



To: Jackson Community Redevelopment Agency
Board of Directors
From: Healthy Community, LLC
Date: September 4th, 2020
Re: District 1 Update

- We've currently demolished 70+ properties as part of the THDA Blight Elimination Program Grant.
- We are currently working on our third and fourth THDA Tennessee Loan Repair Program (TLRP) approved applicants' homes. We are also in discussion with partnering with TVA's Home Uplift Program to help upgrade low-income, owner-occupied, single-family homes in Jackson. TVA would help specifically with weatherization items.
- We have two new NSP homes that began construction last month at 225 & 229 Wells Street. Minority contractor Irvin Britt's company, Three Group Construction, was the lowest and best of the three bids we received. The NSP home at 223 Morgan Street was sold in June.
- 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 is moving along as planned. Construction began on both JCM and Madison Academic on April 1st, construction is progressing on schedule.
- The JCRA has been approved for the THDA 2020 Capacity Building Grant Program that will allow us to work on a Strategic Plan for the CRA to help guide our redevelopment efforts over the next five years. This strategic plan will include both Districts 1 & 2. We had planned for meetings to start in the Spring of this year, but COVID has delayed implementation. We are waiting to hear from THDA their plans to extend the deadline to complete the program.
- We have had ongoing discussions with Cynthia Peraza, Director of Special Programs with THDA, over the last several months. She is working on a pilot program and financing package that will assist us in building affordable housing on our Blight Elimination Program lots. This will be a partnership with Southwest Community Development Corporation. The THDA Board of Directors is set to vote on the program at the end of the month. The program would allow THDA to help finance approximately one million dollars for the construction of affordable single-family housing units.