A Hundred and Fifty Years of Community Development:
A Comprehensive Examination of the Historical Pine Forest Neighborhood

Prepared for the
Housing Partnership of Northeast Florida

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INTRODUCTION

The following report represents the culmination of a study that began with a conversation over one year ago. In Summer 2007, Carolyn Ettlinger from the Jacksonville Housing Partnership of Northeast Florida met with research team members from the Center for Community Initiatives (CCI), as well as members of the Pine Forest neighborhood, community agencies and other faculty from UNF, to outline a broad based agenda for better understanding Pine Forest. Ultimately, the goal was to assist in documenting the history of the Pine Forest neighborhood. One goal discussed in that first meeting was to ultimately develop a documentary film following the history of the neighborhood.

In that initial discussion, CCI’s role in the project was to serve as an initial research team to conduct a needs and assets assessment to better understand the conditions in Pine Forest, and to provide a baseline from which future efforts to work with the neighborhood could be designed. As the CCI team worked with Ms. Ettlinger to design the needs and assets assessment, it became clear that the original plans needed to be revisited. First, as CCI began gearing up to start data collection, it was discovered that, in the words of one community member, “the residents have been surveyed to death.” Indeed, as we discuss in the latter section of this report, there have been at least six (6) research studies done on the Pine Forest neighborhood since the 1960s, four (4) since 2000. What became clear in the review of these studies was that while a lot of research had been done and a lot of recommendations made, little seems to have come from that work or those recommendations.

In addition, it became clear that while a number of studies had been done, there was little documentation of the history of Pine Forest. While the CCI research was to include historical analysis using US Census data as far back as 1970, this work did not include an analysis of historical sources (if such sources existed). Ms. Ettlinger asked CCI to extend the project’s historical analysis to include what could be found about the development of the neighborhood. To that end, CCI expanded efforts to include a review of historical documents from the UNF Library, City of Jacksonville archives, and a variety of on-line search engines.

This “historiography” was a new approach for CCI. The review of these materials, however, provided an opportunity for CCI staff to develop new insights into not only Pine Forest, but the development of Jacksonville as well. Although little information specifically written about Pine Forest was found in the history books or archives, CCI compiled a list of resources related to the Pine Forest area and conducted a comprehensive review of Florida Times Union newspaper archives from 1997 to 2008 to understand how this historical development plays out today. A summary of the newspaper articles can be found in Appendix A. In addition, CCI staff developed a “historical timeline” of the major events impacting its development (see Appendix B).
Finally, CCI was asked to expand the discussion of the “infrastructure” of the Pine Forest neighborhood, again to assist in developing future infrastructure plans. Using Geographical Information Systems (GIS) mapping techniques to combine the collected data with databases from the City of Jacksonville, US Census, and other sources, CCI was able to identify areas with particular issues or needs. While many of these areas had been identified in the previously completed studies discussed above (for example the need to improve drainage was identified in three studies going back to 1973), this analysis allowed for the information to be portrayed graphically. Coupled with the Windshield Survey conducted by CCI staff, a comprehensive picture of the Pine Forest neighborhood, and how that picture has changed over the past several decades, was developed.

As can be seen in the following pages, the Pine Forest neighborhood has a rich history, and that there are a number of social, economic, and environmental needs for the area. The report also shows that there are a number of very strong assets in the Pine Forest community as well. But then that information is not new. There has been a great deal of research on the community, and much of what is discussed here is already known. Indeed, many of the conditions and recommendations that could be/are made here have already been made by the authors of those previous efforts.

What has not transpired, however, has been action. Perhaps the most important finding from this research is that there needs to be a responsive government action to address the problems and prospects identified numerous times over the past four (4) decades. Paving roads and enclosing drainage ditches – recommendations made regularly since 1973 – would not seem to be a problem in 2008, yet they remain a concern for the Pine Forest neighborhood. Thus this report, like the ones that preceded it, represents a call for action in one of the few true “historical” areas left in the city of Jacksonville. The needs identified stand a chance of being addressed due in part to the efforts by the Housing Partnership. But if, as with previous reports, there is little response from the government agencies charged with dealing with the problems identified, optimism for change is limited.
THE PINE FOREST NEIGHBORHOOD RESIDENTS

The following section presents an historical as well as a projected overview of the Pine Forest neighborhood population characteristics. As is commonly known, the US Census conducts a census every 10 years, gathering data from the entire population, in addition to more detailed information from a sample of the population. Full population and sample data from the 1970, 1980, 1990, and 2000 censuses are analyzed in this section. Whenever possible, data from the entire population of the Pine Forest area are presented below. Data from the sample population have been used to supplement the full population data and provide a more detailed picture. Environmental Systems Research Institute (ESRI) provides reliable annual estimates for an extensive array of variables for any desired geographical area. ESRI data is beneficial because it can be obtained for any geographical location and it provides data between census years. Hence, 2006 and 2011 ESRI data were used in this section to further portray Pine Forest and project how the neighborhood might look in a few years.

Unlike ESRI data, census data is not always available for the exact boundaries of the area under examination. Such is the case with Pine Forest. The neighborhood lies within census tract 163; however, this census tract covers a greater area than Pine Forest. Therefore, data at the census tract level does not provide an accurate account of the Pine Forest neighborhood. In order to obtain the most accurate description of the Pine Forest neighborhood, data was analyzed on census tract 163, block group one and tract 164, block group two. It is important to keep in mind that the census data cover a slightly larger area than the Pine Forest neighborhood while the ESRI data covers the exact area.

It should also be noted that US census data varies throughout the years not only in the variables collected, but also in the way they are measured. For example, race categories have been added to the census over the decades, age categories have changed, and data on sex was not available for 1970 or 1980. These inconsistencies present a unique challenge in attempting to analyze the change in a specific location over time. The following graphs present the comparable data whenever possible.

Demographics

The total population in Pine Forest has fluctuated somewhat between 1970 and 2000 (see Figure 1). In 1970 nearly 1,500 residents lived in the neighborhood while just over 1,300 people resided in Pine Forest in 2000. According to ESRI, it was estimated that the population in Pine Forest increased 28 percent to 1,673 in 2006 and would increase another 5.6 percent to 1,767 in 2011.
Since at least 1990, more than half of the Pine Forest neighborhood residents have been female. As seen in Figure 2, approximately 54 percent of the residents were female in 1990, 2000, and 2006 and according to ESRI this trend will continue in 2011.
Pine Forest has historically been an African American neighborhood and is foreseen to be predominately African American over the next few years. However, the neighborhood has become more racially diverse, most notably with data collected from the 2000 census. As seen in Figure 3, the African American residents represented approximately 87 percent to 93 percent of the population between 1970 and 1990. These percentages are about 3.5 times higher than the percentages of African Americans in Duval County during the same time period. In 2000, the percentage of African Americans in Pine Forest dropped to 70 percent due to the significant emergence of “other” minority racial groups. Again, this is much higher than the 27.8 percent of African Americans residing in the county overall. The percentage of “other” racial groups increased from only 0.03 percent in 1990 to over 16 percent in 2000. The majority of “other” racial groups represented in 2000 were Asian/Pacific Islander. Meanwhile, the white population has hovered slightly above and below ten percent between 1970 and 2000.

The percentage of African Americans in Pine Forest was estimated to continue to decrease to represent roughly two-thirds of the overall population in 2006 and 2011. Still, this is twice the percentage of African Americans predicted for the entire county in 2011, which is also expected to become more racially diversified. Approximately one out of ten of the Pine Forest residents were estimated to be other minorities in 2006 and 2011, while whites constituted slightly more than one fifth of the population in 2006 and 2011.
Overall, the age of Pine Forest residents has been relatively stable over the past few decades. As seen in Figure 4, the most noticeable change occurred between 1970 and 1980 where the population under 18 years of age dropped from 45 percent to 40 percent and the percentage of those 18 to 64 increased from 45 percent to 53 percent. Between 1980 and 2011 approximately half of the residents have been or are predicted to be between the ages of 18 and 64. Meanwhile, residents over the age of 65 have represented the smallest percentage of the neighborhood. Since 1990 and projected into 2011, however, the percentages of these older residents increase as do the percentage of those 18 to 64. Youth under 18 decrease over the same time period. These projections possibly indicate an aging population within the neighborhood in which younger residents are not expected to move into in the near future.

The age distribution in Figure 4 is grouped into only three categories, not allowing for much detailed information. ESRI 2006 and 2011 estimates for the age of Pine Forest residents are available in greater detail and illustrated in Figure 5. As can be seen, more than one-third of the residents were estimated to be 19 years old and under. One out of four residents are between the ages of 35 and 54. Those 20 to 34 and 55 to 74 make up about 17 percent of the population and only seven percent are 75 and older. It should also be noted that little change is expected into 2011.
In 1990, 60 percent of Pine Forest residents 25 years old and older had at least a high school diploma or GED (see Figure 6). This percentage dropped to 57.3 percent in 2000. While a slightly larger percentage of residents finished high school and attended college in 2000 than in 1990, the percentage of those obtaining a college degree decreased. It is interesting to note that between 1990 and 2000, there was a decline in the percentage of residents who did not attend high school at all and an increase in the percentage of those who attended some high school. In 1990 one out of five individuals had attended high school to some degree without graduating and nearly 30 percent had obtained the same level of education in 2000.
While there may be some promising trends between 1990 and 2000 census education data, Pine Forest residents are less likely to engage in higher education than the general population of Duval County. As Figures 7 shows, 82.7 percent of Duval County’s population 25 years old and older had at least completed high school compared to 57.3 percent of Pine Forest residents. Furthermore, in 2000 29.4 percent of Duval County residents had a college degree in stark contrast to only 6.4 percent of the residents in Pine Forest.
While low, the median household incomes for Pine Forest residents show an overall increase between 1970 and the projection for 2011 (see Figure 8). It is estimated that the median household income will be almost $26,000 in 2011. However, analyzing the median household income over time can be misleading due to inflation. In fact, when adjusting for inflation and calculating the incomes to be similar to 2006 income, the buying power of Pine Forest residents decreased - particularly between 1990 and 2000. In 2006, the median income of $22,500 was still lower than the adjusted income of nearly $27,000 in 1990.
Pine Forest residents earn much less than the overall Duval County population, particularly since 2000. In 2000, the median household income of Pine Forest residents was barely more than $15,000, while the income for Duval residents was almost $41,000 the same year (see Figure 9). This disparity continued into 2006 and is anticipated to remain in 2011. In 2011, Pine Forest households are estimated to make approximately 55 percent less than Duval County residents overall. It should also be noted that, while the data shows a drastic drop in the buying power of the Pine Forest incomes between the years 1990 and 2000, it shows a slight increase in the buying power of Duval County overall.
More detailed income data from 2006 and 2011 further illustrate the levels of income earned by the Pine Forest residents. As seen in Figure 10, it was estimated that approximately half of the households earned less than $25,000 in 2006 and it is projected that this will hold true in 2011 as well. In fact, it is expected that there will be very little change in the income levels between 2006 and 2011. One out of five households earned or are estimated to earn between $25,000 and $49,999 and about 15 percent made or will make $50,000 to $74,999. Only about one out of ten of the households were estimated to have made $75,000 or more in 2006, while 15 percent are expected to make the same amount of income in 2011.
In the previous three tables the income levels of the Pine Forest community and Duval County are presented and analyzed, illustrating a great disparity between the two populations. Perhaps the most telling statistics, however, are the poverty rates of the Pine forest neighborhood and the county it resides in. Pine Forest had poverty rates approximately three times that of Duval County in 1990 and 2000 (see Figure 11). Duval County poverty rates were 12 percent for 1990 and 2000, while Pine Forest poverty rates were 33.4 and 39.0 percent respectively. Furthermore, whereas Duval County poverty rates remained constant for both years, Pine Forest, which already had drastically higher poverty rates, increased 5.6 percent.
Employment

The estimated employment makeup of the Pine Forest neighborhood in 2006 was surprising based upon the previously discussed financial data. One would not expect a community with such a high level of poverty to be made up of primarily white collar careers. That said, 48 percent of the individuals were employed in white collar positions (see Figure 12), whereas fifty-two percent of the population held jobs in either the blue collar or the service industry.
There are a few themes that are apparent when examining the voter data for both the Pine Forest neighborhood and for Duval County overall; the core residents turn out to vote in lower percentages than average, and when they do turnout, they vote democratic.

The voter turnout in the Pine Forest area has been shown to be noticeably lower than the voter turnout in the rest of Duval County. As one can see in Table 2, in each of the past six general elections, the percent of eligible voters in the Pine Forest area who vote is lower than Duval County as a whole. The 2004 general election that featured President Bush versus Senator John Kerry for the presidency had over a 23 percent difference in turnout. Whereas approximately 74 percent of Duval’s registered voters turned out to vote, in the Pine Forest area, the voter turnout in this election was only 50 percent. The highest turnout percentages for Pine Forest area occurred in the 2000 Presidential election. In this election, approximately 69 percent of Duval County’s registered voters voted while about 60 percent of Pine Forest area registered voters turned out.

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1 No general election was conducted in 2001.
Table 2: Percent of Eligible Voter Turnout

<table>
<thead>
<tr>
<th>General Election</th>
<th>Pine Forest Core Overall</th>
<th>Duval County</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>60.1%</td>
<td>68.8%</td>
<td>- 8.7%</td>
</tr>
<tr>
<td>2002</td>
<td>42.2%</td>
<td>54.4%</td>
<td>- 12.2%</td>
</tr>
<tr>
<td>2003</td>
<td>41.8%</td>
<td>49.6%</td>
<td>- 7.8%</td>
</tr>
<tr>
<td>2004</td>
<td>50.7%</td>
<td>74.1%</td>
<td>- 23.4%</td>
</tr>
<tr>
<td>2005</td>
<td>12.2%</td>
<td>14.0%</td>
<td>- 1.8%</td>
</tr>
<tr>
<td>2006</td>
<td>28.0%</td>
<td>42.3%</td>
<td>- 14.3%</td>
</tr>
</tbody>
</table>

Source: Duval County Supervisor of Elections

One thing is for certain when it comes to party affiliation in the Pine Forest neighborhood – voters lean heavily towards the Democrats. Two examples of this loyalty can be viewed in Figures 13 and 14. In the 2003 general election featuring the City of Jacksonville mayoral race, nearly 86 percent of voters cast their ballot for Nat Glover, the democratic nominee. This means that for every 10 voters who walked into their respective polling locations, over eight of them were going to vote for Glover. Keep in mind that the turnout percentage (41.8%) was slightly lower than the countywide turnout of 49.6 percent for this election.

![Figure 13: 2003 Mayoral Election Percentage of Votes for Glover](source: Duval County Supervisor of Elections)
The results are similar, though not quite as dramatic, for the 2004 general election featuring the Presidential race. Nearly four out of five people cast their ballot for the Kerry-Edwards ticket. At the precinct within the Pine Forest neighborhood, the Kerry-Edwards ticket received 75.9 percent of the vote. Again, however, the turnout for this election was much lower (-23.4%) within the Pine Forest neighborhood than in Duval County. The Pine Forest neighborhood had a turnout rate of 50.7 percent, whereas Duval County had a turnout rate of 74.1 percent.

**Figure 14: 2004 Presidential Election Percentage of Votes for Kerry**

- All Precinct Total: 41.5%
- Precinct 09X: 75.9%

*Source: Duval County Supervisor of Elections*
A windshield survey of the physical aspects of the Pine Forest neighborhood was conducted to examine the current state of the houses and visible infrastructure in the community. A windshield survey, as the name implies, allows for data to be gathered about the physical neighborhood through observation usually through a car windshield; it can also be conducted when walking through a neighborhood. The results of this survey were then combined with other geographic data collected primarily from the 2006 property appraiser database of the City of Jacksonville and secondarily from the Jacksonville Sheriffs Office. A general look at the neighborhood is provided below to help acquaint the reader with the geographic area being discussed.

**Where is the Pine Forest Neighborhood?**

As of 2002, there were 206 neighborhoods defined by the city of Jacksonville which cover virtually all of the developable land in Duval County. While most of these neighborhoods have names derived from the main road or water way that runs through them or by the key subdivision that dominates them, or maybe even their relationship to downtown, a few have names based on the physical features of the land, such as the Pine Forest neighborhood. Pine Forest has boundaries that extend from Emerson Street on the North, I-95 on the East, University Boulevard to the South, and St. Augustine Road as the West boundary.

As one can see from MAP 2, the Pine Forest neighborhood as defined by the Housing Partnership and its residents is much smaller than the area defined by the city. The difference is fairly drastic in that the East boundary is Philips Highway, the South boundary is Jernigan Road North of the Larsen Neighborhood, and the West boundary is an imaginary line that loops down from Emerson Street, around a retention pond, and then down towards St. Augustine Road. The neighborhood contains the Pine Forest Elementary school.

This approximately half square mile area has streets that run predominately in a perpendicular manner but without much continuity. A historical examination of documents related to street assessments shows that while continuity issues have long been known – two studies are from the 1970’s – little has been done to complete any such suggestions. As one can see in MAP 3 through MAP 5, some of the proposed changes were drastic and some logical, but almost none implemented. The only true improvement has been to extend Sessions Lane to Grant Road.
MAP 2 – The Pine Forest Neighborhood

Source: City of Jacksonville, The Housing Partnership of Northeast Florida
MAP 3 – 1973 Road Improvements for the Pine Forest Neighborhood

1. Close Rebo Street to truck traffic.
2. Close Kelly Street with a cul-de-sac 300 feet north of Southern Avenue.
3. Extend Freeman Road to Sessions Lane.
4. Extend Sessions Lane to Grand Road.
5. Extend Jemmigan Road from St. Augustine Road to Victor Street.
6. Close Latson Street west of Linder Avenue.
7. Extend Linder to St. Augustine Road.
8. Close Thomas Court.

MAP 4 – 1978 Road Improvements for the Pine Forest Neighborhood

1. Extend Freeman Road to White Avenue.
2. Extend Thomas Court, Calton Road, and Wright Avenue to the new Freeman Road extension.
3. Extend Sessions Lane to Grand Road.
4. Extend Stanfield Avenue through Yalls Avenue to Johnson Avenue.
5. Extend Yalls Avenue to Southern Avenue.
6. Extend Johnson Avenue to Victor Street.

Source: City of Jacksonville. Jacksonville Area Planning Board. (June 1978). Pine Forest Neighborhood Plan
Methodology

Introduction

As stated above, a windshield survey allows for data collection through observations of aspects in a neighborhood or geographic area. For the Pine Forest study, CCI staff used a camcorder to record the neighborhood properties and then coded the information in the staff offices of CCI. This way to collect data was approved by the Institutional Review Board (IRB) at The University of North Florida and ultimately used for three important reasons: resident privacy, accuracy, and time.
As in all evaluations conducted by CCI, the protection of the individual (in this case the residents) far exceeds any research benefit derived from the study. As no data for the windshield study was being collected on residents, there was little reason to subject them to the sometimes intense and lengthy scrutiny that a windshield survey often requires. This point leads to both the second and third reason.

After reviewing several test runs using the videotape process, it was determined that the tape was providing satisfactory images of the properties while not being clear enough to identify any individuals who happened to be in the area. Basically, images from the tape sufficiently blurred individual faces but not the larger structures, such as homes and businesses. This was due in part to the quality of the videotape and also the speed of the vehicle as it traveled – if the vehicle was not traveling at least 10 miles per hour when individuals were present, the camera was lowered so as to not record them.

Finally, it takes time to examine a property for each of the variables CCI staff was looking to collect. As described above, the core neighborhood covers approximately half square mile and 843 properties. To send teams of staff into the neighborhood to code each property would take an excessive amount of time that could have been viewed as very invasive by the residents.

**Detailed Description**

The first step in conducting the windshield survey was to obtain a street map of the area that could then be used to determine driving routes of the neighborhood. The entire neighborhood would be driven during one weekday morning while kids were in school and adults at work to minimize the impact. With this information in hand, teams of three CCI staff – a driver, a navigator, and videographer – would then systematically drive the streets and record the properties using the digital camcorder. Once the entire neighborhood was recorded, it was time to code the properties back at the CCI offices.

The digital videotape was transferred to a computer and a media file was created with each of the streets divided into different chapters. This media file was then stored on a secure computer where CCI staff could access it during the coding process. A database was then created with each property number as well as variables for each of the criteria needing to be collected.

The video was then watched and paused on each of the Pine Forest properties so that the information about each could be entered. Staff first determined if the lot was vacant, a park, or had a structure. For the few parks in the area, staff looked to see the type and condition of equipment located on the park and recorded the data as such. Based on the equipment and the appearance of the park, an overall condition for the park was also assigned.
Next, if there was a structure on the lot, the exterior of the structure was examined and items such as color, brick façade, fencing (including barbed wire), and window condition (including broken, barred or boarded) were recorded. Once these variables were entered into the computer, the building was examined and general observations about the structure, such as peeled paint, condemned signs, signs of remodeling or new construction (within the past five years), exterior structural integrity, and other signs of disrepair were documented. Finally, the outside of the property was studied to determine whether there was lawn and bush overgrowth on the lot and excessive garbage piled on the curb or in the yard.

Once the property was thoroughly examined on all of the above variables, the last step in the process was to determine an overall condition of each structure. In order to do this, staff used the criteria set forth in Figure 15 and assigned a good, fair, or poor rating for the overall condition of the structure. Structures with a rating of good appeared to be structurally sound, meaning that they only appeared to need cosmetic changes. Structures with a rating of fair needed some work, such as exterior paint, but could still be lived in without major work. Structures with a rating of poor appeared to need major structural work before being considered habitable; these structures were often boarded up and had overgrown yards.

One of the complications that arose during the coding process was that several properties had multiple structures. In order to keep the coding consistent – one structure, one grade – private resident lots were subdivided and a new unique property number was assigned. The end result is that every structure (except apartments / businesses with multiple structures) has its own unique property number and condition code.
### Figures 15: PROPERTY CONDITION CLASSIFICATION

<table>
<thead>
<tr>
<th>Classification</th>
<th>Overall</th>
<th>Description</th>
<th>Repair Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>GOOD</td>
<td>Unit does not need any work; can be moved into immediately.</td>
<td>Unit appears to be well maintained and structurally sound. Roof lines are straight. Siding, gutters, trim, windows and doors are in good repair with good exterior paint condition.</td>
<td>Minimal.</td>
</tr>
<tr>
<td>FAIR</td>
<td>Needs some outside work; could be lived in while work was performed.</td>
<td>Unit appears structurally sound, but is in need of some maintenance and minor repair. These units usually require minor repairs such as painting the house, fixing a broken door or window, putting on new shutters, replace or fix awnings, etc.</td>
<td>Range from inexpensive to costly.</td>
</tr>
<tr>
<td>POOR</td>
<td>Major repairs would be needed before moving in.</td>
<td>Unit appears to have been neglected for a long period of time with a large number of visible structural defects, such as uneven roof lines, a broken porch, boarded or broken windows/doors, faltering foundation.</td>
<td>Substantial - bordering on infeasible (the cost of the repairs would be equal to or exceed the value of the unit).</td>
</tr>
</tbody>
</table>

### Windshield Survey

After compiling the data and coding the property information, a series of maps and figures were produced and will be used to better illustrate the Pine Forest neighborhood.

### Overall Classification

A total of 842 parcels were classified within the Pine Forest neighborhood using the property use code (PUSE) supplied with the property appraiser’s database with confirmation from the CCI conducted windshield survey. Just under half (47.0 percent) of the parcels were determined to be residential lots with structures, with an additional (41.7 percent) residential
lots with no structures (referred to as a ‘vacant lot’). The remaining parcels consisted of businesses with 9.4 percent, government owned property with 0.6 percent, multi-unit apartments (0.2 percent), and churches (1.1 percent). For the residential parcels, the majority of PUSE codes fall within the single family home. There were no condominiums and very few two story houses.

A look at Table 3 reveals how the residential and business parcels are broken down by grade. Only 68.9 percent of residences were in ‘good’ condition, with just 2.8 percent ‘poor.’ Keep in mind that only the exterior was examined during this process. An in-depth look at interior structural issues would need to be conducted in order to obtain a complete picture. The business parcels were slightly better than the residential parcels. The majority of the 83.1 percent ‘good’ business parcels were located on the perimeter of the core neighborhood and consisted of one major retailer (Wal-Mart), several small office buildings, a few industrial use buildings, a gas station, convenience store, and one ‘gentleman’s club’.

<table>
<thead>
<tr>
<th>PUSE Code</th>
<th>n</th>
<th>Good</th>
<th>Fair</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>396</td>
<td>68.9%</td>
<td>28.3%</td>
<td>2.8%</td>
</tr>
<tr>
<td>Business</td>
<td>79</td>
<td>83.1%</td>
<td>15.6%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

The conditions of both types of residential and business parcels are displayed in the following map (Map 6). As one can see, the perimeter of the neighborhood contains mostly ‘good’ parcels, while the ‘fair’ and ‘poor’ parcels are located on the interior of the core neighborhood in the northwest and southeast corners. Map 7 shows just the residential parcels to better differentiate between the three classifications. As one can see, there are a few pockets of houses that are in ‘fair’ or ‘poor’ condition, but overall, these houses are spread throughout the neighborhood.
MAP 6 – All Property Classification within Pine Forest

All Property Classification
- Good
- Fair
- Poor

Source: Windshield Survey Database, Jacksonville Property Appraiser
Notes: If an apartment or business had multiple buildings, the overall condition of all buildings was given. See the ‘Methods’ section for property grade classifications.
A similar study was done in 1969 as part of a neighborhood planning document. The results of this study can be seen in Map 8. As one can see, the results of the study done almost 40 years ago is quite different than the ones presented in this report. Basically, almost every home in the northwest quadrant of the map (the Pine Forest neighborhood) was considered substandard and either rehabilitated or dilapidated. The Larsen Neighborhood fared only slightly better. In comparison, the neighborhood to the east of Interstate 95 contained only standard homes.
MAP 8 – 1969 Residential Property Classification within Pine Forest


Notes
- Green Dots = Standard Homes
- Red Dots = Sub-Standard Rehabilitated Homes
- Black Dots = Sub-Standard Dilapidated Homes
A Focus on Residential Parcel Characteristics

While the ultimate purpose of the windshield survey was to assign a classification to each parcel in order to get an overall snapshot and evaluate the Pine Forest neighborhood as a whole, there are several other variables that, when looked at in light of the above findings, allow for a more complete and defined picture. In this section, information concerning the technical aspects of the residential structures and lots obtained from both the City of Jacksonville Property Appraiser’s database and the windshield survey will be used to increase the reader’s knowledge of the neighborhood. When appropriate, this information will be compared with the City of Jacksonville as a whole.²

In the Pine Forest neighborhood, 66.5 percent of the homes were built before 1960; a little over 10 percent were built between 1900 and 1909 alone. In Jacksonville, half of the homes were built after 1978, with 72.4 percent coming after 1959. As one can see in Figure 16, the rate of homes being built within the neighborhood has followed a similar trend to that of the city since the 1970s albeit at a much lower rate.

![Figure 16: Year Residence Built](image)

Source: Jacksonville Property Appraiser

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² Data concerning multi-unit apartments were not included in this portion of the analysis because of their limiting effect on the residential component analysis.
In addition to being built in an earlier time, the houses in the Pine Forest neighborhood are also much smaller than those throughout the rest of the city. In the core neighborhood, the average square footage\(^3\) is 1,103 compared to 1,688 for the city. This is a difference of almost 600 square feet. As Figure 17 illustrates, 29.6 percent of homes in the core neighborhood are 750 to 999 square feet, with 23.4 percent between 1,000 and 1,249 square feet. Conversely, 28.2 percent of houses in Jacksonville are between 1,500 to 1,999 square feet and an astounding 24.2 percent – nearly one in four – are more than 2,000 square feet.

![Figure 17: Residence Heated Area](image)

*Source: Jacksonville Property Appraiser*

The final look at the residential parcels shows that the vast majority of houses are built on lots covering less than .19 acres (see Figure 18). In fact, nearly 66.4 percent of homes are built on these smaller lots, with 3.8 percent on lots less than .09 acres. This trend is almost completely opposite of Duval County where 78.3 percent of homes are built on lots larger than .15 acres. To some extent, this is not surprising considering the size and age of the structures. However,

\[^{3}\text{Square footage is a total of finished space within the residence that is heated. It does not include garages, porches, or attics unless these areas are in fact finished off.}\]
any future growth will be hampered by these small lot sizes, either by limiting the size of a new house or by the difficulties in building on multiple parcels.

**Figure 18: Residence Lot Acreage**

![Bar chart showing residence lot acreage distribution]

*Source: Jacksonville Property Appraiser*

**Mapping the Neighborhood: A Visual Understanding of the Characteristics of Pine Forest**

As can be seen in the previous section, it is clear that the residential structures in the Pine Forest neighborhood are, on the whole, much older than we find in much of the rest of the city. Residences in the area are also much smaller and are located on undersized lots compared to those found in Duval County overall. In addition, a review of PUSE codes and windshield survey indicate a number of vacant buildings and a number of residences that are in only fair or poor condition. In the next few pages, we examine how these and other social and economic characteristics of the neighborhood are distributed spatially.

As can be seen in Map 9, when we examine a map of the Pine Forest neighborhood that identifies property values, one can see that there is a somewhat uniform distribution of properties that are valued at less than $50,000. The same can also be said about the houses
costing between $50,000 and $99,999. There are 22 houses found throughout the neighborhood with a value over $100,000.

A similar distribution pattern occurs when we examine the spatial distribution of residential properties by size. As we can see in Map 10, we find a number of residential properties with less than 1,000 or 1,000 to 1,499 square feet throughout the neighborhood. Only a sparse number of houses are more than 1,500 square feet.

One final area of interest for the Windshield survey concerned the presence of garages/carports for protection of vehicles/personal property. As can be seen in Map 11, very few residences in the Pine Forest neighborhood had either a garage or carport. Those houses with a garage were also houses with more square feet and a higher value.

Maps 9 through 11 are presented below for examination.
MAP 9 – Residential Property Value within Pine Forest

Source: Windshield Survey Database, Jacksonville Property Appraiser
MAP 10 – Residential Square Feet within Pine Forest

Source: Windshield Survey Database, Jacksonville Property Appraiser
MAP 11 – Residential Vehicle Covering within Pine Forest

Source: Windshield Survey Database, Jacksonville Property Appraiser
Mapping the Neighborhood: A Picture of Infrastructure

As part of the overall windshield survey, the Pine Forest neighborhood infrastructure was examined with particular interest on the visible sidewalks and culverts (i.e. drainage ditches). In Maps 12 through 14, one can see the layout of sidewalks, culverts, and underground sewer lines throughout the Pine Forest neighborhood. While the discussion below will focus on sidewalks and culverts, it was important to note where the sewer lines currently run for the historical purposes of this document.

According to the Duval County School System website, “Currently, school bus transportation is provided to all students who live more than one and a half (1.5) miles from their school. One mile is identified as a reasonable walking distance to a bus route for students who are eligible to ride a school bus.”

(www.duvalschools.org/static/ourschools/studentinfo/busstop/index.asp) While this is certainly a reasonable boundary set forth by the school board and one that currently falls below the state’s 2 mile boundary, this means that every one of the children who live within the Pine Forest neighborhood must walk, ride their bike, or get a ride to school each day for they all fall within the 1.5 mile boundary. For most of the neighborhoods around Duval County this may not be a big deal. However, for the students who live within the Pine Forest neighborhood, it means that the majority of their travel will be done on roads without sidewalks unless they live on one of three roads: Grant Road, Sessions Lane, or St. Augustine Road. The issue of safety for students is not one that begins and ends in the classroom, but rather extends to and from the child’s front door.

That being said, the reasons to consider expanding the current network of sidewalks throughout the Pine Forest neighborhood are as noted below:

- Health and Safety
  Families and school systems benefit from sidewalks because they provide visible networks with pedestrian crossings, curb ramps, and other safety features.

  Sidewalks can be a safe place for pedestrians. Sidewalks lead pedestrians to the safest intersections for crossing streets and they safely connect people with the local establishments that they want to frequent. When garbage cans are put along the sidewalks, litter is no longer thrown into the adjacent yards and storefronts.
Lighting, when planned carefully enhances the “ambiance” of the sidewalk. People are more likely to use sidewalks when they are lighted. A lit sidewalk creates fewer opportunities for vandals and vandalism within a neighborhood. Projects have been proven to be successful in cities that place safe sidewalks in inner city neighborhoods. (Lusk, Anne (1995). Safewalks: Neighborhood stroll to peaceful existence [Electronic version]. Parks & Recreation, 30, 8, pg 44)

• Value
Sidewalks are a positive addition to the value of a neighborhood and the aesthetic appeal of a neighborhood. Neighborhoods with sidewalks have an increased real estate value than those without sidewalks. Property values typically go up with more aesthetically pleasing neighborhoods. (Getting A Sidewalk in Your Neighborhood (n.d.). Retrieved June 5, 2008 from http://www.arlingtonva.us/DEPARTMENTS/EnvironmentalServicesSidewalk.aspx).

When sidewalks are wide, as in business communities, they offer opportunities for planted trees and other landscaping amenities that create an inviting place for pedestrians to shop and do business. (Benefits of Sidewalks – From the Federal Highway Administration’s Designing Sidewalks and Trails for Access (n.d.). Retrieved June 5, 2008 from http://charmeck.org/Departments/Transportation/About+Us/Benefits+of+Sidewalks.htm)

• Community
Sidewalks stitch towns into neighborhoods. In neighborhoods without sidewalks, where pedestrians don’t feel that walking is a safe way to commute, they choose to drive even if the commute is a short distance. Sidewalks lead to less driving within a community and more accessibility for pedestrians. (Sidewalk Program (n.d.). Retrieved June 5, 2008 from http://www.orangecountyfl.net/cms/DEPT/pw/eng/sidewalk.htm).

Families have greater socialization in neighborhoods with sidewalks. Parents of small children can use sidewalks to push strollers and older members of the community, who perhaps no longer drive, are able to use sidewalks to walk to services and socialize within their community; thus enabling them continued enjoyment of an independent lifestyle (Benefits of Sidewalks). When sidewalks are well-maintained, they encourage walking and other forms of exercise that provide the benefits of a healthy lifestyle. (Benefits of Sidewalks – From the Federal Highway Administration’s Designing Sidewalks and Trails for Access (n.d.). Retrieved June 5, 2008 from http://charmeck.org/Departments/Transportation/About+Us/Benefits+of+Sidewalks.htm).
As much a benefit sidewalks are to a neighborhood, culverts are as just as much a negative. Though progress has been made in the Pine Forest neighborhood to replace culverts with other storm water management solutions, there are still several streets that deal with the problems of culverts as noted below:

- **Health and Safety**
  Other problems from flood waters include the pest infestation that occurs in neighborhoods due to stagnant water. Ditches are breeding grounds for mosquitoes, and when ditches don’t have proper drainage, it is typical for the eggs to hatch about 24 hours after being laid.

  During a storm system, ditches have no hydraulic pumps to remove excess flood water. The flood waters can be a danger to members of the community and to the surrounding areas where flood waters accumulate. The water causes public health and safety threats in times of flooding.

- **Environmental Impact**
  Runoff water is also a negative aspect of ditches. Runoff water that enters the city’s sewer system allows for an overflow that releases untreated wastewater into rivers and streams. This water is unsafe for the environment and for the populations’ water supply.

  Contaminants from urban traffic and from the infrastructure of roads are also prevalent around ditches. These are due to the occurrence of water sediment, shallow groundwater, and the soil that is associated with urban areas.
Community

Property values can also be affected by the presence of ditches. Property values go up when the land is aesthetically pleasing. Un-controlled standing water is a displeasing contributor to the aesthetics of a community. (A City’s Draining Project: Philadelphia spruces up vacant lots for aesthetics, stormwater (n.d.). Retrieved June 5, 2008 from http://www.americancityandcounty.com).

Ditch construction has a major impact on the infrastructure and the ability to maintain roadways. When ditches are not constructed properly there is a barrier to the removal of overflow water. The overflow water leads to surface erosion of the roadways, corrugating rills, and also contributes to complete roadway washouts. Overflow from road surfaces significantly contributes to sedimentation. This especially occurs during high runoff events. (United States Environmental Protection Agency. (n.d.). Recommended Practices Manual: A Guideline for Maintenance and Service of Unpaved Roads. Retrieved June 6, 2008 from http://www.epa.gov/owow/nps/unpavedroads.html).

Construction of ditches can create problems when the construction is outdated or eroded. Roadway ditches should be at least two feet wide. When this is not the case and ditches are constructed in a U-shape, maintenance is difficult. U-shaped ditches have a lower drainage capacity than the wider ditches, and they typically tend to look messy. The steep sides of U-shaped ditches tend to cave in during times of flooding and compound maintenance problems by adding to erosion and sedimentation. (United States Environmental Protection Agency. (n.d.). Recommended Practices Manual: A Guideline for Maintenance and Service of Unpaved Roads. Retrieved June 6, 2008 from http://www.epa.gov/owow/nps/unpavedroads.html).
MAP 12 – Sidewalks within Pine Forest

Source: Windshield Survey Database
MAP 13 – Culverts within Pine Forest

Legend
- Residential
- Business
- Multi-Unit Apartment
- Government Owned
- Church
- Vacant Lot

Source: Windshield Survey Database
Finally, as part of the overall Pine Forest neighborhood description, it is also important to examine issues of crime and safety. In almost all of the monthly resident meetings, conversations, and town hall meetings the research team attended, issues of crime and safety were always brought forth. Although obtaining in-depth data on crime issues for the target area proved elusive, CCI was able to obtain some basic information on arrests and incidents through the Jacksonville Sheriff’s office and other public data.

With the data that were available, we were able to locate where police responded to investigate an alleged criminal activity or a public service call and where CCI staff were able to
locate arrests made within the core neighborhood from 2001 through 2006. These incidents and arrests are mapped by location in Maps 15 through 20.

Several important points need to be made about the distribution of incidences and arrests in the Pine Forest neighborhood. First, it is important to note that there appears to be little variation on the number and distribution of incidences across years since 2001. Indeed, the police are quite busy in the neighborhood, and there appears to be little easing in the number of calls despite efforts by community leaders and authorities. Second, although spread throughout the neighborhood, there are several areas where there appear to be significant concentrations of arrests and incidents. Most noticeable are the large number reported along Emerson Street and in the northwest corner of the neighborhood – the same area that many houses were classified as either ‘fair’ or ‘poor.’ Data for the Sable Palms Apartment complex was incomplete and therefore were not reflected on the maps.
MAP 15 – 2001 Arrests and Incidents within Pine Forest

Source: Jacksonville Sheriff’s Office
Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
MAP 16 – 2002 Arrests and Incidents within Pine Forest

Source: Jacksonville Sheriff’s Office

Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
Source: Jacksonville Sheriff's Office
Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
MAP 18 – 2004 Arrests and Incidents within Pine Forest

Source: Jacksonville Sheriff’s Office
Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
MAP 19 – 2005 Arrests and Incidents within Pine Forest

Source: Jacksonville Sheriff’s Office
Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
MAP 20 – 2006 Arrests and Incidents within Pine Forest

Source: Jacksonville Sheriff’s Office
Notes: An arrest means someone was taken into custody, while an incident is an investigation by a police officer into criminal activity or a public service call.
RESOURCES RELATED TO PINE FOREST

A primary component of this project entailed an extensive literature search on the Pine Forest neighborhood. The University of North Florida Library, Jacksonville Public Library, Jacksonville city offices, and the Internet were utilized in the literature search, resulting in the compilation of books, government documents, websites, and Florida Times Union newspaper articles. Although not all of the resources reference Pine Forest directly, they are related to Pine Forest indirectly. For instance, older material may refer to South Jacksonville, the area in which Pine Forest is located. This section provides a brief description of each resource found from the literature search described in the previous section. The Florida Times Union newspaper articles are summarized in Appendix A. A timeline was constructed from the resources and is available in Appendix B.


The Jacksonville Action Line was a quarterly publication in the 1990s used to inform Jacksonville residents of the progress of various City works and projects.

- Summer 1992. Vol. 1 No. 2 (pg. 6) – Pine Forest Park restrooms were renovated and lights were installed on the ball field.
- Spring 1993. Vol. 2 No. 2 (pg. 3) – Pine Forest was listed for proposed water and sewer projects.
- Fall 1993. Vol. 2 No. 4 (pg. 3) – Pine Forest water main improvement project was underway. The project was funded by HUD and was to phase-out 60 private wells.
- Spring 1995. Vol. 3 No. 3 (pg. 7) – Work was to begin to widen and improve St. Augustine Road between Emerson Street and Philips Highway.


This 1973 report presents the results from a study of five Jacksonville neighborhoods. One of the neighborhoods identified by the Community Renewal Program is South Riverside-Larsen. This neighborhood includes Pine Forest and the report speaks specifically of the area. The report contains a neighborhood description using 1970 US Census tract data and a windshield survey of the neighborhood structures. The Community Renewal Program identified neighborhood needs and constraints as well as
assets and opportunities. Specific activities were recommended and sketched maps illustrate the proposed plans.


The 1978 Pine Forest Neighborhood Plan is an analysis of the Pine Forest neighborhood land use, zoning, housing conditions, and other neighborhood characteristics. The study entails a neighborhood description using 1970 US Census tract and Traffic Analysis Zones (TAZ) data. The results from a 1977 windshield survey, including a map with structure ratings, are also included. The Pine Forest Neighborhood Improvement Association participated in the neighborhood plans. Neighborhood needs and assets were identified and both general plans and specific activities were recommended.


These plat book pages illustrate the early stages of the Pine Forest neighborhood. While the entire neighborhood is not depicted, the pages show Freeman Road, Grant Road, Thomas Avenue (Court), Wright Avenue, and Larsen Road.


The Southeast District Plan is a report that was designed to aid in the update of the 2005 Comprehensive Plan. The report provides a description of the Southeast region, major development in the area, and current and future land use and zoning. Pine Forest is mentioned occasionally and identified as having some substandard housing.


This study analyzed land uses and development opportunities along the US I Corridor. The report presents a description of Pine Forest using 1980 & 1990 US Census tract data. Maps and proposed sketches are included.

This application and report was written by the Jacksonville Planning and Development Department for the Old Philips congregational Church on St. Augustine Road. The report includes some history of Red Bank Plantation, including the development of the Pine Forest area.


This website provides a list of communities where drainage improvement projects are under construction and in design phase.


This book is a detailed history of Jacksonville from 1513 to 1924. There is some general information pertaining to South Jacksonville.


The Neighborhood Analyses report is a study of Jacksonville neighborhoods. The neighborhoods were separated into Study Areas with Pine Forest included in Study Area 29. The report presents the land use and zoning of the neighborhood as well as the condition of structures. A map of the properties and their condition is included. Thirty families were interviewed for the project to obtain the characteristics of those affected by poor housing. The author recommended only a general redevelopment project for the Pine Forest area.


This paper is a discussion of Pine Forest's decline and the forces and initiatives that brought about positive change. The author uses 1990 US Census data and other housing data to describe the neighborhood. He also conducted interviews with residents and key informants.

This report outlines and consolidates findings from the JaxPride Larsen/Pine Forest Neighborhood Improvement Strategy (2001) and Pine Forest/Larsen Strategic Investment Plan (2001).


This two-page document provides some very brief historical information, a description of the revitalization project, neighborhood highlights, and a list of partnerships.


This report presents the results from a visioning charrette conducted with Pine Forest and Larsen residents. The residents identified strengths and weaknesses of their neighborhood. A neighborhood plan involving extensive improvements was created. The plan included strategies to implement concepts and proposed sketches.


This website provides a list of Spanish land grants confirmed to individuals between 1823 and 1827, some which were or may have been located in South Jacksonville.


This website contains life histories of people across the United States compiled between 1936 and 1940. The website is searchable and there are a few entries that contain information about the Philips family and the Red Bank Plantation.


Historical Florida maps with South Jacksonville and Philips labeled can be viewed at this website.

The City Makers provides detailed history of Jacksonville with very little information pertaining to South Jacksonville.


Across the Generations is the result of a yearlong study of Pine Forest history as recollected by longtime residents. In addition to the report, teachers and students from Pine Forest Elementary and Douglas Anderson created a six-panel mural depicting the community over time.


This book discusses Jacksonville during the Florida Land Boom of the 1920s. There is very little information pertaining to South Jacksonville.

*Pine Forest/Larsen Neighborhood Case Study.* (2000).

This document presents the results of a visioning process conducted by Pine Forest residents. The report provides historical background on Pine Forest and the Neighborhood Association. The residents identified and prioritized neighborhood issues (identical to ones from 1998 document). The report also discusses community partnerships, relationships, and programs related to the Pine Forest Community Action Corporation.


This webpage is a map of parks and places of interest in San Marco. Brief information about Red Bank Plantation is included.


This website presents maps and information about British landowners in the South Jacksonville area between 1763 and 1784 are presented at this website.

The Pine Forest Community Assessment begins with a brief historical background on Pine Forest, mostly derived from Across the Generations. A detailed description of the neighborhood follows using data from 1990 US Census and a variety of other sources. Community strengths and areas for future study and/or improvement were identified. Plans involving the UNF nursing students were also detailed for Summer 2000.


This report presents the results from a strategic planning process for Pine Forest. Focus groups were conducted with residents and neighborhood stakeholders. Needs and assets were identified from these focus groups and a plan was created. The report includes maps and sketches of the proposed plans.
RESULTS OF VARIOUS NEIGHBORHOOD ASSESSMENTS AND PLANS

As seen in the previous section, a number of various studies have been conducted on the Pine Forest neighborhood and/or surrounding area since the late 1960s. In fact, at least six such studies have been implemented, in addition to a document which consolidated two studies. Many of these studies have examined the strengths and weaknesses of the area and recommended solutions to any identified problems. The findings from each of the studies are presented in the table below.

Table 1: Weaknesses, Strengths, and Recommendations

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IMPACT OF THE HOUSING PARTNERSHIP OF NORTHEAST FLORIDA ON PINE FOREST

The mission of the Housing Partnership of Northeast Florida is “to facilitate community development by offering a range of services that expands safe, affordable housing for low and moderate-income families and improves the quality of life in Northeast Florida” (Housing Partnership of Northeast Florida website). As discussed in previous sections, the Housing Partnership has provided a variety of services to the Pine Forest residents for nearly 15 years. Now the Housing Partnership has expressed a desire to determine the impact their efforts have had on Pine Forest and whether the organization is meeting their mission. While the overall impact of the Housing Partnership alone would be unattainable due to myriad variables affecting the neighborhood, there are measurable indicators to determine the Housing Partnership’s impact to a degree.

For instance, one way to measure the impact of the Housing Partnership’s efforts in a community is to accurately collect and record detailed data from programs and services provided as well as data reflecting continuity and/or changes in the neighborhood. Such data would afford the Housing Partnership the ability to thoroughly examine particular impacts upon the community. Precise record keeping would also illustrate both positive and negative changes in the neighborhood, as well as any lack of change. Suggested data to be collected would include variables related to the houses constructed and remodeled by the Housing Partnership (e.g. square footage, number of bedrooms and bathrooms, and selling price). It would also be beneficial to record information regarding “Paint the Town” and other community events. Additionally, data pertaining to the trainings and workshops the Housing Partnership provides residents would also be valuable information to record. An instrument illustrating these and other types of data that could be collected for such an assessment can be found in Appendix A.

While most of the instrument in Appendix A concerns quantitative data, there is some useful qualitative information that should be collected as well. Residents’ perceptions, in particular, are valuable qualitative data when measuring the impact of an organization. While perceptions may not always be aligned with factual data, they provide important insight into how the residents view the organization and its work. Many times such views can determine the success of an organization and should be recognized when developing and implementing programs and services.

As a part of this project, CCI conducted a focus group in order to ascertain the residents’ current perceptions of the Housing Partnership and their concerns for their neighborhood. The focus group took place on August 8th, 2008 immediately following a joint meeting of Pine Forest Community Action Corporation and Larsen Neighborhood Association members. The focus group consisted of approximately 15 residents. All but one of the participants were African American females. Two questions were asked: (1) “What changes have you seen in
your neighborhood in the past year concerning housing and infrastructure as a result of the Housing Partnership of Northeast Florida’s efforts?” and (2) “What concerns do you have about your neighborhood for the coming year?”

The focus group participants were not especially forthcoming when they were asked about changes they had seen in their neighborhood. The residents of the community either did not feel comfortable commenting on the changes, or did not see many changes to warrant mention. They did, however, recognize a few changes such as “new houses being built” and “a little blacktop on Gattis Lane in the last year.” The largest undertaking commented on was “the couple million dollar grant to do an infrastructure project in the community.” It should be noted that only the grant was mentioned, and no large scale changes in infrastructure were noticed. The most commonly specified change seen in the neighborhood was the construction of more houses, though not all of these houses, it was said, bore any connection to the Housing Partnership of Northeast Florida. While these houses provided new homes and growth for the neighborhood, they still presented members of the community with a new host of worries.

The responses regarding residents’ concerns were far more prevalent and varied. Many of the concerns that the participants expressed focused on the construction of the new houses. Some felt that “the housing cost was too high” and that the “affordability of it [the houses] for the residents in the area” was not being considered. In addition to the cost, residents criticized the design of the houses being built. The problem of “no front porch access” was a sentiment echoed by more than one individual participating in the focus group. Residents valued porches because they saw porches as instruments to socialize with one another and to establish and uphold a strong sense of community. Still others felt that the Housing Partnership was “not building houses that reflect the neighborhood.”

Not all of the concerns focused on the houses being constructed. Some issues centered on the actions and attitudes of the Housing Partnership itself. While some said, in reference to front porch access, that “The Housing Partnership promised things that they never completed,” others commented on the inability of the Housing Partnership to adequately tend their lots or respond to phone calls in a timely manner (if at all).

Although the focus group participants saw some positive changes in their neighborhood, they were not completely satisfied by the efforts of the Housing Partnership. Unfortunately, these negative perceptions lead many of them to question the Housing Partnership’s credibility and to have concerns about the future growth and evolution of their community. Therefore, it is important for the Housing Partnership to continue open dialogue with the residents to preclude any possible conflict that might prevent neighborhood improvement.
APPENDIX A
FLORIDA TIMES-UNION NEWSPAPER SEARCH
1997 – 2008

The following section includes summaries of Florida Times-Union newspaper articles written between 1997 and 2008 that reference the Pine Forest neighborhood. The summaries are written in past tense because many of the events, issues, and programs discussed either occurred or were scheduled to occur in the past. This does not necessarily mean that all of the issues and programs or initiatives discussed in the past tense no longer exist or did not occur at all. It is simply a way to consistently relay the information in the articles. All of the articles were retrieved from the Florida Times-Union website, www.jacksonville.com, using the archival search engine.

Housing Programs and Initiatives

Mayor’s Matching Grants

The mayor’s matching grants program gave the Pine Forest Community Action Committee $3,990 for the “Painting in the Community” program. Pine Forest community members planned to use the funds to paint 10 homes in the community. The community was one of 26 recipients of funding, out of more than 70 applicants (Richardson, M. 1997, September 27. Grant targets 2 areas in Jacksonville).

Local Initiative Support Corporation

Mayor John Delaney invited the Local Initiatives Support Corp. to consider expanding to Jacksonville. The national organization was supported by more than 1,500 national foundations and companies and had spent more than $2 billion in cities such as Miami and Palm Beach. Regarding the organization, John Delaney explained “They rejuvenate a neighborhood. They clean up the buildings. They get businesses coming in, and it’s done by the people who live in the neighborhoods. They know how to mobilize and synergize the neighborhood” (Bauerlein, D. 1999, March 2. Inner-city inertia increase? National group to open local office).

The Local Initiatives Support Corp. moved to Jacksonville and promised as much as $400,000 in additional funding for local community redevelopment projects. Pine Forest was included in the plans along with other neighborhoods that were part of Mayor John Delaney’s intensive care program (Dunbar, J. 1999, June 2. New development group generates housing funds).

The Local Initiatives Support Corp. was a project credited with organizing, mentoring, and investing in Community Development Corporations. Financial commitments totaling $21.3 million were part of the 2008 to 2010 goals. Joni Foster, executive director for LISC
Jacksonville, discussed the role that the non-profit organization played in business, residential and eventually, commercial redevelopment (Flaisig, L. 2007, October 14. Nonprofit aids groups redevelop community).

**Intensive Care Neighborhood Program**

The Intensive Care Neighborhood program marked its second anniversary with the addition of the Pine Forest community. In the two years the program had existed, it had invested millions of dollars into four communities previously targeted. Some of the work that had been done included demolishing condemned homes, improving streets and drainage, adding police patrols, and seeking volunteers to partner with schools and neighborhood organizations to help children (Bauerlein, D. 1998, April 30. “Runover” no more. Pine Forest to join intensive care project).

Mayor John Delaney discussed his successes as mayor, including the Intensive Care Neighborhood program. As a result of the program, Pine Forest was given priority over other neighborhoods to receive water, sewer, and housing improvements (Bauerlein, D. 1999, January 31. Another successful term might hinge on growth, downtown).

Six city neighborhoods were noted to have benefited positive results from Mayor John Delaney’s Intensive Care Neighborhoods Program. The program was launched in 1996 and the Pine Forest/Larsen/Southland and 29th and Chase neighborhoods were cited as the most recent. The program was instituted as a way for residents, businesses, and churches to work together to remedy some of the community problems. These problems included housing disrepair, poor school achievement, low employment, and high crime. A ceremony was held on March 29th recognizing the programs progress (Neighborhoods. 2003, March 30).

**Jacksonville Housing Partnership**

For the sixth year, the Jacksonville Housing Partnership targeted a neighborhood to receive extensive volunteer help. The Pine Forest neighborhood had over 2,400 volunteers who joined “Paint the Town During Rehab Week ‘99” (Kerr, J. 1999, April 17. Paint the Town volunteers add a coat to Pine Forest).

The seventh annual “Paint the Town” event had its annual kick off on April 8, 2000. The event focused not only on improving appearances, but also improving the quality of life for residents of the area. Organizers received calls addressing individual housing needs prior to the event. Some calls taken by the Jacksonville Housing Partnership included complaints of broken water heaters, lack of heat in the winter, leaking roofs, rotten floors, and toilets that would not flush. These problems existed due to the residents’ lack of funds needed for simple repairs (Maraghy, M. 2000, April 8. Week of painting more than skin deep).
Carolyn Ettlinger was instrumental in helping residents in Pine Forest make much needed improvement to their homes. She started Jacksonville’s “Paint the Town During Rehab Week” in 1994. The program is a week-long effort to make improvements to houses in poorer neighborhoods (Maraghy, M. 2000, April 26. It doesn't take an artist to paint the town well).

Six hundred volunteers gathered to help paint 18 houses in the Pine Forest/Larsen neighborhoods. Improvements were not just surface deep. Hundreds of hours of repairs, including roofing, plumbing and insulation work were done prior to the “Paint the Town” event (Mattson, M. 2000, April 9. Homes get facelifts).

The Jacksonville Housing Partnership’s program “Paint the Town” was discussed. The year’s focus was on the Westside, but the Pine Forest community received mention as one of five neighborhoods that had received funds from the program (Filaroski, P. D. 2001, April 21. Volunteers tackle work with paint, nails).

Because of April rains, the 12th Annual “Paint the Town During Rehab Week” was postponed. In June, volunteers from AmSouth Bank gathered to paint the last of 49 homes. Serena Speights, 83, benefited in 2005 with upgrades to her home as part of the Housing Partnership’s clean-up campaign. The Housing Partnership was credited with organizing volunteers since 1994 (De La Rionda, B. 2005, June 18. Volunteers help paint the town).

A groundbreaking ceremony was held in honor of the 36 new homes planned to be built as part of the Housing Partnership of Northeast Florida’s revitalization project located in the Grant Road area. The homes were planned to range from 1,300 to 1,800 square feet, and to be scattered on the lots among older homes in the neighborhood (Strickland, S. 2006, June 21. Pine Forest prepares for new homes).

YouthBuild, a volunteer group, gathered at the home of an elderly woman in the Pine Forest neighborhood to paint. The volunteer project was part of the Housing Partnership of Northeast Florida’s involvement in the nationally recognized Make a Difference Day. Fifty volunteers worked in Pine Forest and in other parts of the city (Volunteers make a difference on special day. 2006, November 11).

The Housing Partnership of Northeast Florida had an open house party. The party was held in the first home built in the Pine Forest neighborhood. The 1,453 square-foot home located on Grant Road and was one of 36 homes that were scheduled to be built by the Housing Partnership. The new homes were expected to complement the older homes in the neighborhood by combining traditional style with contemporary efficiency (Strickland, S. 2007, January 24. Group presents new among old).

The Housing Partnership of Northeast Florida offered affordable homes with contemporary floor plans through their home buyer’s assistance program. The homes ranged from 1,300 to
1,800 square feet and included two-car garages. The homes included three- and four-bedroom styles and two-story plans as well (Housing partnership offers quality homes. 2007, February 24).

John Whitner, President of the Housing Partnership of Northeast Florida wrote an article discussing the work done by the Housing Partnership. Whitner stated that “Paint the Town During Rehab Week” was started in 1994 and has provided hope to over 600 homeowners since the inception of the program (Whitner, J. 2007, October 18. Homeownership becomes reality).

**Habitax**

Habitax, an affiliate of Habitat for Humanity – dedicated its 500th home on December 10, 1999. Myra Harris, the first Habitax client, celebrated owning her new home thanks to the help provided by the Jacksonville housing program that began in 1989 (Filaroski, P. D. 1999, December 12. Happy homeowners).

Myra Harris joined many other Habitax homeowners on Tuesday, December 3rd at the Prime Osborn Convention Center for the celebration of 1,000 new homeowners. Myra Harris, recipient of Habitax’s first home, burnt her home mortgage in the celebration ceremony. Harris’s home is located on Sessions Lane (Andino, A. T. 2002, December 4. Magic—Habitax style).

**Prudential Foundation’s Neighborhood Partnership Program**

The Pine Forest community received a $45,000 grant from the Prudential Foundation’s Neighborhood Partnership program (Brooker, G. L. 2000, January 26. Prudential project will be a family affair).

Prudential Foundations gave a two-year $150,000 grant to the Jacksonville Housing Partnership, Inc. The plan expanded on previous involvement with the Jacksonville Housing Partnership, Inc. The grant was intended to provide for community development strategies in the Pine Forest and Larsen neighborhoods (Daniels, E. 2000, June 12. Prudential Foundation grants to help Southside neighborhoods).

The Neighborhoods USA (NUSA) Notable Awards were held May 22 in Chattanooga, Tennessee. Two Jacksonville residents that have been instrumental in improving older neighborhoods received the awards. Prudential Community Resources Division community relations manager Pat Brzozowski and executive director of Operation New Hope Kevin Gay were nominated for the awards. After three years of being nominated by city officials, Brzozowski and Gay were given the awards (Scanlan, D. 2003, May 7. 2 recognized for their help to city’s neighborhoods).
Other Programs and Initiatives

JaxPride introduced the Neighborhood Inventory of Visual Pollution program. On June 28, 1997 the Southeast Citizens Planning Advisory Committee sponsored an orientation session for the Pine Forest Action Committee and other committees as well. The program’s goals included the creation of a comprehensive list of neighborhood concerns and plans to send the list to the appropriate city agencies (Richardson, M. 1997, July 9. JaxPride targeting visual pollution).

Residents in North Riverside and Pine Forest were awarded funds for home repairs in their neighborhoods. The North Riverside Community Development Association and the Pine Forest Community Action Corporation were due to receive $100,000 state grants. The funds were to be administered by the Duval County Housing Finance Authority (Strickland, S. 2000, August 29. Help for housing problems).

Community Builders broke ground on its 100th house. Community Builders was one of six nonprofit community development organizations that were working to build affordable homes in struggling neighborhoods. The organizations worked in the lower Eastside, Norwood Ave, Pine Forest, Riverside, Avondale, Springfield, and near Gateway Mall. (Aasen, A. 2007, June 9. Community Builders breaks ground on 100th house).

Community Concerns

Sewerage System

As of August 30, 2003, no sewer lines ran to the Pine Forest community. The lack of city sewerage made the neighborhood less attractive to organizations, such as HabiJax, which only worked in areas with sewer service. A ranking of the Duval County Health Department listed Pine Forest as a problem area, but it was not the worst in the city concerning septic issues (Appelbaum, B. 2003, August 30. Officials, residents want sewer extensions).

Because no sewer lines ran to Pine Forest, many residents suffered plumbing problems, especially during rainy seasons. Pine Forest is one of the neighborhoods that sat in a ring of neighborhoods outside of the Jacksonville pre-consolidation boundaries. Since the houses were built before 1968, the neighborhoods had mounds in their yards where their septic tanks were located. Residents and officials sought connection to sewer extensions for the neighborhoods dealing with dilapidated septic tanks (Appelbaum, B. 2004, December 7. Officials, residents want sewer extensions).

Pine Forest Elementary had a high turnout for parent orientation despite the construction on Grant Road. Sewer lines being installed made access to the school difficult. As a result, there was a detour for students attending Pine Forest Elementary School. Police officers, community
volunteers, staff, and parents assisted in easing the traffic flow (Strickland, S. 2005, August 13. First day of school gets an A).

Pine Forest residents prepared for welcomed changes. Plans for construction in the Intensive Care Neighborhood were to begin in June of 2005. The $3.5 million project was to bring sewer service and upgraded water lines to Pine Forest. A ceremony was held at the Henry T. Jones Community Center on Grant Road. The ceremony was a way for the community to celebrate the long-awaited project and serve as a kick-off ceremony for a plan to build 36 homes in the neighborhood under the Housing Partnership of Northeast Florida (Strickland, S. 2005, August 13. Pine Forest residents ready for changes).

Neil Armingeon, of the St. Johns Riverkeeper, stated his shock that so many residents in Jacksonville were still using septic tanks in 2005. Jacksonville was promoting sewer hook-ups throughout town as a friendlier environmental method of waste disposal. Though septic tanks are safe, when maintained properly, they are often a culprit of pollution. The Water Sewer Expansion Authority (WSEA) undertook 10 projects, the largest of which was the connection of one hundred eighty two homes in the Pine Forest neighborhood to city sewerage (Patton, C. 2005, November 27. Septic tanks: What stinks?). Plans for Pine Forest included 36 new affordable homes within by 2006. In addition, the neighborhood was expected to have two to three hundred additional lots in the future. A sewer project was making affordable housing in the Pine Forest area possible. The $3.5 million sewer project was expected to allow residents affordable sewer hookup and also do away with expensive septic tank systems. The bulk of the costs were to be paid by JEA, a Community Development Block Grant and the Water Sewer Expansion Authority. Residents were to be required to pay a one-time connection fee (Dorsch, K. 2005, August 5. Pine Forest to get affordable housing).

Incinerator Dump Site
The health department conducted tests on soil samples at Pine Forest Elementary School. Local officials became concerned that the incinerator site, used from the 1940s to 1960s, may have held lead, arsenic, and other pollutants (Jacksonville Journal. 1999, November 16. School soil tested).

Health and environmental agencies studied whether or not an old incinerator in the Pine Forest area posed health risks to residents via water contamination. Officials evaluated hundreds of dump sites in the Jacksonville area. The Pine Forest dump site was in operation from the 1940s to the 1960s and is located off of St. Augustine road (Patterson, S. 1999, November 13. Old Southside incinerator atop city’s pollution probe).

Tests conducted by the Duval County Health Department showed that a dump site containing ash from an incinerator was contaminated with lead. The incinerator site was fenced, and city
officials were asking property owners for permission to fence in land areas containing high lead counts (Patterson, S. 1999, December 4. Landfill tainted with lead).

A trash incinerator on the Southside, located near the Pine Forest neighborhood, posed a pollution threat to the area. City officials and the EPA investigated to see how much pollution and danger there was in the area. The city pledged to spend the necessary funds needed to clean up the area (Patterson, S. 2000, October 28. Old ash dump will be studied for pollution dangers).

**Community and City Official Engagement**

Carrie Davis, the vice president of the Pine Forest Community Association discussed the pride and persistence that residents of Pine Forest exhibited (Littlepage, R. 1999, April 15. Neighborhood pride makes a big difference).

Mayor John Delaney held a town meeting at the South Campus of FCCJ for residents of the Southside and Mandarin neighborhoods. Sidewalk repairs and sewer problems were the topic of the night. The Mayor concluded that there was much work to be done, and that communities like Pine Forest and Larsen may not get an immediate response to their concerns (Scanlan, D. 1999, September 4. Delaney listens to concerns).

City planners and the Mayor’s Neighborhood Office met with neighborhood association representatives for the first time November 17, 1997 to discuss community concerns regarding a study of Philips Highway and the neighborhoods around it. City planners said that the study would focus on ways to make Philips Highway better. Some areas of concern included on-street parking, wooden poles along the streets, medians, code enforcements, and major beautification and clean-up (Richardson, M. 1997, November 22. Residents, city begin Philips corridor study).

City officials toured Jacksonville’s poorest neighborhoods in an afternoon bus tour. Mayor John Delaney was invited to take the tour with City Council members Elaine Brown and Suzanne Jenkins. Elaine Jenkins was adamant that City Hall had to develop a way to hear complaints from community with regards to their particular neighborhood problems (Rivedal, K. 2000, December 17. City officials tour poorest neighborhoods).

Suzanne Jenkins proposed that the city bring funding to the Southside area (including Pine Forest). Delaney said that he thought the Southside may be a good place to try out the “Town Square” concept. Delaney said that the concept would call for creation of affordable housing, renovation of vacant retail centers, façade and street improvements, and other forms of assistance (Mathis, K. B. 2001, January 29. South Metro doesn’t want to be ignored).

In a town meeting held at Spring Park Elementary School, Mayor John Delaney heard from Pine Forest residents regarding changes that they believed needed to occur in their neighborhood.
One resident complained that the ditches in Pine Forest were full of water moccasins and were in serious need of cleaning. John Delaney informed the residents that their concerns would be addressed, but that funding was the ultimate issue with regards to the much needed work (Scanlan, D. 2002, March 9. Delaney hears about missing fire hydrants).

Southside residents in four community groups met with City Council representatives and police and discussed concerns ranging from drainage ditches to prostitution. Approximately 100 individuals from the four neighborhoods met together. The residents suggested that harsher laws should be passed for prostitution. In Zone 3, there were 25 arrests for prostitution in the month of May 2002 alone (Strickland, S. 2002, June 19. Citizens speak to officials).

JaxPride and JEA planned two meetings focusing on the beautification of Jacksonville and the repair of water, sewer, and electrical facilities. The meetings were scheduled for September 12th and 19th and were to be held at the JEA Ridenhour Training Facility and the Henry T. Jones Community Center, respectively (Strickland, S. 2002, September 11. Sewer beautification).

District 9 includes Pine Forest and three other neighborhoods. Three City Council candidates were recognized as being “impressive.” The candidates included Warren Jones, a veteran of City Council service; Carrie Davis, an employee of the Housing Partnership of Northeast Florida; and Jimmy Midyette, an attorney with Jacksonville Area Legal Aid (City Council District 9: Three good candidates. 2007, March 13).

**Other Social Programs and Initiatives**

**United Community Outreach Ministry (UCOM)**

**UCOM Programs**

The United Community Outreach Ministry offered a program to help young people find summer employment. The minority youth program began in 1983 and had helped more than 1,500 young people receive valuable experience in their field of choice (Chapin, V. 1999, August 11. Program gives youths summer jobs they need).

The United Community Outreach Ministries and other non-profit organizations met to discuss the increasing needs they were seeing in their communities. Often these organizations received much help in the holiday season, but not in other times of the year. UCOM is an assembly of Southside churches that assists needy families through food drives, clothing, and financial aid (rent, utilities and deposits). This agency is able to assist about 1,500 families and individuals per year (Lankford, K. 2000, January 15. Charities lose help, donations after holidays, but need persists).

United Community Outreach Ministry coupled with 39 local churches to help feed the hungry of Jacksonville. 100 of the Southside’s most needy families were to benefit from the generosity
of donations made to the food bank. Items most needed were canned meats and vegetables, basic breakfast staples like oatmeal and grits, powdered or dry milk, and baking items. Because the 39 churches provided a point of contact, the recipients not only saw a familiar face when their food is delivered, but they were also provided a place of worship (Scanlan, D. 2000, November 4. Food bank needs basic items for Thanksgiving).

**UCOM Facilities**

City Councilman Matt Carlucci and City Councilman Reggie Fullwood pursued an $115,000 grant to preserve a historic former Southside church at St. Augustine and Kingswood Roads. The church would be purchased to house the United Community Outreach Ministry, an emergency food and financial aid organization (Scanlan, D. 2001, May 19. Grant would save history).

The United Community Outreach Ministries moved to a new building, a 114 year old Southside church, formerly Philips Congregational Church on St. Augustine Road. UCOM was credited with helping about 3,000 Southside residents through various programs, including emergency food and financial aid programs. The organization was able to move to the new building via a grant received through the help of city Councilman Matt Carlucci and lawmaker Reggie Fullwood. City Council approved an $117,000 Neighborhood Revitalization Grant to buy the church. The organization spent money to repair the roof, and received help from volunteers to repair the inside of the building (Scanlan, D. 2001, November 3. New use for old church).

**UCOM Anniversary**

The United Community Outreach Ministries marked 25 years of service to the needy residents of Jacksonville’s Southside. UCOM, a non-profit organization, is made up of churches and synagogues and coordinates distribution of food, clothing, financial aid, Meals on Wheels, and employment services. The organization’s anniversary was scheduled to be marked with an interfaith service held at 6:45, Friday January 16, 2004 at the Hendricks Avenue Baptist Church (Strickland, S. 2004, January 14. Program marks 25 years of service).

**YWCA / Community Connections**

DEMCO, the management company of the Emerson Arms apartments, joined with the YWCA to bring social services, youth programs and day care to residents of lower income housing complexes (Wakefield, V. 1997, May 11. YWCA housing program offers road to change).

The Jacksonville Children’s Commission provided grants for YWCA to set up summer and after-school programs at the Emerson Arms apartments. These programs enabled the YWCA to serve about 2,000 children in nine low-income apartment complexes across Jacksonville through mentoring and homework assistance, among other services (Richardson, M. 1997, August 23. YWCA’s program opens at new sites).
The Jessie Ball DuPont Religious, Charitable and Educational fund doled out $37 million in Jacksonville, a portion of which went to the YWCA to benefit women in the community. The YWCA used the funding to teach local women, who were not in the workforce, the abilities to meet challenges that accompanied employment (Compassion, self-help go hand in hand. 1999, July 14).

Community Connections, formerly known as the YWCA, held an on-site camp for children in the Sable Palms community. The children were able to participate in activities, such as swimming, field trips, games and crafts because of donations, city, state and federal grants. The camps were also offered in other subsidized housing complexes throughout Jacksonville (Maraghy, M. 2000, June 17. Camp brightens summer doldrums).

Community Connections offered a computer course to residents of the Sable Palms complex. Community Connections began the program after residents asked for help finding a job. Services coordinator Sil Vazquez and other case managers realized that many residents did not have the necessary computer skills to get a job. They worked together with the management company to use a vacant apartment and received donations from local training centers. In addition to the computer course, Community Connections offers support services to residents, an emergency food bank, utility assistance, after-school programs for children and English language and GED programs (Scanlan, D. 2001, March 24. Computer course may mean bright future).

Community Connections received the second installment of a three-year grant from the Prudential Foundation. The $60,000 installment will be used to support the Ready to Work program at the Sable Palms apartments (Lovejoy, H. 2005, November 23. People).

**Other Programs and Initiatives**

In response to the National Welfare Law requiring welfare recipients to take part in approved employment, managers at Emerson Arms offered job training to residents. These job training seminars were facilitated to give welfare recipients job skills for future participation in the work force (Wakefield, V. 1997, April 24. Low-income complexes to offer job training).

The Children’s Commission provided free lunches throughout the city. Emerson Arms apartments were listed as a distribution site for these free meals (Scanlan, D. 1997, June 11. Kids won’t go hungry in summer).

Reverend Terry Lane began the Metro Inner-City Teen Leadership Program to help young people become examples to children. Reverend Lane formed the program out of his Metro Inner-City Sunday School, a street ministry that Lane and his wife began in 1996. Rev. Lane’s program involves monthly community activities, such as picking up trash in a community or helping an elderly person do tasks around their home. The program started in only five
complexes around the city, including Sable Palms (Levine-Brown, P. 2000, May 24. Leadership by example).

Retired University of North Florida Professor James Benedict Crooks was recognized in the Times-Union for his outstanding work regarding the history of Jacksonville. Crooks retired after 29 years from the faculty of the University of North Florida, where he was founding chair of the Department of History. Crooks was credited for starting a summer job program for minority youth in Pine Forest (McAlister, N. 2001, June 3. Retiring professor turns community into classroom).

Crime

**Crimes Related to MLK Murder**

A newspaper article chronicled the events that took place in Jacksonville leading up to and following the death of Dr. Martin Luther King. Rudolph Hargett, an 18-year-old African American man, who was a resident of Pine Forest, on leave from the Air Force, was gunned down April 9, 1968 in what was assumed to be a response to Martin Luther King’s assassination and funeral. His killer, 23-year-old Lee Bradley (white) was acquitted by a jury in 1969. Bradley stated that he acted in self-defense. Bradley said that another youth was preparing to throw a bottle at his car and that his shot missed its target, hitting Hargett by mistake (Patton, C. 2008, March 30. When Jacksonville learned of the news).

**Murder**

Emerson Arms resident Tuong Van Do was indicted for the murder of his wife and her boyfriend in the apartments. He was accused of the double murder, which occurred on Valentine’s Day (Wakefield, V. 1998, April 11. Jacksonville man gets 30 years for murder).

Tuong Van Do was acquitted for the double murder of his estranged wife and her boyfriend. Do had been accused 22 months prior to the trial and subsequent acquittal (Wakefield, V. 1999, December 18. Prosecutors not convinced, despite acquittal in slayings).

Sixteen months after he was acquitted for murder of his wife and her boyfriend, Tuong Van Do battled against Immigration officials who attempted to send him back to his native country, Vietnam. The state had placed his three children in foster care and advocated having no contact between the children and Do (Pinkham, P. 2001, April 30. Acquitted of murder, man fights deportation).

**Child Abuse**

The parents of four children were charged with child abuse after leaving their children alone in their Emerson Arms apartment. The children were responsible for a fire at the complex (Parents charged with child abuse. 1998, September 9).
Theft
Emerson Arms received attention in the story of a man who was injured while attempting to repossess his vehicle. One of the men involved was life-flighted to Shands for treatment of a broken back. No charges were filed in the case (Police Reports. 1999, October 27). A forty-three year old woman was hit on the 2100 block of Sessions Lane by her own car when she found someone else driving it. While the woman was trying to move out of the way, the unidentified driver hit her with the vehicle. The car left the scene, and the woman was treated at the hospital with bruises and a back injury (Scanlan, D. 2008, February 7. Man robbed in apartment complex after he parked).

The Miami Boys
Despite the poor representation Emerson Arms apartments often receives in the press, management and police have been praised for their efforts to reduce crime in the complex. In 1999, Emerson Arms experienced a drop in the crime rate when the last of the drug-trafficking Miami Boys were put in jail with life sentences. The Miami Boys had used the Emerson Arms apartments for nearly 10 years as a distribution point for their drugs, making it the main source of crack sold on the Southside (Strickland, S. 1999, November 14. Infamous Miami Boys locked up).

Emerson Arms apartments won a regional award for the huge turnaround in crime and safety, which began with the arrests of the Miami Boys. The same year, Maggie Concepcion became the new manager. Police have credited her no-nonsense attitude with much of the change. Concepcion initiated the apartment name change and the eviction of more than two dozen residents for drugs or violence (Maraghy, M. 2000, February 16. New lease on life).

Shooting
A Sojourner Truth High School student was shot on September 2nd in a driveway near the front of the high school. Police searched for Raynard A Henderson, 21, whose address was in the 4100 block of Grant Road. If found, Henderson was to face attempted second-degree murder charges in the shooting of the student (Black, J. 2005, September 9. Student’s shooter sought).

On December 16, 2008, Pine Forest Park was in the local news when a gun wielding assailant shot a star basketball player in his left hand. 17-year old Wolfson basketball player Bred Roberts was shot while running away, and was thought to be unable to complete the 2008 basketball season. After doubling his time with a physical therapist, Roberts returned to the court on January 8th. Remarkably, he only missed five full games because of the shooting (Elliott, J. 2008, January 31. Rebound from adversity).

Police Shooting
A coalition of organizations including the NAACP, joined with hundreds of people including local politicians John Peyton, Pat Lockett-Felder, Harry Shorstein, and many others displayed
their unity against violence in Jacksonville. According to reports, shortly after city leaders left, the tone of the rally changed. The rally became less of a rally against violence, and more a rally against racial injustice. Desmond Muhammed, head of the Nation of Islam in Jacksonville, said of the fatal shooting of D.J. Woods “That wasn’t a killing, that was a murder” (Patton, C. 2007, February 2. March for life touts unity, blame).

Sable Palms Apartments was in the news for the police-involved shooting of Douglas “D.J.” Woods on January 20, 2007. The officer involved said that Woods pointed a revolver at him and fired three times. Police investigations ruled that Taylor was justified in his use of force. After the police hearing, it was not expected that Taylor would face any form of disciplinary action (Murphy, B. 2007, May 24. Panel says officer who killed suspect followed procedure).

**Law Enforcement Community Involvement**

The Community Oriented Policing Strategies (COPS) Unit was to begin patrolling the neighborhoods along north Philips Highway January 1, 1998. The unit was to work with the advisory committee concerning the Philips Highway Corridor Improvement Project and Study. The COPS unit’s focus was to be crimes such as prostitution and drug trafficking in the area near Emerson Street and Pine Forest (Richardson, M. 1997, December 20. Southside gets COPS attention on crime).

For five days, dozens of police officers covering the Southside neighborhood attempted a grand scale clean-up. 38 people were arrested for felonies such as possession of crack cocaine, auto theft and burglary, while 120 more received charges related to misdemeanors such as soliciting for prostitution, disorderly intoxication, prowling, and minor drug charges. The police also fed more than 400 people at the Pine Forest Elementary School in a block party. The project was a way for police and community members to work together to make the Pine Forest community safer (Scanlan, D. 2000, November 18. Police sweeps clean up bad areas).

Two officers with the Florida Fish and Wildlife Commission foiled a would-be robbery in the 3700 block of Grant Road. The robber, after grabbing gold necklaces around the neck of a 39-year old woman, was chased by car and then held until police could arrive. Officers Lewis Duffy and Patrick Tillis were credited with stopping the attempted robbery (Chapin, V. 2002, October 31. LAW & DISORDER: Wildlife officers help nab robbery suspect).

**Community Involvement**

George Harvey, pastor of Mt. Charity Missionary Baptist Church wrote an opinion piece regarding the 1,000 unsolved murder cases in Jacksonville. He applauded the AME pastors who were credited with stepping up and addressing publicly Duval County’s high murder rate (Harvey Jr., G. 2006, January 27. Initiatives could reduce homicides).
Henry T. Jones Community Center

Community Center Opening
In March of 2001, more than 100 people gathered to attend the reopening of the Henry T. Jones Community Center. Located in one of Mayor John Delaney’s four Intensive Care Neighborhoods, the center was chosen to receive help with education, public safety, social services, housing, and community development. The center was gutted and rebuilt with new plumbing, wiring, ceilings and floors (Scanlan, D. 2001, March 7. Around the bend).

Family / Children’s Programs
The Jacksonville Children’s Commission awarded a $25,000 grant to the Pine Forest Community Action Committee for a 10-month after-school program at the Pine Forest Community Center. The grant funded the Project Upward and Beyond program for 120 children. The program was to focus on homework assistance, self-esteem and life skills, teen pregnancy prevention, drug education, community service, and recreation and enrichment activities (Richardson, M. 1997, August 9. Grant for kids goes to Pine Forest).

Community Hospice of Northeast Florida was scheduled to present “Hope for the Holidays: Coping with Loss,” a grief management program. The program was announced to be held on November 29th at the Henry T. Jones Community Center. Presenters offered ways to keep memories of lost loved ones alive without focusing on the sadness associated with the loss (Strickland, S. 2004, November 20. Hospice offers lessons in coping with loss on the holidays).

The Henry T. Jones Community center took part in JaxParks Spring Break Camp. The camp was a way for children to take part in entertaining activities during Spring Break. Because so many parents were working and unable to spend the week entertaining out-of-school children, the camps had great popularity. The camps accommodated thirty to forty students each and they provided fun activities as well as friends to play with (Carter, J. 2005, March 26. Spring break fun for everyone).

A summer lunch program was set up by the Jacksonville Children’s Commission to feed hungry children at local sites. The Henry T. Jones Community Center participated in the summer lunch program that served more than 400,000 lunches and 475,000 snacks to children and youths the previous year. The nutritious lunches and snacks were served to children 18 and under each day, from June 1st to August 3rd, at no cost to parents (Scanlan, D. 2005, May 21. If children are hungry and under age 18, they can get free lunch at these locations).
Pine Forest Park

Park Improvements

In January of 1999, Pine Forest Park was on the list of parks scheduled to receive part of Mayor John Delaney’s proposed $72.8 million for park improvements. City Councilman Howard Dale said, “It’s a step in the right direction. I’m not sure it’s enough.” The park improvements were seen as overdue, and council members were skeptical and wanted to see more planning proposals (Chapin, V. 1999, January 23. Southside would get park aid).

The Woodland Acres Boys and Girls Club and the Pine Forest Athletic Association received a funding grant of $100,000 from the National Football League and Jacksonville’s Local Initiatives Support Corp to renovate its football field. The football field, formerly known as the “mud hole” was stripped and the mud holes filled in, leveled, re-graded and re-seeded. An irrigation system was also installed. “It’s 100 percent better now than it was,” said Police Athletic League coach, Richard Abrams (Ryan, M. 2002, September 28. Mud a dud, so gridiron is upgraded).

A ribbon cutting ceremony was held at the Pine Forest Athletic Association next to Pine Forest Elementary school. The association was the recipient of a $100,000 donation from the NFL Charities Community Football Field Program and the Local Initiative Support Corporation of Jacksonville. The grant paid for leveling the field and planting new turf (Scanlan, D. 2002, October 9. Athletic group gets turf).

Pine Forest Athletic Association got a $5,000 grant to buy football gear and add 50-70 children to its programs. The Southeast Citizens Planning Advisory Committee was responsible for dividing up the $30,920 to programs in the Southside. Other recipients of funds included a healing camp for bereaved children, summer reading programs, and vacation Bible schools (Strickland, S. 2004, June 12. 8 projects for kids share $30,920 in funding).

Pine Forest Elementary

Business Involvement


Carol Fryer, wife of Superintendent John Fryer, read to students in a unique way at Pine Forest Elementary School. While reading books that were related to the animal world, she was accompanied by various live creatures. The animals belonged to John Peters, owner of Critter Encounter. As part of a reading initiative program, the top two readers in each class were

Ronald McDonald shared lessons with students on volunteerism. The Ronald McDonald visit was part of McDonald’s annual World Children’s Day; a celebration sponsored by McDonald’s to raise awareness about the Ronald McDonald House charities and other children’s causes (Levine-Brown, P. 2007, January 6. Well-known clown shows these kids how to help).

The Tournament of Players Championship was involved with Pine Forest Elementary School in attempts to “give back” to the Jacksonville community. 2005 Players Championship winner Fred Funk spoke with fifth grade students regarding Junior Achievement, a program that encourages students to stay in school and arms them with knowledge about free enterprise and economics (Collins, T. 2007, November 15. Meet charities that get help from The Players tournament).

**Community Involvement**
Thelma Ray, 79, was the first PTA president at Pine Forest, and could be found ushering students to and from school as a crossing guard. She was one of four women shown on a mural depicting Pine Forest’s past and present. The mural was painted by Nathan Wagoner with help from art students from Pine Forest Elementary School, LaVilla School of the Arts, Douglas Anderson School of the Arts, and the University of North Florida (Strickland, S. 2006, August 12. At 79, Thelma Ray is a Pine Forest icon).

**School and School Recognition**
Pine Forest Elementary was one of three schools receiving prestigious state awards for starting unique, school-wide projects. The school was praised with a $4,500 city grant for the project titled Pine Forest Across Generations. Drawing on memories from a past PTA president, a past principal, and elderly members of the community, Pine Forest Elementary School students and teachers, coupled with art students from the nearby Douglas Anderson School of the Arts created murals and wrote books (Maraghy, M. 1999, June 9. Elementary schools praised for projects).

Applications to Pine Forest were chosen via lottery, but the students who were enrolled in Pine Forest got “continuity priority” status to go to LaVilla School of the Arts for middle school and Douglas Anderson School of the Arts for high school. Those two schools were fed by the students from the elementary arts magnet (Fitzroy, M. 2006, January 25. Arts magnet school attracts talent, draws praise).

Pine Forest received national honor for being a magnet school of excellence. The school was recognized because of its capability to fuse art with academics in a way that benefitted all students. Pine Forest was Duval County’s only school to receive the magnet award. The
School was one of only 50 schools nationally to win the award, and was honored at the 26th annual Magnet Schools of America Conference in Chattanooga, Tennessee (Strickland, S. 2008, May 12. Pine Forest recognized for being school of excellence).

**Student Recognitions and Achievements**

Ten-year-old Annie Ogburn, a Pine Forest Elementary fifth-grader, was recognized in the local news. Annie was a straight A student, and she was learning to play the violin. The article focused on the correlation between succeeding in musical study and in academics (McAlister, N. 2000, June 25. Students get creative for learning’s sake).

Josh Yarbrough, a student at Pine Forest Elementary School was selected to perform in the 10th Anniversary of the Nutcracker Ballet. The ballet was performed at the Florida Theatre. Proceeds benefited Vision is Priceless, Inc., a non-profit organization that offers free vision screenings in Northeast Florida (‘Nutcracker’ ballet a real family affair. 2002, November 29).

Pine Forest Elementary students, Daya Kedem and Danielle Naber, were two of six Duval County students chosen to perform in the Florida Music Educators Association All-State Elementary Chorus. Twenty-two judges evaluated 751 audition tapes to select the Chorus members (Lemine, C. B. 2003, January 29. All-State singers show ‘the heart of art’).

Pine Forest Elementary student, Meghan Slowik, received recognition for being a 2005 Duval County Spelling Bee Champion (The 2005 Duval County Spelling Bee champions. 2005, March 2).

Hannah Morris, a fourth grade violinist from Pine Forest Elementary, was selected to perform with the Jacksonville Symphony Youth Orchestra and Jacksonville Symphony Orchestra when they came together for the 14th annual Major/Minor Concert. The concert was performed at the Times-Union Center for the Performing Arts. The Jacksonville Symphony Youth Orchestra enrolled 216 young musicians from Northeast Florida and Southeast Georgia, between the ages of 7 and 22 (Orchestra, JSYO Major/Minor concert set Friday. 2007, May 7).

Children’s International Summer Villages Jacksonville, a volunteer-based nonprofit promoting peace education and global friendship, selected 57 delegates for its 2007 programs. Leah Simpson from Pine Forest Elementary was selected to go to “Norway Village” (International Summer Villages selects its delegates. 2007, May 24).

Eleven students joined students from Douglas Anderson School of the Arts and LaVilla School of the Arts in the Starfish Circus. The Circus was funded with a $5,000 grant from the Jacksonville Community Foundation. The grant was utilized by bringing guest Artists from Kalamazoo, Michigan to work with students as they attempted to stage a 90-minute circus (Strickland, S. 2008, January 14. They don’t run off to join the circus – they’re it).
Outstanding Teachers

Pine Forest Elementary teacher Bobbye Griffin was nominated for the top teacher of the year award (Duval County honors top teachers. 2005, March 26).

Teacher Mary Ann Miller, who had taught art for 26 years, retired from Pine Forest Elementary School. Miller taught her last nine years at Pine Forest and her projects include converting wooden pins into works of art, turning clay into delectable looking hand-dipped chocolates, and trucking in a load of sand so that the students could experience an archaeological dig (Strickland, S. 2006, June 21. Creative farewell to teacher).

School Improvements

In October of 2000, the city of Jacksonville, had paid more than $730,000 in the previous year and a half for improvements to schools. The city was not responsible for educational needs; those needs are part of the School Board’s responsibility. Carrie Davis, president of the Pine Forest neighborhood association asked, “How can you have a better Jacksonville if you’re not addressing the educational issues?” (Rivedal, K. 2000, October 22. School playgrounds, field lights paid out of city’s coffer).

Teachers and students beautified the Pine Forest Elementary courtyard. Retired teacher, Mary Ann Miller, created murals in the courtyard of Pine Forest Elementary School with the help of art students from Pine Forest Elementary School, LaVilla School of the Arts and Douglas Anderson School of the Arts. The school received a $500 JEA Earth Day grant. Mike Slowik, a fifth-grade teacher, assisted students’ in researching of plants to attract butterflies and the Standards Coach, Robin Momberg, provided birdhouses for the children to decorate and place in the courtyard. Benches and tables were also added (Strickland, S. 2006, June 28. Colorful murals beautify Pine Forest Elementary School).

Events

Pine Forest Elementary School of the Arts hosted a carnival on Saturday April 7th. The carnival had an Olympic theme with live music, games, food and prizes (Community calendar. 2001, April 4).

Jacksonville preschool students, including children from Pine Forest Elementary School, converged on downtown’s Metropolitan Park for the sixth annual Teddy Bear Picnic. The picnic was organized by the Jacksonville Children’s Commission as part of the nationally celebrated Week of the Young Child. The annual party provides Teddy bears to the first 2,000 children to arrive (Carter, J. 2001, April 7. Picnic draws thousands of youngsters).

Nearly 350 students participated in Pine Forest Elementary School’s third annual Kite Day. Kite day was created by PTA programs coordinator Kit Livingston, and is an opportunity for students to receive kite building instructions from local kite maker Rick O’Shea. The day of
family fun and festivity includes live folk music, food and many children flying handmade and purchased kites (Lankford, K. 2001, April 18. Students take to the air).

About 60 students from Pine Forest Elementary School visited the SeaWorld rehabilitation facility and saw two manatees that have been adopted by the school. They were also given opportunity to care for the manatees by touching them and applying medication to their wounds. The manatees were named Pine and Forest by the students. The manatees are expected to be returned to Ortega River when the healing process is complete (Carter, J. 2002, March 30. ‘Pine’ and ‘Forest’ are Both Doing Fine).

Art teacher, Mary Ann Miller created a candy fundraiser to benefit the school’s art department. Almost $300 was raised when students auctioned off candy in a silent auction that was part of the school’s eighth annual arts festival. The arts festival included a “Chocolate Factory” theme and a production of Charlie and the Chocolate Factory (Strickland, S. 2005, May 28. Elementary school has sweet side).

Pine Forest Elementary school students took part in the Pinwheels for Peace planting program. Students planted pinwheels with messages of peace, making a public, visual statement about their feelings of war, peace, tolerance, cooperation, harmony and unity. About 500,000 pinwheels are estimated to have been planted across the country in 2005 (Grant, D. M. 2005, October 12. Pine Forest students join in Pinwheels for Peace planting program).

Performances

Demetrius Klein brought an anti-smoking effort to three local schools through artistic dance. Pine Forest Elementary School was chosen to be one of the schools in which the Lake Worth dance company would be translating Klein’s personal memories of family members and cigarette addiction into an anti-smoking dance production (Strickland, S. 1999, March 31. Dancing reiterates message).

Pine Forest Elementary was recognized in the newspaper following their stage production of Dr. Seuss’ There’s No Place Like Space. Students held small American flags and candles in a tribute production dedicated to the seven astronauts lost in the space shuttle Columbia. “I almost had tears going down my face,” said Jordan Clay, 7, one of the flag-bearers (Strickland, S. 2003, May 7. Students stage musical).

Pine Forest Elementary School presented the play A Christmas Carol. The Charles Dickens classic played to a sold-out audience November 22nd and gave two performances for the Pine Forest students. The young actors also did scenes from the play at the Jacksonville Landing, performed for visitors at Jacksonville International airport and at a private Dreams Come True event. Pine Forest is an arts school that attracts students from Southside, Mandarin and Arlington and is a feeder to LaVilla School of the Arts (Strickland, S. 2005, December 3. A school’s Christmas humbug).
Pine Forest Elementary School’s holiday production was L. Frank Baum’s The Life and Adventure of Santa Claus. Logan Jennings, a fifth grader portrayed Santa Claus in the play. The play was an “ambitious production” with extra lighting and technical effects, according to Jill Herkel, advanced drama teacher at the Southside arts magnet (Strickland, S. 2006, November 29. The Santa you didn’t know).

Pine Forest Elementary second grade students participated in a play honoring African-Americans. The drama program provided the students a welcome break from classes, and also the opportunity to tell the story of some of America’s most influential African-Americans. Historical figures honored included Rosa Parks, Alvin Ailey, Dr. Martin Luther King, Ray Charles, Duke Ellington, Jackie Robinson and even Oprah Winfrey (Moody, S. 2007, May 7. ‘Stars’ come out for Pine Forest Elementary School play).

Pine Forest Elementary school presented The Wizard of Oz. The production was the first to utilize the new $30,000 sound system and $13,000 lightening system that boasts a computerized lighting board, moving lights, fog, haze and bubble machines (Strickland, S. 2007, June 5. ‘Wizard’ helps school debut its new look, sound).

Fifth grade student Emily Laino portrayed Santa Claus in the Pine Forest holiday production of Broadway Santa. The Mandarin youngster transformed into the starring role as part of her first attempt at a stage production. She was accompanied by a 75-member cast that performed for the student body, parents, and the community (Strickland, S. 2007, November 26. School puts on ‘Broadway Santa’).

Children’s books morphed into real-life characters in the stage presentation of Library Card. The play was presented by second graders at Pine Forest Elementary School. Juan Unzueta, who was employed by Theatre Jacksonville, wrote the play about a library and the excitement found in fictional books (Strickland, S. 2008, May 12. Young actors get a chance to perform).

**Community Events**

**Join Hands Day**
June 17th was the first national Join Hands Day, a day in which Americans are called upon to better their communities. 15 residents of Pine Forest worked on the corner of Grant and Vans roads to spruce up the corner as part of the national beautification project (Maraghy, M. 2000, June 24. Join hands taps into national effort).

**Fam Jam**
The Pine Forest Park hosted the fourth annual Fam Jam. The Fam Jam is a way for residents of the Intensive Care Neighborhood to enjoy some family fun. Not only was the Fam Jam an opportunity for fun, but there was also advice and testing for tuberculosis and some STDs. University of North Florida students were available to provide blood pressure checks and
health information. The Fam Jam featured carnival rides, pony rides, snow cones and cotton candy, a talent show, clowns and face-paintings, music and dance performances; as well as volleyball, basketball, sack races, a water balloon toss, and tug of war. All of the events were free of charge (Scanlan, D. 2002, April 18 & 2002, April 20. This year’s Fam Jam event is more than a day of fun; 2002, April 20).

The Great Safety Adventure, created by the Home Safety Council, made a stop at the 2003 Pine Forest Fam Jam. The Great Safety Adventure was a simulated home, about 1,200 square feet, made from two semi-truck trailers. Children walked into the animated home via an oversize door, and met Jonathan Martin and Rover the Safety Hound to look for safety hazards that are found within a simulated living room, bathroom, bedroom, kitchen, and back yard (Scanlan, D. 2003, March 19. Taking precautions can make home a safe place).

Memorial Day Events
The Henry T. Jones Park was one of many parks in the City of Jacksonville that held 2002 Memorial Day events. The Park, located at 3656 Grant Road hosted a Memorial Day celebration from 11am to 3pm. The day included a 3-on-3 basketball tournament, a hot shot competition, family volleyball, softball, relay games, and a water balloon toss (Memorial Day in the parks. 2002, May 19).

Family Fest
A Family Fest, hosted by the Housing Partnership and the city of Jacksonville, took place at the Pine Forest Park and the Henry T. Jones Community Center. The Family Fest included a dance competition, karaoke, basketball tournament, and health screenings (Lovejoy, H. 2005, March 23. Community calendar).

The Pine Forest Family Fest was hosted by the Housing Partnership and the city of Jacksonville. The University of North Florida’s College of Nursing also partnered with the Housing Partnership and the city to provide health care services during the event. The festivities included a step dance competition, karaoke, storytelling, and basketball tournament, among other activities (Carter, J. 2005, March 26. Pine Forest’s Family Fest has health fair).

Family Fest 2006 was co-hosted by the city of Jacksonville and the Housing Partnership of Northeast Florida. The theme was global community and diversity of families. Food and activities were available to the residents, as well health screenings (Scanlan, D. 2006, March 18. Family Fest celebrates diversity today).

Pine Forest Park hosted a festival, sponsored by Shands Jacksonville, promoting family health. Health screening was provided as well as advice regarding affordable health care to those without insurance. In addition to the health events, free activities were made available to the
public including face painting, basketball, and dancing (Aasen, A. 2007, March 25. Festivals leave few excuses for unhealthy lifestyles).

Family Fest 2007 was presented by the Housing Partnership of Northeast Florida and the city. The free annual event focused on health, nutrition, exercise, and stress relief. Food, games, health information and screenings, physical fitness tests, sports, and other activities were provided (Jacksonville Journal. 2007, March 23. Free Family Fest event will focus on health).

**Miscellaneous**

A study, using about 330 students, regarding the impact that recreational program involvement has on academic success was started in 1998. Students who brought their report cards to the Pine Forest community center were treated to a pizza party. The party was a way for officials to begin documenting analytical data. Examination of report cards, looking at city health records and offering fitness tests were part of the program that evaluated the correlation between positive outcomes and recreational program involvement (Maraghy, M. 1998, June 13. Recreation benefits target of city study).

Arlington Middle School Vice-Principal Alesha Seabrooks grew up in the Emerson Arms apartments. She discussed some notable changes that have occurred at Arlington Middle School during her years there. She reflected on the changes that include 3-D art classes, Honor Society, sports teams, computer groups and a variety of sports teams. Seabrooks wanted to encourage parents and students who are seeking education in magnet schools or who are currently home-schooled to consider Arlington Middle School (Carter, J. 2006, April 8. Arlington Middle principal is ready to show off school).

In 2007, an article was published in the Entertainment section of the newspaper documenting the newly found inhibitions of the local youth. Girls were no longer the “weaker sex” when it came to sex, but were developing to be quite the aggressors. Pam Williams, who ran the after-school program at the Pine Forest community center, was quoted “They’re not passive like they used to be. They are more sexually-oriented and aggressive.” The articles also had a number of statistics completed by the 2002 National Survey of Family, one of which stated that cumulatively; girls are 5% more likely to have intercourse before the age of 19 than boys (Davies, R. 2007, January 21. No more inhibitions).
APPENDIX B
HISTORICAL TIMELINE

The following timeline was constructed from information gleaned from the literature search conducted on the Pine Forest neighborhood.

1765
Marquis of Waterford owned 20,000 acres spanning between Pottsburg Creek and Julington Creek, including the area of South Jacksonville (Davis, pg. 26).

1765 – 1784
Land in Northeast Florida was owned by the British. The land where Pine Forest lies was possibly a part of the Orange Bluff Plantation, which was owned by Paul Pigg and Edward Pickett and then by Joshua Yallowley (see Map 1). Yallowley and his uncle, Captain John Fairlamb, managed the construction of King’s Road. The road crossed through the Orange Bluff Plantation. There was also a large area of pineland owned by James Penman, Esqr. that may have included the land where Pine Forest is located (Schafer, 2008).

1784
The British evacuated Northeast Florida. A Spanish post was created at San Nicholas (Davis, pg. 36).

1793
An area of land at Point LaVista, known as Red Bank, was granted by the Spanish and confirmed in 1831 by the United States (The Library of Congress, 1998). There were a number of owners of Red Bank between 1793 and 1848 which included:
- 1793 - Frances Flora
- 1799 - William Craig
- 1815 - Isaiah D. Hart
- 1830 - Isaac Hendricks
- 1848 - Albert Gallatin Philips, the husband of Isaac Hendricks’s daughter, Martha Ann Hendricks
- 1874 – Matthew Philips owned 80 acres while the remaining had been sold (COJ Planning and Development Department, 2002, pg. 5)
Map 1: 18th Century British Plantations and Present Day Pine Forest Neighborhood


1821
Florida was transferred over to the United States. Over the following years, Spanish land grants were confirmed or unconfirmed by the United States. Several Spanish land grants were confirmed to individuals, some of which listed may have been located in South Jacksonville (The Library of Congress. American State Papers).

1850s
Named after the owners of Red Bank Plantation, the small rural town of Philips emerged along Old King’s Road, which is now St. Augustine Road (Planning and Development Department, 2002, pg. 6).
After Civil War

African Americans who were possibly former slaves from area plantations such as Red Bank, and others who were searching for employment opportunities also established their homes in the town of Philips (COJ Planning and Development Department, 2002, pg. 6).

1881

The Halifax River Railroad was built, running through the town of Philips (COJ Planning and Development Department, 2002, pg. 6).

1888

An outbreak of yellow fever caused most of the population in South Jacksonville to evacuate (Martin, 1972, pg. 234).

1924

St. Augustine Road was paved (Miller, 1989, pg. 51).

1925

Subdivisions developed along Dixie Highway (now Hendricks Avenue, San Jose Boulevard, and St. Augustine Road) (Miller, pg. 86). African Americans were confined to small developments along Kings Road (Miller, 1989, pg. 102).

1932

South Jacksonville was annexed into Jacksonville (Miller, 1989, pg. 159).

1934

Philips Highway opened (COJ Planning and Development Department, 2002, pg. 6).

Early 1940s

The current Pine Forest neighborhood began to be known as Pine Forest (Miller, Smith, & Dumas, 1999, pg. 1).

1945

The Negro Health Clinic opened in Pine Forest (Miller, Smith, & Dumas, 1999, pg. 6).

December 1945

D & F Development Corporation under R. L. Dowling and W. P. Freeman platted the first Pine Forest subdivision (COJ Planning and Development Department, 2002, pg. 8). The subdivision included 26 lots along the west and east sides of Freeman Road south of Emerson Street, 13 lots on the west side of Grant Road south of Emerson Street, as well as a few lots along the same roads north of Emerson Street (COJ Clerk of the Circuit and County Courts. Plat Book 18, Pg 100).

1949

Residents organized a community baseball team, the Southside Hawks (Miller, Smith, & Dumas, 1999, pg. 8).
1956
Henry T. Jones established the Pine Forest Community Action Committee (UNF Dept. of Nursing, 2000, pg. 2).

1960s
I-95 South opened just east of Pine Forest (COJ Planning and Development Department, 2002, pg. 7).

1961
Pine Forest Elementary School opened (Miller, Smith, Dumas, 1999, pg. 11).

Mid 1960s
Head Start Program at Mt. Moriah Church (Miller, Smith, & Dumas, 1999, pg. 7).

1969
A study of Jacksonville neighborhoods including Study Area 29 which included Pine Forest was conducted (Department of Urban and Regional Planning. The Rust Engineering Company, pg. 11-16).

1973
A study of a few Jacksonville neighborhoods including South Riverside-Larsen neighborhood studied which included Pine Forest was conducted (Jacksonville Community Renewal Program, pg. 56-59 & 99-113).

1975
Emerson Arms Apartments (now named Sable Palms Apartments) opened (Pine Forest/Larsen Neighborhood Case Study, pg. 6).

Early 1980s
The Pine Forest Community Center opened (Pine Forest/Larsen Neighborhood Case Study, pg. 6).

1992
Pine Forest Park restrooms were renovated and field lights were installed (COJ Administrative and Finance Department, 1992).

1993
Improvements were made to the Pine Forest water main, phasing out some private wells (COJ Administrative and Finance Department, Fall 1993).

1995
A Neighborhood Watch program was created (Pine Forest/Larsen Neighborhood Case Study, pg. 3).
1997
The Pine Forest Community Action Committee formed a partnership with the Department of Parks, Recreation, and Entertainment to provide an after-school program at the Community Center (Pine Forest/Larsen Neighborhood Case Study, pg. 5).

1998
Pine Forest (Pine Forest/Larsen/Southland) was identified as an Intensive Care Neighborhood by Mayor John Delaney (Miller, Smith, & Dumas, 1999, pg. 13).

Prudential Foundation selected the Pine Forest Intensive Care Neighborhood as a targeted neighborhood to receive funding to support services (Pine Forest/Larsen Neighborhood Case Study, pg. 6).

The Pine Forest Community Action Committee received a grant for “Painting in the Community” (UNF Nursing Department, pg. 3).

Pine Forest Community Action Committee was provided funding from Jacksonville Children’s Commission for an after-school program (Pine Forest/Larsen Neighborhood Case Study, pg. 6).

Pine Forest Elementary received a grant to research the history of the Pine Forest community. Across the Generations was written to present the findings and a six-panel mural was painted depicting the neighborhood’s history (UNF Nursing Department, pg. 3).

The Pine Forest Community Center was renamed the Henry T. Jones Community Center (Pine Forest/Larsen Neighborhood Case Study, pg. 6).

1999
Pine Forest Community Action Committee became incorporated and changed their name to Pine Forest Community Action Corporation (Pine Forest/Larsen Neighborhood Case Study, pg. 3).

Housing Partnership of Jacksonville began the Pine Forest Revitalization Project (Housing Partnership of Jacksonville, pg. 1)

Emerson Arms apartments were renamed the Sable Palms apartments (UNF Nursing Department, pg. 3).

1999 & 2000
The Housing Partnership of Jacksonville conducted “Paint the Town” in Pine Forest, repairing and painting over 100 homes (Pine Forest/Larsen Neighborhood Case Study, pg. 11).

Late 1990s and early 2000s
Many partnerships and relationships were established to provide services to community (Pine Forest/Larsen Neighborhood Case Study, pg. 11).
2000
The Pine Forest Community Action Corporation successfully registered as a non-profit organization (Pine Forest/Larsen Neighborhood Case Study, pg. 3).

The Pine Forest Community Action Corporation and Larsen Neighborhood Association underwent leadership and capacity building exercises (Jacksonville Housing Partnership, 2004, pg. 2).

University of North Florida Nursing students conducted a community assessment of the Pine Forest neighborhood (UNF Nursing Department, 2000).

2001
Renovations were made to the Henry T. Jones Community Center (Jacksonville Housing Partnership, 2004, pg. 2).

A visioning charrette was conducted with Pine Forest and Larsen residents (JaxPride, 2001).

A study examining the US 1 Corridor was conducted (COJ Planning and Development Department, 2001).

A strategic investment plan was created for the Pine Forest neighborhood (Urban Design Associates, 2001).

2002
Major improvements were made to the Pine Forest Sporting Complex (Jacksonville Housing Partnership, 2004, pg. 2).

2003

2003 – 2006
A $3.5 million infrastructure project brought sewer and improved water lines to the Pine Forest neighborhood (Freeman, pg. 24).

2004
The BP Station on St. Augustine Road which was used for unlawful activities was demolished (Jacksonville Housing Partnership, 2004, pg. 2).

Findings from the JaxPride Larsen/Pine Forest Neighborhood Improvement Strategy (2001) and Pine Forest/Larsen Strategic Investment Plan (2001) were consolidated (Housing Partnership of Jacksonville, 2004).

2005
The Housing Partnership of Northeast Florida’s conducted its 12th annual “Paint the Town” event (de La Rionda, 2005).
2006
The Housing Partnership of Northeast Florida and volunteers made improvements to two houses in Pine Forest as part of National Make a Difference Day (Volunteers make a difference, 2006).

2008
Pine Forest Elementary received the honor of being distinguished as a “School of Excellence” by the Magnet Schools of America Conference (Strickland, 2008 May 12a).

A drainage improvement project is slated to begin in late 2008 for the Pine Forest / Larsen Acres Area (COJ Public Works, 2008).
APPENDIX C
HOUSING PARTNERSHIP OF NORTHEAST FLORIDA IMPACT INSTRUMENT

Year: __________

Neighborhood: ____________________

BUILDING ACTIVITIES

Number of houses built by the Housing Partnership: _____

Summary of houses built:
1. House 1
   a. Address: ____________________________________________
   b. RE number: ______________
   c. Estimated cost of lot and construction: ______________
   d. Square feet: __________
   e. Bedrooms: _____
   f. Bathrooms: _____
   g. Listing price: __________
   h. Date sold: ____________ Price sold: ____________
   i. Description: ____________________________________________
                  ____________________________________________
Number of houses remodeled by the Housing Partnership: _____

Summary of houses remodeled:
1. House 1
   a. Address: ______________________________
   b. RE number: _______________
   c. Estimated cost of remodeling project: __________
   d. Listing price: __________
   e. Date sold: __________ Price sold: __________
   f. Description of remodeling project: ________________________________
      __________________________________________________________________

OTHER ACTIVITIES

Number of activities conducted by the Housing Partnership: _____
(For example: Paint the Town Red and community events)

Summary description of activities:
1. __________________________________________________________________
   __________________________________________________________________
   Number of Residents / Households (circle one) served: _______

2. __________________________________________________________________
   __________________________________________________________________
   Number of Residents / Households (circle one) served: _______

3. __________________________________________________________________
   __________________________________________________________________
   Number of Residents / Households (circle one) served: _______
Number of workshops conducted by the Housing Partnership: _____
(For example: budget counseling, homebuyer education workshops, and leadership trainings)
Summary description of workshops:

1. __________________________________________________________________________
   __________________________________________________________________________
   Number of Residents / Households (circle one) served: _______
2. __________________________________________________________________________
   __________________________________________________________________________
   Number of Residents / Households (circle one) served: _______
3. __________________________________________________________________________
   __________________________________________________________________________
   Number of Residents / Households (circle one) served: _______

Number of Requests made by the Housing Partnership to the City of Jacksonville on behalf of residents: _____

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FINANCIAL ASSISTANCE

Number of down payment assistances provided: ______

Summary description of assistance:

1. Type (e.g. SHIP or other): ______________________________
   Amount: ___________

2. Type (e.g. SHIP or other): ______________________________
   Amount: ___________

Number of home improvement loans provided: ______

Summary description of loan:

1. Home improvement: _____________________________________
   Amount: ___________

2. Home improvement: _____________________________________
   Amount: ___________

Number of mortgages provided through The Housing Partnership Mortgage Alliance: ______

Mortgage amounts:

1. Amount: ___________

2. Amount: ___________

3. Amount: ___________
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COMMUNITY RESPONSE

Neighborhood Perceptions of the Housing Partnership

What Impact has the Housing Partnership had on your neighborhood?

What changes have you seen in your neighborhood in the past year concerning housing and infrastructure?

What concerns do you have about your neighborhood for the coming year?

Neighborhood Pride among Residents

Better Maintenance of Homes

Perceptions of Safety

Neighborhood Appearance