



*Mayfair has 83 units, 42 will be specifically for homeless individuals and families; providing each household with a place to call home. Mayfair Village means permanent housing for our community's most at-risk persons.*

## Preserving Mayfair Village



By Shannon Nazworth

**A**bility Housing of Northeast Florida, Inc. was awarded funding for the acquisition and substantial rehabilitation of Mayfair Village Apartments. The community is located at 3539 Beach Boulevard, Jacksonville, within an established, stable neighborhood on the City's Southside.

Built nearly 60 years ago, Mayfair Village is being completely renovated including structural repairs, removal of hazardous materials, and replacement of all roofs, mechanical systems, cabinetry and finishes. Additionally, the development is implementing Crime Prevention Through Environmental Design (CPTED) standards, to ensure a safe environment for the residents.

A newly constructed clubhouse will be built that includes a community room, combination computer room and library, and the property management office. The existing multi-purpose building will be renovated to include a large on-site laundry facility, maintenance shop and storage room.

After the rehabilitation is complete, half of the units

will serve households earning 50%AMI, with the other half serving households earning 30%AMI or less. In addition, half of the units will be reserved for homeless households. It is anticipated residents will earn incomes ranging from \$13,800 - \$33,900 per year.

The residents are comprised of working families, and the growing number of families that have become homeless because they are no longer able to afford their housing because of the economic crisis.

The project is financed with Low-Income Housing Tax Credit Equity, a HOME Loan and Tax Credit Exchange Program (TCEP) funding from Florida Housing Finance Corporation, as well as equity from the developer. It also received a construction loan from Ally Bank.

It is projected the renovation of Mayfair Village Apartments will provide an economic impact to the Jacksonville community of over \$13 million and will create or retain 200 jobs.

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**SHANNON NAZWORTH** is executive director of Ability Housing of Northeast Florida, Inc., and president of the Florida Supportive Housing Coalition. Ms. Nazworth has over 15 years' experience in affordable housing in Jacksonville and is the former Associate Executive Director of Habitat for Humanity of the Jacksonville Beaches.

# Mayfair Village Offers A New Life

**Linda Ford** has been homeless a few times, occasionally staying at a rooming house. When she first moved into her apartment, she was overwhelmed with two bedrooms, a kitchen and a living room. She said it was nice to have a kitchen and a refrigerator, pleased that no one can take her food. Linda could not rest or sleep when she was homeless and her health was deteriorating. Linda, with a sincere smile, said that her doctor told her she is doing "real good...much better." Having a stable, safe place to live has impacted her health in a positive way. "Thank you very much. Your assistance is really appreciated. I am very happy. It makes a difference when you are content. Thank God for Ability Housing."



**Brendlyn Henderson** moved to Mayfair Village almost a year ago and said she has liked it from day one. Moreover, she proudly explained that she has gained more independence since moving to Mayfair because of its location. She can walk across the street to do her shopping and there is a major bus stop right in front. She enjoys the activities that Ability Housing plans for the community. With a cheerful laugh, she spoke about the fun she had at a recent community block party. "I love this place, I really do," she said. "Thank you for building the playground and making it nice for the kids; instead of them having to play in the streets. Thank you for the whole community. I'm making this my home. It is the best complex I've ever lived in."

**Tammy Melvin** has lived at Mayfair for almost two years. Before moving in, she had been homeless. A case manager helped her connect with Ability Housing. After giving thought to what she was going through before finding a home at Mayfair, Tammy said she did not have stability and if it wasn't for Ability Housing, she would not be able to see her children and grandchildren – Lilly, Logan and Luke; nor have her cats – Serenity and Missy. Tammy smiled and reminisced about an Easter egg hunt she and her grandchildren had on the Mayfair Village playground and the fun that they had together.



**Belinda Bennett**, or Ms. B as some call her, has lived at Mayfair Village for many years. Since Ability Housing purchased the property, she has noticed many positive changes. She believes the community has become closer. When asked why it seems better, she said, "There are no more drugs and it is more like a family type of neighborhood. I feel more comfortable being home, with my door open and talking with my neighbors. I feel more comfortable and that's the truth. The neighborhood greets you and you feel greeted. In all my life of living, y'all make me feel part of something worthwhile." And after talking about Ability Housing's mission and projects, she said, "It's a blessing to have these people around me. Y'all bring life to a community."

**Rosemary Steed** grew up on Jacksonville's Westside. She remembers her family life as pretty normal. She worked hard all her life, raised a family, and one day – after some personal troubles – developed a substance abuse problem and found herself living under a bridge in her own hometown. Rosemary no longer drinks and has a stable home at Mayfair Village. "I am glad to have a place to stay now and am happy that I can keep my dog, Uncle Rufus. I would not want to stay anywhere without him. I really feel safe living here." **HNN**

