

FY 2010 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION

Albany, Georgia

Choice Neighborhoods Grantee: Housing Authority of the City of Albany, GA

Target Public Housing Project: McIntosh Homes

Target Neighborhood: West Central Albany

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

Boulevard Group, Inc. (Planning Coordinator)

Phoebe Putney Memorial Hospital

Tift Avenue Head Start

Girls Inc.

Boys and Girls Club

Communities in Schools

Lincoln Elementary Magnet

Albany High School

Darton College

Project Summary:

The Albany Housing Authority (AHA) has partnered with the Boulevard Group Team (an organization with experience working on 40 HOPE VI and mixed-finance developments) to create a Transformation Plan for the West Central Albany neighborhood which includes McIntosh Homes, a public housing project. Nearly half of the neighborhood's residents are living in poverty and they contend with a crime rate that is significantly higher than the violent crime rate for the city as a whole. McIntosh Homes is a deteriorated and physically obsolete public housing development with site deficiencies that include obsolete electrical and mechanical systems, deteriorating foundations, porch slabs and structural walls, and inadequate unit sizes for the needs of the existing residents. AHA's will be working with its partners to complete a plan for turning the neighborhood around. Not only does the team intend to develop a plan to replace McIntosh Homes with a new market-quality, mixed-income community but they also intend to assess and build on the housing, commercial, recreational, physical and social assets of the surrounding neighborhood to create a viable and sustainable community. AHA will work closely with residents, the local college and hospital, community organizations to collaboratively plan for the transformation of the West Central Albany neighborhood.

Atlanta, Georgia

Choice Neighborhoods Grantee: Housing Authority of the City of Atlanta, Georgia

Target Public Housing Project: University Homes

Target Neighborhood: Atlanta University Center

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Promise Neighborhoods

Promise Neighborhoods Grantee: Morehouse School of Medicine

Promise Neighborhoods Award Amount: \$500,000

Key Partners:

Clark Atlanta University

Morehouse College

Morehouse School of Medicine

Spelman College

Annie E. Casey Foundation

Purpose Built Communities

Integral Development, LLC (development partner)

Urban Collage, Inc. (planning coordinator)

Project Summary: The Atlanta University Center neighborhood is home to the country's largest concentration of Historically Black Colleges and Universities (HCBUs). However, the surrounding neighborhood is characterized by poverty, lack of jobs, troubled public schools, and poor quality housing, which included, until its demolition in 2009, the University Homes public housing development. The Atlanta Housing Authority and its partners have a vision of transforming the area into a "wonderful College Town area, which will rival the great college towns across the country." The Choice Neighborhoods Transformation Plan, in conjunction with Morehouse School of Medicine's Promise Neighborhoods planning effort, will provide the organizational structure to implement holistic community development in the Atlanta University Center neighborhood, including a master plan for redevelopment of the former University Homes public housing development and a "community service model" to create a stable foundation for cradle-to-college educational opportunities.

Buffalo, New York

Choice Neighborhoods Grantee: Buffalo Municipal Housing Authority

Target Public Housing Projects: Commodore Perry Homes and Woodson Gardens

Target Neighborhood: Commodore Perry Homes

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

University at Buffalo

Center for Urban Studies at the University of Buffalo (Planning Coordinator)

Project Summary:

The Buffalo Municipal Housing Authority (BMHA) has partnered with the University of New York at Buffalo's Center for Urban Studies to create a Transformation Plan for the Commodore

Perry Homes area and the Woodson Gardens and Commodore Perry Homes housing developments. The targeted neighborhood is experiencing severe distress, with over 41 percent of the neighborhood living in poverty and a neighborhood vacancy rate (18.21%) that is more than four times the County rate. The targeted housing projects contain over 150 vacant units due to severe structural deficiencies. BMHA's proposed Transformation Plan will bring together stakeholders to engage community leadership and form partnerships with key leaders. The planning strategy will center on developing community based activities that seek to empower and residents and stakeholders in the neighborhood to play lead roles in articulating the vision for rebuilding and transforming the targeted housing sites and the community as a whole. Major planning activities will include creating awareness of the planning process through initiation meetings, stakeholder interviews and targeted consultation sessions, engaging private and public partners over the life of the project, establishing communication links with the residents, completing a housing marketing and inventory study of the area and broadening the community's knowledge related to sustainable community and LEED-ND.

Jackson, Tennessee

Choice Neighborhoods Grantee: Jackson Housing Authority and Jackson Community Redevelopment Agency

Target Public Housing Project: Allenton Heights

Target Neighborhood: Allenton Heights

Choice Neighborhoods Grant Award: \$167,000

Key Partners:

Looney Ricks Kiss (Planning Coordinator)

Jackson Police Department

Healthy Communities, LLC

JHA Community Development

JMCSS Board of Education

Tennessee Housing Development Corporation

West Tennessee Healthcare

Jackson Madison County Schools

Project Summary:

The Jackson Housing Authority (JHA) and the Jackson Community Redevelopment Agency have partnered with Looney Ricks Kiss (a private developer that will serve as Planning Coordinator) to create a Transformation Plan targeting the Allenton Heights Redevelopment District, a neighborhood that includes the Allenton Heights public housing development, a dense, 100-unit townhouse development that suffers from mold, a lack of insulation, broken sidewalks, inadequate electrical service, insufficient heating/cooling systems and significant site erosion. More than 41 percent of the residents of Allenton are living in poverty and the neighborhood crime rate is over twice the rate of the city as a whole. The JHA is working to improve the

neighborhood, since 2003 it has completed four mixed-finance transactions and developed a homeownership initiative in the Jackson area, but improvements are still needed in the targeted neighborhood. The Transformation Planning process will bring together a diverse set of actors including the police department, the board of education, a healthcare provider, and others to assess the neighborhoods' current strengths and weaknesses and develop a plan for improving resident education, employment, health, mobility and safety outcomes. Proposed planning activities include a community needs assessment design workshops, development of replace housing and surveys designed to help improve resident health.

Jersey City, New Jersey

Choice Neighborhoods Grantee: Jersey City Housing Authority

Target Public Housing Project: Montgomery Gardens

Target Neighborhood: McGinley Square – Montgomery Corridor

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

The Michaels Development Company, LP (Co-Applicant)

Metrovest Equities, LLC

Corvus

Jersey City Development Agency

Jersey City Department of Housing, Economic Development & Commerce Division of City Planning

Project Summary:

The Jersey City Housing Authority is partnering with The Michaels Development Company and Metrovest Equities to develop a Transformation Plan for the McGinley Square–Montgomery Corridor neighborhood including the Montgomery Gardens public housing development. The public housing development has become a magnet for criminal activity and the building contains many defects including inadequate unit sizes, water quality and flooding issues and poorly maintained storm inlets. The Montgomery Square-Montgomery Corridor neighborhood suffers from the effects of concentrated poverty and has a neighborhood poverty rate of 33.61 percent. However, the neighborhood lies in close proximity to a wide-range of services and job opportunities in the greater New York City metropolitan area and is conveniently located to a PATH train station. With support from the City of Jersey City, the planning process will look to leverage these strengths as well as build on current plans for two new charter schools and an entertainment complex in the neighborhood. In addition to improving the neighborhood's affordable housing stock and increase the neighborhood's access to supportive services, the Transformation Plan will strengthen the neighborhood's connections to high quality educational programs.

Baltimore, Maryland

Choice Neighborhoods Grantee: Jubilee Baltimore, Inc.

Target Assisted Housing Project: Pedestal Gardens

Target Neighborhood: Central West Baltimore

Choice Neighborhoods Award Amount: \$213,000

Key Partners:

Goody, Clancy & Associates (Planning Coordinator)

Baltimore Housing Authority

Enterprise Community Partners, Inc.

Project Summary:

Jubilee Baltimore (Jubilee), a non-profit organization that develops and renovates real estate projects is partnering with Goody Clancy & Associates (Goody Clancy), a nationally recognized architecture, planning, urban design and preservation firm, to undertake a comprehensive community planning process for Central West Baltimore. With the support of the Baltimore Housing Authority and Enterprise Community Partners, Jubilee and Goody Clancy will develop a vision targeting Central West Baltimore and, in particular, developing a redevelopment strategy for Pedestal Gardens, a 203-unit HUD-assisted housing project. Pedestal Gardens was part of a 1960s failed urban renewal strategy the legacies of which continue to be divisive to this day. The development also suffers from deficiencies in building systems, infrastructure and design. More than 40 percent of Central West Baltimore's residents live in poverty and the neighborhood vacancy rate is nearly twice the rate of the city as a whole. However, positive changes are currently taking place in Baltimore. The city schools are under new leadership and successful revitalization efforts have already taken place in the adjacent Bolton Hill neighborhood. Jubilee proposes to collaborate with a range of local organizations to assess the existing conditions and develop a Transformation Plan for Central West Baltimore that would include affordable mixed-income housing developments, diversified neighborhood retail options, updates to the neighborhood transportation system and improvements to the neighborhood infrastructure.

Kansas City, Missouri

Choice Neighborhoods Grantee: Housing Authority of Kansas City

Target Public Housing Project: Chouteau Courts

Target Neighborhood: Paseo Gateway

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

Wallace Roberts and Todd, LLC (Planning Coordinator)

City of Kansas City, MO

Local Initiative Support Corporation

KCMO School District
Mid-America Regional Council
UMKC School of Social Work
Full Employment Council
Samuel Rodgers Health Center
Mattie Rhodes Center
Don Bosco Centers

Project Summary:

Chouteau Courts, one of Kansas City's oldest public housing sites, is physically isolated, has a high rate of violent crime and is the last choice of housing for public housing residents. The site is located in the Paseo Gateway neighborhood, just east of Downtown. The neighborhood suffers from isolation, high concentrations of poverty (44 percent) and the school district tests in the bottom 7 percent of the State standard. The Housing Authority of Kansas City has partnered with Wallace Roberts and Todd, LLC to lead the process of creating a Transformation Plan for the Paseo Gateway neighborhood and Chouteau Courts. Partners and supporters of this effort include the City, LISC, the local school district, a health center, an employment center, and others. The Transformation Plan will build on neighborhood assets that include three active neighborhood associations, a business association, and the Kansas City University of Medicine and Biosciences, which engages the community with public health care programs. The housing authority envisions a plan which will provide for mixed-income replacement public housing on multiple sites with walkable city blocks and better access to schools, employment, and services. Neighborhood planning for Paseo Gateway is expected to include a needs assessment, a series of workshops with residents, an institutional capacity study, a needs analysis to determine the community's policy concerns, and a demographic study. The housing authority will also collaborate with other key partners, such as Head Start and the University of Missouri, on the development of a comprehensive educational plan that builds on existing survey data, and implements an education task force and a plan for knowledge sharing and capacity building, with a community website that will provide a forum for resident exchange and planning progress updates.

Memphis, Tennessee

Choice Neighborhoods Grantee: Memphis Housing Authority

Target Public Housing Project: Foote Homes

Target Neighborhood: Vance Avenue Neighborhood

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

Resident Councils of Foote Homes and Cleaborn Homes

St. Patrick Community Outreach

Metropolitan Inter-Faith Association

Memphis City Schools
Memphis Police Department
University of Memphis

Project Summary:

The Memphis Housing Authority is working to create a Transformation Plan targeting the Vance Avenue neighborhood of Memphis Tennessee and Foote Homes public housing site. The Vance Avenue Neighborhood is in a state of blight and decay. The neighborhood poverty rate is 69 percent, a majority of neighborhood children attend low-performing schools and the violent crime rate is rising. Foote Homes is a 420-unit development built in the 1940s with deteriorating sewer systems, water infiltration, failing plumbing and mold and mildew problems. The Transformation Plan will build on an intensive neighborhood visioning effort for the Vance Avenue neighborhood that began in 2009 with the assistance of the University of Memphis and included key partners such as the Metropolitan Inter-Faith Association and the local school district and policy department. Through this effort, extensive data relating to neighborhood income levels, education and environmental and structural conditions has been collected and analyzed. A management committee has been assembled to build on the results of the data collection effort and guide the implementation of the Transformation Plan. One third of the members will be public housing and neighborhood residents and other members will include individuals from local schools, the police department, and the University of Memphis. The Choice Neighborhoods grant will also build on the neighborhood's high-ranking Promise Neighborhoods application and increase resident self-sufficiency.

Philadelphia, Pennsylvania

Choice Neighborhoods Grantee: Mt. Vernon Manor, Inc.

Target Assisted Housing Project: Mt. Vernon Manor Apartments

Target Neighborhood: Mantua

Choice Neighborhoods Award Amount: \$250,000

Key Partners:

Diamond & Associates (Planning Coordinator)

The Philadelphia Foundation

Drexel University

One Economy Corporation

Project Summary:

Mt. Vernon Manor, Inc. is a non-profit organization that owns Mt. Vernon Apartments, a nine-building assisted housing development in the Mantua neighborhood of Philadelphia, Pennsylvania. The Mantua neighborhood is characterized by high levels of crime and poverty. More than 44 percent of its residents are classified as living in poverty and the neighborhood

vacancy rate is nearly three times the county vacancy rate. Mt. Vernon Manor, Inc. has partnered with its Planning Coordinator, the Diamond Team, to facilitate the creation of a Transformation Plan for the Mantua neighborhood where Mt. Vernon Manor Apartments is located. The Diamond Team blends two groups, Diamond & Associates and Kitchen & Associates, both with experience with planning and developing affordable housing projects. Mt. Vernon Manor Inc. and Diamond & Associates will assess the already existing physical, socio-economic and educational assets currently present in the neighborhood and engage residents and local community groups in a collaborative process to identify the areas where improvements to the neighborhood can be made. The planning process will be supported by Philadelphia's Drexel University and local Head Start and Keystone Stars programs that focus on early childhood development.

Norfolk, Virginia

Choice Neighborhoods Grantee: Norfolk Redevelopment and Housing Authority and City of Norfolk

Target Public Housing Project: Tidewater Park Gardens

Target Neighborhood: Expanded St. Paul's Area

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

Norfolk Public Schools

Old Dominion University

UBS Financial Services, Inc.

Church of Good Shepherd

Project Summary:

Norfolk Redevelopment and Housing Authority has partnered with the City of Norfolk to develop a Transformation Plan targeting the expanded St. Paul's area in Norfolk, VA. Norfolk's Central Business District, which experienced strong economic growth and revitalization in the 1990s, is separated from the target neighborhood by St. Paul's Boulevard. The target neighborhood has a high crime rate, extensive poverty, and several distressed housing developments, including Tidewater Park Gardens. This development consists of 618 public housing units and suffers from flooding, mold problems and damaged walkways. However, the St. Paul's area has potential for success, with assets that include community and supportive service organizations, strong local churches, a community health center and a light rail system. Local stakeholders participating in the planning process include Head Start, Habitat for Humanity and Norfolk State University. A planning process for the area began in 2006 and Choice Neighborhoods funding will build on this process to achieve several goals including establishing necessary partners, developing a financing plan and phasing model to integrate

public housing units, studying infrastructure issues and connectivity to Downtown and developing an organizational framework for implementation of the Plan.

Norwalk, Connecticut

Choice Neighborhoods Grantee: Housing Authority of the City of Norwalk

Target Public Housing Project: Washington Village

Target Neighborhood: South Norwalk

Choice Neighborhoods Award Amount: \$250,000

Key Partners:

EJP Consulting Group, LLC (Planning Coordinator)

Norwalk Redevelopment Agency

Family and Children's Agency

Project Summary:

The Housing Authority of the City of Norwalk has partnered with EJP Consulting Group, LLC (Planning Coordinator) to create a Transformation Plan targeting South Norwalk, Connecticut and the Washington Village Housing Development. Washington Village was constructed in 1941 and is the oldest public housing site in the state. Its obsolete buildings, units, and site design have deterred public investment in South Norwalk. Currently, there several planning activities taking place in the neighborhood, including the development of a Transit-Oriented Development Master Plan for the South Norwalk Rail Station, the development of a two-mile pedestrian and bicycle path in the downtown corridor, and investment in housing, office and retail buildings. The Choice Neighborhoods Transformation Plan will knit these efforts into a cohesive and impactful plan and bring together residents, social service providers, city agencies and community and faith-based organizations. Additional planning activities will include a comprehensive neighborhood needs assessment focusing on housing needs and resident services and the creation of task forces to focus on improving neighborhood housing and educational activities.

Shreveport, Louisiana

Choice Neighborhoods Grantee: Northwest Louisiana Council of Governments and the City of Shreveport

Target Assisted Housing Projects: Jackson Heights and Galilee Majestic Arms

Target Neighborhood: Allendale and Ledbetter Heights

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

MHSM Architects, LLC (Planning Coordinator)

Shreveport Regional Arts Council

Caddo Parish Public School System
Volunteers of America

Project Summary:

The Northwest Louisiana Council of Governments has partnered with the City of Shreveport and MHSM Architects, LLC to create a Transformation Plan targeting Allendale and Ledbetter Heights, two inner-city neighborhoods marked by high abandonment, urban decay, severe poverty, high crime, and unemployment. More than 43 percent of the neighborhood's residents are living in poverty and the unemployment rate is almost 14 percent. The neighborhoods are linked together by the former Jackson Heights public housing development, which was demolished in 2006 due to the severity of its physical deterioration. To date, the 270 demolished units from this development have not been replaced. The two neighborhoods, along with the Galilee Majestic Arms development, will be included in the planning process. Galilee Majestic Arms is a deteriorated 75-unit HUD Section 202 building that currently houses 74 elderly and disabled residents. The development suffers from energy and safety code violations and severe floor damage. Also as part of the plan, the Northwest Louisiana of Governments and the City of Shreveport will strengthen connections with neighborhood social service providers and schools and undertake a comprehensive needs assessment to measure housing, neighborhood and socio-economic indicators to determine more areas for improvement.

Providence, Rhode Island

Choice Neighborhoods Grantee: Providence Housing Authority

Target Public Housing Project: Manton Heights

Target Neighborhood: Olneyville

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Collaboration among Housing Providers

Key Partners:

Olneyville Housing Corporation (Planning Coordinator)

OMNI Development

Local Initiatives Support Corporation

City of Providence

Providence Economic Development Partnership

Rhode Island Housing

Project Summary:

The Providence Housing Authority (PHA) has partnered with Olneyville Housing Corporation to create a Transformation Plan for Olneyville and the Manton Heights development. Manton Heights is a distressed public housing development with inappropriate site layout, water damage and mold problems. While redevelopment of the Olneyville community is underway, the Manton Heights public housing development remains isolated and houses some of the neighborhood's

neediest residents. Redevelopment efforts in Olneyville are much needed, as over 42 percent of the population is classified as extremely low-income, the violent crime rate is high, and the neighborhood schools are low performing. PHA intends to use the Choice Neighborhoods Planning Grant to build upon revitalization efforts supported by the City, LISC, and others that have taken place to-date, including the construction of a new multi-service Family Success Center, a citywide “green jobs” training program and a community garden. Incorporating the core goals of Choice Neighborhoods, PHA and Olneyville Housing Corporation will focus its planning efforts on transforming the Manton public housing development and promoting mixed-income housing, expanding and enhancing the Family Success Center, and developing a comprehensive neighborhood economic development plan. PHA will also partner with OMNI Development, the owner of Olney Towers, an assisted housing project located in the neighborhood, to plan for the long-term viability of this development.

Salisbury, North Carolina

Choice Neighborhoods Grantee: Housing Authority of the City of Salisbury and City of Salisbury

Target Public Housing Project: Civic Park Apartments

Target Neighborhood: West End

Choice Neighborhoods Award Amount: \$170,000

Category Preference: Non-metropolitan area

Key Partners:

Stogner Architecture (Planning Coordinator)

Salisbury Community Development Corporation

Department of Veterans Affairs Medical Center

Salisbury Parks & Recreation Department

Salisbury-Rowan Community Action Agency, Inc.

Project Summary:

The Housing Authority of the City of Salisbury, North Carolina has partnered with the City of Salisbury to create a Transformation Plan targeting the West End neighborhood and Civic Park Apartments, a 72-unit public housing complex within West End. Salisbury is a small town in a rural area of Eastern North Carolina. Civic Park Apartments suffers from severe deficiencies that include failing building structure, water infiltration and substandard electrical systems. The City considers West End as its most distressed neighborhood, with a poverty rate of 28 percent, a neighborhood vacancy rate that is nearly five times the County average, and a middle school that is characterized as low-performing. The Housing Authority and the City will work with their Planning Coordinator, Stogner Architecture, to develop a comprehensive community plan, including a comprehensive needs assessment of neighborhood housing distress and plans for rehabilitating the neighborhood’s public and assisted housing stock, constructing an early childhood education center and implementing a tutorial program for middle-school students.

San Antonio, Texas

Choice Neighborhoods Grantee: San Antonio Housing Authority

Target Public Housing Project: Wheatley Courts

Target Neighborhood: Eastside

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Promise Neighborhoods

Promise Neighborhoods Grantee: United Way of San Antonio & Bexar County, Inc.

Promise Neighborhoods Award Amount: \$312,000

Key Partners:

The City of San Antonio (Eastside Revitalization Plan)

The United Way

San Antonio Independent School District

Family Services

San Antonio for Growth on the Eastside (SAGE)

Trinity University

Urban Land Institute-San Antonio

The Greater San Antonio Chamber of Commerce

The Alamo Chamber and the Hispanic Chamber

The Neighborhood Housing Services (NHS)

Project Summary:

The San Antonio Housing Authority (SAHA) has requested \$250,000 in Choice Neighborhoods Planning Grant funds for a two-year planning project to engage residents and community stakeholders in strategizing the revitalization of the Wheatley Courts public housing complex, and to develop a Transformation Plan to guide implementation of their vision. The Choice Neighborhood Planning Grant will be integrated with a Promise Neighborhood (PN) Planning Grant awarded to the same partners for a slightly larger footprint (San Antonio's Eastside) that includes Wheatley Courts. Nearly half (46%) of the 4,525 residents live in poverty. The neighborhood vacancy rate (9.69%) is more than three times the County rate and the highly transient nature of the population results in the area being a point of transition, rather than a place where families stay long-term. Neighborhood schools reflect the area's deterioration. Wheatley Middle School and Washington Elementary Schools are low-performing and Sam Houston High School is a persistently lowest-achieving school with a dropout rate of 54.1%. The overall layout and general conditions of Wheatley Courts does not contribute to a cohesive, secure neighborhood. There is, however, a framework of assets upon which the Transformation Plan can be built.

The Choice and Promise Neighborhood partners have adopted a vision for these blended, place-based initiatives that consists of livable neighborhoods with a range of safe, affordable housing options where residents raise their children in a supportive environment.

Tulsa, Oklahoma

Choice Neighborhoods Grantee: Community Action Project of Tulsa County, Inc. and Brightwater Housing Partners, LP

Target Assisted Housing Project: Brightwaters Apartment Complex

Target Neighborhood: Eugene Field

Choice Neighborhoods Award Amount: \$250,000

Key Partners:

McCormack Baron Salazar (Planning Coordinator)

George Kaiser Family Foundation

Project Summary:

The Community Action Project of Tulsa County, Inc. (CAP) is an anti-poverty non-profit that has partnered with Brightwaters Housing Partners, LP and McCormack Baron Salazar (the Planning Coordinator and a prominent real estate development company) to create a Transformation Plan targeting the Eugene Field neighborhood of Tulsa, Oklahoma. The Eugene Field neighborhood is one of Tulsa's poorest and most isolated communities which also has a violent crime rate more than double the rest of the city. Located in the neighborhood, the Brightwaters Apartment complex is a functionally obsolete 200-unit HUD-assisted property. Spurred by local volunteers, faith-based organizations, and non-profits, a neighborhood revitalization process has begun, creating public garden spaces, a state-of-the-art preschool, a fresh foods market and a new playground. However, despite progress, there is still a need for a comprehensive plan to create a sustainable, long-term neighborhood renewal strategy. CAP and Brightwater Housing Partners will focus their planning efforts around the redevelopment of the Brightwaters Apartment as a mixed-income development. CAP will also work to enhance the neighborhood's community and supportive services, create new job opportunities, and link the Eugene field neighborhood with the surrounding areas.

Wilmington, North Carolina

Choice Neighborhoods Grantee: Housing Authority of the City of Wilmington

Target Public Housing Project: Hillcrest

Target Neighborhood: Southside

Choice Neighborhoods Award Amount: \$200,000

Key Partners:

TCB International (Planning Coordinator)

Urban Collage (Planning Coordinator)

University of North Carolina - Wilmington

Southside Transformation Initiative Cape Fear Community College

Wilmington Police Department

City of Wilmington Cape Fear - Public Transportation Authority
New Hanover Department of Social Services
Wilmington Health Access for Teens
First Citizens Bank
RBC Bank
Leading Into New Communities
Girls Inc.
Kids Making It

Project Summary:

The Housing Authority of Wilmington, North Carolina has partnered with its Planning Coordinators, TCB International and Urban Collage, to develop a Transformation Plan targeted the Southside section of Wilmington, which includes the Hillcrest Housing Development. Hillcrest is a distressed public housing site with a decaying infrastructure, outdated electrical systems and poor indoor air quality. The Southside section of Wilmington is located just south of downtown Wilmington and was once the state's largest major commercial area. Southside struggled as the 20th century waned, and in the 1960s the district began a prolonged period of economic decline and social disinvestment. The neighborhood poverty rate is 35 percent and local schools are underperforming. Through the Choice Neighborhoods Transportation Plan, the Housing Authority and its partners will capitalize on the already existing Southside Small-Area Plan, a land-use development initiative focused on bringing quality economic development to the underserved neighborhood. The Housing Authority also plans to increase community involvement with local schools, identify and address shortfalls in community amenities such as parks and sidewalks, tap into existing relationships with local foundations, establish linkages in other government funding opportunities, and create a framework of planning and engagement committees to achieve a vision that serves the entire community.

FY 2010 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT FINALISTS

Boston, MA

Choice Neighborhoods Applicant: City of Boston

Target Assisted Housing Project: Woodledge/Morrant Bay Apartments

Number of Redeveloped Assisted Housing Units: 129

Total Units Planned: 129

Other Key Investments: Community Parks and Gardens, and Community Facilities

Target Neighborhood: Dorchester

Key Partners:

Dorchester Bay Economic Development Corporation

City of Boston, Department of Neighborhood Development and Office of Jobs and Community Services

Boston Public Schools

Dudley Street Neighborhood Initiative

Committed Funders:

City of Boston

Federal Home Loan Bank

U.S. Department of Education

Project Summary:

The City of Boston's Choice Neighborhoods Plan, known as the Quincy Corridor Transformation Plan, calls for the redevelopment of Woodledge/Morrant Bay, a severely distressed 129-unit HUD-assisted housing development. Woodledge/Morrant Bay is a scattered site development consisting of 11 buildings clustered around Quincy Street in the Dorchester neighborhood, an area with nearly 33 percent of households living in poverty and Part I violent crime rates that are double the rate of the city as a whole. The project will be carried out in two phases. Quincy Heights I calls for the renovation of 102 units in 9 buildings. Quincy Heights II calls for the demolition of two buildings and the construction of 49 new units on three adjacent parcels. Upon completion, the development will contain 129 units, all of which will continue to receive project-based Section 8 subsidies.

The Quincy Corridor Transformation Plan is part of the city's Circle of Promise Initiative, a comprehensive community integration plan to transform public education in Boston. The education focus of the Choice Neighborhoods Plan will be on Burke High School, a chronically underperforming school, one of 10 Turnaround schools located in the Circle of Promise. Boston Public Schools will target Burke with aggressive interventions aimed at rapidly accelerating student achievement through extended learning programs and community engagement strategies. The Dudley Street Neighborhood Initiative, which will be coordinating the comprehensive community planning efforts, has received a Promise Neighborhoods Planning Grant from the U.S. Department of Education for an area that includes the Quincy Corridor. The city's Office of Jobs and Community Development will implement programs and services to support positive outcomes related to education, employment, health, mobility, and safety. The plan calls for

improvements in the neighborhood such as construction or rehabilitation of parks and community gardens, improvements to community facilities and activities to promote economic development, job creation and asset building.

Chicago, Illinois

Choice Neighborhoods Lead Applicant: Preservation of Affordable Housing, Inc. (POAH)

Choice Neighborhoods Co-Applicant: City of Chicago

Target Assisted Housing Project: Grove Park Plaza Apartments

Number of Redeveloped Assisted Housing Units: 504

Total Units Planned: 965

Target Neighborhood: Woodlawn

Key Partners:

Jane Adams Hull House Association

University of Chicago Urban Education Institute

Woodlawn New Communities Program

Committed Funders:

City of Chicago

State of Illinois

Project Summary:

In 2007, Grove Parc Plaza, a 504-unit project-based section 8 development located on a 12-acre site in the Woodlawn neighborhood on the south side of Chicago, was threatened with foreclosure due to severe problems with the site. Residents of the site invited Preservation of Affordable Housing, Inc. (POAH) to intervene to help preserve the availability of affordable units and renew the site. POAH has now formed a partnership with the City of Chicago to redevelop Grove Parc Plaza and the surrounding community. A total of 965 units are planned, including replacing all 504 assisted units and other affordable units, market rate rental and homeownership. On-site redevelopment will include 240 affordable units and 180 units of market-rate homeownership. In addition, POAH plans to acquire and renovate 400 units throughout the neighborhood to provide the remaining replacement units as well as other affordable and market-rate housing. Housing plans also call for renovating 100 foreclosed properties and building 45 new homes on vacant lots.

James Adams Hull House Association (Hull House) will focus on the people aspect for the Choice Neighborhoods project. Hull House has been actively engaged in Woodlawn and the surrounding areas for over 65 years and has served as a Service Connector for the Chicago Housing Authority, linking residents with employment opportunities, mental health and substance abuse clinical services and literacy programs. Hull House will offer case management and service coordination to neighborhood residents. Hull House will also work closely with the University of Chicago's Urban Institute (UEI) and its partner the Woodlawn Children's Promise Community (WCPC) to connect neighborhood residents to new educational programs and resources planned for Woodlawn. UEI has designed a comprehensive education initiative to improve access to high-quality education programs for all Woodlawn children. The WCPC will

connect residents to UEI early-childhood and college readiness programs, innovative classroom technology and extended-day programs and help link residents to the family and social supports offered by Hull House.

Under the auspices of the Woodlawn New Communities Program, a comprehensive neighborhood planning process identified the need for key neighborhood assets to support the housing and people in the community. These include developing grocery and retail space, a youth center and converting an underused post office into a community resource center. Partners will provide residents with case management to promote education (pre-school to college readiness), employment and other family goals. The planned activities include school reform and a teacher training initiative. The planned neighborhood initiatives include anti-gang violence efforts and transit improvements.

New Orleans, Louisiana

Choice Neighborhoods Lead Applicant: Housing Authority of New Orleans (HANO)

Choice Neighborhood Co-Applicant: The City of New Orleans

Target Public Housing Project: Iberville Housing Development

Number of Redeveloped Public Housing Units in Target Project: 821

Total Housing Units Planned: 2,512

Target Neighborhood: Iberville/Treme

Key Partners:

HRI Properties (HRI)

McCormack Baron Salazar, Inc. (MBS)

Urban Strategies

Recovery School District

Workforce Investment Authority

Covenant House

Tulane Community Health Clinic

New Orleans Police Department

Committed Funders:

The City of New Orleans: Disaster Recovery CDBG and FEMA funds, Insurance Proceeds/Bonds

U.S. Department of Transportation: Tiger Grant

HUD: Sustainable Communities Challenge Grant

Project Summary:

The Iberville/Treme Transformation Plan targets the 821-unit distressed Iberville public housing project. The historic Iberville/Treme neighborhood is adjacent to the French Quarter and Central Business District, yet more than 52 percent of households are living in poverty. Designed as a superblock of 74 two- and three-story brick buildings, Iberville was constructed in 1940 and currently has 465 units occupied. Preservation plans call for 24 of the existing buildings to be reconfigured and renovated while the remaining 50 buildings will be replaced and the street grid restored. The new development will consist of 830 units onsite, of which 300 will be public

housing available to current residents of the Iberville development. The remaining 530 onsite units will be split evenly between market rate and low income housing tax credit units. An additional 1,632 rental units will be created within the neighborhood, of which 521 will be public housing or project based Section 8. An additional 50 sites will be developed into homeownership units.

The development team will implement a results-oriented case management model to help adults achieve self-sufficiency, place-based job training and readiness programming and to help children a targeted education/training and literacy strategy in partnership with the Workforce Investment Authority (WIA) and Early Childhood & Family Learning Foundation (ECFLF)'s Outreach Program to ensure that kindergarteners are reading at grade level expectations. The Recovery School District (RSD) and its partners will build and renovate Iberville/Treme school facilities and will work with the Afterschool Partnership and the Boys and Girls Club to increase access to before/afterschool programming and to provide enrichment activities. A partnership with the newly expanded Tulane Community Health Clinic will undertake a detailed assessment of resident health programs to address critical health outcomes. The New Orleans Police Department will collaborate to implement a sustainable violence prevention program that includes participation of residents, support services, law enforcement and other public safety resources to implement organized neighborhood watches, youth mentoring programs and a renter/homeowners association.

Based on extensive neighborhood planning and resident engagement, the development team intends to leverage a \$2 million Sustainable Communities Challenge Grant to study the removal of I-10, a \$100 million investment in the return of the streetcar named *Desire* and the City's investment in the Lafitte Greenway. The development team will also construct enhanced street connectivity, pedestrian friendly streetscapes, appropriate street lighting and create neighborhood retail in ground floor spaces of the new residential properties and a grocery store and farmer's market along the eastern edge of the Iberville site; plan a large scale urbanized destination lifestyle center along Canal Street, combining food, beverage, and other entertainment with retail and amenities tailored to meet the needs of residents and tourists; and focus arts and culture investments in this neighborhood as well as expedite improvements to Louis Armstrong Park, the Municipal Auditorium, and Saenger Theatre.

San Francisco, California

Choice Neighborhoods Lead Applicant: McCormack Baron Salazar

Choice Neighborhood Co-Applicant: San Francisco Housing Authority

Target Public Housing Project: Alice Griffith Public Housing Development

Number of Public Housing Units Targeted: 256

Total Units Planned: 1,210

Target Neighborhood: Eastern Bayview

Key Partners:

Urban Strategies

San Francisco Redevelopment Agency

The San Francisco Unified School District
The Mayor's Interagency Council

Committed Funders:

CP Development Co.
San Francisco Redevelopment Agency

Project Summary:

The Eastern Bayview/Alice Griffith Comprehensive Transformation Plan focuses on the southeastern San Francisco community known as Eastern Bayview, which includes the targeted Alice Griffith site, a severely distressed public housing development and its surrounding neighborhood. Constructed in 1962, Alice Griffith is a family development of two-story townhouse style buildings scattered throughout a 22-acre site. All 256 units will be replaced along with 248 new low income housing tax credit units. An additional 382 market-rate, 43 inclusionary and 281 workforce units will also be developed for a total of 1,210 units. The long-term goals for the Eastern Bayview neighborhood include an additional 6,640 units, of which 2,273 will be affordable or below-market rate, including 521 inclusionary units, 671 low income housing tax credit units, and 509 workforce units.

Positive outcomes for Alice Griffith residents will be achieved through job readiness, training and placement programs, in part through the Job Readiness Initiative and San Francisco's Citybuild program. Additional economic development assistance will be provided by CP Development (a Committed Funder). CP Development's funds will be used for activities that include creating a Construction Assistance Fund and surety bond assistance program for local contractors. In addition, improved access to health care will occur through expansion of the Neighborhood's Southeast Health Center and development of a senior center and aging campus.

Educational enhancements will occur in the San Francisco Unified School District through fostering principal leadership, increasing teacher effectiveness, using data to drive instructional improvements and integrating education with wrap-around services via partnerships with family support nonprofits. Other efforts will include enhancing preschool programs that build age-appropriate skills and inclusion of a high-quality early learning center at the renovated Alice Griffith site.

Significant resident and community engagement has led to a comprehensive plan for investments targeting a range of improvements critical for the neighborhood's long term success. Expected outcomes include transportation improvements; blight eradication and investment in existing and new housing stock; retail attraction through SF Shines Façade Improvement Program (an initiative to provide streetscape enhancement and recommendations for business attraction and retention); improved resident health through healthier food options; and support for greening improvements, such as recreational improvements along the shoreline. Planned activities at Candlestick Point include new commercial assets, job development, recreational assets and services. This will be enhanced by 104 acres of new parks and open space as well as an entertainment arena.

Seattle, Washington

Choice Neighborhoods Applicant: Housing Authority of the City of Seattle (SHA)

Target Public/Assisted Housing Project: Yesler Terrace

Number of Targeted Public Housing Units in Target Project: 40

Total Number of Housing Units Planned: 212

Target Neighborhood: Yesler

Key Partners:

Seattle University

Seattle Public Schools

Historic Seattle

Neighborhood Health

Workforce Development Council

Seattle Department of Transportation

Committed Funders:

SHA

City of Seattle

Project Summary:

The Housing Authority of the City of Seattle (SHA) has worked collaboratively with local residents, businesses, and community organizations to devise a 15-year plan to fully transform the Yesler neighborhood with the investment of approximately \$1 billion in public and private funds. Although the Yesler neighborhood currently suffers from high poverty rates, crime rates, and poor schools relative to the City of Seattle, it is well located adjacent to the City's commercial business district. The overall Yesler neighborhood plan includes the replacement of 561 public housing units at Yesler Terrace in conjunction with up to 6,000 units of mixed-income housing, as well as retail and educational facilities and other community amenities in the neighborhood. In its first phase, the focus of the Choice Neighborhoods funding, the housing plan calls for the demolition of 40 public housing units followed by the construction of 88 replacement units along with 124 other affordable and market rate units.

As part of the overall neighborhood transformation effort, SHA intends to leverage and build on existing neighborhood assets including a high-quality public transit system, schools, and medical centers to create a mixed-income, transit oriented community with access to employment, services and recreation. The planned activities to further this objective include the development of 5,000 square feet of affordable retail space and developing safe, accessible, complete streets that connect to the surrounding neighborhoods and transit stops.

SHA will focus on improving resident outcomes by helping residents attain financial stability, creating affinity groups to address community needs and interests and improving educational opportunities for neighborhood youth. In addition, the SHA and its partners will provide job placement assistance and vocational opportunities for residents. The SHA has also partnered with Seattle University and its Youth Initiative Project to increase tutoring opportunities for students, increase the number of students who perform at or above grade level and increase enrollment in academic mentoring/advising programs.

Tampa, FL

Choice Neighborhoods Applicant: Housing Authority of the City of Tampa

Target Public Housing Project: Central Park Village

Number of Redeveloped Public Housing Units: 134

Total Units Planned: 156

Additional Community Improvements: Public middle school, History Museum, boutique hotel, office building, and a grocery store

Target Neighborhood: Central Park Community Revitalization Area

Key Partners:

Banc of America Community Development Corporation

School District of Hillsborough County

City of Tampa

Committed Funders:

City of Tampa

Tampa Housing Authority

Banc of America Community Development Corporation

Project Summary:

The Encore Development Plan calls for the redevelopment of the former 28-acre Central Park Village public housing site and the surrounding neighborhood. The plan will result in a mixed-income community that includes affordable, workforce and market rate housing and neighborhood amenities. The public housing site has already been demolished and infrastructure is fully funded and underway to create 12 developable pads for mixed-use development. A partnership between Banc of America Community Development Corporation and Tampa Housing Authority will use Choice Neighborhoods funding to develop a 156-unit senior mixed-income mid-rise apartment building. Other uses planned development includes a new public middle school, 3 new mixed-income rental buildings, a new 160-unit senior affordable apartment building, a market rate condo building, an African American History Museum, a boutique hotel, a new office building and a grocery store.

Tampa Housing Authority has been providing and will continue to provide comprehensive services and programs to the residents of Central Park Village to prepare them for greater independence and long-term self-sufficiency. The current neighborhood poverty rate is nearly 70 percent. The City of Tampa is leading the redevelopment of a 158-acre area extending beyond the public housing site. The area's assets include libraries, museums, an existing elementary school, a proposed middle school, churches, restaurants, a grocery store, a city park, an existing national passenger rail line and station and access to jobs and entertainment venues. The Hillsborough County school district will develop a new high quality urban middle school and will offer extended day program activities and expanded tutorial programs at the existing elementary school.