

**northside**  
development group

2022 BENCHMARK REPORT

# 10 years of Community Transformation

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# A Word from Bill and Michael

This year, Northside Development Group celebrates 10 years of working toward the mission of improving the health and wellness of the residents of the City of Spartanburg's Northside neighborhood.

Through their unique contributions, the Northside community and our many partners — most notably the Northside Voyagers — make this work possible. And despite the challenges of the past year, significant progress has been made, in both investments in the physical environment and in the people in the Northside.

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## COVID-19 Response

The effects of COVID-19 have been felt nationwide, and the Northside is no different. As the community quarterback, NDG has worked to ease these effects in a wide range of ways:



### VACCINATION CLINICS

Worked with the Edward Via College of Osteopathic Medicine, Spartanburg Regional Healthcare System, and the S.C. Department of Health and Environmental Control, to assist with opening the Northside clinic as a COVID-19 vaccination site and provide transportation for Northside residents to the clinic.



### COMMUNITY SAFETY

Provided sanitizing stations and virtual meeting camera to the Dr. TK Gregg Center, allowing the center to serve residents more safely.



### SECURED GRANTS

Secured grants to support Northside residents who had disruptions in their life due to COVID-19, partnering with The Bridge at Green Street to aid with overdue rent, mortgage and/or utilities.



### SCHOOL SAFETY

Secured PPE and cleaning supplies for The Franklin School to help the early learning center remain open and educate Northside children safely.

CONTINUED ON  
NEXT PAGE



## 2021 Successes

Throughout the challenges of the past year, NDG continued to implement the Northside Transformation Plan:



### AFFORDABLE HOUSING

500 Northside Station opened, adding significant new affordable housing with 81 of its 90 units income-restricted. It is the first development in the state to use income-averaging under the Low-Income Housing Tax Credit Program, and will serve residents from “extremely low income” as defined by HUD up to market rate.



### NORTHSIDE TOWNHOMES

The first phase of Northside Townhomes, a development by John Montgomery, is nearing completion. NDG worked with Montgomery to provide 25% of the units as affordable to households at 80% of Area Median Income.



### HIGH TEST SCORES

The Cleveland Academy of Leadership (K-5) ended the year with its highest-ever test scores.



### VICTORIA GARDENS RENOVATION

Spartanburg Housing completed the renovation of Victoria Gardens, with all 80 of the units completely modernized. The renovations will include new walking trails that will connect to the Dr. TK Gregg Center and the Butterfly Creek Greenway.



### COMMUNITY CENTER

The Dr. TK Gregg Center opened to the public gradually over the past year. Northside families are now able to take advantage of all of its amenities, including two indoor swimming pools, basketball gym, walking track, weight room, group fitness room, and community meeting space.



### NEW BUSINESS OWNERS

Start:ME Spartanburg graduated its fifth class of entrepreneurs. All 11 graduates were minority-, female-owned businesses.

## 10 Years of NDG

Lastly, we have many things to celebrate as we mark our 10-year anniversary:



### **BUTTERFLY CREEK GREENWAY**

The Butterfly Creek Greenway created a natural amenity for Northside residents while creating opportunities for recreation and exercise.



### **THE FRANKLIN SCHOOL**

The Franklin School early childhood education center, completed in 2019, is a state-of-the-art facility providing high-quality early learning, with a priority for neighborhood residents.



### **NORTHSIDE STATION**

Northside Station, the mixed-use development at the corner of Howard and College streets, demonstrates collaborative partnerships in the Northside, with AccessHealth Spartanburg, BirthMatters, NDG, Wofford's Community Sustainability Program, and the VCOM/Regenesys Health Care Clinic co-locating there.



### **THE HUB**

The Sunshine Inn was acquired in 2014 with assistance from Wofford College, Spartanburg Regional Healthcare System and the City of Spartanburg. It will soon be redeveloped into neighborhood retail space called The Hub.



### **HARVEST PARK**

Harvest Park serves as a focal point for the neighborhood, providing access to both prepared meals at Monarch Café and fresh fruits, vegetables and meats at the Hub City Farmers Market.

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Many exciting opportunities lie ahead. We will continue to work with the Northside Voyagers and Northside community to implement the vision laid out in the 2014 Northside Transformation Plan, and we will continue to actively leverage resources to make that vision a reality.

We hope you will continue to support us in this effort.

*Bill Barnett*      *Michael Williamson*

## Additional successes from 2021:



### SPARTANBURG HOUSING

We also gained Spartanburg Housing as a neighbor in the Northside when they moved their offices to the former Star Mill on Arch Street.



### SENIOR LIVING

The Ellington, a senior affordable development by Schaumber Development, has begun leasing. While NDG had very little direct involvement in its development, our decade of work paved the way for interest from outside developers.



### COMMUNITY HEALTH

NDG added a Community Health Worker to our team, who will work directly with residents to address the social determinants of health by connecting them to resources to address their needs.



## Additional highlights from 10 Years of NDG:



### COMMUNITY PARTNER

VCOM, located on the site of the former Spartan Mill and completed in 2010, energized many of the existing efforts in the Northside.



### INVESTMENTS IN THE NORTHSIDE

More than \$125 million has been invested in the Northside, with a focus on health and recreation, education and mixed-income housing.



### DECREASED CRIME

Crime rates in the Northside have declined approximately 70% since 2011.



### RESIDENT PROGRAMS

Programs, such as Start:ME Spartanburg, NCCER Construction Training, and job referrals and placements have created economic opportunities for Northside residents.

# The NDG Team



**MICHAEL WILLIAMSON**  
CEO



**KIM BLACK**  
Community Development  
Coordinator



**LEKESA WHITNER**  
Programs Manager



**CARMEISHA WHITE**  
Operations Manager



**TONY THOMAS**  
Community Engagement  
Coordinator



**GIGAIL PETTY**  
Community Health Worker



**ISAAC MCJIMPSEY**  
Resource Development  
Manager

# The Board



**BILL BARNETT, III**  
Board Chair



**MARY THOMAS**  
Board Vice Chair  
COO, Spartanburg  
County Foundation



**WANDA CHEEKS  
HOLMES**  
Board Secretary  
Community  
Engagement  
Coordinator, City  
of Spartanburg



**LAURA  
HENTHORN**  
Board Treasurer  
Vice President,  
Mark III Properties



**MOLLY  
TALBOT-METZ**  
President/CEO,  
Mary Black  
Foundation



**TERRY  
BRANNON**  
Owner, Brando  
Brand Recognition  
& Awards



**SHAUNTE EVANS**  
CEO, Spartanburg  
Housing



**CAREY  
ROTHSCHILD**  
Director of  
Community Health  
Strategy & Policy,  
SRHS



**JOHN  
VERREAULT, III**  
Senior Vice  
President, TD Bank



**TERESA WRAY**  
Retired Preschool  
Teacher, Bright  
Horizons at SRHS



**ALEX POWELL**  
Commercial  
Real Estate  
Manager, Johnson  
Development  
Associates



**CHELLE JONES**  
Community  
Health Worker,  
BirthMatters



**STEVEN BROWN**  
Senior Vice  
President of  
Premier Banking,  
First Citizens Bank



**TIM SCHMITZ**  
Interim Provost,  
Wofford College



**REGGIE GETER**  
Events Specialist,  
City of Spartanburg



**CATHERINE BLACK**  
Principal, Odgers  
Berndtson



**CHRIS STORY**  
City Manager, City of  
Spartanburg

# Our Mission

**We serve to encourage and manage the redevelopment of the City of Spartanburg's Northside community, by honoring its past and expanding the opportunities with a mix of affordable and market-rate housing, economic, educational, recreational, health, and social opportunities for its residents.**

As a Purpose Built Communities network member, we deeply believe in providing a holistic approach to tackling deeply rooted issues such as intergenerational poverty, racial inequities, health disparities, and barriers to economic mobility. We understand that long-term, sustainable solutions to these challenges require a quality, coordinated approach that depends on resident collaboration, the alignment of partners and resources, and moving at the speed of trust.

We operate as the Community Quarterback dedicated to the ongoing revitalization of the neighborhood. We partner with Northside residents to set the overall strategy for the vision of this community, while building partnerships and leveraging resources to ensure the agreed strategy is completed in the likeness of the community's vision.

This model is a reflection of our partnership with Purpose Built Communities and our commitment to the Northside community.



**COMMUNITY  
QUARTERBACK  
ORGANIZATION**



### **CRADLE-TO-COLLEGE EDUCATION PIPELINE**

Access to a quality education is imperative for the success of residents in the Northside community for generations to come. We partner with The Franklin School, Cleveland Academy of Leadership, Spartanburg School District 7, Wofford College, Spartanburg Methodist College, Spartanburg Community College, and the Edward Via College of Osteopathic Medicine (VCOM) to ensure residents of the Northside community have access to quality education on all levels, whether they are going to first grade or going to college as a nontraditional student. These partnerships allow us to help residents define and achieve success on their terms in ways that are meaningful, while leading to economic mobility and sustainable livelihoods.



### **COMMUNITY WELLNESS**

Research has shown life expectancy is closely determined by a person's zip code or census tract. A zip code's influence on health is multi-fold and directly affects life expectancy in a number of ways, from accessibility of healthy food, quality schools, stable housing, good jobs with fair pay, and safe places to exercise and play. Zip codes are a subtle indicator of socioeconomic factors inherent to health and longevity, including race, poverty, untenable housing costs, income, and unemployment.

NDG is committed to addressing community wellness through creating access and opportunities to health and wellness programs and services that promote healthy lifestyles, programs that promote economic mobility, a safe recreational facility, and access to neighborhood medical care facilities.



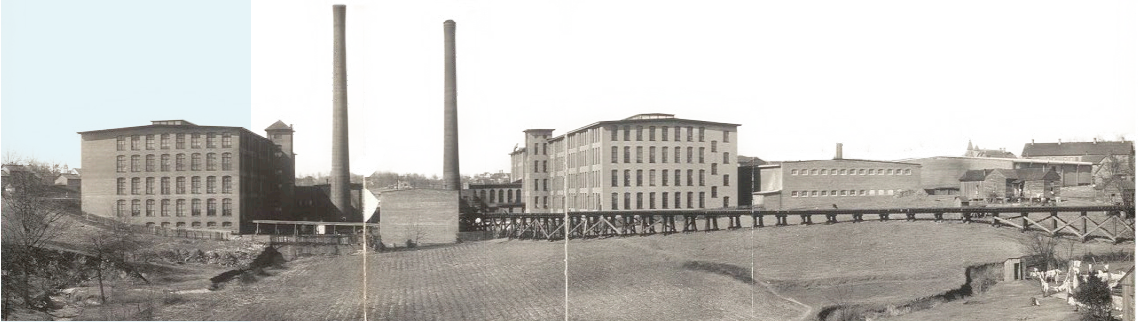
### **MIXED-INCOME HOUSING**

We strive to provide mixed-income housing serving residents at all income levels while minimizing relocation efforts. This ensures the Northside is a neighborhood of choice — meaning that everyone who wants to live in the Northside should be able to live in the Northside.

# History of the Northside

## early 1900s

The Northside was once home to the sprawling Spartan Mills, and everything from the Northside’s housing stock to its economic fortunes, was tied directly to the rise and eventual fall of the mill. The mill was a critical source of financial support and opportunities for many residents in the community at the time. During the early 1900s, African Americans were restricted from having equal employment opportunities as White people. While most workers in southern textile factories were White, African Americans were limited to working in the mill’s boiler room, in custodial jobs, and in areas outside of the mill.



## 2001

The mill was one of the few places that offered employment to Black people in the Northside. However, as the domestic textile industry deteriorated and textiles production was largely outsourced to foreign countries, Spartan Mill scaled back production, shed jobs and finally shuttered for good in 2001. Since then, the predominantly Black community in the Northside has continued to feel the effects.

## 2011

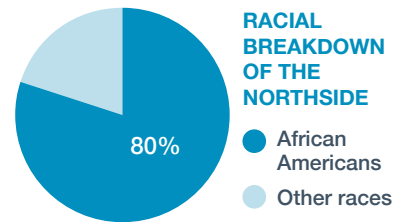
In 2011, the Northside Development Group was created with the purpose of providing and attracting reinvestment in the Northside community. With VCOM, the Mary Black Foundation, the City of Spartanburg, and Spartanburg Housing all firmly committed to the future of the Northside, other stakeholders came together, including Wofford College, Spartanburg Regional Healthcare System, Spartanburg School District 7 and the Spartanburg County Foundation.

These lead agencies, with support from other local philanthropists, formed the Northside Development Corporation, which was later

## 2013

rebranded the Northside Development Group (NDG), a non-profit whose original objective was to acquire vacant, foreclosed, or distressed properties in the area. It has since become the lead support organization for the Northside Initiative redevelopment strategy. NDG has also partnered with Purpose Built Communities, an Atlanta-based non-profit renowned for its holistic model of neighborhood revitalization.

A needs assessment in 2013 pointed to ongoing, persistent challenges faced by citizens in the Northside, from crime and a lack of quality housing to low educational attainment and lack of access to health care and early childhood education. The Northside neighborhood consists of more than 400 acres adjacent to the City of Spartanburg's central business district, and at that time included three public housing developments. Meanwhile, nearly 50% of the land today is vacant. Approximately 1,850 people live in the Northside; more than 80% are African American.



In 2013, the Northside was marked by a high concentration of poverty, with rates hovering near 50% throughout most of the target area. Median incomes for households in the Northside remained extremely low, with nearly 80% of households reporting annual median incomes between \$10,160 and \$25,000. The other 20% reported a range between \$25,001 and \$35,000. In contrast, nearby neighborhoods reported median incomes of \$65,001 to \$75,298. Neighboring communities, meanwhile, had poverty rates as low as 6.4%. This income disparity was identified as a significant challenge for the City of Spartanburg and the larger community.

The Northside Development Group exists to help bridge this gap and provide support to residents, by attempting to right the wrongs of systemic injustices and concentrated poverty through providing holistic programming and leveraging resources to create reinvestment and revitalization of the Northside community.

## 2021

True neighborhood revitalization rarely happens by accident. It requires the work of hundreds of hands, the resources of local institutions and governments, and the collective vision of a community. In the case of the Northside, a healthy amount of all of the above is in place. Indeed, while the complete story of the Northside's revitalization is still being written, it is already noteworthy for the remarkable convening of residents, institutions, and non-profits that, perhaps for the first time in the city's history, have joined together for a singular purpose — the comprehensive transformation of a neighborhood long beset by poverty and its related challenges.

# By The Numbers

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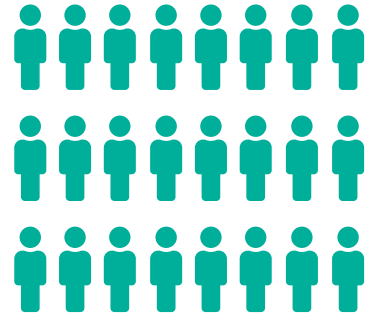
**\$25 million**

NDG Investment in the Northside  
(since 2013)

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**127**

Donors have contributed to NDG's success



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**\$150 million**

Total Capital Investment



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**832 people**

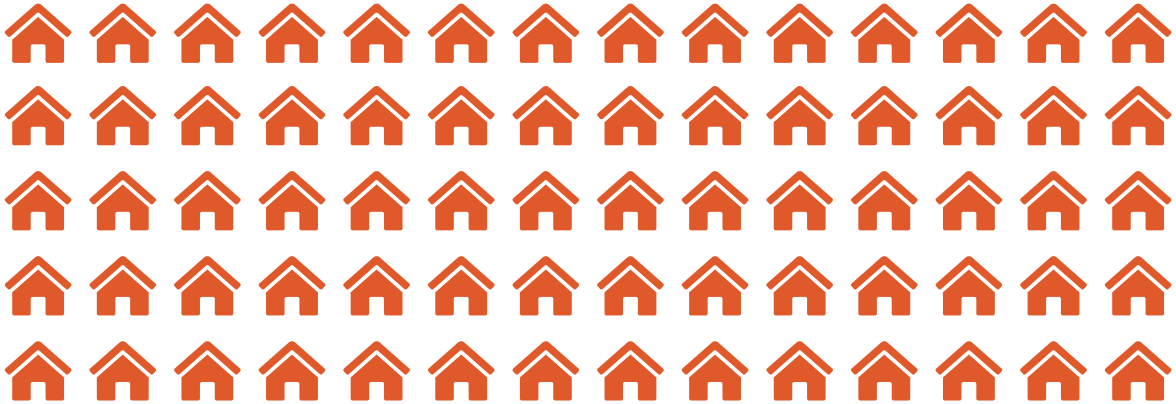
who have received supportive services



# 568 New or Renovated Housing Units

(since 2011)

 = 8 units



\* Includes developments led by both NDG and other investors

## Start:ME

# 63

BUSINESSES CREATED

# 71

PARTICIPANTS

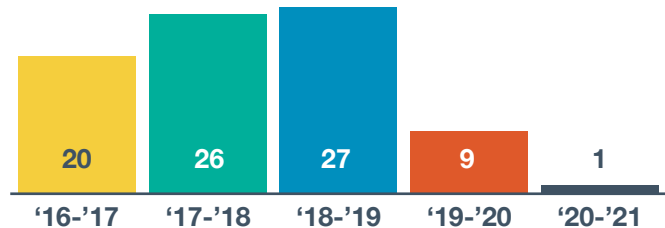
# 99%

MINORITY-OWNED  
BUSINESSES

# 77%

WOMEN-OWNED  
BUSINESSES

## Scholarships for the Northside community



83 SCHOLARSHIPS AWARDED AT A TOTAL OF:

# \$45,489

# 18

Voyager  
Members





A



B



C

A – Butterfly Creek Construction

B – Start:ME Fair

C – Brawley Street Homes



A



C



B



D

A – Milan Street Artlets

B – NDG 10 year anniversary block party

C – Northside Station construction

D – Michael and Tony at the NDG open house

# Community Education

## Cradle-to-College Pipeline

Changes to the Northside will be a positive impact for current residents but we want to ensure that it remains a positive impact for generations of Northside residents to come. Therefore, we are focusing a lot of attention on making significant improvements to local schools – most notably, Cleveland Academy – so that quality education is accessible to all children.

Along with creating a strong partnership with Cleveland Academy, NDG, in partnership with the Mary Black Foundation, First Steps, and other key partners, facilitated the development of the Franklin School Early Learning Center. The center provides learning space for up to 200 students, age 6 weeks to 4 years old, to insure that students enter kindergarten ready to learn.

While solid education begins with school, it extends far beyond. We are helping to provide quality educational resources ranging from cradle to college and/or career. Our hope is that access to these knowledge resources can help residents to grow as individuals, as well as strengthen the Northside Community.

The impact and success of the Northside relies heavily on its residents. Together, we can identify areas of need and set viable solutions in motion. In doing so, we hope to bring the Northside to its full potential – a place where current residents thrive and others wish to join.



The Franklin School



Information Session



Cleveland Academy of Leadership

Included in this section:

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# The Franklin School

An essential component of the Purpose Built approach to ending intergenerational poverty is a focus on early childhood education.

The goal of early care and education is to create possibilities for each child to discover his/her gifts and talents. The goal of a teacher is to recognize and enhance the child's uniqueness. The Franklin School is designed to do just that.

**DR. NUR TANYEL**  
USC Upstate



## WHAT IS THE FRANKLIN SCHOOL?

Most of the resources and formal interventions dedicated to school readiness do not start until age 4. NDG strongly believes that education starts at birth.



The Franklin School is a full-day, full-year early learning center able to serve children ages 6 weeks to 5 years old with a focus on early learning through discovery: a holistic child development and learning program, using an evidence-based curriculum with STEAM (science, technology, engineering, art, and math) inspired classrooms.

The Franklin School is designed to serve infants, toddlers, and preschoolers from different socioeconomic and cultural backgrounds in an environment where leading research and expertise on early education's best practices take center stage. The state-of-the-art building was designed to fuel young minds by providing optimal learning experiences using both indoor and outdoor classrooms.

## THE PARTNERSHIPS

The Franklin School is a partnership between the Northside Development Group (NDG), Spartanburg School District 7 and Spartanburg County First Steps. It is operated by First Steps, maintained by District 7, and owned by Franklin School Facilities Corporation (FSFC), an affiliate entity of NDG. NDG raised funds from community partners and leveraged equity through the use of New Markets Tax Credits to fund the construction of the Franklin School.

USC Upstate is an additional partner. This partnership pairs USC Upstate students majoring in early childhood education with The Franklin School, where they will help and gain experience in early childhood education.

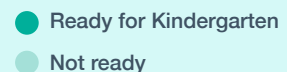
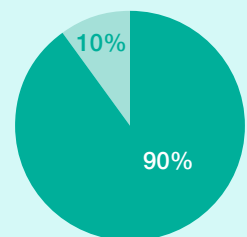
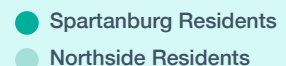
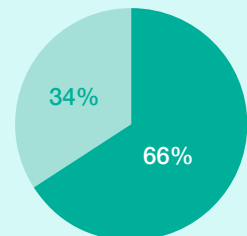
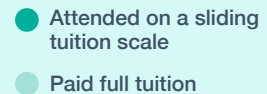
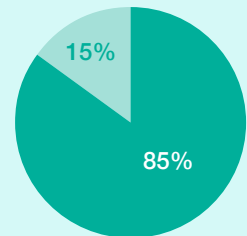
## MEASURING SUCCESS

The Franklin School is helping students learn at the most pivotal moments of development — because of that, “90% of its graduates are assessed as ‘ready’ for kindergarten.”  
- Strategic Framework

# 146

students enrolled in  
The Franklin School

(20-21 school year)





Countless studies link early quality educational opportunities with long-term social development, academic proficiency, employment opportunities, and overall health outcomes. An effective educational pipeline that starts in early childhood and continues through college is imperative for successful community revitalization.

**PURPOSE BUILT COMMUNITIES**



# Cleveland Academy of Leadership

**The Cleveland Academy of Leadership has been in the community for more than two decades. A pillar in the Northside community, it offers support to its students above and beyond the call of duty.**



Principal Marquice Clark collaborates with Northside organizations such as the Dr. TK Gregg Center to help facilitate an after-school program with an emphasis on STEAM. He also works closely with The Franklin School and NDG to identify common needs among the agencies and collaborate to find mutually beneficial solutions that keep the children as the central focus of the Northside Initiative.

NDG is committed to providing ongoing financial support to aid in the development of youth on the Northside. Today the Cleveland Academy of Leadership holds the position of a Title I elementary school with approximately 420 students. With the Title I status there is a constant need for more resources to assist students. Through the efforts of community supporters, the Cleveland Opportunity Fund was established.

## **THE CLEVELAND OPPORTUNITY FUND**

The Cleveland Opportunity Fund provides funding for creative technology and educational experiences, such as field trips, that increase innovative exposure for children. Recently, students were able to take part in a team-building exercise by building hovercrafts.

## **MENTOR PROGRAM**

The Northside Voyagers also have an active role in educational programs. At Cleveland Academy, the Voyagers implemented a mentor program with students to offer them leadership training, one-on-one mentoring, and assistance with reading. In addition, the Voyagers help volunteer and sponsor an annual 5K run.

# College Conversations

**College Conversations is a new series that was launched to target Northside students between the 6<sup>th</sup> – 12<sup>th</sup> grade that are interested in going to college.**

This is a 12-week series focused on highlighting local colleges, having in-depth conversations about funding education, and giving opportunities to the students to tour campuses and ask questions to admission representatives.

Our hope is to connect students to community resources to help prepare them with college readiness, learn about local institutions, and also encourage them to take advantage of local scholarship opportunities.



# 12

**week series focused on highlighting college discussions**

# \$1,200

**awarded to two Northside seniors who attended all of the sessions**

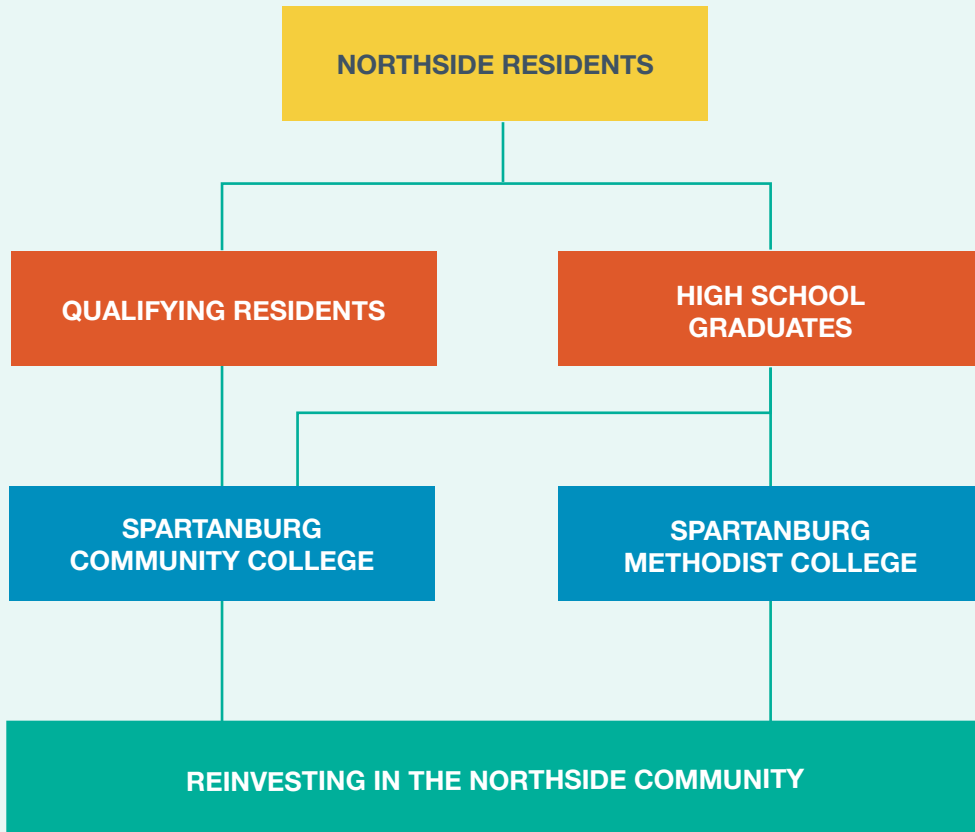


**THE TOPIC DISCUSSIONS INCLUDE:**

- The college acceptance process
- FAFSA
- Tuition
- Housing costs and meal plans

# Scholarships for Northside Residents

## The Pipeline for Northside Reinvestment



## The Northside Development Group has partnered with Spartanburg Community College and Spartanburg Methodist College to provide scholarships to Northside residents in an effort to strengthen the community and provide opportunities for economic mobility.

These partnerships are creating a pipeline to help mobilize Northside youth to overcome generational poverty by having the ability to attend college with minimal debt, while also creating reinvestment into the community through providing local incentives for higher education.

### Spartanburg Community College (SCC)

Qualifying Northside residents could attend Spartanburg Community College tuition-free to study a curriculum of choice, even for taking core classes to transfer to a four-year institution. The scholarship is open to any Northside resident looking to gain higher education, train for a career, or specialize in a trade.

### Spartanburg Methodist College (SMC)

Spartanburg Methodist College is providing recent high school graduates who are residents of the Northside and are attending college for the first time an opportunity to attend SMC tuition-free. The students must meet the requirements to receive the LIFE Scholarship and be admitted into SMC.



2016-2017

**20**

SCHOLARSHIPS

**\$8,420**

SCC NORTHSIDE  
SCHOLARSHIP FUNDS

2017-2018

**26**

**\$19,921**

2018-2019

**27**

**\$15,088**

2019-2020

**9**

**\$9,058**

2020-2021

**1**

**\$1,421**

# Community Well-Being

**“If you want to go fast, go alone. If you want to go far, go together.”**

**- African Proverb**

Along with infrastructure and housing, strong communities need vital public and commercial assets for families to thrive. These include access to things like grocery stores, banking, retail, recreation outlets and quality schools.

To begin this process, we raised approximately \$1.6 million for Harvest Park – a healthy food hub for residents to eat and shop for fresh, healthy foods. The complex opened in 2014, providing space for the weekly Hub City Farmers Market, the Urban Farm, and the Monarch Café.

But it’s not all about physical assets – it’s about people and their connections to each other. To help facilitate this, we are creating outdoor recreational areas in which neighbors and community members can foster relationships and share family values. These efforts include Butterfly Creek Park and Greenway, a daylighted creek, paths and trails.

Just down the street, the Dr. T.K. Gregg center was completed in 2020, providing community space, a fitness center, and two pools. The center serves as the North end of the Butterfly Creek Park and Greenway.



Northside Voyagers



Planning Session



Dr T.K. Gregg Community Center Basketball Court

Included in this section:

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# Dr. T.K. Gregg Community Center

**As part of the Northside Redevelopment Plan, the City of Spartanburg in partnership with NDG has built a new state-of-the-art community center at the former site of Oakview Apartments.**

The new Dr. T.K. Gregg Community Center includes two pools and a large fitness room. The center also has meeting space for community events. It hosts after-school programs, computer courses, and financial literacy courses. It provides a healthy, safe place for children to learn and grow as well as for families to come together to learn and pursue overall health and wellness. The center is owned and managed by the City of Spartanburg’s Parks and Recreation Department. Swim lessons are provided by the Thomas E. Hannah Family YMCA.

NDG continues to support the center through leveraging resources and partnerships to provide ongoing support, playground equipment, and youth development programs and tutoring.

The Dr. T.K. Gregg Center adjusted its operations through the COVID-19 pandemic and assisted families by providing virtual learning as a supplemental program for local students and their educational needs. The facility is now open and fully serving the youth, seniors, and families of the Northside.

**\$16 million investment**



DR. T. K. GREGG  
COMMUNITY CENTER

850





## AMENITIES AT THE CENTER:

- Two indoor swimming pools
  - Basketball gym
  - Walking track
  - Weight room
- Group fitness room
- Community meeting space
  - After school programs
  - Computer courses
- Financial literacy courses



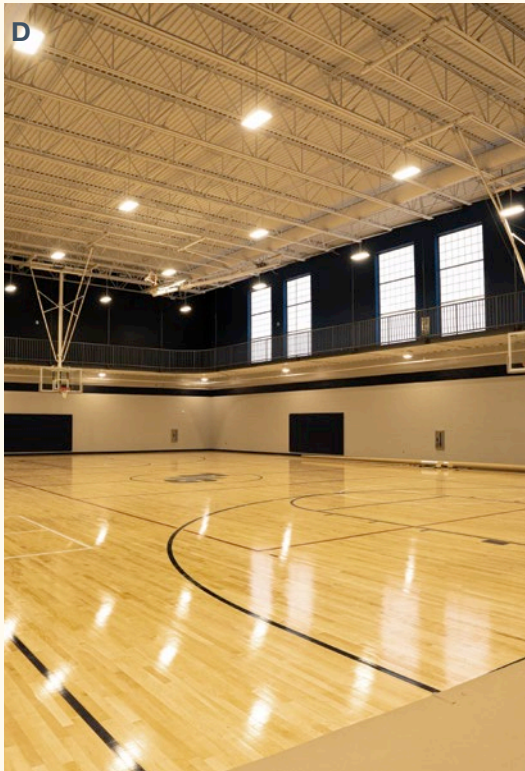
A



B



C



D

A – Multi-purpose room

B – Indoor swimming pool

C – Construction of the Center

D – Basketball courts and walking track

## Hub City Farmers Market

In 2021, Hub City Farmers Market and Northside Development Group encountered significant growth and collaboration between the organizations. We worked together to find solutions to important problems surrounding food insecurity, community engagement, and youth development through teamwork and program implementation, such as Start:ME, Youth Farm and Seed to Table at Franklin School and Cleveland Academy, and partnership on community events, such as the Farm Parties and Block Parties.

“We are very much looking forward to continuing our fruitful alliance in the coming years,” said Hub City Farmers Market Executive Director Jordan Wolfe. “Already we have more Farm Parties, activities and workshops for Northside Youth, and Harvest Park Improvements in the works that will not only be for the Northside neighborhood to enjoy but will set an example for the new development in Spartanburg.”



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## Butterfly Creek & Greenway

Located in the heart of the Northside behind Harvest Park, Butterfly Creek has brought new life to the area. The creek cultivates a fun, positive space for individuals of all ages to enjoy. The surrounding area has been transformed into a park that includes walking and biking trails, educational kiosks, pavilions, and an outdoor learning laboratory for children to learn about the variety of native flora growing there.



- Creates a safe walkable community
- Connects the neighborhood to Harvest Park
- Transformed park that includes walking and biking trails, educational kiosks, pavilions, and an outdoor learning laboratory for children to learn about the variety of native flora



## The Hub

Located on one of the most high-profile redevelopment sites in the Northside, The Hub is expected to open in late summer/early fall of 2022. The 16,700-sf mixed-use commercial development by Greenville-based Fletcher Development will house several restaurant and retail tenants, including the Wofford College bookstore.

Both practically and symbolically, The Hub is a critical development and sign of significant progress in the Northside story. The restaurant and retail tenants will provide both job opportunities and high quality amenities for Northside residents and

visitors, while the bookstore will expand Wofford's presence in the neighborhood.

The Hub is also a testament to the type of partnerships that have defined the Northside Initiative. It is located on the site of the former Sunshine Inn, a budget motel that was acquired and demolished by the City of Spartanburg in 2014. Spartanburg Regional Healthcare System and Wofford College assisted in the costs to acquire and demolish the old motel.

Situated on North Church Street adjacent to Spartanburg Regional Medical Center and Wofford College and within an easy walk of the heart of downtown, The Hub will serve as an attractive Northside gateway where for years the old motel had discouraged engagement and investment in the neighborhood.

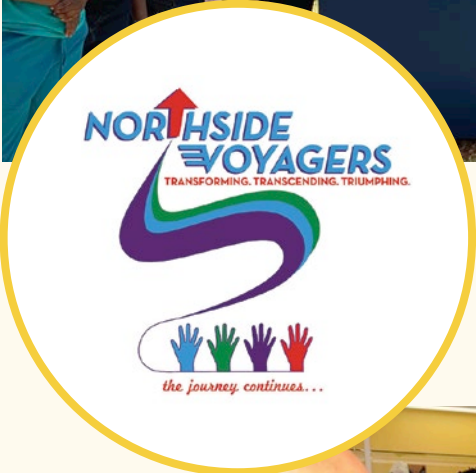
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## Northside Gateway Project

In the summer of 2020, the Northside Gateway Art Committee was formed with the purpose of selecting an artist for an "iconic" outdoor artwork for the new gateway plaza at the corner of Howard and College Streets in the Northside. The committee was comprised of Northside residents, stakeholder, and arts professionals including Cheryl Stewart and Sarah Tignor who were both commissioned to lead the effort. Over 160 artists nationwide submitted their proposals. After an extensive process of elimination, Olalekan Jeyifous was chosen by the committee in February of 2021 as

the artist to create the iconic artwork. Jeyifous is a Brooklyn-based artist whose work reflects the relationship between architecture, community, and environment. The Gateway art will be an expression of the cultural identity and economic vitality of the Northside community with the intent on inspiring healthy lifestyles. The estimated completion date for the project is Fall of 2022.







# 16

## current members of the Northside Voyagers

(2020-2021)

EBONY WOODY  
TONY THOMAS  
CYNTHIA BELL  
PHOENIX MILLER  
KELLY RICHARD  
DEBORAH MOORE  
MONIQUE WATSON  
GAIL WILKINS  
ANGELA HUEY  
LINDA ASKARI  
JEFFREY SHIPPY  
JOY DOWNING  
MAXINE KELLY  
ROSA BERRY  
MINNIE JOHNSON  
WANDA CHEEKS-  
HOLMES

---

## In Memoriam

SYLVIA MEANS

# Northside Voyagers

**The Northside Voyagers are the autonomous resident leadership team of the Northside. Each of its members has a genuine vested interest in the continued growth and betterment of the Northside community.**

NDG's partnership with the Voyagers is the "secret sauce" that enables NDG's work to be progressive and successful. The Voyagers' guidance, leadership, and collaboration are the most critical components to the Northside Initiative's vision.

Our shared vision includes an all-inclusive community dedicated to prosperity and empowerment through partnerships. The mission of the Northside Voyagers is changing the community one brick at a time while remembering its rich and diverse history. The Voyagers believe the Northside community has the right and opportunity to exist, prosper, and thrive in a vibrant neighborhood that cares for its elderly and children. A core value of the Voyagers is maintaining patience and respect with each other and the broader community.

The Voyagers provide supplemental programs to the community through youth mentorship, food distribution, referrals to local resources, and hosting neighborhood clean-up parties. The Voyagers have an ongoing food outreach program that assists elderly residents who are homebound. The Northside Voyagers are currently working in collaboration with partners to assist elementary school students in a mentoring program at Cleveland Academy of Leadership. They are also working to document the history of the Northside and its ongoing transformation.

The Voyagers are the liaison, voice, and advocate for the needs and desires of the community. Their partnership with NDG allows honesty, accountability, and transparency to drive discussions, plans, and future developments.

# Community Programs

**NDG works with several local community partners and financial institutions to offer a variety of services for a thriving Northside Community.**

Our programs are part of our holistic approach to provide opportunities for economic mobility and financial stability for Northside residents. Our goal is that residents are able to overcome barriers and achieve personal aspirations, like attaining homeownership, earning a living wage, addressing social determinants of health or rehabbing their homes.



Volunteer Paint Project



Information Session



BirthMatters Booth at Start:ME Popup Shop

Included in this section:

<b>Owner-Occupied Rehab</b>	42
<b>Down Payment Assistance Program</b>	42
<b>NCCER</b>	43
<b>Community Health Workers</b>	43
<b>Homebuyer Readiness</b>	43
<b>Start:ME</b>	44



## Owner-Occupied Rehab/Emergency Repair

In 2015, the Northside Development Group initiated an owner-occupied rehabilitation program to support emergency and major repairs needed by existing homeowners in the Cleveland Heights area. The Northside’s Cleveland Heights Neighborhood Improvement Program (CNIP) provided opportunities for homeowners to receive repairs. In addition to funding from a five-year forgivable loan, eligible homeowners also received assistance from volunteer groups such as AFL Global and The Episcopal Church of the Advent.

NDG now participates in additional programs that offer home repairs such as the Emergency Repair Program and their Owner-Occupied Program through the SC Housing Trust Fund. The Emergency program provides up to \$8,000 for repairs that remove health and safety risks to homeowners, and the Owner-Occupied Program can provide up to \$25,000 in homeowner repairs.

## Down Payment Assistance Program

NDG has committed to providing opportunities for low-to-moderate income families to become homeowners in the Northside. Through this process, NDG has established a \$10,000 down-payment assistance program to assist qualified first-time homebuyers and local heroes. NDG also provides this special incentive to all Spartanburg School District 7 employees looking to make their home on the Northside.

FIRST TIME HOMEBUYER  
IN THE NORTHSIDE?

**\$10,000**

Down-payment  
assistance available to  
those who qualify

# NCCER

## (NATIONAL CENTER FOR CONSTRUCTION EDUCATION & RESEARCH)

NDG launched a pilot program in partnership with Spartanburg Regional, Spartanburg Community College, City of Spartanburg, and OneSpartanburg to provide Northside residents an opportunity to obtain full-time employment by providing a pathway for construction education, training, and apprenticeship. Residents interested in learning the construction trade have the opportunity to attend classes, participate in an apprenticeship, and make a livable wage. Once fully NCCER-certified, participants use their new skills to work with local construction companies and subcontractors, specifically in the Northside.

Because of the success of the program, Spartanburg Regional Healthcare System has scaled the program countywide, providing trained construction workers to contractors throughout Spartanburg County.

NDG's role is to provide ongoing support through recruitment of Northside residents.



## Community Health Workers

NDG has partnered with Spartanburg Regional Healthcare System to administer a grant received through The Duke Endowment. This opportunity has enabled NDG to hire two community health workers.

Community Health Workers serve as a bridge between communities, health care systems, and state health departments to help address healthcare disparities. They help provide case management and referrals to residents for a number of different issues, from obtaining affordable housing, to applying for SNAP benefits, finding a primary care physician, and addressing a number of other needs that contribute to overall quality of life.

Gigail Petty serves as the Northside Community Health Worker, and Angelia Edwards serves as the Highland Community Health Worker at the Bethlehem Center.



## Homebuyer Readiness

The homebuyer readiness program includes one-on-one advising sessions, financial literacy education, credit review, and budgeting strategies. During these advising sessions, clients work with the NDG's Supportive Services Manager to develop financial goals and an action plan. They meet regularly to ensure the client is on track to reaching their overall goal. Clients receive basic homebuying tips, information on qualifying for a mortgage, and referrals to local banks and resources to help the client navigate the process.

14

**Week Long Program**

99%

**Minority Entrepreneurs**

73%

**Women Entrepreneurs**

I first learned about NDG through being a prior Northside resident. I later learned more about NDG while going through the pilot Start:Me Spartanburg program. NDG has impacted my family and I through financial counseling, navigating the first-time homebuyer experience, learning business skills and traits, and helping me to build social capital. There's much more to say, but to sum it up NDG has been a big blessing to my family.

**TERRANCE HAWES**

Co-founder of Elephnt Group, LLC and BARS Academy / Owner, Hawes Installs, LLC

I learned about the Northside Development Group through friends and social media. The NDG StartME 2020 Entrepreneur Accelerator program re-ignited and launched my business to another level by providing an array of large community leadership networks, funding resources, business contacts, mentorship and opportunities for growth. I'm grateful for this push and their support which has truly impacted my life and my business. Thank you, Northside Development Group.

**RITA MIMS**

Owner, Breath of Life CPR, Health and Wellness, LLC

I learned about NDG through Mrs. LeKesa Whitner. Mrs. Whitner encouraged me to research the program and see if I would be interested in enrolling in the program. My entire family benefited from this program, the information and support empowered me in a way that I was able to open a business expose my daughter to entrepreneurship, and educate my siblings and others in the benefits of self-employment and what NDG has to offer. I thank God every day for opening the doors of opportunity to be involved with NDG. My family's life has dramatically changed because of this experience and we've been able to bless other families' lives through employment, financial support, and guidance in what NDG has educated us with in life and business. I wish the program's continued success and offer any help I can to continue to educate our community.

**CYNTHIA WATSON**

Owner and Operator of Facez by Cynthia, LLC

# Start:ME

**Start:ME is an entrepreneurship accelerator program modeled after an Atlanta-based program designed by Emory University.**

The program provides participants with 14 weeks of business training, allowing participants to develop their business plans, foster relationships with clients and stakeholders, and present their businesses to potential lenders.

This program is an initiative to help Spartanburg natives start successful small businesses within the community. At the end of the 14-week program, peers vote for businesses they feel are ready to be awarded a loan up to \$5,000 that will help build or grow their business. During graduation, entrepreneurs have an opportunity to share their services and products at the Start:ME Showcase during the Farmers' Market at Harvest Park.



## Start:ME Participation

NUMBER  
PARTICIPATED

NUMBER  
GRADUATED

2017

**14**

**13**

2018

**15**

**10**

2019

**15**

**14**

2020

**14**

**13**

2021

**13**

**13**

TOTAL

**71**

**63**



NUMBER THAT  
OPENED A  
BUSINESS

CAPITAL LOANS  
RECEIVED

NUMBER OF  
EMPLOYEES

6

**\$10k** (2 recipients)

1

7

**\$7.5k** (2 recipients)

34

7

**\$15k** (3 recipients)

3

6

**\$10k** (3 recipients)

4

8

**\$15k** (3 recipients)

2

34

**\$57k**

44

total loans from CommunityWorks

# Community Housing

---

## **The Northside is a community of choice.**

We seek to develop a community in which all housing is high-quality, mixed-income, and appealing to a variety of residents. Housing is a key factor in the strength of a community. To ensure Northside families have safe structures in which to call home, we are working hard to bring improved single and multi family housing, both affordable and at market rate, to the Northside. We have worked with the Voyagers and community to minimize the displacement of existing residents due to redevelopment while also ensuring that all residents have access to the opportunities provided by NDG.



Northside Station Construction



Home Ownership



Northside Townhomes

Included in this section:

<b>Affordable Housing in the Northside</b>	<b>50</b>
<b>500 Northside Station</b>	<b>52</b>
<b>The Lofts at Northside Station</b>	<b>52</b>
<b>Northside Townhomes</b>	<b>52</b>
<b>Brawley Street Model Block</b>	<b>53</b>
<b>The Village at Creekside</b>	<b>53</b>

# Housing in the Northside

\*INCLUDES DEVELOPMENTS LED BY BOTH  
NDG AND OTHER INVESTORS

80  
UNITS

8  
UNITS

HOWARD ST.

VERNON ST.

PEARL ST.

FARLEY ST.

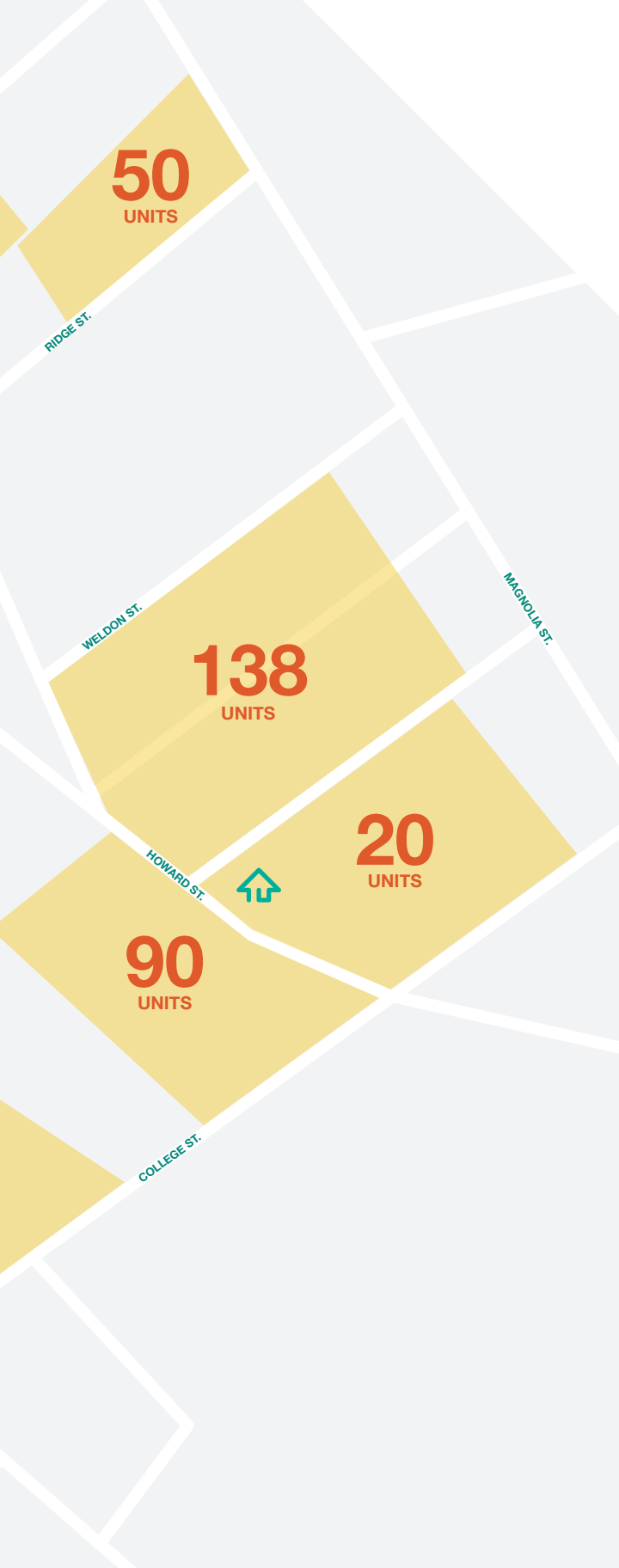
10  
LOTS

21  
UNITS

21  
UNITS

BRAWLEY ST.





## Multifamily

- 90** 500 NORTHSIDE STATION
- 20** THE LOFTS AT NORTHSIDE STATION
- 42** BRICK LOFTS
- 50** ELLINGTON
- 150** BON HAVEN
- 80** VICTORIA GARDENS
- 138** NORTHSIDE TOWNHOMES
- 200** ARCHIBALD TOWER
- 8** PEARL PLACE

## Townhomes

- 21** VILLAGE AT CREEKSIDE
- 21** BRAWLEY STREET MODEL BLOCK

## Single Family

- 10** HOMES OF HOPE
- 4** JAMES WHITE ENTERPRISES
- 12** HABITAT FOR HUMANITY
- 10** VILLAGE AT CREEKSIDE
- 2** SELF BUILD

## 500 Northside Station

- Mixed-Income Housing Development
- November 2021

Developed in partnership with Spartanburg Housing, Spartanburg Housing Partners, and NHE. This mixed-income housing development includes 90 units, 81 of which are classified as affordable and reserved for people who make between 30%-80% area median income. This project is the first in the state of South Carolina to use Income Averaging.



## The Lofts at Northside Station

- Mixed-use, Mixed-Income Development
- May 2020

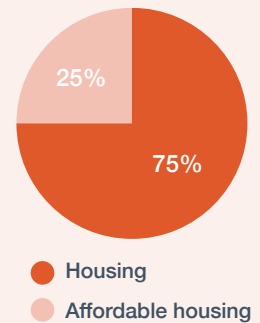
The project includes four distinct sections: a clinic for the Edward Via College of Osteopathic Medicine (now used for Regenesis Healthcare), Wofford College's Community Sustainability program with student housing, non-profit office space, and mixed-income housing. NDG, BirthMatters, AccessHealth Spartanburg, and Live Healthy Spartanburg's offices are housed on the first floor of this facility.

## Northside Townhomes

- Townhomes
- 2020 - Ongoing

With Northside Townhomes, Montgomery Development Group will add 47 3-bedroom, 3.5-bathroom townhomes in the first of three phases. Upon completion, the project will include approximately 130 units, a quarter of which will qualify as affordable housing. The first phase broke ground in late 2020 and is expected to start leasing in the first quarter of 2022.

**130**  
units once  
completed





**21**  
3 BEDROOM,  
2.5 BATH  
HOUSES



## Brawley Street Model Block

- Mixed-Income Rental Housing
- 2015 - 2019

21 units were completed on Brawley Street, representing the Northside Initiative's first residential development.

Working with key community partners, the City of Spartanburg, Spartanburg Housing, and Homes of Homes, NDG made significant improvements to the area, while delivering much needed quality affordable and market-rate housing on long-vacant abandoned properties. These mixed-income rental units serve families earning income between 50%-120% of area median income. The Brawley Street Model Block units are 3 bedrooms, 2.5 bathrooms, and approximately 1200 square feet.

---

## The Village at Creekside

- Brownstones, Townhomes, Single-Family Homes
- 2021 - Ongoing

NDG is partnering with developer Rick Quinn to construct up to 31 units for homeownership on the corner of College and Brawley streets, with 8-10 designated for low- to moderate-income families. Twenty-one additional lots on Manning, Farley, and Folsom streets have been set aside for single-family homeownership.



# Special Thanks

The Northside Development Group has had the privilege and honor of serving the residents of Northside Community over the past decade. The work of transformation has been fueled by our many investors and supporters. On behalf of board of directors, staff, and Northside residents, the Northside Development Group would like to thank our investors.

## BANKS

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Bank of America Charitable Foundation

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Carolina Foothills Federal Credit Union

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Certus Bank

---

First Citizens Bank

---

National Bank of SC

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Park National Bank

---

SouthState Bank

---

TD Charitable Foundation

---

Truist Bank

---

United Community Bank

---

Wells Fargo Foundation

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## DEVELOPMENT PARTNERS

---

AT&T

---

Creative Builders

---

Duke Energy

---

Harper Construction

---

James White Enterprises

---

JHP Architects

---

McMillan Pazdan Smith

---

NHE

---

Site Design

---

TLAQK Construction

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## CORPORATE/FOUNDATIONS

---

Balmer Group

---

Barnet Development Corporation

---

BMW

---

Carolina Panthers

---

Charlotte Mecklenburg Community Foundation

---

Cheohee Holding Group

---

Contec

---

Crane Fund for Widows and Children

---

Dellfrio

---

The Duke Endowment

---

Econometrica

---

Episcopal Church of the Advent

---

Gibbs Charitable Foundation

---

Greater Greenville Chamber

---

Inman-Riverdale Foundation

---

J M Smith Foundation

---

Longleaf Foundation

---

Mary Black Foundation

---

McMillan Pazdan Smith

---

McNair Law Firm

---

Milliken Foundation

---

OneSpartanburg

---

Phifer-Johnson Foundation

---

Purpose Built Communities

---

SeamonWhiteside and Associates

---

Shortia Flower Club

---

The Spartanburg County Foundation

---

Spartanburg Regional Healthcare System

---

Sisters of Charity Foundation of SC

---

United Way of the Piedmont

---

White Elephant Enterprises

---

White Oak Management

---

## GOVERNMENT / INSTITUTIONS

---

City of Spartanburg

---

CommunityWorks

---

Federal Aviation Administration

---

SC Association for Community Economic  
Development

---

SC State Housing Finance and Development  
Authority

---

South Carolina Community Loan Fund

---

Spartanburg County

---

Spartanburg Housing

---

Spartanburg Regional Airport Authority

---

Spartanburg Regional Healthcare System

---

US Department of Housing and Urban  
Development

---

Wofford College

---

## Special Thanks Cont.

### ADVISORY TEAM

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The Arts Partnership

---

The Bridge at Green Street

---

Barnet Development Corporation

---

Butterfly Foundation

---

BVI Development

---

Carolina Foothills Federal Credit Union

---

City of Spartanburg

---

Cleveland/Northside Neighborhood Association

---

CommunityWorks

---

Converse College

---

First AME Church

---

Green Street

---

Habitat for Humanity

---

Homes of Hope

---

Hope Ministries

---

Hub City Farmers Market

---

Integral Solutions

---

J.W. Woodward Funeral Home

---

Mary Black Foundation

---

NAACP Spartanburg Branch

---

National Development Council

---

Northside Development Group

---

Northside Voyagers

---

Piedmont Community Actions

---

Piedmont Interstate Fair

---

ReGenesis Health Care

---

SC Community Loan Fund

---

Spartanburg Community College

---

Spartanburg County

---

Spartanburg County Community Development

---

Spartanburg County Foundation

---

Spartanburg County Public Libraries

---

Spartanburg Housing Authority

---

Spartanburg Methodist College

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Spartanburg Regional Healthcare System

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Spartanburg School District 7

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Spartanburg Water System

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St. Paul Missionary Baptist Church

---

United Way of the Piedmont

---

University of SC Upstate

---

Upstate Workforce Board

---

Via College of Osteopathic Medicine (VCOM)

---

Wofford College

---

YMCA

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# Previous NDG Board Members

In addition to our current board members, we want to recognize the selflessness and dedication of every person who previously served on Northside Development Group's board. NDG and the Northside community has benefitted from their passion for the Northside, its people and its future.



**MARCOS GOMEZ-AGNOLI**  
2014 - 2021



**RENEE ROMBERGER**  
2011 - 2018



**LINDA ASKARI**  
2013 - 2021



**DAVID S. WOOD**  
2012 - 2017



**DR. KAY WOODWARD**  
2020 - 2022



**ROCHELLE WILLIAMS**  
2017 - 2020



**RICHARD DILLARD**  
2013 - 2019



**ED MEMMOTT**  
2011 - 2018



**DEBORAH MOORE**  
2013 - 2019



A



B



C

A – The Franklin School

B – VCOM Campus

C – Hub City Farmers Market



**A** – Polar Express Day at Cleveland Academy of Learning

**B** – NDG 10 Year Anniversary Block Party

**C** – The Hub Groundbreaking

# Awards & Recognitions

## Northside Initiative Receives Inaugural Riley Institute Award Recognizing Landmark Collaborative Achievement

Furman University's Riley Institute announced that the Northside Initiative will be honored with the inaugural OneSouthCarolina Partners in Progress Award, which recognizes a landmark collaborative achievement contributing significantly to social and economic progress in South Carolina.

The inaugural award was presented to Northside Initiative partners at the Building OneSouthCarolina Forum on May 10, 2022, at the Columbia Metropolitan Convention Center. The new forum is a sister event to the Riley Institute's OneSouthCarolina Legislative and Civic Leadership Awards, formerly known as the David H. Wilkins Awards, which occurs the evening prior.

Dr. Don Gordon, executive director of the Riley Institute, said he believes the Northside Initiative offers valuable takeaways which other communities may benefit from hearing.

"All across South Carolina, there are outstanding examples of leaders of different backgrounds rolling up their sleeves, united in addressing complex challenges with creative solutions," Gordon said. "Offering the new award and the Building OneSouthCarolina Forum in addition to our annual legislative and civic leadership awards advances our goal to illuminate how progress happens in the state."

### *About the Riley Institute at Furman University*

Furman University's Richard W. Riley Institute advances social and economic progress in South Carolina and beyond by building leadership for a diverse society, hosting expert speakers to broaden perspectives on critical issues, supporting public education, and creating knowledge through community solutions-focused research. It is committed to nonpartisanship in all it does and to a rhetoric-free, facts-based approach to change.

Learn more at [furman.edu/riley](https://furman.edu/riley)

## Additional NDG Awards

2021

Ike Williams Award  
for Civic Engagement  
and Grassroots  
Development – SCACED  
Awarded to [Tony Thomas](#)

2019

Duke Energy Citizenship  
and Service Award  
Awarded to [the Northside  
Voyagers](#)

ACEC Engineering  
and Environmental  
Excellence

Community Volunteer  
of the Year – ACHI  
Magazine  
Awarded to [Lekesa  
Whitner](#)

Inclusion Advocate of  
the Year – Spartanburg  
Chamber Centennial  
Celebration  
Awarded to [Lekesa  
Whitner](#)

2018

HUD Secretary's Award

2015

Robert Wood Johnson  
Foundation Culture of  
Health Prize

Distinguished Citizen  
Award from Wofford  
College Alumni  
Association

Awarded to [the Northside  
Voyagers](#)





[SPARTANBURGNDG.COM](http://SPARTANBURGNDG.COM)

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