Currently the GP on 3 LIHTC developments. 2 in MS, 1 in LA.

Occasionally acts as General partner in LIHTC developments.

bills through energy efficient and environmentally responsible buildings.

Include the cost of utilities in calculations of affordability, striving to reduce monthly utility

for customization within the context of a moderate budget.

Increase access to design by offering residents a variety of floor plans and opportunities

Prioritize the goals of existing community members by leveraging our university based

and the ways in which completed buildings are owned and operated.

strategizing how to respond to the context of Eastmoor through both the built environment

and Design. The project is currently in the pre-development phase and the project team is

Mississippi Law Clinic and the Carl Small Town Center/MSU College of Art, Architecture,

Specific Context

chronicled in the attached Harper’s Magazine article from 2013.

outside of the rural town of Moorhead, and the history of this LIHTC development is

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The Eastmoor Refresh project is situated in the Mississippi Delta where economic poverty,

Population Served

Project Description

MOORHEAD, MISSISSIPPI

EASTMOOR REFRESH

HOPE ENTERPRISE CORPORATION | MOORHEAD, MS

Phil Eide joined Hope Enterprise Corporation in September 2000. He helped to create and manage a mortgage department for the company, coordinated HOPE’s efforts to rebuild the coastal areas devastated by Katrina and works on New Market and Housing Tax Credit developments for HOPE. Phil was a Housing and Urban Development fellow before joining HOPE. He previously served as Executive Director of Jackson Metro Housing Partnership, the largest nonprofit housing organization in the Jackson, MS metropolitan area. He obtained an undergraduate degree from the University of Wisconsin and a master’s degree from Jackson State University. He served on the Federal Home Loan Bank of Dallas Advisory Board and served on the Governor’s Task Force for Affordable Housing after Hurricane Katrina. He is a board member of the Gulf Coast Renaissance Corporation, the Mississippi Association of Affordable Housing Providers, Housing Mississippi, Working Together Jackson, American Heart Association Southeastern Committee and NeighborWorks Rural Advisory Committee.

Existing Homes

SCHEMATIC PROJECT
PROJECT SUMMARY
POPULATION SERVED
The Eastmoor Refresh project is situated in the Mississippi Delta where economic poverty, and the host of challenges that come with it, are entrenched. Eastmoor is a neighborhood outside of the rural town of Moorhead, and the history of this LIHTC development is chronicled in a Harper’s Magazine article from 2013.

SPECIFIC CONTEXT
Today, the project team is partnering with members of the Eastmoor community to work toward building opportunity and equity within this challenging historical context. The project team includes both traditional and nontraditional partners such as the University of Mississippi Law Clinic and the Carl Small Town Center/MSU College of Art, Architecture, and Design. The project is currently in the pre-development phase and the project team is strategizing how to respond to the context of Eastmoor through both the built environment and the ways in which completed buildings are owned and operated.

CHALLENGES AND GOALS
- Prioritize the goals of existing community members by leveraging our university based partners time commitments to maximize the quality and types of community engagement, and addressing home rehabilitations before new construction.
- Maximize the long-term impact of the project through providing economic opportunities to local businesses and building workforce development into construction.
- Increase access to design by offering residents a variety of floor plans and opportunities for customization within the context of a moderate budget.
- Include the cost of utilities in calculations of affordability, striving to reduce monthly utility bills through energy efficient and responsible buildings.

INSTITUTE OUTCOMES
- Our team is spread out geographically – we want to spend time together to focus on the project.
- We want to design workforce development opportunities into the project. Many of the employment issues in the Delta are related to a skills gap, not an opportunity gap.
- We want to explore possibilities for deep green at the neighborhood scale. What are other groups doing in terms of sustainability?

PROJECT INFORMATION
DEVELOPMENT STRATEGY
- New Construction
- Rehabilitation/Preservation
- Scattered Site Infill

HOUSING TYPOLOGY
- Multi-Family (Townhouse)
- Single Family

RESIDENTIAL UNIT INFORMATION
- 15 new homes planned
- 3 duplexes (one two-bedroom and one three-bedroom unit each)
- 3 one-bedroom homes
- 3 three-bedroom homes
- 3 four-bedroom homes

NON-RESIDENTIAL FEATURES
- Community Space
- Offices
- Service Space
- Open Space
- Recreation/Exercise Room
- Other:
  - Recreation space (play equipment, a basketball court, and community center sites)
  - Washeteria or Police Substation
  - Private pay lake, a revenue generating resource for the neighborhood association
  - Recently updated sewer system

POPULATION SERVED

INSTITUTE OUTCOMES

PROJECT INFORMATION
DEVELOPMENT STRATEGY

HOUSING TYPOLOGY

RESIDENTIAL UNIT INFORMATION

NON-RESIDENTIAL FEATURES
Community Directed

Architecture students from Mississippi State University and social scientists and community lawyers from the University of Mississippi will facilitate community engagement. The rebuilding of this existing neighborhood will consider the past. Respect of the experiences, history, and previous investment of the occupants is the key to success.

Process & Product

Utilizing funding not just as a means toward realizing housing, the project team will apply lessons learned in piloting job training programs to overcome skills gaps in the local economy. Education is important for economic development as well as helping occupants be happier and healthier.

Mass Customization

Thoughtful design does not have to equate to elevated costs. A home well-suited to its occupants is more likely to foster an environment supportive of aspirations. A mixture of new homes and renovations of existing homes will return Eastmoor Estates to what it once was.

Considering All Costs

Deep green, real sustainable housing considers community equity, first costs, cost of operation, occupant health, and environmental impacts. This redevelopment will consider all aspects of sustainable housing.

Conceptual Underpinnings