The Spartanburg Housing Authority (SHA) will receive a HOPE VI Revitalization grant in the amount of $20,000,000, which will enable the Housing Authority to revitalize the Phyllis Goins public housing development. The original 184 units will be demolished and replaced with 501 new units including 110 public housing rental units, 86 affordable rental units, 140 affordable homeownership units and 165 market rate homeownership units. On-site, 151 new units will be constructed, including 55 public housing rental units, 56 affordable rental units, 40 affordable homeownership units, a new community center, central park and recreational space. The 350 off-site units of housing to be constructed consist of 55 public housing rental units, 30 affordable rental units, 100 affordable homeownership units and 165 market rate homeownership units. The off-site units will be developed in four separate neighborhoods. The proposed plan is compact, pedestrian friendly, with interconnected street and open public spaces. The proposed sites are near to community, institutional and economic development facilities. The revitalized development will provide housing and programs that will foster self-sufficiency among residents with a range of incomes, including computer training and job readiness. Thirty-three service providers have pledged approximately $23 million in newly generated funds and other resources to support community and supportive service activities at Phyllis Goins. SHA has procured TCG Development Services, LLC and E. R. Bacon Development, LLC as the joint venture developer. The Housing Authority will contract with Royal American Management, Inc. to manage the new units.