

THE SPRINGFIELD INITIATIVE

REVITALIZING VETERAN AFFORDABLE HOUSING WITHIN JACKSONVILLE'S URBAN CORE

Jacksonville VA
Outpatient Clinic

JTA
Bus Stops

Hogans Creek

Park with
Basketball
Courts

Park with
Tennis
Courts

1411 N. Jefferson St

Public Pool

JTA
Bus Stops

Park with
Basketball

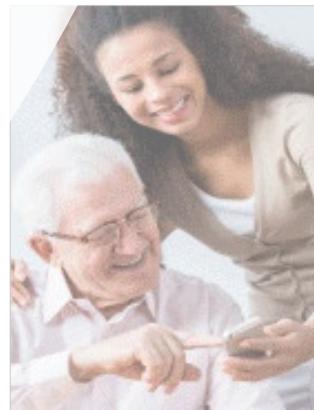


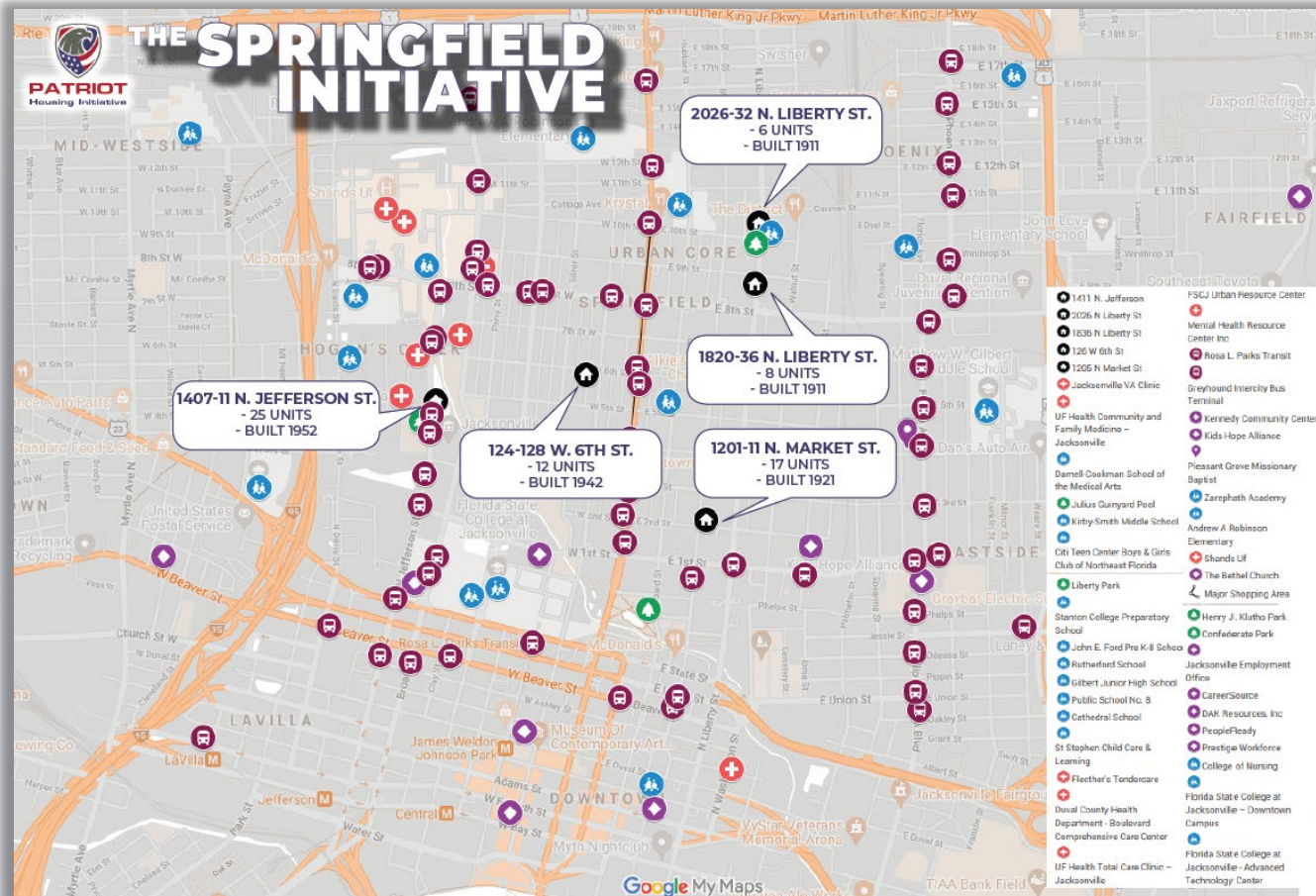
PATRIOT
SERVICES GROUP

HOUSING • TRANSPORTATION • SUPPORTIVE SERVICES

**SERVING
THOSE
WHO HAVE
SERVED**

<https://patriotservices.org/phi/springfield>





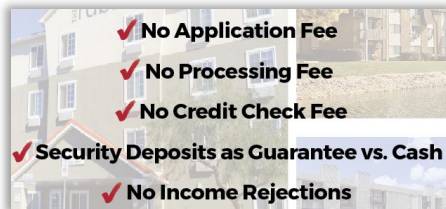
The Patriot-Springfield Housing Initiative provides homeless veterans and those at risk of homelessness with clean, safe, and affordable short-term and long-term permanent housing solutions while simultaneously preserving and revitalizing one of Jacksonville's most historic and treasured neighborhoods.

- **At least 20%** of the 68 units designated for homeless veterans and families...
- Several homes designated specifically for **women veterans and children...**
- All veteran-residents will be supported with **PSG's Patriot Transportation Initiative** and access to wrap-around supportive services...
- Combination of garden and low-rise developments **all within 5 minutes of the Jacksonville VA Outpatient Clinic...**
- **Anticipated project start date: Oct. 2021.**

Veteran Housing Program Guidelines



PATRIOT
Housing Initiative



Independent Transportation



PATRIOT
Transportation
Initiative

PSG has partnered with **OneCall** and its **RelayRIDE** system, which combines scheduling, monitoring and communication services together with the **lyft** network of drivers, to provide underserved Veterans **independent transportation solutions.**



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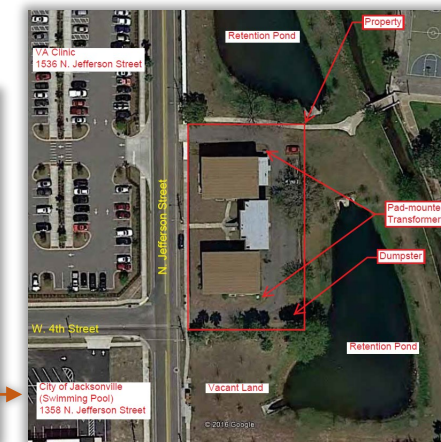
Springfield – 1411 N. Jefferson

COMMUNITY OVERVIEW

Prepared by



- **25-unit** complex sitting on 0.52 acres built in 1952.
 - Three, three-story stucco buildings that total: 2,372 sq. ft., 2,371 sq. ft., and 1,098 sq. ft., respectively.
- Estimated cost to rehab is **~\$1.625MM**
 - Construction of **Veterans Resource Center**
- Directly adjacent to **VA-Jefferson Outpatient Clinic**
 - New Jacksonville VAMC set to open in ~2023.
 - [VA Awards Major Lease for Jacksonville Clinic](#)
- **Emerald Trail** Project, a \$132 million city project that connects 14 historic neighborhoods to downtown through 30 miles of trails, greenways, and parks.
 - [30-mile Emerald Trail one step closer to reality](#)



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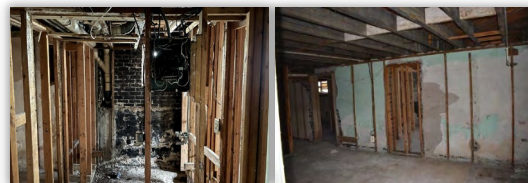
Springfield – 1411 N. Jefferson

PROPERTY CONDITION ASSESSMENT

Prepared by



- Water and Electricity are provided by the city of Jacksonville (JEA).
- The parking and sidewalks of the building are in fair to poor condition.
- The building frame and construction appears to be stick built with joists flooring.
- The building envelope consists of a wooden frame with stucco or brick face.
- Exterior in generally fair to poor condition.
- The property consists of flat membrane type roofs.
- Utilities are located in crawl spaces.
- Windows appear to be outdated.
- Railings on exterior stairs, balconies, and entry ways seem stable but are fairly rusted.
- The interior of the units are in fair to poor condition.
- There appears to be evidence of damaged interior walls as well as ceiling leaks.
- Deteriorated and damaged floor-covering throughout.
- Bathroom ceilings in unsanitary condition.
- Walls with holes, cracks, or deteriorated, damaged, or otherwise unsound throughout.
- Insect (ant, roach, spider, flea, etc.) infestation throughout.



Springfield – 1411 N. Jefferson

EXTERIOR RENOVATIONS

Prepared by



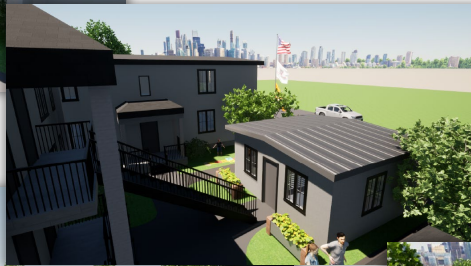
- FRONT -



- REAR -



- Replacement/ installment of new windows.
- Repairment of cracks in the building envelope and exterior painting.
- Restoration of entry ways such as doors, stairs, and railings to enhance safety for residents.
- Complete restoration of all roofs to provide moisture/ thermal protection, create more appeal, and prevent leaks.
- Thorough investigation of parking and sidewalks to provide restoration and relieve trip hazards.
- Landscape assessment to provide the property with more appeal and create a nicer living experience for residents.



Hogans Creek – Emerald Trail Project



Learn more: <https://www.groundworkjacksonville.org/emerald-trail/>

Springfield – 1411 N. Jefferson

VETERANS RESOURCE CENTER, COMPUTER LAB & LIBRARY | PROPERTY MANAGEMENT PARTNER



Two fully equipped office spaces with restroom and office equipment whereby direct services can be provided for:

- Regularly scheduled **visits by health care professionals** to provide at no cost to the resident: health screening, flu shots, vision and hearing tests.
- Regularly schedule **resident activities** such as, holiday or special occasion parties, community picnics or cookouts, newsletters, and children's special functions, all to bring residents together, foster a sense of community, and encourage community pride.
- **Quarterly onsite voter registration.**
- **Homeownership opportunity program** and **first-time homebuyer seminars** with percentage of rent set aside for future down payment of individual home.
- Property Management office with **library/study room** and **computer lab** for resident use.
- **Property Management** Services (all locations) provided by _____



Apartment Management Consultants, LLC currently manages more than 100,000 properties in 19 states. We are passionately dedicated to fulfilling the needs and exceeding the expectations of our owners and asset managers. While some companies accept and applaud their median ranking, we strive to be the leader in all of our submarkets. We approach each day with the mentality of “what can we improve today?” rather than “what are we doing right?” Our firm commitment to yielding the highest possible return on our clients’ investment is based on a thorough understanding of each property, a multitude of resources, and our aggressive style of comprehensive property management.

Learn more here: <https://www.amcllc.net/about.asp#>



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Springfield – 1411 N. Jefferson

UNIT TURN EXAMPLE

Prepared by



Before



Interior & Mechanical Renovations

- ✓ Complete remodel of interior to provide a modern living experience for residents.
- ✓ Replacement of all countertops and cabinets to provide more appeal.
- ✓ Energy Star qualified appliances.
- ✓ Installation of new vinyl wood flooring or carpet.
- ✓ Interior wall painting and evaluation to eliminate cracks and damages.
- ✓ Ceiling assessment and restoration.
- ✓ Assessment and restoration of all plumbing systems to fix current and prevent future plumbing issues.
- ✓ Replacement of plumbing appliances such as toilets, sinks, and showers and installation of low-flow water fixtures.
- ✓ Investigation and restoration of power panels to eliminate electrical issues.
- ✓ Installation of new HVAC systems with programmable thermostat.
 - ✓ Replacement and installation of tankless water heaters.
- ✓ Unit w/d hookups where possible.

After



Springfield – 124-128 West 6th Street

PROPERTY OVERVIEW & CONDITION ASSESSMENT | RENOVATIONS

Prepared by



- **12-unit** complex sitting on 0.33 acres built in 1942.
- Estimated required cost to rehab is **~\$780K**.
- Three, two-story stucco buildings at: 1,184 sq. ft., 1,184 sq. ft., and 3,448 sq. ft., respectively.
- Flat membrane type roofs.
- Steel exterior stairs in stable condition with some rusting which requires sanding and repainting.
- Located within 1-mile of VA-Jefferson Outpatient Clinic, UF Health, Florida State College at Jacksonville, and many grade schools.
- This community will serve as one of two sites specifically **dedicated for veteran and non-veteran women and children**.
- Ancillary projects include improved safety features (ex., key card access), a small playground, and larger unit upgrades.



Springfield – 124-128 West 6th Street

UNIT TURN EXAMPLE

Prepared by



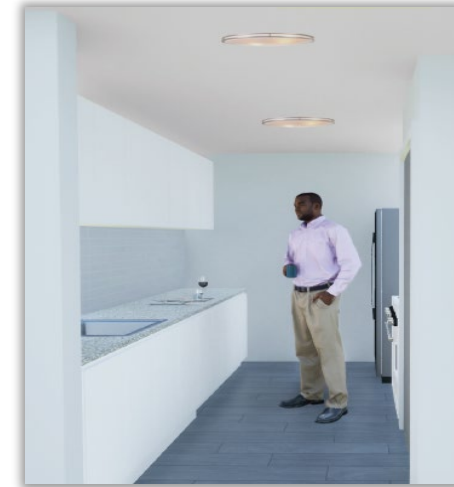
Before



Interior & Mechanical Renovations

- ✓ Complete remodel of interior to provide a modern living experience for residents.
- ✓ Replacement of all countertops and cabinets to provide more appeal.
- ✓ Energy Star qualified appliances.
- ✓ Installation of new vinyl wood flooring or carpet.
- ✓ Interior wall painting and evaluation to eliminate cracks and damages.
- ✓ Ceiling assessment and restoration.
- ✓ Assessment and restoration of all plumbing systems to fix current and prevent future plumbing issues.
- ✓ Replacement of plumbing appliances such as toilets, sinks, and showers and installation of low-flow water fixtures.
- ✓ Investigation and restoration of power panels to eliminate electrical issues.
- ✓ Installation of new HVAC systems with programmable thermostat.
 - ✓ Replacement and installation of tankless water heaters.
 - ✓ Unit w/d hookups where possible.

After



Springfield – 1820-36 North Liberty Street

PROPERTY OVERVIEW & CONDITION ASSESSMENT | RENOVATIONS

Prepared by



- **8 two-bedroom** complex sitting on 0.40 acres built in 1911.
- Estimated required cost to rehab is **~\$520K**.
- Four two-story stucco buildings at ~954 sq. ft. each.
- Peaked roofs with asphalt shingles.
- Walls with holes, cracks, or deteriorated, damaged, or otherwise unsound throughout.
- Located within 1-mile of VA-Jefferson Outpatient Clinic, UF Health, Florida State College at Jacksonville, and many grade schools.
- This community will serve as one of two sites specifically **dedicated for veteran and non-veteran women and children**.
- Ancillary projects include improved safety features, a large playground, car care area (for car cleaning and washing), and outdoor recreation area for older children and adults.



Springfield – 1820-36 North Liberty Street

UNIT TURN EXAMPLE

Prepared by



Before



Interior & Mechanical Renovations

- ✓ Complete remodel of interior to provide a modern living experience for residents.
- ✓ Replacement of all countertops and cabinets to provide more appeal.
- ✓ Energy Star qualified appliances.
- ✓ Installation of new vinyl wood flooring or carpet.
- ✓ Interior wall painting and evaluation to eliminate cracks and damages.
- ✓ Ceiling assessment and restoration.
- ✓ Assessment and restoration of all plumbing systems to fix current and prevent future plumbing issues.
- ✓ Replacement of plumbing appliances such as toilets, sinks, and showers and installation of low-flow water fixtures.
- ✓ Investigation and restoration of power panels to eliminate electrical issues.
- ✓ Installation of new HVAC systems with programmable thermostat.
 - ✓ Replacement and installation of tankless water heaters.
 - ✓ Unit w/d hookups where possible.

After



Springfield – 2026-2032 North Liberty Street

PROPERTY OVERVIEW & CONDITION ASSESSMENT | RENOVATIONS

Prepared by



- **6-unit** complex in 2 building on 0.22 acres built in 1911.
- Estimated required cost to rehab is **~\$390K**.
- Two-story stucco building at 2026 (990 sq. ft.) and two-story brick building at 2032 (1973 sq. ft.).
- 2 three-bedroom and 4 two-bedroom apartments.
- Peaked roofs with asphalt shingles.
- Deteriorated and damaged floor-covering throughout.
- Walls with holes, cracks, or deteriorated, damaged, or otherwise unsound throughout.
- Insect (ant, roach, spider, flea, etc.) infestation.
- Located within 1.3-miles of VA-Jefferson Outpatient Clinic, UF Health, and Florida State College at Jacksonville.
- Located nearby local JSO-Police Stop, Kirby Smith Middle School, Liberty Park, and the [Citi Teen Center](#) [Boys & Girls Club of Northeast Florida](#).



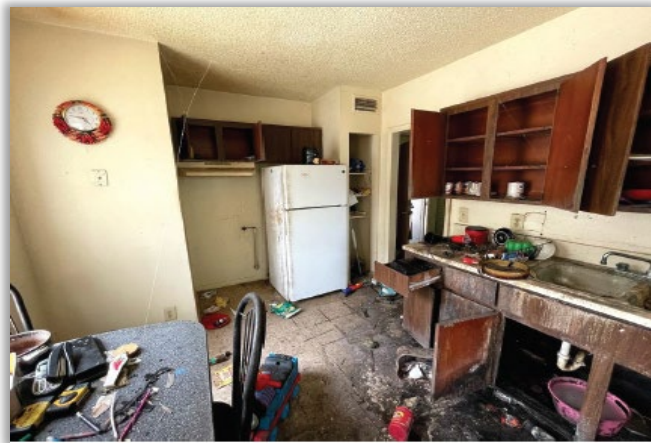
Springfield – 2026-2032 North Liberty Street

UNIT TURN EXAMPLE

Prepared by



Before



Interior & Mechanical Renovations

- ✓ Complete remodel of interior to provide a modern living experience for residents.
- ✓ Replacement of all countertops and cabinets to provide more appeal.
- ✓ Energy Star qualified appliances.
- ✓ Installation of new vinyl wood flooring or carpet.
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After



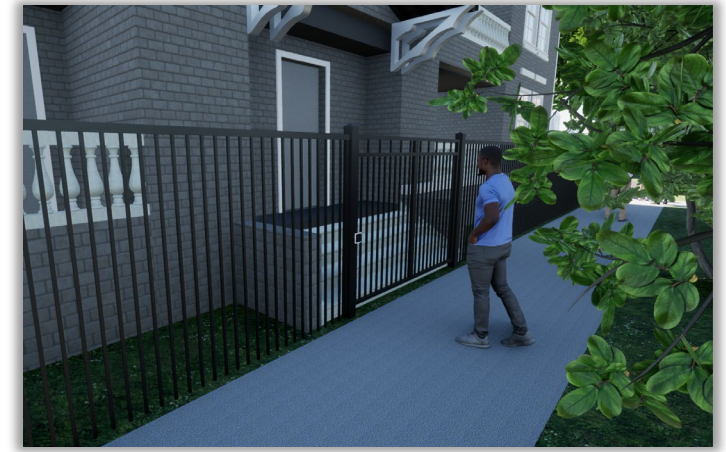
Springfield – 1201-1211 North Market Street

PROPERTY OVERVIEW & CONDITION ASSESSMENT | RENOVATIONS

Prepared by



- **17-unit** complex sitting on 0.40 acres.
- Estimated required cost to rehab is **~\$1.1MM**.
- Two structures were constructed circa 1913 (1205 Building A) and 1921 (1211 Building B) and total ~12,078 gross sq. ft.
- Roofing systems for the structures are generally flat and consist of a thermoplastic polyolefin (TPO) membrane.
- Pier and beam foundations consisting of brick piers and wood beams with conventional wood framing configuration.
- This community offers a wide range of unit sizes: 4 efficiency apartments, 4 one-bedroom, 6 two-bedroom and 3 three-bedroom flats.
- Optional Grey or Red exterior (pending [Springfield Preservation and Revitalization](#) council approval).



Springfield – 1201-1211 North Market Street

UNIT TURN EXAMPLE

Prepared by



Before



Interior & Mechanical Renovations

- ✓ Complete remodel of interior to provide a modern living experience for residents.
- ✓ Replacement of all countertops and cabinets to provide more appeal.
- ✓ Energy Star qualified appliances.
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- ✓ Investigation and restoration of power panels to eliminate electrical issues.
- ✓ Installation of new HVAC systems with programmable thermostat.
 - ✓ Replacement and installation of tankless water heaters.
 - ✓ Unit w/d hookups where possible.

After



Topaz Plaza – 3780 University Club Blvd.

(Supplemental to Springfield Initiative)

PROPERTY OVERVIEW



- **281 units** of affordable one-bedroom and two-bedroom homes that feature modern amenities such as plush carpeting, vaulted ceilings, and walk-in closets.
- Estimated required cost to rehab is **~\$2.3MM** in addition to the major CapEx work already completed, including over 50% of the roofs, all deferred maintenance, exterior painting, landscaping, signage, amenities, etc.
- Prospective veteran residents will have access to this stunning community should the demand for housing in Springfield exceed our supply at any given time, or, if the veteran simply wishes to live in the University Park area.
- Conveniently located nearby many banks, grocery stores, parks, and schools., and only 15 minutes east of downtown and the **VA-Jefferson Outpatient Clinic**.



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Project Goals & Next Steps

- ✓ Begin unit analysis and stabilization efforts by **Nov. 3rd, 2021**
- ✓ **Total Project Budget min: \$7,920,000**
- ✓ Raise capital to meet funding gap of **~\$1MM-\$1.5MM**
- ✓ Collaborate and develop **network of community partners** to establish a series of **onsite events and supportive programs and services.**

PLEASE CONTACT US!

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Rick.Wheat@PatriotServices.org