

Building Stable Communities: The Neighborhood Stabilization Program
Lake Worth, Florida

VIDEO SCRIPT

OPENING SHOTS OF LAKE WORTH: DOWNTOWN, PEDESTRIANS, BEACH,
PALM TREES, PEOPLE ON THEIR BIKES, NEIGHBORHOODS, HOMES

Joan Oliva, Lake Worth Community Development Assoc.: Lake Worth is one of the smaller cities in Florida. It's between West Palm Beach and Boca Raton, which more people know than Lake Worth.

Bonnie Conrad, Housing Partnership Inc.: There are sidewalk cafes where people can eat and shop in the same area. It's within a mile of the beach.

Joan Oliva:
For the most part it's really a low-density, single family, 25-foot lot residential neighborhood.

Bonnie Conrad:
Foreclosure has hit Lake Worth particularly hard. Traditionally it's been a city with a lot of tourism, and of course as the economy has gone down there have been fewer tourists, and that's been less revenue for people.

Bonnie Conrad:
In the area that we are targeting for the NSP, there are hundreds literally of foreclosed homes.

Joan Oliva:
This Neighborhood Stabilization Program is really an effort to do two things: to stabilize the neighborhood that has been hit so hard by foreclosure but also to eliminate a lot of the blight that we have in the neighborhoods.

SCENE WITH JOAN OLIVA DRIVING US THROUGH THE TARGET AREA
SHOWING US THE ABANDONED AND FORECLOSED HOMES

Joan Oliva (driving): *This is actually one of our most challenging areas.*

Bonnie Conrad:
What's wonderful about the NSP2 grant is it's very targeted. We are the largest consortium—we have 23 members, and we're all working hard together—but we're also the smallest target area. We're only four census tracts.

SCENE WITH NSP2 MANAGER and ASSOCIATE LOOKING AT PROPERTIES IN THE TARGET AREA. HE EXPLAINS PLANS FOR REHAB AND DEMO

Joan Oliva: This 23 million dollars has really given us the proof that, you know, we not only have this idea, but we actually have real plans in place.

NSP2 manager: *Once we get these cleaned up, fenced, some landscaping. It will be a nice safe clean area for a family.*

Bonnie Conrad: There's approximately 1,800 addresses in the target area. We're actually rebuilding and refurbishing 130 of those homes.

NSP2 manager: *This is a real opportunity to keep affordable housing in a great city and to offer opportunities for a lot of people.*

TRANSITION TO SCENE AT THE PROPERTY ACQUISITION MEETING

Attendees: BONNIE CONRAD, HPI, WENDY TIPPETT, Adopt A Family, SUZANNE CABRERA, Housing Leadership Council, JOAN OLIVA, Lake Worth CRA

Gavaskar Josephs, Sr.: *Single family house it's on a 35 by 135 foot lot, it's a 2 bedroom, 1 bath, 924 square feet, built in 1925.*

PARTNERS SIT AT TABLE WITH THE URBAN GROUP. EXAMINE PROPERTIES and DISCUSS THEM

Suzanne Cabrera, Housing Leadership Council:

One of the greatest benefits of the Neighborhood Stabilization Program for our consortium has really been the way it's drawn us together and work together. We've worked on some smaller projects together, but this time we've taken all the community stakeholders that work within the area, we meet on a regular basis, we come up with ideas together. We really have a longer-term vision. And we have the resources to do what we really need to do to help the community.

Wendy Tippet: *I think we would leave it as a 2-1 because we have a lot of families that are single parents with one child it would be really nice to have an historic home.*

Bonnie Conrad:

I think one of the reasons that our consortium chosen for the NSP2 grant is that we are not only bringing the building tools to the table, but we're also bringing the people tools to the table.

TRANSITION TO SCENE AT ADOPT A FAMILY – WE SEE CHILDREN IN THE SUMMER SCHOOL PROGRAM

Wendy Tippet, Adopt A Family: 98% of the families that Adopt-A-Family serves in Lake Worth, Florida are single-parent families. They all want to own their own

home, give their children what they didn't have. So, NSP2 is really quite a lifesaver to the number of low-income, struggling single parents that we have in our community.

Wendy Tippett:

Housing Partnership has been a wonderful partner for Adopt-A-Family and the consortium.

SCENE OF KAREN, (CREDIT COUNSELOR for HPI) MEETING WITH KATHY, A SINGLE MOM WORKING WITH HPI AND ADOPT A FAMILY TO PURCHASE A HOME

Bonnie Conrad:

Housing Partnership, Inc. is a housing nonprofit, but we're not your typical nonprofit. We fill in or bridge the gaps between where people want to live and where they are. So, we will help people find housing, we will help people finance housing, we help them establishing savings plan for down payment, we help them work on their credit so that when the house is ready for them, they are ready for the house.

HPI Housing Counselor: *This was your credit score when we last met and this is what it is now. You've gotten almost 50 points over where you were before.*

SCENE BETWEEN KAREN from HPI and EMILY from ADOPT A FAMILY DISCUSSING ALL THE POTENTIAL HOMEOWNERS

Wendy Tippett:

With Adopt-A-Family on the service side, saying what support services may this family need to ensure that they're going to be successful in this Neighborhood Stabilization home, and Housing Partnership, on the other side, saying how do we secure a mortgage that is affordable. And it's been successful so far.

INTERVIEW AND SCENE WITH KATHY, SINGLE MOTHER with 3 TEENAGE SONS LIVING IN ADOPT A FAMILY SUPPORT HOUSING UNTIL SHE IS READY TO PURCHASE A HOME

Kathy: I've always wanted to be a homeowner, one day. I think it will create stability for both me and my boys. They have a place they can call home.

Bonnie Conrad:

The NSP2 grant has also brought other things that were nice. It has leveraged redevelopment throughout the community. The city is now focusing its Community Development Block Grant money on fixing the sidewalks in front of the houses. It's brought some commercial revitalization. We've got a new Publix supermarket, which—in an area where people can walk to the grocery store is a great thing. There's some artist revitalization going on where there's some workspace for artists that live there, and encouraging that community.

SHOTS of PEOPLE WALKING IN AND OUT OF PUBLIX; SHOTS IN THE NEIGHBORHOODS

SHOTS OF ARTISTS

Joan Oliva:

So, we thought bringing arts into a strategic plan and into the community would be a great way to reinvigorate and revitalize Lake Worth by focusing on the strengths we already have.

SCENE WITH JOAN SHOWING PLANS FOR ARTIST HOUSING TO ARTIST

Joan Oliva:

And we decided to call the strategic plan that we're embarking on the Cultural Renaissance Program.

Joan Oliva:

So, NSP would obviously allow us to provide housing specifically for artists who move to Lake Worth. So, it was a perfect way to use NSP to help further along, the Cultural Renaissance and vice versa.

Craig McInnis, artist: *In a city in transition which I believe Lake Worth to be, bringing creative people to an area just helps it to flourish.*

SHOTS OF CONSORTIUM MEMBERS LOOKING AT A HOUSE

Joan Oliva:

I think, just having plans or documents don't really do much for a city or a community redevelopment agency, but I think when you have the backing of the federal government, and it's a place where HUD really believes that change can really be made, it makes people take a second look and think about, you know, investing in a community that's really spending a tremendous amount of money on housing and infrastructure, and providing services people need.

SCENE OF REAL ESTATE AGENT SHOWING NEWLY RENOVATED AND COMPLETED NSP2 TOWNHOME TO INTERESTED BUYER

FINAL MONTAGE: SHOTS OF MOTHER PICKING UP CHILD FROM SUMMER PROGRAM, FAMILIES IN THE STREETS, AT THE BEACH, SMALL BUSINESSES

Bonnie Conrad:

A neighborhood is stabilized when the vibrancy comes back to the neighborhood. It's when the neighborhood people want to interact with each other, seeing it as a positive place to raise families, to go to school, to do their businesses, and to be part of the community. That's when a neighborhood is stabilized.

