



To: Jackson Community Redevelopment Agency
Board of Directors
From: Healthy Community, LLC
Date: June 9th, 2021
Re: District 1 Update

- The THDA Blight Elimination Program Grant is ending. We are in the process of finalizing the last BEP contracts and scheduling demolitions. We anticipate the final number of 95 blighted homes have been demolished during the last four years of the program.
- We have successfully completed five THDA Tennessee Loan Repair Program (TLRP) home improvements. We are currently in progress for three additional repair/renovations. TVA has committed to partnering with their Home Uplift Program to help upgrade low-income, owner-occupied, single-family homes in Jackson to help maximize our combined resources to help homeowners in need of assistance.
- The two new Neighborhood Stabilization Program homes on Wells Street have been completed. Irvin Britt's company, Three Group Construction, did an outstanding job. One was sold in May the other closes on June 10th. The proceeds from these two sales will allow us to start another two homes on Morgan Street. These affordable homes are available to low to moderate income households that make no more than 120% of Jackson's median income. A homebuyer incentive of \$14,999 is available to qualified NSP homebuyers good towards closing costs and down payment assistance.
- The public-private partnership of the CRA, Healthy Community LLC, HCEP, and the Jackson-Madison County School System (City of Jackson and Madison County) project that includes two new schools in CRA District 1 has construction progressing with a Fall opening. Chairwoman Vicki Lake or Stan Pilant have detailed monthly construction reports available upon request.
- The THDA Board of Directors voted to approve the 2020 HOME CHDO Mini-Round Program at their November Board Meeting. The program will allow THDA to help finance one million dollars for the construction of six affordable single-family housing units. The main grant applicant is Southwest Community Development Corporation, a local nonprofit organization with CHDO status. Southwest was notified in May that its application was awarded funding. Healthy Community LLC and the CRA will partner to help provide assistance thru development consultation, down payment assistance, and the donation of some Blight Elimination Program and other potential CRA owned lots. Construction will begin in late Summer for the two of the first six homes, these two will be located at 175 & 186 Dupree Street.
- The Care Center of Jackson has presented a proposal to the CRA to Land Bank vacant lots owned by JEA and the City of Jackson. The Care Center would develop these lots for housing for family living for the people their mission serves, which is homeless and abused women and children. This development will be focused in the area of North Liberty and Church Street. The Care Center has provided information to Jim Ferrell with JEA and he is discussing it with his board. We expect a response from JEA before the next CRA board meeting.