

BINGHAMPTON IMPACT REPORT

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The CRA's Kenny Halt blight assessment results to the Binghampton Advisory Committee on January 16, 2025.

Introduction

In partnership with the Binghampton community, the CRA has been focused on our mission to fight blight and provide affordable housing. While funding availability limited our work for several years, we have been able to support the development of over 200 units of affordable housing in the Tillman Cove project, acquire and clean up over a dozen blighted properties, rehab 35 homes for low-income homeowners, and provide environmental assessments for key sites via our EPA Brownfield Coalition Assessment grant.

With the successful start of the Single Family Home Rehab program over the last two years – the community's top priority – the CRA is now ready to begin additional programs and make investments to support the community's revitalization vision. As outlined in the Binghampton TIF Implementation Strategy – the community plan that guides our work – the CRA will focus on initiatives that support strong community spaces; a clean, activated and attractive neighborhood; affordable housing and commercial space opportunities, and; a safe and connected neighborhood.

Community Redevelopment Plan Overview

The Binghampton TIF Implementation Strategy was completed in 2018 and is the guiding document for the CRA's work and TIF investments. Based on a robust community engagement process led by neighbors, the plan lays out the community's vision and priorities.

Community Vision Statement: Binghampton values its diverse people, affordable opportunities and community institutions. It is a neighborhood with Strong Community Spaces and Affordable Opportunities; that is Safe & Connected and Clean & Activated.

2018 Binghampton TIF Implementation Strategy

Priority Initiative Areas:

1. **Housing and Neighborhood Development**

Focuses on new infill housing options, rehabilitation of existing housing, and targeted homeownership programs.

2. **Neighborhood Infrastructure Improvements**

Focuses on traffic calming and complete streets strategies, pedestrian/bike improvements and streetscape enhancements, and reconnecting the neighborhood with new and improved street connections.

3. **New & Enhanced Neighborhood Public Facilities**


Focuses on improvements to existing public parks and greenspace, and expansion of new public facilities, greenspace, and public art.

4. **Environmental Improvements & Site Acquisition**

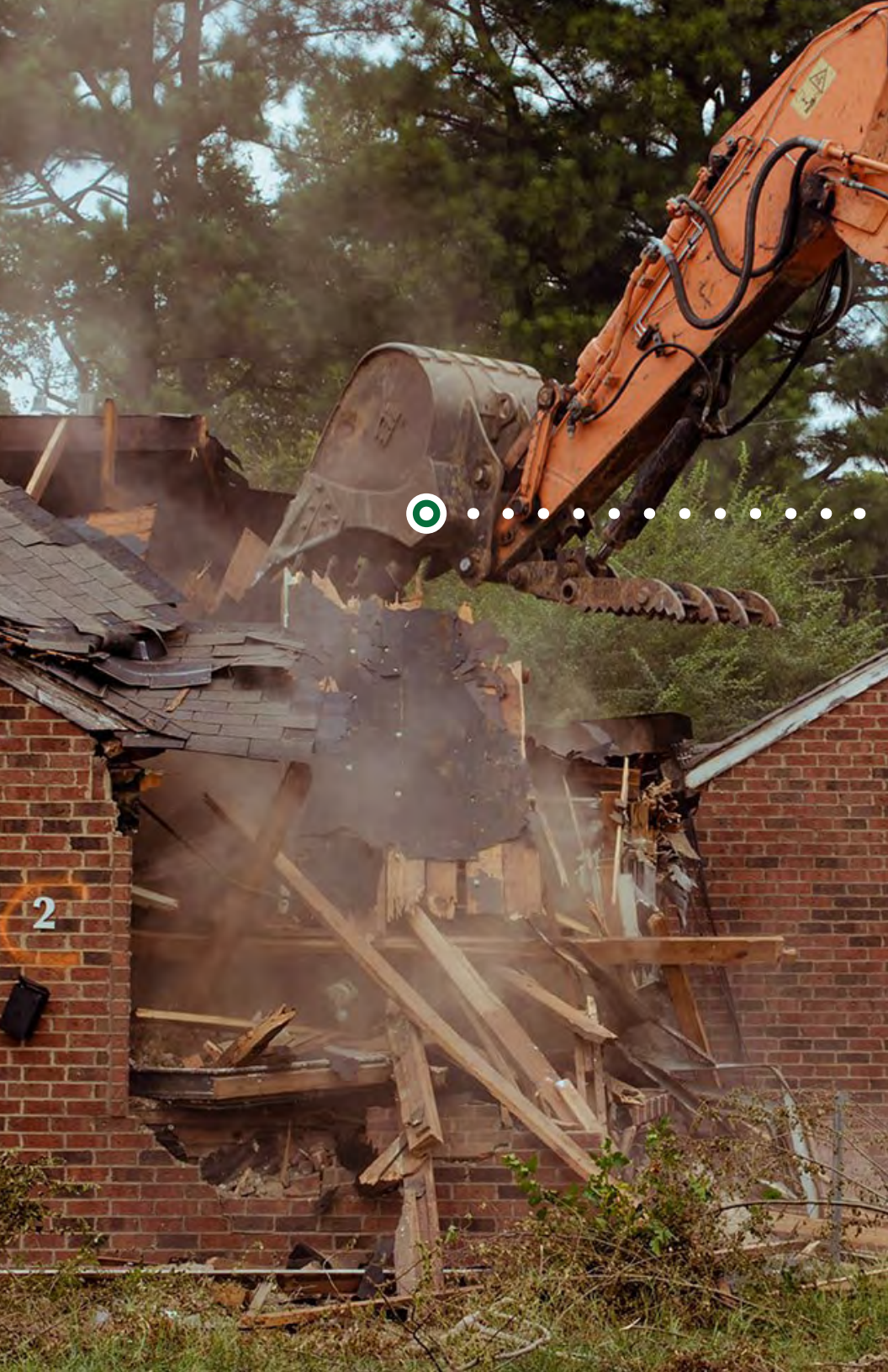
Focuses on blight remediation and environmental cleanup, and improving public safety and property acquisition.

5. **Community Equitable Economic Development**

Focuses on commercial space improvement, support for local and minority owned businesses, façade improvement loans or grants for neighborhood retail, and creation of a business incubator or co-operative.



A new resident stands
outside his third-floor
apartment at Tillman Cove.



BINGHAMPTON TIMELINE



2017

CREATION OF THE TIF



2020

DEMOLITION AND
GROUNDBREAKING OF
TILLMAN COVE



2022

STATE OF THE TIF



2023

SINGLE FAMILY HOME REHAB
PILOT PROGRAM BEGINS



2024

TILLMAN COVE OPENS
VACANT DWELLINGS RFP



2025

VISIONING WORKSHOP HELD
BCLT GROUNDBREAKING

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 new vendors, additional contractors, and direct work with HVAC professionals. 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. These updates have been welcome to both the contractors and homeowners.

An annual commitment of nearly \$1 million allows for 15 home rehabs each year. A total of 35 rehabs have been completed between 2023-2024.

“I just started taking pictures and videos and sending them to the rest of my siblings so they could see what a great job they had done.”

- Felicia Owens



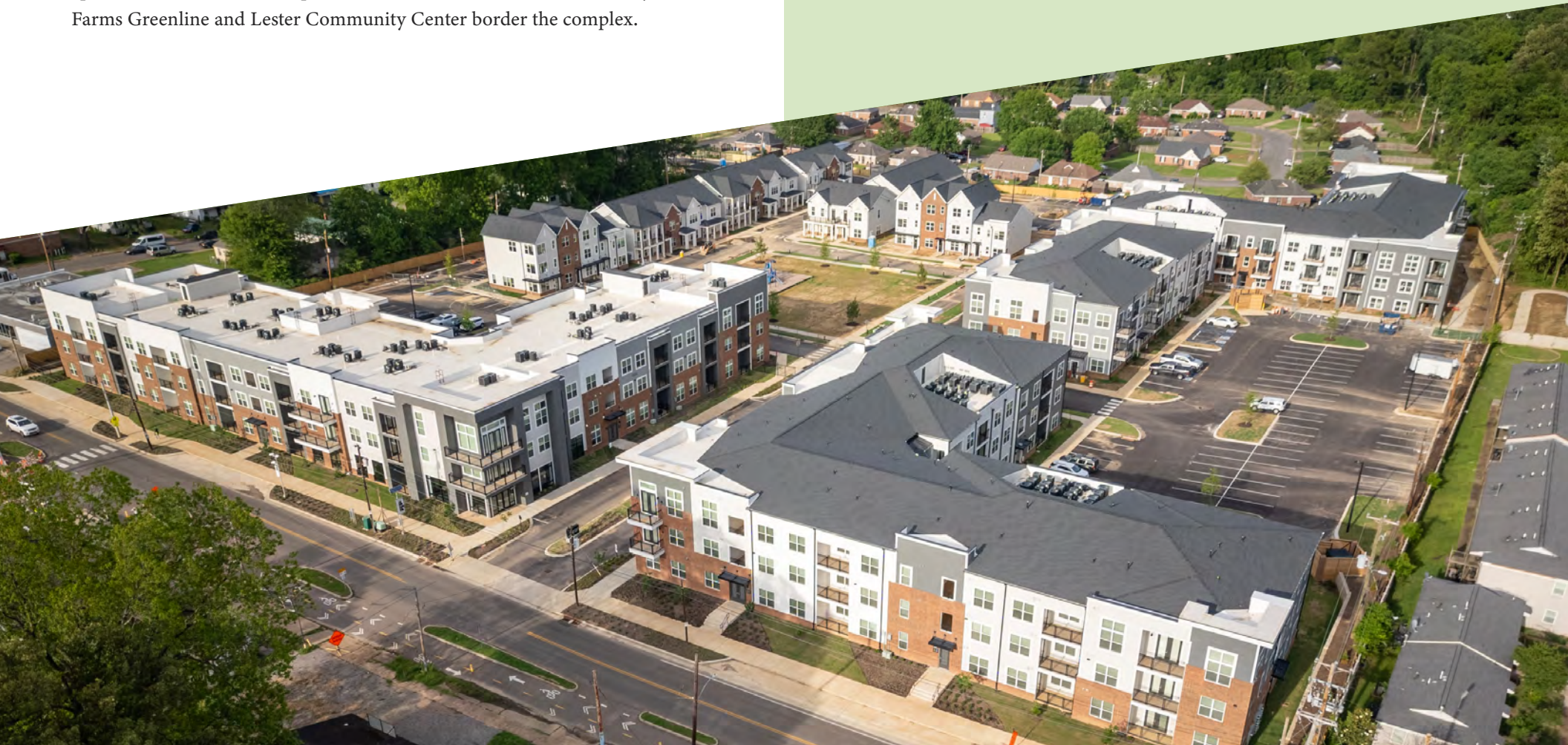
Felicia Owens enjoys dessert with her mother Sadie Moore, following completion of her home rehab.

Tillman Cove

Tillman Cove was once occupied by a large post-World War 2 era apartment development that fell into disrepair and was abandoned by the former owner in 2016. As part of the Binghampton Neighborhood TIF Implementation Strategy, the community identified the blighted Tillman Cove property 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 2024, Elmginton Capital opened the new 219-unit Tillman Cove, which provides new, affordable apartment and townhome options for seniors and families. The Shelby Farms Greenline and Lester Community Center border the complex.

“There’s plenty of cheap places for people to live, but the question is, do we have quality affordable housing? Spaces that reflect the dignity and pride that our residents should have.”

- Paul Young



An aerial photograph of a brownfield site in Binghampton. The image shows a large, paved parking lot filled with numerous cars. To the right of the parking lot is a large, red, rectangular building. The area is surrounded by lush green trees and grass. In the background, a road and some other buildings are visible.

Memphis Brownfield Coalition

The Memphis Brownfield Coalition alongside the CRA has focused on development sites in the urban core with potential to contribute to community goals and serve as catalytic investments. The CRA's grant from EPA provides funding for environmental assessments of sites perceived as potentially contaminated. The unknown status of a site can present issues for future development. Through engagement workshops and community advisory meetings, the coalition has prioritized the following sites in Binghampton so far:

- » **2690 Yale**, *BDC Business Hub*, workforce development
- » **Johnson & Tillman**, *Binghampton Community Church*, affordable housing
- » **Alcorn & Forest**, *CRA*, affordable housing
- » **375 Scott**, *CRA*, affordable housing

An overhead view of Cypress Creek
near Johnson Ave. and Tillman St.

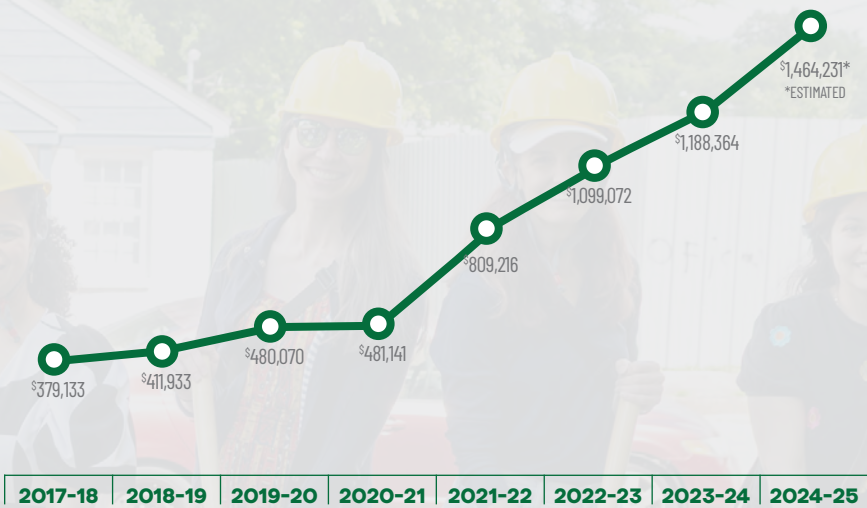


From Blight to Generational Wealth

- » Since 2018, the CRA has purchased and cleaned up 13 tax delinquent and blighted properties in Binghampton. All of these properties were acquired either through tax sale auctions or through the Shelby County Land Bank. One lot was transferred to an adjoining homeowner and consolidated with their property. Of the 12 properties that the CRA currently owns, 9 have affordable housing development plans underway:
- 3 vacant lots will be donated to the Binghampton Community Land Trust (BCLT) for the development of affordable homes that will be sold to low-income families who currently live in Binghampton. These homes will be permanently affordable following the BCLT's shared equity housing model.
 - 2 vacant homes will soon be rehabilitated by local contractors and sold to low-to-moderate income homeowners.
 - 4 vacant lots are currently available for affordable housing development proposals through the CRA's recently launched Essential Housing Program.
- » In 2024, the CRA contracted a local nonprofit - SafeWays Inc. - to perform a community blight and safety study for Binghampton. The study involved a comprehensive pedestrian-level assessment of all the public sidewalks in the TIF district to measure lighting conditions and infrastructure issues related to sidewalks, crosswalks, roadways and storm drains, as well as blight issues such as weeds, vacant/blighted structures, graffiti, shell casings, or evidence of public drinking and drug use. This detailed data will serve as a baseline to measure the impact of CRA investments over time as we ramp up investments in blight remediation work and affordable housing development.



FUNDING FOR BINGHAMPTON TIF



CURRENT FUNDS
\$2.3M

2017-2025 COLLECTIONS
\$5,474,363

TIF EXPIRES IN 2047

\$1.5 MILLION IS PROJECTED FOR 2025



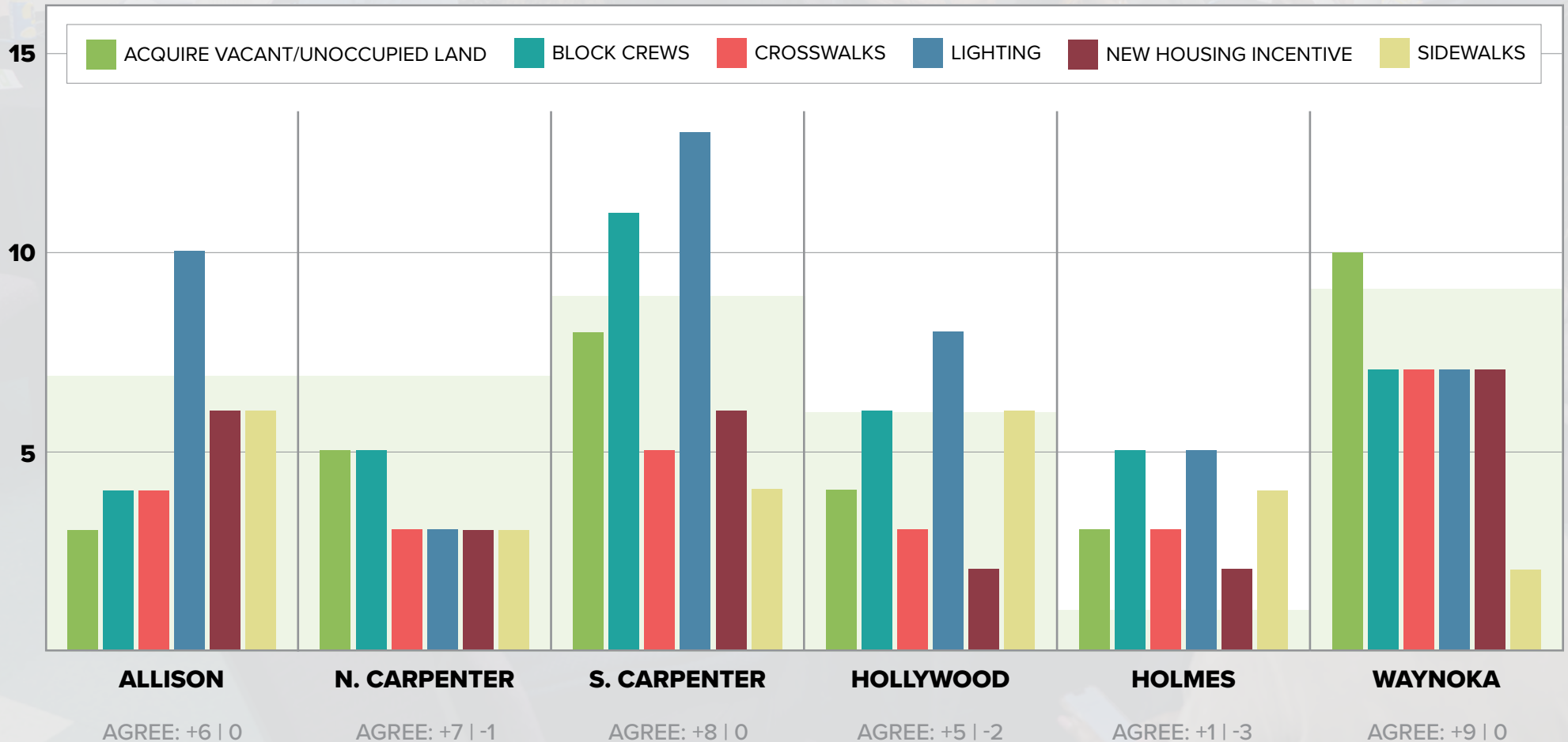
Workshop

In partnership with the Community Advisory Committee, the CRA hosted a strategic planning workshop in March 2025 to dive into the specific geographic areas that the CRA should focus on for the next 1-5 years. Based on data from the community blight and safety study, lighting assessment, recent 311/code enforcement requests, and vacancy data, the CRA identified six initial areas in the neighborhood to focus our blight remediation and affordable housing work. During the workshop, residents and community stakeholders evaluated the focus areas, provided general information on whether they agreed with the focus area designation, and selected priority programs and investments. The following list and chart on subsequent pages summarizes feedback from the workshop. During the wrap-up part of the workshop, participants also expressed the need for traffic calming and other interventions to help with speeding and pedestrian safety issues.

<p>Hollywood <i>Consensus that this is an area of concern</i> <i>Priority Programs: Lighting, Block Crew, Sidewalks</i></p>	<p>Hayden/Waynoka <i>Highly agreed area of concern</i> <i>Priority Programs: Property Acquisition, other programs were evenly split in terms of support.</i></p>
<p>Scott/South Carpenter <i>Highly agreed area of concern</i> <i>Priority Programs: Lighting, Block Crew, Property Acquisition</i></p>	<p>Allison <i>Agreed area of concern</i> <i>Priority Programs: Lighting, New Housing, Sidewalks</i></p>
<p>North Carpenter <i>Agreed area of concern</i> <i>Priority Programs: Acquisition, Block Crew, did not receive as much feedback on investments here.</i></p>	<p>Holmes/Summer <i>Lower consensus on this as a focus area</i> <i>Priority Programs: Block Crew</i></p>

2025 STRATEGIC PLANNING WORKSHOP

SURVEY RESULTS





What's Next

Based on input received at the workshop, the CRA has developed some initial recommendations:

Block Crew Program

The CRA currently manages this program in the Uptown TIF district. The program focuses on cleaning up trash/litter and overgrowth in the right of way. On the higher end of the cost spectrum, the CRA could implement this program on every street in the Binghampton TIF – approximately \$300,000 annually – or we could take a more targeted approach to focus the block crew work on blight/dumping hot spots in the neighborhood.

Lighting

The CRA and advisory committee can consider programs at various scales tailored to community desires and needs around lighting. In Uptown, the CRA piloted a Light the Block program that focused on solar-powered lighting at a pedestrian-scale on residential streets.

Sidewalks and Traffic Calming

While these items can be more costly, the CRA and the community could consider investing in planning and design work on areas of concern to help successfully pursue future grant opportunities. Additionally, the CRA can pursue temporary or low-cost traffic calming interventions to test out their effectiveness and make the case for more permanent solutions.

Property Acquisition

In recent and upcoming property acquisition, the CRA has spent approximately \$75,000. To address more blighted or abandoned properties and prep them for new affordable housing development, the CRA could increase its annual property acquisition budget to \$150,000 - \$200,000.

New Affordable Housing Construction

While this may not be an immediate priority, the committee may consider an annual budget to help subsidize new affordable housing development on CRA properties and/or properties owned by private developers. Potential annual budget: \$200,000.

