



Housing = Jobs

And Affordable Housing Improves the Lives of Individuals and the Entire Community

The Florida Housing Coalition highlights our partners' affordable housing developments throughout the year in the Housing News Network Journal and at the Florida Housing Coalition's annual statewide conference. Developing and Rehabilitating (preserving) affordable housing is an enormously complex and a difficult undertaking. But the result is transformative for the people who live in the housing and the community at large, which reaps the benefits of positive economic activity.

The affordable housing produced and preserved provides essential homes for Florida's workforce and our most vulnerable citizens, while creating jobs that stimulate the respective local economies in a way that is unmatched by any other single investment. And as evidenced by the three developments highlighted in this article, affordable housing can have benefits that reach well beyond the individual lower-income family that is fortunate enough to live in affordable housing.



*(Top) St. Paul AME Church before renovations.
(Above) Metro 510 Groundbreaking ceremony.*



(Above) The church and construction site during construction and renovation. (Right) The final architects rendering of the completed project.

Metro 510

St. Paul African Methodist Episcopal Church, with a congregation dating from 1870, was built in 1906 and dedicated in 1914. The church's history includes Dr. Martin Luther King Jr., making one of his earliest civil rights speeches. The sanctuary also received baseball legend Jackie Robinson, U.S. Supreme Court Justice Thurgood Marshall, singer Ray Charles, and civil rights activist Jesse Jackson. But ultimately the congregation dwindled to the point where it could no longer sustain operations.

This affordable housing development by Sage Partners is creating more than 2,000 jobs, with 500 of those jobs onsite.

This historic building will be saved by a restoration of its original façade, including the stained glass windows and a renovation of the interior to create a community center. The building's history will never be lost. The preservation of this historic church was the creative work of one of Florida's best affordable housing developers. The church, now a community center, will house the leasing office, fitness area, computer lab, library, learning and play area for children, along with other apartment amenities for Metro 510.

Metro 510 will be a 120-unit, six-story building providing affordable workforce housing immediately adjacent to the 15,000-square-foot historical St. Paul African Methodist Episcopal Church. Developed by Sage Partners LLC, Metro 510 is scheduled for occupancy October 2011 and will offer income-based rents ranging from \$325 for a one-bedroom apartment to \$829 for a three-bedroom apartment. Debra Koehler, president of Sage Partners, said, "This is the first workforce housing in the core of downtown Tampa." Anticipated residents include nurses, teachers, services workers, and law enforcement officers.

Metro 510 is next to the Marion Street bus transfer station, which means that the residents of Metro 510 will have easy and affordable access to every employment and services center in the area. It will be possible for the residents of Metro 510 to take the personal automobile out of the equation for their monthly expenses, making the cost of living at Metro 510 even more affordable than the rents would indicate. The bus station is also going to be a future stop for the high-speed train planned between Tampa and Orlando. This affordable housing development by Sage Partners is creating more

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At the same time Sage Partners is developing new family housing at 510 Metro, it is rehabilitating Methodist Place immediately across the street. Methodist Place provides 200 apartments for very low income seniors. Sage Partners is saving this deteriorated project-based Section 8 property and preserving its affordability for fifty years. The renovation of Methodist Place will not only provide much needed life and safety repairs to this 1970's era building, but will "green" the property, providing, among other amenities, Energy Star appliances, Energy Star lighting, ceiling fans in bedrooms and living rooms, Energy Star windows, and low flow faucets and toilets. The preservation of Methodist Place will also include a Florida Yard and Neighborhood Certification for landscaping and a community garden for the seniors to enjoy. Sage Partners anticipates connecting the seniors living at Methodist Place with the families who will be living at Metro 510 through the community center that will be housed in the preservation of the historic St. Paul Church. It's hard to imagine a more synergistic design.



Allapattah Gardens is located near the Miami Metro.

Allapattah Gardens

Allapattah Gardens, located along the Miami Metro transit line in the Allapattah neighborhood of the City of Miami catalyzed substantial economic and community improvements since opening its doors in 2004. Once vacant land, the site was transformed into a self-sufficient transit-oriented, multi-family development for very-low and low-income individuals and families. In turn, the creation of Allapattah Gardens helped strengthen a designated economic revitalization center and increased ridership along the Metro line while also fueling a number of local jobs during the project's construction.

The \$11 million project was co-developed by Carlisle Development Group and New Century Development Corporation (NCDC), a non-profit, community-based organization. In helping to realize the mission of NCDC, Allapattah Gardens offers six garden-style apartment buildings that feature a mix of two- and three-bedroom units designed for working families, along with public amenities such as a clubhouse, community room, playground, central laundry, picnic area, and volleyball court. Furthermore, an on-site day-care and access to public

transit continually enable newfound job opportunities for residents. Many residents regularly rely on the adjacent transit line to transport them to jobs at Jackson Memorial Hospital, nearby elementary and high schools, and up-scale hotels on Miami Beach. Elvira Thomas, a single parent with three teenage children, is a 44-year-old saleswoman who works part-time at Lane Bryant in Hialeah. She and her family rent a three-bedroom apartment at Allapattah Gardens, and she commutes each day using the adjacent public transit.

The impact of this development extends beyond quality-of-life enhancements for residents to larger economic and neighborhood revitalization. The development site now generates additional tax dollars for the community; the construction of the project established local construction jobs for area residents; and ridership along the Metro line has dramatically increased in the past six years. The addition of 128 new rental units also infuses a new base of workers and customers for the nearby Allapattah Produce Market, the largest open-air food distribution center in the City of Miami. The Allapattah neighborhood was recognized in the



(Above is a view of the Beach Village apartments in Palm Coast.)

Beach Village Apartments

City's Consolidated Action Plan as being in danger of losing this viable employment base to newer and more secure areas outside of the City. Allapattah Gardens offers affordable housing for residents who work there and creates added demand for the Market from within the existing neighborhood.

Beach Village Apartments

Residents began moving into the Beach Village Apartments in Palm Coast, in August 2010. The 106-unit complex has 89 units; ten percent of the apartment homes at Beach Village are set aside for households earning less than 35% of the area median income. The balance of the workforce housing apartments is for households earning less than 60% of area median income.

One of the first residents was Michelle, a single mom of a two-year-old daughter, who worked out of her home. Michelle previously rented a home in such poor condition, including water damage that let mold flourish causing Michelle and her daughter to become ill. Michelle chose Beach Village because it is a secure development within

This affordable housing development by Atlantic Housing Partners created 250 construction-related jobs.

walking distance of the grocery store, park, library, and restaurants. She said that when she walked into a model, the place took her breath away. She pays less for her new, safe apartment than she did for her substandard house. With the monthly savings, she is now able to afford renter's insurance and pay for pre-school for her daughter.

The Beach Village complex has one- to four-bedroom apartments. A one-bedroom for income qualified renters is \$560 per month and two-, three-, and four-bedroom apartments range up to \$814 per month. All apartments have green features, such as Energy Star rated appliances, programmable thermostats, double-pane windows, and ceiling fans in all rooms, saving the residents' money on their utility bills each month. In addition, residents enjoy the safety of gated access and amenities such as a putting green, gym, swimming pool, car care center, a business computer center, and free Wi-Fi in community areas. **HNN**