

22-54

# Sulzbacher Enterprise Village Project

Presented by



## SULZBACHER ADDRESSES . . .

- **Affordable Housing**
- **Healthcare**
- **Hope (Reducing Poverty)**

**Proudly  
Addressing  
Systemic  
Inequities  
for over  
25 Years**

# SULZBACHER LOCATION

## WHY MOVE FROM DOWNTOWN?

- **Flooding on Our Campus is Increasing**
- **In the Middle of Downtown Entertainment District**
- **Need for Affordable Housing**

## AFFORDABLE HOUSING ENDS HOMELESSNESS

# WHAT WE ARE PLANNING

### Relocate the Following Services:

- Permanent Housing
- Short-term Housing
- Health Clinic
- Job Skill Development
- Leadership Development
- Educational Advancement
- Children and Family Services
- Cafeteria (Residents/Clients)

### Keep Services Downtown:

- Community Meals
- Urban Rest Stop

### Proposed New Services:

- Manufacturing Facility
- Job Opportunities
- Restaurant/Café
- Pharmacy

### Community and Resident Safety Is Important:

- ✓ Extensive Background Checks (National)
- ✓ Minimal Crime Involving The Homeless
- ✓ Onsite Safety and Security

# WHY RELOCATE ADJACENT TO URBAN CORE

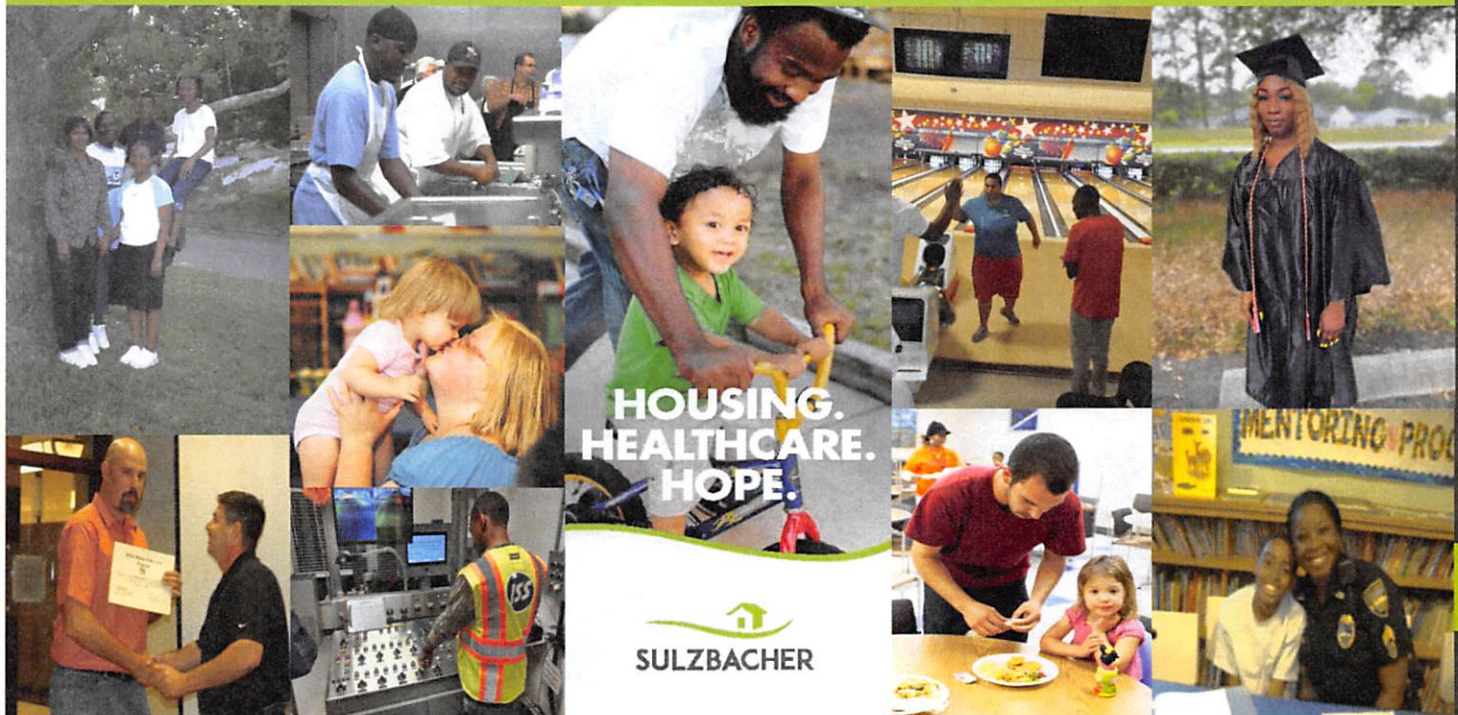
## Services Key To Supporting The Homeless:

- Legal Services (i.e., Courthouse, JALA, etc.)
- Veteran Services
- UF Health
- Medical Respite
- Operation New Hope\*
- Clara White Mission\*
- City Rescue Mission\*
- Salvation Army\*
- Trinity Rescue Mission\*
- JASMINE\*
- Gateway Community Services

Most of These  
Services Are Located  
Near Downtown

\* Denotes Shared Services for Continuum of Care

# THE MANY FACES OF OUR RESIDENTS



# MYTHS ABOUT THE HOMELESS

## FALSE

THEY ALL LIVE ON THE STREETS

THEY DON'T WORK

THEY ARE IRRESPONSIBLE

THEY ARE THE REASON FOR CRIMES

## TRUE

FIND SHELTER IN A NUMBER OF PLACES

45% HAVE JOBS

CAN'T FIND AFFORDABLE HOUSING

ARE OFTEN VICTIMS OF VIOLENCE

HOMELESSNESS FACTS, FACTS.NET, 2/15/21

## Homeless Shelter vs. Sulzbacher Model



# CHALLENGES IMPACTING THIS AREA

	DURKEEVILLE / MID-WESTSIDE	JACKSONVILLE AVERAGE
POVERTY	35.6%	14.5%
UNEMPLOYMENT	12.4%	4.6%
HOMICIDES PER 100,000	56.8	13.3
PERCENT OF ADULTS WITH AT LEAST A HIGH SCHOOL DEGREE	76.5%	90.3%
DEATHS BY HEART DISEASE PER 100,000	411	176
BABIES BORN WITH LOW BIRTH WEIGHT	17%	10%
LIFE EXPECTANCY	64.7	76.3

\* U.S. CENSUS BUREAU, FLORIDA DEPARTMENT OF HEALTH. NEIGHBORHOOD FIGURES CALCULATED USING CENSUS TRACT 29.02.

## LET'S REVITALIZE THE COMMUNITY

TOGETHER

### SOLUTIONS TO BE RELOCATED

HOME  
HEALTH CARE  
HOPE



### SOLUTIONS TO BE INTRODUCED

MANUFACTURING FACILITY  
JOB SKILL DEVELOPMENT & TRAINING  
PHARMACY  
AND MORE . . .

# SULZBACHER BOARD OF DIRECTORS



## A COMPREHENSIVE SERVICE PROVIDER

Continuum of care approach addresses all aspects of poverty and housing insecurity



# SULZBACHER VILLAGE

## THE DREAM BECAME A REALITY THROUGH STRATEGIC PARTNERSHIPS:

- Florida Housing Finance Corporation
- Low-Income Housing Tax Credit
- Hunt Capital Partners
- State Budget Line Item of \$1 Million
- Vestcor Developer
- Summit Builder



# SULZBACHER VILLAGE

## SERVICES INCLUDE:

- Emergency & Affordable Housing for Women & Families with Children
- Veteran's Dorm
- Pediatric Clinic
- Early Learning Center
- Afterschool Program
- Job Junction
- DCF office on-site
- Feeding NE FL on-site



# SULZBACHER VILLAGE



# SULZBACHER VILLAGE

## TWO BEDROOM APARTMENT





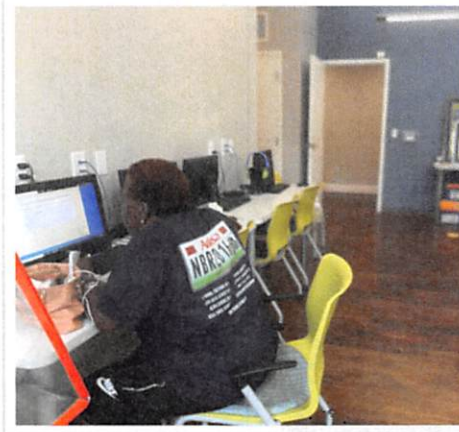
# SULZBACHER VILLAGE

## EARLY LEARNING CENTER & FAMILY GARDEN



# SULZBACHER VILLAGE

## GOODWILL JOB JUNCTION & COMPUTER LAB



**GOODWILL**  
INDUSTRIES OF NORTH FLORIDA

# PEDIATRIC HEALTH CENTER



## SULZBACHER: AN AWARD WINNING AGENCY

2019: Sulzbacher Village Designated by HUD as the  
First EnVision Center  
in Florida



# SULZBACHER VILLAGE

## WHAT IS THE IMPACT ON THE NEIGHBORHOOD?

FEARS:	REALITY:
Crime will Increase	No Increase in Crime
Property Values will Decrease	Average Property Value Has Increased by 40%*
We will Tear Down Churches	No Churches Were Torn Down (In fact, some of our residents sing in the choir at the church next door)

*\*Zillow*

## SULZBACHER VILLAGE: WE HAVE PROVEN WE ARE GOOD NEIGHBORS

### What Sulzbacher Village has Brought to the Brentwood Neighborhood:

- Free Afterschool Program
- Pediatric Health Center: Health, Vision, Dental, Beh. Health
- Huge Neighborhood Back to School Event & Giveaway
- Feeding NE FL Neighborhood Food Shopping Onsite (Weekly)
- A Free Medical Assistant Training Program Open to Anyone
- DCF Office Inside the Village: Food Stamps, Cash Asst., Rent Asst.
- Community Basketball Court

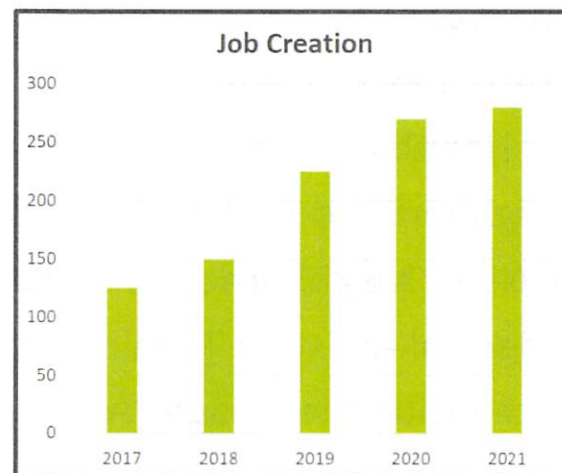
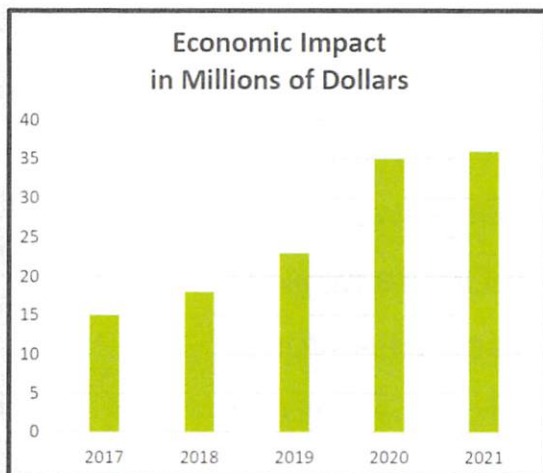
# SULZBACHER ENTERPRISE VILLAGE

## A SECOND VILLAGE FOR MEN & A SOCIAL ENTERPRISE

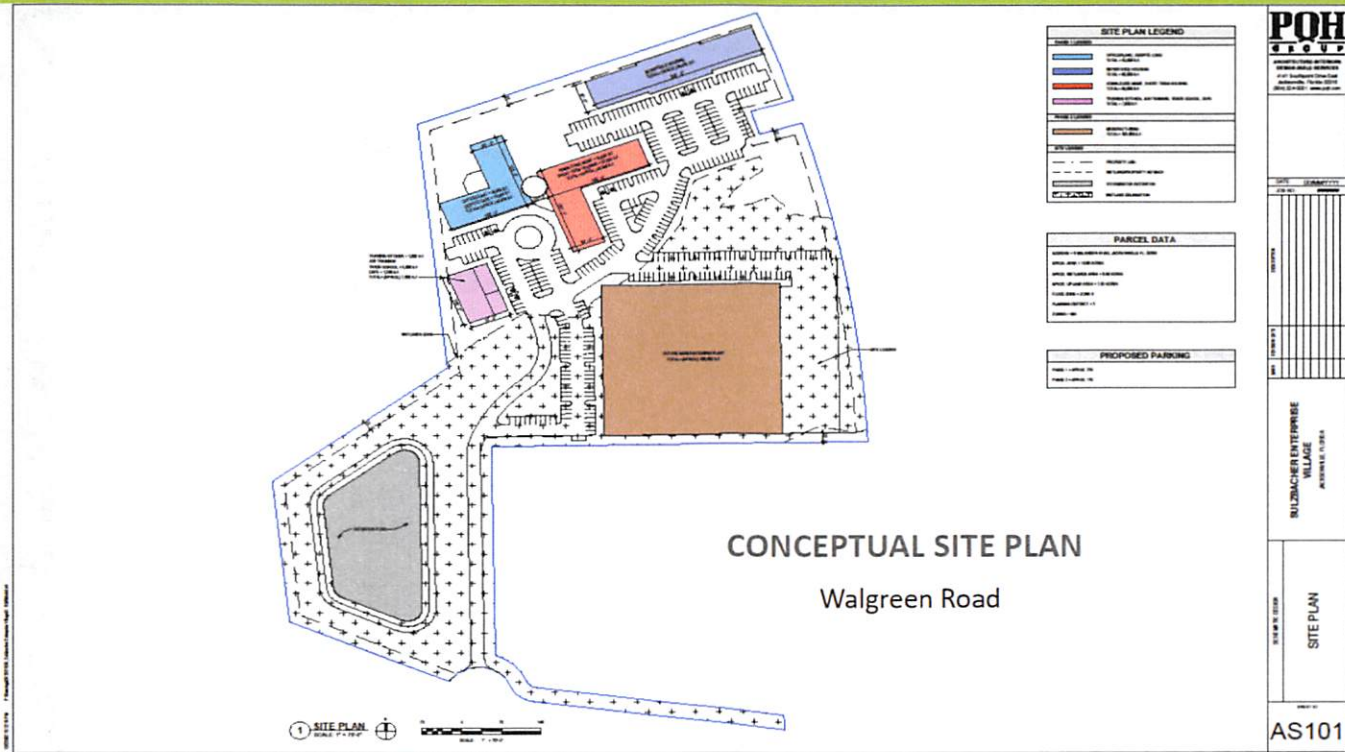
- **HOUSING:** Short-Term and Permanent Workforce Housing
- **HEALTHCARE:** A Federally-Qualified Health Center with comprehensive health services on-site: Primary Care, Dental, Vision, Behavioral Health, Pharmacy, Medical Respite, and a Medical Outreach Health Mobile.
- **HOPE:** The centerpiece, a Social Enterprise that provides not just fulltime jobs with benefits, but the skilled training and supports needed to develop a career. Additional job and training opportunities through a partnership with FSCJ and Goodwill. Potential for a grocery training facility and Culinary Program on-site.

## SULZBACHER

### ECONOMIC IMPACT OF SULZBACHER'S HEALTH SERVICES



# SULZBACHER ENTERPRISE VILLAGE



# SULZBACHER SOCIAL ENTERPRISE

1. Build Modular Units for Affordable Housing
2. Manufacturing Business Will Hire 150 People and Train Them in the Construction Trade
3. Will be a Pipeline for Producing Skilled Labor for the Booming Construction Trade

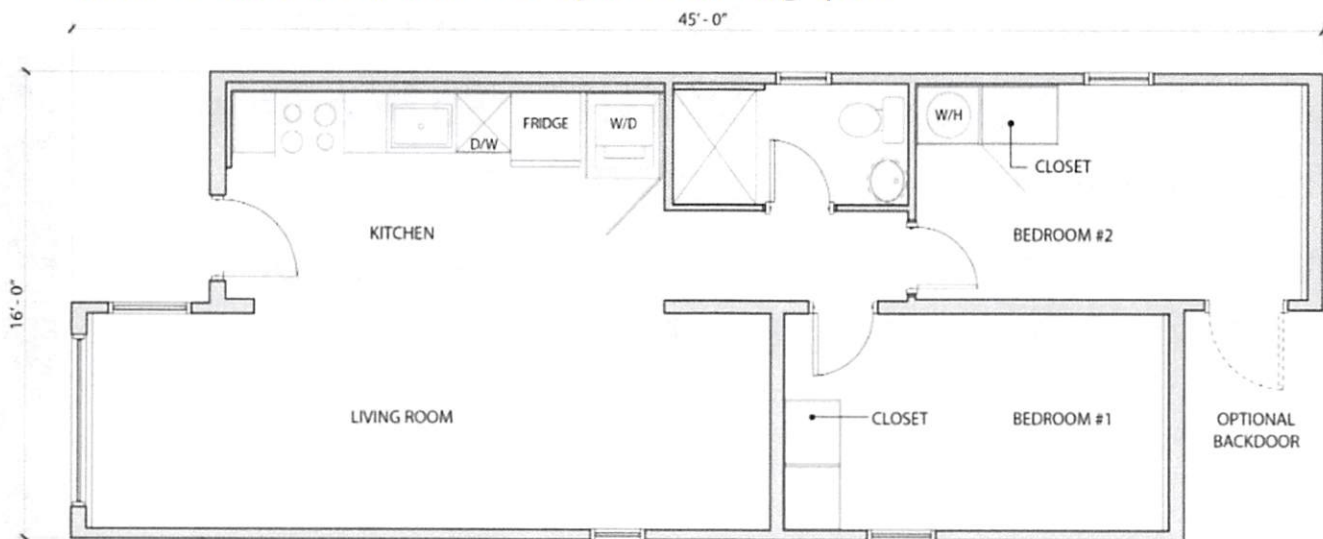
# SULZBACHER ENTERPRISE VILLAGE

## ECONOMIC IMPACT ON THE NEIGHBORHOOD

- Will bring 100 units of permanent, affordable housing to the neighborhood
- Will bring over 250 jobs to the neighborhood
- Both Residents and Staff will use local businesses

## SULZBACHER ENTERPRISE VILLAGE MANUFACTURING PLANT

- Housing modules built in a factory for quick shipping. The module represents a two-bedroom unit with 720 sq. feet of living space



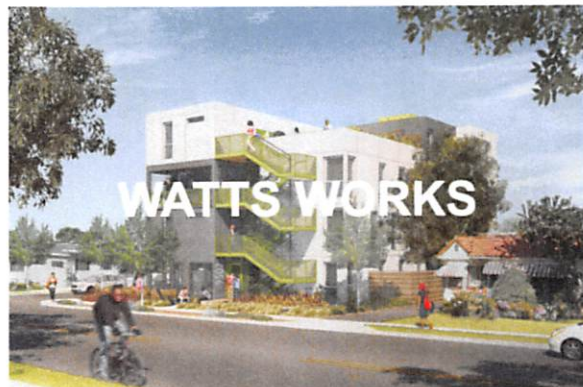
# SULZBACHER ENTERPRISE VILLAGE MANUFACTURING PLANT

- Solutions for developers of affordable housing.
- 72 total modules comprise a four story, 26 unit, apartment complex.
- A Remote Location: Walgreen Road is not bordered by Residential



# SULZBACHER ENTERPRISE VILLAGE MANUFACTURING PLANT

- An example of an urban infill project along transit lines, designed to provide housing for extremely low income individuals.
- Each project includes on-site wrap services.



25 UNIT PERMANENT SUPPORTIVE HOUSING DEVELOPMENT

9502 COMPTON AVE., LOS ANGELES, CA 90002



**SULZBACHER**  
HOUSING • HEALTHCARE • HOPE







**SULZBACHER ENTERPRISE VILLAGE**  
Jacksonville, FLORIDA



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Jacksonville, FLORIDA