

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:** The North Point Commercial Retail Office Center build out is complete. The last major commercial space was leased to the Jacksonville Pediatric Dental Clinic of the Duval County Health Department. The clinic opened on March 30, 2015. This is the first dental clinic for children in this section of Health Zone 1.

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 was introduced in fall 2014 and is before City Council and is expected to be approved shortly.

Multi-Family Update:

- Ability Housing's Villages on Wiley, a 43-unit apartment complex, is under way. The first phase of the development is completed and will be ready for occupancy in May 2015. The final completion is scheduled for July 2015. This development will provide housing for the chronically homeless increasing their social and financial stability.
- Operation New Hope has received federal funds from the City of Jacksonville to undertake the construction of Dozier Apartments, a 14-unit mixed-income development on 8th Street. Six units will be rented to individuals 50% of the area median income. Two units rented to individuals 80% of the area median income. Six units for individuals 120% of the area median income. Operation New Hope will have a ground breaking ceremony on April 7, 2015. Construction will begin late April or early May 2015.
- Wealth Watchers has received 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 May, 2015.

CDC Impact:***Ability Housing***

Since 2008, Ability Housing has evolved from a small nonprofit providing one small housing program into one of only a few nonprofits throughout the state capable of developing complex affordable housing rental projects. In that time, Ability Housing has acquired three multi-family properties, all located in Health Zone 1. All three properties have undergone substantial rehabilitation utilizing Crime Prevention through Environmental Design strategies they also incorporate other safety features such as security cameras and onsite security contracted through the Jacksonville Sheriff's Office. When acquired, each property had been a center of crime in their neighborhoods. Implementing sound property management practices, Ability Housing reduced crime at each site. An example of the impact of Ability Housing's acquisition, rehabilitation and management activities have on crime reduction, can be seen from the historical crime rate at the earliest property acquired, Mayfair Village, an 83-unit site, located at 3539 Beach Blvd. The following crime rate table indicates the incidents of crime within ¼ mile of the property address from 2008 (at the time of acquisition) to 2014. The following crime data were obtained from the Jacksonville Sheriff's Office crime mapping website.

Mayfair Village

	2008	2014	% change in 2014 from 2008
Assault/battery	33	15	-55%
Burglary - other	8	6	-25%
Burglary - residential	15	7	-53%
Burglary - vehicle	11	3	-73%
Murder	0	0	0%
Robbery	9	2	-78%
Sexual Offense	1	0	-100%
Theft	46	20	-57%
Theft - vehicle	8	1	-88%
Vandalism	26	5	-81%
Total:	157	59	-62%

In addition to strategies listed above, Ability Housing's partnerships and collaborations with community agencies supported through Jacksonville Journey funding, have also contributed to a reduction in crime and sense of community.

Clara White Mission

Clara White Mission does presentations for partnering agencies and City Rescue Mission is one of these agencies. One of City Rescue Mission's clients enrolled in Clara White's Janitorial program. The client had completed the City Rescue Mission's program and was ready for discharge, but after speaking staff at City Rescue Mission, it was decided that the client would remain housed until he completed the Janitorial program. Staff at Clara White spoke with the client and he was placed on the waiting list for housing at Liberty Center, another partnering agency. The client finished the Janitorial program, received housing through Liberty Center, and also has a part-time job. Clara White also assisted with furnishings for the client's residence.

New Town Success Zone

Three students took portions of the GED exam in March. While they were not successful in their first attempt they continue to be engaged and committed.

GED tests have undergone major revisions recently. This has impacted success rate nationwide. Due to the difficulty nationally that people are having with the newly re-vamped GED exam we anticipate changes on the curriculum training or test itself.

Northwest Jacksonville CDC (NJCDC)

NJCDC coordinated and participated with 29th and Chase on March 7 to re-establish the Home Owners/Neighborhood Association. NJCDC assisted in canvassing the neighborhood, knocking on doors to inform the community about an upcoming meeting to get the residents to actively engage in the direction of activities based on crime statistics and other negative activity going on in the community. The community walk was successful in identifying residents who are concerned about the community and willing to meet monthly to discuss strategies that will bring a positive light on the community. Because of the community walk, a meeting will be held on Wednesday, April 1 at Northwest Jax CDC. Residents were encouraged to bring their concerns to the meeting as well their commitment to continuing with the 29th & Chase Association.

NJCDC attended the Mayor's Organized Based Community Empowerment Day at Cleveland Arms Apartments located on Cleveland Road on March 7, 2015. At the event, there was valuable resources, agencies, businesses and non-profits who work with low-income residents and senior citizen population in attendance. This event highlighted resources and contacts for immediate services in the social service, health and other areas involving educational and wellness. More than 100 residents were in attendance.

NJCDC attended six neighborhood association meetings for the month of March assisting them in crime prevention efforts as well as improving the conditions in their community elevating the quality of life for the residents and coming up with strategies to assist them in these efforts. Total number of participants was 69.

NJCDC coordinated with the American Red Cross to assist with providing 16 families with safe working smoke detectors for homes. This effort was also partnered with the City of Jacksonville Fire and Rescue Department who came out and assessed each family home and installed smoke detectors as need. This was a safety initiative to ensure that homes were provided the smoke detectors to avoid loss of life from lack of smoke detectors in the home where there was a financial hardship and the families were not able to afford them.

NJCDC is coordinating with Well-Care and Farm Share to provide another food give-away for the month of April to be held at NJCDC.

Operation New Hope

In the month of March, Operation New Hope worked closely with the City of Jacksonville to close on additional funding for the construction of the 8th Street multifamily project. The closing took place on March 3, 2015 and has allowed us to move forward with the construction of our project. Out of this project many Jax Journey targets will be met including the creation of permanent jobs within the area. This project will provide quality affordable rental units for the Springfield area.

As a result of working with local area residents and neighborhood watch groups, the Jacksonville Sheriff's office at the latest SHADCO meeting reported on a decrease in crime and drug activity at the identified hot spot of 8th and Liberty in the Springfield neighborhood. Operation New Hope has worked with the Eastside Neighborhood watch group and local area SHADCO in identifying "Hot Spot" areas. The 8th and Liberty area has been identified hot spot for the past three years. This area is reported on by JSO periodically at the monthly meetings.

Wealth Watchers

Housing Development

Wealth Watchers is working with the City of Jacksonville and Metro North CDC to construct a 10-unit housing development near the Sherwood Forest neighborhood. In the month of March, Wealth Watchers met with Metro North, LISC, and the City of Jacksonville to create a budget, timeline and due diligence task list for the project.

Crime

Wealth Watchers continues to work with the Jacksonville Sheriff's office to report areas that may be a magnet for criminal activities. Wealth Watchers continues to monitor the crime stats and home burglaries continue to be the highest incidents of crime.

Community Engagement and Workforce Development

Wealth Watchers has been working with Councilman Reggie Brown to develop a construction job training program for residents in the Sherwood Forest neighborhood. This program will be geared towards residents that are 18 years and older. There will also be a small business development component to this program as well. Wealth Watchers anticipates this program to be rolled out in July, 2015.

Wealth Watchers is planning to host a community meeting in June, 2015 to discuss the upcoming construction projects and other activities Wealth Watchers is planning in the Sherwood Forest community.

Home Ownership

Wealth Watchers continues to promote homeownership. Fifteen potential homebuyers have received certificates for successful completing the Homebuyer Education course and they are prepared to participate in the homebuyer process as an educated consumer. Wealth Watchers in partnership with HUD, is planning a series of activities to recognize National Homeownership month in June. A virtual planning meeting was held with various lenders and realtors.

Housing Preservation

Wealth Watchers continues to provide ongoing 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	March 2015		Hot Spots	Units/ Homes	Lots	Veterans	Ex- Offenders	Formerly Homeless
	Events	People						
Crime Prevention Forums	7	93						1
Block Captains Identified								
Crime Hot Spots Identified								
Financial Literacy and Counseling Workshops	2	12				1	2	3
Individual Credit Counseling Sessions		6						
Credit Counseling Workshops								
New Rental Housing Rented to Ex-Offenders								
New Rental Housing Identified for Ex-Offenders								
Supportive Services for Ex-Offenders								
Students Enrolled in Monthly GED Preparation Class	5	30				1	10	10
Total:	14	141				2	12	14

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 \$399,023 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.