoning Overlay Bonus Density unit pool, new Cottage Home provisions, and the CRA's Site Development Assistance Program, to plan and develop more workforce units.

Construction for Oswego Oaks Neighborhood Park is well underway. The park will provide additional open space for community use and community events. The CRA will develop a companion dog park across the street from the park for resident use. The CRA developed and participated in many other neighborhood programs including the Celebrate Westgate Festival, the Turkey Shoot, and the PBSO Bike Rodeo. The Westgate Community Farm enjoyed another successful year, providing fresh produce to residents, with the help of a new garden apprentice.

The CRA has obtained grants from FDOT through the Palm Beach Transportation Planning Agency to upgrade and diversify modes of transportation in the area that will make it, above all, safer for bicyclists and pedestrians. Construction will start on those projects within three years.

The Tax Increment Financing (TIF) Trust Fund saw a 9% increase. The TIF fund was used for its intended purpose as shown by the clean audit we received in 2019. Our gratitude goes to the CRA Board, the Palm Beach County Board of County Commissioners, especially, Districts 7 and 2, Ms. Baker, and her Assistants Ms. Johnson and Ms. Miller, and the various County Departments that helped the CRA accomplish its goals during the 2019 year.

Elizée Michel, AICP, FRA-RA



MISSION

Our Purpose

To eliminate blighted conditions and increase the tax base through economic opportunity, housing availability, community enhancement, and improvements to public infrastructure.

The Future

A diverse, safe, and economically vibrant community where people live, work and play.

VISION



How the CRA works

The Westgate CRA is the only Community Redevelopment Agency in unincorporated Palm Beach County

The Westgate area was developed in 1921 as the most western gateway into the City of West Palm Beach and stands as one of the oldest platted subdivisions in Palm Beach County.

Pursuant to the Community Redevelopment Act of 1969, FS 163, Part III, the Westgate/Belvedere Homes Community Redevelopment Agency, defined as a dependent special district, was created on April 18, 1989 by the Palm Beach County Board of County Commissioners via Res. #89-6. The Westgate CRA will sunset in 2049.

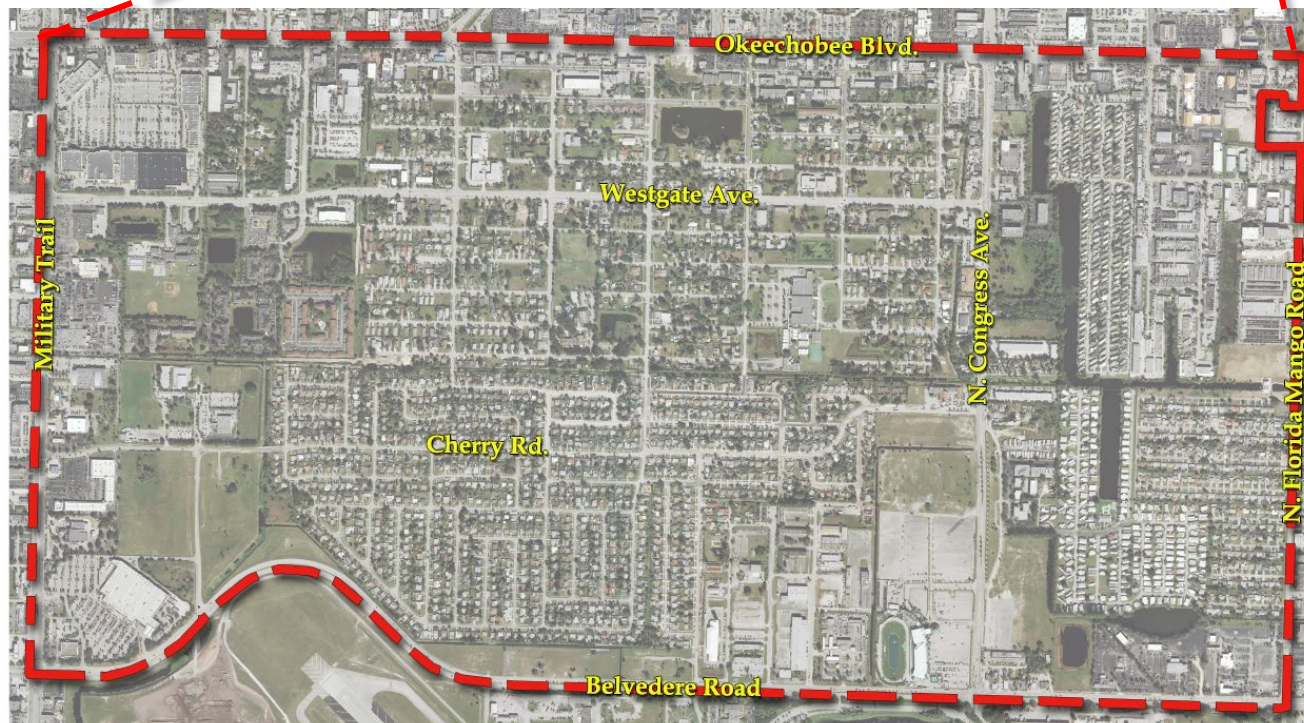
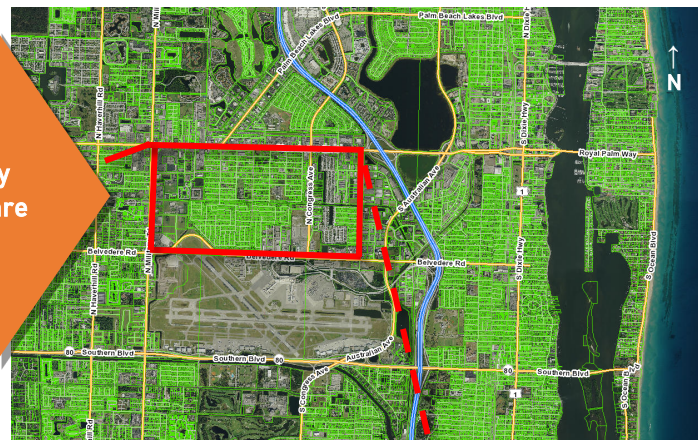
Mandated to eliminate slum and blight and effectuate redevelopment pursuant to the goals and objectives of an approved Community Redevelopment Plan.

CRA receives annual tax increment revenue (TIF) from Palm Beach County based on incremental increases in property values. This revenue can be used for any project or program outlined in the CRA's Community Redevelopment Plan.

The Westgate/Belvedere Homes Community Redevelopment Agency is required by Florida Statutes 163, Part III to report its activities for FY 2019 by March 31, 2020. This report shall include a complete financial statement setting forth the CRA's assets, liabilities, income, and operating expenditures as of the end of such fiscal year.

Westgate CRA Location & Boundary Map

The redevelopment area is approximately 1,300 acres or 2 square miles.



The CRA is centrally located in Palm Beach County, bounded by Okeechobee Blvd. (SR 704) to the north, Florida Mango Rd. to the east, Belvedere Rd. to the south, and Military Trail (SR 809) to the west, and is in close proximity to PBIA, I-95, Florida's Turnpike, US Hwy 1, and downtown West Palm Beach

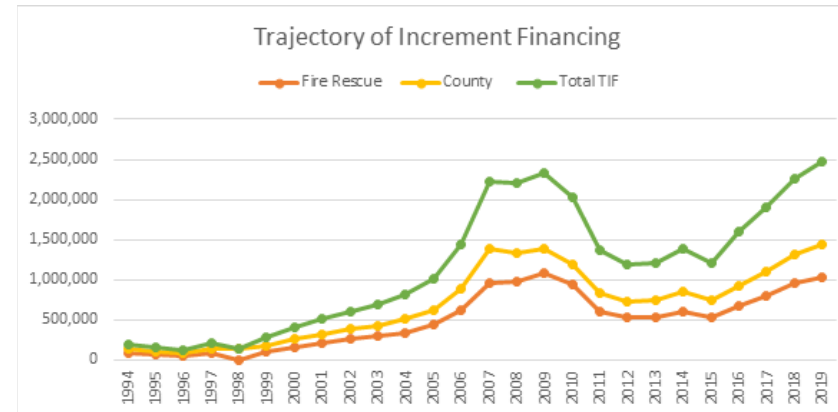
CRA FINANCIALS

The State, in adopting Florida Statute 163, Part III, created the CRA's main source of income, tax increment funds (TIF). All CRAs in Florida are dependent taxing districts, which means that they depend upon other taxing districts to make contributions to their trust fund. TIF funds are based upon the added value of property valuations within a CRA district once the base year has been set by a CRA's governing body. When the Westgate/Belvedere Homes CRA was established by the Board of County Commissioners in 1989, the County pledged annual tax increment financing from the General Fund and Fire Rescue MSTU. The CRA's base year property valuation (taxable value) amounted to \$190,169,267. In FY 2019, the property evaluation amounted to \$489,710,927. The incremental difference, subtracting the taxable value of the base year from the final taxable value considered for the 2019 budget year amounts to \$299,541,660. Given the tax rate of Palm Beach County at 4.7185 mils and the Fire Rescue District's rate of 3.4581 mils, the Westgate CRA's tax increment income, after a 5% required statutory reduction, was \$2,344,698 for FY 2019; an increase of 9% from 2018.

Tax increment revenue was \$2,344,698 for FY 2019 representing an increase of 9% from FY 2018

Prior to 2005, the TIF never reached \$1,000,000 a year. In 2008/2009 it peaked to \$2.3 million at the height of the real estate market falling back to \$1.1 million in 2011/2012; its lowest amount since 2005. After that dip, the TIF steadily increased and is projected to maintain an upward trajectory for at least the next five years. The TIF contribution for the last 30 years has amounted to approximately \$31 million. That revenue, leveraged with local, state and federal grant funds, is used to carry out the goals and objectives of the CRA's Community Redevelopment Plan.

Trajectory of Increment Financing



Historical Taxable Property Values

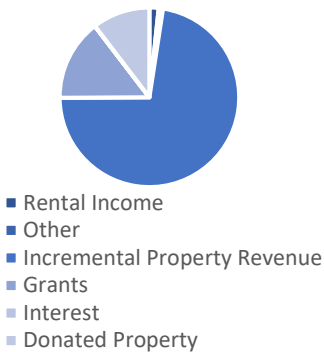
Calendar Year	CRA Taxable Values	Net Change from Previous Year	Percent Change from Previous Year
1988	190,169,267		
2005	329,749,687		
2006	390,996,979	61,247,292	18.5%
2007	512,487,263	121,490,284	31%
2008	544,306,595	31,819,332	6.2%
2009	556,004,505	11,697,910	2.1%
2010	462,927,140	(93,077,365)	(16.8%)
2011	365,451,066	(97,476,074)	(21%)
2012	341,996,623	(23,454,443)	(6.4%)
2013	345,390,869	3,394,246	.99%
2014	367,146,237	21,755,368	6.3%
2015	344,771,209	(21,755,368)	(5.9%)
2016	395,436,502	50,665,293	14.7%
2017	434,152,267	38,715,765	10.9%
2018	465,303,909	31,151,642	7.18%
2019	489,710,927	24,408,018	5.2%

Historical Increment Revenues

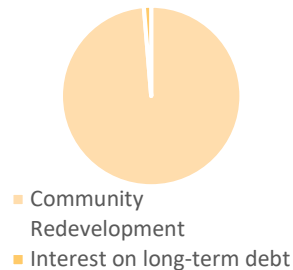
Calendar Year	Taxable Value	Taxable Value Increment	County Millage Rate	Fire Rescue Millage Rate	Tax Revenue	Statutory Reduction	Final Tax Increment	Changes	Percent Changes
1988	190,169,267	Base Year							
2005	329,749,687	139,580,420	0.0045000	0.0031990	1,074,630	0.950	1,020,898		
2006	390,996,979	200,827,712	0.0044500	0.0030990	1,516,048	0.950	1,440,246	419,348	41%
2007	512,487,263	322,317,996	0.0042800	0.0029800	2,340,029	0.950	2,223,027	782,781	54%
2008	544,306,595	354,137,328	0.0037811	0.0027794	2,323,318	0.950	2,207,152	(15,875)	(1%)
2009*	556,004,505	365,835,238	0.0037811	0.0029500	2,462,474	0.950	2,339,350	132,198	6%
2010	462,927,140	272,757,873	0.0043440	0.0034581	2,128,084	0.950	2,021,680	(317,670)	(14%)
2011	365,451,066	175,281,799	0.0047500	0.0034581	1,438,731	0.950	1,366,794	(654,886)	(32%)
2012	341,996,623	151,827,356	0.0047815	0.0034581	1,250,997	0.950	1,188,447	(178,347)	(13%)
2013	345,390,869	155,221,602	0.0047815	0.0034581	1,278,964	0.950	1,215,016	26,569	2%
2014	367,146,237	176,976,970	0.0047815	0.0034581	1,458,219	0.950	1,385,308	170,293	14%
2015	344,771,209	154,601,942	0.0047815	0.0034581	1,273,858	0.950	1,210,165	(175,143)	(13%)
2016	395,436,502	205,267,235	0.0047815	0.0034581	1,691,320	0.950	1,606,754	396,589	33%
2017	434,152,267	243,983,000	0.0047815	0.0034581	2,010,323	0.950	1,909,806	303,052	19%
2018	465,303,909	275,134,642	0.0047815	0.0034581	2,266,999	0.950	2,153,649	243,843	12.7%
2019*	489,710,927	299,541,660	0.0047815	0.0034581	2,468,103	0.950	2,344,698	198,049	9%

*10-year peak increment revenue

CRA General Revenues



CRA Expenses



2019 Financial Highlights

TOTAL REVENUES

\$3,276,611

TOTAL EXPENSES

\$1,485,134

TOTAL INCUMBENT EXPENSES

\$1,791,477

QUICK FACTS:

- Revenue from incremental property taxes comprises 71% of total general revenue for FY 2019
- Revenue from grants comprise 15%
- \$1,465,634 was spent on community development related activities

AUDITED FINANCIAL STATEMENTS

In accordance with F.S. 163.387(8), the CRA's Annual Audit Report was completed on February 20, 2020 by independent auditors and distributed to each taxing authority. Audited financial statements for the CRA are included within Palm Beach County's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending September 30, 2019.

Westgate/Belvedere Homes Community Redevelopment Agency (A Component Unit of Palm Beach County, Florida)

Statement of Activities For the Fiscal Year Ended September 30, 2019

	Governmental Activities
Expenses:	
Community redevelopment	\$ 1,465,634
Interest on long-term debt	19,500
Total government activities	<u>\$ 1,485,134</u>
General Revenues:	
Incremental property taxes	\$ 2,344,699
Donated Property	\$ 346,904
Grants	493,593
Interest	7,971
Rental income	57,760
Other	25,684
Total general revenues	<u>\$ 3,276,611</u>
Change in net position	1,791,477
Net position - beginning of Year	11,247,720
Net position - End of Year	<u>\$ 13,039,197</u>

See Notes to Financial Statements.

Westgate/Belvedere Homes Community Redevelopment Agency (A Component Unit of Palm Beach County, Florida)

Balance Sheet Governmental Funds For the Fiscal Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash and cash equivalent	\$ 1,917,845	\$ 298,464	\$ 600,600	\$ 2,816,909
Due From Other Funds	-	4,039	-	4,039
Rent Receivable	12,541	-	-	12,541
Prepaid Expenses	87,544	-	30,700	118,244
Assets held for resale	3,135,560	-	-	3,135,560
Other Assets	4,884	-	-	4,884
Total assets	<u>\$ 5,158,374</u>	<u>\$ 302,503</u>	<u>\$ 631,300</u>	<u>\$ 6,092,177</u>
Liabilities and Fund Balances				
Liabilities				
Accounts payable and accrued expenses	\$ 59,520	\$ -	\$ 31,990	\$ 91,510
Compensated Absences	8,693	-	-	8,693
Due to Other Funds	4,039	-	-	4,039
Unearned Revenue	-	-	31,480	31,480
Total liabilities	<u>72,252</u>	<u>-</u>	<u>63,470</u>	<u>135,722</u>
Fund Balances				
Nonspendable:				
Assets held for Resale	3,135,560	-	-	3,135,560
Prepaid Expenses	87,544	-	-	87,544
Restricted:				
Capital projects	-	-	567,830	567,830
Debt Service	-	302,503	-	302,503
Unrestricted	1,863,018	-	-	1,863,018
Total fund balances	<u>5,086,122</u>	<u>302,503</u>	<u>567,830</u>	<u>5,956,455</u>
Total liabilities and fund balances	<u>\$ 5,158,374</u>	<u>\$ 302,503</u>	<u>\$ 631,300</u>	<u>\$ 6,092,177</u>

See Notes to Financial Statements.

HIGHLIGHTS

PROJECT UPDATE: Oswego Oaks Neighborhood Park

Construction began in December 2018 on a neighborhood park utilizing 3 vacant CRA-owned parcels on Oswego Avenue at Seminole Blvd. previously earmarked for the L-2 Canal improvements project. Located across Oswego Avenue from the Westgate Community Recreation Center, the Oswego Oaks Neighborhood Park will: **create open public space for community use and for community events**, re-purpose vacant land to prevent illegal dumping and loitering, and initiate the L-2 Canal Greenway project, as outlined in the Community Redevelopment Plan, by creating a feature linear pocket park with links to other public uses.

The park will include an event pavilion and performance area, winding pathways, seating areas, a food truck zone, and improved landscaping to highlight the site's trademark mature oak trees.

To fund the park, the CRA leveraged increment revenues by seeking grants from local and state resources. The CRA was awarded \$151,175 in funding from the Palm Beach County Solid Waste Authority (SWA) Blighted & Distressed Properties grant program in 2017 and the Palm Beach County Department of Housing & Economic Sustainability provided \$345,803 from the County's CDBG allocation to further fund the project in 2018.

****Construction is expected to be completed by the fall of 2019****

PLAN IMPLEMENTATION: *Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.4. & 5.4.5.)*

Construction is progressing at Oswego Oaks Park!



Project Partners:



Oswego Avenue Properties Clean-up Project & Dog Park

In February of 2018, the CRA was awarded \$92,700 in funding from the PBC Solid Waste Authority (SWA) Blighted & Distressed Properties grant program for the clean-up and beautification of six vacant CRA-owned lots on Oswego Avenue previously earmarked for the expansion of the L-2 canal and the creation of the L-2 Greenway project. Illegal dumping, trespassing, and “mudding” using ATVs remains a pervasive and problematic issue on both privately and publicly owned vacant lots in the CRA area. The project seeks to continue clean-up efforts along Oswego Avenue by creating a dog park for the use of Westgate residents on three of the six vacant lots.

The Oswego Oaks Neighborhood Park, located on the southwest corner of Oswego Avenue at Seminole Blvd. is in construction; the dog park is to be located on the 3 vacant lots on the southeast corner. Seminole Blvd. is the only internal north-south connector that runs the full length of the CRA and is a focal point for CRA place-making initiatives. Once the dog park is constructed, the intersection of Seminole Blvd. at Oswego Avenue will be flanked by two new public open spaces and **will be a complementary public amenity to the Westgate Recreation Center creating a cohesive and connected municipal node.**

****The project is in design and is anticipated to be completed by end of 2020****

Project Partner:



PLAN IMPLEMENTATION: Focus Area 4, Community Improvement & Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.4. & 5.4.5.)

ECONOMIC DEVELOPMENT & CAPITAL PROJECTS

Streetscapes that Improve Connectivity, Safety and Walkability & Stimulate Investment

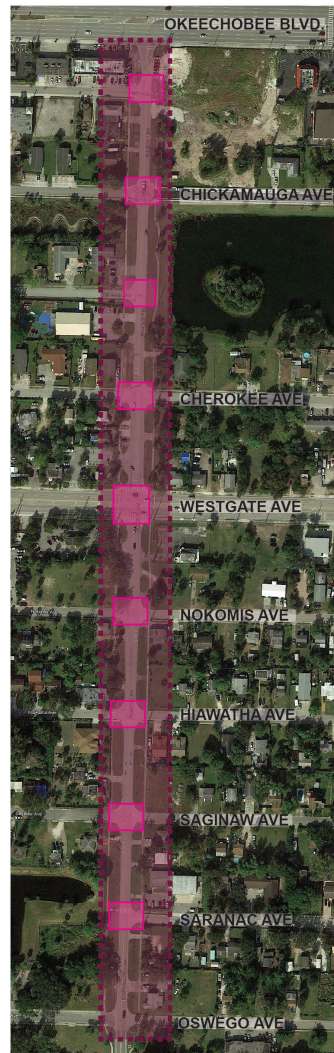
Seminole Boulevard Complete Streets Project

Seminole Boulevard, which intersects with Westgate Avenue, is the primary north-south connector within the district, extending from Okeechobee Blvd. to Troy Blvd. This project will install landscaping, pedestrian-scale streetlights, and construct 10-12' multi-use paths on each side of the roadway from Okeechobee Blvd. to Oswego Avenue.

In 2019, the CRA was awarded **\$1,000,000 in funding from the Palm Beach County Transportation Planning Agency Transportation Alternatives grant program** to complete the project which is included in the Florida DOT's FY 21-25 Draft Transportation Tentative Work Program (DWTP) for the district.

Design will begin in 2021 with construction programmed for 2022.

Project Partners:



WESTGATE CRA - PROPOSED SEMINOLE BOULEVARD
PUBLIC OUTREACH MEETING - FEB 20, 2019



Existing conditions on Seminole Blvd. (view looking north)



Conceptual design of 100' ROW cross section

PLAN IMPLEMENTATION: *Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.6. & 5.4.7.) & Focus Area 2, Market Positioning (Program 2.4.2.)*

PROJECT UPDATE: Belvedere Heights Neighborhood Streetlights & Sidewalks Project Phases I & II

This capital improvements project will install pedestrian-scale streetlights and construct sidewalks on 8 local streets in the Belvedere Heights neighborhood where there are currently none.

In July 2017, the CRA was awarded **\$935,581 in funding from the Palm Beach County Transportation Planning Agency Transportation Alternatives grant program** to complete Phase I of the project which includes 5 local roads within the neighborhood.

Phase I is included in the Florida DOT's FY 19-23 Draft Transportation Tentative Work Program (DWTP) for the district, and was included in the TPA's FY 19-23 Draft Transportation Improvement Program (TIP) in May of 2018.

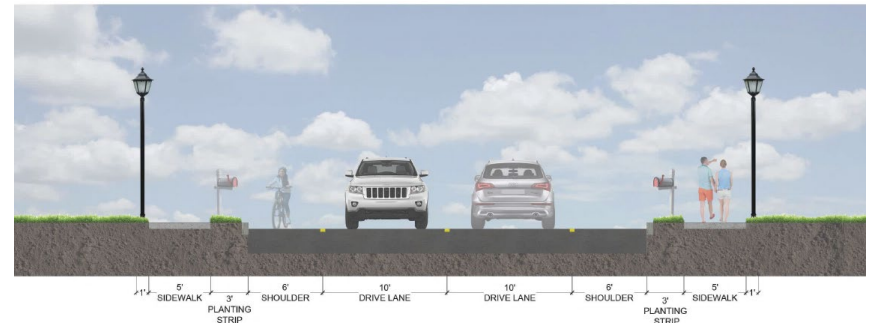
****Design for Phase I began in late 2018 and is anticipated to be completed by 2022****

Phase II: The CRA was awarded **\$956,000 in grant funding for Phase II from the TPA's FY 2018 TA program** to complete the remaining 3 local roads in the neighborhood. Phase II design will begin in late 2019 with construction completion anticipated by 2023.

Project Partners:



Existing conditions on local roads in Belvedere Heights – no sidewalks, no street lighting



Conceptual design of typical 50' ROW cross section

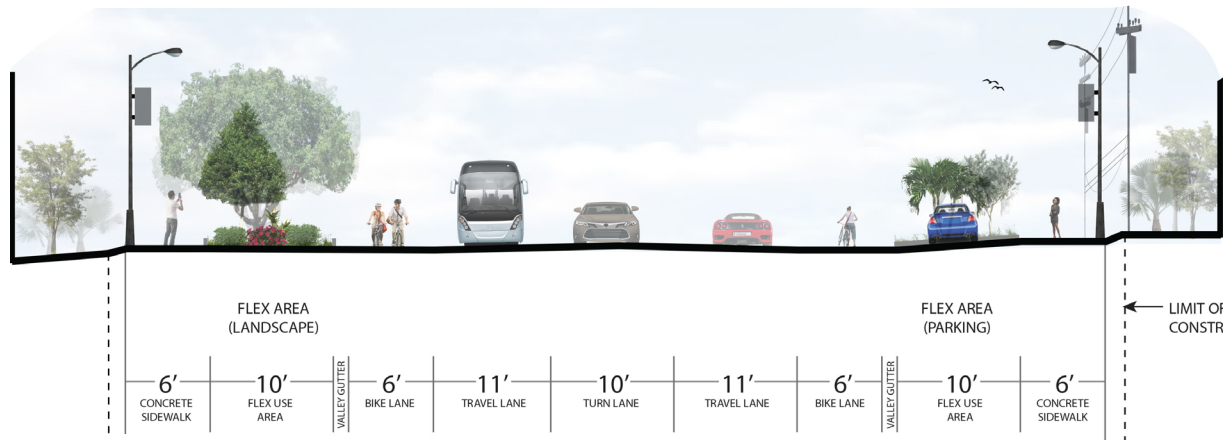
PLAN IMPLEMENTATION: Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.2.)

PROJECT UPDATE: Westgate Avenue Corridor Complete Streets Project

In the fall of 2019, Palm Beach County Engineering, the LAP certified agency responsible for managing County FDOT projects, issued an RFP for project design and construction administration, and selected engineers in late 2019 to begin working on design. The project is programmed to begin construction in July of 2022.

The CRA was awarded \$25,000 in 2016 from the Department of Economic Opportunity (DEO) Community Planning Technical Assistance Grant Program to engage professional consultants to assist in the preparation of a Westgate Avenue Corridor Streetscape Plan. The purpose of the Plan was to create a streetscape design to improve functionality, walkability and multi-modal transit opportunities and to beautify, enhance and create an environment to attract new investment and expand economic vitality along the Westgate Avenue corridor. The Streetscape Plan was completed in 2017 incorporating input from community and local government stakeholders via a two-part charrette process. During the FY 2018 Transportation Planning Agency Local Initiatives (LI) grant cycle, the CRA applied for and was awarded \$2.9 million in funding implement the project.

The project will reduce lanes from five to three on Westgate Avenue from Suwanee Avenue to Wabasso Drive, and adds bike lanes, on-street parking, pedestrian-scale lighting, and landscaping.



Design cross section



Two-part community design charrette informed Westgate Ave. roadway design

PLAN IMPLEMENTATION:
Focus Area 1, Economic Development & Redevelopment (Obj. 1.2.3, Project 1.4.1.); Focus Area 5, Public Infrastructure Improvements & Public Spaces (Program 5.4.7.)

Project Partners:



Community Enhancement Programs



The Westgate Community Farm

The Westgate Community Farm was started on an acre of land owned by the CRA in 2015. The Farm is dedicated to providing organically grown produce for the Westgate community. Individual plots and raised beds are made available for individual residents. The farm grows hard-to-find produce for residents from the Caribbean, and Central and South America. With an in-house garden manager, the farm also serves as a gathering and education place, offering field trips to local schools, and hosting a monthly Community Work Day. Harvested crops are distributed weekly via the mobile Greenmarket Express, affectionately nicknamed “Curby”.

The Farm participates in the USDA’s Supplemental Nutrition Assistance Program (SNAP) which allows qualified residents to pay with food stamps at weekly Greenmarket days. **The Westgate Greenmarket is one of six partner farmers’ markets in south Florida, and the only market in Palm Beach County, that participates in Feeding Florida’s Fresh Access Buck program which doubles SNAP benefits to purchase Florida-grown produce.**



FARM NEWS:

Through an Apprenticeship Program, the Westgate Community Farm hired a part-time garden apprentice in 2019 to work alongside garden managers to learn proper planting, tending, and harvesting techniques. The apprentice is a long-time Westgate community resident.

Plans are underway to construct a permanent greenmarket structure on the farm site. Garden managers are developing new programs that offer food tastings, cooking demonstrations and nutrition lessons.



<https://www.westgatecommunityfarm.com/>

PLAN IMPLEMENTATION:
Focus Area 4, Community Improvement (Obj. 4.2.4. & Program 4.4.1.)

Annual Celebrate Westgate Festival



Celebrating Family, Community & Diversity

The Celebrate Westgate Festival, held annually each April at the Westgate Recreation Center, began in 2007 as a way for Westgate residents to enjoy a day of family, fun, and friendship.

Designed to provide community outreach, the CRA partners with local public, nonprofit, and for-profit entities to bring awareness and needed services to the community in an informal resource tent setting. Resource materials are available on topics such as family planning/prenatal education, preventative medical testing, home ownership opportunities, legal and financial assistance, and census information. A highlight of the festival is the yearly community art project within the children's art tent. Yearly attendance at the festival is now estimated at over 700.

Multi-Year Program Partner:



Community Events

The CRA participated in several community events during FY 2018/2019 including:

- Annual Turkey Shoot held in November at the Westgate Recreation Center by the PBC Parks & Recreation Dep't
- PBSO Bicycle Rodeo and Safety Fair held in March at the Westgate Recreation Center; and,
- Annual Rooney 5K Run held in April in the Westgate community and hosted by the Palm Beach Kennel Club.

PLAN IMPLEMENTATION: *Focus Area 4, Community Improvement (Obj. 4.2.4. & Program 4.4.1.)*

Ongoing Redevelopment Planning Efforts

DEVELOPMENT REVIEW ACTIVITIES: Westgate Community Redevelopment Area Zoning Overlay WCRAO

The WCRAO is a special zoning overlay with the County's Unified Land Development Code (ULDC) established in 2006 by the Board of County Commissioners to encourage the development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives, and smart growth, form based code principles and urban design to provide for mixed use development, and increased densities and intensities, toward the implementation of the CRA's Redevelopment Plan. The CRA acts in a recommending capacity for all development within its boundaries, reviewing new and redevelopment projects for consistency with the goals of the Redevelopment Plan and the property development regulations and design standards of the WCRAO. A project must receive a recommendation of support from the CRA to utilize the [WCRAO Density Bonus Program \(DBP\)](#) and the WCRAO Transportation Concurrency Exception Area (TCEA) pools. The following are among several projects reviewed in 2019:

- Launch Trampoline (Cross County Mall) – project repurposed a large bay at the Cross County Mall formerly occupied by K-Mart for family indoor entertainment;
- McArthur Dairy/Dean Foods Distribution & Warehousing – project will construct 35,546 sf of industrial on 4 acres;
- [Congress Gate](#) – project will construct 198 multifamily rental units on 7 acres on Congress Ave. The project met WCRAO criteria for 138 DBP units; 40% of which or 55 units are to be provided through deed restriction to a combination of qualified low through moderate income households (60%-140% of AMI). *See conceptual rendering right.*

NEW IN 2019...

Housing Related Zoning Amendments

To promote and regulate middle housing types in lower density residential areas of the CRA, new property development regulations and design guidelines for cottage homes, duplexes, triplexes, and townhomes were introduced into the WCRAO.

A local builder has subdivided land between Saranac and Saginaw Avenues to construct 14 cottage homes on 25 ft. wide lots (*see below*) beginning in 2020. [The project will be the first of its kind in Palm Beach County to provide cottage home workforce units without subsidies.](#)



PLAN IMPLEMENTATION: *Focus Area 3, Housing (Program 3.4.1.); Focus Area 6, Planning for Redevelopment (Program 6.4.2.)*

SPOTLIGHT ON PRIVATE REDEVELOPMENT

Rehabilitation & New Construction Projects



On the Fly rehabilitation, Congress Avenue, opened



Chuck Shaw Technical Center (Adult Education Center of Palm Beach) – 4200 Westgate Avenue, opened

New Housing Projects



Saginaw Avenue, 2 fully rented workforce housing units & a single family home



Genessee Avenue, new occupied single-family homes

Westgate Avenue RFP “Heart of Westgate”

In late 2018, the CRA issued an RFP inviting interested parties to submit development proposals for a six-parcel CRA-owned site on Westgate Avenue at Seminole Blvd. The goal: to position Westgate Avenue as a mixed use, neighborhood commercial destination that helps attract other investment capital.

Danza Group was selected and is under agreement to construct a 4-story mixed-use development with ground floor professional and medical office uses. The project is targeted to be completed by the end of 2022.

PLAN IMPLEMENTATION: *Focus Area 1, Economic Development & Redevelopment (Program 1.4.2.)*

Genessee Avenue ITB

In 2019, the CRA issued an ITB for a two parcels of CRA-owned land on Genessee Avenue in the transitional NG sub-area. The successful bidder, Elite Capital & Development, Inc., proposed two 3 bed/3 bath single family workforce housing units. Following disposition, the homes were constructed, sold, and are owner-occupied (see photo left)

PLAN IMPLEMENTATION: *Focus Area 3, Housing (Obj. 3.2.1., Program 3.4.1.)*

INCENTIVE PROGRAMS

Site Development Assistance Grant Program (SDA)

Grant funding is available to new and existing developments and businesses within the CRA area to help defray the cost of exterior improvements and project-related engineering, architectural, and permitting costs associated with new construction, building expansion, and renovations. The program was established to encourage commercial property owners to upgrade their properties by improving the external appearance. In 2018, the program was expanded to include new residential development. Up to \$50,000 in reimbursable grant funding is available to businesses and development projects fronting Westgate Avenue.

Since 2007, the CRA has provided:

- 64 NPP grants to homeowners totaling \$190,599; and,
- \$155,000 in site development grant assistance to businesses

Neighborhood Preservation Grant Program (NPP)

To encourage the preservation of existing single family housing stock, the CRA offers reimbursable grant funding to homeowners up to a maximum of \$6,000 to correct existing code deficiencies, structural deficiencies, weatherization, accessibility, and general property improvements.

In FY 2019, \$4,824 in Neighborhood Preservation reimbursement grant funds were awarded to 4 individual homeowners in the Westgate and Belvedere Homes residential neighborhoods offset the costs of exterior property improvements.

PLAN IMPLEMENTATION: *Focus Area 1, Economic Development & Redevelopment (Program 1.4.6.) & Focus Area 3, Housing (Program 3.4.2.)*

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*The Annual Report is prepared by Westgate CRA Staff
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