

# Jackson Resource Center's The Junction

Jackson, MS — Hinds County

Construction of an 18-Acre Affordable Housing and Resource Rich Community for those individuals and families facing Homelessness



## Community Impact

### Access to Community Goods and Services:

⇒ Up to 400 affordable housing units

### Job Creation:

⇒ Quality, accessible jobs for community residents

### Access to Health Care

⇒ Physical and mental health care available on site for residents

## Key Project Information

**Total Amount:** \$59,798,000

**Census Tract:** 28049002500

**Location:** 300 Capers Ave, Jackson, MS 39204

### Distress Characteristics:

⇒ MFI: 29.0%

⇒ MUA

⇒ Food Desert

⇒ SBA HUBZone

## Project Summary: The Junction

### The Junction: A Comprehensive Approach to Ending Homelessness

Located in Jackson, Mississippi, The Junction is an innovative initiative designed to address homelessness through a holistic and sustainable community model. By integrating affordable housing, essential services, and community-driven resources, The Junction will offer a dignified, empowering solution for individuals and families experiencing homelessness.

The project's mission extends beyond providing shelter. It seeks to create a supportive community where residents can access healthcare, housing, continued education, job training, and social services. With diverse housing options to include transitional housing, tiny homes, apartments, and single-family homes - The Junction is designed to meet varying needs and foster a sense of belonging. Additionally, the initiative focuses on economic empowerment and sustainability by providing residents with opportunities for employment and microenterprise development.

At the heart of the community lies the Tiny Homes Village, which features 388-square-foot homes designed to provide a place of serenity and peace that encourages personal growth. Each home is equipped with a living area, kitchenette, bath, and bedroom, offering residents a dignified living space. The durable, environmentally conscious designs help minimize costs while promoting sustainability. Residents contribute a percentage of their income toward rent, ensuring affordability while supporting the long-term operation of the project. The homes are integrated with shared spaces to encourage interaction and foster a sense of community.

The Junction's innovative design is a scalable model for addressing homelessness comprehensively. By combining stable housing with accessible services and resources, it offers a replicable blueprint for other communities nationwide.

### The Urgent Need for The Junction in Jackson

The city faces significant challenges, including a 24% poverty rate and a severe shortage of affordable housing, with the vacancy rate for such units falling below 5%. Economic instability leaves many residents unable to secure stable housing, while limited access to healthcare, mental health services, and substance use treatment exacerbates the challenges for vulnerable populations.



Jackson's homeless population reflects these struggles. Over 2,000 children in the city's public schools are identified as homeless, underscoring the intergenerational impact of the crisis. Sixty percent of the homeless population lacks shelter, while 40% face substance use disorders, and 30% experience mental health challenges. Veterans also make up a significant portion of this demographic, highlighting the complex intersection of homelessness and systemic gaps in support services.



The Junction addresses these challenges with a comprehensive, community-focused solution. By co-locating housing with healthcare, workforce development, and social services, The Junction removes barriers to accessing essential resources. Its holistic approach aims not only to provide shelter but also to empower residents to achieve long-term stability and self-sufficiency.

### Community-Centered Design and Services at The Junction

#### Designing a Community of Opportunity

The Junction is intentionally designed to foster community, accessibility, and empowerment for individuals and families to transition through the chapter of homelessness as opposed to their story ending there. The layout combines residential spaces with strategically co-located services and amenities, ensuring that residents have seamless access to essential resources. By bringing together nonprofit organizations, government agencies (from federal to local), private sector partners, and community groups, The Junction creates a one-stop hub for holistic support.



The network of on-site services, including healthcare, mental health counseling, and substance use treatment, provided through partnerships with local organizations and agencies reflect the holistic approach based on JRC's Holistic Resource Wheel. Residents will also have access to workforce development programs, financial literacy training, and affordable childcare services to support their journey toward self-sufficiency. Every resident is assigned a success coach (*case manager*) to guide their personalized action plan, ensuring they have the tools and resources needed to achieve their goals.



#### An Accessible Hub for All

While The Junction prioritizes the needs of its residents, it is also designed to serve the broader West Jackson community. Open-access features, such as a health clinic, employment center, affordable child-care, and community meeting spaces, ensure that anyone in West Jackson in need can benefit from the resources. By serving both residents and non-residents, The Junction maximizes its impact, fostering a stronger and more resilient community.



Transportation access is also central to The Junction's design. Plans include the addition of public bus stops, ensuring that residents and visitors can reach the community easily. These transit connections enhance access to employment opportunities, schools, and other services throughout Jackson, further supporting residents' long-term stability.

#### A Model for Sustainability

Sustainability is embedded in The Junction's design and operations. The installation of solar panels reduces energy costs and environmental impact. Shared community spaces, including gardens and recreation areas, are designed to promote wellness and environmental stewardship. Residents are encouraged to participate in maintaining these shared spaces, fostering a sense of ownership and connection.



## SOURCES & USES

SOURCES	AMOUNT
City of Jackson	\$2,845,000
Federal Home Loan Bank	\$2,000,000
Private Donations*	\$5,000,000
Foundation Grants*	\$10,000,000
Corporate Donations*	\$35,000,000
NMTC*	\$4,953,000
<b>TOTAL SOURCES</b>	<b>\$59,798,000</b>
USES	
Pre-Development	\$1,450,000
Site Work	\$1,969,000
Hard Costs	\$35,169,700
Operational Costs	\$12,753,000
Contingency	\$5,979,800
NMTC Costs	\$2,476,500
<b>TOTAL USES</b>	<b>\$59,798,000</b>



This thoughtful, community-centered design ensures that The Junction is not just a place to live - it is a place to thrive. By addressing the root causes of homelessness while building an inclusive, supportive environment, The Junction sets a new standard for how communities can come together to create lasting change.

### Financial Strategy and Sustainability A Robust Financial Plan

The financial framework for The Junction will be designed to ensure the project's long-term sustainability while maximizing its impact. With a total capital campaign goal of \$59.8 million, the Jackson Resource Center (JRC) will leverage diverse funding sources to develop and sustain this community. These sources will include New Markets Tax Credit (NMTC) financing, private donations, grants, business development, and contributions from local and national partners.

Funding from these various sources will allow JRC to complete The Junction's entire 18-acre development and accelerate the timeline for offering services and housing solutions to those in need. JRC will simultaneously create onsite revenue streams through developing the REACH Works program, a collection of various businesses birthed through The Junction. These businesses will empower individuals to rediscover their God-given talents and move those talents into the economy.

REACH Works will provide opportunities for our residents who have experienced homelessness to earn a dignified income while also developing new skills and cultivating enduring relationships, fostering sustainable change within the community.

### Operational Self-Sufficiency

Once operational, The Junction is designed to generate income that supports its management and maintenance. Rental income from residents will contribute significantly to operational costs. Additionally, REACH Works, a collection of businesses birthed through The Junction, will create onsite revenue streams. These businesses will not only support operational expenses but also provide residents with opportunities to earn a dignified income, develop new skills, and contribute to the local economy.

### Compliance and Oversight

JRC is committed to maintaining fiscal transparency, accountability, and the highest standards of financial management. As a 501(c)(3) nonprofit, JRC continuously seeks out best practices in accounting and oversight to ensure responsible stewardship of resources. This dedication not only supports operational excellence but also strengthens public trust as JRC expands its impact and serves the community.

### Sustainability Beyond Finances

The Junction integrates sustainable practices that reduce long-term costs while benefiting the environment. Community gardens and shared spaces not only enhance designs but contribute to operational savings and the quality of life for residents by promoting cost-effective maintenance practices, with residents actively involved in upkeep. By combining a comprehensive funding strategy with a focus on sustainability and self-sufficiency, The Junction is positioned to make a lasting impact on the Jackson community. This approach ensures that the project can continue to serve those in need for generations to come.

## Project Scope and Timeline

### Construction

The Junction, is set to be an 18-acre, all-inclusive community located in Jackson, Mississippi, designed to provide permanent affordable housing solutions to individuals and families experiencing homelessness. The development will follow a phased approach, integrating housing and services to maximize long-term success for residents.

### Pre-Development

During this phase, foundational work will be completed, focusing on site preparation, utility setup, and infrastructure development. This includes grading the land, demolishing existing structures, and installing essential infrastructure such as water, sewage, and electricity.

### Development

This phase will focus on constructing the first housing units, comprising 80 tiny homes, as well as building The HUB, a centralized space for service providers. The HUB will host key nonprofit organizations offering essential services such as workforce development programs, job training, financial literacy classes, and health services. Additionally, government partners will provide access to vital resources, including birth certificates, Social Security cards, disability applications, state IDs, driver's licenses, and Medicaid and Medicare services—all without residents needing to leave The HUB. Integrating these resources within the community will ensure they are easily accessible, fostering a holistic approach to resident well-being.

### Continued Growth

This phase will prioritize the development of additional permanent affordable housing, including more single-family homes and apartments, to address the growing need for accessible and stable housing options. By the end of this phase, The Junction will be a fully operational community, providing a variety of affordable housing types alongside comprehensive services to meet the diverse needs of its residents and promote long-term stability.

### Ongoing Evaluation and Adaptation

At every phase, ongoing evaluation will be critical to ensuring the housing and services meet the evolving needs of residents and the community at large. Feedback from residents, service providers and the West Jackson community will guide the adaptation of programs and services, ensuring The Junction remains a responsive and effective model for addressing homelessness and building community pride.

By combining housing, essential services, and community support, The Junction will create an environment where residents gain not just shelter but also the tools and opportunities to build thriving futures.



**About 60% of people  
experiencing homelessness in  
Jackson were  
unsheltered in 2023.**



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