



WEST JACKSON PLANNING GUIDEBOOK

DUVALL DECKER ARCHITECTS, P. A.
VOICE OF CALVARY MINISTRIES
WITH CDBG DISASTER FUNDS
JACKSON, MISSISSIPPI
OCTOBER 2014

PLANNING TEAM

CLIENTS:

RESIDENTS, STAKEHOLDERS AND FRIENDS OF WEST JACKSON

GRANT FUNDS PROVIDED BY:

MISSISSIPPI DEVELOPMENT AUTHORITY
P.O. BOX 849
JACKSON, MS 39205
PHONE: (601) 359-3449
FAX: (601) 359-2832

GRANT ADMINISTRATOR:

VOICE OF CALVARY
PHIL REED, PRESIDENT & CEO
531 W CAPITOL ST.
JACKSON, MS 39203
PHONE: (601) 969-3088
FAX: (601) 944-9571

FACILITATORS:

DUVALL DECKER ARCHITECTS, P.A.
2915 NORTH STATE STREET
JACKSON, MS 39216
PHONE: (601) 713-1128
FAX: (601)713-1168

ROY T. DECKER, AIA, PLANNER
JOCELYN POE, PLANNER
MARY OSBORNE, PLANNING INTERN
STEVEN GREEN, PLANNING INTERN
SHANNON GATHINGS
MEREDITH HEAD
BRAD JEFFRIES
JONATHAN LEJUNE

PARTICIPANTS:

JACKSON STATE UNIVERSITY
CENTER FOR UNIVERSITY-BASED DEVELOPMENT
JSU BOX 17240 JACKSON STATE UNIVERSITY
JACKSON, MISSISSIPPI 39217
PHONE: 601.979.2255
FAX: 601.979.5803

HINDS COUNTY ECONOMIC DEVELOPMENT AUTHORITY
P.O. BOX 248
JACKSON, MS 39205
PHONE: (601) 353-6056

THE JACKSON ZOO
2918 WEST CAPITOL STREET
JACKSON, MS 39209
PHONE: (601)352-2580

CITY OF JACKSON
200 SOUTH PRESIDENT STREET
P. O. BOX 17
JACKSON, MS 39205-0017
PHONE: 601-960-110
FAX: 601-960-2192

KOINONIA COFFEE HOUSE
136 ADAMS STREET
JACKSON, MS 39203
PHONE: (601) 960-3008

JACKSON POLICE DEPARTMENT
PRECINCT TWO
3645 HWY 80 WEST
JACKSON, MS 39073
PHONE: (601) 960-2410

SPENCER PERKINS CENTER
1831 ROBINSON ROAD
JACKSON, MS 39209
PHONE:601-354-1563

WEST CENTRAL JACKSON IMPROVEMENT ASSOCIATION
P.O. BOX 20001
JACKSON, MS 39285
PHONE: (601) 942-6241

JAN HILLEGAS, PROOF READER

NEIGHBORHOOD ASSOCIATIONS:

BATTLEFIELD PARK NEIGHBORHOOD ASSOCIATION
CAPITOL NEIGHBORS NEIGHBORHOOD ASSOCIATION
COOPERATIVE COMMUNITY OF NEW WEST JACKSON
MATTHEWS EAST ESTATE HOMEOWNERS' ASSOCIATION
PECAN PARK NEIGHBORHOOD ASSOCIATION
UNIVERSITY PARK NEIGHBORHOOD ASSOCIATION
WASHINGTON ADDITION NEIGHBORHOOD ASSOCIATION
ZOO AREA PROGRESSIVE PARTNERSHIP

Duvall Decker Architects is a recognized design and planning leader in the region dedicated to advancing public health and environmental quality. Since 2006 the firm's work has received 27 state, regional and national awards for design excellence. The firm's work includes community planning, k-12 schools, state institutions, university and college buildings, and affordable housing. Duvall Decker has recently completed community planning projects for the North Midtown and West Jackson neighborhoods of Jackson, as well as a master plan for Hinds Community College.

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PART I:
RESEARCH &
FINDINGS



INTRODUCTION & CONTEXT

With a rich history, many dedicated residents and families, beautiful historic homes and major state-wide institutions, West Jackson's assets are great. Originally the premier area to live in Jackson, the community, like many others in inner cities, has deteriorated as suburban sprawl and the automobile era allowed more mobility to all segments of society.

West Jackson is home to two of the city's major institutions; the Jackson Zoo and Jackson State University lie within the planning area. The Jackson Zoo serves the entire state as the only AZA-accredited zoo. Jackson State University was established in 1877 as a historically black learning institution and is the largest employer in West Jackson. The area also has many long-standing institutions that seek to serve the community by providing resources and services.

Perhaps one of the greatest assets in West Jackson is the history. The variety of architecturally significant structures and styles tells the story of their time, reflecting both the economy and culture of the past. A major part of the history of West Jackson includes the turmoil of the 1950s and 60s as the Lynch Street area became active in civil rights efforts. Many individuals, sites and events are documented in the historic markers in the area. West Jackson deserves a comprehensive study that tells the entire history of the community, as a follow-up to this study.

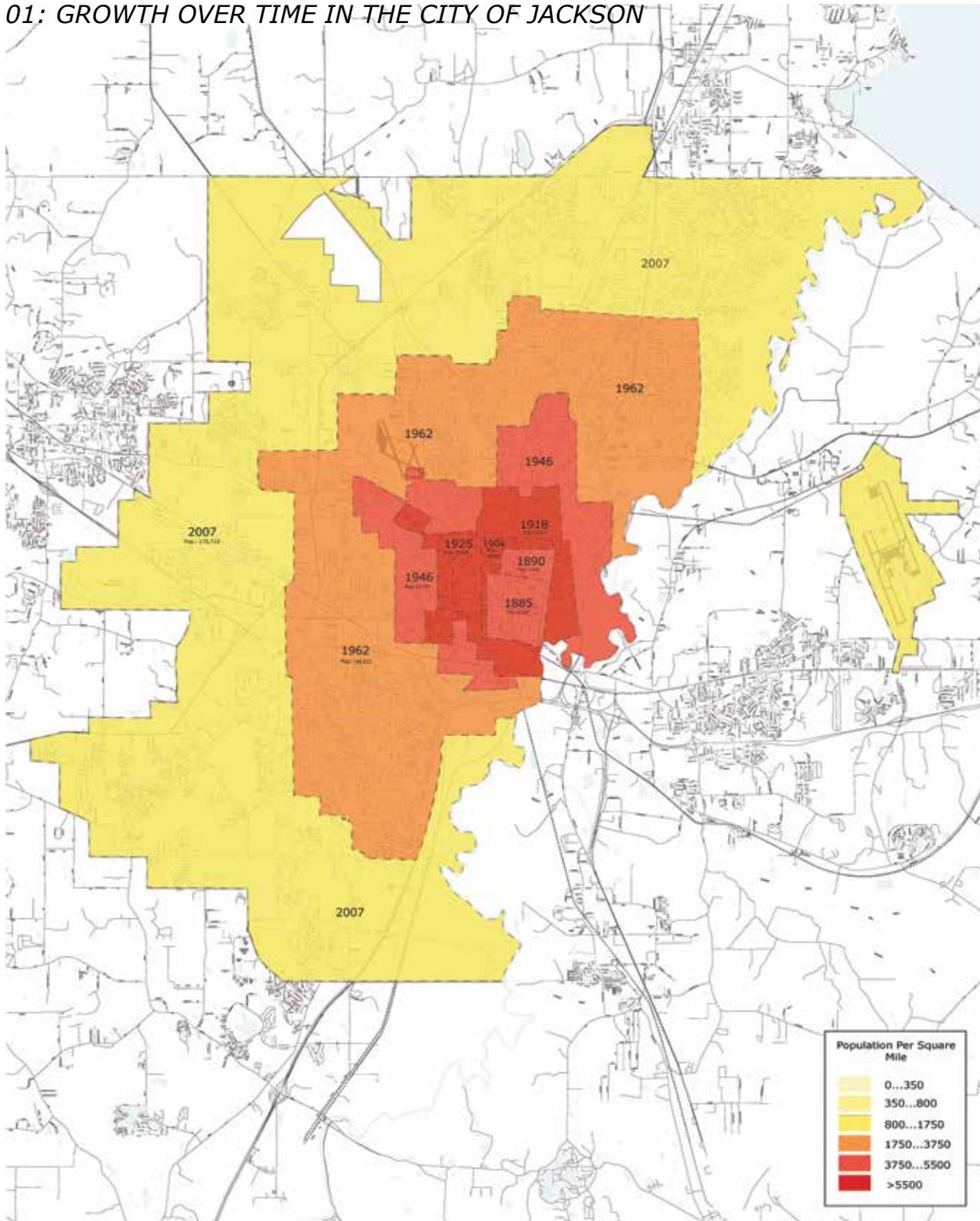
Immediately west of downtown Jackson, the area has been the subject in many studies and planning efforts that claimed to address the inner city issues, but efforts have often been exploitive, adding to the decline of community confidence. However, in 2008, a group of residents and stakeholders in West Jackson decided to take ownership of the community and formed a planning coalition to explore how residents could influence a positive change for the neighborhood. The result of this effort led to a grassroots planning process, facilitated by Duvall Decker Architects, P. A. and funded by Mississippi Development Authority 2008 Disaster Relief Funds.

The purpose of this planning process has been to gather information about West Jackson that residents can use to gain political, social and economic power to change their neighborhoods for the better. With the data and resources provided in this guidebook, residents have new tools to organize and unify communities, lobby for legislation, apply for funding for community improvement, attract industry and jobs to the community, encourage the youth and improve the quality of life for themselves.

This guidebook suggests some ways to revitalize an inner city neighborhood, to increase density, to promote diversity, to facilitate conversation and ultimately to inspire action to make West Jackson once again a vibrant community. Actively using this guidebook, further developing its ideas, and assisting in annually updating its data is one of the most cost-effective things the City Administration could do to help make a vibrant, prosperous city. It can be used by single residents, a block club, a neighborhood association, institutions within the community and the City of Jackson for the development of strategies to make a healthy city.

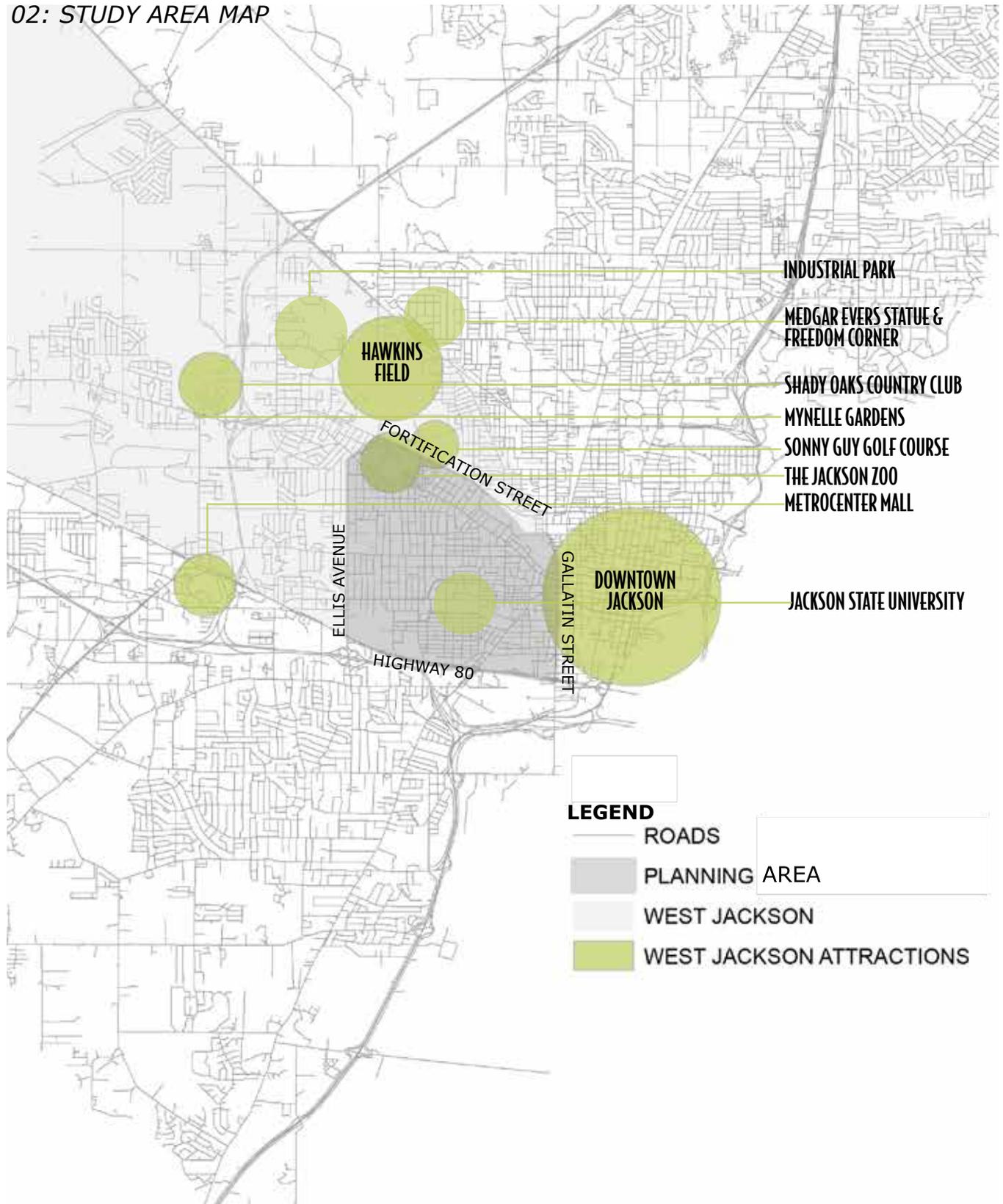
West Jackson is located in the heart of the city. Jackson like many cities has grown over time by annexing surrounding neighborhoods and communities. This strategy of expanding to increase revenue has a cost. The land area increases but the density decreases. This means the City is responsible for a much larger area to serve with infrastructure and services with less and less efficiency as the density decreases. As population, business and industry move outside the city and the tax base shrinks, maintaining the infrastructure and level of service becomes even more difficult. The annexation strategy of several City administrations has contributed to the decline in West Jackson.

01: GROWTH OVER TIME IN THE CITY OF JACKSON



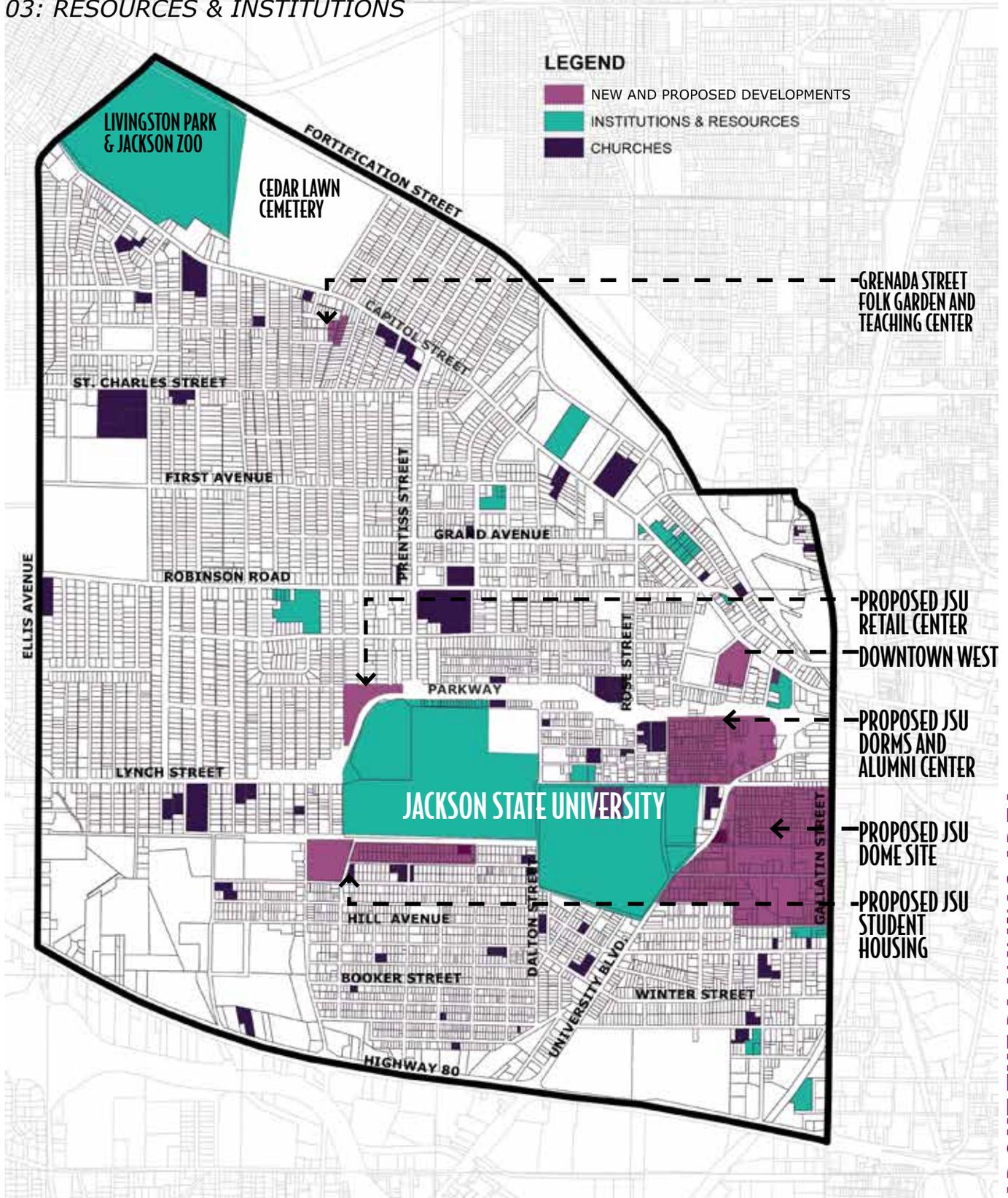
While the area termed West Jackson has no official boundaries, the primary area for this study is the area bounded by Fortification Street to the north, Gallatin Street to the east, Highway 80 to south and Ellis Avenue to the west. These boundaries were determined by the Mississippi Development Authority because of the requirements of the 2008 Disaster Grant funds. This area includes a wealth of businesses, services, institutions, residents in long-defined neighborhoods and neighborhood organizations.

02: STUDY AREA MAP



In the study area, there are 8 Jackson public schools and one private grade school, over 50 churches, over 200 businesses and at least 11 neighborhood associations. While some are official neighborhood organizations with regular monthly meetings, some are informal groups that meet together when it is necessary. Many of the organizations are longstanding, led by families that have been in the neighborhood for generations.

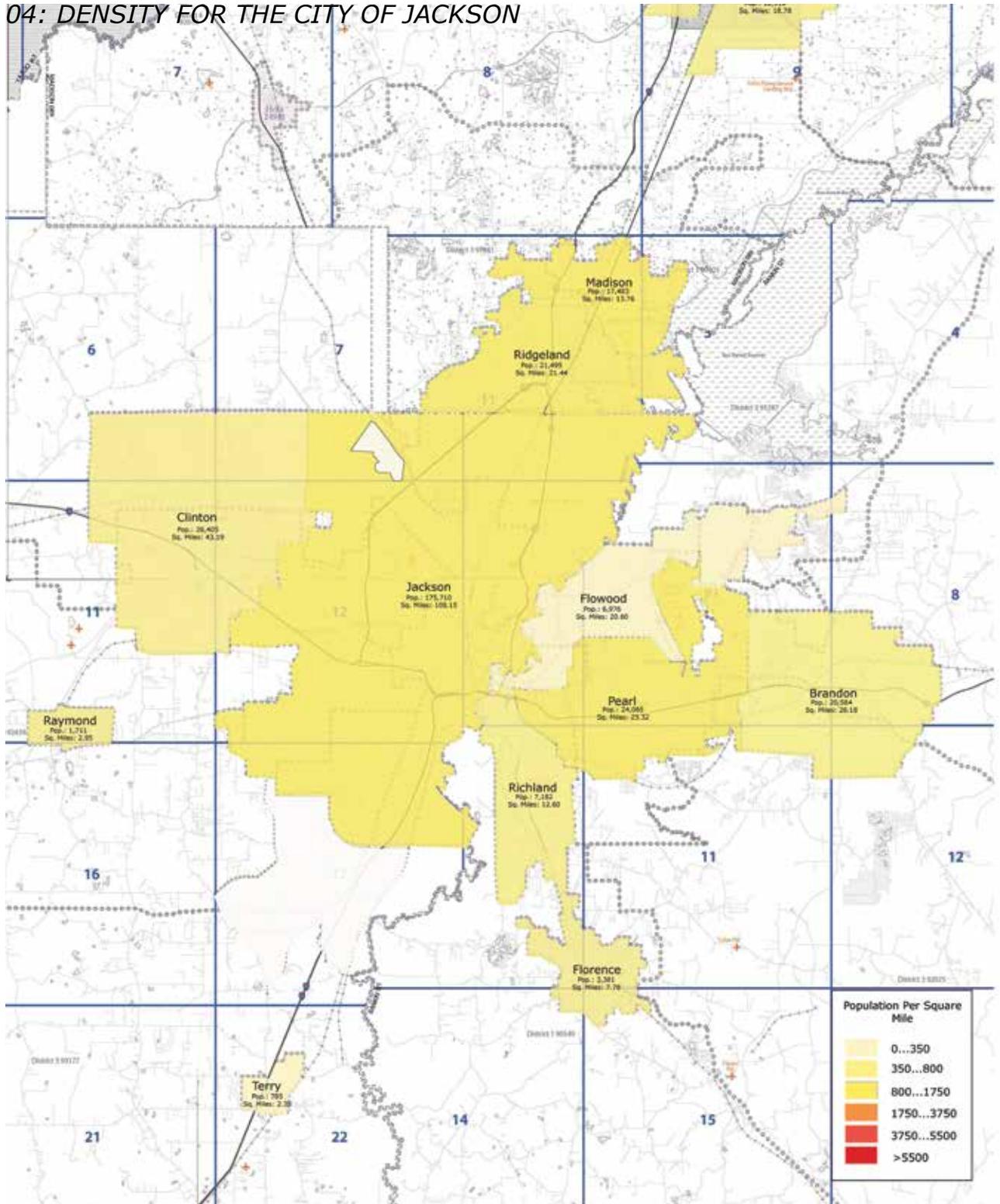
03: RESOURCES & INSTITUTIONS



ABOUT THE PLANNING AREA

This map shows the density of the Jackson Metropolitan area. The scale of densities shown goes from red (highest density) to light beige (lowest density). The metro area is at a state of sprawl and low density. The population numbers used are from the Central Mississippi Development District's website and the area was determined using the 2010 boundary and annexation maps for the U. S. Census Bureau. The state of sprawl has an immediate effect on the West Jackson planning area, as the density for the 4.28-square-mile planning area is 11 people per acre. The average density per acre in an urban area is 62 people per acre. A shrinking population base is a shrinking tax base, leaving inner city areas such as West Jackson with insufficient services and resources.

04: DENSITY FOR THE CITY OF JACKSON



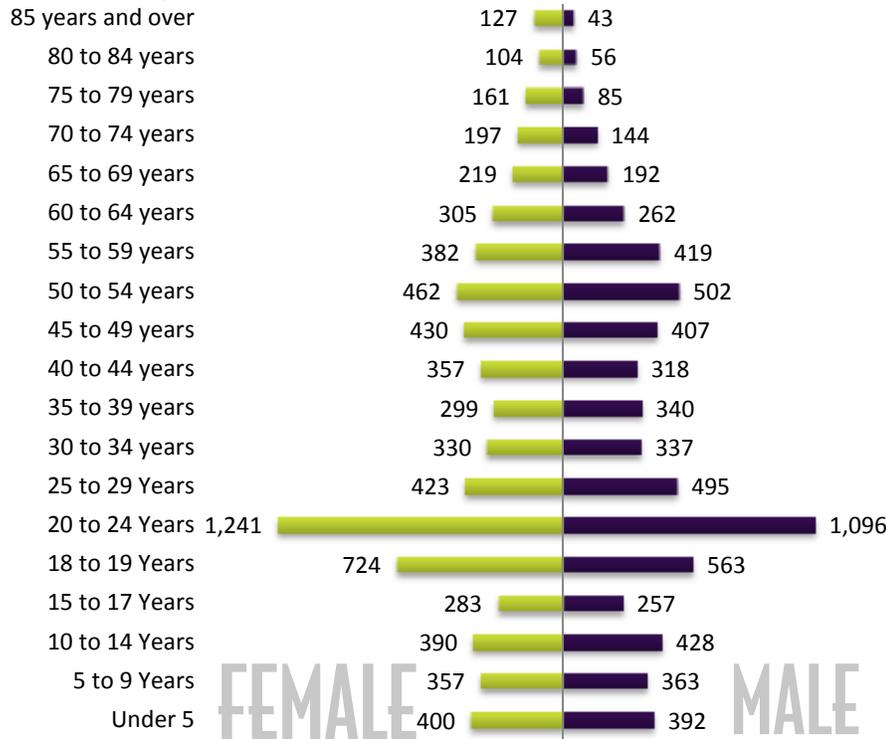
05: TOTAL POPULATION CHARACTERISTICS FOR THE PLANNING AREA

TOTAL POPULATION **13,890**

TOTAL HOUSEHOLDS **4,388**

TOTAL FAMILIES **2,487**

06: AGE & GENDER CHARACTERISTICS FOR THE PLANNING AREA



IN THE WEST JACKSON PLANNING AREA, THERE ARE:

- 56** CHURCHES
- 14** NON-PROFIT SERVICES
- 36** EDUCATIONAL INSTITUTIONS/SERVICES

DENSITY:

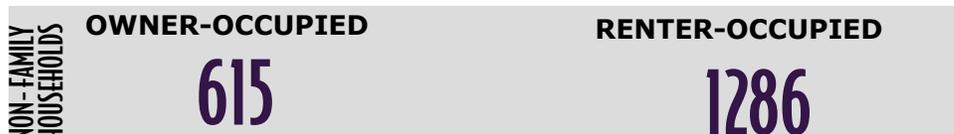
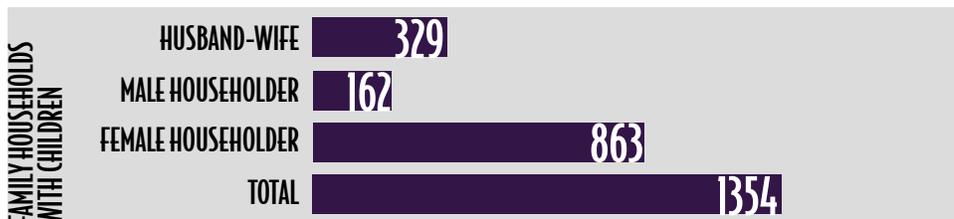
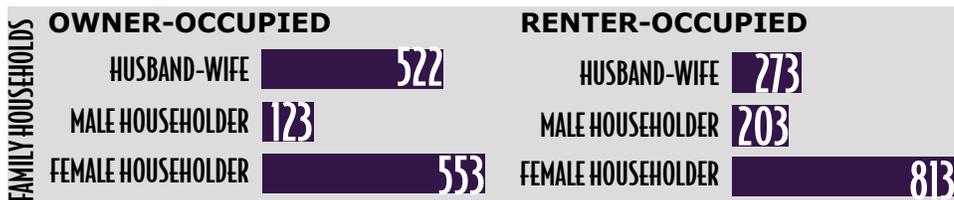
4.28 SQUARE MILES (2,744.4 ACRES)

1264.7 TOTAL INHABITABLE ACREAGE

11 PEOPLE PER ACRE = DENSITY FOR WEST JACKSON

62 PEOPLE PER ACRE = AVERAGE URBAN DENSITY IN UNITED STATES

07: HOUSEHOLD CHARACTERISTICS FOR THE PLANNING AREA



DATA SOURCE: 2010 DECENNIAL CENSUS - U. S. CENSUS BUREAU (DOWNLOADED MARCH 2013)

ABOUT THE PLANNING AREA

BACKGROUND

During the Fall of 2007 a two-part institute was implemented by the National Community Development Institute (NCDI) and the Center for University Based Development (CUBD) at Jackson State University. Out of that grew the West Jackson Community Builders Leadership Initiative (CBLI) which consisted of residents, business people and other stakeholders from West Jackson. A small grant to CBLI was administered by the Center for Social Entrepreneurship (CSE) to convene a working committee, implement mini-projects and develop an action plan for continued engagement in West Jackson. The NCDI grant ended in November 2009, and CSE continued to provide financial and logistical support of on-going CBLI-related activities.

In November 2010, CBLI decided that there was a need to reflect upon its progress to date and determined future directions. Pamela D. Moore was asked to facilitate a series of dialogue and planning sessions from January through July 2011. Committees developed vision/mission, goals/strategies, and organizational model. In 2011, CBLI became the West Jackson Alliance.

In October of 2011, a group of stakeholders in West Jackson consisting of the West Jackson Alliance, Jackson State University through the Center for University Based Development, Watkins Partners, LLC, the Center for Social Entrepreneurship, Jackson Zoological Park, Jackson-Medgar Wiley Evers International Airport/Hawkins Field, Koinonia Coffee House, and Voice of Calvary Ministries formed the West Jackson Planning Coalition to actively seek funding to develop a master planning process similar to the successful plan that had been developed and was being implemented in the North Midtown community. The group met with various potential funding sources, including the City of Jackson and the Mississippi Development Authority (MDA). Discussions were also held with Roy Decker, principal at Duvall Decker Architects, P. A., who assisted the North Midtown community in developing their plan.

While working with MDA on a Midtown Grant, Roy became aware of returned 2008 MDA funds that could be re-tasked to support planning in West Jackson. In December of 2011, MDA supported the creation of a grant application for the planning work. It was decided that Voice of Calvary Ministries should be the applicant because of its on-going and current projects with MDA. Voice of Calvary Ministries, in partnership with Duvall Decker, submitted an application for funds for the West Jackson Master Plan. The grant was approved on August 20, 2012 in the amount of \$250,000. Duvall Decker contracted with Voice of Calvary Ministries to facilitate the West Jackson Master Plan process, and the process began in February 2013.

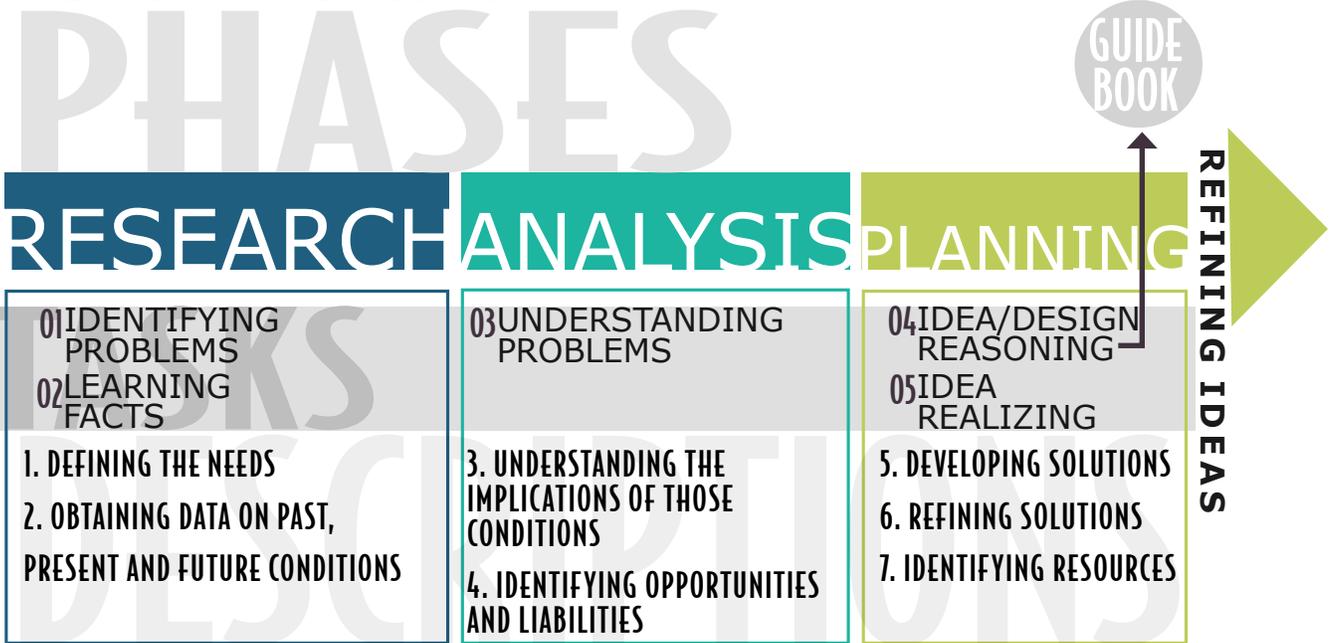
PLANNING PROCESS

Master planning begins with community organizing and cycles through phases of researching, analyzing and planning. The goal of the research phase is to identify facts and problems. Solid research is the foundation of a useful planning process.

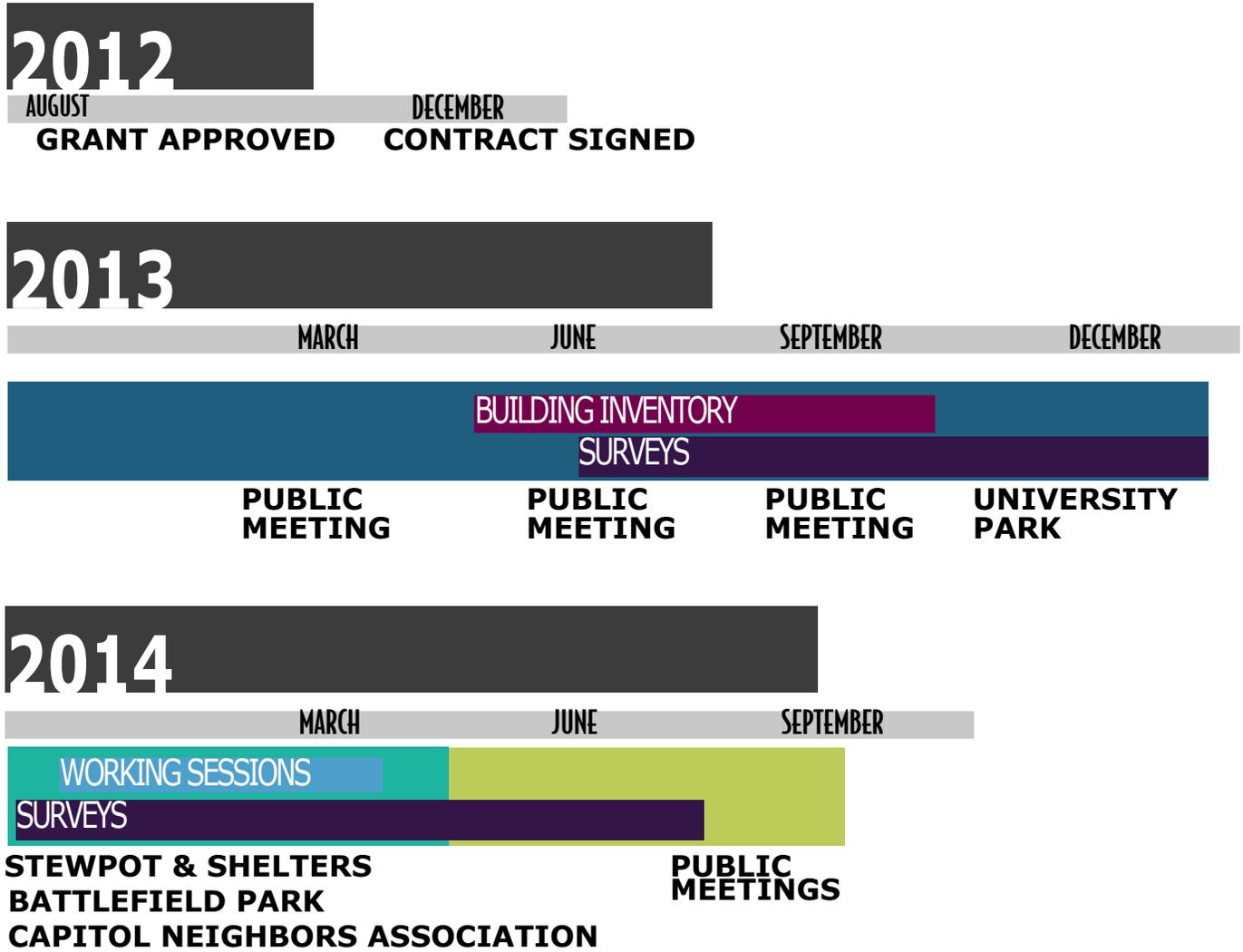
The goal of the analysis phase is to understand problems and their implications and identify assets, liabilities and opportunities in the community.

Finally, the goal of the planning phase is to identify best practices for improvements. Included in this phase is the task of refining ideas, which means reevaluating planning decisions in the context of a changing society.

08: PLANNING PROCESS DIAGRAM



09: TIMELINE



PLANNING ELEMENTS

PLANNING APPROACH

In order for this guidebook to be useful, it has to be driven by the consensus of the community. Duvall Decker’s approach is to provide opportunities for every voice to be represented through inclusive public involvement. The input and involvement of the residents of West Jackson are critical to positive change in the community.

We have held many public meetings and working sessions and met with youth at the Boys & Girls Club and the Stewpot After-school program, neighborhood organizations, the business community, and the homeless community in order to gain insights into the planning area. We also collected surveys and interviewed people on the street to get feedback from residents. Listening to the concerns and feedback of the residents was the most important aspect of the research, analysis and planning phases of the process.

SCOPE OF WORK

As facilitators of the planning process, Duvall Decker’s job is to listen to the needs of the community; research and analyze data received from residents, institutions, businesses and direct observations within the community as well as data from the United States Census Bureau, City of Jackson and Hinds County; and develop suggested initiatives as best practices for the community to move forward.

The deliverables for this project are this planning guidebook and accompanying presentation, which will be available to the community. A digital copy will be available on the West Jackson blog, as well as emailed to the participant email list. A printed copy of the guidebook will be available at the Alexander and Welty Libraries, Champion Center, Jackson State University’s Community Resource Center, Voice of Calvary Ministries, Spencer Perkins Center, neighborhood association leaders, and the Jackson Zoo.

PHOTOS FROM PUBLIC MEETINGS



10: PLANNING BUDGET

| | | USE OF GRANT FUNDS | COMMUNITY IN-KIND VALUE |
|---------------|---|--------------------|-------------------------|
| DUVALL DECKER | RESEARCH 1. BUILDING INVENTORY 2. DATA COLLECTION 3. PRESENTATION TOTAL | \$97,000 | |
| | ANALYSIS 1. COMPUTATION AND INPUT 2. MAP MAKING 3. PRESENTATION TOTAL | \$60,000 | |
| | PLANNING 1. FIELD VERIFICATION 2. DRAFTING & PRODUCTION 3. PRESENTATION TOTAL | \$35,000 | |
| | COMMUNITY ORGANIZING 1. PUBLIC MEETINGS 2. SURVEYS 3. FLIERS/PROMOTION TOTAL | \$8,000 | \$18,925 \$30,000 |
| VOCM | 4. LEADERSHIP INSTITUTE 5. MEETINGS 6. COMMUNITY ORGANIZATION 7. GRANT ADMINISTRATION TOTAL | \$50,000 | |
| TOTAL | | \$250,000 | \$48,925 |



COMMUNITY CHALLENGES

At the first public meeting in March 2013, the residents were asked to describe their biggest problems in the community and what they would like to see included in the study. Homelessness, vacant and overgrown lots and dilapidated and abandoned houses, and education were major concerns for the community.

While the planning work touched on many other issues, these three issues led the research phase of the project. It is also important to note that community challenges are never single-variable problems. Any given liability is the result of many factors. Often planning work fails because of the tendency to propose single solutions for artificially singled out problems. The issues inhibiting West Jackson's growth are multi-fold. The initiatives and interventions must be equally inclusive and develop more complex strategies that have a chance of promoting a healthy community.

In order to understand the physical conditions of the community, a building inventory was launched in the Summer of 2013 to identify the building conditions, occupancy and types.

Researching homelessness involved interviews with persons who were homeless, and persons who provide services to the homeless. We also used the Point-In-Time Survey results.

To understand the challenges in the public education system, we talked with teachers, principals, parents and students. Statistical information about the school system was gathered through the State Department of Education's website.

This chapter outlines each of the challenges, providing the research gathered in the planning process.

BUILDING INVENTORY

A lot-by-lot building inventory for the planning area was completed in the Fall of 2013 to gather the most up-to-date information on the occupancy, condition and type of the buildings.

The information for the following maps was collected by planning interns who live in the planning area using visual judgment and examination of photos taken in the field based on the criteria specified below.

Condition was rated based on the following scale:

1. If a building needs to be demolished, it was given the number 1.
Signs of needing demolition: burned, rotted or infested, or falling apart buildings
2. If a building needs major improvements, it was given the number 2.
Signs of needing major improvement: needs major replacements (roof, floor, stairs, windows, etc.), façade needs to be updated
3. If a building needs minor improvements, it was given the number 3.
Signs of needing minor improvement: needs painting, needs landscaping, needs trim replacement, needs minimal repairs
4. If a building is in good condition, it was given a number 4.
Signs of good condition: well-kept yard, undamaged façade, no chipped paint, no broken windows

To mark a structure as vacant, it had to meet 2 of the following criteria:

1. Boarded up windows and doors
2. Open (broken windows, open/torn front door)
3. Significant backup of newspapers, mail, etc.
4. No evidence of power connection
5. Overgrown yard covering the entrances into the house
6. Reported as vacant by neighbor
7. Empty interior

EXAMPLES OF BUILDINGS THAT NEED: DEMOLITION



MAJOR IMPROVEMENTS



MINOR IMPROVEMENTS



EXAMPLE OF A BUILDING IN: GOOD CONDITION



IN THE WEST JACKSON PLANNING AREA:

VACANCY:

41% OF THE PARCELS IN WEST JACKSON are UNUSED:
28% OF THE LAND AREA IS VACANT
13% OF THE LAND AREA HAS ABANDONED STRUCTURES

BUILDING CONDITION:

1% NEED DEMOLITION
9% NEED MAJOR WORK
73% NEED MINOR WORK
17% ARE IN GOOD CONDITION

OWNER STATUS:

1,848 PROPERTIES THAT ARE RENTER-OCCUPIED:
0% NEED DEMOLITION
2% NEED MAJOR WORK
87% NEED MINOR WORK
10% ARE IN GOOD CONDITION

OWNER-OCCUPIED:

1,498 PROPERTIES THAT ARE OWNER-OCCUPIED:
0% NEED DEMOLITION
2% NEED MAJOR WORK
69% NEED MINOR WORK
29% ARE IN GOOD CONDITION

THE TOP LAND OWNERS OF THE VACANT LOTS ARE:

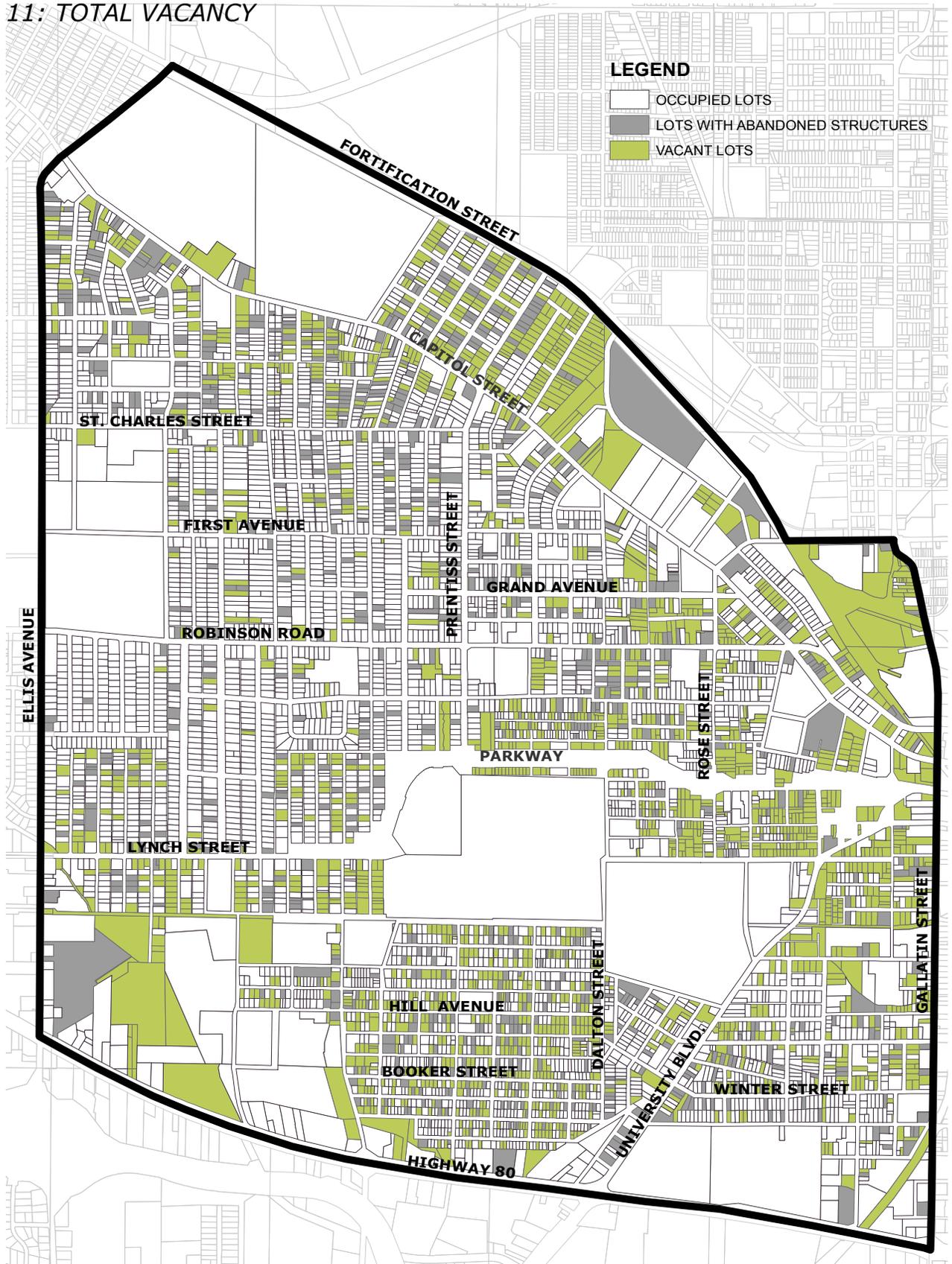
STATE OF MS (334)
CITY OF JACKSON (137)
JACKSON STATE UNIVERSITY (205)

THE TOP LAND OWNERS OF LOTS WITH ABANDONED STRUCTURES ARE:

STATE OF MS (70)
CRAWFORD PROPERTIES (21)

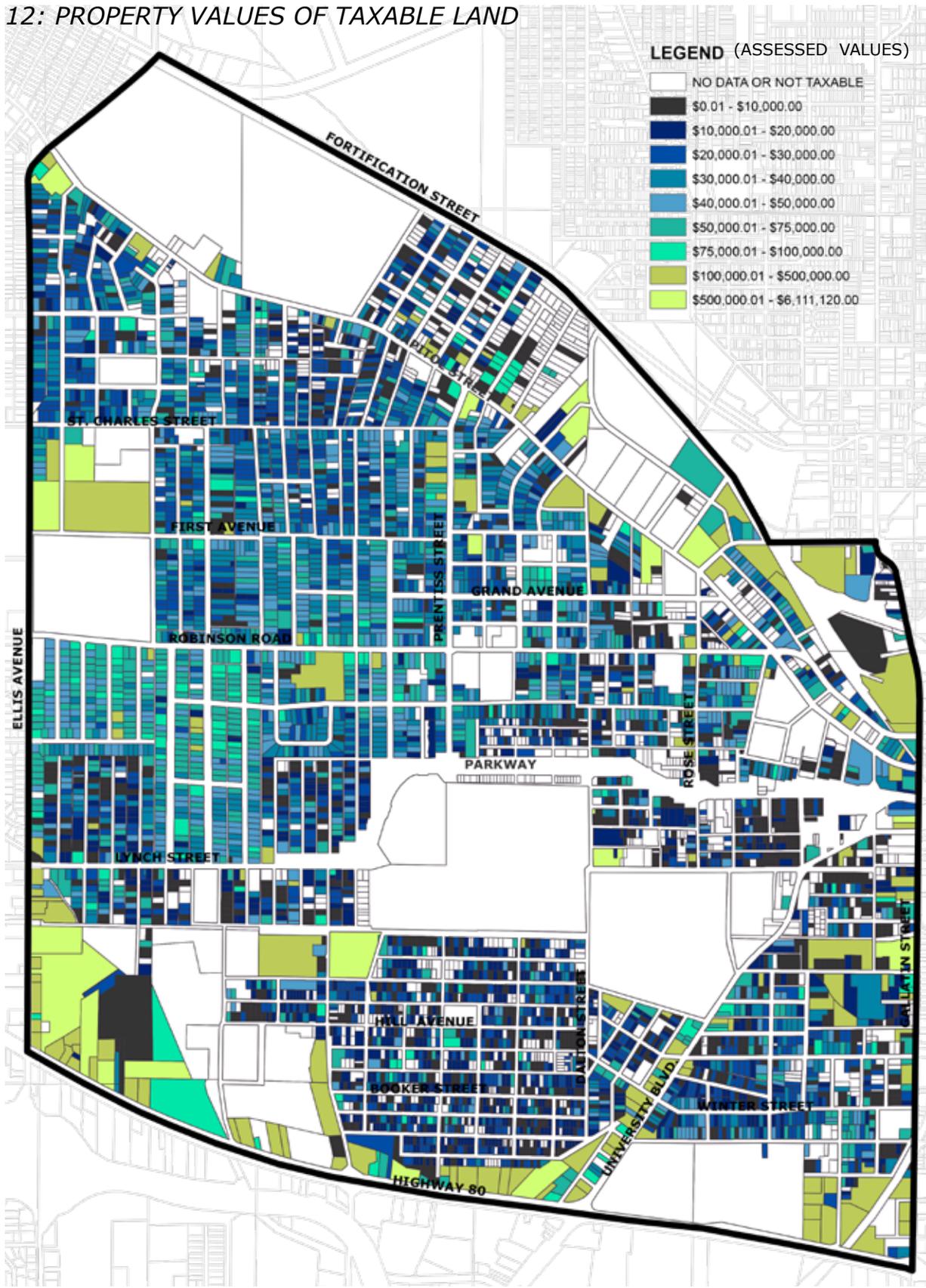
The building inventory revealed that of the 6,478 lots in the planning area, 1,832 are vacant (no structures on them). There are 837 lots with abandoned structures on them. **Empty lots and lots with abandoned structures on them make up 41% of the lots in the area.**

11: TOTAL VACANCY

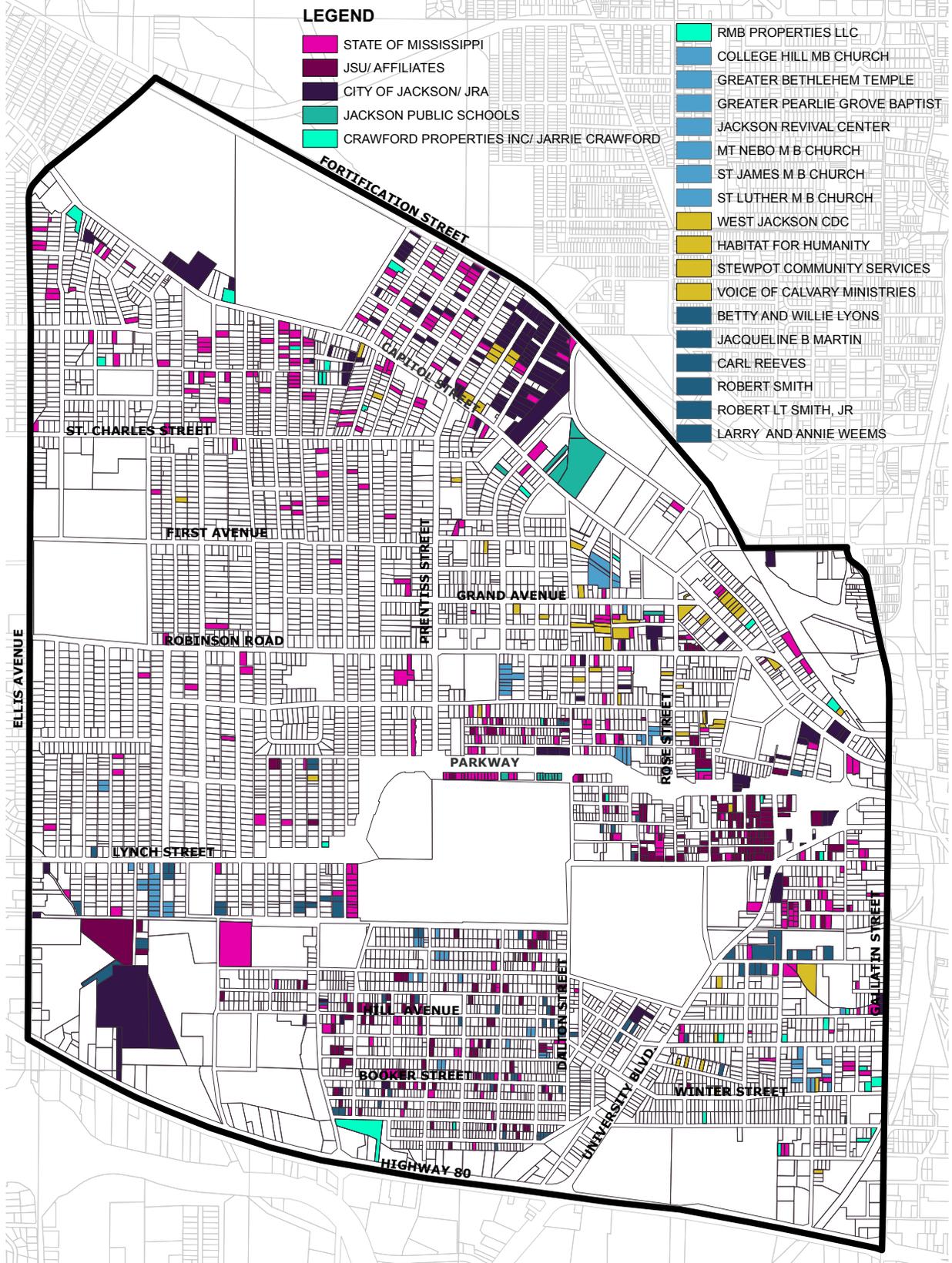


This map shows assessed values of the taxable properties in the planning area. This information was collected using the Hinds County Tax Assessor Map and Land Roll. Property values are influenced by size of lot and type of use. Prices in the planning area range from \$6,500 for a small residential lot to \$6,100,000 for a large multifamily development.

12: PROPERTY VALUES OF TAXABLE LAND

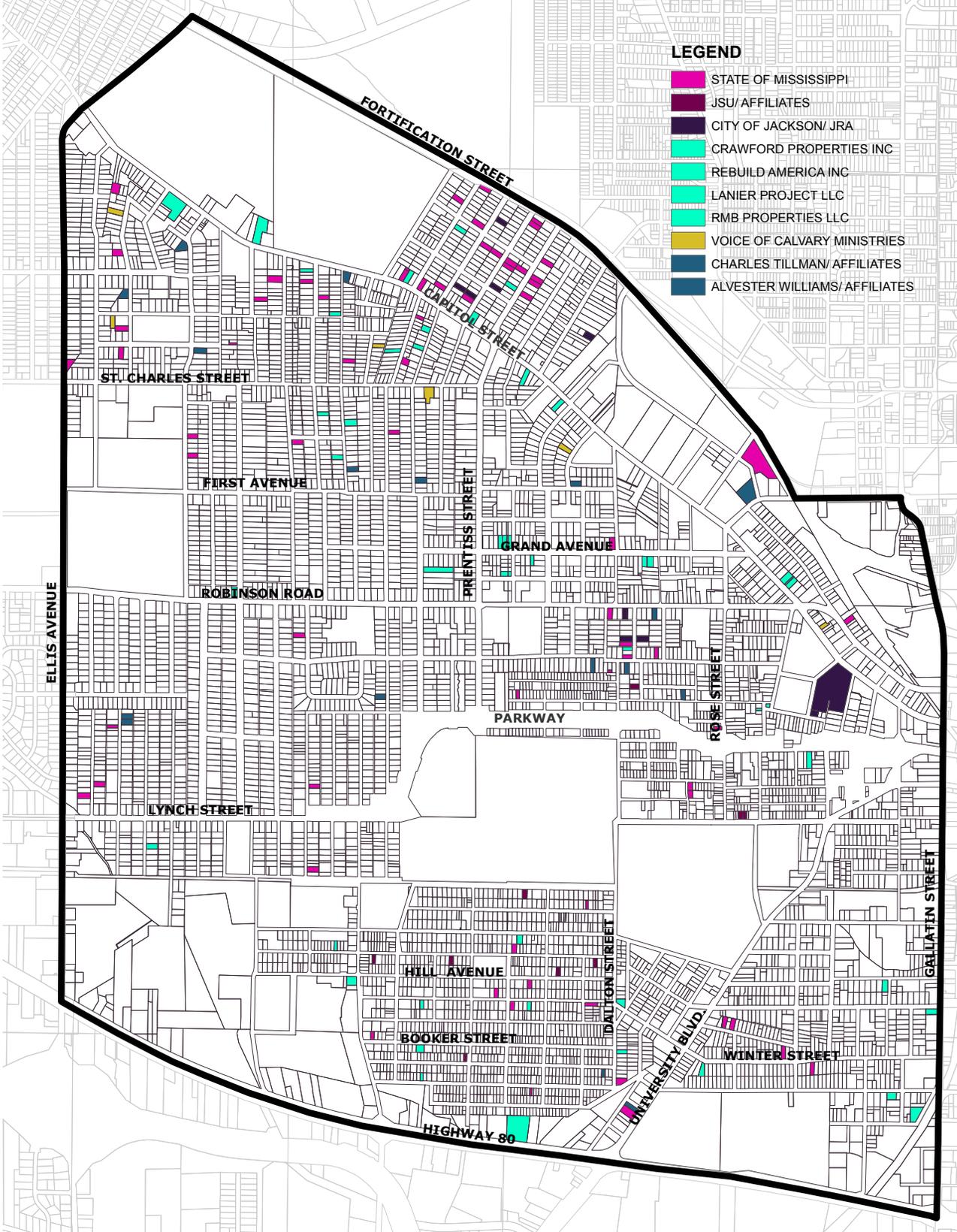


This map identifies the owners of vacant lots within the planning area. This information was collected using the Hinds County Tax Assessor Map and Land Roll. **The State of Mississippi is the largest owner of vacant lots (334). Jackson State University follows with 205 lots and the City of Jackson owns 137 vacant lots. Twenty-five people or entities own over 50% of the vacant lots, with the State of Mississippi owning nearly 20%.**
13: OWNERSHIP OF VACANT LOTS (5 OR MORE)



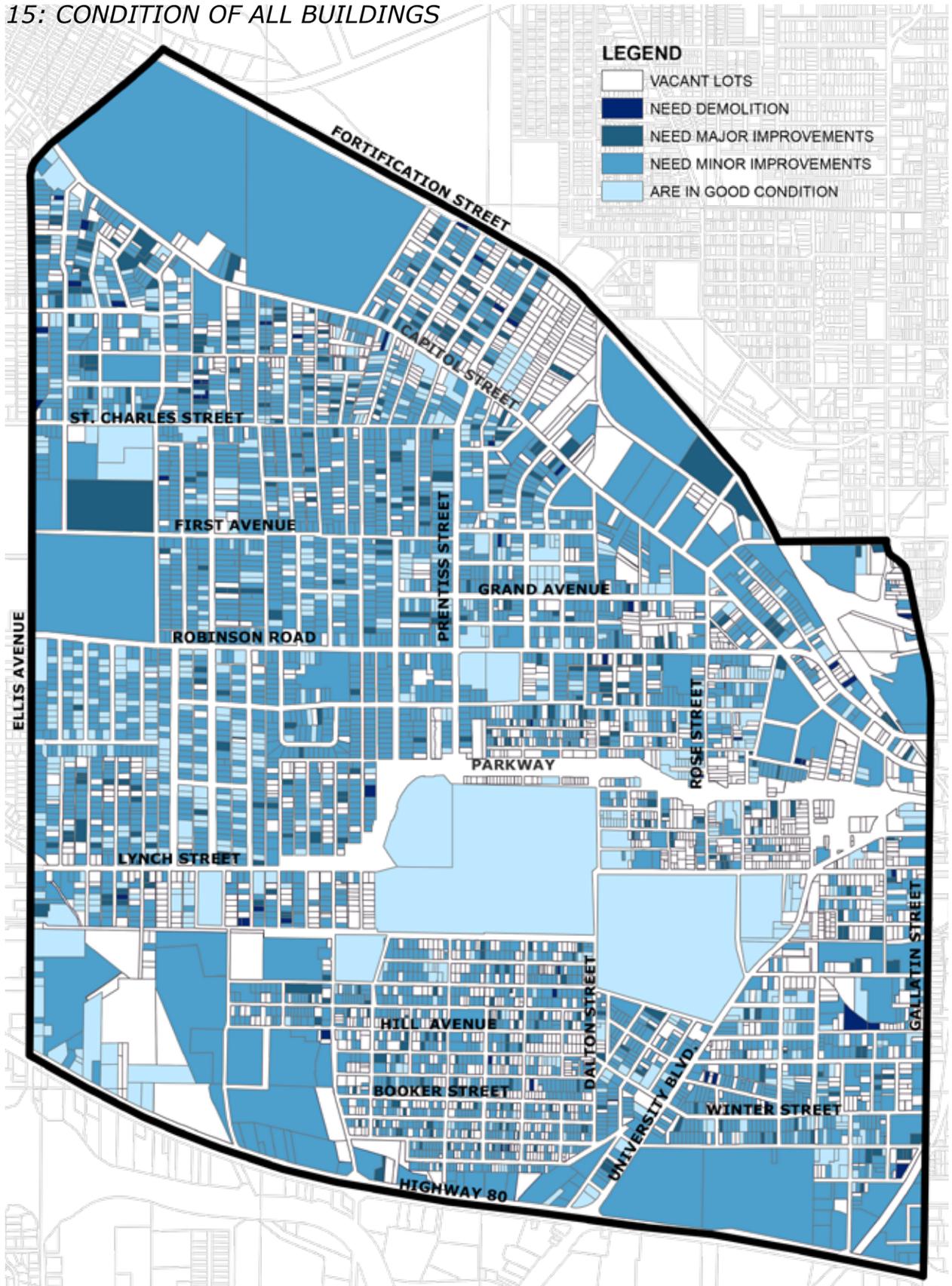
This map shows the owners of lots with abandoned structures within the planning area. This information was collected using the Hinds County Tax Assessor land roll. **The State of Mississippi is also the largest owner of lots with abandoned structures on them (70). Crawford Properties is the next largest with 21 lots.**

14: OWNERSHIP OF LOTS WITH ABANDONED STRUCTURES (5 OR MORE)



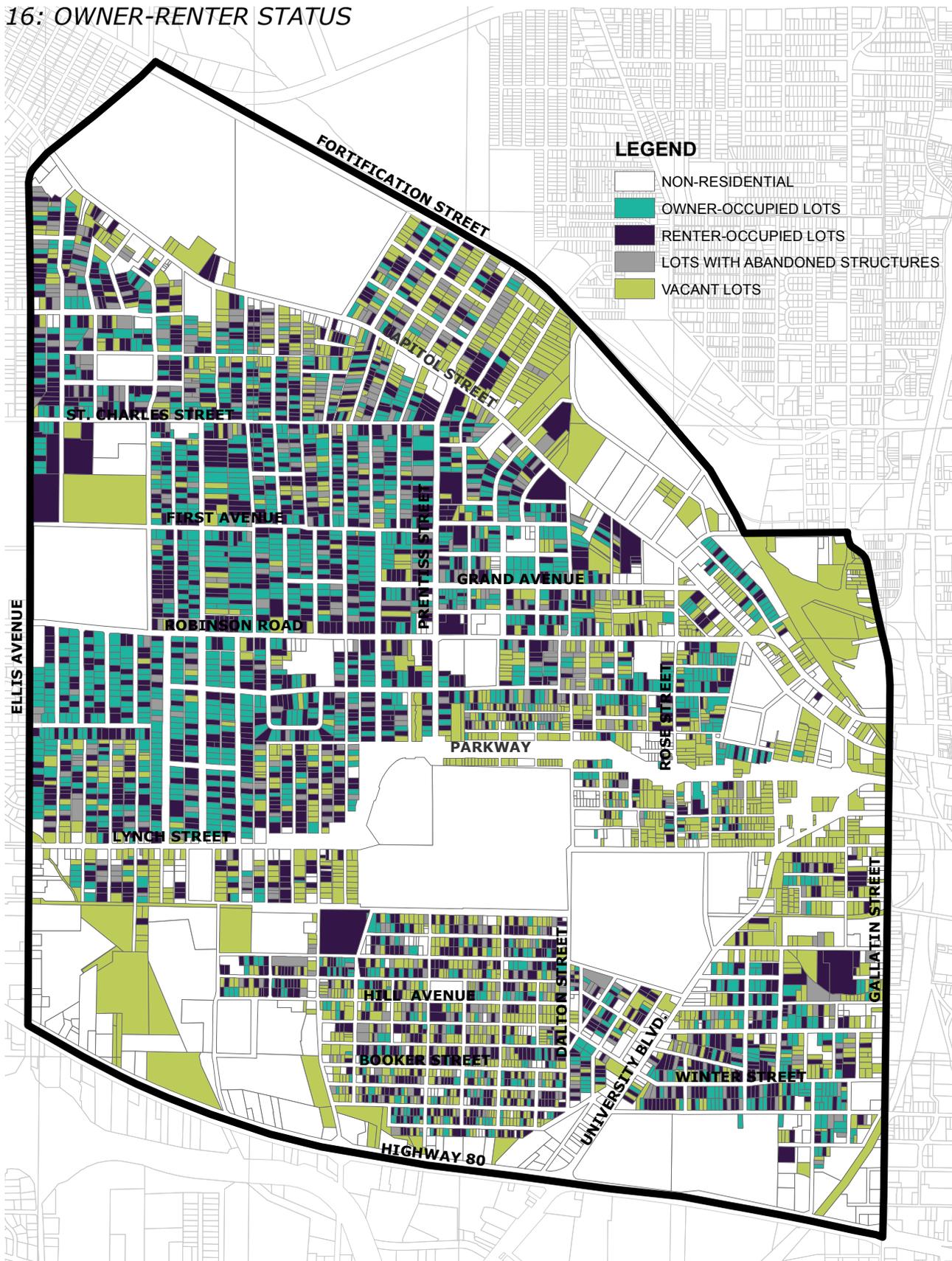
This map identifies the condition of occupied buildings within the planning area. Of the 4,646 occupied lots, **78% need minor work and only 1% need demolition.** Most structures can be fixed and inhabited with just a little home improvement money.

15: CONDITION OF ALL BUILDINGS



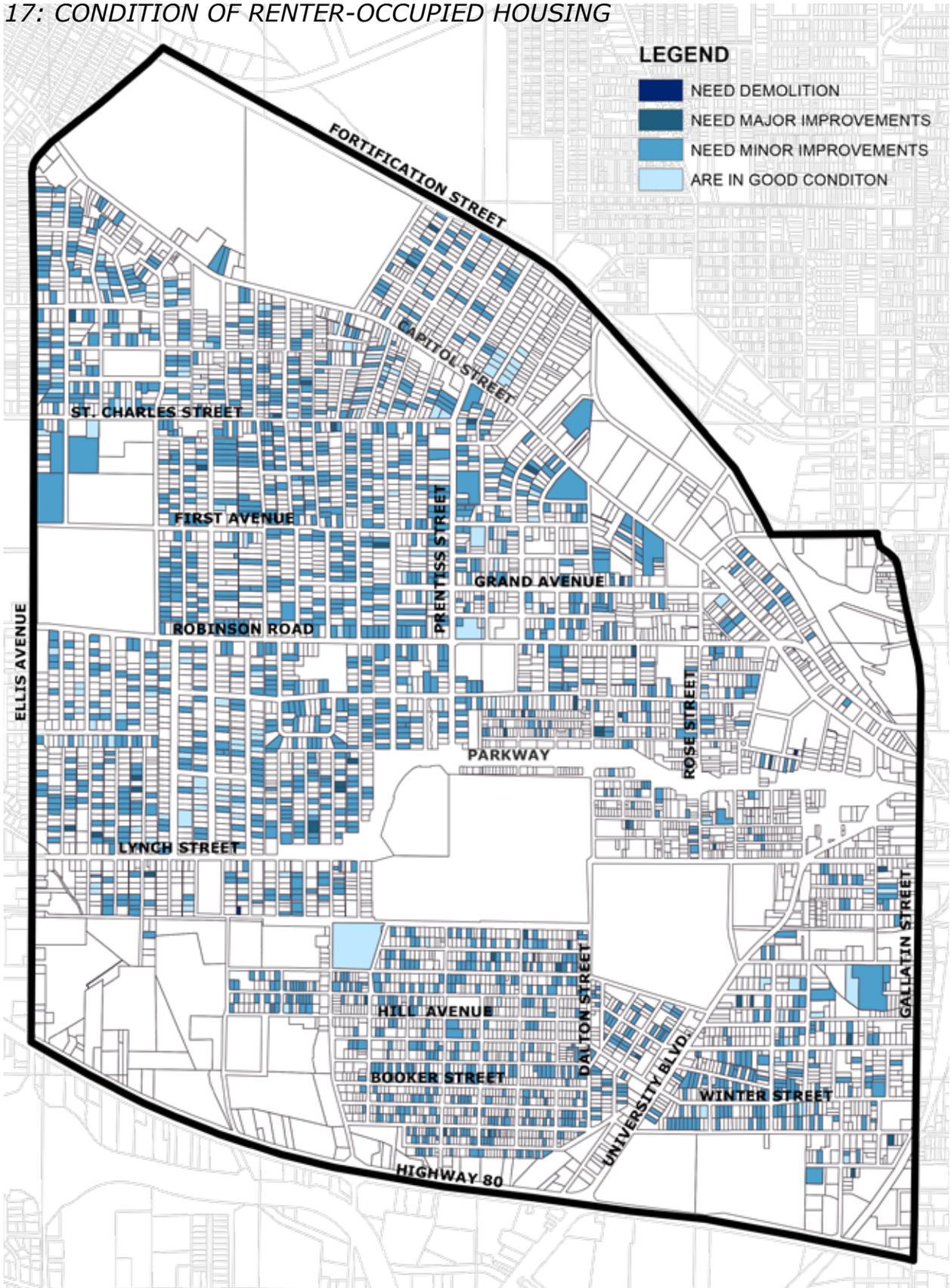
This map identifies the owner-occupied lots and renter-occupied lots within the planning area. Homeownership was identified by homestead exemption status shown on the land roll. **Renters occupy 55% of the occupied housing.**

16: OWNER-RENTER STATUS



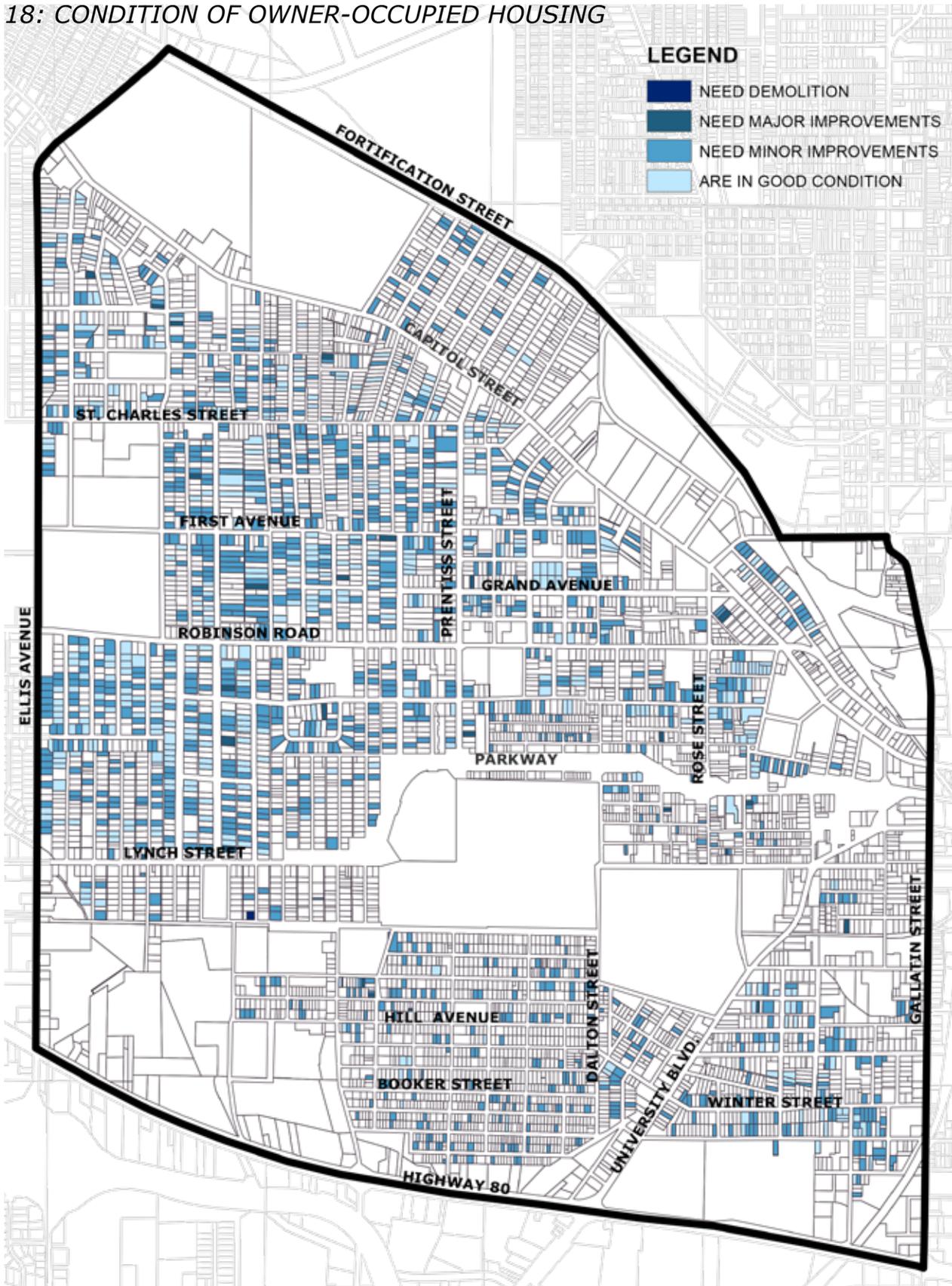
The conditions of renter-occupied lots and owner-occupied lots were compared. While the majority of the lots are renter-occupied, **there was virtually no difference in the numbers of houses that need demolition or major work.**

17: CONDITION OF RENTER-OCCUPIED HOUSING



There were more owner-occupied homes that were in good condition. For the most part, homeowners and renters keep up their homes. However, monies for minor improvements can be identified in order to move more homes into the good condition category.

18: CONDITION OF OWNER-OCCUPIED HOUSING



EDUCATION

Education is one of the most important factors in the quality of life in a community. Most often, access to good education dictates where families move. Supporting the school system and investing in the youth are two of the most important things a stakeholder can do to invest in the health of a community.

The measurement for a successful school and school district is based on the Mississippi Department of Education accountability rating system. Mississippi Accountability Ratings are based on the results of tests administered in the spring semester. In 2013-2014, the State implemented a new rating system consistent with Mississippi's college- and career-ready standards. Because of the transition to the new rating system, a waiver allows schools to keep their 2012-13 ratings, if they scored lower in 2013-14.

The new grading system considers students' proficiency on state tests, their improvement from one proficiency level to the next, and their progress toward meeting higher academic standards. If the school has a 12th grade, the four-year graduation rate is also considered.

Within the planning area, there are five elementary schools, two middle schools and two high schools and the Official 2014 Performance Classification (A, B, C, D, or F) assigned to the schools is shown in *19: Public School Characteristics*. **George Elementary is the highest-performing school – "A" – and Barr Elementary is a "B"-rated school.** However, Blackburn Middle School received a failing classification.

One of the most evident differences between the well-performing elementary and low-performing middle school is the ratio of students to faculty. **For the elementary schools, the ratios range from 1:7 to 1:11. For the middle schools the range is from 1:12 to 1:17 and for the high schools the range is from 1:16 to 1:17. The best-performing school in the district has the lowest ratio.** See *19: Public School Characteristics*.

The four-year graduation rate equals the number of students who graduate in four years from a school or district with a regular high-school diploma divided by the number of students who entered four years earlier as first-time 9th graders, with adjustments for deaths, emigration, and transfers in and out. This is shown in *20: 4-Year Graduation Rate* for Jim Hill and Provine High Schools.

21: Public School Feeder Patterns shows how there are more elementary schools that are sending students on to large middle schools and high schools, combining 5 to 6 schools into one during an important transition into adolescence.

All of the support systems and private entities in the planning area were mapped and are shown on pages 28-29. There are three private daycares that also home school up to third grade and one private grade school. There are 7 childcare centers and one higher learning institution. A library and 10 educational support sites serve the community. Educational support programs include after-school care and summer programs that seek to improve the test scores and overall grades of the children. **While there are many ministries and nonprofits investing in the youth, because of resources, they are only serving about 25% of the number of children in the community. In addition, there is an emphasis on the elementary school, and aid decreases in the 8th and 9th grade years.**

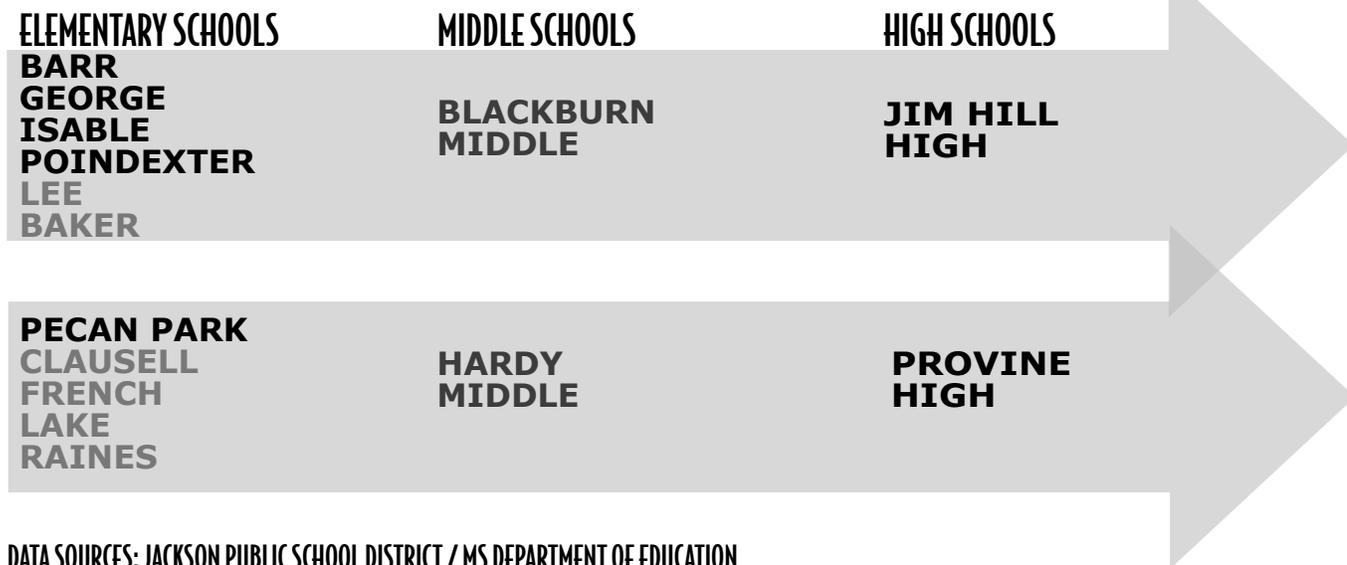
19: PUBLIC SCHOOL CHARACTERISTICS FOR THE 2013-2014 SCHOOL YEAR

| | ENROLLMENT | FACULTY/ ASSISTANTS | SUPPORT STAFF | ACCOUNTABILITY GRADE |
|-------------------|-------------|------------------------|------------------|-------------------------|
| Barr | 143 | 13 | 6 | B |
| George | 177 | 20 | 5 | A |
| Isable | 383 | 28 | 8 | D |
| Pecan Park | 410 | 28 | 7 | C |
| Poindexter | 184 | 16 | 7 | C |
| Blackburn | 487 | 29 | 7 | F |
| Hardy | 597 | 36 | 9 | D |
| Jim Hill | 1255 | 72 | 4 | C |
| Provine | 1099 | 65 | 2 | C |

20: 4-YEAR GRADUATION RATE (%) FOR THE 2013-2014 SCHOOL YEAR



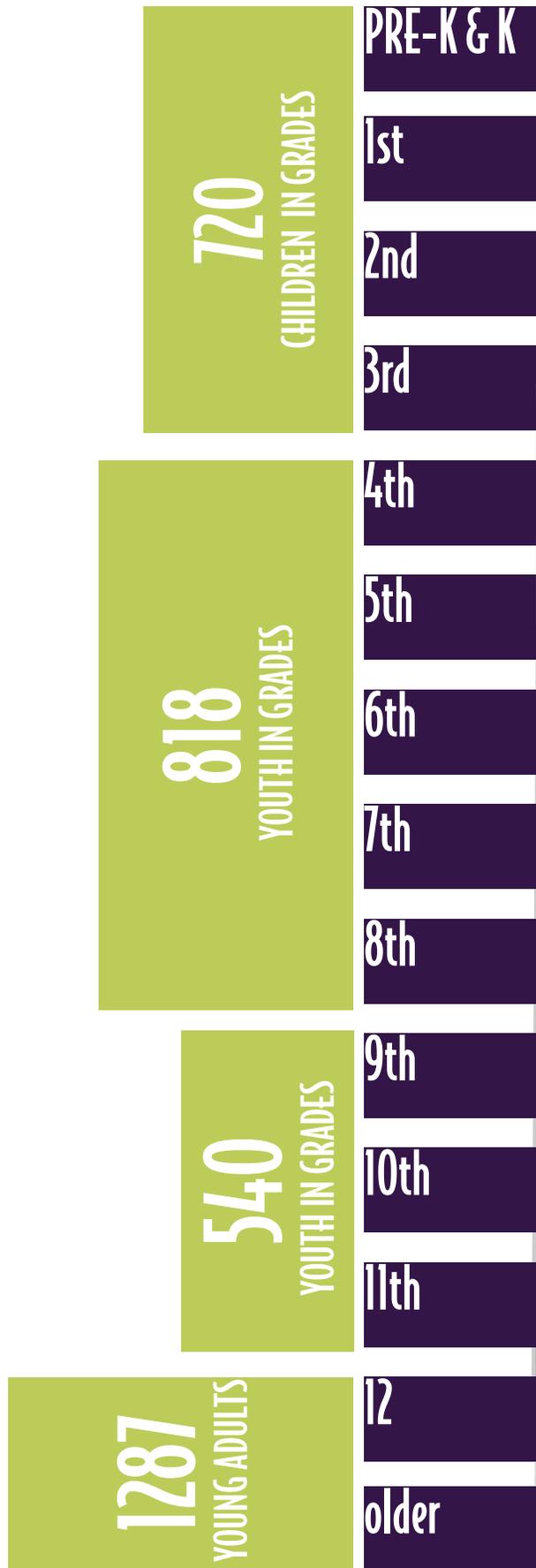
21: PUBLIC SCHOOL FEEDER PATTERNS



DATA SOURCES: JACKSON PUBLIC SCHOOL DISTRICT / MS DEPARTMENT OF EDUCATION

EDUCATION

EDUCATION



EDUCATIONAL SUPPORT

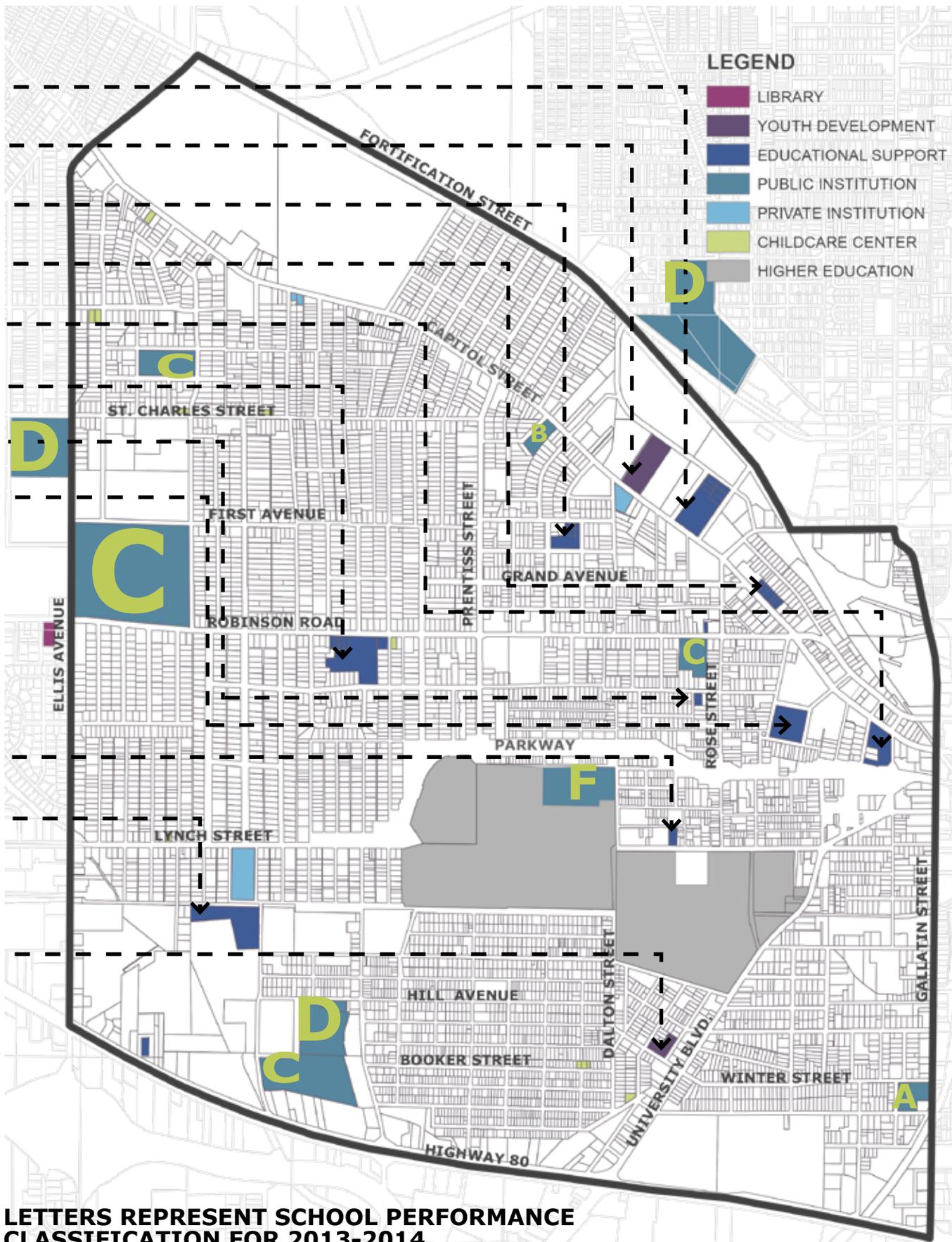
- HIS HEART MINISTRIES
- CALVARY BAPTIST CHURCH
- BOYS & GIRLS CLUB CAPITOL STREET UNIT
- MISSION FIRST AFTER SCHOOL & CAMP
- STEW POT AFTER SCHOOL & SUMMER PROGRAM
- VOCM- BARR ELEMENTARY AFTER SCHOOL PROGRAM
- SPENCER PERKINS CENTER AFTER SCHOOL & CAMP
- POINDEXTER PARK AFTER SCHOOL CLUB
- ENOCHS FAMILY CENTER

CAREER & SKILL DEVELOPMENT

- BOYS & GIRLS CLUB CAPITOL STREET UNIT
- YOUTHBUILD- WEST JACKSON CDC
- PUBLIC SAFETY PROGRAM- WEST JACKSON CDC
- JSU LIFELONG LEARNING CENTER

PERSONAL DEVELOPMENT

- OPERATION UPWARD CENTER
- POINDEXTER PARK AFTER SCHOOL CLUB
- SPENCER PERKINS CENTER AFTER SCHOOL & CAMP
- MISSION FIRST AFTER SCHOOL & CAMP
- BOYS & GIRLS CLUB CAPITOL STREET UNIT



POINT-IN-TIME COUNT

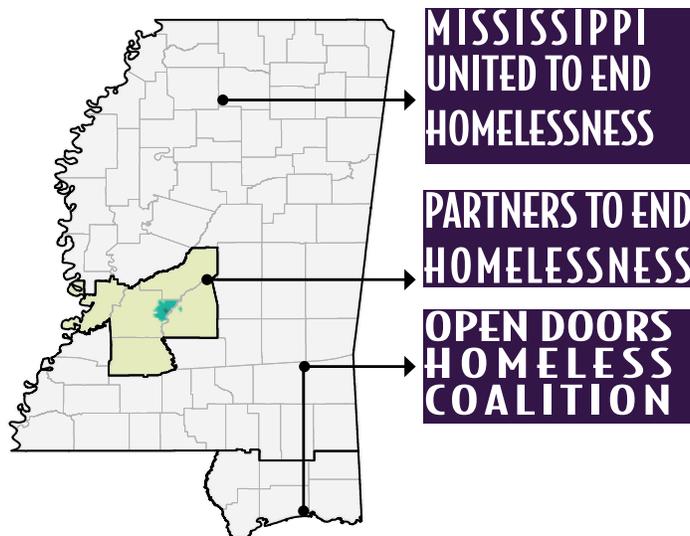
One of the greatest concerns for residents living within the planning area is the high concentration of homeless persons. One of the largest services in West Jackson is Stewpot Community Services, which “seeks to provide food, clothing, shelter and nurturing care to children, elderly, disabled and poor persons in the community.” According to residents, because of the services provided, Stewpot attracts homeless and unemployed persons and is often the “drop off place” for those who have been institutionalized and have nowhere to go.

While many people take advantage of services provided at Stewpot, including its daytime Opportunity Center, there are not enough comprehensive services, leaving some of the people to explore the streets and public places, such as Poindexter Park, in West Jackson. Many homeless people are substance abusers or mentally ill. In addition, there is a large number of personal care homes in the community; many are ill-equipped or unwilling to provide the services necessary to ensure a safe environment and many operate under the legal threshold so they will not be regulated by laws. Persons in assisted living are often confused with those who are homeless.

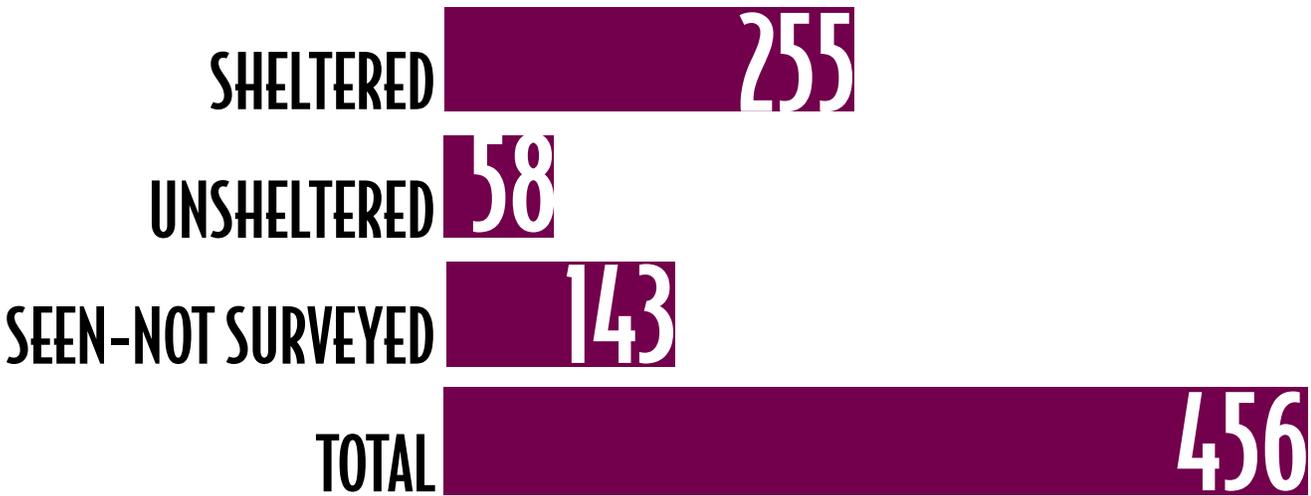
While the homeless population is transient by nature and hard to identify, the Point-In-Time Count tries to number the homeless every year within a 24-hour period during one of the last 10 days in January. The count is required at least bi-annually of any community or region receiving funding from the U.S. Department of Housing and Urban Development (HUD) for programs for homeless people. In Central Mississippi, the City of Jackson partners with the local Continuum of Care, Partners to End Homelessness, to conduct the count.

In 2014, the count revealed 456 homeless persons in the city of Jackson. See 24: 2014 Survey Results. Of those surveyed, a great majority have been previously incarcerated, over one-half have a history of substance abuse and 34% have a history of mental illness. The needs of the population are great and the City, institutions and nonprofits are not equipped to implement meaningful help on a large scale. There is an emphasis on providing shelter and sustenance but there is a lack of strategy or comprehensive institutional organization to end homelessness.

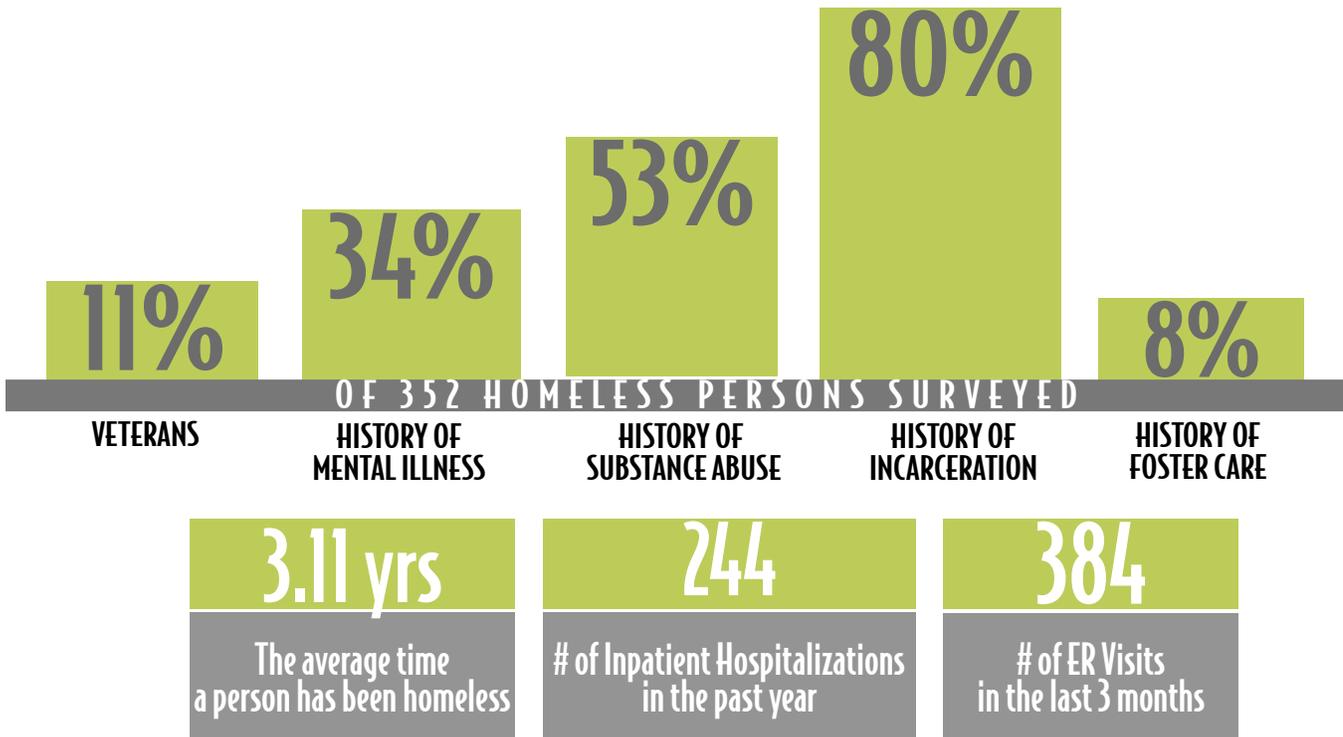
23: MISSISSIPPI'S THREE HUD SERVICE AREAS FOR PROGRAMS FOR HOMELESS PEOPLE



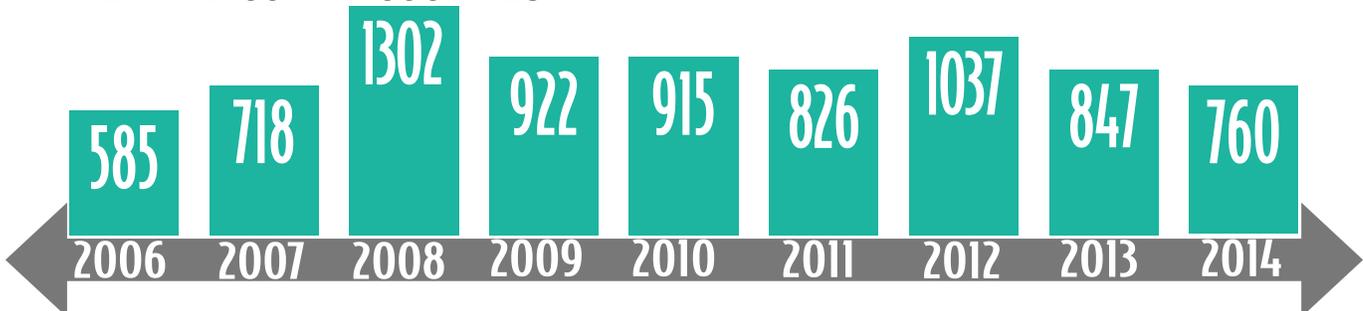
24: 2014 SURVEY RESULTS FOR THE CITY OF JACKSON



25: BACKGROUND OF HOMELESS PERSONS SURVEYED IN HINDS, MADISON, RANKIN, WARREN AND COPIAH COUNTIES IN 2014



26: HOMELESS COUNTS FROM 2006-2014 FOR HINDS, MADISON, RANKIN, WARREN AND COPIAH COUNTIES



DATA SOURCE: PARTNERS TO END HOMELESSNESS

FACTORS CONTRIBUTING TO HOMELESSNESS

After interviewing homeless persons and service providers, major issues were identified that contribute to homelessness in the community.

MOBILITY

Mobility is a major issue. Homeless persons cannot find or keep jobs without reliable transportation. Most do not have access to personal cars and public transportation is limited and unreliable. Those who do have cars are penalized by service providers because a car is viewed as a luxury. However, in an auto-dependent city, a car is necessary for timely mobility. Those without a means of transportation cannot find jobs or keep jobs because they cannot get to them.

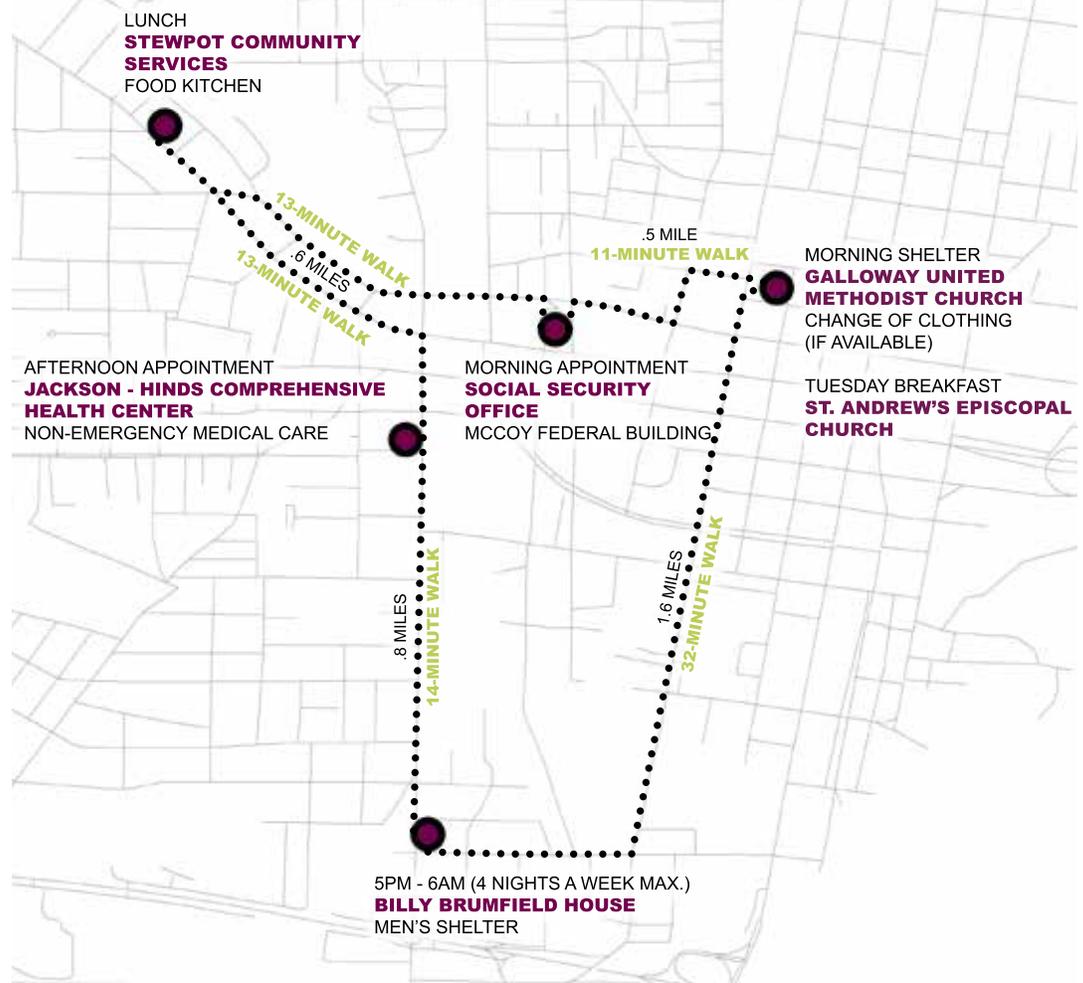
Earning money to secure bus fare is difficult. In addition, the current JATRAN routes assume most of the jobs are in the center of the city. Buses move in and out of the center city; however, the reality is that there are very few jobs in downtown, so the buses are not connecting people to jobs.

INSTITUTIONS

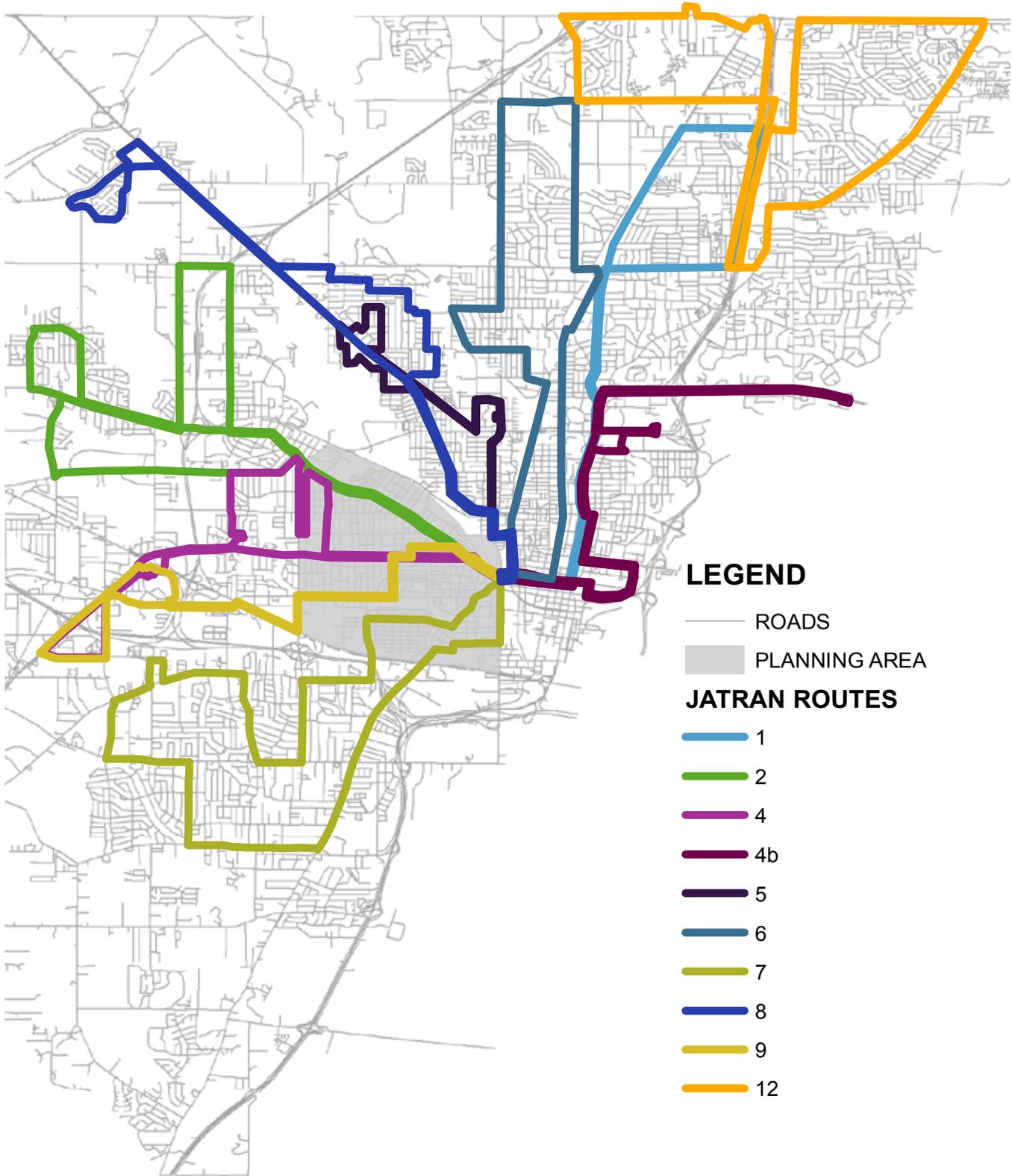
Basic needs and services (i.e., identification cards, social worker, more time in a shelter, list of resources) are limited, inefficient and inaccessible, thus perpetuating the homelessness and poverty.

Institutions and services have some policy and programmatic issues that perpetuate homelessness. One issue is that institutions expect people

27: HYPOTHETICAL DAY FOR A HOMELESS PERSON



28: JATRAN ROUTE MAP



LEGEND

- ROADS
- PLANNING AREA

JATRAN ROUTES

- 1
- 2
- 4
- 4b
- 5
- 6
- 7
- 8
- 9
- 12

IN JACKSON IN 2012:

6,099
Households without vehicles

63%
% of Eligible People Actually Working

\$1,065.00
Average Monthly Cost for Mortgage Holders

34%
Individuals Paying more than 30% of Income for Mortgage

\$757.00
Average Monthly Cost for Rental

61%
Renters Paying more than 30% of Income for Rent

\$19,301.00
Per Capita Income

43%
Population 25 & Under with High School Diploma or Less

49
Per 1,000 Women 15-19 who Gave Birth in the Last 12 Months

DATA SOURCE: PARTNERS TO END HOMELESSNESS

to move from homelessness to prosperity with no transition period. Institutions and services simply look at the dollar amount and make decisions with considering circumstances. Time limits on shelter stays perpetuates homeless, because it does not give enough time for people to really turn their lives around.

The homeless services provided do not fully support the homeless population, especially for women. Women feel unsafe on the streets, and often check themselves into a hospital just to have a warm place to go. On the streets, women (often with children) and men find themselves fighting to survive and cannot focus on finding a job or a home to move themselves out of homeless status. Being transient between shelters and services, there is no address to put on the job application, so their application is discarded.

It is hard for people (especially, those with no family or friends) to reenter society after being institutionalized. Institutions often are accused of not caring about what happens to their clients and do not offer transitional or reentry services. In addition, police profiling makes it difficult for homeless persons to walk to places they need to go.

Some churches and ministries with very good intentions, often fail to offer real, life-changing help. They tend to give hand-outs, making homelessness comfortable. For example, churches from outside the community use Poindexter Park to hand out food and it therefore becomes an enabling food shelter. Food is no longer a need with multiple institutions providing it (Galloway, St. Andrew's, Stewpot, and Gateway, among others).

HEALTHCARE

Healthcare and health issues contribute to homelessness. Ivory Clinic is the only free healthcare available in the city. One health failure or accident makes a difference if you cannot maintain your job, and because applying for disability is a process, there could be months between checks. In addition, the mental health resources in Jackson are limited. Medicine affordability is an issue. There are virtually no services for pregnant women.

Only two healthcare clinics and one legal services clinic are provided in the planning area where there is a high concentration of homeless persons. There is poor communication between agencies, and cooperation and coordination between nonprofits is needed.

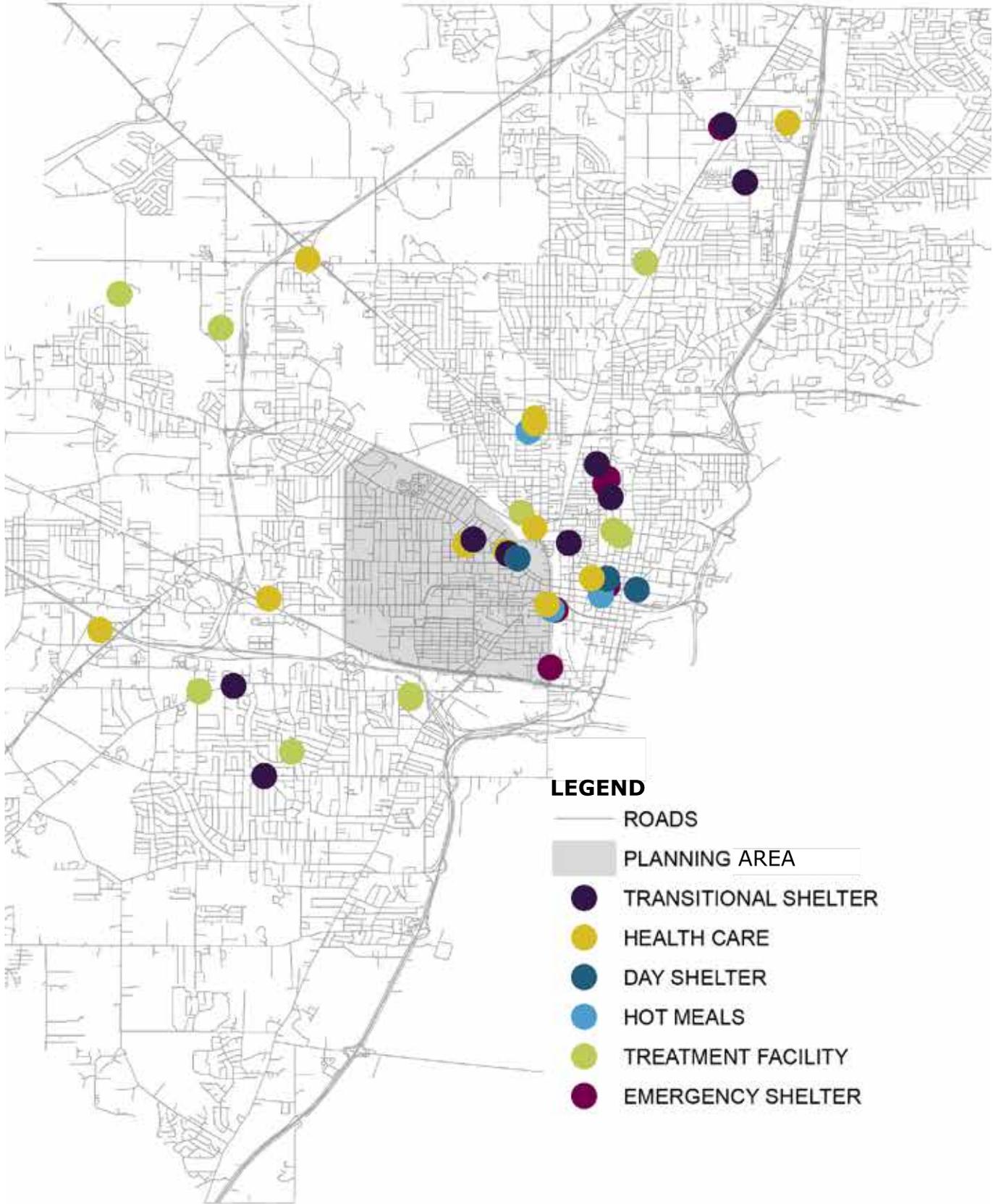
WORKFORCE

There aren't many stable jobs available for the general population, especially the homeless. Many don't have means to get identification needed to apply for jobs. Some don't meet basic qualifications such as a high school diploma. Those with criminal records are often not hired. In addition, many of the shelters are located in the poverty-stricken areas of the city, where jobs aren't easily accessible.

SOCIAL PROBLEMS

Finally, social problems contribute to homelessness. Drug/alcohol addiction, poor health and limited access to healthcare contribute to homelessness. Many homeless people have been released from mental institutions with nowhere to go, leaving them to wander the streets.

29: MAP OF SERVICES FOR HOMELESS PEOPLE



COMMUNITY ANALYSIS

After gathering the preliminary research, the findings were presented to the community to allow people to respond and analyze their own communities through a series of public meeting. Residents were able to identify the positives (assets), negatives (liabilities) and opportunities to improve the health of their neighborhoods.

The input from participants largely drove the analysis phase. This input was compared to existing community resources, amenities, services and other neighborhood factors. We combined and analyzed the data received by the community then we began to overlay the sets of data to understand how they relate.

Communities are complex networks of social, political, educational, religious, economic and historic factors. In order to develop initiatives and interventions that are strategic, it was essential that we analyze as many contributing factors as possible and then compare to find the contingent effects on each other.

This chapter outlines what was found in the analysis. The first section discusses the analysis of the building inventory. The second section analyzes the safety and security issues, and the third section discusses the resources, amenities and services available to the community.

POSITIVES

CODE VIOLATIONS, INFRASTRUCTURE & STREETS

- Established landscape

HOUSING

- Nice older homes, great for history and architecture

SAFETY & SECURITY

- Crime stoppers

FOOD

- Mom and pop owned businesses

POVERTY & ECONOMY

- Able-bodied and willing to work if jobs were available

JACKSON STATE UNIVERSITY

- Huge resource and largest employer in west Jackson

- Margaret Walker Alexander Center
- Educational institution and economic engine
- Works in neighboring community

CHURCHES

- Solid structures
- Have means of investing in immediate neighborhood
- Many churches

PEOPLE

- **Great people and caring residents**
- Residents are committed to community
- Diversity of experience, skills and contacts
- People needing/ looking for work and having skills

- Long-standing neighbors and long-term neighborhood associations
- Home to many elected officials
- Opportunity to get college-age citizens from JSU to actually stay after graduation

EDUCATION

- Barr is B-level school
- Draws young families, economic bone of community
- Adequate number of schools

ZOO, PARKS AND ATHLETIC FIELDS

- Parks do exist
- Hughes Field
- Splash pad at the Zoo
- The Zoo brings people to West Jackson

CODE VIOLATIONS, INFRASTRUCTURE & STREETS

- **Condition of streets**
- Poor street lighting
- Sewage, drainage and flood issues
- **Capitol Street in disrepair**
- Lack of comprehensive and safe bike trails
- Unattractive reputation and appearance (bars on windows/trash on street)
- Condition of sidewalks and lack of sidewalks in some areas
- **Parkway is not well maintained**
- **Cars and “junk” in front yards**
- Stray dogs, loitering and littering and trash

HOUSING

- **Dilapidated, abandoned and vacant lots (contributes to social problems)**
- High number of foreclosed, rental and affordable (federal) properties
- **Absentee landlords and unconcerned property owners**
- **Lack of homeowner maintenance**
- Inability to transfer ownership of property
- Lack of quality housing

SAFETY & SECURITY

- **Fighting, violence and shootings**
- Drugs, “weed/crack-heads” and dope houses
- Racing, dragging, speeding and car accidents
- **Theft, burglary and stealing**
- Murders
- Fires
- **Lack of police presence and poor relationship and poor relationship and police**

FOOD

- Produce at McDade’s is bad

quality

- **Limited access to fresh food** and not enough grocery stores
- Not any chain restaurants

POVERTY & ECONOMY

- Lack of a variety of jobs, businesses, industries, & economic opportunities
- Foreign-owned convenience/gas stations
- Not owned by West Jackson residents
- No shopping outlets
- Lots of liquor stores, cheap product stores, spirit package stores bring down community
- Too many check cashing, pawn shops, and rent to own places

JACKSON STATE UNIVERSITY

- Transient student population
- **Does not use research and leadership resources to invest in surrounding neighborhood**
- Students and faculty do not engage with the community on a professional, academic or personal level
- Poor relationship between school and neighborhood
- Staff/faculty do not live in the community

CHURCHES

- **Members live outside the community and don’t invest in the community**
- **Churches only seek to protect themselves and don’t engage in the surrounding community**
- **Churches lack love**
- Churches from outside the community come to feed poor and leave (feed people with food and homes)
- “There are lots of churches, but no love”
- Churches are economically inactive in community

PEOPLE

- **High transient population**
- **High mentally ill, substance abuse and homeless population**
- Lack of active neighborhood associations in some areas
- Low population of youth positively involved in the community
- Tendency to fail to encourage new leadership, be open to new ideas and ask questions
- We are not experienced in reaching out purposefully and taking the time to define the best solutions to problems and then organizing materials and ideas to implement what we decide needs to be done

EDUCATION

- Low graduation rates
- Quality of buildings/environment
- Not enough community involvement in public schools
- Low number of educated people in community
- Low performing schools
- Angry/misguided teachers
- School zoning
- Department of Education

ZOO, PARKS AND ATHLETIC FIELDS

- **Poindexter Park**
- No public swimming pools
- Lack of sufficient restrooms and equipment
- **In poor condition**
- **Underfunded**
- Deteriorating surroundings and corridor
- Poor condition

PROPERTY LIABILITIES

The first set of maps produced from the building inventory were analyzed in order to identify patterns of challenges and to identify areas with high numbers of vacancy and homes that are not in good condition.

Completing an analysis of the mapped information, observations are as follows:

- Map 1 shows that property values are lowest around the Jackson Zoo and Jackson State University, the two largest institutions in West Jackson.
- Map 2 shows the property values. High-value homes (those valued at or above market value) were analyzed based on the values of the surrounding properties. The hatches (area in circles) represent the scales of comparison ranging from those that are surrounded by lower-value properties to those that are surrounded by like or higher values.
- Map 3 shows areas that have a high number of vacant lots or lots with abandoned structures.
- Map 4 shows the homes that are in good condition. The dollar signs identify areas that have the lowest number of homes in good condition.

INFRASTRUCTURE LIABILITIES

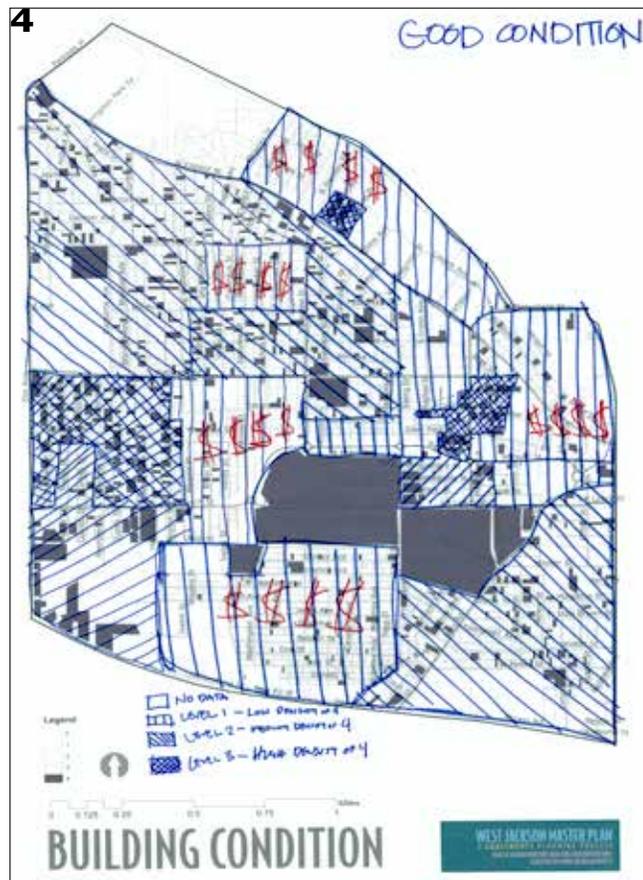
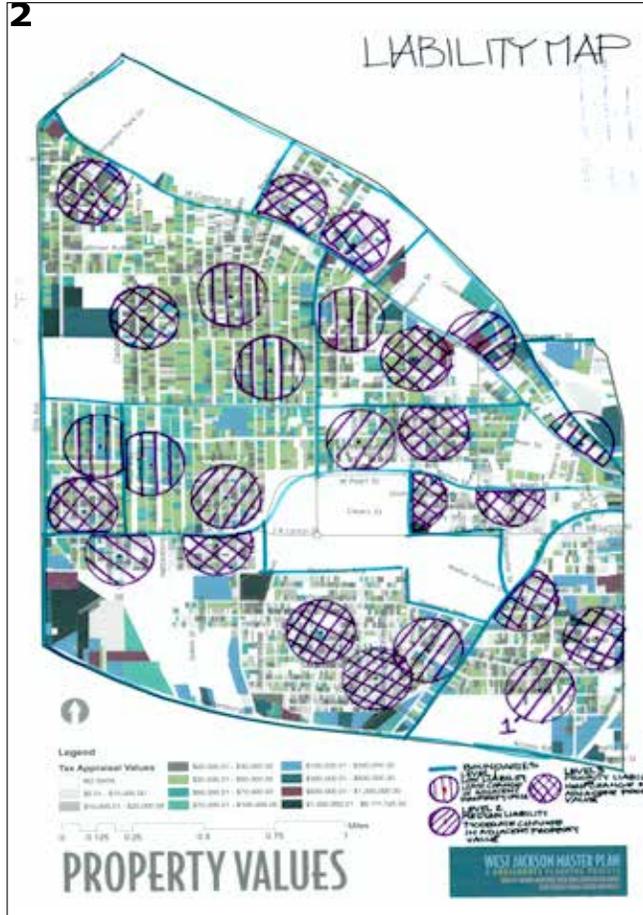
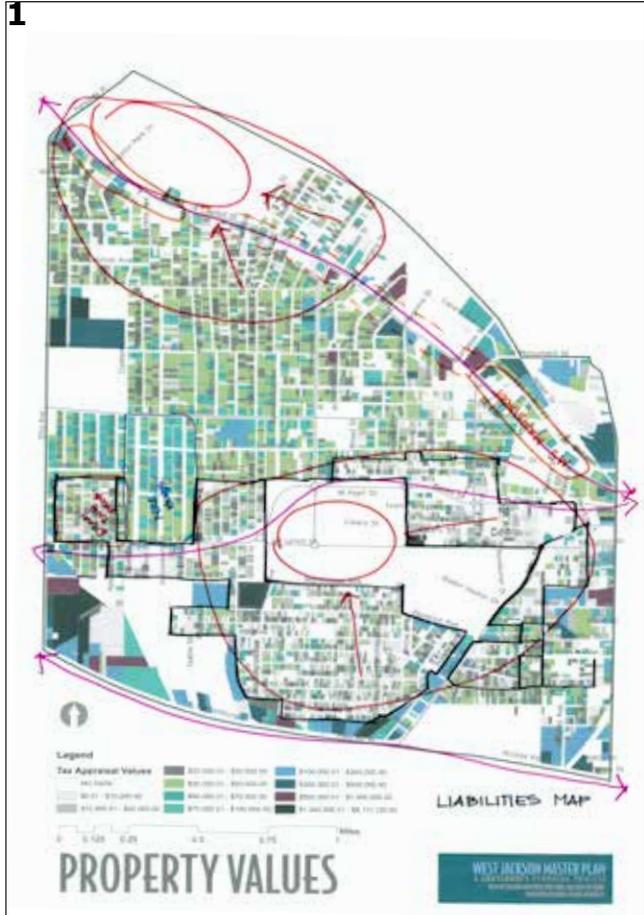
Adequate infrastructure is directly related to the quality of life for a community. Resources, systems and services required for a functioning healthy community include clean water, sewer, stormwater, roads and sidewalks, lighting, and now, access to high speed Internet service. Parks, recreation and even public transportation can be also considered basic infrastructure needs of a community.

Like many cities its age, Jackson suffers from older and undersized water/sewer lines, expansion of impervious surfaces beyond the stormwater capacity of streets, and roads and sidewalks that require repair. Infrastructure maintenance is also made more difficult by the expansive clay soils common in our city. As part of our work, we have not been able to secure the City's survey of infrastructure needs or the priority plan for repairs. However, residents in West Jackson are advised to request the City's attention in studying areas that are known to flood.

In West Jackson there are a series of infrastructure deficiencies and issues that require independent investigations and strategies for improvement. Revenue provided by the 1% additional sales tax within the city can help address these issues.

1. **STREETS AND SIDEWALKS AND FAIR EQUAL ACCESS** - There are many streets that require repair and many sewer repairs that have not been paved. There are many streets without sidewalks and where there are sidewalks, the path is often incomplete. An assessment of required repairs and a pedestrian path system study could help direct limited resources to best support community growth. There are also many dead-end streets that should be identified and planned to link these streets to others to promote thorough circulation.
2. **STREET LIGHTING** - Proper street lighting is an issue, a public safety issue that is most critical. The area is serviced by Entergy, which is responsible for fixing broken street lights. However, a request for additional public lights must go through the City.
3. **CLEAN WATER AND WATER PRESSURE** - The potable water distribution system is old and in many places undersized for future development and growth. In the Winter of 2010, the freeze broke many water pipes, leaving the entire city of Jackson without fresh water.
4. **STORMWATER & FLOODING/ SEWER SYSTEM** - The stormwater and sewer system have been failing for many years. As pipes leak, this activates the clay, and in turn the clay breaks the pipes. With large rains, the stormwater system overflows and sewer chemicals enter the treatment plants.

30: ANALYSIS MAPS



PHYSICAL CONDITION

CRIMINAL INCIDENTS DATA

All of the West Jackson planning area is in Police Precinct 2, one of four police precincts in Jackson. The data on page 41 is from the 2013 Criminal Incident Report for Precinct 2. The police department reports crimes by police beat.

In Precinct 2, there are 13 beats and 7 of those beats are in the planning area. These beats do not conform to the planning area, so it is more important to consider where boundaries for the police beats are, as reflected in maps on pages 42 to 43. The beats are shown, for example, as 201, meaning Beat 1 in Precinct 2.

It is also important to note that this data is only reflective of the crimes and situations reported to the police. Residents expressed in a few public meetings that the numbers do not seem to accurately reflect what is going on in the community.

Criminal activities reported by the community included theft/burglary, violence, shootings, prostitution and drugs. The chart on page 41 gives a complete list of incidents reported from 2010 to 2013. Of these, the total crimes related to theft and burglary, substance abuse, disturbances and assault per category were mapped (pages 42 to 43).

The data shows two consistently distressed areas are Washington Addition, the neighborhood directly south of Jackson State University, and the area immediately south of the Zoo. Both show high numbers of substance abuse, theft and burglary, disturbances and assault.

INCIDENTS

Violent Crimes (Non-Homicidal)

| | 2010 | 2011 | 2012 | 2013 |
|--------------------|------|------|------|------|
| Simple Assault | 600 | 538 | 503 | 516 |
| Fight | 233 | 225 | 274 | 199 |
| Aggravated Assault | 31 | 26 | 46 | 44 |
| Stabbing | 24 | 16 | 16 | 15 |
| Rape | 29 | 23 | 30 | 17 |
| Sexual Battery | 4 | 6 | 6 | 4 |

Gun (firearm) Related Incident

| | 2010 | 2011 | 2012 | 2013 |
|---------------------------------|------|------|------|------|
| Man with Gun | 316 | 312 | 309 | 312 |
| Shots Fired | 433 | 469 | 502 | 361 |
| Shooting with Intent | 56 | 52 | 41 | 41 |
| Accidental Shooting | 0 | 3 | 3 | 1 |
| Shootings in Occupied Dwelling: | 42 | 29 | 37 | 36 |

Vehicle-Related Incidents

| | 2010 | 2011 | 2012 | 2013 |
|---------------------------|------|------|------|------|
| Traffic Stop | 7576 | 6748 | 7998 | 7082 |
| Accident | 602 | 583 | 496 | 563 |
| Improperly Parked Vehicle | 23 | 35 | 26 | 18 |
| Suspicious Vehicle | 237 | 208 | 232 | 199 |
| Auto Theft | 410 | 323 | 301 | 261 |
| Hit and Run | 199 | 213 | 147 | 194 |
| Abandoned Auto | 266 | 227 | 159 | 161 |
| Auto Burglary | 556 | 472 | 374 | 394 |
| Car Jacking | 47 | 29 | 23 | 25 |
| Stranded Motorist | 271 | 233 | 237 | 223 |

Theft & Burglary

| | 2010 | 2011 | 2012 | 2013 |
|--------------------------------|------|------|------|------|
| Theft | 457 | 458 | 484 | 452 |
| Petit Larceny | 164 | 156 | 170 | 153 |
| Shoplifting | 64 | 59 | 79 | 102 |
| Purse Snatching | 7 | 9 | 9 | 11 |
| Business Burglary | 238 | 198 | 174 | 171 |
| Grand Larceny | 45 | 54 | 39 | 34 |
| Business Armed Robbery | 37 | 10 | 10 | 6 |
| House Burglary | 560 | 574 | 542 | 401 |
| School Burglary | 2 | 2 | 1 | 2 |
| Church Burglary | 16 | 8 | 7 | 11 |
| Business Strong Armed Robbery | 1 | 4 | 4 | 2 |
| Individual Armed Robbery | 128 | 99 | 91 | 120 |
| Individual Strong Armed Robber | 40 | 33 | 29 | 29 |
| Embezzlement | 9 | 12 | 9 | 13 |

Response and Assistance

| | 2010 | 2011 | 2012 | 2013 |
|--------------------|------|------|------|------|
| Pick Up Suspect | 98 | 115 | 98 | 71 |
| Suspicious Subject | 312 | 328 | 343 | 300 |
| Persons Check | 94 | 78 | 77 | 88 |
| Meet Complainant | 2121 | 2166 | 2234 | 2064 |
| Observe | 2092 | 2547 | 2228 | 1879 |
| Response to Alarm | 3120 | 2697 | 2559 | 2801 |
| AMR - Ambulance | 358 | 380 | 493 | 435 |
| JFD - Fire | 240 | 228 | 216 | 176 |

Missing Persons

| | 2010 | 2011 | 2012 | 2013 |
|---------------|------|------|------|------|
| Missing Adult | 57 | 56 | 57 | 58 |
| Kidnapping | 5 | 2 | 3 | 3 |

INCIDENTS

Disturbance

| | 2010 | 2011 | 2012 | 2013 |
|----------------------|------|------|------|------|
| Disturbance | 1653 | 1520 | 1558 | 1658 |
| Disturbing the Peace | 408 | 440 | 425 | 357 |
| Disorderly Conduct | 65 | 77 | 48 | 43 |
| Vagrant | 291 | 190 | 218 | 272 |
| Domestic Disturbance | 968 | 975 | 1019 | 909 |
| Mental Subject | 102 | 89 | 116 | 123 |
| Indecent Exposure | 53 | 39 | 51 | 50 |
| Prowler | 69 | 75 | 95 | 88 |
| Threat | 244 | 195 | 214 | 230 |
| Prostitution | 30 | 24 | 52 | 10 |

Substance-Related Incident

| | 2010 | 2011 | 2012 | 2013 |
|-------------------------|------|------|------|------|
| Drunk in Public | 86 | 70 | 79 | 65 |
| DWI | 7 | 8 | 5 | 9 |
| DUI | 33 | 23 | 31 | 28 |
| Possession of Narcotics | 289 | 299 | 261 | 230 |
| Drug Overdose | 1 | 2 | 3 | 1 |
| Possession of Marijuana | 58 | 46 | 55 | 37 |

Property-Related Incidents

| | 2010 | 2011 | 2012 | 2013 |
|---------------------------|------|------|------|------|
| Trespassing | 181 | 174 | 196 | 162 |
| Malicious Mischief | 332 | 301 | 338 | 359 |
| Arson | 15 | 19 | 15 | 18 |
| Vandalism | 96 | 85 | 77 | 55 |
| Property Damage Accidents | 54 | 51 | 39 | 55 |

Death-Related Incidents

| | 2010 | 2011 | 2012 | 2013 |
|----------------------------|------|------|------|------|
| Deceased Subject | 35 | 20 | 28 | 30 |
| Murder | 1 | 0 | 1 | 1 |
| Suicide/ Attempted Suicide | 42 | 47 | 37 | 36 |
| Death by Natural Causes | 5 | 0 | 1 | 3 |

Child-Related Incidents

| | 2010 | 2011 | 2012 | 2013 |
|--------------------|------|------|------|------|
| Runaway | 75 | 42 | 45 | 66 |
| Child Neglect | 9 | 14 | 5 | 8 |
| Incorrigible Child | 91 | 60 | 86 | 98 |
| Child Abuse | 2 | 11 | 9 | 6 |

Unknown Incidents

| | 2010 | 2011 | 2012 | 2013 |
|-----------------|------|------|------|------|
| Unknown Code | 55 | 29 | 22 | 30 |
| Unknown Trouble | 1744 | 1841 | 2676 | 2466 |

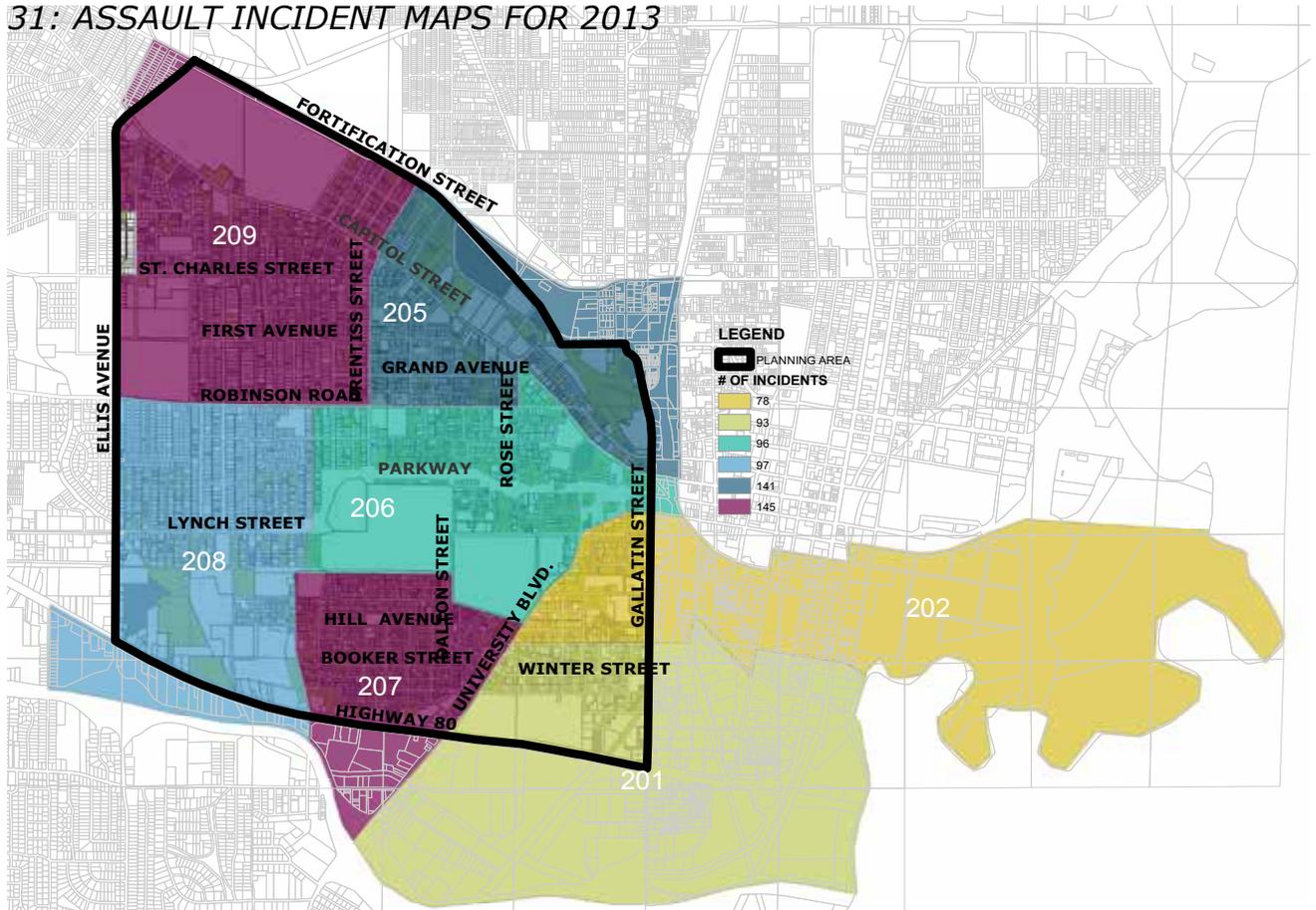
Falsehood

| | 2010 | 2011 | 2012 | 2013 |
|------------------------------|------|------|------|------|
| False Pretense - Misdemeanor | 39 | 42 | 51 | 35 |
| False Pretense - Felony | 4 | 15 | 20 | 20 |
| Forgery | 80 | 47 | 33 | 40 |

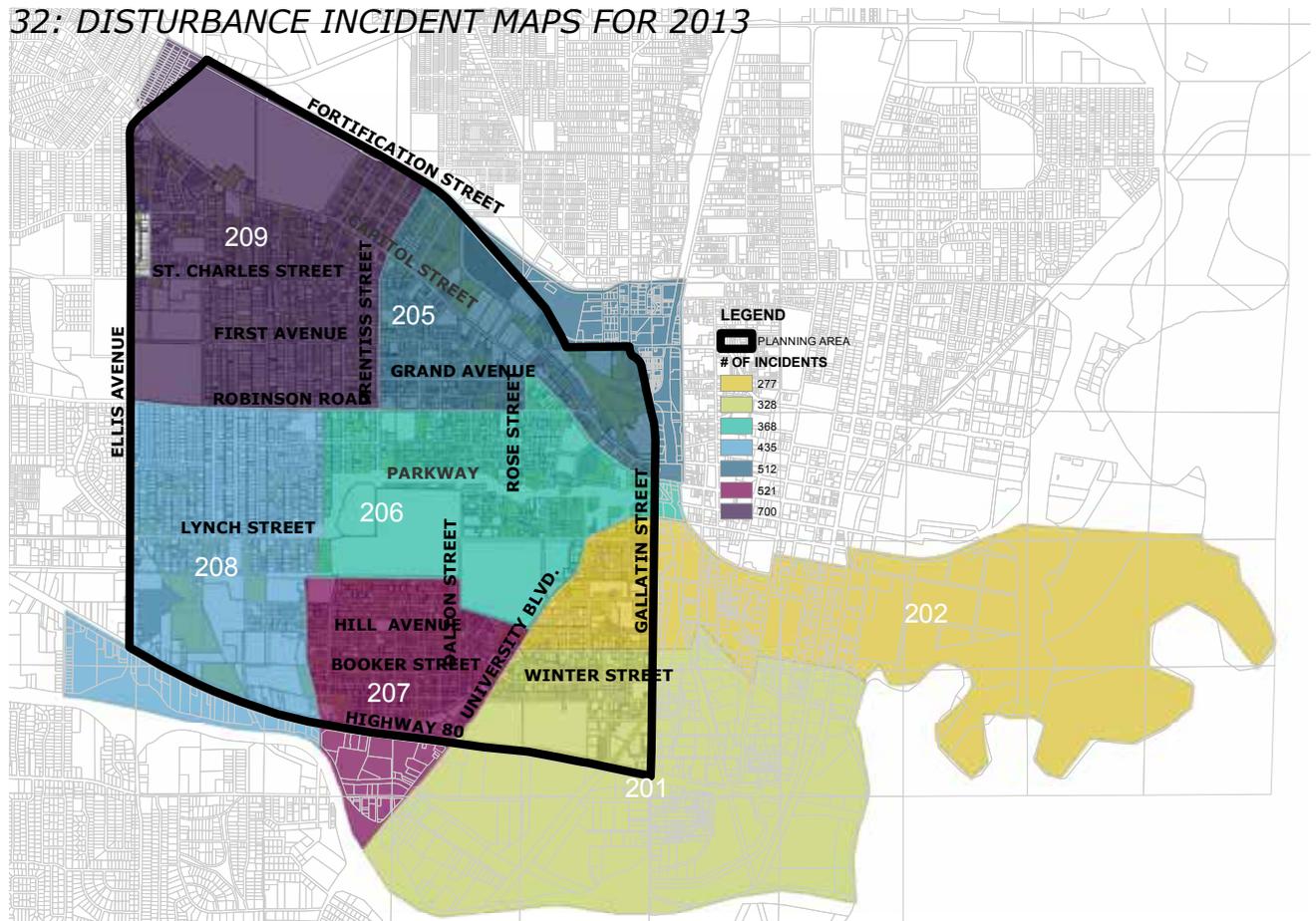
Violations

| | 2010 | 2011 | 2012 | 2013 |
|--------------------------------|------|------|------|------|
| Violation of City Ordinance | 188 | 137 | 72 | 68 |
| Violation of Traffic Ordinance | 54 | 39 | 45 | 60 |

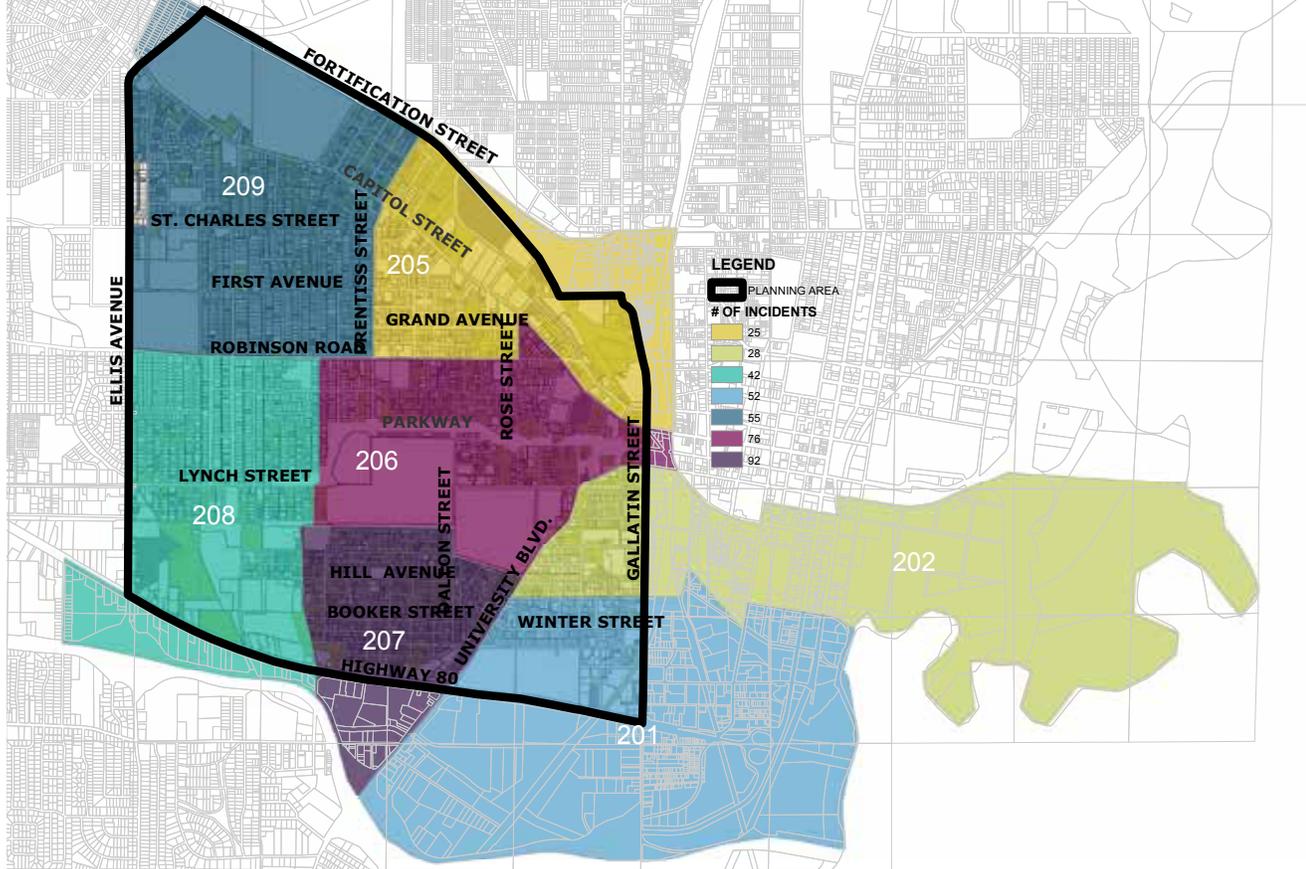
31: ASSAULT INCIDENT MAPS FOR 2013



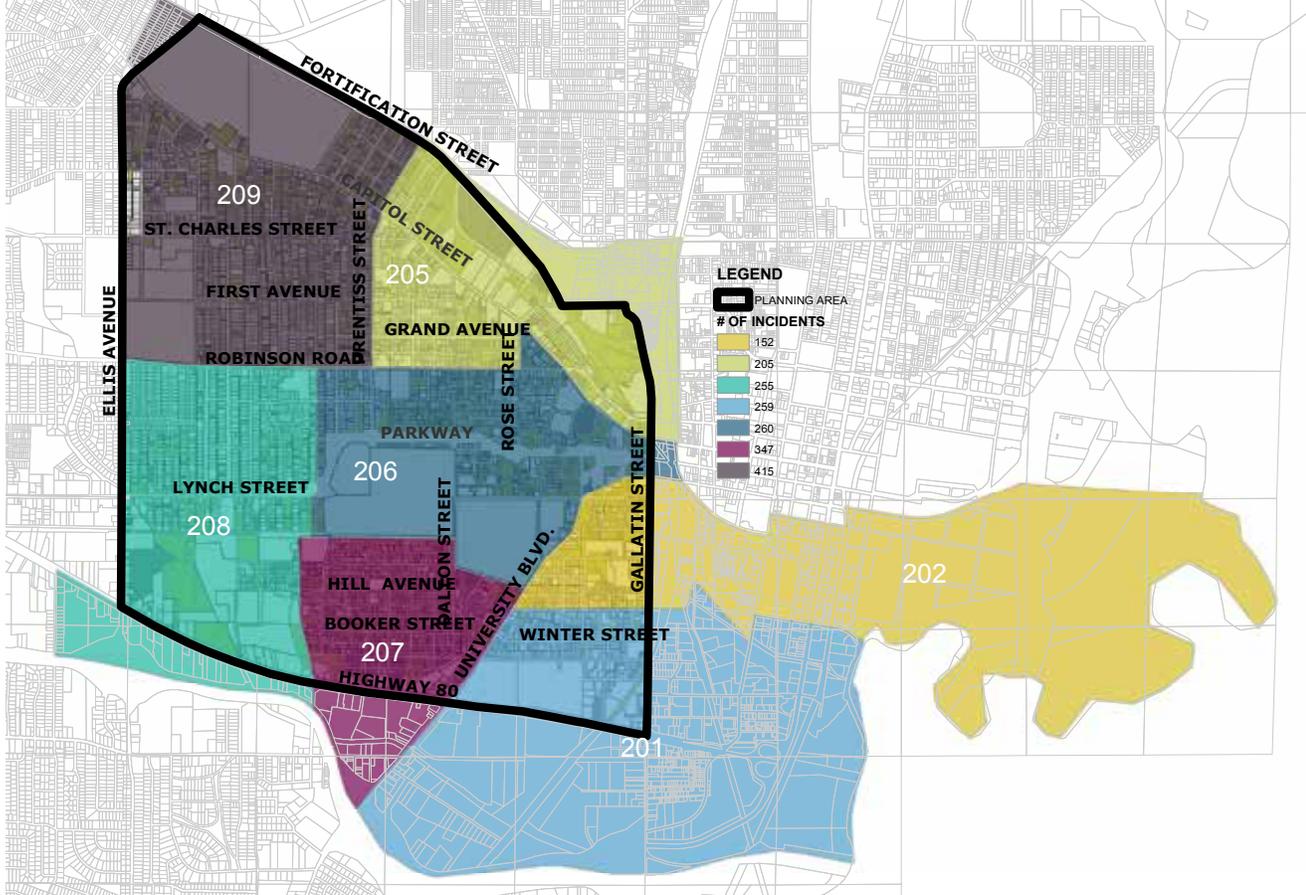
32: DISTURBANCE INCIDENT MAPS FOR 2013



33: SUBSTANCE ABUSE-RELATED INCIDENTS FOR 2013



34: THEFT & BURGLARY INCIDENT MAPS FOR 2013



AVAILABILITY OF RESOURCES & SERVICES

One of the concerns of the residents mentioned at public meetings is the lack (and perceived lack) of resources, amenities and services available in the area. These are the very things that make a healthy community and enhance the quality of life within a community. While people did acknowledge some assets in the community in regard to resources and services, the quality and amount were seen as substandard.

As conflicting reports were given about resources and services in the community, an inventory was compiled to show existing financial, professional and personal, food and health, retail and maintenance, and recreational services, as well as resources such as community engagement.

The inventory shows how services in the community range from healthy to unhealthy and the disproportion is staggering. For example, there are four full-service banks and one ATM, but there are 16 predatory check-cashing services, four title loan services and three tax-refund-anticipation loan companies. There are two financial development services, which teach healthy lending habits, and one credit union in the near proximity of the area, which serves as the most healthy form of lending and banking.

Likewise, there are 37 convenience stores/gas stations in the community, while there are only three grocery stores. High sodium, high fructose corn syrup, packaged and canned foods are readily available in the community; however, fresh food is less available. In the discussions about food access, the differences were noted between the McDade's in West Jackson and the McDade's in other parts of the city in providing fresh produce to customers. The quality and variety of produce and food available in West Jackson is lower than in other stores. Access to fresh food is a challenge for the community.

Access to a diversity of retail and maintenance, healthcare and health-related services are also an issue. While some services are overly abundant, such as auto maintenance shops and beauty/barber shops, others are altogether missing, such as a farmer's market.

One of the most underestimated resources in the community is the history. The Jackson Convention & Visitors Bureau developed a Civil Rights Driving Tour that has many stops in the planning area (see page 53). It is important for West Jackson to promote and celebrate its history as an asset.

Another issue of concern discussed in the working sessions was community engagement. Jackson State University is the largest institution in West Jackson, but residents label the school as mostly uninvolved. While Jackson State University is serving the community in various ways, efforts are often not coordinated with and communicated to the community.

Churches were cited as being focused only on their congregations. While churches from outside the community come to serve the homeless, they offer no real poverty alleviation and they tend to undermine the building up of the community. Churches within the community are said to not be involved in the community. In the planning area, there are 56 churches, but less than 20% have a purposeful mission to serve within the community.

This following section provides maps of each category of services and resources, while the chart on page 45 gives the numbers of each type of service in the community.

IN THE WEST JACKSON PLANNING AREA, THERE ARE...

RETAIL & MAINTENANCE:

- 13** AUTO RETAILERS
- 1** BOOK RETAILER
- 2** CELL PHONE RETAILERS
- 20** CLOTHING RETAILERS
- 1** FLOWER RETAILER
- 2** FURNITURE RETAILERS
- 1** PRINTING RETAILER
- 2** SHOE RETAILERS
- 1** SPORTING GOODS RETAILER
- 20** MANUFACTURERS
- 49** AUTO MAINTENANCE SHOPS
- 8** REPAIR TECHNICIANS
- 2** CONSTRUCTION BUSINESSES
- 8** HOME IMPROVEMENT BUSINESSES
- 6** BUSINESS SUPPORT BUSINESSES
- 1** BUSINESS INCUBATOR
- 7** UNKNOWN BUSINESSES

RECREATION:

- 2** DANCE STUDIOS
- 1** MUSIC LAB
- 8** PARKS WITH A VARIETY OF AMENITIES

FOOD & HEALTH:

- 10** FOOD CHARITIES
- 37** CONVENIENCE STORES/ GAS STATIONS
- 8** LIQUOR STORES
- 3** GROCERY STORES
- 2** BARS/CLUBS
- 33** RESTAURANTS
- 2** DRUG STORES
- 2** DENTIST'S OFFICES
- 1** FOOT CLINIC
- 3** MEDICAL CLINICS
- 2** REHAB SERVICES
- 2** NURSING HOMES

PROFESSIONAL & PERSONAL SERVICES:

- 2** FAMILY RESOURCE CENTERS
- 1** LOCKSMITH
- 2** LAUNDROMATS
- 25** BEAUTY/BARBER SHOPS
- 7** INSURANCE AGENCIES
- 5** LAWYERS' OFFICES/ LEGAL CLINICS
- 2** FUNERAL HOMES
- 8** HOTELS/MOTELS
- 6** HOUSING ASSISTANCE AGENCIES
- 5** REALTORS
- 1** MOVING SERVICE
- 5** SELF-STORAGE FACILITIES
- 1** ARMORED CAR SERVICE
- 1** PROFESSIONAL ORGANIZATION

COMMUNITY ENGAGEMENT:

56 CHURCHES, BUT ONLY ABOUT **10** DO SUBSTANTIAL AND CONSISTENT MISSION WORK IN THE COMMUNITY

MANY CHURCHES FROM OUTSIDE OF THE COMMUNITY COME INTO THE COMMUNITY TO SERVE

10 ACTIVE NEIGHBORHOOD ASSOCIATIONS

JSU SERVES THE COMMUNITY PRIMARILY THROUGH ITS LIFELONG LEARNING CENTER, LABORATORY SCHOOL AT BLACKBURN MIDDLE SCHOOL, AND NEIGHBORHOOD OUTREACH DEPARTMENT AT THE CENTER FOR UNIVERSITY BASED DEVELOPMENT

FINANCIAL SERVICES:

- 2** FINANCIAL DEVELOPMENT SERVICES
- 4** EMPLOYMENT SERVICES
- 3** BANKS
- 8** ACCOUNTING SERVICES
- 2** PAWN SHOPS
- 2** RENT-TO-OWN BUSINESSES
- 3** TAX-REFUND-ANTICIPATION LOAN SERVICES
- 16** CHECK-CASHING SERVICES
- 4** TITLE LOAN SERVICES

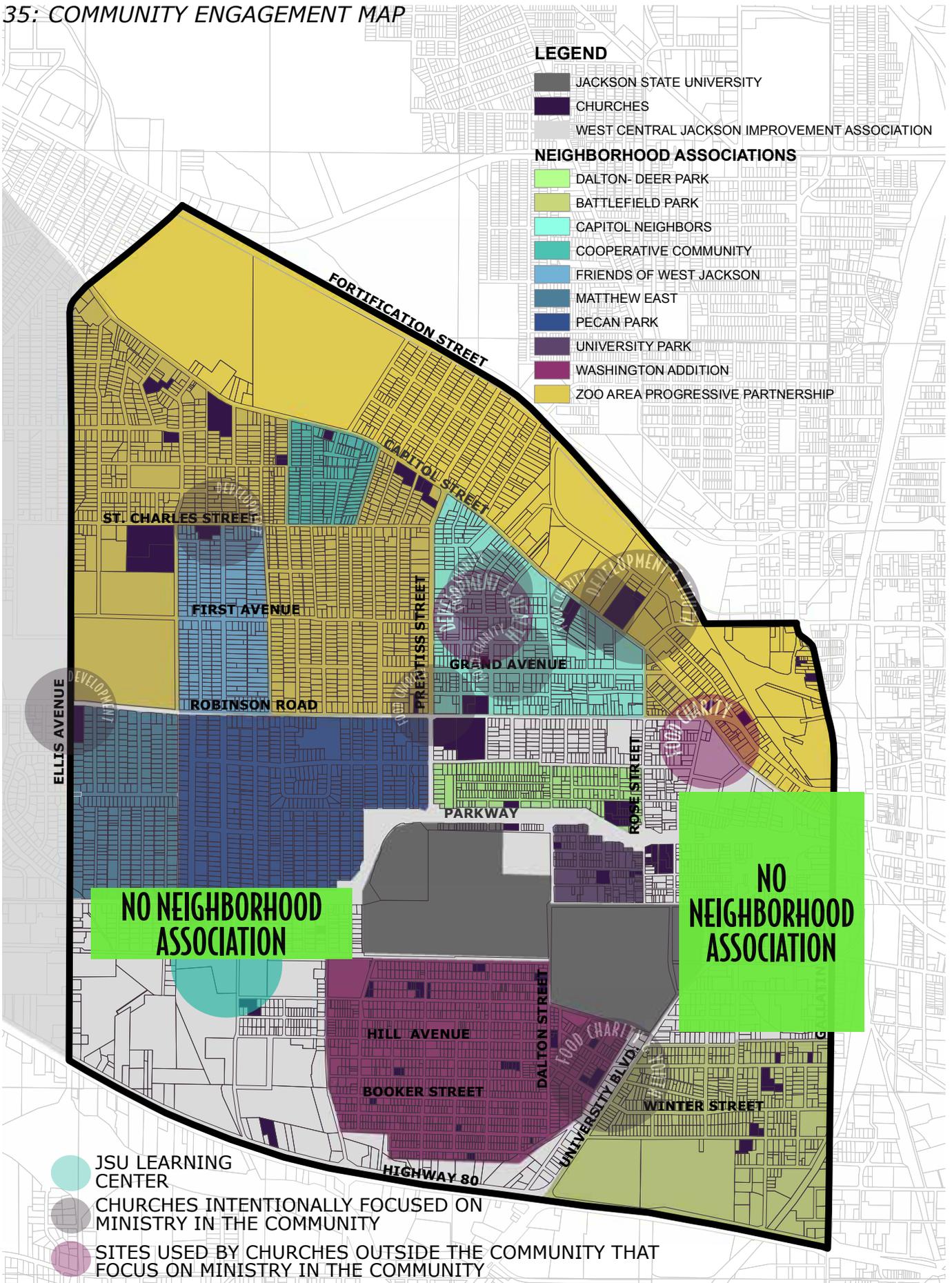
35: COMMUNITY ENGAGEMENT MAP

LEGEND

- JACKSON STATE UNIVERSITY
- CHURCHES
- WEST CENTRAL JACKSON IMPROVEMENT ASSOCIATION

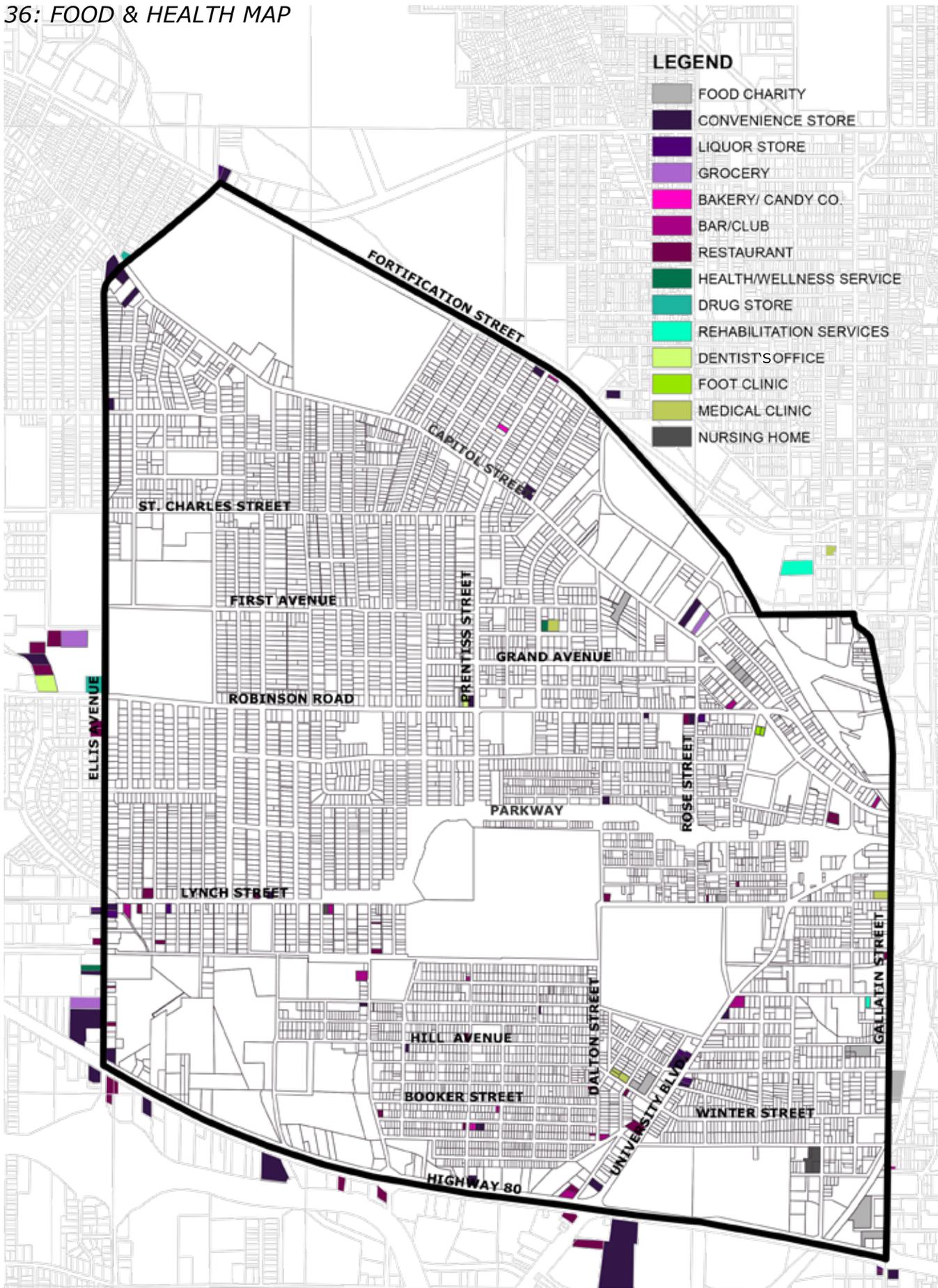
NEIGHBORHOOD ASSOCIATIONS

- DALTON-DEER PARK
- BATTLEFIELD PARK
- CAPITOL NEIGHBORS
- COOPERATIVE COMMUNITY
- FRIENDS OF WEST JACKSON
- MATTHEW EAST
- PECAN PARK
- UNIVERSITY PARK
- WASHINGTON ADDITION
- ZOO AREA PROGRESSIVE PARTNERSHIP



- JSU LEARNING CENTER
- CHURCHES INTENTIONALLY FOCUSED ON MINISTRY IN THE COMMUNITY
- SITES USED BY CHURCHES OUTSIDE THE COMMUNITY THAT FOCUS ON MINISTRY IN THE COMMUNITY

36: FOOD & HEALTH MAP



RESOURCES & SERVICES

37: PARKS & RECREATION MAP



RESOURCES & SERVICES

JAYNE AVE PARK **JAYNE AVENUE**

AMENITIES: community center, walking trail, basketball court, playground, parking
CONDITION: park mostly in good condition



ZOO & LIVINGSTON PARK **CAPITOL STREET**

AMENITIES: fishing, train rides, splash pad in zoo
CONDITION: under-used, poorly kept lake, hard to access



CLAIBORNE PARK **CLAIBORNE AVENUE**

AMENITIES: walking trails, off-street parking, lighting, benches
CONDITION: under-programmed, under-used



R. JESS BROWN PARK **CAPITOL STREET**

AMENITIES: pavilion, basketball court, picnic area, parking
CONDITION: no equipment, under-used



POINDEXTER PARK **CAPITOL STREET**

AMENITIES: playground, pavilion, shaded benches
CONDITION: under-used, taken over by homeless and underemployed people, ill-equipped



SHEPPARD PARK

AMENITIES: well used, programmed, adult basketball league (fall/winter), senior citizens center, park ranger, pavilion, playground, picnic area, basketball court, gym, parking, walking trail, flag football
CONDITION: equipment needs upgrades



FAIRMONT PARK **FAIRMONT STREET**

AMENITIES: neighborhood park, facilities are well used by the community, basketball court
CONDITION: hard surface, well-maintained

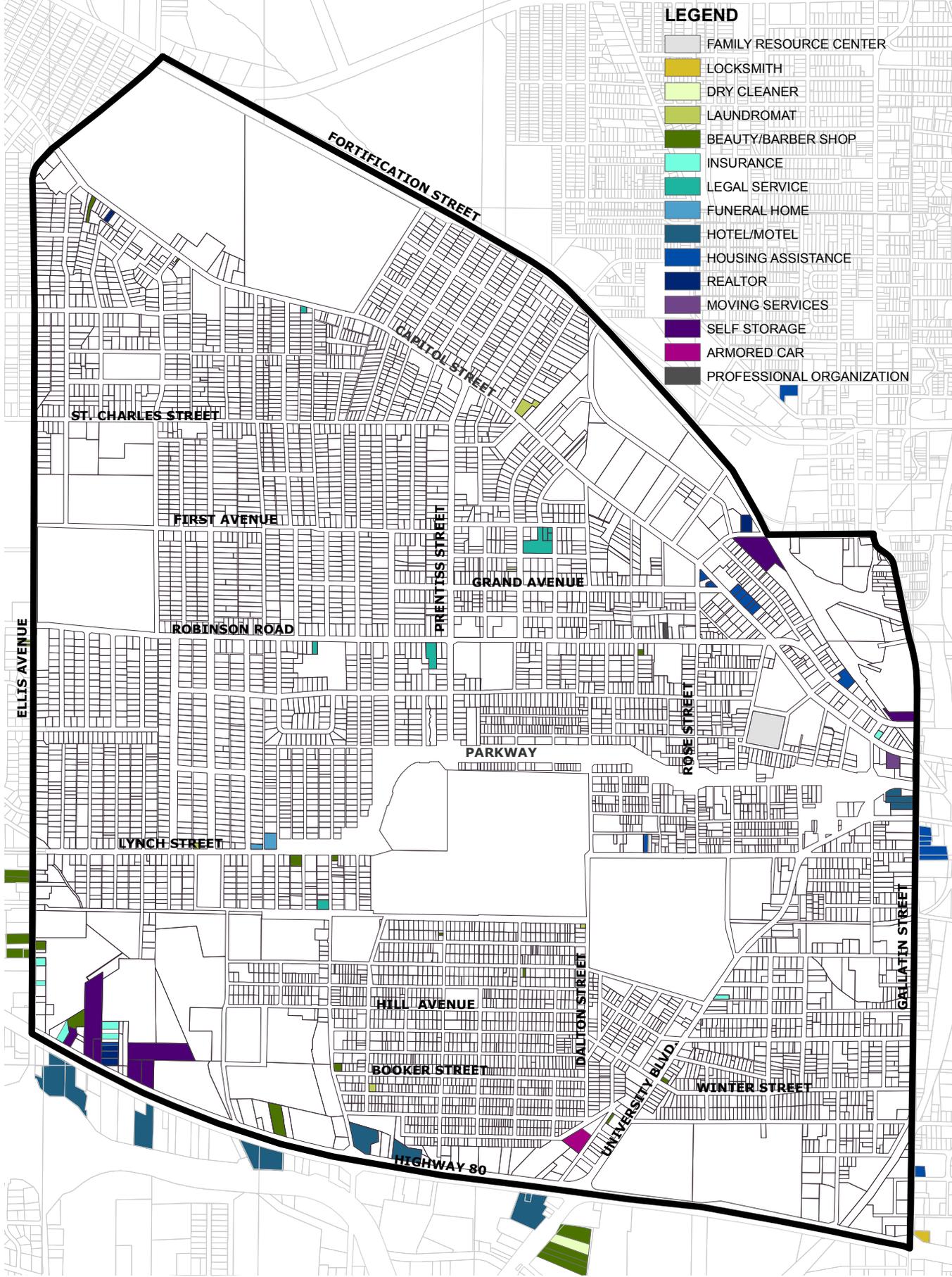


BATTLEFIELD PARK **PORTER STREET**

AMENITIES: pavilion, picnic area, playground, tennis courts, swimming pool, basketball court, baseball/softball field, community center
CONDITION: equipment needs upgrade; considered dangerous by some

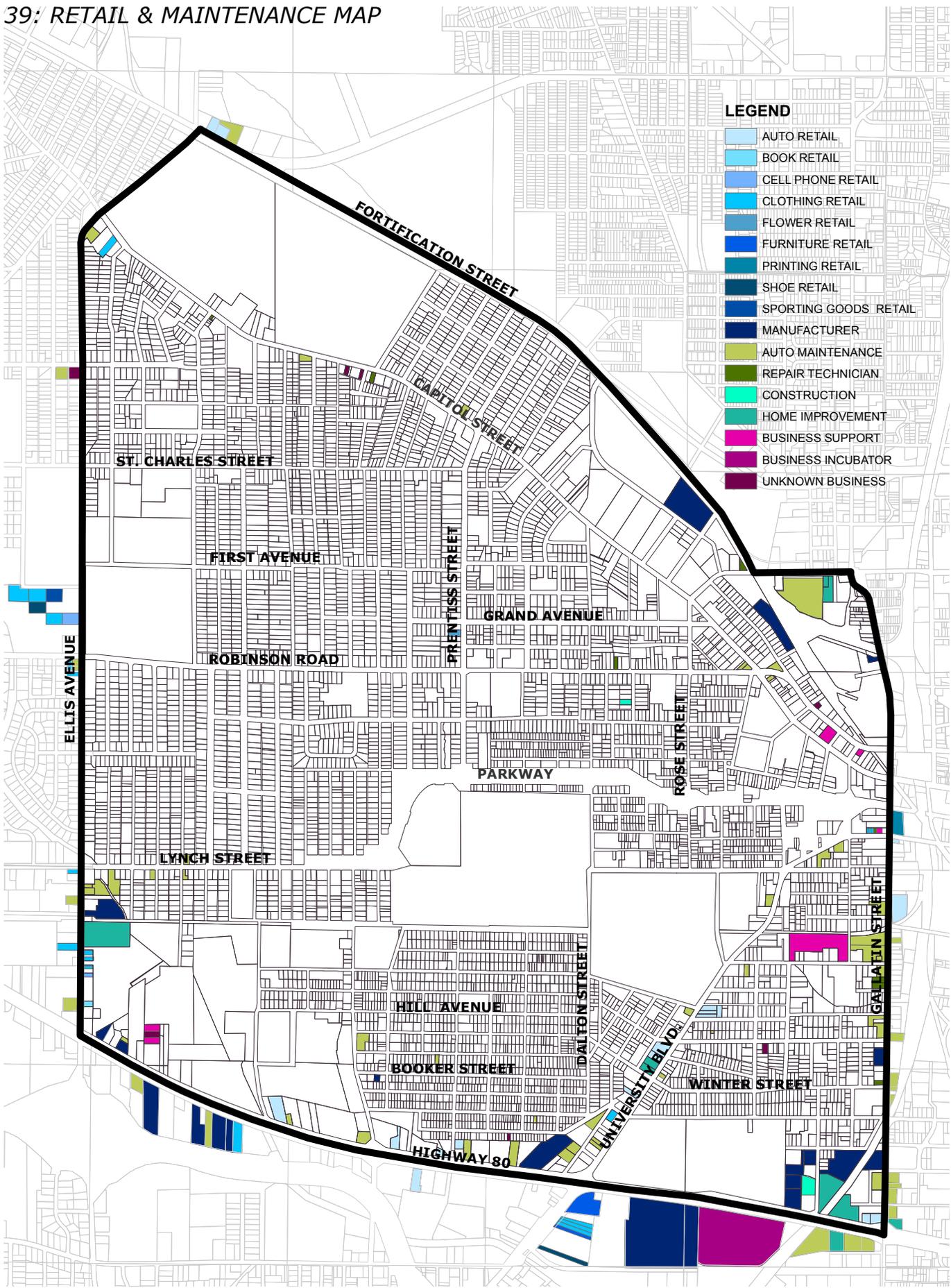


38: PROFESSIONAL & PERSONAL SERVICES MAP



RESOURCES & SERVICES

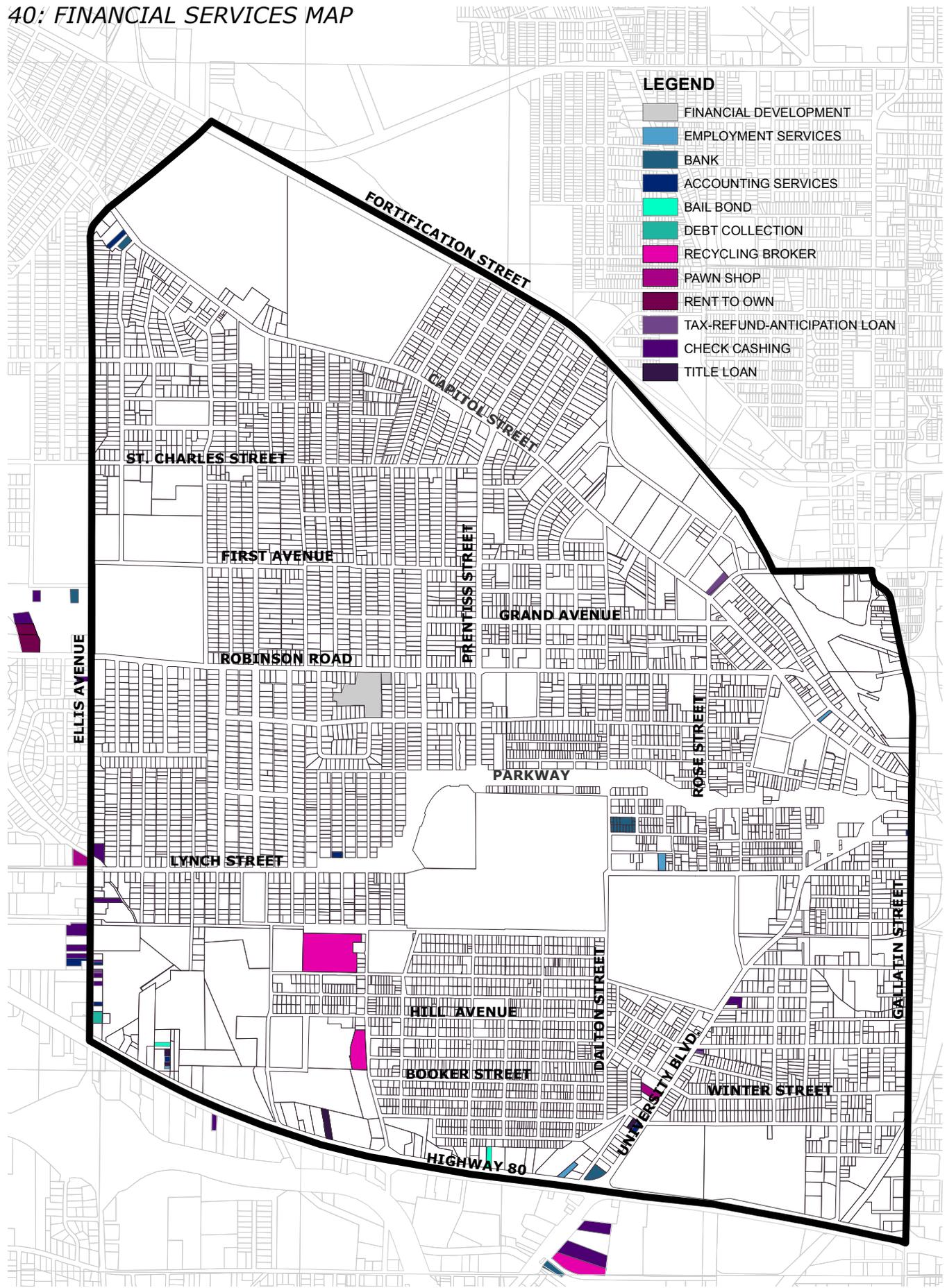
39: RETAIL & MAINTENANCE MAP



- LEGEND**
- AUTO RETAIL
 - BOOK RETAIL
 - CELL PHONE RETAIL
 - CLOTHING RETAIL
 - FLOWER RETAIL
 - FURNITURE RETAIL
 - PRINTING RETAIL
 - SHOE RETAIL
 - SPORTING GOODS RETAIL
 - MANUFACTURER
 - AUTO MAINTENANCE
 - REPAIR TECHNICIAN
 - CONSTRUCTION
 - HOME IMPROVEMENT
 - BUSINESS SUPPORT
 - BUSINESS INCUBATOR
 - UNKNOWN BUSINESS

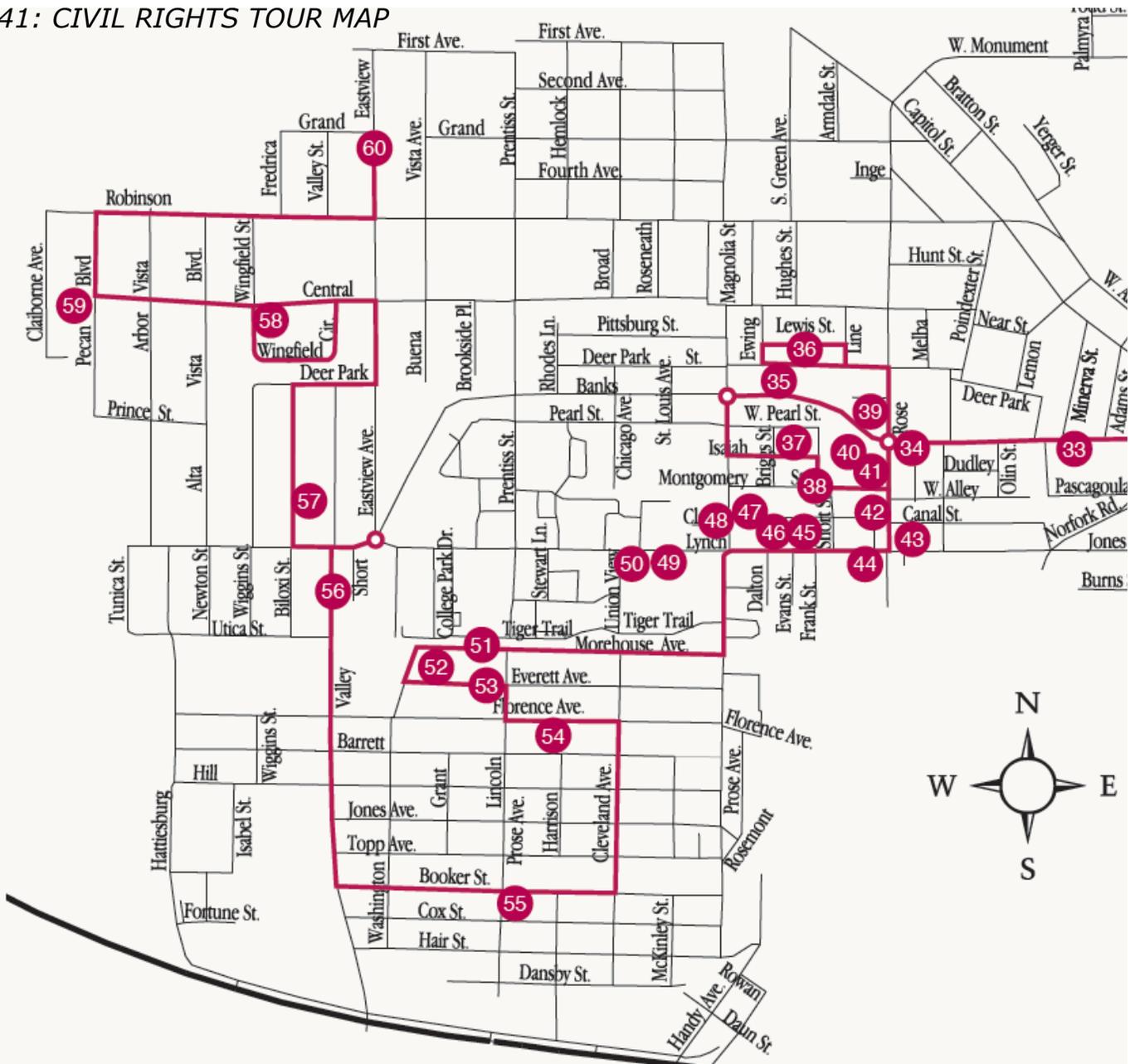
RESOURCES & SERVICES

40: FINANCIAL SERVICES MAP



RESOURCES & SERVICES

41: CIVIL RIGHTS TOUR MAP



LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|--|---|--|--|--------------------------------|--|---|-----------------------------|---|--|--|---|---|---|--|--|-------------------------------|---------------------------------|----------------------------------|---|--|-----------------------------------|---|-------------------------------------|--|
| 33. Former home of Jack and Aurelia Young | 34. Zion Travelers Baptist Church (former Pearl Street A.M.E. Church) | 35. Former home of Mrs. Gladys Noel Bates | 36. Former Headquarters for the Republic of New Africa (RNA) | 37. Former home of M. J. & Ruby Elizabeth Stutts Lyells (circa 1900-1994) | 38. Pratt Memorial United Methodist Church | 39. Site of former home of Dr. Isaiah S. Sanders and Mrs. Thelma Sanders | 40. Civil Rights Freedom House | 41. Former home of Dr. A. H. McCoy & Dr. Rose E. McCoy | 42. Former home of letter carrier John W. Dixon | 43. Chambliss Shoe Hospital | 44. State Headquarters of Council of Federated Organizations (COFO) for 1964 Freedom Summer, now JSU's COFO Civil Rights Education Center | 45. The Masonic Temple, office of State NAACP & Jackson Movement | 46. Site of 1960s office of Jackson Nonviolent Movement, later Soul Scissors Barber Shop | 47. Site of Dr. William Miller's former medical offices | 48. Site of former office of Dr. Robert Smith, MD | 49. Jackson State University (formerly Jackson College) | 50. Site of Campbell College (Green Hall), now JSU's Campbell College Suites | 51. Site of former home of Rev. R.L.T. Smith | 52. SNCC & COFO Freedom House | 53. College Hill Baptist Church | 54. Former home of Samuel Bailey | 55. Former Medgar Evers Neighborhood Guild Community Center | 56. Formerly an R.L.T. Smith grocery store and office of the <i>Mississippi Free Press</i> | 57. Former home of Mrs. AME Logan | 58. Former home of Dr. Jessie B. Mosley and son Gene Mosley | 59. Former home of Mrs. Jane Schutt | 60. First Jackson home of James Meredith |
|---|---|---|--|---|--|--|--------------------------------|--|---|-----------------------------|---|--|--|---|---|---|--|--|-------------------------------|---------------------------------|----------------------------------|---|--|-----------------------------------|---|-------------------------------------|--|

DATA SOURCE: JACKSON CONVENTION AND VISITORS BUREAU

INITIATIVES & INTERVENTIONS

After nearly a year of research and analysis, initiatives and interventions were developed as a set of best practices for community improvement, with the help of residents and stakeholders in participatory planning meetings.

Initiatives are **action steps** that could be implemented on the individual, organizational, institutional, or city and county government level. Initiatives apply to the community as a whole and respond to things that are already going on in the community and also things that residents want to see in the neighborhood.

Interventions are specific **focus areas** that would act as the largest agent of change on the community. They align with initiatives to ensure sustainable development. Interventions require zoning changes and developers/investors/partners that are concerned about the well-being of the community and the public good.

The initiatives are based on research and community input. In each of the public meetings, participants were asked what they would like to see in their community. While there were many different ideas, there were some things that were consistent across every group of participants (see top five on page 55).

There are different needs for different populations in the community. In an attempt to approach problem solving holistically, we sought to provide initiatives that address each population's needs (see 42: *Population Needs Chart*). The basic goal is to increase the quality of life for homeless persons and low- to high-income residents.

Intervention locations are based on the weakest areas identified in the physical analysis process. See 43: *Liabilities Map*. If development happens in these proposed locations first, that could have the most impact on the entire neighborhood, removing liabilities and creating more assets.

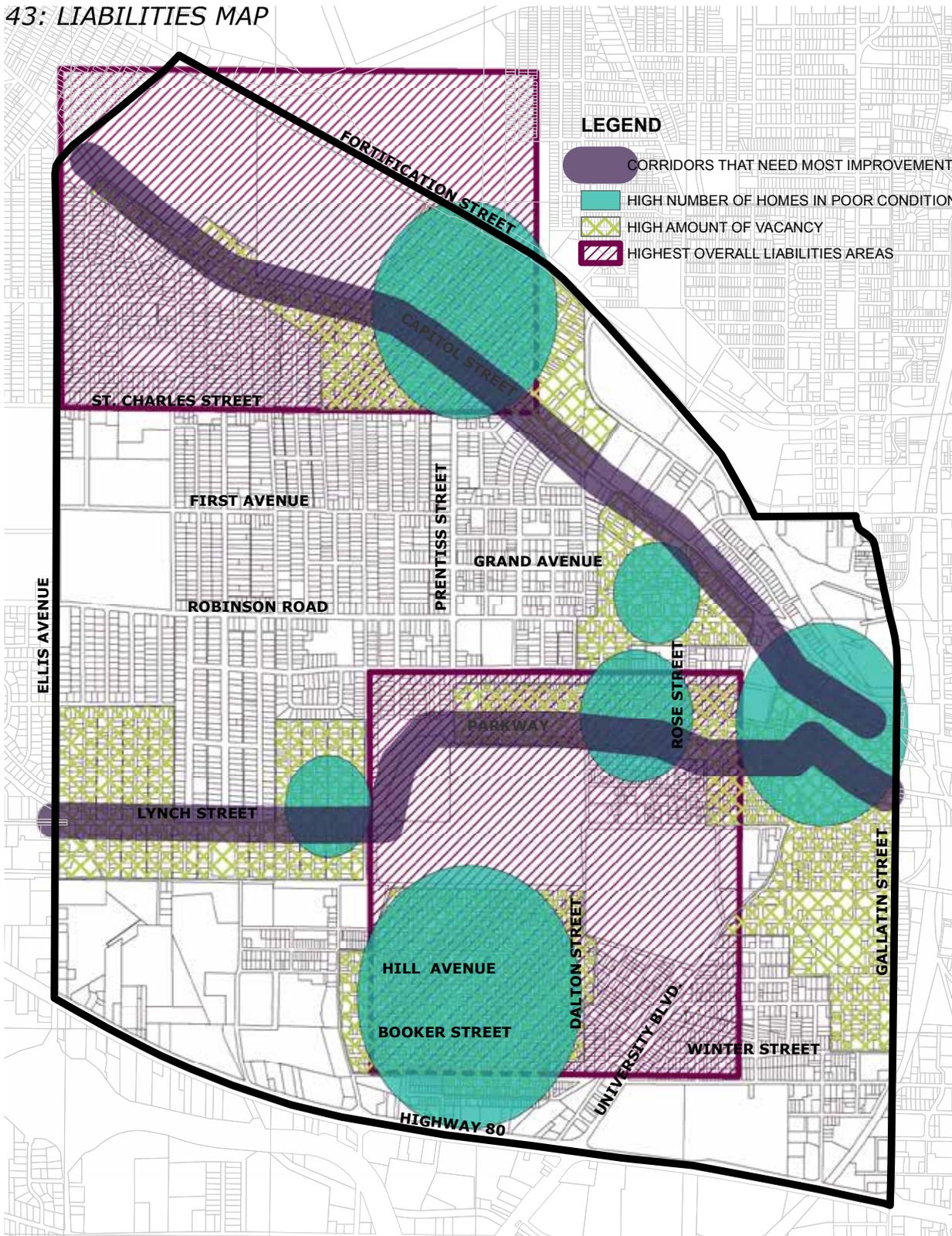
This section provides suggestions on how the community can improve and grow, as well as suggestions for where specific development could take place based on the analysis.

"A community is only as healthy as its neediest population."

42: POPULATION NEEDS CHART

| | POPULATION | HOUSING NEEDS | ECONOMY | COMMUNITY |
|---|---|--|---|---|
| HOMELESS/ UNEMPLOYED/ UNDEREMPLOYED | Many are able-bodied, looking and wanting to use their talents and skills in workforce but lack opportunity and typically are prejudged because of their personal history | Affordable, sustainable housing of good quality | Stable and sustainable employment, opportunities to grow and capitalize on skills and talents | Cultural and recreational engagement, social support, quality of life amenities |
| LOW - MODERATE INCOME | Hard working residents who are just getting by - while steadily employed, don't make enough to move into a higher income bracket | Opportunities to move from rental status to owner status | Opportunities to grow in employment, including being self-employed | Cultural and recreational engagement, social support, quality of life amenities |
| MIDDLE -HIGH INCOME | Stable, mostly homeowners who have been committed to the neighborhood | Infill housing or beautification of the vacant and abandoned lots that are affecting their property values and equity, code enforcement, and updated infrastructure for safety | A diversity of businesses, goods and services provided within the community | Cultural and recreational engagement, social support, quality of life amenities |

43: LIABILITIES MAP



IN WEST JACKSON, I WOULD LIKE TO SEE: TOP FIVE

1. GOOD QUALITY HOUSING AND HOME IMPROVEMENT
2. JOBS, WORK AND INDUSTRY IN THE COMMUNITY
3. KEEPING WEALTH IN THE COMMUNITY
4. RESOURCES AND SERVICES THAT REALLY HELP HOMELESS PEOPLE
5. CLEAN AND BEAUTIFY COMMUNITY

#1 BOOST THE ECONOMY

1 PROMOTE EMPLOYMENT & ENTREPRENEURIAL OPPORTUNITIES

- The JSU/CUBD Business Association should create and implement a community hires training program. This program can encourage business owners to invest in the community by training and hiring people who live within a one-mile radius of the business. JSU could provide incentives for participating businesses and resources for training for the program.
- Hinds County should help by utilizing of the Hinds County Real Estate List and market vacant business properties in the area. Marketing to potential new business owners is sometimes as simple as making them aware of the opportunities.
- The JSU College of Business can be a resource to help talented and skilled persons in the community to develop self-employment and entrepreneurial opportunities. The college could promote and adopt a curriculum that allows students to get real-world experience to increase the quality of learning, develop creative, non-traditional ways to boost industry in the area and provide a service to the community. The curriculum should allow for faculty and students to invest in the community in an ongoing capacity that is not determined by the semester timeframe.
- JATRAN should undergo a study to update routes and provide more efficient services that are financially feasible. Providing public transportation that will get people from their dwelling places to jobs will help increase employment. The community should encourage JATRAN to strategically evaluate their system.

2 PROMOTE HEALTHY LENDING PRACTICES

- Neighborhood associations and large churches can come alongside ministries like Voice of Calvary Ministries and the Spencer Perkins Center by offering financial education services. While some people do not have the time or resources to attend longer, weightier classes, everyone could take advantage of overview tips provided at neighborhood meetings and churches. Neighborhood associations can ask a financial specialist to provide a basic overview of financial gain. Churches can also use their resources to provide financial help to the residents in the community.
- The community should unite and advocate for the use of healthy lenders such as Hope Credit Union.

3 PROMOTE MIXED-USE DEVELOPMENT

- Mixed-use development allows for residential, commercial, cultural and institutional uses to be in one location, and that provides pedestrian connection. Providing mixed uses in strategic places can attract both businesses and healthy population growth that will benefit the entire community. Studies show that mixed-use developments:
 - Reduce distances between housing and services and employment opportunities
 - Strengthen the character of a neighborhood
 - Allow for continued use so there are no times that a development is deserted
- Mixed-use developments should be on the perimeters of blocks with porches on streets, narrowing the parkway for an urban edge.
- Complete streets allow for a diversity of use. Bikers, pedestrians and drivers can co-exist safely if the street infrastructure allows.

#2 IMPROVE THE NEIGHBORHOODS

1 PROMOTE SAFETY AND SECURITY

- Neighborhood organizations and block groups should develop an “Eyes on the Street” program that empowers residents to be watchful and promote safety. True and lasting security can never be provided by the imposition of an outside authority like the police. The best and most effective security is always established by residents who care about their neighborhood, street and home.
- Neighborhood associations should organize active communication with the police and sheriff’s departments in order to ensure better responses and relationship with law enforcement.
- Neighborhood associations and the City of Jackson should work together to reduce through-streets, dead-ends and alleys as well as remove substandard and vacant housing and upgrade streets and areas around the streets (lighting, sidewalks, trees).

2 IMPROVE PHYSICAL CONDITION

- Neighborhood associations should organize, promote and seek funding for home improvement efforts in their neighborhoods. Seventy-three percent of the homes in the community only need minor improvements. Utilizing existing resources, while creating neighborhood programs for beautification, can improve the overall physical conditions of the community. Upgraded homes increase property value.
- Neighborhood associations should also organize homeowners and renters to hold landlords accountable by being familiar with renters’ rights and code ordinances.
- The community should encourage and support public/private partnerships that can provide renovation funding for homes that need major improvements.
- Neighborhood organizations should develop a system of communicating with City of Jackson’s Code Enforcement and Public Works Offices in order to promote healthy infrastructure and neighborhoods.
- The Code Enforcement Office and Public Works Office should evaluate and improve processes and procedures for communicating to neighborhoods and implementing enforcement and improvements.
- Promote community clean-up and beautification efforts, such as small parks, fragrance gardens and installations, to improve the overall physical conditions of the neighborhood.

PROGRAMMING VACANT LOTS: CASE STUDY

What is now known as Claiborne Park is an example of programming an empty lot for community use. The land was formerly owned by Mississippi Baptist Health Systems. The Zoo Area Progressive Partnership, Voice of Calvary Ministries, and MS Housing Partnership approached the owners about transforming the vacant lot into usable green space. Those four entities then worked together to clean, plan and program a park. Supporting efforts like this one is beneficial to the entire community.



3 DECREASE NUMBER OF VACANT & ABANDONED LOTS

- Owners of vacant and abandoned lots should work with stakeholders to develop lots to support a wide range of affordable housing with a diversity of housing types, while resisting enclave developments.

- Residents and stakeholders should advocate for reforming the City Land Bank so that it can actively put City- and State-owned lots back into use. According to the City of Jackson’s website, *policies have been established to assist nonprofit housing providers in acquiring tax-forfeited property at no cost and to assist others to purchase property the City has declared surplus. While the City does not maintain a land bank of property or declare property surplus until inquiries are received, it does have procedures to facilitate this process.* State legislation can be passed that would allow the City to participate in a public/private partnership to put the land bank into use and give it the power and funding to clear titles and waive tax liens, then sell the land to occupying residents.

Properties already owned by the State and City can be grandfathered into the Land Bank. While the process of clearing titles and waiving fees is time-consuming, the City can develop a short-term lease program that allows residents to clean and maintain a lot until the lot can be put back on the market. When the lot is cleared, those residents can have the first opportunity to purchase that lot for a reasonable price.

In order to protect residents from predatory developers and speculators, the Land Bank can include requirements that purchasers build a house and be living on the lot within a year or property will returned to the Land Bank.

- Neighborhood organizations and institutions should develop community trusts that would allow organizations to buy and utilize vacant and abandoned lots. Community trusts are nonprofit corporations that are developed and operated by residents in the community. Land acquired by the community trust can be gifted or purchased and used for community needs, such as the provision of affordable housing, community parks and neighborhood clubhouses.

46: LAND BANK DIAGRAM



INITIATIVE #2: IMPROVE THE NEIGHBORHOODS

#3 ACTIVATE THE COMMUNITY

1 INVEST IN YOUTH

- Neighborhood organizations and churches can connect older professionals to young people to provide a mentorship program. This is a particular need for 12- to 18- year- olds. In addition, these organizations can act as a conduit between youth and programs and resources. For example, neighborhood associations can invite workforce programs directors to come to neighborhood meetings to speak to young people about career options. Also, neighborhood associations can promote the history of the area among the youth.
- Community businesses, institutions and residents should support and partner with programs such as Alignment Jackson that promote and provide educational support and have a proven record of engaging students and reducing the dropout rate.
- Residents and neighborhood associations should promote volunteer opportunities at local schools, ministries and nonprofits.
- Jackson Public Schools should complete a physical condition survey and create a plan for improvement. Communities should support and promote improvements to school buildings.

2 PROGRAM THE PARKS

- Neighborhood associations and churches near parks should partner with the Parks and Recreation Department to adapt and program the parks. Each park has its own characteristics and needs. The community should support and advocate for physical improvements and work with the programming manager to plan arts and cultural events and activities for the community.

3 PROMOTE ACCESS TO FRESH FOODS

- The community should support opportunities for access to locally grown food. Urban farm cooperatives and neighborhood gardens are a way to bring fresh foods into the community as well as new, local industry. The Cooperative Community of New West Jackson is developing the Grenada Street Folk Garden F.A.R.M.S. (Food and Art Revitalizing Markets Sustainably), a bed and breakfast, and a community center with a commercial kitchen. Uniquely in Jackson, the Cooperative Community has a creative place-making vision starting with organizing and working with the human assets, skills and experiences of residents. It encompasses several blocks off West Capitol Street.
- Institutions in the community should partner together to design and develop an outdoor market place that gives people a safe organized place to sell food and other goods. Jackson State University is partnering with Blackburn Middle School to develop a community garden.
- While groceries operate on tight profit margins and are limited in buying power by the number of shoppers, they will respond with more choice and quality of food by increasing patronage. Neighborhood associations could promote the local stores and encourage all residents to shop there and request better choices. As numbers increase, so will the quality of food.

4 ENCOURAGE USABLE GREEN SPACE

- The community should promote and support opportunities for vacant lots to be usable green space. Larger lots, such as the Parkway right-of-way, can be turned into long, narrow parks with fitness equipment, putting greens and fields. Smaller lots, such as those in University Park, can become fragrance gardens and street parks.

47: "JAZZ IN THE PARK"

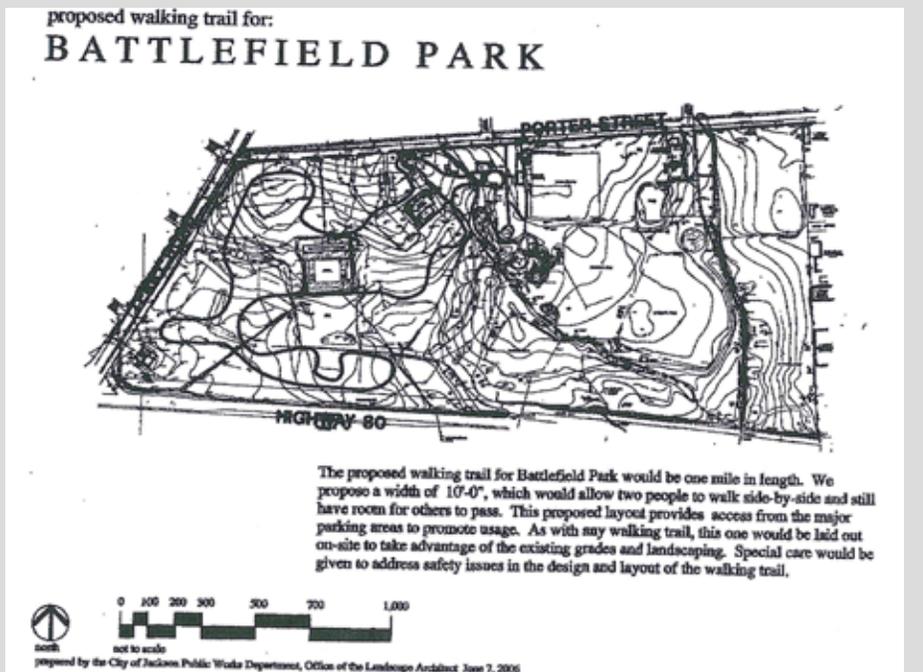


48: URBAN FARM



PARK REFORM: CASE STUDY

Battlefield Park Neighborhood Association is an example of a neighborhood association taking ownership of the park in their community. They desire to partner with the City to implement the walking trail proposed by the City of Jackson Public Works Department in 2006. Elected officials should work to realize the improvements for Battlefield Park.



INITIATIVE #3: ACTIVATE THE COMMUNITY

INTERVENTIONS

In the analysis phase, we discovered that much of the community is stable, only needing minor repairs to existing homes and new housing on empty and overgrown lots that are consistent with the size, scale and type of the housing around it to promote the quality and continuity of the residential experience. Included in the West Jackson Visioning Study was a survey of the types of architectural styles represented in the community. This study can be referenced as opportunities for new housing are developed.

However, there are some highly distressed areas that need much attention. Those areas were identified in the analysis phase and are mapped in *43: Liabilities Map* on page 55. There are three types of interventions — residential, recreational and mixed-use — that support the initiatives and that can be implemented first in these strategic focus areas to function as an agent of change for the community. Some areas require zoning changes in order to be developed in a way that is helpful to the community (see *49: Proposed Zoning Change Map*).

The list below identifies the focus areas for interventions, and they are discussed in detail on the following pages.

CAPITOL STREET CORRIDOR

1. RESIDENTIAL DEVELOPMENT IN THE BON AIR NEIGHBORHOOD NORTH OF CAPITOL
2. REPROGRAM LIVINGSTON PARK AND THE ZOO TO INCLUDE A VIBRANT RECREATIONAL, COMMERCIAL AND RESIDENTIAL COMMUNITY
3. MIXED-USE DEVELOPMENT ALONG THE CORRIDOR (FROM DOWNTOWN TO I-220)
4. GREEN SPACE DEVELOPMENT AT THE GRENADA STREET FOLK GARDEN AND TEACHING CENTER
5. RECREATIONAL DEVELOPMENT AT POINDEXTER PARK

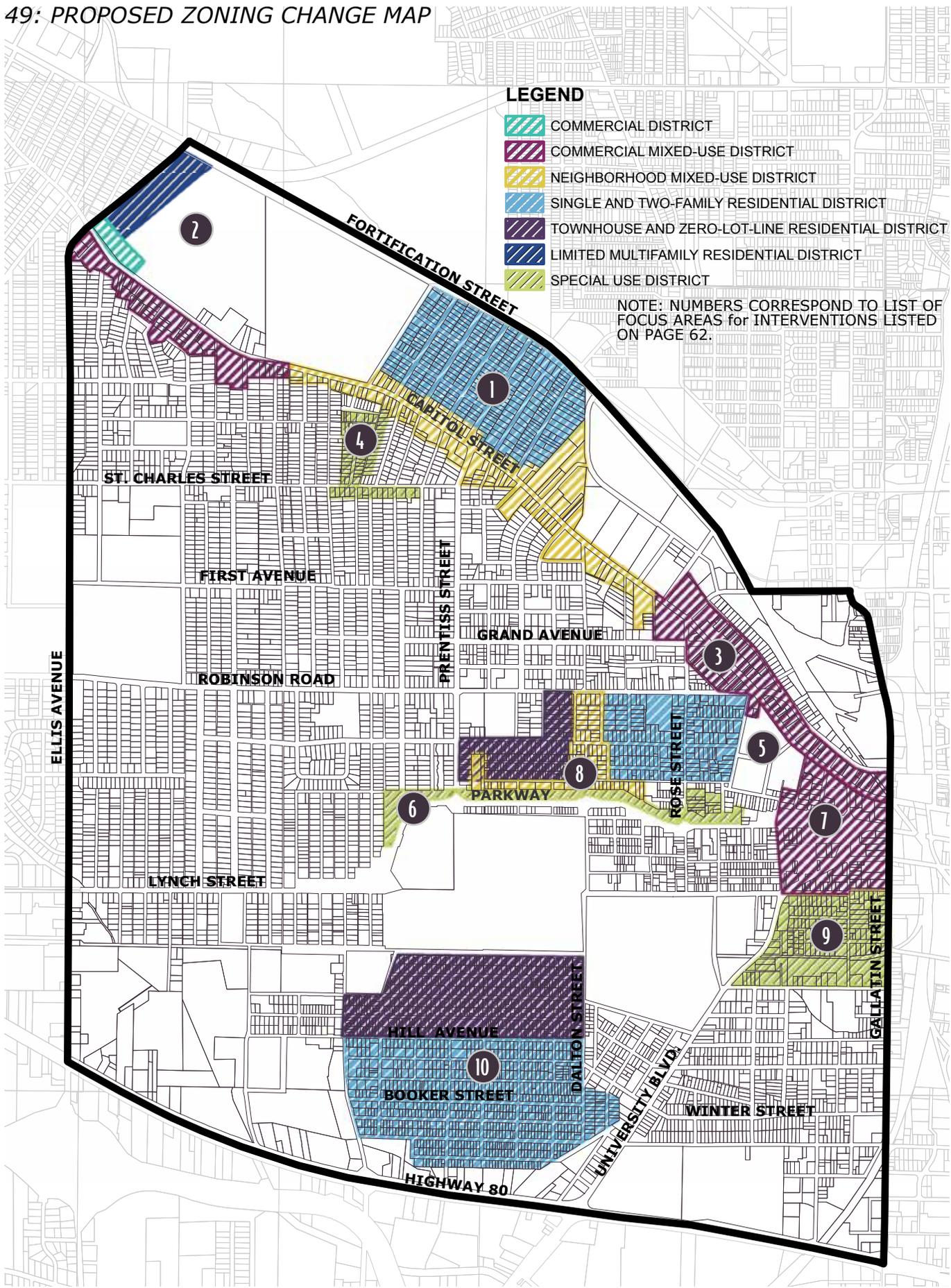
THE DR. ROBERT SMITH PARKWAY

6. RECREATION DEVELOPMENT ALONG THE RIGHT-OF-WAY
7. MIXED-USE DEVELOPMENT NEAR DOWNTOWN, ON GALLATIN STREET, AND ALONG THE PARKWAY
8. RESIDENTIAL DEVELOPMENT IN DALTON-DEER PARK
9. RECREATIONAL DEVELOPMENT AROUND THE JSU'S PROPOSED DOMED STADIUM LOCATION

WASHINGTON ADDITION

10. RESIDENTIAL DEVELOPMENT

49: PROPOSED ZONING CHANGE MAP



LEGEND

- COMMERCIAL DISTRICT
- COMMERCIAL MIXED-USE DISTRICT
- NEIGHBORHOOD MIXED-USE DISTRICT
- SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT
- TOWNHOUSE AND ZERO-LOT-LINE RESIDENTIAL DISTRICT
- LIMITED MULTIFAMILY RESIDENTIAL DISTRICT
- SPECIAL USE DISTRICT

NOTE: NUMBERS CORRESPOND TO LIST OF FOCUS AREAS for INTERVENTIONS LISTED ON PAGE 62.

INTERVENTIONS IN WEST JACKSON

CAPITOL STREET

Capitol Street is a major corridor that connects downtown to I-220, and the Jackson Zoo, located on Capitol Street, is a state, regional and city treasure, which attracts many visitors. Currently, the corridor suffers from blight, dilapidated structures and infrastructure that is in poor condition.

Changing the zoning along Capitol Street to commercial and neighborhood mixed-use districts would provide opportunities for mixed-use developments along Capitol Street including commercial and retail along the street with housing units above. Mixed-use development will also help surrounding assets, such as Poindexter Park, become upgraded with recreational equipment and cultural programming.

In addition, the infrastructure on Capitol Street allows for easy implementation of complete streets, encouraging a diversity of users — bicyclists, pedestrians, public transit riders and drivers. While the planning area includes a portion of Capitol Street, we have examined the possibilities of zoning changes from downtown all the way to I-220 (see 53: *Proposed Zoning for Capitol Street*).



LIVINGSTON PARK

The Zoo has been underfunded for many years, and Livingston Park is neglected and parts are overgrown. The most thriving parks and zoos have communities of people surrounding them. As the Zoo and Livingston Park struggle to get funding, one of their greatest assets for income is being neglected — the land. Adding residential uses to Livingston Park is an opportunity to help fund the upkeep of the park as well as encourage its use. In a public-private partnership, the City could lease the land to a developer where a portion of residents’ rent is returned to provide a steady stream of funding for the park and Zoo.

The park is too large in comparison to the resources to care for it, and the population is too small to fully utilize the space. A portion of the park could be developed for dense housing. Living on the edge of the park and adjacent to the Zoo would be very desirable to elderly and empty-nesters as well as young professionals and families. In addition, the partnership with Mississippi State University’s School of Veterinary Medicine presents an opportunity for student housing. The Zoo can develop a plan to re-program the Zoo to be more consistent with current recreation and attraction trends as well as neighborhood needs.



THE AREA NORTH OF CAPITOL STREET/ BON AIR

The community north of Capitol Street is highly distressed. Incomplete developments, blight and overgrown lots have created a liability for the residents there. In addition, its proximity to the railroad tracks does not make it attractive for potential residents.

Changing zoning to single-family and two-family will allow more density consistent with the Capitol Street mixed-use corridor, while maintaining the neighborhood feel. Any development would have to include a considerable buffer between the neighborhood and railroad tracks. Allowing different types of housing capacity will also attract a variety of populations.



Immediately south of Bon Air, The Cooperative Community of New West Jackson has an urban farming program in progress (referenced on page 60). Supporting zoning changes will help the program grow and provide fresh food to the community.

50: PROPOSED ZOO MIXED-USE AND RESIDENTIAL DEVELOPMENT

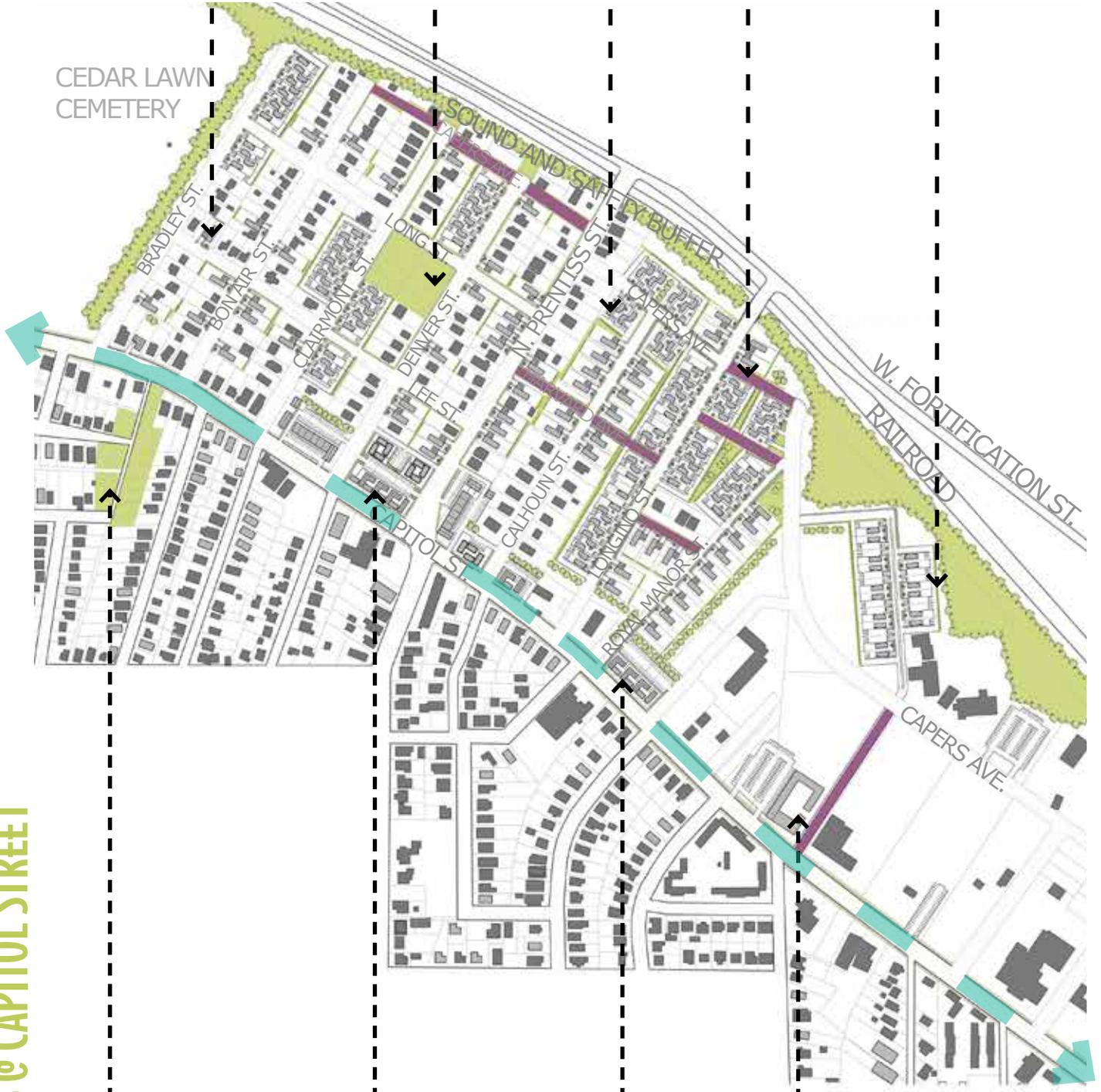


INTERVENTIONS @ CAPITOL STREET

COMPLETE STREET
 EXISTING BUILDING
 PROPOSED BUILDING
 PROPOSED STREET

51: IN NEIGHBORHOOD NORTH OF CAPITOL STREET & CAPERS AVENUE

- NEW SINGLE-FAMILY HOME INFILL
- PROPOSED NEIGHBORHOOD PARK
- INFILL WITH NEW DUPLEXES
- CONNECT DEAD-END STREETS
- PROPOSED COOPERATIVE VETERANS HOUSING



GRENADA STREET FOLK GARDEN & TEACHING CENTER

NEW MIXED USE ALONG CAPITOL STREET

NEW MULTI-FAMILY COURTYARD HOUSING

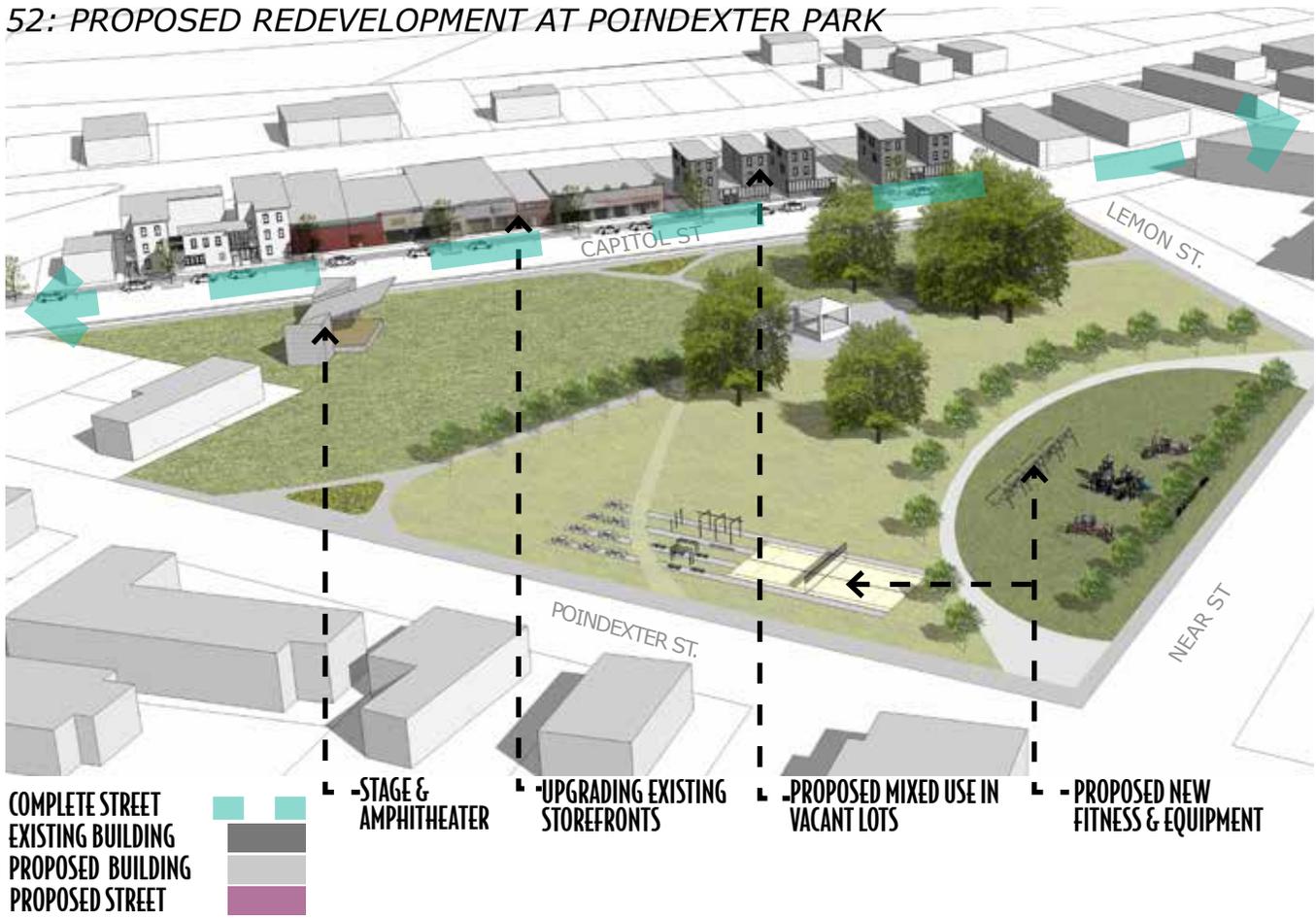
PROPOSED LOCATION FOR NEW JPS ELEMENTARY SCHOOL

INTERVENTIONS @ CAPITOL STREET

- COMPLETE STREET
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED STREET



52: PROPOSED REDEVELOPMENT AT POINDEXTER PARK



53: PROPOSED ZONING FOR CAPITOL STREET



INTERVENTIONS @ CAPITOL STREET

INTERVENTIONS AT THE DR. ROBERT SMITH PARKWAY

The Parkway is the major corridor that connects downtown to Jackson State University to Lynch Street and the rest of West Jackson. The acquisition of the land to build the Parkway left an unusually large and mostly unused right-of-way. There are only a few businesses within a block or two of the Parkway.

Due to the vacant right-of-way issue, two major studies have been done for the Parkway, *The Jackson Metro Parkway Parks and Open Space Programming and Pre-planning Study*, and the *West Jackson Visioning Study*, developed for Jackson State University's Center for University Based Development by Jeffrey Yentz and Jesse Farley.

Both these studies cite the opportunity for the oversized right-of-way and propose corrective work for the Parkway, which includes using the right-of-way as a green space, urban park and outdoor market place that will bring activity to the parkway. An urban park and enhanced pedestrian connection between Jackson State University and downtown is the most economically viable development along the Parkway, and it would be transformative to the community.

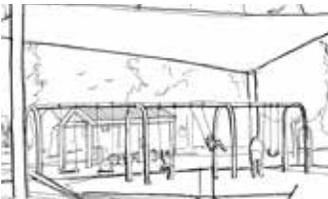
In addition to changing the zoning to allow a linear urban park along the Parkway, changing the zoning code for the southern boundary of Dalton-Deer Park to allow neighborhood mixed-use on the Parkway can provide housing, goods and services to Jackson State University students and faculty on the Parkway while keeping the existing infrastructure and improving the pedestrian neighborhood context. Also, extending Dalton Street to Robinson Road would provide a connection between the Parkway and Robinson Road.

A more commercial mixed-use district can be developed between Capitol Street and Lynch Street that would allow for a natural transition from downtown to more market-rate housing, restaurants, shops and services businesses that would serve West Jackson, JSU and downtown. JSU has announced a proposed dorm development on the Parkway that will have multiple uses, and Voice of Calvary Ministries has announced a large, market-rate, mixed-use development that will be where the Voice of Calvary Ministries office is now. In order to develop a healthy urban edge, new developments should support healthy streets by allowing the buildings to be closest to the streets and placing parking and green space in the center of the block. Having entries to buildings with courtyards and exterior seating on the streets encourages walking and biking as well as creates an urban edge that fosters community and interaction.

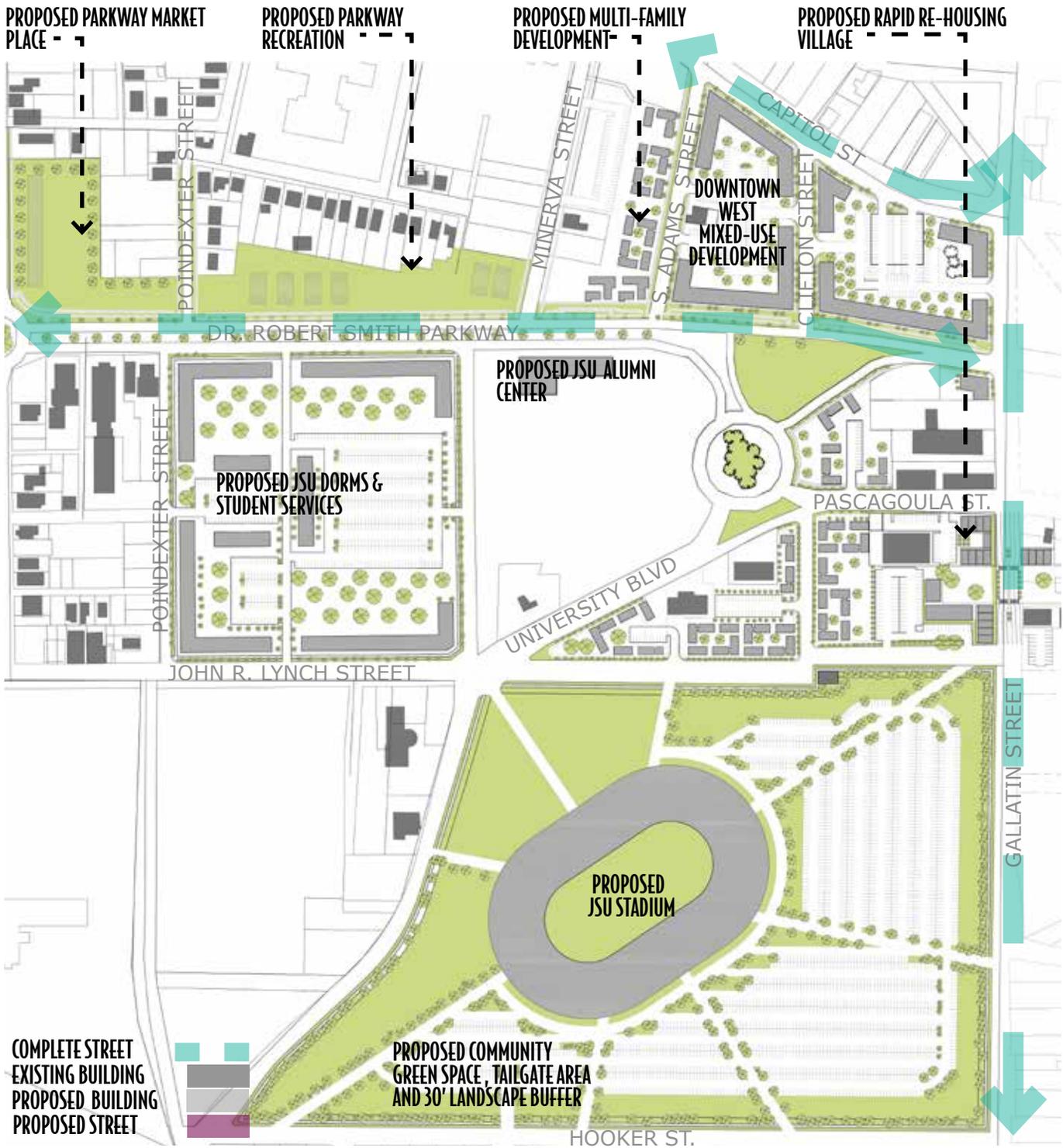
Also, JSU is considering locating a stadium between Pascagoula Street and Hooker Street. While the area was chosen as an option because it is mostly vacant and close to campus, JSU has not committed to a final location. However, if JSU decides to put the stadium there, it should be designed to provide recreation and park space for the community with large buffers for residential areas to the south and not extend beyond Hooker Street.

Finally, the mostly empty area of Gallatin Street, near Gateway Rescue Mission can become the home of a Rapid-Rehousing and supportive housing village that would address homelessness alleviation holistically. The area should include infrastructure and spaces that provide transitional employment that will give opportunities for homeless persons to be trained and to build resumes, sustainable affordable transitional housing, strategic JATRAN routes for homeless people, and workforce, medical, legal and counseling services.

FROM WEST JACKSON VISIONING STUDY



54: PROPOSED MIXED-USE, RECREATION & RESIDENTIAL DEVELOPMENT



55: EXAMPLE OF DEVELOPMENT ON GALLATIN STREET LOOKING SOUTH

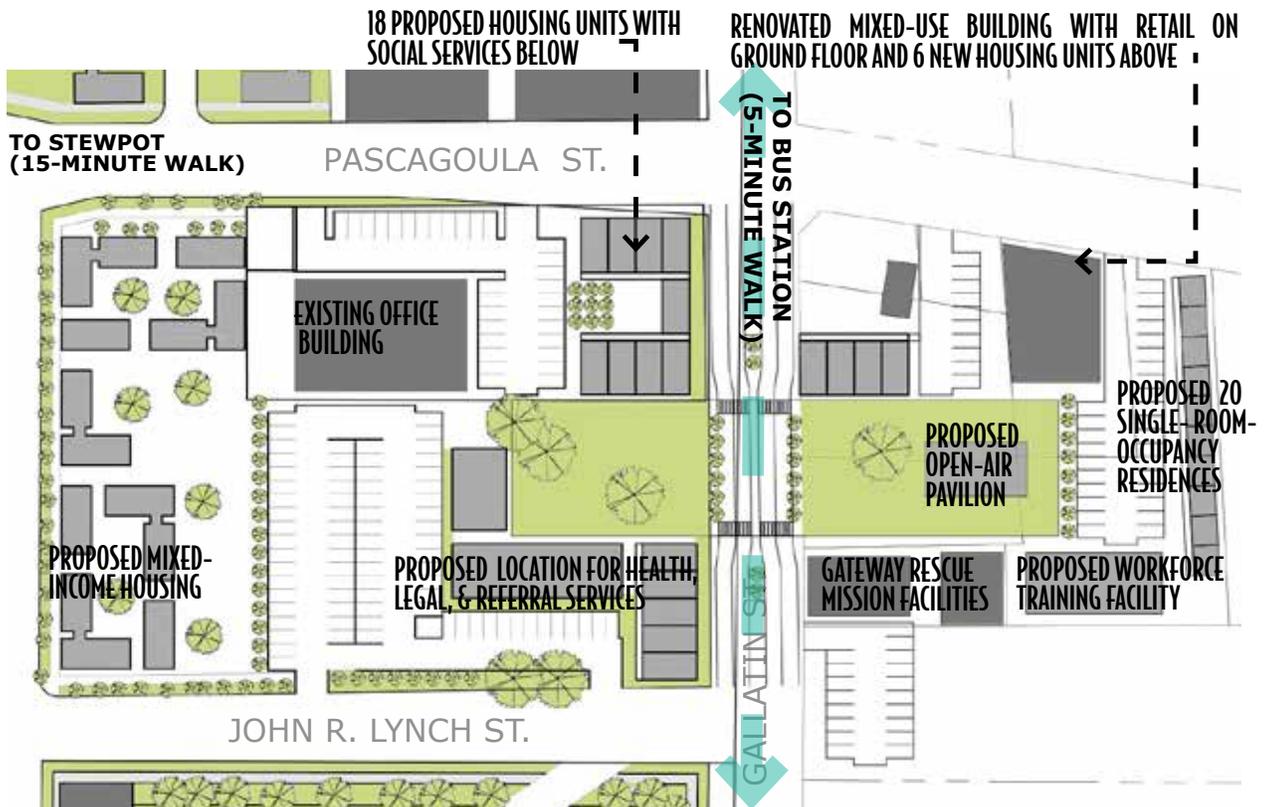


INTERVENTIONS @ THE DR. ROBERT SMITH PARKWAY

56: PROPOSED DALTON-DEER PARK MIXED-USE & RESIDENTIAL DEVELOPMENT



57: RAPID RE-HOUSING VILLAGE AT GALLATIN STREET



INTERVENTIONS AT WASHINGTON ADDITION

Washington Addition is one of the most historic neighborhoods in the community and perhaps has the most committed residents. However, the community suffers from a high number of vacant lots and abandoned structures as well as smaller lot sizes that prevent the type of development that the area is currently zoned for.

Changing zoning from Multifamily to Townhouse or Zero-Lot-Line districts will protect neighborhoods from large enclave developments that do not fit the context of the neighborhoods and allow for residents to use lots for affordable and family-oriented housing.

The single largest landowner in Washington Addition is Jackson State University. Developing all of their lots in the community would be transformative. In addition, creating a permeable boundary between JSU and Washington Addition and providing the opportunity for students to have pedestrian access to JSU at Lincoln Avenue and Cleveland Avenue would connect the neighborhood to the institution.

Residential development in Washington Addition should maximize use of small lots by using Zero-Lot-Line and Townhouse Infill that encourages a higher density and diversity of housing types throughout the neighborhood.

Finally, Washington Addition has serious drainage and stormwater runoff issues. The City should utilize wetland managed sustainable drainage structures in place of traditional stormwater drainage infrastructure, as it is more economical and effective.



58: PROPOSED STRATEGIES FOR WASHINGTON ADDITION



LEGEND

- TWO-STORY TOWNHOUSE INFILL STRATEGY
- TWO-STORY ZERO-LOT-LINE INFILL STRATEGY
- CONTEXTUAL INFILL

INTERVENTIONS @ WASHINGTON ADDITION

59: TWO-STORY TOWNHOUSE INFILL STRATEGY



8 ADJACENT LOTS ALLOW FOR 12 UNITS

INTERVENTIONS @ WASHINGTON ADDITION

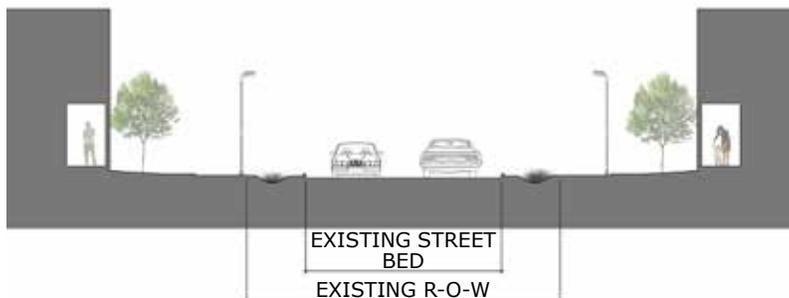
60: STREET VIEW OF YARD



61: VIEW OF ELEVATED WALK AT WETLAND DETENTION AREA



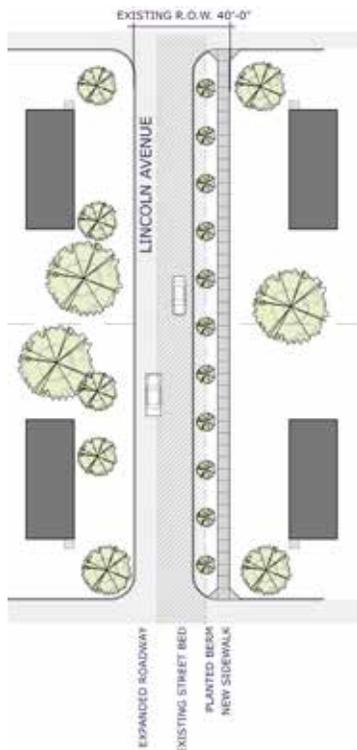
62: STREET SECTION



63: TWO-STORY ZERO-LOT-LINE INFILL STRATEGY



64: PROPOSED EXPANDED PEDESTRIAN CIRCULATION STRATEGY



INTERVENTIONS @ WASHINGTON ADDITION

CONCLUSION & IMPLEMENTATION

This guidebook is not an end in itself. It is a means to the desired end of a living, vibrant and healthy community. This is a guidebook open to interpretation and community initiative. The guidebook identifies initiatives and interventions as first-priority actions because we believe these will have the greatest impact and create momentum to build on. These are not a long-term plan but a five-year strategy. If all is successful, conditions will noticeably change and a new updated planning process will be required.

The most important aspects of successful implementation from this grassroots planning process are community concerns and the continued open community dialogue that has gone into it. The Advisory Committee, which includes all neighborhood association leaders, other residents, business owners and nonprofits, should continue to meet at least quarterly for two years.

It is also important to remember that everyone and each organization, whether large or small, has the ability to use this work to better their environment. Here are some suggested ways to utilize parts of the work and research:

| | |
|----------------------------------|--|
| THE CITY OF JACKSON | <ul style="list-style-type: none"> • Improve code enforcement system and communication • Partner with neighborhood associations to upgrade parks • Improve infrastructure • Develop a land bank that puts properties back into use |
| JACKSON STATE UNIVERSITY | <ul style="list-style-type: none"> • Program and develop lots they own • Partner with skilled residents to develop start-up assistance and cooperatives • Develop a community hires program • Partner with neighborhood associations to provide home improvement information |
| THE JACKSON ZOO | <ul style="list-style-type: none"> • Develop community partners • Reprogram recreational facilities and exhibits |
| NEIGHBORHOOD ASSOCIATIONS | <ul style="list-style-type: none"> • Develop programs that encourage code enforcement, safety and security, home improvement, investment in youth, community clean up and beautification and community trusts to be able to get State- and City-owned land |
| CHURCHES | <ul style="list-style-type: none"> • Develop specific support and programs based on resources and abilities to the surrounding community that will make a measurable difference |
| NONPROFIT ORGANIZATIONS | <ul style="list-style-type: none"> • Coordinate services provided by nonprofits • Promote services more clearly and concisely • Provide additional services based on need and resources • Use the research to show needs for additional funding |
| INDIVIDUALS | <ul style="list-style-type: none"> • Clean up streets/ home improvement • Advocate for improved infrastructure and code enforcement • Start a block group • Volunteer in a mentoring program • Participate in community organizations and activities |

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JACKSON PUBLIC SCHOOL DISTRICT

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PARTNERS TO END HOMELESSNESS

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U. S. CENSUS BUREAU

[HTTP://WWW.CENSUS.GOV/](http://www.census.gov/)

JACKSON CONVENTION AND VISITORS BUREAU

[HTTP://WWW.VISITJACKSON.COM/VISITOR-GUIDES](http://www.visitjackson.com/visitor-guides)

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PLEASE NOTE: ALL OCCURRENCES OF DUVALL DECKER IN THE TEXT REFERS TO DUVALL DECKER ARCHITECTS, P. A. AT 2915 NORTH STATE STREET JACKSON, MISSISSIPPI 39216. FOR ANY ADDITIONAL INFORMATION, CALL (601)-713-1128

