The Greenville Housing Authority (GHA) will receive a HOPE VI Revitalization grant in the amount of $20,000,000, which will enable the Housing Authority to revitalize the Jesse Jackson Townhomes site and the surrounding Nicholtown area. This revitalization effort includes the relocation of 331 households and the demolition of 340 public housing units, 2 community buildings and a maintenance shop. Several parcels of additional land will be acquired from the City, the Phyllis Wheatley Association, and several other private owners. The seven phase development will include both on- and off-site development. The on-site component will include 79 public housing/Low Income Housing Tax Credit (LIHTC) rental units and 129 LIHTC units and 122 affordable homeownership units. The off-site component will include 108 public housing/LIHTC, 153 LIHTC rental units, 31 affordable homeownership units. As part of one of the off-site components a 40-unit senior facility located on the Phyllis Wheatley site lastly will be developed. Lastly, a 8,000 square foot community center will be newly constructed. GHA has leveraged $43,620,830 toward the total cost of the project, which is estimated to be $63,620,830. The Community Supportive Services program will include several activities such as job readiness, computer skills training, drug abuse and alcohol counseling, childcare, tutoring and money management. TCG Development Services, LLC will serve as the developer.

## HOPE VI Grant Summary

### Unit Information

- **Severely distressed units**: 340
- **Units to be demolished/Units demolished**: 340
- **Units to be rehabilitated**: 0
- **Units to be converted to non-dwelling use**: 0
- **Rental Public Housing**: 187
  - **Leveraged Affordable**: 282
  - **Leveraged Market Rate**: 0
- **Homeownership**: 120
  - **Public Housing Lease/Purchase**: 0
  - **Affordable with Public Housing Funds**: 153
  - **Leveraged Non-HUD Subsidized**: 0
  - **Leveraged Market Rate**: 0

### Projected Relocation and Reoccupancy

- **Current resident families**: 340
- **Families to be relocated to Section 8**: 300
- **Families to be relocated to other Public Housing**: 30
- **Families to be relocated through other means; Undecided**: 10
- **Families to reoccupy HOPE VI sites**: 120
  - **New families in HOPE VI sites**: 502

### Projected Sources of Funds

- **HOPE VI Revitalization Grants**: $20,000,000
- **Other Public Housing Grants**: 0
- **Other HUD Funding**: 0
- **Non-HUD Public/Private Funds**: $43,620,830

### Total planned units after revitalization

- **Total planned units**: 622
- **Total planned affordable housing units**: 622

### Collateral Investment and Leverage Ratio

- **FY 04--HOPE VI collateral investment**: $61,132,581
- **FY 04--HOPE VI anticipatory investment**: $11,383,668

### Contact Information

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