



Affordable Living in the Heart of Downtown

Progresso Point Apartments



by Sandra Seals

Reliance Housing Foundation, Inc., in partnership with Broward County Housing Authority, celebrated the grand opening of Progresso Point Apartments on February 22, 2012. Progresso Point embodies SMART Growth principles and New Urbanism concepts, placing housing in close proximity to jobs, transportation and services in an urban in-fill setting. This 8-story residential development is a welcome addition to the neighborhood, adding visual interest and green spaces in an industrial and commercial corridor. Progresso Point will serve as a catalyst for continued neighborhood and community improvements.

The development site was a very odd shape. It is bounded by railroad tracks in the rear, a major thoroughfare in the front and commercial buildings on either side. The odd shape encouraged SMART Growth principles and utilized compact building design.

Progresso Point has a total of 76 apartments comprised of a mix of 12 studios and 64 one-bedroom units. Sixteen apartments are set-aside for individuals/families whose income is 28% or less of area median income (AMI) and 60 apartments are set-aside for individuals/families whose income is 60% or less of AMI. The first families moved into Progresso Point in early January 2012 and by mid-February 2012 the development was 100% leased-up!

Progresso Point has been certified by the Florida Green Building Coalition (FGBC) as the state of Florida's first building to receive FGBC Green High-Rise Residential Design. Embracing the three pillars of sustainability, Progresso was built with economic, environmental and social accountability in mind. Green features include:

- Energy Star rated appliances (saving a minimum of 30% on energy consumption and 20% on water consumption);
- Energy efficient lighting;

- HVAC is SEER 15 & SEER 16;
- 95.6% of the landscaped area is planted with native vegetation, providing more drought tolerance and requiring less irrigation, irrigation system uses soil sensors to regulate irrigation and save water;
- Apartments have dual flush toilets;
- Exterior lighting was selected to comply with dark sky requirements; and
- Low emitting paint.

Additionally, the building is 41.9% more efficient than the Florida Energy Code requires and 26% of the building materials used contained recycled content and 52% of the materials used were purchased locally. Progresso recycled over 75% of its construction and demolition waste. **HNN**

Progresso Point was codeveloped by Reliance Housing Foundation, Inc and Broward County Housing Authority

Reliance Housing Foundation, Inc. is a nonprofit that has built, renovated, preserved and developed more than 4,400 units of affordable housing. Its focus is on "difficult or targeted development areas" that have impact measured by a triple bottom line—providing a social, financial and environmental return on investment. For additional information please go to www.reliancehousing.org

Funding Sources:

- Housing Tax Credits – Florida Housing Finance Corporation
- Housing Tax Credit Equity – National Equity Fund
- Construction Loan – Bank of America
- Permanent Loan – Bank of America
- HOME Loan – Broward County
- ARRA Funds – Florida Housing/TCEP Funds

SANDRA SEALS is the Vice President of Community Development for Reliance Housing Foundation, Inc. with almost 20 years experience in urban revitalization and affordable housing development and finance.