Mississippi Industrial College Homes Apartments

100 Units of Section 8 family Housing

Holly Springs, MS.

HUD Foreclosed Property

- owned by a church and foreclosed by HUD
- condition was beyond dilapidated – it was unconscionable
- Only 40 of the 100 units were occupied
- sewage backing up into sinks, toilets, bath tubs of occupied units
- significant crime and other social issues

Before

After

Home

Wishrock Received $5.8mm NSP I Grant to renovate Property

- MDA granted City of H.S. $5.8MM which Holly Springs lent to Wishrock to purchase and renovate property
- Property was purchased for $1 from HUD PD
- Because of condition of property HUD shut off section 8 payments until units were renovated to meet acceptable standards
- Wishrock hired Patton and Taylor Construction and did $5.4MM 12 month (semi-occupied)rehab

Renovation in Process

Rebranding a “like new” Property

- Because of the historical stigma of Mississippi Industrial College Homes in the Holly Springs community, Wishrock rebranded the renovated property Spring Gardens Apartments
- Spring Gardens now provides safe, sanitary affordable housing to 450 residents in 100 essentially new apartments

Providing Housing and Building Community

- Wishrock takes pride in being more than an owner/landlord of affordable housing properties – we build community through Resident Empowerment
- Through partnerships with the local police department, increased private security, and well communicated house rules police calls have been reduced drastically
- Resident activities implemented through our on site community center have fostered a sense of community and an opportunity for resident growth (activities include exercise classes, movie night, prayer group, and bible study)

Public/Private Partnership Produces Results!

- The Spring Gardens project represents the best elements of a public/private partnership to solve a difficult and complex community problem
- MDA, HUD, The City of Holly Springs, and Wishrock worked together to turn around an apartment complex that was a public hazard into a property that is now a community asset