



DEVELOPING PARTNERSHIPS TO FIND LAND FOR AFFORDABLE HOUSING

HAL CROCKER

INTRODUCTION TO HEALTHY COMMUNITY, LLC



Healthy Community, LLC is a Partnership between Hal Crocker, President HCB Development (Jackson, TN) and Henry Turley, President Henry Turley Company (Memphis, TN).

Healthy Community was chosen by the Jackson Community Redevelopment Agency as its first "Master Developer" in 2010. Turley and Crocker, both longtime enthusiasts for downtown revitalization, utilize their collective expertise to form the partnership as an initiative for Jackson Center City revitalization.

Timeline

2003

Two F-5 tornados move thru downtown and East Jackson.

Urban Land Institute sends a team to Jackson to evaluate and make recommendations.

2006-2007

City of Jackson relocates Department of Public Works Health and Sanitation from downtown location, making it available for redevelopment project.

2009

City of Jackson forms the Community Redevelopment Agency to lead the redevelopment effort for Downtown and Center City.

Central Creek (former Public Works location) is chosen as the site for 1st project.
TIF District is established for District1.

2010

Healthy Community, LLC is selected as the 1st "Master Developer" for District 1.

Healthy Community began to create a strategy to implement the CRA's vision for revitalization and recruit other community institutions to participate.

2011

Healthy Community forms a Public-private partnership with the CRA and West Tennessee Healthcare, to build Jackson Walk. A mixed used development.

HCB solicits CDE for NMTC investment.
Receives commitments for \$6,000,000 investment.

Timeline... continued

2013

Lift opens for business in January.

Retail shops open in Spring.

Jackson Walk Apartments open in June.

2 NSP homes are completed.

1st market rate home completed.

2015

Revitalization efforts focuses on Morgan Street and Deaderick Street corridors.

Working on connectivity to University of Memphis Lambuth and LANA neighborhoods.

2016

Phase 2 of Jackson Walk begins on Deaderick Street with High Point Apartments.

2017

Start of Blight Elimination Program.
Began process of selecting target properties.

Start of Tennessee Repair Loan Program.

2021

Demolition of 95 blighted homes.
Acquires and land bank properties for future development.

Aide low income home owners with renovations on their home thru the TRLP Program.

Pre- Construction Jackson Walk Phase I



STRATEGY

1. Identify the assets and anchors of the revitalization district.
2. Encourage participation by government and institutional entities. Look for ways to partner mutual goals.
3. Motivate and enable the creation of public quality of life assets. (i.e. parks, walking trails, and dog park.)
4. Focus marketing of commercial tenant spaces for neighborhood friendly retail that is consistent with a walkable community.
5. Local code enforcement to encourage land lords and property owners to maintain their properties in compliance with local ordinances.
6. Promote and lobby for maintenance of streets, side walks, and public infrastructures.

Jackson WALK

University of Memphis
(Lambuth campus) 1 mile

Apartments
149 units

Homes

Lift Wellness Center
82,790 sq-ft

Central Creek

1.5 Mile Downtown
Fitness Trail

Jackson Dog Park

Shops of Jackson Walk
18,648 sq-ft

Farmers Market

City Hall

Amphitheater

The Local

Downtown Jackson

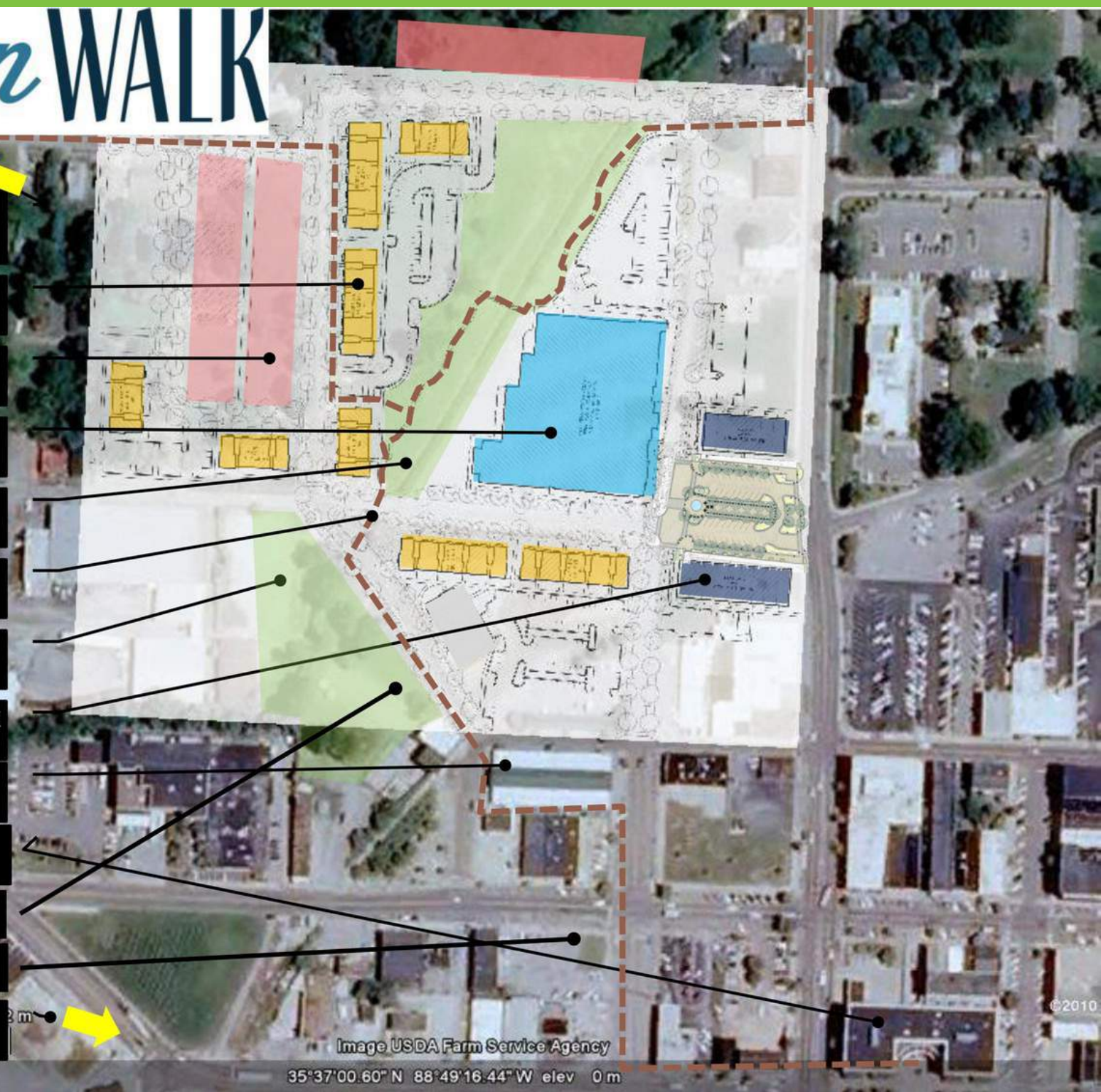


Image USDA Farm Service Agency

35°37'00.60" N 88°49'16.44" W elev 0 m

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University of Memphis - Lambuth Campus

Legend

- Hatton and Gordon Redevelopment
- Healthy Community Pathway
- Jackson Walk
- Jackson Walk Phase II
- Neighborhood Stabilization Program

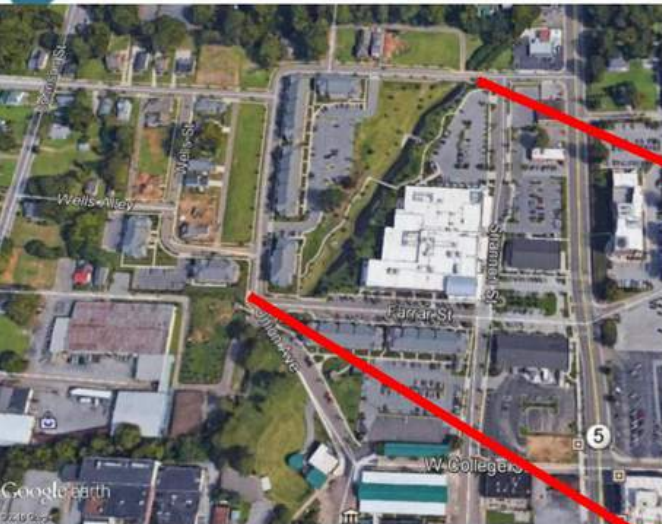
Roundabout



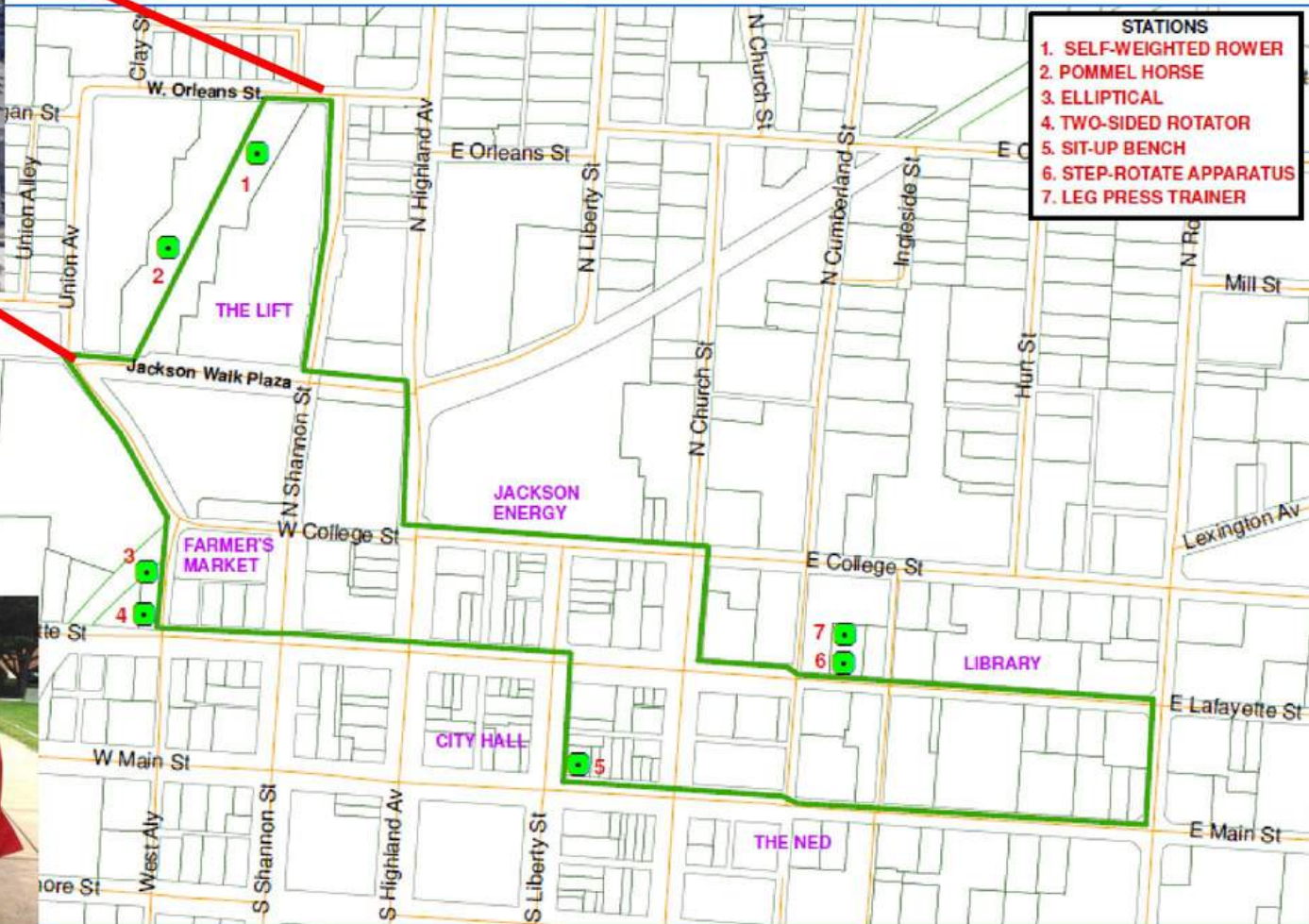
Google earth

Jackson WALK

Downtown Fitness Trail



DOWNTOWN FITNESS TRAIL & WORKOUT STATIONS



— TRAIL ROUTE (1.50 MILES)

● EXERCISE STATIONS



Jackson WALK

www.jacksonwalk.com

LIVE JACKSON. SHOP JACKSON. CHANGE JACKSON.



FARMER'S MARKET PARK

JACKSON'S AMPHITHEATER
"THE AMP"



BEFORE





LANA DOWNTOWN DOG PARK



FARMER'S MARKET PARK

BEFORE

Jackson Walk - Fully Developed



Neighborhood Stabilization

Jackson WALK HOMES



Jackson WALK HOMES



Jackson WALK HOMES



Jackson WALK HOMES





The Blight Elimination Program

The Hardest Hit Fund Blight Elimination Program (BEP) assists with the removal of blighted properties in targeted areas within the state of Tennessee. THDA works in partnership with approved non-profit agencies and land banks (program participants) to strategically target residential single-family properties for demolition, site improvement, and acceptable reuse.

The BEP's purpose is to reduce foreclosures, promote neighborhood stabilization, and maintain property values through the demolition of vacant, abandoned, blighted residential structures, and subsequent greening/improvement of the remaining parcels within the targeted counties.

A yellow excavator is shown in the process of demolishing a two-story house. The excavator's arm is extended, and it is tearing down the roof and upper walls of the building. A large pile of rubble, including bricks, wood, and debris, is visible in the foreground. The house has several windows, some of which are still intact but surrounded by dust and debris. The sky is overcast. Overlaid on the image are two large green numbers: '94' in the upper center and '25' in the lower center.

94

blighted homes demolished through BEP

25

The City/County acquired blighted structures through foreclosures

Pre-Demo

Post-Demo



120 Prince Edward Street

Pre-Demo

Post-Demo



149 Pine Street

Pre-Demo

Post-Demo



111 Hatton Street

Tennessee Repair Loan Program



A MULTI-AGENCY PARTNERSHIP HELPING TO BRING COMMUNITIES IN THE HUB CITY TOGETHER BY BUILDING AFFORDABLE HOUSING FOR RESIDENTS.



\$1,000,000
dedicated for affordable housing

STYLE OPTIONS



UPDATE 2012-2022

NEW HOMES

60 new homes built

APARTMENTS

267 Apartments

HOME RENOVATIONS

100+ home renovations



Madison Academic



Architects | Designers | Planners



Another Collaborative Project by the CRA & Healthy Community, LLC













THANK YOU!

THDA 2022 CONFERENCE