

From the Memphis Business Journal

:<http://www.bizjournals.com/memphis/print-edition/2013/01/18/john-stanley-inc-cogic-redeveloping.html>

PREMIUM CONTENT: Jan 18, 2013, 5:00am CST

John Stanley Inc., COGIC redeveloping former Fowler Homes site

Mason Village to include 77 units of affordable housing



[Michael Sheffield](#)

Staff writer- Memphis Business Journal

[Email](#) | [Twitter](#)

A Los Angeles-based developer is working with the Church of God in Christ to redevelop the former site of Fowler Homes into Mason Village, which would include 77 units of affordable housing.

John Stanley Inc. and COGIC are collaborating on the project, which has an estimated budget of \$8 million. Memphis-based architecture firm Self Tucker Architects is designing Mason Village. Fowler Homes, a public housing project located at Fourth Avenue and Crump Boulevard, was torn down in 2004. The land, which is owned by COGIC, has been vacant since then.

John Stanley is preparing to apply for redevelopment tax credits through the Tennessee Housing Development Agency in February, according to [Saki Middleton](#), a spokesperson for the company. In 2010, the \$93 million redevelopment of the former Cleaborn Homes housing project received similar funding from the state, as well as federal funding from the Department of Housing and Urban Development.

If the project receives the credits by this summer, construction could start in January 2014 and be completed in an estimated 14 months.

"We hope to know where we're at by July," Middleton says.

John Stanley previously has collaborated on projects in California with COGIC and Bishop [Charles Blake](#), the church's presiding bishop, Middleton says.

The Mason Village project has been in the planning stages for more than 10 years. COGIC had originally planned to consolidate several of its offices around Memphis at the site before the death of Bishop [G.E. Patterson](#) in 2007.

"He had a whole master plan in mind for that particular area and we had been working with them

from the architectural standpoint," [Jimmie Tucker](#), principal with Self Tucker, says.

The 77 units of Mason Village will include two- and three-bedroom flats and townhouses that will be between 950 and 1,275 square feet in size. Between 20 and 27 buildings with two or three units in each would be built on the site. While a price range hasn't been settled, Middleton says the project will be affordable for Memphians who make less than 60 percent of the median income in Shelby County, which is \$39,500.

The neighborhood has had some redevelopment, including an 80-unit senior housing facility, as well as some single-family homes and apartments across the street from where Mason Village will be located. Those projects were funded with federal and state funding through HOPE VI bonds and financing from HUD.

While funding for Mason Village isn't guaranteed, Tucker is confident the project will move forward and be critical to the re-emergence of a neighborhood that serves as a gateway into Downtown.

"It makes a tremendous statement when the site is redeveloped and the proposed development brings well-designed, affordable housing to the community," Tucker says. "The neighborhoods are in prime locations along Crump Boulevard, and it's easy access of Downtown. It's very important they're brought back."

John Stanley Inc. Mixed-use real estate developer Address: 601 S. Figueroa St., Suite 2320, Los Angeles 90017 Phone: (213) 687-2327 Website: www.johnstanleyinc.com

Michael Sheffield covers bioscience and biotechnology; manufacturing; tourism and hospitality; and sports business. Contact him at msheffield@bizjournals.com.