



UPTOWN NEWS

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JOIN THE RENAISSANCE

As a non profit 501 (c) (3) community development corporation, Northwood Renaissance is dedicated to breathing new life into economically distressed neighborhoods by creating workforce housing opportunities, jobs, and small business prospects for low and moderate income persons. Our current goals include the preservation of affordable homes through a community land trust, the development of affordable homeownership and rental opportunities, and mixed-use residential and commercial redevelopment.

As we all know, it requires time and money to rebuild strong communities. Since its inception Northwood Renaissance has been dedicated to the rebirth of West Palm Beach's North End. As we begin to expand our mission beyond the West Palm Beach limits to include the revitalization of other needy communities in Palm Beach County we ask for your support.

You can help by becoming a member or by renewing your current membership. Simply fill out the form below and mail to: Northwood Renaissance, Inc., 510 24th St. Suite A, West Palm Beach, FL 33407 - or go to www.jointherenaissance.org and complete the form from our website.

Membership criteria: 1) 18 years of age; 2) Palm Beach County resident, employer, employee, agent or officer of any firm or organization conducting business within Palm Beach County; 3) support the affordable housing & community economic development goals of the organization; 4) attend a member orientation discussion; and 4) submit a membership application including a signed statement in support for the purpose and goals of Northwood Renaissance, Inc.

To Vote on Annual meeting Business: 1) members must attend at least one meeting of the membership or board of directors during the previous 24 months or be a Northwood Renaissance Community Land Trust homeowner/lessee and 2) members must not be a person, business, or organization involved in illegal or immoral activities.

Application for Northwood Renaissance Membership or Renewal of Membership

Name _____

Street Address _____ City _____ State _____ Zip _____

Phone _____ Alt. Phone _____ Email _____

Are you at least 18 years of age? _____

Are you available to attend a meeting in support of affordable housing? _____

I have enclosed a donation of:

\$10 _____, \$20 _____, \$50 _____, \$100 _____, \$200 _____

Other (please specify) _____.

Thank you for your contribution.

I support the affordable housing and community economic development goals of Northwood Renaissance

Signature: _____ **Date:** _____

Contributions are tax deductible ~ Please make checks payable to Northwood Renaissance, Inc. and mail to 510 24th Street, Suite A, West Palm Beach, FL 33407.

VILLAGE CENTRE

Offers Affordable-Luxury

Preconstruction sales now underway!

Attention Homebuyers: Take advantage of our preconstruction pricing by becoming pre-qualified for a spacious 2BR/2BA condominium located minutes from downtown West Palm Beach.

Luxury Features Include: private balconies, kitchen appliances including microwave, ceramic tile kitchen and baths, hurricane impact glass for ultimate security and savings, large master suite with walk-in closet, and deeded personal parking space.

Property Highlights: easy stroll to Currie Park and the Intracoastal Waterway, Mediterranean inspired with romantic fountains and vias, on-site fitness and business centers, and convenient neighborhood restaurants and shopping.

Over \$80,000 of incentives available for qualified first-time buyers. Owner must occupy.



For residential pricing and grant incentives contact:

Roslyne Powell at (561) 832-6776 ext.103 or
rpowell@northwoodrenaissance.org

www.villagecentre.info

Broker participation welcome.

Live, Work, and Play in Northwood Village!

Village Centre Update

Several requests have been made in the past year to the West Palm Beach CRA and the City's Economic and Community Development Dept. (ECD) for a required dollar-to-dollar funding match to the County's \$900,000 funding commitment. In December, 2006 Palm Beach County Commissioners approved an additional \$400,000 in support of the development now bringing the County's total commitment to \$1.3 million.

Northwood Renaissance met with CRA staff in March 2006 regarding our funding request. On March 20, 2006 we also sent a follow-up request to ECD requesting that the funding shortfall be allocated from the City's SHIP program or its Housing Trust Fund.

Last spring we agreed in the CRAAB subcommittee meetings to return the 9% tax credits (almost \$10 million in equity) committed by the Florida Housing Finance Agency foregoing our originally planned rental development in exchange for the City's support of a for-sale mixed-income project. Our decision to return the tax credits was predicated on the City providing the necessary funds to cover the shortfall in construction and permanent financing. At this writing we are still waiting for the City to honor its commitment.

COMMUNITY CALENDAR

Northwood Renaissance Workshops and Meetings

- **CLT homebuyer workshops**—510 24th Street, Suite A, West Palm Beach: 4/18, 5/16, 6/20 (6:00 to 8:00 pm)
- **Northwood Renaissance Board Meeting**—second Thursday of each month, 5:30 p.m., 510 24th Street, Suite A.

Community Events

- CRA Spring Bouquet Festival - Northwood Business District April 28th.

Neighborhood Associations and Meeting Dates

- **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, meets 1st Wed of each month 7:00 p.m., Fire Station #3, 5050 Broadway
- **Northwood Gardens**—(40th to 45th St., east on Broadway to N. Flagler) - President Mike Mullen, (561) 271-7622, meets last Tues. of each month, Northwood United Methodist Church.
- **Northwood Harbor**—(45th to 59th, east on Broadway to Poinsettia) - President Rhea Doran (561) 844-0588, meets 2nd Wed. of each month, Fire Station #3.
- **Northwood Hills Historic District**—President Brandon Kopp, (954) 520-0742, meets 3rd Tuesday of each month at 7:00 p.m., Grace Episcopal Church.

- **Northwood Coalition of Neighborhoods**—President Bob Beaulieu (561) 758-5414, meets at 3510 Spruce Avenue on the first Thursday of each month.
- **Northboro Park Historic District** -(36th to 40th N. Flagler to Broadway) - President Tom Bollinger (305) 323-1100, meets 2nd Tues. of each month, Fire Station #3.
- **Northwood Pines** -(26th to 35th, Broadway, Pinewood) - Contact Lillian Albury, (561)776-3268 email: Lillian.albury@philips.com
- **Northwood Merchants Association**—President Gigi Tylander (561) 833-7997, meeting dates and time as determined 535 24th St.
- **Northwood Shores** -(28th to 36th, include Flagler Lane and Flagler) - President Bette Anne Starkey, (561) 832-0695, meets 2nd Tues 7:00 p.m. at Currie Park Maritime Museum
- **Old Northwood Historic District** -(26th to 35th N. Flagler to Broadway) - Chairperson Sylvia Moffett 848-9674. Meets 3rd Wed 7:00 p.m. each month 3510 Spruce Avenue
- **Pinewood Park**—President Denise Smith Barnes (561) 236-4818, meets 6:45 p.m. 3rd Tuesday of each month, Northwood Adult Center
- **Pleasant City Family Reunion Committee**—President Everee J. Clarke (561) 841-8439, Heritage Gallery, 2117 N. Dixie Hwy.
- **Pleasant City**—President Michael Cleveland, (561) 832-4383
- **Townhouse Court Estate**—(36th and Electronics Way) - President Thomas McKissack, (561) 848-9594
- **Northshore Neighborhood Association**—Meeting 1st Tuesday of each month at Grace Episcopal Church 36th and Australian at 7:00 pm.

Please contact Lorraine Tomaszewski, Northwood Renaissance, Inc. at (561) 832-6776 ext 100 if you would like to have your association or event listed, or to make changes.

BOARD OF DIRECTORS

CARL A. FLICK, AICP
PRESIDENT

NORTHWOOD SHORES

BETTE ANNE STARKEY
SECRETARY

NORTHWOOD SHORES/
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PRESIDENT, EMB COMMUNICATIONS, INC.

WELCOME TO OUR NEWEST STAFF MEMBER

CHRISTINA HEWITT
Community Land Trust Manager



Ms. Hewitt comes to Northwood Renaissance with over 10 years of nonprofit and public sector neighborhood revitalization experience. She began her career in the state of Michigan working for Pontiac Neighborhood Housing Services to expand homeownership opportunities for income-qualified households. Ms. Hewitt furthered her work at the Wayne-Metropolitan Community Action Agency as Fund Developer and was successful in obtaining one of the first ever contracts awarded by the Social Security Administration to develop a reproducible model to address chronic homelessness. As Northwood Renaissance's Community Land Trust Manager, Ms. Hewitt will be working to develop new public and private partnerships to maximize the benefits to all of Palm Beach County residents.

STAFF

Terri Murray

Executive Director

tmurray@northwoodrenaissance.org

Roslynn Powell

Home Ownership Manager

rpowell@northwoodrenaissance.org

Scott H. Kline

Director, Real Estate Development

shkline@northwoodrenaissance.org

Christina Hewitt

Community Land Trust Manager

Chewitt@northwoodrenaissance.org

Ludie Celucien

Housing Counselor

Ludie@northwoodrenaissance.org

Lorraine Tomaszewski

Office Manager

Lorraine@northwoodrenaissance.org

510 24th Street, Suite A
West Palm Beach, Florida 33407

Office: (561) 832-6776

Fax: (561) 832-0483

www.northwoodrenaissance.org

Tired of Renting? Do You Want to be a Homeowner? Learn How the COMMUNITY LAND TRUST Can Help!



- ◆ Brand new 3 – 4 bedroom & 2 bathroom single family homes
- ◆ CBS construction & full landscaped yards
- ◆ All kitchen appliances including microwave oven
- ◆ Formal living room and family room
- ◆ Separate master suites with walk-in closets
- ◆ Wooden decks and covered patios



Attend a Northwood Renaissance Community Land Trust Orientation Meeting:

April 18th from 6:00 - 8:00 p.m.

May 16th from 6:00 - 8:00 p.m.

June 20th from 6:00 - 8:00 p.m.

All CLT meetings will be held at
510 24th Street, Suite A, West Palm Beach

We will walk you through the entire home buying process:

- ◆ Qualify for a mortgage
- ◆ Choose from several participating lenders
- ◆ Obtain up to \$70,000 in down payment assistance (must income qualify and be a first-time homebuyer)

Contact Christina Hewitt to reserve your seat!

561-832-6776 extension 107

chewitt@northwoodrenaissance.org



510 24th Street, Suite A
West Palm Beach, FL 33407

Northwood Renaissance would like to acknowledge recent charitable contributions:

- Bank Atlantic Foundation
- Bank of America Foundation
- BB&T
- Citibank Foundation
- Comerica Bank
- The Community Foundation for Palm Beach and Martin Counties for its Community Land Trust Grant
- Fidelity Federal Bank & Trust
- Harris Bank Foundation
- JP Morgan Chase Foundation
- South Florida Local Initiatives Support Corporation
- Washington Mutual
- Wachovia

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