

Choice Neighborhoods FY2022 Implementation Grant Awards



U.S. Department of Housing & Urban Development



Atlanta, GA | Birmingham, AL | Lake Charles, LA | Miami, FL
Philadelphia, PA | Pittsburgh, PA | Tucson, AZ | Wilmington, DE

Project summaries include excerpts from submitted applications, edited for grammar and style. These summaries provide a broad overview of each project at the time of grant award. The summaries do not account for changes over time and do not capture all planned strategies or goals.

Summaries should not be used for evaluative purposes.



FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT ATLANTA, GEORGIA

Atlanta Housing and City of Atlanta
Bowen

Award Summary

The **Atlanta Housing Authority**, referred to as **Atlanta Housing** (AH), and **City of Atlanta** were awarded a **\$40,000,000** Choice Neighborhoods Implementation Grant for the **Bowen Homes** public housing property and surrounding **Bowen** neighborhood. PHA and the City received the maximum award amount for grants targeting housing developments with less than 250 units.

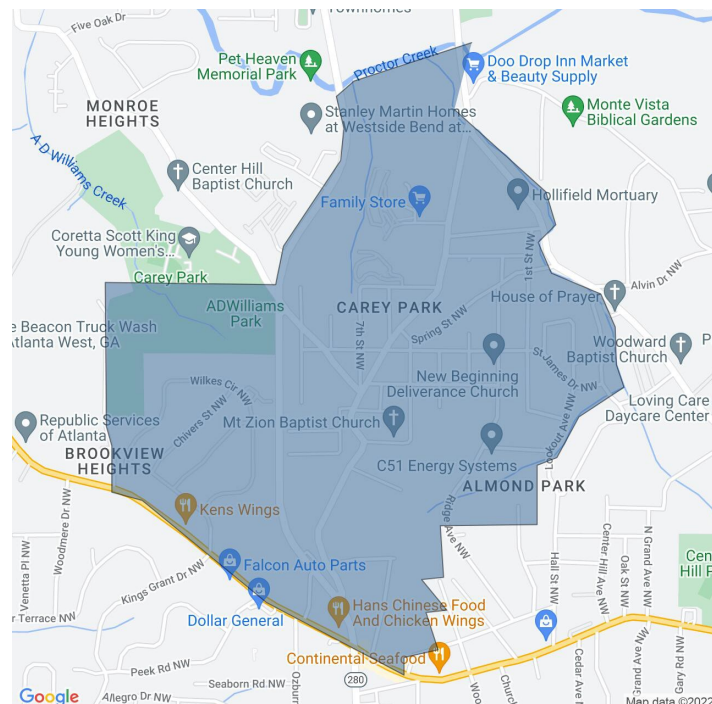
Neighborhood + Plan Context

The Bowen Homes public housing community was built in 1967 in suburban northwest Atlanta to house families displaced by downtown urban renewal. Over time, its small, cramped units, garden-style layout, and limited connectivity contributed to the site's physical isolation and inability to accommodate evolving family characteristics. By 2007, serious structural deficiencies across the property and a declining quality of life for residents prompted Atlanta Housing to relocate all residents. Bowen Homes was demolished in 2009, prompting further neighborhood disinvestment. Industrial uses took over, with an overabundance of automotive businesses, landfills, and illegal dumping. The area further declined in population, property conditions, quality of amenities, and economic viability, resulting in further residential and commercial blight, crime, brownfields, and a loss of property value.

Significant investment is occurring in Atlanta's westside, between Bowen and downtown. A transit-oriented development is underway around the Bankhead rail station, a 280-acre Westside Park was recently completed, Microsoft purchased 90 acres in the nearby Grove Park neighborhood to build its regional headquarters, and new greenways with creek restorations traverse the area and connect with the citywide Atlanta Belt-Line corridor system. Much of the investment is pushing west toward Bowen, attracting privately developed market rate housing, pressuring lower income and legacy residents out. Recognizing the opportunity to use the Bowen Homes site to catalyze investment and preserve housing affordability, AH used a Choice Neighborhoods Planning Grant to reengage residents and community members to develop a neighborhood stabilization plan. Aptly named *Regeneration*, the Bowen Choice Neighborhoods Plan is setting the stage for the neighborhood's future.

Transformation Plan Overview

Through a Choice Neighborhoods Implementation Grant, AH and the City will convert a historically neglected and environmentally distressed part of Atlanta into a place where natural, social, and economic *regeneration* can occur through careful development and public investment.



*Pictured: The Bowen Homes site today (left);
The boundaries of the Atlanta Bowen Choice Neighborhood (right).*



Pictured: A rendering reimagines the new Bowen community. At the heart of the Bowen Choice Neighborhood is the Central Square, with recreational amenities including outdoor plazas, seating, walking trails, an outdoor performance space, and open lawn. The space is fronted by amenity and non-residential space in the ground floors of surrounding buildings. The Central Square will be a vibrant, active space where residents can gather, celebrate, and explore creative endeavors.

This vision adopts the broad goals of neighborhood transformation – creating a vibrant community with first-class mixed-income housing, retail, green space, civic amenities, and high-performing schools – and roots them in the personal experiences and stories of a place and its people.

McCormack Baron Salazar and the Benoit Group will redevelop the vacant Bowen Homes site into a new mixed-income, mixed-use community. Although Bowen Homes currently has no remaining public housing units, the Housing Plan will deliver new HUD-assisted housing by combining Choice Neighborhoods and the Faircloth to RAD Program. All told, the Choice Neighborhoods investment will bring 756 new high-quality units to the Bowen neighborhood. The master plan for the target housing site incorporates ground floor amenities, a central square and other green spaces, a linear stormwater park, new trails and streets to reconnect Bowen with the surrounding neighborhood, and additional green infrastructure improvements. A new Memorial Plaza will honor the lives of four children and two adults who perished during the 1980 Gate City Daycare Center explosion on the original Bowen Homes site.

The City of Atlanta partnered with AH to coordinate public investments and attract private development to remediate environmental pollution, increase economic development opportunities, and improve infrastructure and connectivity. Choice Neighborhoods funding will support legacy businesses and recruit small and minority-owned businesses to occupy new retail spaces. Additional plans include the acquisition and remediation of contaminated parcels that adjoin the Bowen site for a future recycling facility and a fresh food retailer.

A complementary People Plan will offer a menu of services and supports to former Bowen Homes residents. In the *regenerated* community, families have the opportunity to return and thrive. With a focus on three areas – income and employment, health, and education – the plan will holistically improve a range of social and environmental determinants that help lead to economic stability, educational success, and improved quality of life.

Additional Resource Commitments *(self-reported)*

AH and the City leveraged \$332 million in public and private sources to support the Transformation Plan. This includes \$206.1 million for the Neighborhood Plan, \$102.4 million for the Housing Plan, and \$23.5 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT BIRMINGHAM, ALABAMA

*Housing Authority of the Birmingham District & City of Birmingham
Smithfield, College Hills, and Graymont Neighborhoods*

Award Summary

The **Housing Authority of the Birmingham District (HABD)** and **City of Birmingham** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Smithfield Court** public housing property and surrounding **Smithfield, College Hill, and Graymont** neighborhoods. HABD and the City received the maximum award amount for grants targeting housing developments with more than 250 units.

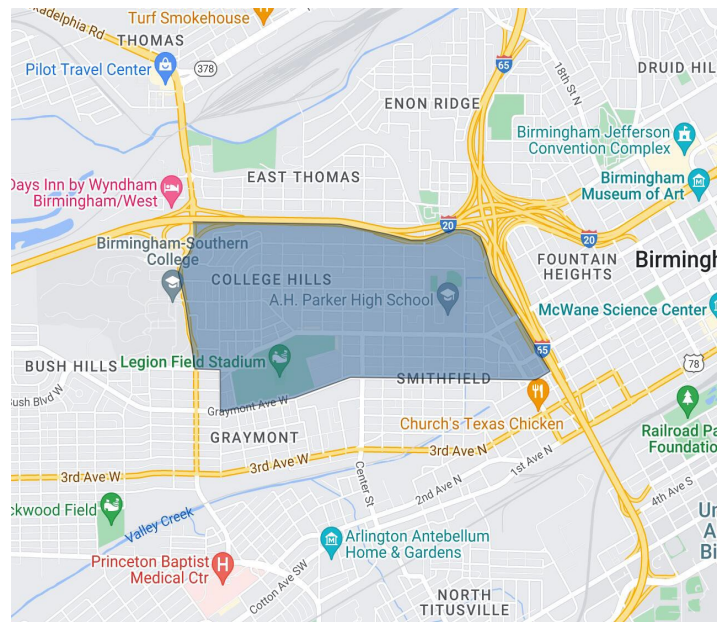
Neighborhood + Plan Context

At the turn of the 20th century, Birmingham earned the moniker ‘The Magic City’ because of its rapid growth from a small railroad crossing town into a bustling manufacturing and industrial city. Throughout Birmingham’s history, the abundance of art and culture, particularly in the Smithfield, College Hill, and Graymont neighborhoods, has given the city its unique cultural personality and creative character. Decades later when iron and steel industries waned, the city turned to healthcare and research, with the University of Alabama at Birmingham (UAB) leading the way. At this time, the larger Smithfield area was a thriving African American community. But, several factors ultimately led to the community’s decline beginning with mortgage redlining and racial zoning in the 1930s; the construction of Interstates 65 and 20 in the 1950s, which wrap around the neighborhoods and cut off the area from Birmingham’s Central Business District and neighboring communities; and a lack of investment in schools and infrastructure over the last three decades.

The City of Birmingham and the Housing Authority of the Birmingham District led a community-driven effort to change the narrative for the Smithfield, College Hill, and Graymont neighborhoods. The resulting plan for neighborhood investment reflects the City’s philosophy of ‘Putting People First’ and with input from residents and community stakeholders, has made “*Honoring the Past, Envisioning the Future*” the mission of the Choice Neighborhoods Transformation Plan. Their plan aligns with other once-in-a-generation investments, including a \$10.8 million Good Jobs Challenge grant from the U.S. Department of Commerce’s Economic Development Administration, a planned workforce/high-tech library hub, the University of Alabama at Birmingham’s Blazer Core ‘City as Classroom’, Live Health Smart Alabama expansion area programs, and 60 new for sale homes. Choice Neighborhoods will build on this local momentum as part of a larger effort to transform these historic neighborhoods to areas of opportunity for generations to come.

Transformation Plan Overview

The Choice Neighborhoods Transformation Plan calls for the redevelopment of the 456 severely distressed public housing units that make up the 88-year-old Smithfield Court. The new Smithfield Court will include 920 new mixed-income apartments for families and seniors, including a one-for-one replacement of the original public housing units.



Pictured: Phase 1 includes the adaptive reuse of the former Graymont Elementary School building. This off-site phase will provide an early housing option for senior households (left); the boundaries of the Smithfield, College Hills, and Graymont Choice Neighborhood (right).



Pictured: Conceptual renderings show a reimagined Smithfield Court. Top, a new contemporary building community will include a Social Innovation Center. Smithfield Court's monotonous superblocks of distressed public housing (bottom, left) will be reconstructed with a diversity of building types, including new modern duplexes that match the neighborhood's historic charm and character.

The housing strategy incorporates many core elements designed to connect generations in residential, community and recreation spaces. There are 170 individuals over the age of 62 in Smithfield Court, and these residents will be able to live in intergenerational communities that include an onsite early learning center and a workforce development/high-tech library hub called "the Social Innovation Center." The development team will utilize a build first model to minimize relocation and activate vacant land. Integral Development will lead the implementation of the seven-phase project in strong partnership with Rule Enterprises. With this partnership, Integral will bring more than 30 years of nationwide mixed-income development experience to an emerging real estate development firm to increase their capacity to take on large complex real estate transactions.

The Neighborhood Plan will directly address neighborhood issues that Smithfield Court public housing residents and the larger community have repeatedly raised. These issues relate to blighted vacant lots, abandoned and boarded up housing, a need for housing improvements, limited access to retail options, and public safety. Planned investments include property improvements for neighborhood businesses and homeowners, acquisition of and improvements to vacant property and land, increased homeownership opportunities, a new transit hub with electronic signage and solar charging stations for bikes/scooters, and creative placemaking that emphasizes local history to celebrate the neighborhoods past and present.

Birmingham's 'Cradle-to-Career and Beyond Plan' will drive the comprehensive People Plan for residents. This strategy will provide high-quality support and connections to crucial services and resources necessary to address systematic disparities. The Ascent Project will coordinate with HABD to provide supportive services and case management to all Smithfield Court residents. The Ascent Project and HABD have assembled over 30 local and regional partners to connect residents with a pipeline of training, employment, health, and education opportunities. Family Support Coordinators will provide coaching and counseling services and connect individuals to a network of partners and resources. In partnership with Birmingham City Schools, Shine Early Learning will develop an onsite early learning center in the first phase of newly built housing. School-aged children will also be supported by Family Support Coordinators, as well as commitments from various partners to provide academic tutoring, life skills training, arts, recreation and career exploration programming.

Additional Resource Commitments *(self-reported)*

HABD and the City leveraged over \$145.8 million in public and private sources to support the Transformation Plan. This includes \$24.1 million for the Neighborhood Plan, \$116 million for the Housing Plan, and \$5.7 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

LAKE CHARLES, LOUISIANA

Lake Charles Housing Authority and City of Lake Charles
Mid-City

Award Summary

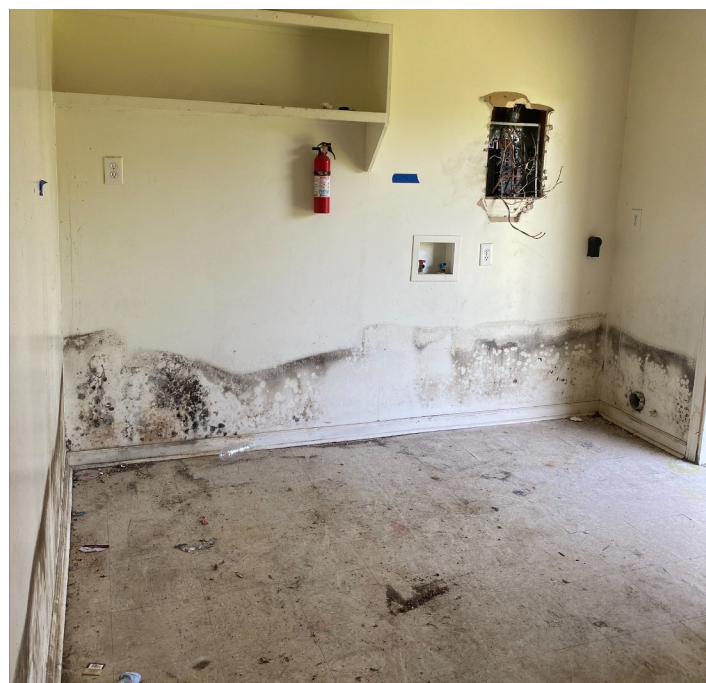
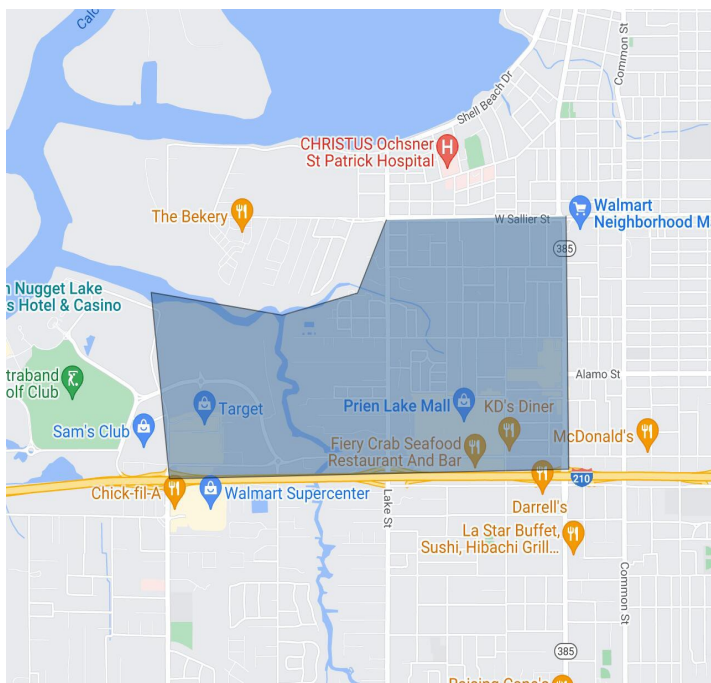
The **Lake Charles Housing Authority (LCHA)** and **City Lake Charles, LA** were awarded a **\$40,000,000** Choice Neighborhoods Implementation Grant for the **Lloyd Oaks** public housing property and **Mid-City** neighborhood. LCHA and the City received the maximum award amount for grants targeting housing developments with less than 250 units.

Neighborhood + Plan Context

Deemed the “Most Weather-Battered City in America” by the Weather Channel, Lake Charles was hit by four Presidentially declared disasters between August 2020 and May 2021. Despite two hurricanes, a catastrophic winter storm, and a 1,000 year flood event, Lake Charles remains resilient and committed to rebuilding the Mid-City neighborhood to withstand future disasters. Over the course of 10-months, 2,500 Southwest Louisiana residents developed a collective vision for the region. The *Just Imagine SWLA Master Plan* emerged from intensive community engagement efforts and identified the Mid-City neighborhood as a top priority. The centerpiece of the plan rests on redeveloping Lloyd Oaks public housing, devastated by the storms, into high-quality housing to serve a mix of low-income, workforce, and market-rate individuals and families.

Transformation Plan Overview

Lake Charles residents were still reeling from Hurricane Laura in 2020 when, 60 days later, Hurricane Delta hit, flooding homes and forcing recovery to start over. The Lloyd Oaks public housing community was hit particularly hard -- the property suffered catastrophic damage from wind and flooding, leaving 182 of 240 units uninhabitable and 475 residents displaced. This exodus shattered the sense of community in Lloyd Oaks and in the surrounding Mid-City neighborhood. However, LCHA's development partners HRI Communities and Integrant Development will reverse the damage and increase the availability of high-quality, energy-efficient, and storm-resistant affordable housing in Mid-City. The Housing Plan calls for the demolition of the remaining Lloyd Oaks units to replace the 240 public housing units with 562 new mixed-income rental units. The new community will be sustainable, resilient housing that stands ready to meet the next climate challenge. Each building will be constructed to achieve an Institute for Business & Home Safety “FORTIFIED” Multifamily Gold certification (a first in the region for affordable housing) and Enterprise Green Communities certification which require features such as enhanced roof standards, floodproofing, efficient generators that power critical systems during emergencies, access to potable water during emergencies, and Energy Star appliances.



Pictured: The boundaries of the Mid-City Choice Neighborhood (left); Mid-City and Lloyd Oaks were significantly damaged as a result of extreme weather events, including back to back hurricanes that left lasting flood and water damage in units, displacing families due to health and safety issues (right).



Pictured: Locally referred to as "Pizza Hut Houses," Lloyd Oaks (bottom) still shows the scars of Hurricanes Laura and Delta. The "Pizza Hut Houses" will be replaced with a diversity of building types in a new-mixed income community that will be built with weather events in mind. New units will be constructed to enhanced roof standards as to avoid the visible damage done to Lloyd Oaks. A new park in the Mid-City development (top) will have two areas: a central square and a green infrastructure park adjacent to the branch of Contraband Bayou. In the square, flexible space would be available for farmers' markets, festivals, gatherings, and unstructured play. The green would allow residents to pursue entrepreneurial endeavors and to come together to celebrate. The natural green infrastructure park would have trails, boardwalks, a fishing area, and a playground for families. Interpretative signage would educate about living with water and the resilience measures of the park that improve drainage and flood control.

The Mid-City Neighborhood Plan aims to build community confidence through providing highly visible improvements and attracting new and returning residents to the area. Throughout the planning process, Mid-City residents identified the natural environment, especially green spaces and waterways, as a beloved aspect of Lake Charles. However, access to these amenities is not universal. The Mid-City Choice Neighborhoods effort will establish two new parks: 1) an on-site destination park that features a playground, public art and murals, community amenities, and outdoor recreation space and 2) a kayak launch along the Contraband Bayou, the first and only safe waterway access point in the neighborhood. Other proposed neighborhood investments include a brand new "Equity Center" that offers a business incubator and small business supports, as well as homeownership resources. Additional investments aim to beautify the neighborhood, restore tree canopy, and placemaking that pays homage to Lake Charles' history.

Ensuring residents benefit from the local, state, and federal investments, LCHA partnered with Urban Strategies, Inc. (USI) to provide case management services to all Lloyd Oaks residents regardless of whether they are currently living on-site or have already relocated due to the storms. USI will work closely with the Calcasieu Parish School Board to address chronic absenteeism and improve academic proficiency, enroll children in youth programming, and ensure high school graduates are college and career ready. USI has assembled a service provider network to ensure adults are connected to education opportunities, job training opportunities in high wage careers, and are able to access quality physical and mental healthcare.

Additional Resource Commitments *(self-reported)*

LCHA and the City leveraged over \$278 million in public and private sources to support the Transformation Plan. This includes \$166 million for the Neighborhood Plan, \$88.5 million for the Housing Plan, and \$23.5 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT MIAMI, FLORIDA

Miami-Dade County
Goulds

Award Summary

Miami-Dade County was awarded a **\$40,000,000** Choice Neighborhoods Implementation Grant for the **Cutler Manor** Section 8 property and surrounding **Goulds Neighborhood**. Miami-Dade County received the maximum award amount for grants targeting housing developments with less than 250 units.

Neighborhood + Plan Context

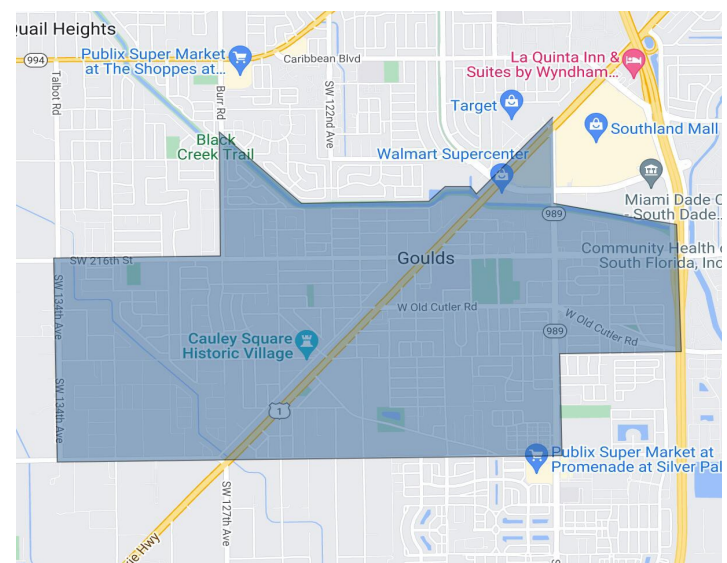
Founded in 1903 as a train stop along the Florida East Coast Railway, Goulds was an agricultural area marked by farms and citrus groves. Black homesteaders owned much of the land that became Goulds, eventually selling or giving parcels to Black residents; giving way to decades of strong Black homeownership rates. As Goulds started to transition from agricultural to suburban in the late 1960s, inequitable policy and disinvestment eroded Goulds' economic strength. Challenges facing Goulds were compounded in 1992 with significant damage from Hurricane Andrew. Land left vacant after the storm's devastation provided opportunities for developers as Miami-Dade County residents faced housing shortages, but many longtime Goulds residents did not benefit from these investments.

Long-time residents and community groups successfully worked with Miami-Dade County in recent years to invest in park facilities such as the beloved JL (Joe) and Enid W. Demps Park, establish a new shopping center, and renovate the Cauley Square Historic Village. Momentum is building for continued improvement and change, and a new vision for the Goulds neighborhood has emerged – a vision for a community that is more connected, opportunity rich, upwardly mobile, climate-resilient, and safe.

This vision comes at a time when Miami's development pressures have overwhelmed areas surrounding the downtown core. This development pressure has continued moving south towards Goulds, and today the once-agricultural-turned-suburban neighborhood is facing enormous development pressure and skyrocketing housing costs. Recognizing Goulds is on the forefront of change once again, Miami-Dade County and community stakeholders created a Choice Neighborhoods plan to prevent displacement and ensure affordable housing preservation for Goulds residents.

Transformation Plan Overview

With a focus on affordable housing preservation and creation, the Housing Plan focuses on the redevelopment of Cutler Manor – a 218-unit Section 8 property. Built in 1971 and originally FHA financed, Cutler Manor was purchased by Preservation of Affordable Housing (POAH) in 2008 when the prior owner experienced bankruptcy. The unusual single-building construction snakes across a nearly 10-acre site, with no through-streets connecting to the surrounding neighborhood of single-family homes and apartments. The two-story, barracks-style building has no outward entrances; all units are accessed from a central open-air corridor, creating indefensible space and no natural surveillance of outward activities. Miami-Dade County and POAH will reconnect the new Cutler Manor to the neighborhood and meet urgent needs for quality affordable rental housing and homeownership options. All Cutler Manor units will be replaced one-for-one in mixed-income communities that serve current residents and anticipate wait-list demand.



Pictured: Goulds Park was renamed JL (Joe) and Enid W. Demps Park in recognition of the Demps family for their invaluable years of community service to the Goulds neighborhood (left); the boundaries of the Goulds Choice Neighborhood (right).



Pictured: The proposed redevelopment of Cutler Manor will provide a variety of housing options for families living in Goulds (top). The original Cutler Manor site is an unusual single building that snakes across a 10-acre site (bottom, right), with no outward entrances, all units are accessed from dark, central corridors (bottom, left). The new Cutler Manor site will include new townhomes and contemporary buildings that offer modern amenities and high-quality housing with the support of Choice Neighborhoods funding and the Section 8 project-based rental assistance program.

By offering off-site units in Goulds along with a completely re-developed Cutler Manor site, residents will have a diversity of housing options to choose from. All told, 445 new mixed-income rental and homeownership units will be created. With virtually all Miami-area affordable housing developments at full occupancy and Cutler Manor's waitlist at 2,300 and growing, the Housing Plan's addition of new affordable homes addresses an unprecedented affordable housing need. The inclusion of market rate units in the new communities allows residents to "move up but not out" as their incomes grow.

The People Plan will support Cutler Manor families with services for every level and type of need. Carrfour Supportive Housing, Inc. will focus on quality, innovative income/employment services leading to upwardly mobile jobs, health initiatives that address the root causes of health challenges, and a birth-college/career pipeline leading to economic mobility. Case management will employ evidence-based techniques that empower residents to choose their own path toward improved quality of life and financial health; the Family Self Sufficiency program will help residents grow their savings and achieve personal and financial goals. A network of committed partners will support them on their journey.

The Neighborhood Plan expands and improves physical assets and increases access to opportunity through transportation and infrastructure (new transit station, water/sewer extensions, Freebee ride service, and bike lanes); new and improved climate-resilient housing (sustainable home improvements and homeownership, new affordable/workforce/market housing), including a redevelopment of a nearby public housing community; innovative educational resources in a new Bezos Academy located at Cutler Manor; and wealth-building opportunities through entrepreneurship and homeownership.

Additional Resource Commitments *(self-reported)*

Miami-Dade County leveraged \$185.17 million in public and private sources to support the Transformation Plan. This includes \$67.54 million for the Neighborhood Plan, \$101.4 million for the Housing Plan, and \$16.23 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PHILADELPHIA, PENNSYLVANIA

Philadelphia Housing Authority and City of Philadelphia
Kingsessing

Award Summary

The **Philadelphia Housing Authority (PHA)** and **City of Philadelphia** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Bartram Village** public housing property and **Kingsessing** neighborhood. PHA and the City received the maximum award amount for grants targeting housing developments with more than 250 units.

Neighborhood + Plan Context

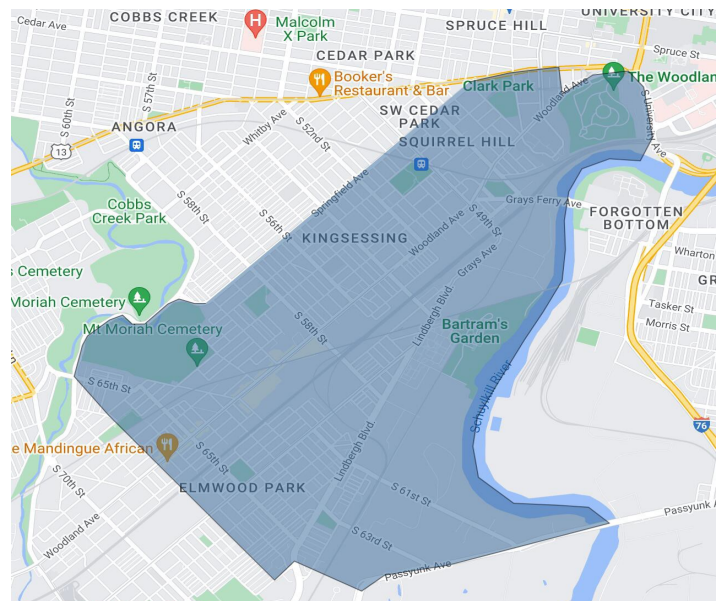
The Kingsessing area once flourished as an entry point for immigrants with abundant industrial jobs and commercial activity. Over the past several decades, industries left and commercial corridors declined, leading to gradual disinvestment in the neighborhood and high concentrations of poverty. Built in 1942 as housing for defense workers, Bartram Village has long outlived its useful life and remains isolated from the surrounding Kingsessing area. Located on a beautifully-wooded 22-acre site, Bartram Village sits next to Bartram's Garden, the nation's oldest botanical garden — once a gathering place for the nation's Founding Fathers overlooking the Schuylkill River.

Adjacent to this green oasis lies the future Lower Schuylkill Biotech Campus, a future \$1 billion investment which will transform a polluted, underutilized industrial site into an economic hub and create up to 4,000 new jobs. Bartram Village stands at a crossroads with this upcoming historic investment, coupled with market pressures from the adjacent University City neighborhood.

University City has experienced staggering growth in residents, jobs, innovation, and institutional investments in recent years. New construction and students seeking to live nearby the large college campuses are driving up rental prices, with this spillover effect risking affordability for legacy Kingsessing residents. In an effort to capitalize on the private investment happening across West Philadelphia while ensuring long-term residents had a stake in it, PHA used a Choice Neighborhoods Planning Grant to work with Bartram Village and Kingsessing residents to charter a new neighborhood path. With it, the *Blossom at Bartram* plan was established to create an equitable redevelopment plan for Bartram Village and planned improvements for the surrounding neighborhood.

Transformation Plan Overview

Pennrose will lead the Choice Neighborhoods Housing Plan, which will replace all 500 Bartram Village units with 608 new mixed-income rental and homeownership units across five phases. All units will be energy-efficient, sustainable, and climate-resilient. The design includes parks, playgrounds, community spaces, and well-designed site amenities that serve as a catalyst for neighborhood revitalization. The new housing will dramatically improve conditions for current residents, attract new households with a mix of incomes and serve as a catalyst for neighborhood revitalization. The first phase of redevelopment will be constructed on vacant land immediately adjacent to Bartram Gardens, providing residents with a chance to relocate directly to a new and permanent home.



Pictured: A rendering of the "NESTT" is envisioned as a nature-based pre-K and family resource center for Southwest Philadelphia at Bartram's Garden led by Woodland Academy and Greater Philadelphia Health Action (left); The boundaries of the Kingsessing Choice Neighborhood (right).



Pictured: Built in 1942, Bartram Village (left) is isolated from the surrounding Kingsessing neighborhood. The new redevelopment will provide high quality housing and onsite amenities with families in mind, such as a large park (top, right) and an early childhood education facility. Housing built closest to Lindbergh Boulevard will serve as a gateway to the larger community and better connect Bartram Village to the Kingsessing neighborhood.

To further support the Kingsessing neighborhood, the City will invest in the homes surrounding Bartram Village through façade programs that target both homeowners and community facilities. A one-of-a-kind nature-focused childcare facility and community resource center at Bartram’s Village will meet the neighborhood’s need for childcare and early learning opportunities. New “micro parks” will convert vacant land into green spaces and a series of public art installations will instill neighborhood pride.

Lastly, the plan aims to create a neighborhood where individuals and families experience significant improvements in their quality of life and are fully engaged in the neighborhood-transformation process. This People Plan focuses on the target population of 946 residents currently residing at Bartram Village and new residents of the redeveloped community.

PHA will provide intensive case management services to Bartram Village residents, supported by a broad network of early childhood and youth education, workforce development, youth development, healthcare, small business development and other supportive service partners.

Additional Resource Commitments *(self-reported)*

PHA and the City leveraged \$505 million in public and private sources to support the Transformation Plan. This includes \$122.9 million for the Neighborhood Plan, \$349.4 million for the Housing Plan, and \$33.1 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PITTSBURGH, PENNSYLVANIA

*Housing Authority of the City of Pittsburgh and City of Pittsburgh
Hill District*

Award Summary

The **Housing Authority of the City of Pittsburgh (HACP)** and **City of Pittsburgh, PA** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Bedford Dwellings** public housing property and **Hill District** neighborhood. HACP and the City received the maximum award amount for grants targeting housing developments with more than 250 units.

Neighborhood + Plan Context

The Hill District is a culturally rich neighborhood steeped in African-American history. During the latter half of the 20th century through today, the neighborhood and its leaders played important roles in the Civil Rights movement. However, like many storied African American neighborhoods, the Hill District bears the scars of past injustices – divisive highway infrastructure, urban renewal, concentration of public housing, hollowed-out commercial corridors, and the open wounds of the 1968 riot proceeding the assassination of Dr. Martin Luther King, Jr. when over 500 properties were set ablaze. After decades of further disinvestment, the Hill District is experiencing tremendous population growth today due to its proximity to two of Pennsylvania's economic powerhouses: Oakland (home to world renowned universities and a prestigious medical center) and Downtown Pittsburgh.

Local community groups have spearheaded efforts to ensure the Hill District benefits from the investments occurring in and around the Hill District. The New Granada Theater, a historic theater iconic to the neighborhood, will be rehabilitated to

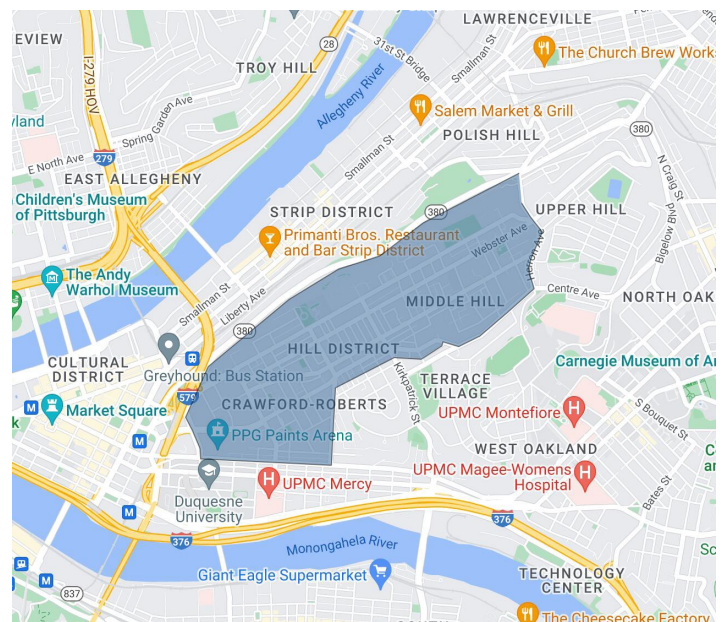
The Department of Transportation awarded the city a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant to improve public infrastructure and amenities throughout the Hill District to improve connectivity and livability. Local, state, and federal investments are taking shape in the Hill District at a time when the neighborhood experiences high levels of poverty and low homeownership rates, leaving it vulnerable to gentrification forces. With housing affordability and neighborhood revitalization in mind, HACP, the City of Pittsburgh, Bedford Dwelling residents, neighborhood residents and community stakeholders methodically planned the transformation of the Hill District through a Choice Neighborhoods Planning Grant. The award of a Choice Neighborhoods Implementation Grant now represents an opportunity to implement their vision for the Hill District while preserving affordability, creating new homeownership opportunity, investing in minority small businesses, and preventing future displacement of residents and businesses.

Transformation Plan Overview

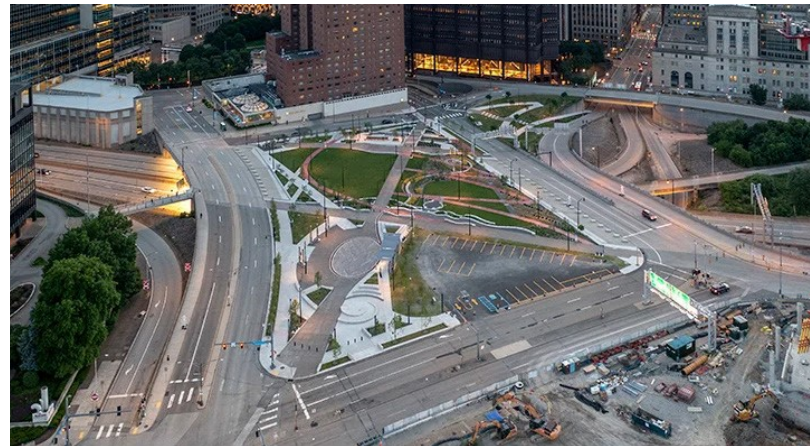
Implementation efforts are well underway in the Hill District. The Housing Plan will be led by a joint venture between HACP's development arm ARMDC and two local Pittsburgh-based developers, Mid-Point and TREK. Over the course of the grant term, the housing team will redevelop 411 units at HACP's oldest public housing site into 823 new mixed-income rental units in seven phases.



serve as an entertainment venue through Live Nation.



*Pictured: Bedford Dwellings today (left);
The boundaries of the Hill District Choice Neighborhood (right).*



Pictured: HACP, the City, Urban Redevelopment Authority and local partners such as the Hill District CDC are ensuring the Hill District benefits from investments in the downtown and surrounding areas. Choice Neighborhoods replacement housing (top) will provide a permanent affordable housing opportunity for Bedford Dwelling and Hill District residents. This effort will build on the momentum of other community investments, such as the New Granada Square mixed-income apartment development (bottom, left) and Frankie Pace Park created to “cap” I-579 and reconnect the Lower Hill District to downtown Pittsburgh.

The first two phases are strategically located along Centre Ave – a bustling commercial corridor within walking distance of a bus rapid transit service and soon-to-be grocery store. The Housing Plan also seeks to improve pedestrian connectivity and accessibility, reintegrate the housing site into the neighborhood fabric, and incorporate mixed-use developments to attract commercial activity on key corridors. Community plazas and a range of outdoor recreation spaces will serve as gathering spaces and respond to long-held desires that residents expressed throughout the planning process.

The Neighborhood Plan will support new and current homeowners, rebuild commercial corridors, provide active recreation opportunities, implement safer, more effective transportation, and preserve the cultural heritage of the Hill District. HACP, in partnership with the Urban Redevelopment Authority, plan to provide homeownership opportunities through rehabilitating vacant or blighted homes while also supporting current homeowners through providing façade and housing rehabilitation grants. The housing site will feature a new linear park that activates an underutilized green space and provides stunning views of the Pittsburgh skyline.

Finally, the People Plan, led by the Department of Human Services (DHS), is grounded in a resident-centric approach that is responsive to household needs. DHS staff bring their knowledge and successes from the Larimer neighborhood, a community that previously benefited from a Choice Neighborhoods Implementation Grant in 2014. Accordingly, DHS assembled a team of trusted and experienced community partners that will provide trauma-informed, coaching-based services to Bedford Dwellings residents. The People Plan develops career pathways within high-demand sectors in Pittsburgh, facilitates direct connections to employers, connects residents to physical, behavioral, and mental health services, and provides robust early childhood and school-age programming.

Additional Resource Commitments *(self-reported)*

HACP and the City leveraged over \$1.1 billion in public and private sources to support the Transformation Plan. This includes \$970 million for the Neighborhood Plan, \$126 million for the Housing Plan, and \$42 million for the People Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT TUCSON, ARIZONA

City of Tucson
Oracle Area

Award Summary

The **City of Tucson** was awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Tucson House** public housing property and surrounding **Oracle Area** – locally referred to as the **Thrive in the 05 Neighborhood**. The City received the maximum award amount for grants targeting housing developments with 250 or more units.

Neighborhood + Plan Context

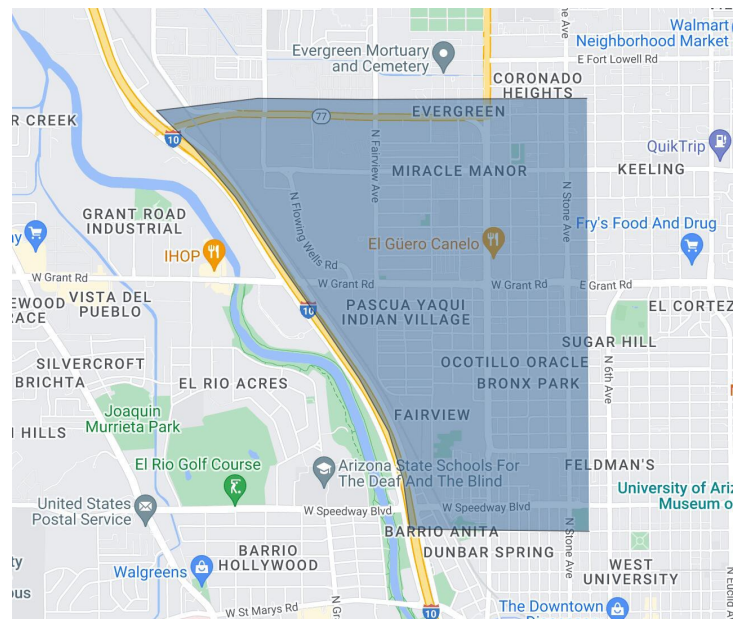
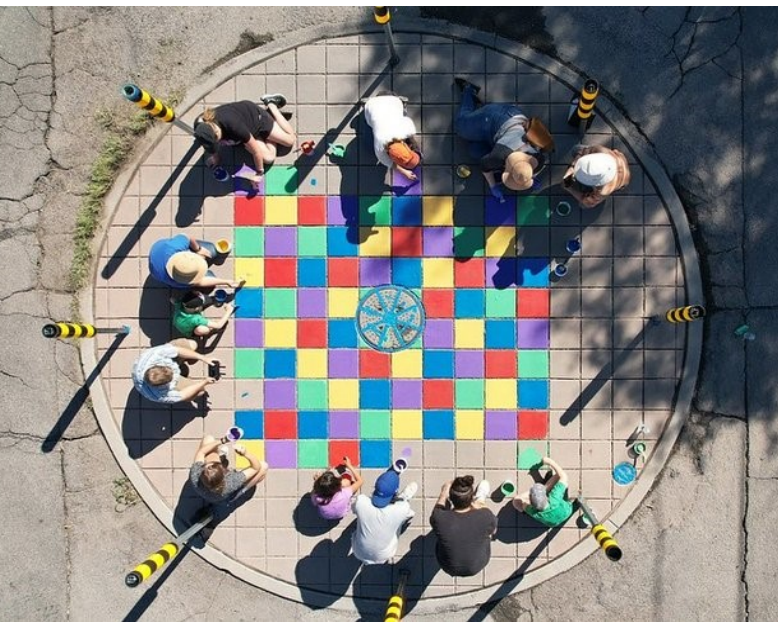
Thrive in the 05 sums up the vision, the desire, and the end goal of a Transformation Plan prepared by the community, for the community. Located in the Oracle Road and Miracle Mile area of the 85705 zip code in Tucson, “The 05” was an area that was neglected and forgotten about for decades after Interstate 10 made the low-slung motor courts with their flashy neon signs obsolete to travelers. The Tucson House public housing property is a symbol of this neighborhood change. Tucson House was originally constructed as a state-of-the-art luxury high rise boasting of million-dollar views of Tucson and the surrounding mountains. Today it is a public housing site in need of significant repair. Despite widespread neighborhood disinvestment, many long-term residents with deep roots remain in the Oracle Road and Miracle Mile Area, including the vibrant urban tribal community known as Old Pascua.

In the early 2000s, a diversity of neighborhood residents and stakeholders came together to demand change related to crime, neglected parks, and abandoned motels.

Persistent advocacy coupled with intentional local investment led to the installation of the iconic Gateway Saguaro neon sign, adaptive reuse of the Ghost Ranch Lodge for senior housing, and designation of the Miracle Mile Historic District. However, Tucson House and the other areas in the “05” neighborhood continue to require investment. With the award of a Choice Neighborhoods Planning Grant, the “Thrive in the 05” vision was further defined and expanded on to include the rehabilitation of Tucson House. Today, Tucson House is occupied by some of the City’s most vulnerable residents – primarily elderly and those experiencing housing instability. The needs of the neighborhood and its residents led to a roadmap for the future, a neighborhood that is safe, affordable, and honors their unique history and cultural identity.

Transformation Plan Overview

The Thrive in the 05 area is located directly north of Tucson’s downtown core, providing the essential building blocks of a thriving, multigenerational community. Building on this, the Housing Plan will focus on the substantial rehabilitation of the severely distressed Tucson House public housing site. Gorman and Company will lead the Housing Plan, turning Tucson House into a model for independent aging in place. Additional off-site phases are planned, bringing in new mixed-income, infill developments to the Thrive in the 05 area.



Pictured: The City of Tucson previously received a \$1.3m Choice Neighborhoods Planning and Action Grant, which supported neighborhood activities such as street art/safety improvements (left), business façade improvements, park enhancements, community garden upgrades, and public art; The boundaries of the Oracle Area / Thrive in the 05 Choice Neighborhood (right).



Pictured: Originally a state-of-the-art luxury high-rise, Tucson House, went into foreclosure and was eventually turned into public housing. Tucson House will be substantially rehabilitated, with onsite services and amenities responsive to an aging population. Offsite phases are planned throughout the neighborhood on vacant and underutilized parcels to create additional mixed-income housing opportunities and further revitalize the Thrive in the 05 area.

The plan provides for one-for-one replacement of all 407 existing public housing units. In total, 566 new or rehabilitated units are planned. All of these will be Enterprise Green Communities-certified developments and will exceed minimum energy efficiency requirements.

As they continue to reverse decades of disinvestment and historical inequities, the City of Tucson and other stakeholders will work toward improving existing housing while developing new housing. There will be investments in open space, community centers and neighborhood amenities while ensuring safe passage and access to these destinations; repurposing historical buildings and infusing them with activity and community resources; and stoking the economic potential of residents and local businesses by establishing pathways to accessible resources that cultivate growth and advancement. The Neighborhood Plan allows for improvements to four area parks: an upgraded baseball field at the Richey Resource Center, two new dog parks, a walking path and pedestrian bridge over the Bronx Wash at Esquer park adjacent to Tucson House, and new LED lights at Estevan Park. There will be bicycle boulevards, tree planting and other initiatives to improve the surrounding neighborhood. The City proposes the establishment of a Community Food Hub and Accelerator in a historic building in response to

the demand for commercial kitchen space. A Community Based Crime Reduction Grant effort will continue to address drugs, high stress in the community, youth recreation, trust with law enforcement, violence, substance addiction, mental health issues, and crime.

Finally, the People Plan includes strategies to help the many vulnerable residents secure housing that is most appropriate based on their needs and interests. On-site services across each replacement housing site will be tailored to the residents living there. The City will work to convene a coalition of providers for benefits enrollment, basic education, job training, digital literacy employability skills, and financial wellness services. A family support team will be designed to help children and families navigate the childcare system and early childhood services. A team of local experts in public health, healthcare, behavioral health and addiction, social work, aging issues, recreation, and food security will deliver a continuum of health services.

Additional Resource Commitments *(self-reported)*

The City of Tucson leveraged an additional \$334 million in public and private sources to support the Transformation Plan. This includes \$204.7 million for the Housing Plan, \$14.8 million for the People Plan, and \$114.5 million for the Neighborhood Plan.

FY2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT WILMINGTON, DELAWARE

Wilmington Housing Authority and City of Wilmington
Riverside / Northeast

Award Summary

The **Wilmington Housing Authority (WHA)** and **City of Wilmington** were awarded a **\$50,000,000** Choice Neighborhoods Implementation Grant for the **Riverside** public housing property and surrounding **Northeast** neighborhood. WHA and the City received the maximum award amount for grants targeting housing developments with 250 or more units.

Neighborhood + Plan Context

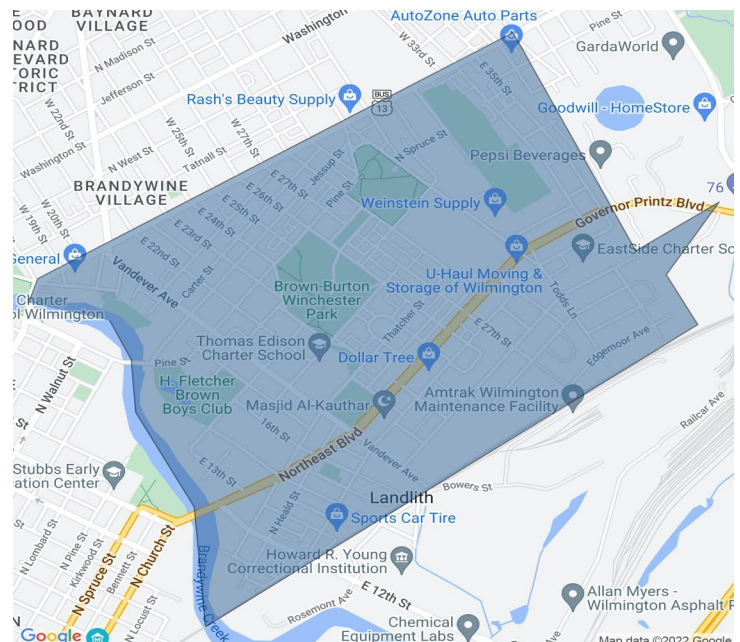
Wilmington's Riverside public housing community and the Northeast neighborhood are located across the Brandywine Creek from downtown Wilmington and the vibrant Wilmington Riverfront. The neighborhood is a 10-minute walk from the heart of downtown, which features a thriving business district, catalyzed by a \$1.5 billion in investment over the last three decades. Despite this, the Northeast neighborhood has not benefited from this investment. The neighborhood is host to many overlooked, and poorly repaired units, vacant land, and brownfields. Residents of Riverside have continued to struggle to overcome major obstacles such as concentrated poverty, a rise in crime, and a history of flooding from Brandywine Creek.

However, the Kingswood Community Center is a staple in the community that has encouraged the neighborhood's success for more than 75 years. Additional recent investments are taking shape with the leadership of REACH Riverside Development Corporation, a Purpose Built Communities quarterback organization for the revitalization of Northeast Wilmington.

With the support of WHA, the City, REACH, and countless community members, a new vision for the Northeast has emerged: one in which residents are energized, major investments are made, and a clearly articulated plan for a beautiful, healthy, and vibrant community is coming to life.

Transformation Plan Overview

The Northeast Wilmington Transformation Plan (NEW Plan) is focused on the redevelopment of the severely distressed Riverside public housing site, into a mixed-income, mixed-use community providing a range of housing choices. Led by Pennrose, redevelopment has already begun with two phases of the new Imani Village completed or under construction, totaling 141 units of mixed-income housing. The Choice Neighborhoods Housing Plan completes the build out of the site in five remaining phases of development, delivering 552 mixed-income rental units. The master plan includes ground-floor retail, an open space plan centered around a new Town Green with playground and adult fitness amenities, and a central gateway at a new 26th Street extension that welcomes new residents and connects the site to the main commercial artery, Northeast Boulevard.



Pictured: The Kingswood Community Center is proudly decorated with a mural celebrating several prominent members of the community (left); The boundaries of the Riverside / Northeast Choice Neighborhood (right).



Pictured: The Riverside public housing property (top, left) stands in sharp contrast to the modern, high-quality housing currently under construction (top, right). Local leaders already completed two phases of replacement housing, known as Imani Village (bottom left, right). With the support of a Choice Neighborhoods Implementation Grant, Imani Village will be completed to provide 552 new mixed-income housing units in the Northeast community.

The Neighborhood Plan focuses on reversing decades of disinvestment and environmental injustice and creating the conditions for equitable development in the neighborhood. The Plan builds upon investments already underway, including a new Kingswood Community Center, state-of-the-art STEM Center at Eastside Charter School, and a newly renovated North Wilmington Library campus. The Plan strengthens climate resilience and promotes environmental justice through flood remediation efforts and a green space plan, directs resources to support legacy businesses and attract new businesses, expands homeownership opportunities, and helps make the community safer for all through public safety initiatives focused on violence interruption and crime prevention.

Finally, the People Plan focuses on ensuring Riverside households are economically stable, children and adults have access to healthcare insurance and medical homes, seniors can age in place, and households have access to food. The Kingswood Community Center will implement the People Plan through the

support of Navigational Coaches who empower residents to identify goals for themselves and motivate them on their program journey. The new Kingswood Community Center will expand early learning opportunities and after-school programming for youth, and coaches will work with families to identify and support their children's education needs. A robust pipeline of partners will address barriers and leverage resources to ensure resident success.

Additional Resource Commitments *(self-reported)*

WHA and the City leveraged more than an additional \$337.4 million in public and private sources to support the Transformation Plan. This includes \$201.2 million for the Housing Plan, \$13.5 million for the People Plan, and \$122.7 million for the Neighborhood Plan.