

# BROWNSVILLE MANOR

A COMMUNITY EFFORT TO PROVIDE MUCH NEEDED AFFORDABLE HOUSING, SPECIFICALLY  
FOR SENIOR CITIZENS

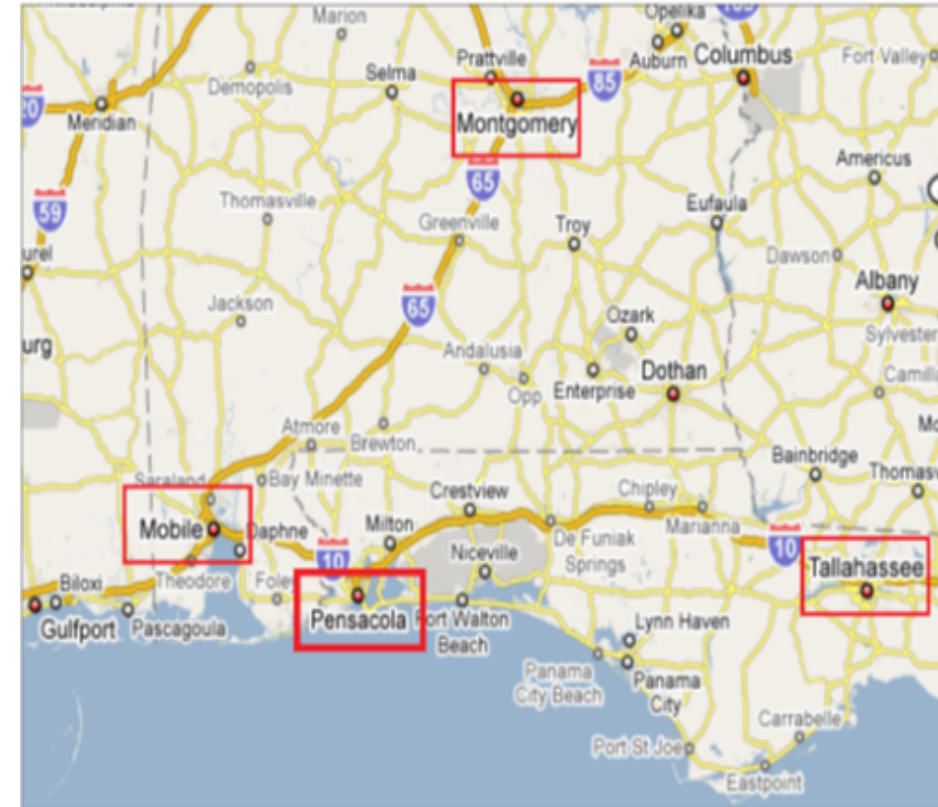




## The Escambia County Community Redevelopment Agency (CRA) Brownsville Redevelopment District Geographic Context:

Initiated in 1995, Escambia County's Brownsville Redevelopment Strategy was a result of efforts to strengthen the commercial highway gateways to the two nearby Navy bases and to assist in removing slum and blight. The last update of the CRA Brownsville Redevelopment Plan was adopted in 2017. This Plan revised the initial plan adopted by the Board of County Commissioners in 1995. The Brownsville CRA District is centrally located 2 miles northwest of the heart of downtown Pensacola. The CRA Brownsville Redevelopment District is centrally located 2 miles northwest of the heart of downtown Pensacola.

The southern part of Escambia County is connected by interstate 10 and the interstate 110 spur that leads south to downtown Pensacola. This metro area is 50 miles east of Mobile, Alabama, 200 miles west of Tallahassee, and 165 miles south of Montgomery, Alabama—the three largest cities in the vicinity of Pensacola (see photo).



The Brownsville Manor Housing Development is designated to seniors 62 years (Senior citizens) and up on limited incomes. The Manor has 88 units made up of one- and two-bedroom apartments. The units have state-of-the-art heating and cooling units, high-efficiency water heaters, water-saving showers and plumbing fixtures. Sustainable building practices bring a host of benefits to residents including lower utility bills, native landscaping and pet friendly. They were fully leased within six weeks.



Video courtesy of the PACES FOUNDATION, Sustainable Affordable Housing Developers



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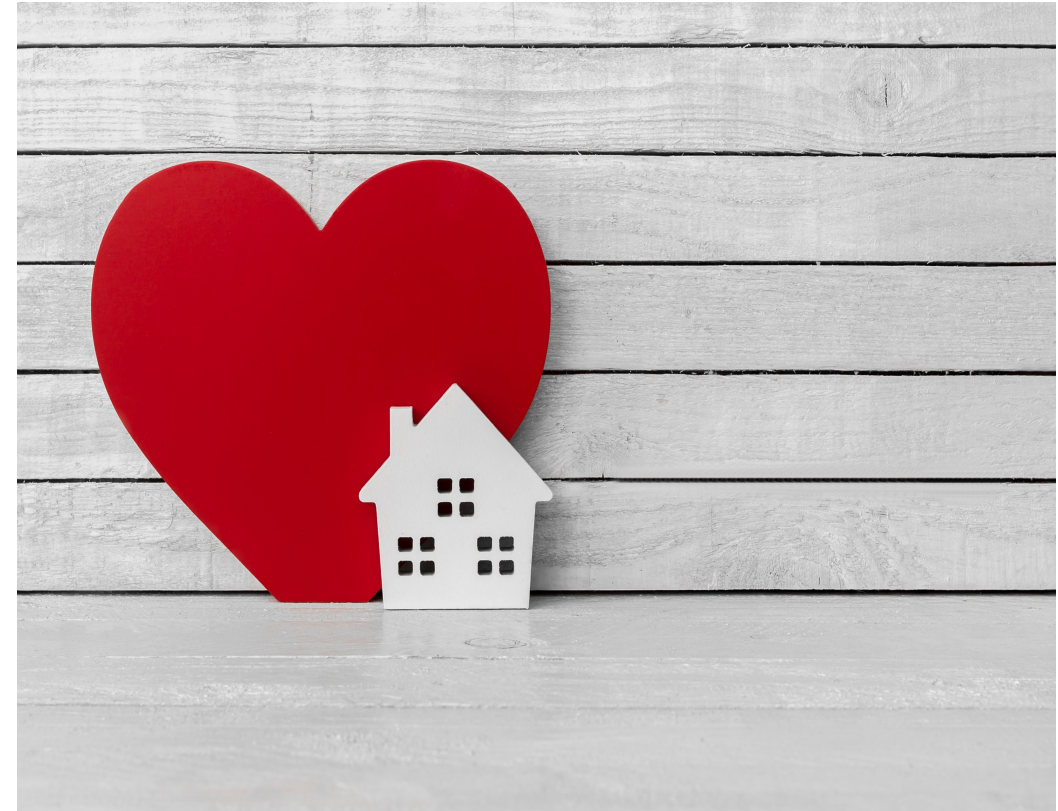
- The need for Affordable Housing
- Infrastructure additions to surrounding area
- Community statistics
- Funding sources
- Partnerships
- Time frame of project
- Completed project





# The need for Affordable Housing:

- There are currently no apartments for Senior Citizens in the Brownsville Redevelopment District
- These 88 Rental units will accommodate individuals who make 35% to 65% of the Area Median Income
- The Utility costs will range between \$108 to \$125 a month
- There are planned activities for senior residents  
Amenities include a swimming pool, community room, library, computer stations, workout room and a gardening area





# Infrastructure additions to the surrounding area:

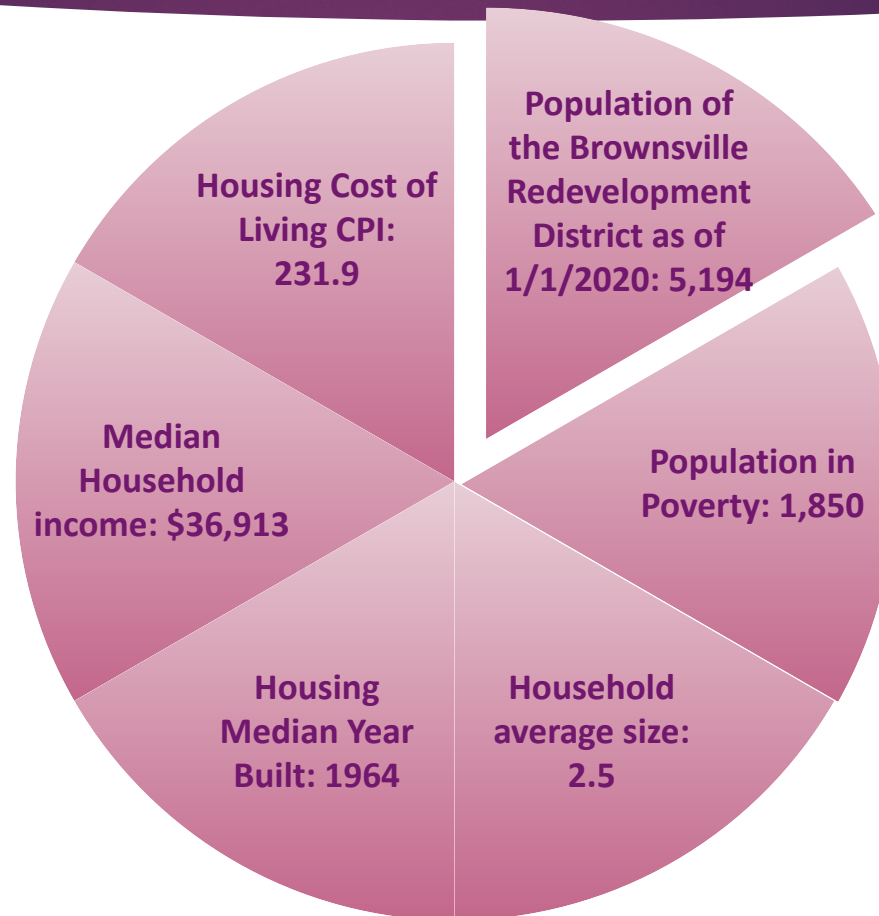
- Escambia County agreed to close a portion of X Street (51' of right-of-way, approximately 15,555 square feet) so this project could be developed
- Added additional sidewalks and lighting to increase safety and reduce crime
- There is a Public Park within walking distance with new exercise equipment and benches
- The Brownsville Assembly of God Church is one block southwest
- Brownsville Community Center two blocks west, offering COVID testing and COVID vaccines



# Community Statistics from the University of West Florida HAAS Center

## Family Households by size:

- 1 person-1
- 2 person-436
- 3 person-233
- 4 person-146
- 5 person-104
- 6 person-44
- 7 person-68





# Funding Sources for Brownsville Manor:

- US Bank Construction Loan: \$14,817,760
- Escambia County SHIP Funds: \$37,500
- Northmarq Capital LLC: \$4,250.000
- LIHTC (Low Income Housing Tax Credit) Program funds of \$1,510.000 generated \$14,192.581 of equity from US Bank Community Development Corporation

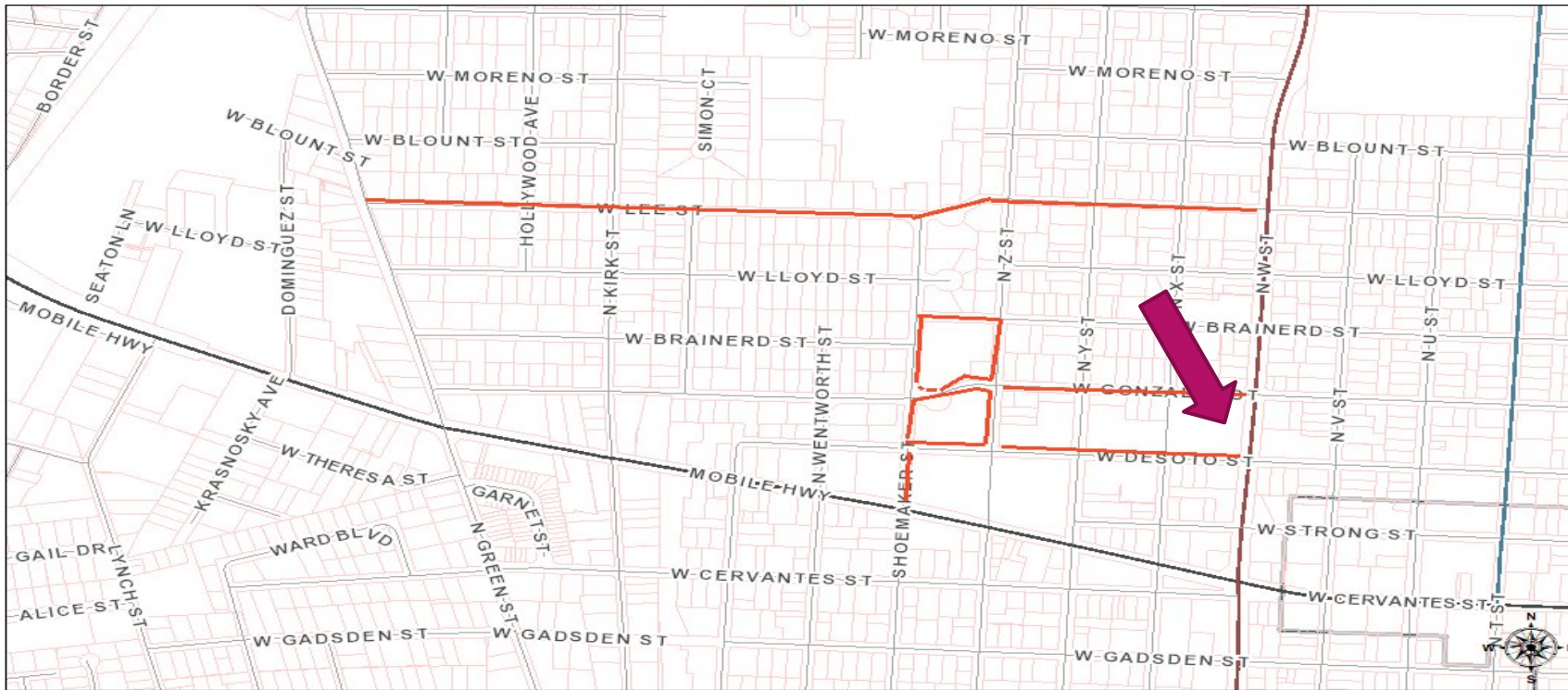
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# Surrounding sidewalks and funding:

Brownsville Community Center & Park



April 27, 2021

polylineLayer

Streets

Override 1  
Principal Arterial  
Minor Arterial

Collector  
Local Road

County Outline

Parcels

0 0.05 0.1 0.2 mi  
0 0.1 0.2 0.4 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Arrow pointing to the location of Brownsville Manor. Red lines indicate new sidewalks that were added surrounding the area.  
Cost: \$247,000.00  
FY 21 planned sidewalks and drainage on Lee Street: \$362,800.00

# Partnerships:

- The Paces Foundation, Inc.
- US Bank
- Housing Urban Development (HUD)
- Escambia County
- Historic Brownsville Committee (Neighborhood Group)
- Brownsville Assembly of God (They deliver groceries to half of the residents of Brownsville Manor on a weekly basis, they also partner with Community Health, allowing them to set up in their parking lot for any Brownsville Manor residents immediate health needs)



# On Site Construction began: (September, 2019)





# Development of Buildings began: (December, 2019)





# Progress 80% developed: (August, 2020)





# Brownsville Manor Completed: December, 2020

