



Jacksonville Affordable HOUSING FUND

AN OPPORTUNITY TO INVEST
in affordable housing and make an
impact that will last for generations

THE ISSUE: A Shortage of Affordable Housing

Affordable housing is scarce in Duval County, affecting teachers, nurses, police officers, other workers, as well as seniors. Long-term residents face increased risk of displacement from their homes as rents rise beyond what they can afford. In recent years, the majority of Jacksonville's renter households were rent burdened, spending more than 30% of their income on housing. For every 100 families searching for housing on 50% of the median household income, only 48 rental units are available to them.



**PERCENT OF
JACKSONVILLE
RENTERS WHO ARE
COST BURDENED:**

52%

A PILOT WITH POTENTIAL TO SCALE

The Jacksonville Affordable Housing Fund

Drawing on best practice research from across the country, the Jacksonville Affordable Housing Fund is a specially designed investment vehicle to increase the supply of affordable, multifamily rental housing. The first investors would pool \$5 million in grants and loans for first-loss capital in a fund at The Community Foundation, and private and philanthropic investors

would contribute another \$15 million in recourse loans and grants to create the \$20 million fund. The fund would be administered by Self-Help Ventures Fund, a Community Development Financial Institution that has managed four similar funds in North Carolina. The fund would have a 20-year lifespan, and offer two products: **bridge financing for acquisition and**

pre-development costs, and gap financing for development.

The Community Foundation and the Jessie Ball duPont Fund have researched housing solutions for years, and are working in partnership with Self-Help Ventures Fund, and Northern Trust to pilot and scale this proven model in Jacksonville.

“As impact investors, we hear about proposed housing funds often. This fund is exciting because it uses a proven model with a trusted loan administrator, and it provides significant protection to private and philanthropic investors. — John Donahoo, Managing Director of the North Florida Market for Northern Trust.



Why Gap Financing

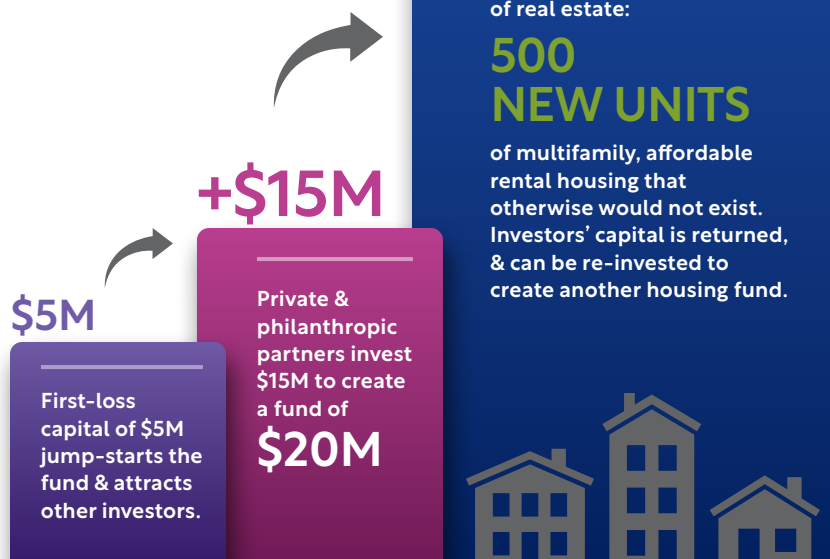
Developers rely on tax credits to make affordable housing projects work. The largest source of funding is 9% tax credits, but they quickly run out – on average financing only one project in Duval County per year. Meanwhile, 4% tax credits are more available, but they provide less financing and often go unused. The state of Florida offers gap financing through the State Apartment Incentive Loan (SAIL) program to developers who want to use 4% tax credits. SAIL financing has been successful in getting affordable housing projects off the ground, but it, too, runs out every year.

The proposed Housing Fund would create Florida's first private, local equivalent of SAIL. It replicates a proven model that has already been successful in Raleigh, Durham, and Greensboro, North Carolina.

The Housing Fund emerged as a top recommendation in several city-led studies on housing, including the Special Committee on Critical Quality of Life (December 2022), the City of Jacksonville Housing Partnership Strategy Summit (December 2022), as well as the Special Committee on Homelessness and Affordable Housing (August 2023).

Once the pilot is proven successful, the partners hope to create additional affordable housing funds on a larger scale with an investment from the City of Jacksonville.

LEVERAGING CAPITAL FOR IMPACT:



“ Our housing crisis is becoming more urgent every day. We need creative solutions like the Jacksonville Affordable Housing Fund to bring much more capital into our community to increase the supply of housing.

— Shannon Nazworth, CEO, Ability Housing



HOW THE FUND IS CAPITALIZED:

Foundations, banks and corporations make grants, recourse loans, and non-recourse loans to capitalize the fund.



*Non-recourse loans are first-loss capital, backed up by Self-Help's recourse commitment.

Investor grants and loans are combined into one fund managed by Self-Help Ventures Fund. After a 20-year lockup period, Self-Help repays investor loan capital plus interest.



To discuss or join this investment opportunity, contact James Coggin at jcoggin@jaxcf.org or Chris Crothers at ccrothers@dupontfund.org.

