



2024 IMPACT REPORT



YOUR **VISION.**
YOUR **VOICE.**



Mayor Young cuts the ribbon on the opening of 218 affordable or mixed-income housing units in Binghampton.

Introduction

Here at the CRA, we remain focused on our mission to fight blight and provide affordable housing. The way we do this work matters, which is why the programs are structured to build generational wealth in our communities. The great work accomplished in 2024, outlined in this report, is the result of neighborhoods organizing to advocate, plan, and be good stewards of the resources we have through Tax Increment Financing (TIF), grants, and partnerships. The CRA has leveraged these resources to bring additional investment in our neighborhoods and to ensure that these dollars are primarily going to local and minority-owned contractors and neighborhood entrepreneurs that get the job done. As you read this report, you will learn that the CRA completed 83 home renovations for homeowners within the Uptown and Binghampton TIF districts this year. Similarly, the CRA provided TIF dollars to support the redevelopment of Tillman Cove into 219 quality affordable rental units in Binghampton, turning a formerly abandoned property into a place where residents can live and thrive.

Through contracts with the CRA, local entrepreneurs maintained 350 formerly neglected parcels. The Native Land Management project is restoring vacant lots to natural settings that encourage pollinators and create healthy spaces for residents. And speaking of local businesses, the Good Neighbor Grant program continues to provide funding for building façade improvements to retain and attract storefront businesses to North Memphis.

The CRA added several excellent staff this year to improve our communications, program support, and community building. As always, you can, and should, follow us on all social media platforms and subscribe to our emails to learn about the great work being done and opportunities for you to participate with the CRA and its community partners. Here at the CRA we are focused on building partnerships with neighborhood organizations, entrepreneurs, and residents for the implementation of the adopted community redevelopment plans. As we continue with the implementation of these plans, we remain committed to the innovative community-based model for community development in the areas served. Our hope is that this is only the beginning for Memphis - as together we Restore, Reconnect, and Reinvest.

Andrew Z. Murray, CRA President

Community Redevelopment Agency

Our Mission

To participate in innovative partnerships that eliminate blight conditions and provide affordable housing through a workable program that encourages reinvestment in neighborhoods as directed by the comprehensive plans of Memphis and Shelby County.

Our Vision

The CRA envisions residents in every neighborhood in the City of Memphis and Shelby County a healthy and safe environment, economic opportunity, affordable housing and excellent quality of life.

Our Values

Restore, Reconnect, and Reinvest.

TIF Districts

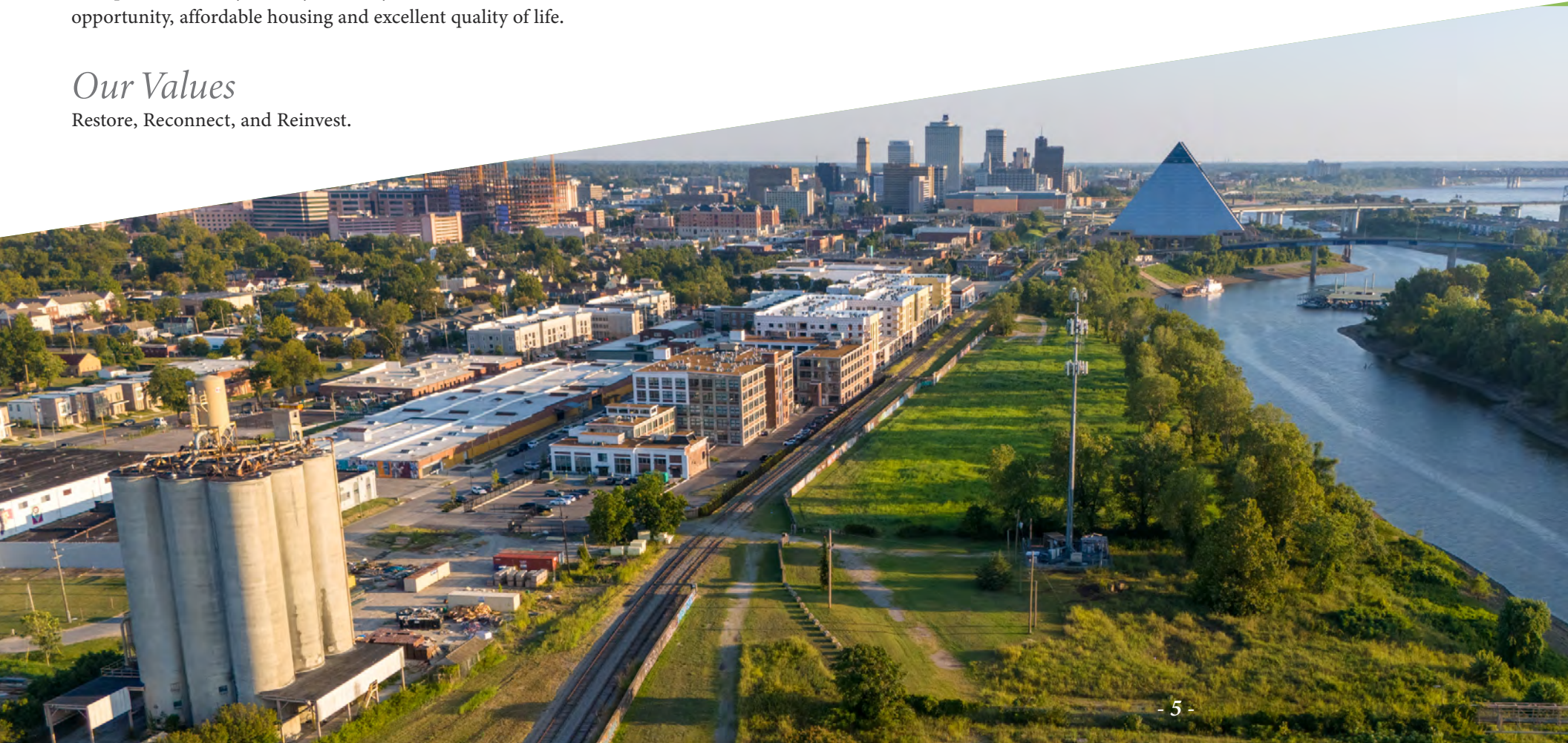
Uptown (2001)

Highland Row (2007)

Binghampton (2017)

Klondike (2022)

South Memphis/Soulsville (2022)





Uptown residents joined block crews as part of Mayor Young's Own Your Block clean-up on October 19.

Block Wellness

Each season, our Block Wellness Crew and Lot Maintenance contractors work with a shared goal: to enhance community conditions through the upkeep of Right-of-Ways (ROWs) and CRA properties. For four years, our crews have remained committed to this mission. However, repetitive work over time can lead to stagnation. Entering our fifth season in 2024, we faced the risk of plateauing. Instead, this year became a period of remarkable growth and innovation.

In mid-2023, our Block Crews encountered a significant spike in illegal dumping. Despite our best efforts, we struggled to keep pace for the remainder of the season. Determined to turn the tide in 2024, we came prepared—not only to tackle the volume of trash and debris but also to maintain ROW grass strips more effectively. While the challenge remains steep, we are now better positioned than ever to make a lasting impact.

This season also allowed us to explore two program expansions. Inspired by Mayor Young's Own Your Block (OYB) initiative, the CRA hosted its own OYB event in October. This day of public engagement and community service placed Block Crew contractors at high-need locations throughout Uptown, attracting volunteers and ensuring the area received the same services provided in other parts of the city. Additionally, we launched a pilot program for ROW obstruction clearing. Many sidewalks throughout the TIF had become impassable due to overgrown vegetation from long-neglected properties. Because this work extends beyond the scope of standard Block Crew duties, we took a new approach to restore accessibility. As a result, several historically overgrown sidewalks were completely cleared, improving pedestrian safety and reducing littering.

Single Family Home Rehabilitation

Building generational wealth remains at the forefront of the Single Family Home Rehabilitation (SFHR) program.

The SFHR program continues to become more efficient and effective with the help of new vendors, three new contractors, and working directly with HVAC companies. In 2024, the CRA secured vendors for windows, doors, carpet and countertops. These vendors allow the CRA to purchase consistent and quality materials for the homes, and also allows significant savings from taxes. These updates have been welcoming to both the contractors and homeowners.

With a continued \$3 million commitment from Uptown and \$1 million from Binghampton, cost savings measures have allowed for additional home rehabs in the districts. A total of 83 homes were rehabbed in 2024, a 78% increase from the previous year.

Rehabs: 35 Binghampton 48 Uptown



Robert Agnew's Uptown home received a new floor, ceiling, roof, and HVAC from the Single Family Home Rehabilitation program.



Sadie Moore, right, shares a laugh with her daughter Felicia Owens following the completion of her home rehab in Binghampton.

Lot Maintenance

The 2024 Lot Maintenance season began with a fresh strategy. The CRA and its contractors collaborated to refine our approach—seeking ways to enhance efficiency while maintaining our already high standards. Early in the season, our improvements not only boosted the visual appeal of CRA properties but also optimized our workflow.

Perhaps the most inspiring aspect of this season has been the growth of our contractors. With two openings in the Lot Maintenance program, we welcomed a small family business and a longtime Block Crew contractor into these roles—both of whom began to immediately make a significant impact. At the same time, several seasoned Lot Maintenance contractors took significant steps to expand their businesses, further strengthening the program's impact on our community.

As we reflect on 2024, it stands as a testament to resilience, adaptability, and progress. What could have been a year of stagnation instead became a season of transformation—one that has positioned us to create an even greater impact in the years ahead.

349 parcels maintained by the Lot Maintenance crews

A man with dark curly hair, wearing a white t-shirt and camouflage pants, is using a manual auger to dig a hole in the ground. He is standing on a patch of dirt with some cardboard boxes and small potted plants around him. The background shows a grassy area with some trees.

Servitude Solutions/Darion Townsend digs a hole for native plants at Scutterfield's Pearce Park.

Memphis Brownfield Coalition

The CRA continues to get environmental assessments performed as part of the Brownfield Coalition Assessment Grant. The first half of the year involved collaboration with TDEC and the EPA to complete rigorous programmatic and compliance functions ensuring quality assurance for performance of the environmental assessments.

The Memphis Brownfield Coalition alongside the CRA focused on development sites in the urban core with potential to contribute to community goals and serve as catalytic investments. Through engagement workshops and community advisory meetings, the coalition has prioritized the following sites and ordered work on the following sites:

- » 2690 Yale, BDC Business Hub, workforce development (Phase 2 ESA)
- » 44 Jackson Ave, Old Chism Trail/Ibrahim Site (Phase 1 ESA)
- » Second & Chelsea, Wayne's Pinball Palace (Phase 1 ESA)
- » 560 E. Trigg, Historic St. Thomas Church (Phase 1 ESA)
- » 498 Vance, Adjacent to Historic Griggs College (Phase 1 ESA)
- » 1727 Lamar Ave, Future Lamar Pinnacle (Phase 1 ESA)
- » 179 Keel, Future Firehouse Row (Phase 1 ESA)
- » 1344 Jackson Ave (Phase 1 ESA)

Reconnect Communities and Neighborhoods

In April, the CRA was awarded a \$2.7 Million Reconnecting Communities and Neighborhoods Grant from the U.S. Department of Transportation. The grant will help mitigate the barrier and impacts of Interstate 40 for seven historically African American and disinvested neighborhoods in North Memphis.

Because of the egregious conditions of the intersections and their significant neighborhood impacts, community-driven planning has been conducted over the last 5-10 years, and this planning grant builds on that foundation, with a focus on working out the design details and to prepare as much as possible for implementation. Important elements for consideration will include improving pedestrian and bicycle infrastructure, reimagining perilous pedestrian bridges, and exploring measures to turn adjacent vacant lots into a network of environmentally beneficial green spaces with trails.



Brownfield Redevelopment Consultant Joseph Reiner, demonstrates the use of tools by environmental consultants.



Closed pedestrian overpasses along I-40 are a nuisance and eye sore to the neighborhood and prevent neighbors from getting to walk, run errands, etc.

Successes

- » The Binghampton community identified the abandoned and blighted **Tillman Cove** apartment complex as a priority for investment and redevelopment into affordable or mixed-income housing for the area. In partnership with the City of Memphis, the CRA provided additional property and funds for the demolition of the blighted property to support redevelopment. In June, Elmington Capital celebrated the rebuilt Tillman Cove which provides new, affordable apartment and townhome options for seniors and families.
- » The **Native Land Management Program** was launched in April. In collaboration with the local black-owned contractor Servitude Solutions, the CRA has transformed three vacant lots in a pollinator paradise in Smokey City. Aelera Contracting provided hydroseeding services. These revitalized lots serve as valuable community assets for learning and fostering native ecosystems.
- » Nestled in the neighborhood lines of Scutterfield and New Chicago, the **Pearce Pocket Park** is our newest greenspace initiative that provides recreational opportunity for the residents. What was once a 3-lot configured space that attracted negative activity and created nuisances for the community, has been transformed into an intentional public gathering place with resources that will benefit the neighborhood.
- » Memphis Toast, located at 954 Jackson Ave, is the newest eatery in North Memphis. Co-owners Billy Irby and Roosevelt Bonds turned a long abandoned building on Jackson Avenue into a bustling breakfast joint with the help of a **Good Neighbor Grant**. The \$25,000 grant was used for exterior improvements including a metal facade with an awning.



Memphis Toast received a Good Neighbor Grant for exterior improvements for a once vacant building on Jackson Avenue.

