

# PERMANENT HOUSING CASE STUDY



**Title:** Greater Greenville Housing and Revitalization Association, Inc. (GGHRA), Greenville, Mississippi, Permanent, Affordable Housing for Low-Income Residents

**Property Name:** The Reserves of Gray Park

**Basic Description:** New construction of 42 units total, including 9 3-bedroom/2-bathroom units, 27 2-bedroom/1-bathroom units, and 6 1-bedroom/1-bathroom units

**Developer:** GGHRA

**Property Management:** GGHRA

**Service Provider:** Multiple service providers are contracted through GGHRA

**Tenant Profile:** Low-income individuals and families

**Service Approach:** GGHRA partners with various other organizations to provide budget/financial counseling services, workforce training opportunities, transportation services, etc.

## Project Background:

The Greenville, Mississippi community suffers extensively from poverty, low-education, high crime, health issues, single-parent households, unemployment and substandard housing. Statistics regarding Greenville/Washington County consistently rank it among the top percentiles, on both the national and state levels, for these stated categories. According to Census data, 57.5% of households within the city of Greenville, with incomes between 0-80% of the Area Median Income (AMI), are cost-burdened and 34.8% of households within the city of Greenville, with incomes between 0-80% AMI, are severely cost-burdened, compared to only 14% statewide. In addition, the existing housing stock in Greenville is very old, functionally obsolete, and poses several safety hazards. Per HUD, Greenville maintains one of the highest concentrations of substandard housing within the state of Mississippi. The University of Wisconsin Population Health Institute, a program of the Robert Wood Johnson Foundation, ranked the Greenville/Washington County area as the worst region in the State of Mississippi for its physical environment (81 of 81 ranked counties), a category which includes severe housing problems.

## Key Features and Impact:

- Residents save approximately \$450-700/year (depending on unit size) for energy costs, due to smart design and energy efficient appliances
- Project created 27 Section 3 job opportunities
- Approximately 13% of the overall funding supported Women Business Enterprises and Minority Business Enterprises (8% more than the federal goal)
- Most contracts were awarded to local businesses

## FINANCING INFORMATION

### Development Budget

Funding Source	Amount Received
City of Greenville (land donation)	\$40,000 (value at time of the donation)
Washington County	\$75,000
Section 3 Funds (Rural LISC – Predevelopment and Capacity)	\$85,000
HOME Funds	\$4,307,718
Regions Bank (1st Mortgage)	\$1,250,000
Healthy Housing Initiative Funding – Rural LISC	\$7,000
Wells Fargo Foundation	\$7,000
Cash Equity from GGHRA	\$190,565
Federal Home Loan Bank of Dallas – AHP Funds	\$224,000
<b>Total</b>	<b>\$6,186,283</b>

## DEVELOPER PROFILE

Greater Greenville Housing and Revitalization Association, Inc. (GGHRA) is an independent 501(c)(3) nonprofit, Community Development Corporation (CDC)/Organization with over 23 years of affordable housing development and support experience to the greater Greenville, Mississippi community. The mission of GGHRA is to develop, provide and promote safe, affordable, and decent housing in conjunction with a focus on designing, researching, and/or promoting revitalization activities in the Greenville community. GGHRA has successfully administered numerous community-based programs, assisting thousands of families within the region to find and retain adequate housing. GGHRA currently owns and manages 138 rental units.

## PROJECT PICTURES



The development of each case study featured was made possible by the U. S. Department of Housing and Urban Development's Rural Capacity Building Program.

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P.O. Box 130159  
Birmingham, AL 35213  
(205) 939-0411  
[www.collaborative-solutions.net](http://www.collaborative-solutions.net)