

City of Memphis – City of Choice



HOPE VI PROPERTY PORTFFOLIO



## HOPE VI PROPERTIES



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## HOPE VI PROPERTIES

Memphis Housing Authority is a Historical Frontrunner in the public housing movement. The Federal Housing Authority (FHA) was established in 1934. The following year Memphis became the second city in the nation, following New York, to establish a local housing authority. Under Chapter 615 of the Private Acts of 1935, the Tennessee General Assembly authorized the Memphis Housing Authority (MHA). Memphis' first two public housing developments (Dixie Homes and Lauderdale Courts) opened on land that was once occupied by slums. As a reflection of the racial policies of the time, Lauderdale Courts was designated for white families and Dixie Homes for black families. In 1954, the enactment of the federal Urban Renewal program greatly expanded MHA's role. Its focus was no longer strictly housing management.

From 1970-1975 the number of public housing developments in Memphis increased from nine to twenty-two. The newer units became smaller and the density was cut in half. During that time four high-rises for the elderly were also built. In 1991, Dr. W. W. Herenton became the first African American Mayor of Memphis. One of his primary goals was to increase affordable housing for Memphis citizens.

In 1994, the Memphis Housing Authority received a \$481,000 HOPE VI Planning Grant and in 1995 received a \$47.2 million HOPE VI Implementation Grant for the LeMoyne Gardens housing units. The city's first HOPE VI development, LeMoyne Gardens, was developed through a public-private partnership and renamed College Park. A total of 411 apartments, including 70 single family homes were developed on the revitalized site.

MHA received notice on May 26, 2010 of a \$22,000,000 HOPE VI Implementation Grant for Cleaborn Homes. MHA applied for available HUD funding in 2010 for Foote Homes. In this year, only necessary repairs are planned for the Foote Homes Development.

MHA is governed by a seven-member Board of Commissioners, appointed by the Mayor of the City of Memphis and confirmed by the Memphis City Council.

**COLLEGE PARK**  
**990 College Park**  
**Memphis, Tennessee 38126**  
**(901) 946-7100**



Recently completed renovations: replacement of window screens, replacement of stairs and landing structure for all multi-family buildings with exterior access, extension of RTUs condensate drain pipes, toward roof drains, exterior finish cleaning, sealing and painting, installation of new security cameras in progress, interior finishes replacement.

❖ \$47.2 million in HOPE VI Grant, leveraged \$19.9 million in private/other funds.

❖ 411 units completed; 40,000 square feet multi-service community center, Senior Village consists of 80 units, Family I consists of 107 units, Family II consists of 154 units and there are seventy 70 homeownership units.

❖ Will generate \$95,000 in net new property taxes.



**GREENLAW PLACE**

148 Mill Avenue, Suite 102  
Memphis, Tennessee 38105  
(901) 521-1670



- ❖ \$35 million in HOPE VI Grant, leveraged \$136.2 million in private/other funds.
- ❖ Revitalization of the 100 City block Uptown Redevelopment Area.
- ❖ Greenlaw Place Apartments contain 88 units.
- ❖ One, two and three bedroom apartments.
- ❖ All up-to-date amenities including a community center and high-speed internet.
- ❖ Transportation wheelchair access.

**LEGENDS PARK PLACE**  
313 Decatur  
Memphis, Tennessee 38105  
(901) 522-9500



- ❖ \$20 million HOPE VI Grant, leveraged \$64 million private/other funds.
- ❖ Revitalization of 46-acre Dixie Homes site.
- ❖ Redevelopment of 8.6 acre For-Sale housing component.
- ❖ 12,000 sq. ft of commercial development: 404 units.

**MAGNOLIA TERRACE**  
313 Decatur  
Memphis, Tennessee 38105  
(901) 522-9500



- ❖ Completed in June 2007.
- ❖ Development Budget: \$7,900,000.
- ❖ 69 one-bedroom units for senior aged 62+.
- ❖ Amenities include: Large Activity/TV Room and Gated parking in rear.
- ❖ Reading areas and balcony on each floor and washer/dryers.
- ❖ Located on major bus line.

**McKINLEY PARK HOMES**  
**East Georgia Avenue & McKinley  
Street Memphis, Tennessee 38126**  
**(901) 526-0811**



- ❖ McKinley Place contains 30 single-family homes.
- ❖ Development Budget: \$7,588,029.
- ❖ 18 three-bedroom and 12 four-bedroom units.
- ❖ Private parking, on-site recreational space and located near a city park.
- ❖ Anticipated Completed Date: September 2011.

McKinley Park is the homeownership phase of the Legends Park HOPE VI Development. The project is also part of a public/private initiative involving the City of Memphis and Memphis Housing Authority in partnership with McCormack Baron Salazar and Community Capital.

The subdivision will consist of 30 new three and four bedroom homes with distinct floor plans. McKinley Park is located minutes from several cultural and recreational amenities including Beale Street, South Main Historic District, the National Civil Rights Museum and FedEx Forum. Also nearby are several major employers including Methodist LeBonheur Healthcare System, Regional Medical Center, University of Tennessee Health Science Center, VA Medical Center and UT-Baptist Research Park. McKinley Park is located at the intersection of Georgia Avenue and McKinley Street.

**METROPOLITAN PLACE**  
**374 Mill Avenue**  
**Memphis, Tennessee 38105**  
**(901) 527-1670**



- ❖Metropolitan Place Apartments contains 114 units.
- ❖Variety of one, two and three bedroom town homes.
- ❖Emergency maintenance, gated access and high speed internet access.



**UNIVERSITY PLACE**  
1045 E. H. Crump Boulevard  
Memphis, Tennessee 38104  
(901) 526-0810



- ❖ \$20 million HOPE VI Grant, leveraged \$72 million in private/other funds.
- ❖ Revitalization of 24-acre site (part of an overall 130-acre planned redevelopment area).
- ❖ \$1.2 million grant from local foundation for social services.
- ❖ 400 HOPE VI sponsored units, senior building, single/multi-family homes and a swimming pool.

**UPTOWN APARTMENTS**  
252 North Lauderdale  
Memphis, Tennessee 38103  
(901) 240-2460



- ❖ \$35.7 million Mixed-Finance Project (MHA Capital Program developed as part of the Uptown HOPE VI Program).
- ❖ Rehabilitation of historic register listed property Lauderdale Courts.
- ❖ 347 market rate, affordable and public housing units, lofts & townhomes, clubhouse/fitness center, emergency maintenance, fitness center, gated access and a swimming pool.
- ❖ Uptown Senior Facility contains 69 homes.

UPTOWN HOMES  
534 North Second Street  
Memphis, Tennessee 38103  
(901) 523-9402



- ❖ Neighborhood homes: 120.
- ❖ Neighborhood homes scattered site rental: 106.
- ❖ Market rate housing: 98.
- ❖ Will generate \$515,000 in net new property taxes.