



**GREENVILLE, SC
FY 2004 HOPE VI REVITALIZATION GRANT AWARDS**

HOPE VI Grant Summary

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.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	340	Current resident families	340
Units to be demolished/Units demolished	340	Families to be relocated to Section 8	300
Units to be rehabilitated	0	Families to be relocated to other Public Housing	30
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	10
Rental		Families to reoccupy HOPE VI sites	120
Public Housing	187	New families in HOPE VI sites	502
Leveraged Affordable	282		
Leveraged Market Rate	0		
Homeownership			
Public Housing Lease/Purchase	0	HOPE VI Revitalization Grants	\$20,000,000
Affordable with Public Housing Funds	153	Other Public Housing Grants	-
Leveraged Non-HUD Subsidized	0	Other HUD Funding	-
Leveraged Market Rate	0	Non-HUD Public/Private Funds	\$43,620,830
Total planned units after revitalization	622	Total All Sources	\$63,620,830
Total planned affordable housing units	622	FY 04--HOPE VI dollar leverage	\$2.18
Collateral Investment and Leverage Ratio		Contact Information	
FY 04--HOPE VI collateral investment	\$61,132,581	Ms. Mary Blackstone-Ross	
FY 04--HOPE VI anticipatory investment	\$11,383,668	Housing Authority of Greenville	
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