



To: Jackson Community Redevelopment Agency
Board of Directors
From: Healthy Community, LLC
Date: December 7th, 2021
Re: District 1 Update

- The Public Private Partnership vision for a new Jackson Central Merry and Madison Academic that began nearly three and a half years ago has reached a significant milestone:
 - Jackson Central Merry school construction reached substantial completion on August 27th. Students started attending classes in September.
 - Madison Academic school construction reached substantial completion on October 29th. The school system plans for students to begin classes at the new campus when they return after the Holiday Break.
- We have completed the bid process for the next two THDA Neighborhood Stabilization Program grant homes at 228 & 232 Morgan Street. Due to the increased cost of construction materials and labor, we are short approximately \$130,000 to start the second NSP house. We'd like to start construction on the two houses at the same time, verses waiting for one to be complete before we start the next house. Per the agenda item, we request that the CRA fund the gap out of the general fund and be reimbursed once either house is sold. The builder Superior Development, LLC is ready to break ground as soon as we give him the Notice to Proceed.
- Southwest Community Development is preparing to break ground on the 2020 HOME CHDO Mini-Round Program's first two grant homes at 175 & 186 Dupree Street. The program will allow THDA to help finance one million dollars for the construction of six affordable single-family housing units. Once each home is sold the proceeds will be reinvested to continue construction for more affordable housing. The goal is to get a minimum of ten new homes built as a result of this grant.
- Morgan Street Improvements for the road paving, sidewalks, and curbs is currently out for bid. The bid opening date is December 17th.
- Brian James has prepared purchase contracts for the residential lots identified by the City of Jackson and the CRA for the construction of a new homeless shelter.