

Choice Neighborhoods FY2021 Implementation Grant Awards

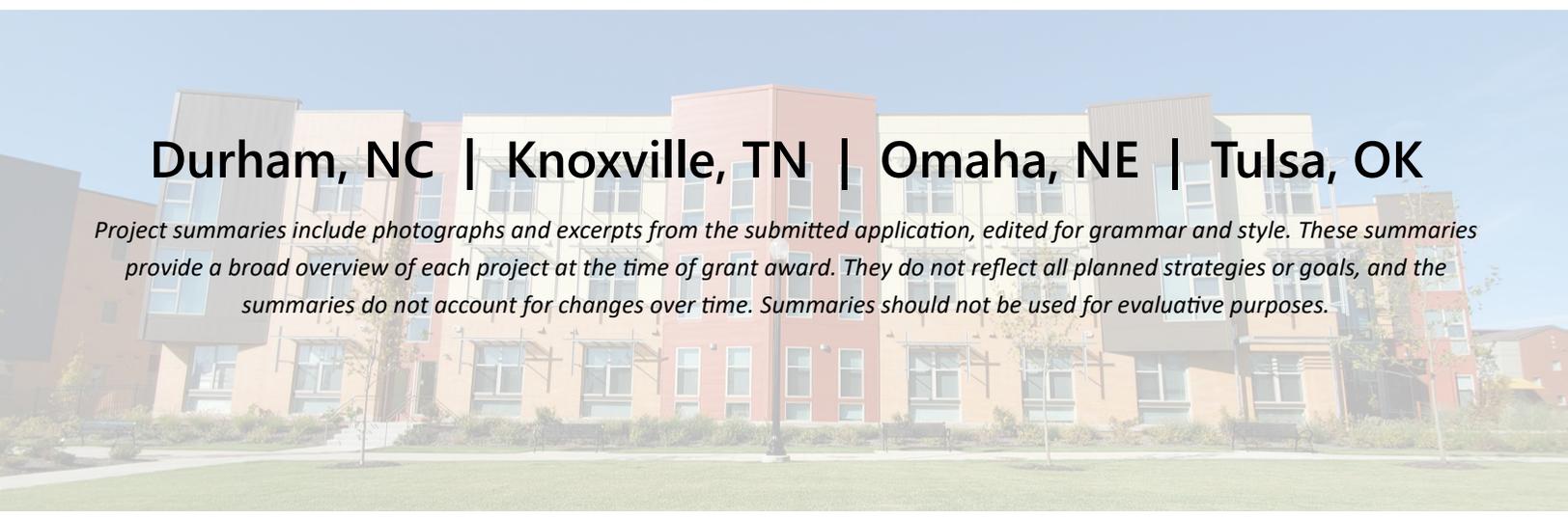


U.S. Department of Housing & Urban Development



Durham, NC | Knoxville, TN | Omaha, NE | Tulsa, OK

Project summaries include photographs and excerpts from the submitted application, edited for grammar and style. These summaries provide a broad overview of each project at the time of grant award. They do not reflect all planned strategies or goals, and the summaries do not account for changes over time. Summaries should not be used for evaluative purposes.



FY2021 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT DURHAM, NORTH CAROLINA

Durham Housing Authority and City of Durham
Downtown Neighborhoods

Award Summary

The **Durham Housing Authority (DHA)** and **City of Durham, NC** were awarded a **\$40,000,000** Choice Neighborhoods Implementation Grant for the **519 E. Main Street** and **Liberty Street** public housing properties and surrounding **downtown neighborhoods**. DHA and the City received the maximum award amount for grants targeting housing developments with fewer than 250 units.

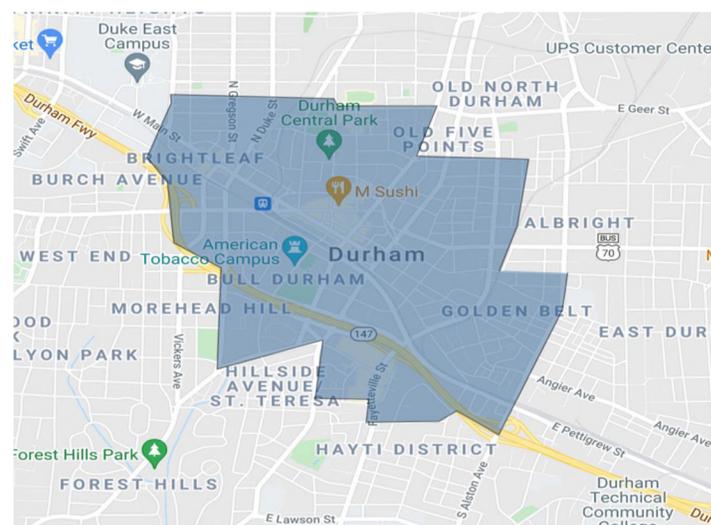
Neighborhood + Plan Context

Downtown Durham is booming. But the reality on the ground is that there are two downtowns: the new part of downtown that is disproportionately wealthy, White, and growing, while the edges of downtown are lower-income communities of color that are shrinking under economic pressure. After decades of disinvestment following urban renewal projects in the 1960s, the Hayti community within the Choice Neighborhoods footprint is particularly disconnected from the rest of downtown's growth and momentum. To foster better social and physical connections across the downtown neighborhoods, the Durham Downtown Neighborhood Plan centers on the revitalization of HUD-assisted properties as a catalyst for neighborhood change. Redevelopment of DHA's 519 East Main and Liberty Street Apartments, along with the development of multiple other DHA, City, and County-owned properties in the area, will serve as a catalyst to transform the entire neighborhood more evenly, and intentionally reconnect long-time residents and legacy businesses to the economically booming downtown.

Transformation Plan Overview

The Durham Downtown Neighborhood Plan builds on existing assets and partnerships, introduces new services and amenities, and pulls reinvestment energy from the downtown core to all corners of the Choice Neighborhoods footprint. Central to the plan is the redevelopment of the 519 E. Main and Liberty Street Apartments into a new mixed-income, mixed-use community that provides a range of housing choices and neighborhood stability to existing residents. DHA and their developer partner, Laurel Street Residential, will create 483 new mixed-income housing units. To ensure broad economic diversity within the Housing Plan, the new development will include public housing replacement units, as well as additional affordable units, workforce units, and market rate units. Additional replacement units will be created at other DHA redevelopments across the downtown area to offer residents a variety of housing options to choose from.

The new master plan for the target housing site incorporates ground-floor retail, a new community park and other green spaces, a new community center, and new roads. A key focus centers on equitable development to bring jobs and wealth-building opportunities to all areas of the Choice Neighborhood. As part of this effort, DHA and the City will use grant funds to intentionally target areas of the neighborhood that have seen less investment. Flexible funds will be used to retain legacy businesses, recruit new business, mitigate the impacts of environmental justice, and reconnect communities to wealth-building opportunities downtown.



Pictured: A new site plan provides ample mixed-income housing opportunities within the downtown Durham footprint (left); The boundaries of the Downtown Durham Choice Neighborhood (right).



Pictured: 519 E. Main Street and Liberty Street Apartments (top and bottom left) will be fully reimagined as they are functionally obsolete. The new site will offer families a variety of housing types in buildings with new, modern amenities. New housing will be high-quality and mixed-income to attract economically diverse households to the neighborhoods, building off of the downtown investment and momentum happening in Durham.

The complementary People Plan offers a menu of services and supports to residents, relying on a network of local partners. Leveraging the experience of Durham Children’s Initiative, the People Implementation Entity and Principal Education Partner, residents will be offered expanded, data-tested programming via their Family Success Model. With a focus on three areas – income and employment, health, and education – the plan holistically improves a range of social and environmental determinants that will help lead to economic stability, educational success, and improved quality of life.

Additional Resource Commitments (self-reported)

DHA and the City leveraged an additional \$1.5 billion in public and private sources to support the Transformation Plan. This includes \$86.2 million for the Housing Plan, \$7.69 million for the People Plan, and \$1.4 billion for the Neighborhood Plan.

Key Partners

Laurel Street Residential; Durham Children’s Initiative; American Tobacco Campus; Austin Lawrence Partners; CityPlat; Craig Davis Properties; Downtown Durham, Inc.; Lambert Development; Wexford Development, LLC; Longfellow Real Estate Partners; Raymond James; Specialty Finance Group; Duke University; StepUp Durham Asymmetry; F7 Intl Development; Center for Child and Family Health; Durham County Social Services; Duke Family Medicine & Community Health; Durham Children’s Initiative; Durham Tech; Durham Workforce Development Board; Kramden Institute; North Carolina Central University; and PORCH-Durham

FY2021 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT KNOXVILLE, TENNESSEE

Knoxville Community Development Corporation and City of Knoxville
Western Heights

Award Summary

The **Knoxville Community Development Corporation (KCDC)** and **City of Knoxville, TN** were awarded a **\$40,000,000** Choice Neighborhoods Implementation Grant for the **Western Heights Addition** public housing property and **Western Heights** neighborhood. KCDC and the City received the maximum award amount for grants targeting housing developments with fewer than 250 units.

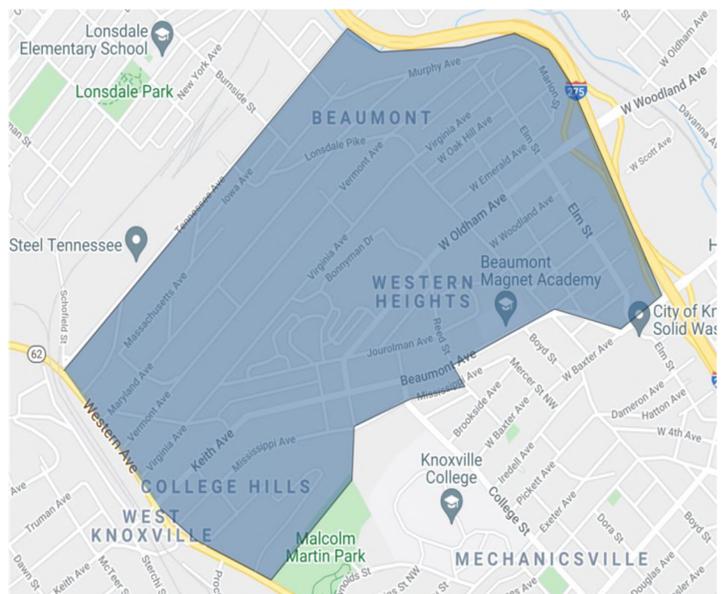
Neighborhood + Plan Context

Knoxville is a nature-loving, art-inspiring, adventure-seeking town. The City's downtown is a hub for entertainment, yet some neighborhoods outside of downtown Knoxville are challenged by the impacts of concentrated poverty. One such neighborhood is Western Heights. The Western Heights neighborhood is at a crossroads of challenge and potential, which spurred public housing residents, neighborhood residents, KCDC, the City, and numerous stakeholders to develop the *Transforming Western* plan. Every aspect of the *Transforming Western* plan was developed by residents and stakeholders during a 15-month planning and community engagement process. The community-driven effort led to a new vision for Western Heights, a vision that reflects a shared hope for the future: *A safe neighborhood for all, with new housing, amenities, activities, and programming for children and adults, beautiful parks, safe walking paths, and access to healthy and affordable food.*

Transformation Plan Overview

Implementation efforts are already underway to achieve the community's vision for Western Heights. KCDC has started a substantial rehabilitation of the original Western Heights public housing property. Now, with the award of the Choice Neighborhoods grant, KCDC and their development partner, Brinshore, will demolish the 196 units at Western Heights Addition to create 479 new high-quality, energy-efficient, and mixed-income apartments. The new development will be oriented around the site's spectacular views of the surrounding mountains, with the goal of maintaining original Western Heights Addition residents and attracting new residents and investment back to the neighborhood.

Further connecting the new housing development to the surrounding neighborhood, the new community will include an "Anchor Building" and a new world-class Destination Park. The Anchor Building will provide space for arts-focused entrepreneurs, programming, and performances. The park will be a neighborhood centerpiece with a new "wow-factor" playground with splash pads, gathering spaces, and a hillside climbing park. Other economic and quality of life improvements planned for the neighborhood are a microbusiness incubator to promote youth and adult entrepreneurs; a community benefit restaurant, commercial kitchen, and training space; a live-work space for artists and makers; and expansion of a much-loved neighborhood partner, the Boys and Girls Club.



Pictured: Western Heights Addition, a physically obsolete public housing property, will be replaced with high-quality mixed-income housing designed with residents preferences in mind (left); the boundaries of the Western Heights Choice Neighborhood (right).



Pictured: A rendering imagines the destination public park and Anchor Building at the center of the new Western Heights development. The Anchor Building will serve as an arts and maker space, providing a backdrop for an outdoor performance area.

Finally, the People Plan encompasses the following strategies: connect residents to the education and training needed for living wage jobs in demand occupations; connect residents to accessible primary care providers to promote continuity care and wellness; ensure every child has access to a high-quality early education program; support schools in enhancing rigor to help students gain proficiency in core academic subjects; and coordinate afterschool programs to align content and tutoring with school instruction. Over 90 partners have committed investments and resources to coordinate these supportive services for residents.

Additional Resource Commitments *(self-reported)*

KCDC and the City leveraged an additional \$241.4 million in public and private sources to support the Transformation Plan. This includes \$108.8 million for the Housing Plan, \$31.3 million for the People Plan, and \$101.3 million for the Neighborhood Plan.

Key Partners

Brinshore Development; Knoxville- Knox County CAC; Knoxville College; Knoxville Utility Board; Junior Achievement; Knox County; Wesley House; Real Good Kitchen; Clayton Foundation; Knoxville Area Transit; Home Federal Bank; Pinnacle Bank; Matter Health; Knoxville County Schools; Wesley House; Knoxville- Knox County; Knoxville College; Boys and Girls Club; Tennessee College of Applied Tech; Destiny Adoption; ETHRA/ American Job Center; Girls, Inc.; Knox Makers; YWCA; University of Tennessee Child and Family Studies; Girl Scouts of America

FY2021 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT OMAHA, NEBRASKA

City of Omaha and Omaha Housing Authority
Southside Terrace / Indian Hill

Award Summary

The City of Omaha, NE, and Omaha Housing Authority (OHA) were awarded a \$50,000,000 Choice Neighborhoods Implementation Grant for the Southside Terrace Garden Apartments public housing property and the Southside Terrace / Indian Hill neighborhood. The City and OHA received the maximum award amount for grants targeting housing developments with 250 or more units.

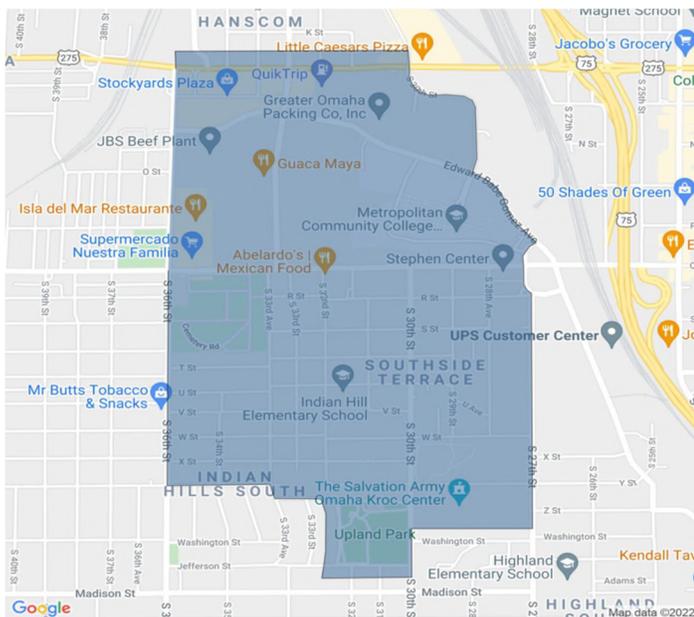
Neighborhood + Plan Context

The City of Omaha's Southside Terrace - Indian Hill neighborhood is a diverse community that is home to Latino, White and African American residents, as well as a large immigrant population representing countries from around the world. While the community boasts incredible diversity, it also experiences unique challenges, including physical isolation, social fragmentation, public safety concerns and economic struggles. In the midst of this community sits Southside Terrace Garden Apartments – a 358-unit public housing development which is now severely distressed and functionally obsolete. With the award of a Choice Neighborhoods Planning Grant in 2019, the City, OHA, local residents, and numerous stakeholders rallied around a new vision for Southside Terrace / Indian Hill – that the neighborhood would be a “safe and clean neighborhood - rich in culture and opportunity - with meaningful collaboration and connections. Residents are the foundation of the vibrant and sustainable community now and for future generations.”

Transformation Plan Overview

The Choice Neighborhoods area has the unique opportunity to celebrate and honor its continuous evolution and role as a gateway for new residents. Nowhere else in the City is there such a variety of ethnicities, languages, and personal experiences. Recognizing this value and the area's needs, many local anchor institutions and philanthropic partners Foundation have collectively committed \$25 million to the Transformation Plan. Moreover, through the Purpose Built Communities model, Canopy South was established as a “community quarterback” to further connect, convene, and collaborate with the City, OHA, and various stakeholders to make the vision established through the Choice Neighborhoods Planning Grant a reality.

To ensure all families have a place to call home, OHA and their development partner Brinshore will oversee a Housing Plan centered on the redevelopment of Southside Terrace. The seven phase Housing Plan was developed with a diverse targeted program of household sizes and types for existing residents, while integrating affordable and market rate housing. The overall Housing Plan will include 746 new mixed-income units, providing a one-for-one replacement of the 358 public housing units, additional affordable units, and market rate units. The new mixed-income housing will be developed on the original Southside Terrace site, as well as off-site locations in and outside of the neighborhood to offer residents a wide variety of housing choices. The Housing Plan incorporates design elements, amenities, and architectural characteristics attractive to all income levels, with thoughtful integration and convenient access to various new neighborhood facilities.



Pictured: The boundaries of the Southside Terrace / Indian Hill Choice Neighborhood (left); Southside Terrace Garden Apartments today (right).



Pictured: New streets are imagined throughout the Indian Hill neighborhood as Choice Neighborhoods housing activities serve as a catalyst for greater neighborhood revitalization and investment.

Meanwhile, Canopy South will continue to engage local developers and leverage funds for additional housing development throughout the Choice Neighborhood. To further support the Indian Hill neighborhood, the City and OHA will invest in the homes surrounding Southside Terrace to support neighborhood residents. Grant funds will also be used for physical improvements to local businesses and other physical improvements to beautify the Indian Hill area. The City, OHA, and Canopy South developed a comprehensive strategy to support residents along the way. The People Plan strategies will focus on improving access and the quality of education, healthcare, and employment outcomes.

Additional Resource Commitments *(self-reported)*

The City and OHA leveraged an additional \$203.5 million in public and private sources to support the Transformation Plan. This includes \$93.7 million for the Housing Plan, \$24.3 million for the People Plan, and \$85.5 million for the Neighborhood Plan.

Key Partners

Brinshore Development, LLC; Canopy South; Lozier Foundation; Sherwood Foundation; Horizon Bank; Wellbeing Partners; The Simple Foundation; One World Community Health Centers; Metro Community College; Midwest Maintenance; Midlands Latino CDC; Purpose Built Communities; Catholic Charities; Bike Walk Nebraska; Heartland Bike Share; |Black Men United; University of Nebraska Medical Center; Heartland Workforce Solutions; Girls Inc.; Somali Bantu Community Association; Southside Terrace Residents Association; UnitedHealthcare; The Empowerment Network; Charles Drew Health Center; Keep Omaha Beautiful; The Learning Community; Intercultural Senior Center; PACE; Salvation Army Kroc Center

FY2021 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT TULSA, OKLAHOMA

Housing Authority of the City of Tulsa and City of Tulsa
36th Street North Corridor / Phoenix District

Award Summary

The **Housing Authority of the City of Tulsa (THA)** and **City of Tulsa, OK** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Comanche Park Apartments** public housing property and the **36th Street North Corridor/Phoenix District**. THA and the City received the maximum award amount for grants targeting housing developments with 250 or more units.

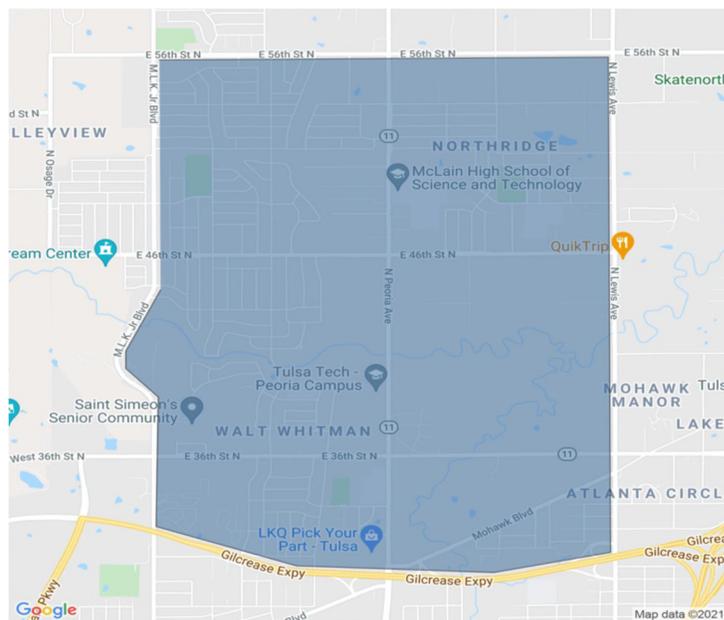
Neighborhood + Plan Context

The revitalization of Comanche Park Apartments, a 50-year-old, deteriorating public housing site, at the major intersection of 36th Street North and Peoria Avenue, creates an opportunity to further catalyze neighborhood transformation in the Phoenix District. The approximately 2 square mile Phoenix District is anchored by the central business district on 36th Street North Corridor. The Phoenix District has several strong assets to build from including affordable for-sale housing, investment in small business development, parks and trails, a bus-rapid transit line, and proximity to downtown and major employment centers, like the Peoria-Mohawk Business Park. Beginning in 2018, THA, the City of Tulsa, Comanche Park residents, neighborhood residents, and community stakeholders, methodically planned the transformation of the Phoenix District. This community-driven Transformation Plan reflects resident interests and needs, builds social connections, and capitalizes upon shared assets and strengths.

Transformation Plan Overview

The Transformation Plan for the Phoenix District will embrace revitalization through key strategies. It includes redeveloping the severely distressed Comanche Park public housing site, into a mixed-use, mixed-income community, as well as creating new opportunities for homeownership. The housing plan replaces all 271 public housing units at Comanche Park with 545 new mixed-income rental units and 8 home ownership units. Every public housing unit at Comanche Park is replaced one-for-one and will meet the bedroom size needs of the households. The housing plan also includes parks, playgrounds, community spaces, spacious sidewalks, new streets, and well-designed site amenities. Development will occur in six phases with the final seventh phase representing single family, for sale housing opportunities. The reimagined site will also include a corner market to feature fresh and healthy food, as well as a one-acre urban farm and food production center.

The neighborhood component of the plan increases opportunities for business ownership, building opportunities for small businesses to locate within the neighborhood and to be developed by current neighborhood residents. It also focuses on creating a more cohesive neighborhood identity for the Phoenix District, both by recognizing the history and culture of this neighborhood within north Tulsa and establishing enhancements that will clearly indicate community boundaries and identity.



*Pictured: Comanche Park Apartments today (left);
The boundaries of the 36th Street North Corridor/Phoenix District Choice Neighborhood (right).*



Pictured: The new Comanche Park Apartments site is reimagined, offering families a variety of choices from mixed-use buildings to garden apartments to townhomes. These new units will be high-quality and mixed-income to attract economically diverse households to the neighborhood.

Further, the plan seeks to enhance existing parks and open spaces to activate unused land, promote healthy activities and connect to the larger greenway network in north Tulsa. A new Urban Wilderness area with amenities such as nature trails, ponds, and picnic areas will also be created, connecting the area to the broader Osage Prairie Trail System.

Lastly, the plan aims to create a neighborhood where individuals and families can gain opportunities to earn family sustaining incomes, acquire higher quality cradle to career education opportunities, and access to services and activities promoting health and well-being. This people component focuses on the target population of 133 residents currently residing at Comanche Park Apartments and new residents of the redeveloped community. Case Management will be the cornerstone of the people plan. To increase incomes and improve educational and health outcomes for residents, THA and its partners will deliver comprehensive, family-centered support, educational and career services, and high quality, accessible health services to youth and their families.

Additional Resource Commitments *(self-reported)*

THA and the City leveraged an additional \$523.5 million in public and private sources to support the Transformation Plan. This includes \$144.2 million for the Housing Plan, \$79.3 million for the People Plan, and \$300 million for the Neighborhood Plan.

Key Partners

Pennrose, LLC; Urban Strategies, Inc.; Tulsa Public Schools; Charles and Lynn Schusterman Family Philanthropies; Crossover Community Impact; EduRec; George Kaiser Family Foundation; Green Country Habitat for Humanity; HBSY Properties LLC; Muncie Power Products; Tulsa Tech; Anne and Henry Zarrow Foundation; Ascension St. John Foundation; George Kaiser Family Foundation; M&T Realty Capital Corporation; RBC Capital Markets; BEST DVIS; Family & Children's Services of OK; Green Country Workforce; Madison Strategies Group; Sprouts Child Development; Take Control Initiative; RG Foods; Parent Child Center of Tulsa; Opportunity Project; Reading Partners; Tulsa City-County Health Department; Tulsa Community College; Tulsa Dream Center; Tulsa Educare;