

Program Name: LISC

Department Name: Housing & Neighborhoods Department

Prepared By:

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Type Allocation: City Direct Delivery Competitive Bid Legislative Award

Program Strategy: Increasing Police Presence and Eliminating Crime

Program Summary:

This is a community revitalization strategy aimed at reducing crime havens by implementing non-police strategies such as real estate development involving housing and commercial development; and community building/engagement efforts. LISC Jacksonville works with community development corporations (CDCs) to help them in their work to revitalize neighborhoods. We supply training, funding and advocacy on their behalf. CDCs work with boards made up of community residents and employers and have grassroots knowledge of what the community wants and needs. Jacksonville Journey allows LISC to leverage City of Jacksonville dollars with local and national funding for the betterment of the communities we serve in our joint effort to eliminate crime.

Program Overall Status and Successes: LISC Metrics for its work with CDC partners supported through Jacksonville Journey funding is based on Crime Prevention through Environmental Design (CPTED) and defensible space strategies. All program activities described occur in Health Zone 1.

Latest JSO data availability pending grant agreement.

Neighborhood Revitalization Activities: Jacksonville CDCs are creating positive environment for neighborhood stabilization, which leads to reduce crime.

Commercial Development Update:

- **Northwest Jacksonville's** North Point Commercial Retail Office Center has under construction a pediatric dental clinic that is scheduled to open by spring 2015. The clinic will be operated by the Duval County's Health Department.

Single-Family Construction/Rehabilitation Update:

- **Northwest Jacksonville CDC, Operation New Hope, and Wealth Watchers:** Each agency has existing single-family housing projects in their respective pre-development pipelines that will ultimately transform blighted properties into beautiful homes for qualifying homebuyers. These CDCs are waiting the City's release of the necessary mortgage and development gap financing for each home. A bill authorizing these gap subsidies is before City Council and hopefully should be approved shortly.

Multi -Family Update:

- Ability Housing's construction on Villages on Wiley, a 43-unit apartment complex is on-going. The first phase of the West Jacksonville development will be completed and ready for occupancy by May, 2015 with final completion scheduled for July, 2015. This project will provide housing for the chronic homeless increasing family stability and decreasing the likelihood of crime.
- Operation New Hope has finally received financial commitments and is moving forward with the construction of the 8th Street 14-unit multifamily project. The units will consists of mixed income; 6 units rented to individuals 50% below the area median income; 2 units rented to individuals 80% below the area median income; and 6 units for individuals 120% below the area median income. Operation New Hope expects to begin construction in March, 2015.
- Wealth Watchers has received all the necessary commitments to begin construction on the 24-unit C.B. Dailey veteran's housing project in Historic Eastside. Construction is scheduled to begin in March, 2015.

CDC Impact:

Ability Housing

Ability Housing's mission is to provide quality, community-inclusive affordable housing for individuals and families experiencing or at risk of homelessness and adults with a disability. It is the only organization in our community with this mission focus.

In 2014, Ability Housing was awarded two forgivable loans totaling \$7,330,222 from the Florida Housing Finance Corporation to develop 55-units of supportive housing on two sites: Village on Wiley, located at 6970 Wiley Road, Jacksonville; a 43-unit new construction project to serve our community's most vulnerable population: persons that are high utilizers of crisis services and/or persons experiencing chronic homelessness, and Cottage Avenue Apartments, located at 139 Cottage Avenue, Jacksonville; a 12-unit property to serve chronically homeless individuals with a priority for homeless veterans.

In February, as an outcome of the Jacksonville Journey funding, Ability Housing was able to leverage additional funding from the TD Bank Foundation to contract with Family Foundations of Jacksonville to provide monthly financial education workshops and individual financial education for residents. In addition, Ability Housing has been able to forge a partnership with Catholic Charities Workforce Development program that held three workshops in February for residents at Ability Housing properties.

Clara White Mission

Clara White Mission has a client who is an ex-felon that had completed Clara White's culinary class. The client has a child with a mother who is a drug user. The mother was unable to care for the child and placed the child in foster care/child protection services. The client found out that his child was in foster care and pursued avenues to get the child out of foster care. Research shows that maintaining family stability for children decreases the likelihood of them entering a life of crime. Clara White Mission obtained a pro-bono attorney to assist him on this issue. Because the client is homeless, the courts would not allow the child to be given to him because he was living at Clara White Mission. The client located an apartment in January and has been granted visitation with the child through Clara White Mission. Clara White hosts the visitation and once his apartment is approved by child welfare, he'll be granted custody of the child. This family reunification will reduce stress on parent and child, as well as increase the likelihood of the child's successful life and academic outcomes.

New Town Success Zone

The goal of New Town Success Zone community based GED program, has always been to serve as a bridge opportunity for residents who take part in the work to obtain their GED with the hopes of furthering their education and at the very minimum, put themselves in a position to gain employment. We have students who will be taking the upcoming GED test next month. All of the students are currently unemployed and there are five students in the class that have children.

Recently, a mother, who was a school dropout, registered for the class along with her two daughters; one of the daughters is in her mid-twenties and the other daughter is a teenager. The mother is setting an example leading the way for her daughters and herself to obtain their GEDs. Also, in the GED program, are a husband and wife couple who are encouraging each other in obtaining their GEDs.

Northwest Jacksonville CDC

Northwest Jacksonville CDC (NJCDC) and community partners met with Ribault High School officials to collaborate on future projects to keep youth engaged in positive activities and to plan for an upcoming job fair to be held in the spring. NJCDC also attended the College/Career Fair that Ribault High School hosted in which more than 400 high school youth from Ribault, Raines and Andrew Jacksonville High Schools attended. The students met with colleges, universities, trade schools, and the Army, Marines, Navy and Air Force recruiters.

NJCDC worked with the Moncrief/Myrtle Business Association (MMBA) in coordinating the Stand Against Violence community event held on February 28, 2015 at Simonds-Johnson Park. MMBA sponsored a community walk, a vendor and health fair, along the expungement of records during the event. A food giveaway was held that provided fresh fruits and vegetables to the needy. There were more than 200 people in attendance with 30 vendors participating in the event.



Stand Against the Violence – February 28, 2015

NJCDC attended the Mayor’s Organized Based Community Empowerment Days at Washington Heights on February 4, 2015, and Eureka Gardens on February 7, 2015. Information was provided on the activities that NJCDC is conducting in the community.

NJCDC coordinated six crime prevention and neighborhood watch meetings on: February 2, 4, 7, 9, 21, and 23, 2015 with a total of 136 residents in attendance. NJCDC worked with residents on crime prevention efforts as well as improving the conditions in their community to elevate the quality of life for the residents by developing strategies to assist the residents.

NJCDC coordinated two community cleanups. On January 22, 2015, 17 volunteers participated in the Grand Park Community Association clean-up. On February 7, 2015, 7 volunteers participated in the Planet Watch Neighborhood Association clean-up. Volunteers and residents collected bags of trash and debris along with old tires. These community clean-ups allow the residents to take pride in their community.

On February 23, 2015, NJCDC staff met with Well-Care and Farm Share to plan a community food give-away in April.

On February 24, 2015, NJCDC staff met with Councilman Warren Jones to finalize construction for a new home to be built in the New Town neighborhood for Mr. Bryce Grant, an 80 year-old a disabled senior. Mr. Grant had lived in a dilapidated home that was beyond repair. In partnership with the City of Jacksonville, Wells Fargo, LISC, and other private funders, a new handicap accessible home will be built for Mr. Grant. Mr. Grant is looking forward to aging in place in a community where he has lived over 60 years. Mr. Grant states, “There is no place like home”. Having long-time residents remain in the community builds a greater sense of safety and stability for all residents.

Operation New Hope

In the month of February, Operation New Hope worked on several Jacksonville Journey targets. The biggest accomplishment this month were two separate financial literacy workshops. The first workshop, occurred on Saturday, January 31, 2015, at the Westside Church of Christ. The purpose of the event was a Teen Entrepreneurial program that focused on educating teens between the ages of 13 and 19, with this event being titled "High Heels & High Calling". Operation New Hope gave a Credit and Youth presentation focusing on credit, how it effects you and the importance of building good credit. More than 38 people were in attendance. The second financial literacy workshop was held through the Bridges of Jacksonville, a re-entry program. Within this presentation, Operation New Hope worked with 56 individuals on how to save money and the importance of building good credit. Operation New Hope hopes to have a workshop at the Bridges of Jacksonville at least once a month.

Other accomplishments this month includes: Operation New Hope's presentations to City Council's Neighborhood Blight Committee on their properties and the status of blight within their targeted neighborhoods. Operation New Hope is also very close to closing on their line of credit for the construction of the long awaited multi-family project. The scheduled closing on the line of credit is March 3, 2015. This project will create the first new multi-housing development along the 8th Street Commercial Corridor in nearly 15 years.

The Phoenix Eastside Neighborhood Watch began after a resident of the neighborhood was very persistent about getting a program for the area. The resident was assured that Operation New Hope would assist with the efforts in creating the neighborhood watch. Last year, Operation New Hope staff attended a SHADCO meeting and spoke with JSO staff Assistant Chief Ayoub (Zone 1) and Officer Sean Lindsey (Community Affairs) about the Phoenix Eastside Neighborhood Watch being organized. JSO expressed great interest in helping with this neighborhood watch. Zarephath Academy, located at 1028 East 10th Street, agreed to let the neighborhood use one of their facilities. A neighborhood watch sign was posted at the corner of 10th Street next to the academy. Meetings are held the second Friday of each month, 6:00 pm to 7:00 pm. Although, the attendance has dropped since the first meeting, the group is continually brainstorming on how to increase participation. One of the attendees, is in the process of creating a Facebook page for the group. The group also invites an officer of JSO as a guest to facilitate on special topics of interest, as deemed important by the group. The group has been discussing a Sheriff's walk for the neighborhood. The vision for this neighborhood watch is to empower the residents to take back their neighborhood and begin to develop a relationship with JSO that would eventually combat some of the issues taking place in their community.

Wealth Watchers

Wealth Watchers purchased two properties that were bank-owned, foreclosed homes with these homes creating blight in the neighborhood.

Wealth Watchers continues to work with the Sherwood Forest Community Network and the Jacksonville Sheriff's Office in reporting criminal activities in the community. Wealth Watchers is monitoring the crime stats for incidents of crime and working in partnership with the neighborhood network for relevant crime reduction strategies.

Twenty potential homebuyers have received certificates for successfully completing the Homebuyer Education course that Wealth Watchers offers. These individuals can begin the process of purchasing a home.

Wealth Watchers hosted a Foreclosure Prevention workshop in partnership with HabiJax to provide foreclosure prevention counseling and mortgage assistance to homeowners in jeopardy of facing foreclosure.

CDC Engagements: CDCs provided leadership and sponsored community building/community engagement activities that foster a greater sense of community ownership and resident buy-in, thus increasing a commitment to community safety.

Engagements	February 2015		Hot Spots	Units/ Homes	Lots	Veterans	Ex- Offenders	Formerly Homeless
	Events	People						
Crime Prevention Forums	6	136						
Block Captains Identified								
Crime Hot Spots Identified								
Financial Literacy and Counseling Workshops	8	138						4
Individual Credit Counseling Sessions		3						
Credit Counseling Workshops	1	3						1
New Rental Housing Rented to Ex-Offenders								
New Rental Housing Identified for Ex-Offenders								
Supportive Services for Ex-Offenders		17					17	
Students Enrolled in Monthly GED Preparation Class	7	35				1	6	2
Total:	22	332				1	23	7

Program Providers – Where there are multiple agencies working together, please specify each agency’s role. If type other than those illustrated below, please add to legend type below.

Types: D\$=City direct funded provider PT = Partner or subcontracted provider – NO FUNDING

PT\$ = Partner or subcontracted provider receiving funds from direct funded provider

Provider(s)	Type (Include type code from above)	Contact Name	Address/Tel. No.	Program Specifics/ Services Provided
LISC Jacksonville	D\$ Working with City on contract	Janet Owens Eugene Montgomery	10 West Adams Street, Suite 100 353-1300	Grant admin, technical assistance, program leveraging
Ability Housing	PT\$ Sub-contract pending LISC/City approval	Shannon Nazworth Executive Director	76 South Laura Street Suite 303 359-9650	Real estate development; Community engagement
Clara White Mission	PT\$ Sub-contract pending LISC/City approval	JuCoby Pittman-Peele Executive Director	613 West Ashley Street 354-4162	Commercial Corridor Revitalization; Community Engagement
New Town Success Zone	PT\$ Sub-contract pending LISC/City approval	PeDro Cohen Executive Director	1658 Kings Road 470-8262	Education; Community engagement
Northwest Jacksonville CDC	PT\$ Sub-contract pending LISC/City approval	Paul Tutwiler Executive Director	3416 Moncrief Road 598-9196	Real estate development; Community engagement
Operation New Hope	PT\$ Sub-contract pending LISC/City approval	Kevin Gay Executive Director	1830 North Main Street 354-4673	Real estate development; Community engagement
Wealth Watchers	PT\$ Sub-contract pending LISC/City approval	Carrie Davis Executive Director	1225 West Beaver Street 380-0292	Real estate development; Community engagement

Program Information

Program Metrics/Statistics/Outcomes – CDCs and LISC mutually develop targets at the beginning of the grant term for single family and affordable housing development, affordable rental housing development, and high impact projects. CDCs also set targets for capacity building activities related to organizational development and community engagement.

This contract reflects a partnership between LISC Jacksonville and the City of Jacksonville where LISC provides funding recommendations, administration and oversight for the city; and LISC leverages City funds 5:1 through various sources to nonprofit community development corporations.

Together, LISC and the City (through the Housing and Community Development Division) make joint funding decisions to strengthen Jacksonville's community development corporations who in turn engage in a variety of physical revitalization and community building activities in an effort to fight crime and improve the lives and economic viability of neighborhood residents and businesses.

LISC does not take an administrative fee for managing the City's funds. LISC further leverages the City's funds through our normal business activities of providing various support services, such as technical assistance and financing to non-profit businesses engaged in community revitalization efforts.