



HEALTH + HOUSING
IT'S WHAT
WE DO.

A.H. OF MONROE COUNTY, INC.



COMMITTED TO A MISSION

Health for people living
with HIV/AIDS.

Housing for clients
and the disabled,
elderly, homeless, veterans
and low-income households
Help for our friends and neighbors.

HOUSING *IS* CARE.



The 3
A's
Of
HOUSING

Availability

Affordability

Access



TAX CREDIT AND LOW INCOME AFFORDABLE HOUSING



- AH secured funding from Florida Housing Finance Corporation for the development of Marty's Place and Poinciana Royale for Low Income Housing other types of Tax Credit housing is Workforce Housing.
- 1st step for any housing project – is site control! A minimum of a 50-year Land Use Restriction Agreement.
- Funding is secured through a Request for Application (RFA) process based upon awards allocated to Florida counties. Small counties like Monroe County are often given bonus points for development.
- Development and securing funding require a knowledgeable team consisting of:

RFA Application Process

Development

Property Management

1994 PRAC/SECTION 811 HOUSING ACQUISITIONS



- PRAC properties were acquired through the HUD Capital Agreement Program in 1994.
- Unique to PRAC: rental assistance comes with the unit. The tenant pays 30% of household income towards rent; the program pays the rest.
- PRAC Section 811 requires one member of the household to be disabled.
- PRAC - Section 811 Programs are for a 40-year term.
- Other PRAC programs: Section 202, for the elderly.

Housing First Property




SEEBOL PLACE (2009)

14 units

AH redevelopment of Seebol Place 2009 as a Housing First Project with funding from the Department of Children and Families for Homeless housing, State Housing Incentive Program (SHIP), Fundraising/Capital Campaign. Seebol Place is for someone living with a homeless definition, at high risk for homelessness, substance abuse or mental health issues.

A.H. Housing Services LLC

-  owns its own property management company, which means all-inclusive property services for AH, as well as Wesley House properties.
- Services include:
 - Tenant Leases
 - Rent Collection
 - Maintenance
 - Tenant Programs
 - Literacy, Employment Programs, Health Programs, Home-ownership programs and residential programs
 - Compliance
 - Eligibility Process is different for each property
 - Various Monitoring Agencies: FHFC, IRS, HUD, SHIP, and DCF
 - Filing Compliance and Audits

HOUSING

promotes

✓ SOCIALIZATION

✓ COMMUNITY PRIDE

✓ NEIGHBORHOOD
CONTINUITY

✓ STABLE
PROPERTY
VALUES



Summary in Success

- **Success** is an Agency standard and *Housing IS Care!* is a commitment that will continue.
- **Success** within our housing initiatives is combined with supportive services and onsite property management.
- **Success** has led to an experienced development team, consisting of an application specializing in matching the project to available applications; Architect; General Contractor; and Investors.
- **Success** today consists of 127 units on five properties and assisting 150 residents.