



Jacksonville Housing and Community Development Commission

Board of Directors Meeting

October 15, 2014

4:00 p.m.

AGENDA

Call Meeting to Order
Approval of Minutes for July 23, 2014

Philip Mobley
JHCDC Board

I. Public Comments

II. Staff Reports

- A. Chief's Update
- B. Program Update

Elaine D. Spencer
HCDD Staff

III. Action Items

Appropriation of Target Community Revitalization

Elaine D. Spencer

IV. New Business

- A. Board Retreat
- B.

V. Unfinished Business

- A.
- B.

**BOARD MEETING
SUBMISSION FORM**

(All information must be completed prior to Submission)

AGENDA NAME: Appropriation of Target Community Revitalization

(This is the name of the item to place on the Agenda)

Today's Date: 10/15/2014

Please check only one: ☐ JHFA ☒ JHCDC ☐ NWJEDF

Please check only one:

☐ Reports ☐ Staff Reports ☒ ACTION ITEM ☐ New Business ☐ Old Business

Name of Person/s that will be presenting item at the meeting: Elaine D. Spencer

Background/Description: Staff is requesting approval on the attached Target Community Revitalization initiatives.

Are funds available for this item (if applicable): ☒ Yes ☐ No ☐ N/A

Finance Dir. or Senior Acct. Signature

RECOMMENDATION:

ATTACHMENTS
(Check Here if N/A ☐)

<p style="text-align: center;">Name of Attachment1 Target Community Revitalization Summary (Soutel)</p> <p>Name of Person/s responsible for submitting attachment E.D. Spencer</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">Name of Attachment2 Target Community Revitalizations Summary (Kings/Mrytle)</p> <p>Name of Person/s responsible for submitting attachment E.D. Spencer</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p style="text-align: center;">Name of Attachment3 Target Community Revitalization Summary (Phelps/Spearing)</p> <p>Name of Person/s responsible for submitting attachment E.D. Spencer</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">Name of Attachment4 Funding Summary for the Target Community Revitalization</p> <p>Name of Person/s responsible for submitting attachment E.D. Spencer</p> <p>Are there signatures required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Moved: _____ Second: _____ Other: _____ Quorum # _____

Motion Note:

ATTACHMENT 1



Targeted Area Rehabilitation and Development – Soutel Corridor/ Soutel Blitz Redevelopment

The Administration proposes to invest over \$2.6 million in federal grant funds in a targeted area redevelopment strategy along Soutel Drive bound by Norfolk Boulevard to the West and Lem Turner Road to the East. The focus area spans approximately 2 miles in length and geographically concludes the final North-Eastern segment of the corridor; which spans approximately 3.7 miles in total length. The proposed investment will concentrate on completing neighborhood stabilization efforts by way of new home construction in the Timber Oaks subdivision, build out of Logan's Hideaway a 10 unit failed private development intended for new construction of single family homes and a complete corridor enhancement effort to revitalize through rehabilitation of existing commercial/ residential properties.

Timber Oaks

Located north of Soutel Drive off of Ribault Avenue, the Timber Oaks subdivision was identified as a recovering community in need of housing assistance. During the real estate recession years between 2006 and 2009 the Timber Oaks subdivision experienced the effects of the economic downturn through foreclosures and the developer's abandonment of the community prior to its completion. Through NSP1 funding, the City of Jacksonville was able to assist in the stabilization of the community by purchasing 8 homes out of foreclosure. Due to this initial investment, accompanied by private sector investment, the community successfully weathered the hard times. While a large majority of federal funding received and reallocated by the City is directed towards low and very low income households, there is an identified need to assist moderate income families with earnings up to 120% of the county's median income. The moderate income demographics' housing needs are generally addressed through Workforce Housing initiatives and provides housing opportunities for our population's teachers, police officers and other entry level professionals. In an effort to complete the stabilization work started in the Timber Oaks neighborhood and to provide for needed first time homebuyer Workforce Housing opportunities, the Administration is looking to invest \$ 1,022,000 into the community. This last installment of funding will create 14 new homes and eliminate the gaps of housing found on blocks where vacant lots now sit as a result of the developer's abandonment of the community.

Logan's Hideaway

Similar to the Timber Oak's community, Logan's Hideaway was abandoned by the original developer due to the impacts of the real estate recession. The Logan's Hideaway site is approximately 3 acres and is located on Soutel Drive adjacent to the Christina Cove Apartment complex, west of Camphor Avenue. The Administration is looking to invest \$1,030,000 of Hope III funding to construct 10 new single family homes on the property. The homes will be comprised of three and four- bedroom floor plans; featuring aesthetically pleasing exteriors and will be built using high quality construction standards while remaining energy efficient. The site is ripe for development due to the existing electric utility, water and waste water infrastructure left behind by the previous failed development. The location of the homes is highly desirable as it is within walking distance to Yancey Park and may serve as a conduit to home ownership for the tenants living in Christina Cove Apartments, which are income restricted for low and



Soutel Blitz - continued

very low income households. The development may also sever the Workforce Housing demographic, making the community a truly mixed and diverse development. This investment initiative will not only provide exceptional housing opportunities and continue the synergy within the community, but will also spur additional redevelopment along the Soutel Drive corridor.

Soutel Blitz – Soutel Drive Rehabilitation of Existing Commercial and Residential Properties

The Soutel Drive Corridor from Norfolk Boulevard to Lem Turner Parkway has an established assorted mix of commercial, industrial and residential properties; the majority of which were built thirty to forty years ago. The corridor is the second segment of roadway on Soutel Drive that is being considered for commercial and residential rehabilitation investment due to the area's establishment as a major arterial roadway and its connection to the KingsSoutel Corridor. As identified in the Northwest Jacksonville Neighborhood Plan, the corridors possess opportunities for more revived retail centers, quality housing choices and retains a sense of community that sets their neighborhoods apart from many others. The realized potential for the area is currently being offset by the deteriorating building and structural conditions that exist along the entire stretch of the roadway. In an effort to jumpstart private investment in the corridor, the Administration is looking to invest \$625,000 of Old Rental Rehab funding in this target area.

Policy support for the rehabilitation and development initiatives outline herein are established in a number of City planning documents. The City of Jacksonville's 2030 Comprehensive Plan – Housing Element establishes the goals and objectives that are being utilized as a foundation for the projects scope through Objective(s) 1.1, 1.2, 1.3, 1.3.2, 1.4 and 1.5. Furthermore, the Soutel Corridor is identified in both the Northwest Jacksonville Vision Plan and is a continuation of previous planning efforts connected to the corridor outlined in the KingSoutel Corridor Crossing (Corridor) Community Redevelopment Plan.

ATTACHMENT 2



Targeted Area Rehabilitation and Development – Myrtle Avenue Corridor and Payne Street
Redevelopment

The Administration proposes to invest over \$4.8M in federal and state grant funds in a targeted area redevelopment strategy within the geographic boundaries of Old Kings Road to the South, Interstate 95 North to the East, Martin Luther King Jr. Boulevard to the North, and Myrtle Avenue North to the West. The investments will include the Payne Street Redevelopment project which includes the acquisition and redevelopment of a twenty-eight (28) unit multi-family property and six (6) duplexes to be used as quality affordable housing. In addition, funding is being proposed to provide a combination of owner occupied rehabilitation, owner-occupied redevelopment, acquisition and redevelopment of quality housing for rental or ownership within the Myrtle Avenue corridor inclusive of the interior streets east of Myrtle.

This defined area suffers from many of the problems familiar to older residential neighborhoods including: frequent incidents of crime, drug activity, vacant overgrown lots, declining housing stock and property values, and aging population. Each of these problems are evident in the area in varying degrees and each of the problems, when combined, create a community environment that has not been attractive to economic or residential reinvestment. Paul Tutwiler, Executive Director of Northwest Jacksonville CDC, has been an active participant in the development of this plan. He identified the need for the Payne Street Redevelopment project and is currently performing the due diligence associated with the acquisition and expects to have a written option from the owners within the next ten days.

This plan is intended to stabilize and strengthen the community and create the opportunity for additional commercial and residential investment. It identifies specific strategies that will serve as a catalyst for revitalization of one of Jacksonville's most important neighborhoods. The batch foreclosure initiative, which has been inactive for a number of years, is being reactivated. It will serve as a mechanism to acquire the many parcels with nuisance and demolition liens which are a deterrent to redevelopment.

The Administration is proposing the use of \$1,638,018.03 in old HUD miscellaneous revenues from the UDAG and Rental Rehabilitation programs for the Payne Street Redevelopment project. These old revenues are subject to recapture if not expended in a timely manner. When this administration became aware that this funding had been accumulating for years, it moved quickly to identify a strategy to spend the money. It spent months working on a strategy to make the greatest possible impact in this area of great need. The opportunity to address the area surrounding the Payne Street project through acquisition, relocation and redevelopment is profound. In conjunction with this funding, the Division's research on the area has revealed numerous opportunities to acquire properties through the batch foreclosure process. When combined, these strategies will significantly enhance the aesthetics and quality of life in the area. Batch foreclosure will also reduce the City's costs associated with the acquisition of the land.



Myrtle Kings – continued

The Administration is also proposing the use of \$3,205,516 in 2014-2015 HOME and SHIP program funds for the Myrtle Avenue corridor project. The Division's research of the area has identified numerous opportunities to acquire, rehabilitate and/or redevelop substandard residential parcels along the corridor and its interior neighborhoods. There are also several opportunities to acquire properties through the batch foreclosure process. We are also proposing an initiative to address rental properties through façade improvements.

LISC MetroEdge is providing a data profile which will be very influential in determining appropriate commercial and retail opportunities for the Myrtle Avenue corridor. The improvement of the existing housing stock and attention to quality of life issues will enhance the potential for the Myrtle Avenue commercial reinvestment, thus creating jobs and economic opportunities within the community.

The Administration plans to issue a Notice of Funding Availability from the Northwest Economic Development Fund. This will provide an additional funding source to complement the proposed housing activities with opportunities for commercial reinvestment.

The Division will engage the community through a series of meetings describing the rehabilitation programs and eligibility requirements.

Dot Street Redevelopment

The Administration propose to leverage \$850,000 CDBG Reserve funds with \$500,000 private funds from Edward Waters College (EWC) for the redevelopment of twenty-three (23) units of multi-family rental units for student housing. The Edward Waters College Development Area consists of small vacant and abandoned apartment complexes that can be restored and adapted for student housing. In accordance with the EWC Master Plan, the Historically Black College has begun this strategy through the successful acquisition and renovation of the apartment buildings on Dot Street. This redevelopment will provide students the option of living closer to EWC; which increases their opportunities to focus on their academic goals; it also helps restore vacant buildings while allowing the students to become a responsible part of the community.

By renovating vacant apartment buildings within the Development Area, this would create an opportunity to develop a complex of living facilities that are architecturally compatible with the revitalization of other residential development occurring throughout the surrounding neighborhood. Additional opportunities such as taking part as a HUD designated Promise Zone can provide additional capital and investments to continue the synergy that is critical to the fortification of this community. As the student enrollment numbers continue to increase, it is the desire of the College to maintain a high ratio of beds per student. Accommodations for increased housing numbers will be addressed in the form of a Hotel/Dormitory facility and an additional conventional dormitory facility.



Myrtle Kings – continued

Policy support for the rehabilitation and development initiatives outline herein are established in a number of City planning documents. The City of Jacksonville's 2030 Comprehensive Plan – Housing Element establishes the goals and objectives that are being utilized as a foundation for the projects scope through Objective(s) 1.1, 1.2, 1.3, 1.3.2, 1.4 and 1.5. Furthermore, the Myrtle Avenue and Kings Road areas are identified in the Urban Core Vision Plan.

ATTACHMENT 3



Targeted Area Rehabilitation and Development – Phelps Street and Spearing Street Redevelopment

The Administration proposes to invest over \$382,000 in federal grant funds in a targeted area redevelopment strategy within the geographic area located on the south side of Phelps Street, between Palmetto Street to the west and Spearing Street to the east. This investment will connect and finish the revitalization of the already existing eight new NSP3 single family homes that line the north side of Phelps Street. This completion of Phelps Street will bring a sense of pride and joy for this community, as well as, attract home owners with mixed incomes.

This defined area suffers from vacant overgrown lots, declining housing stock and property values which could bring frequent incidents of crime and drug activity. These conditions bring concern for the new residents in the existing NSP3 single family homes that are located across the street. The blighted and vacant structures contain safety concerns due to their dilapidated state. The redevelopment of this area will be a vital component for the safety and welfare for the community surrounding it.

This defined area has a great deal of strengths that surround the heart and core of this neighborhood: Easy commute and access to downtown, bus system, Veterans Arena, baseball grounds and Everbank Stadium. Many amenities are also available for the residents of this community: A Philip Randolph Park, Children Commotion, Schools, shops and convenient stores that are within a walkable distance.

The City of Jacksonville has invested in this community that has significant contributing factors to downtown redevelopment and historical preservation. This redevelopment project follows the East Jacksonville Neighborhood Action Plan focal points: Creating homeownership opportunities in the neighborhood and cleaning up properties of existing homeowners. The action plan also describes infill housing and rehabilitation to vacant and abandoned properties to stabilize this community. The investment and efforts that have already been implemented through the Action Plan, especially on the A. Philip Randolph corridor, providing a sense of place into this community.

The Division will engage the community through a series of meetings describing the rehabilitation programs and eligibility requirements.

Policy support for the rehabilitation and development initiatives outline herein are established in a number of City planning documents. The City of Jacksonville's 2030 Comprehensive Plan – Housing Element establishes the goals and objectives that are being utilized as a foundation for the projects scope through Objective(s) 1.1, 1.2, 1.3, 1.3.2, 1.4 and 1.5. Furthermore, the Phelps Street and Spearing Street areas are identified in the East Jacksonville Neighborhood Action Plan and the Urban Core Vision Plan.

ATTACHMENT 4

Soutel Corridor/Soutel Blitz

New Construction:

1. Timber Oaks – 14 units - \$1,022,000 Total Development Cost
 - \$54,408 (Old Rehab Loan Program)
 - \$34,031 (HOPE III)
 - \$933,561 (Old Rental Rehab Program)
2. Logan's Hideaway – 10 units - \$1,030,000 (HOPEIII)

Rehab:

3. Soutel Blitz - \$625,000 (Old Rental Rehab)

Payne Street

Acquisition and Relocation - \$1,638,018 Total Development Cost

- \$940,000 (UDAG)
- \$698,018 (Old Rental Rehab)

Edward Waters College

Rehab:

- Dot Street - \$850,000 (CDBG Reserve)

Myrtle Ave/Kings Road

Rehab: - \$3,205,516 Total Development Cost

- \$2,205,516 (SHIP)
- \$1,000,000 (HOME)

Phelps/Spearing

Redevelopment - \$382,000 (Old Rehab Loan Program)