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Townhome Project in West Boynton Restores Workforce Housing and Wins Green Building Award

In the Pines, a 30-unit affordable rental townhome community on Hagen Ranch Road in western Boynton Beach, was recently completed thanks to a public/private partnership of Palm Beach County, nonprofit organization In the Pines, Inc., and GL Redevelopment, a subsidiary of GL Homes.



In the Pines before construction

Constructed in two phases, the \$5.4 million project was undertaken to replace housing constructed in the 1950s which had sustained severe damage from Hurricane Wilma. A majority of the project funding came from the county's allocations of Disaster Recovery Initiative (DRI) programs 1 and 2 funds. The DRI program was established in 2005 by the U.S. Department of Housing and Urban Development (HUD) which provided Community Development Block Grant funds to the state of Florida to address hurricane damages and mitigation activities.

The one- and two-story townhouses are reserved for low-income families earning no more than 80 percent of area median income (AMI). HUD has determined that the county's AMI is \$64,600 for a family of four.

The units feature energy-efficient plumbing, impact-resistant windows and doors, Energy Star appliances, and carpeting made from nontoxic materials. The project has earned the Leadership in Energy and Environmental Design (LEED) Platinum certification, which is awarded by the U.S. Green Building Council and is recognized across the globe as the premier mark of achievement in green building. Project also includes improved parking and landscaping, and a school bus shelter.

In the Pines, Inc. is a nonprofit housing organization established in 1978 whose mission is to provide safe, clean and affordable housing combined with social services and support programs to enhance the quality of life for area low-income farm workers and their families.

The Department of Economic Sustainability administers the county's DRI programs and provides contract development and management, construction inspection services, and project monitoring for compliance with federal, state and local regulations.

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