

# Choice Neighborhoods FY2017 Planning Grantees

Chicago Heights | Cleveland | Huntington | Lewiston | Los Angeles | Philadelphia

**CHOICE NEIGHBORHOODS PLANNING GRANTEE CONVENING**  
**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**



# Chicago Heights, IL

CHOICE NEIGHBORHOODS PLANNING GRANTEE CONVENING  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT





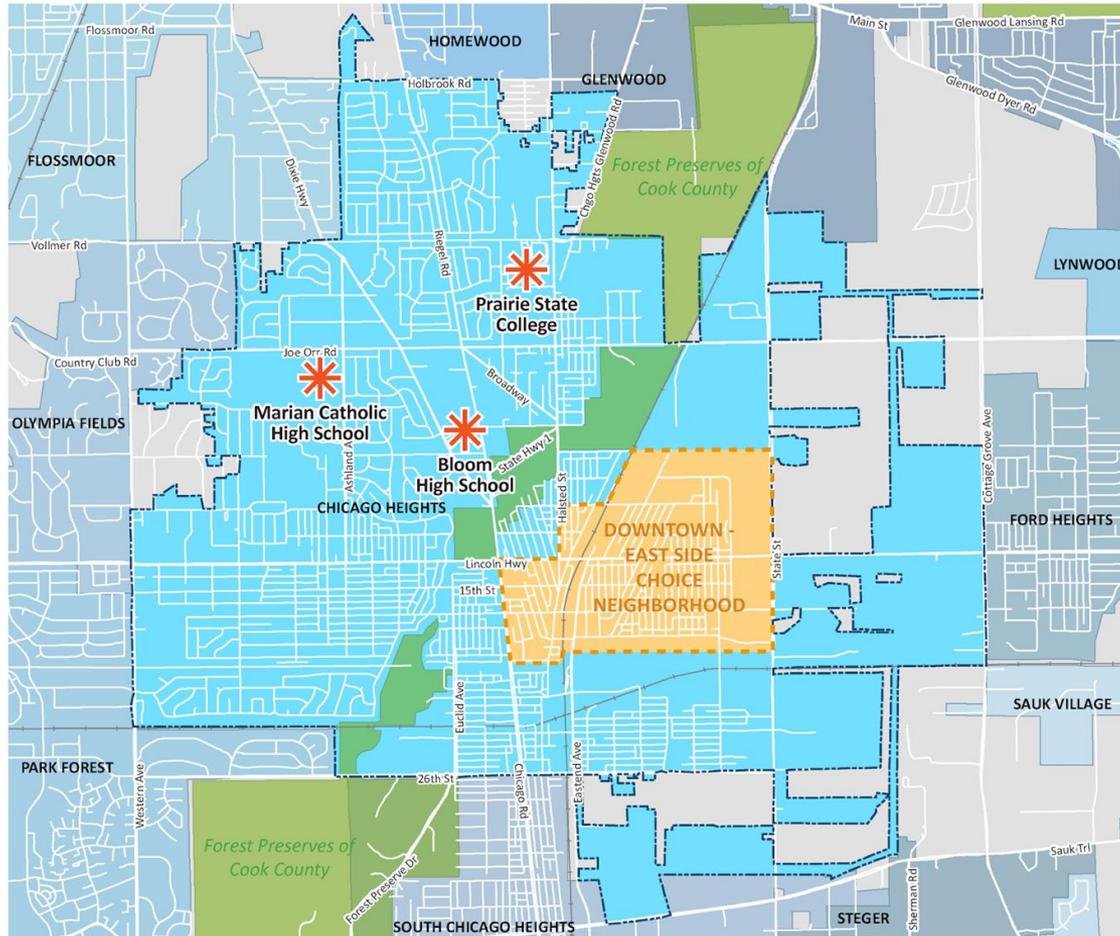
camiros

# Downtown / East Side Choice Neighborhood Plan

## Chicago Heights, Illinois

Choice Neighborhoods  
2017 Planning Grantee Convening  
June 6-7

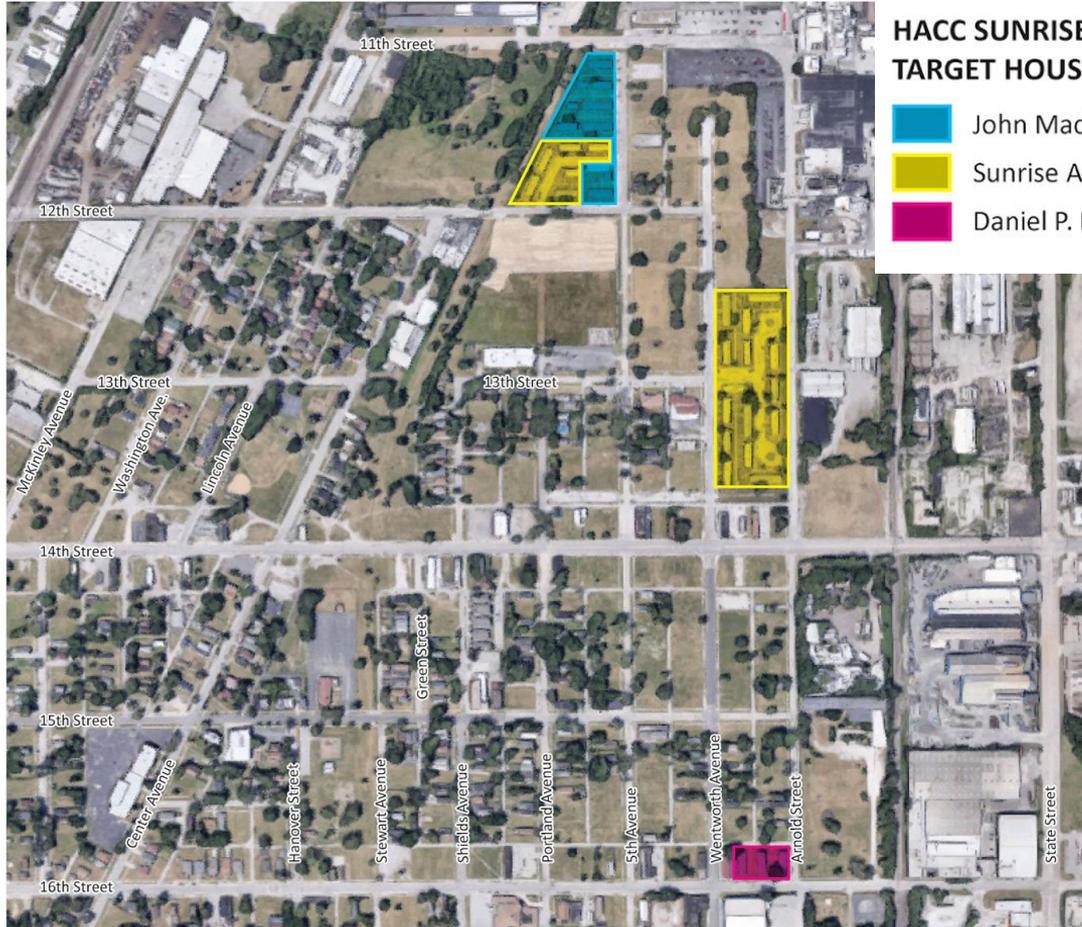
# THE CITY



# THE NEIGHBORHOOD



# TARGET HOUSING



## HACC SUNRISE TARGET HOUSING

-  John Mackler Homes
-  Sunrise Apartments
-  Daniel P. Bergen Homes

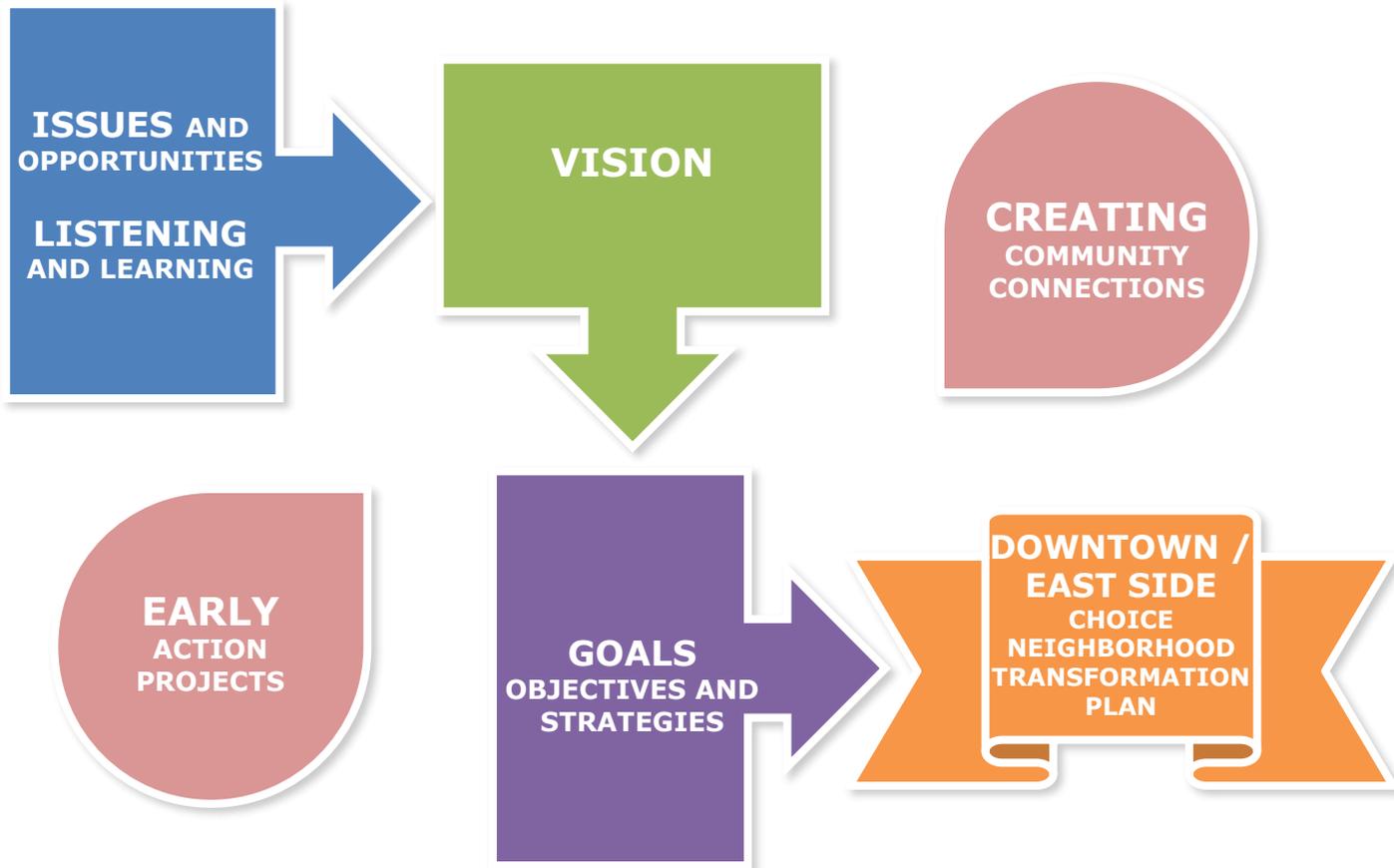
# UNIQUENESS OF THE NEIGHBORHOOD

- Planning Area has two neighborhoods:  
East Side Neighborhood and Downtown
- Schools, both public and parochial
- Prairie State College
- Close proximity of City facilities and services
- Planned park, school and transportation improvements
- Cook County Forest Preserve facilities; natural areas
- City services

# ECONOMIC DEVELOPMENT

- Industrial market is relatively strong
- Good transportation system for industry
- Vacant land that is publicly owned
- Housing Authority can facilitate mixed-income redevelopment
- Existing rental housing is old, new development would have competitive advantage
- Voids in housing and retail markets create opportunities

# PLANNING PROCESS



# PEOPLE ENGAGEMENT

- Bringing stakeholders together
- Asking the right questions
- Establishing appropriate baseline metrics
- Strategies that build on proven best practices
- Building effective service provider partnerships
- Securing funding
- Resident participation

# KEY PARTNERS

**IFF**

**Cook County  
Dept. of  
Planning and  
Development**

**Prairie State  
College**

**Bloom  
Township High  
School**

**Chicago Heights  
Park District**

**Aunt Martha's  
Health and  
Wellness**

**Elementary  
School District  
170**

\* **15** partner agencies have already pledged support for the planning effort

# THE COLLABORATION

- Housing Authority will be the lead developer
- City will provide zoning/entitlement
- City will assist on infrastructure as funds allow
- IFF offers technical assistance in:
  - real estate services; capital/financing; and, social accelerators
- Cook County Land Bank and City will provide vacant land for new housing/development

# Cleveland, OH

CHOICE NEIGHBORHOODS PLANNING GRANTEE CONVENING  
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# Brief Orientation to City and Neighborhood

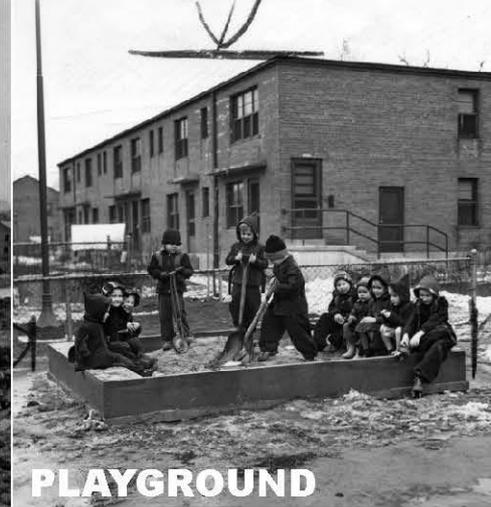
Access to Luna Park, Cleveland, O.



**LUNA PARK**



**WOODHILL CONSTRUCTION**



**PLAYGROUND**



**PROJECT SITE, 1939**



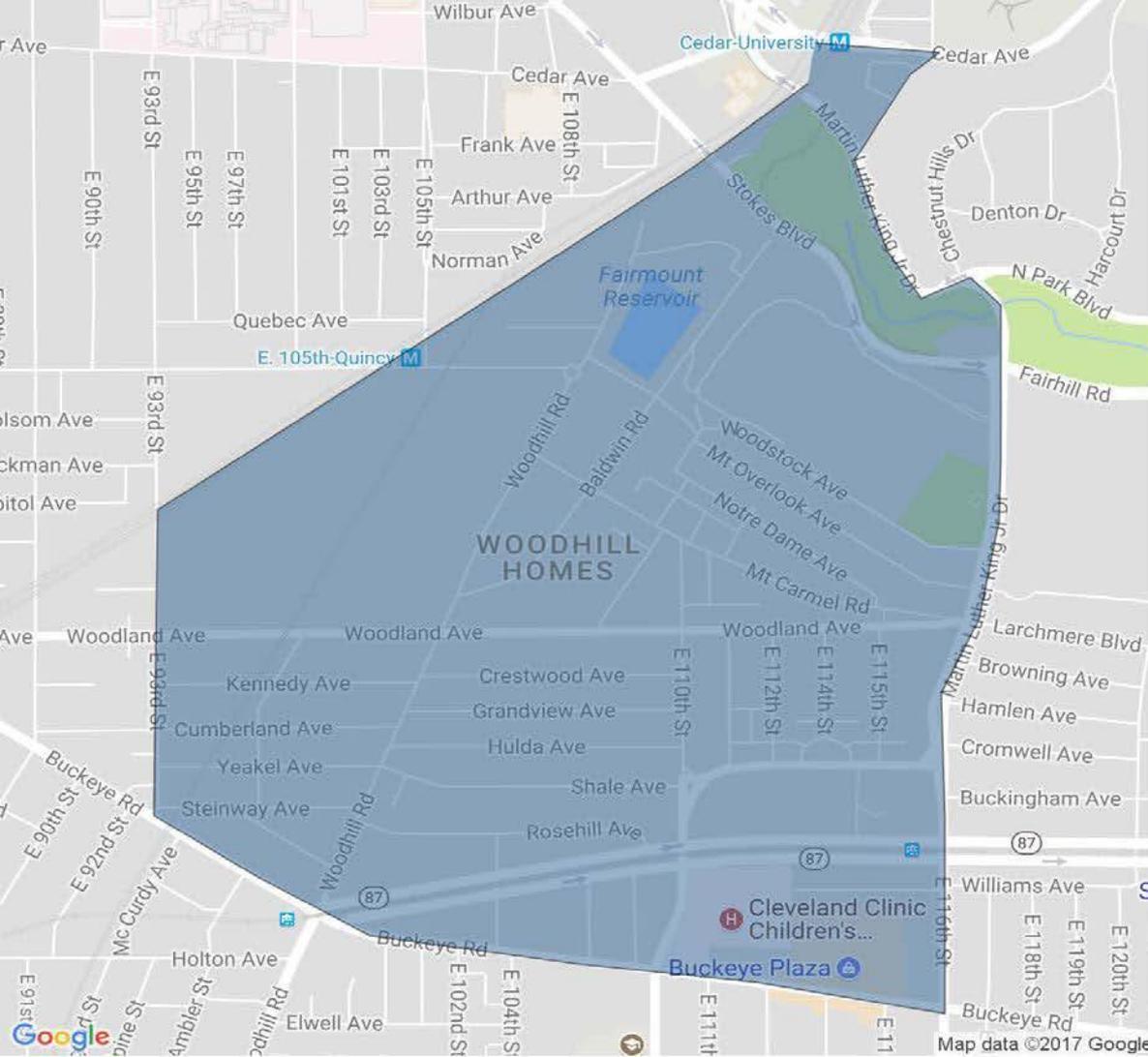
**ORIGINAL COMMUNITY CENTER**

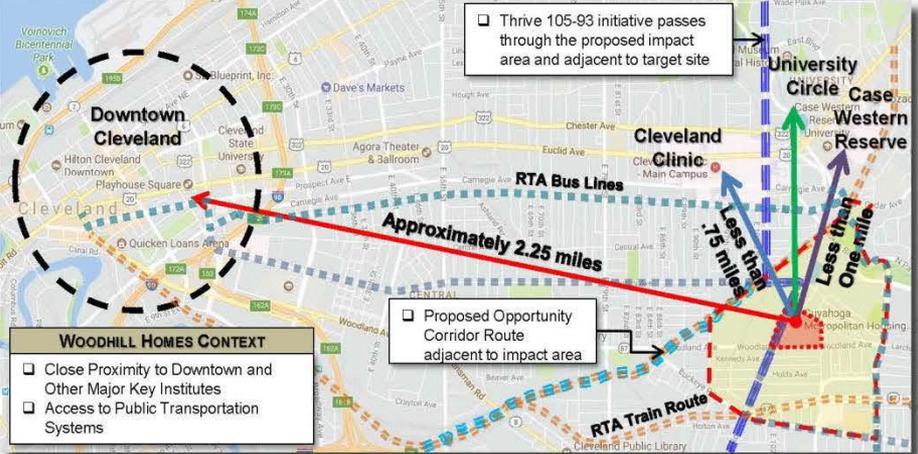


**MODEL KITCHEN**

# WOODHILL CHOICE DASHBOARD

- Declining home-ownership rates (34.8% of total occupied units)
- Housing maintenance struggles
- Violent crime rate in Choice Neighborhood ranges between 1.32 & 1.47 times higher than City of Cleveland
- Woodhill Housing is 1 of 13 Federally subsidized developments (100% occupancy) in area, showing high demand for affordable housing
- Unemployment rate is 4 times City of Cleveland average
- Adjacent to growing and emerging districts – must capitalize on various investments & opportunities





Proximity to Central Business and Key Anchors



# Cleveland's Health-Tech Corridor



Downtown Cleveland, Ohio



Cleveland Clinic



Case Western Reserve University



University Circle Incorporated





**DRAWING KEY**

- Choice Neighborhood Project Impact Area (Square Miles)
- Public Housing Target Area
- Census Tracts

**KEY STATISTICS**

- 2,333 Households Live in the area
- Multiple Institutions and Business
- Access to Public Transportation
- Connection to major medical facilities
- Connection to Downtown Cleveland

**BUSINESS/ RETAIL**

31. Buckeye Plaza Retail
32. Various Convenience Stores
36. RTA Service Facility
37. Baldwin Water Works Plant (Cleveland Water)
38. FFC Forged
39. Buckeye Outdoor Supply
40. Miceli's Dairy Products

**RESIDENTIAL COMMUNITIES**

1. Woodhill Homes (Public Housing)
2. Baldwin Place (Public Housing)
3. Woodhill Family (Public Housing)
4. Sunrise Village (Public Housing)
5. Saint Luke's Manor (PBV)
6. Legacy at Saint Luke's/ Homeownership
7. Various Apartment Complexes
8. Buckeye Square (Transitional Housing)
9. Single Family/ Two Family Homes
27. Ambleside Senior Housing
28. University Manor Health Care Center
33. Judson Park (Retirement Living)
34. Glen Parkway Apartments

**EDUCATIONAL FACILITIES**

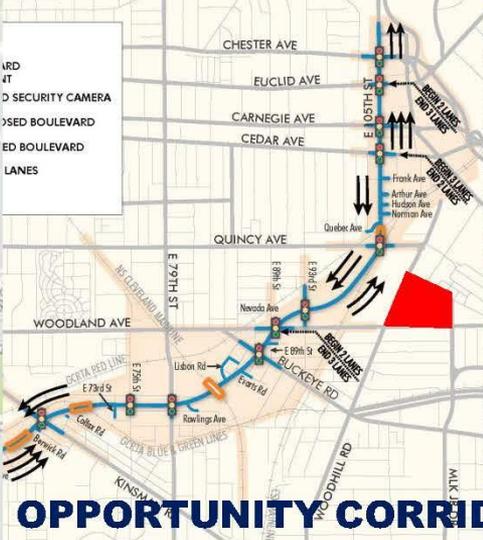
10. Harvey Rice Elementary School
11. Intergenerational School
12. Sunbeam Elementary School
13. Life Skills High School
14. Buckeye-Woodland Elementary
15. Cleveland Arts & Social Sciences Academy

**PARKS & RECREATIONAL AREAS**

26. Kenneth Johnson Recreation Center
30. Artha Woods Park
35. St. Luke's Playscapes
43. Buckeye Urban Farm

**NEIGHBORHOOD & COMMUNITY**

5. Cleveland Neighborhood Progress
16. East End Neighborhood House
17. Cleveland Clinic Children's Rehabilitation Hospital
18. Grifols Plasma Care Center
19. Buckeye Health Center (MetroHealth)
20. Rice Branch Cleveland Public Library
21. Social Security Administration Satellite
22. Benjamin Rose Institute on Aging
23. Ohio Renal Care Group
24. Cleveland Clinic Fairhill Facility
25. Cleveland Clinic Main Campus
29. Shaker Medical Campus (SVSM)
41. Case Western Reserve University



**GCRTA EAST 116TH RAPID STATION**





Woodhill Choice Neighborhood Transformation Plan  
Existing Aerial Image

# Huntington, WV

**CHOICE NEIGHBORHOODS PLANNING GRANTEE CONVENING**  
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# Huntington, West Virginia



Northcott Court: 13 buildings - 126 units constructed in 1940 under the Wagner-Steagall Act as part of the New Deal for \$1,777,000. It was one of the first public housing developments in the country. The structures were demolished in 2017.

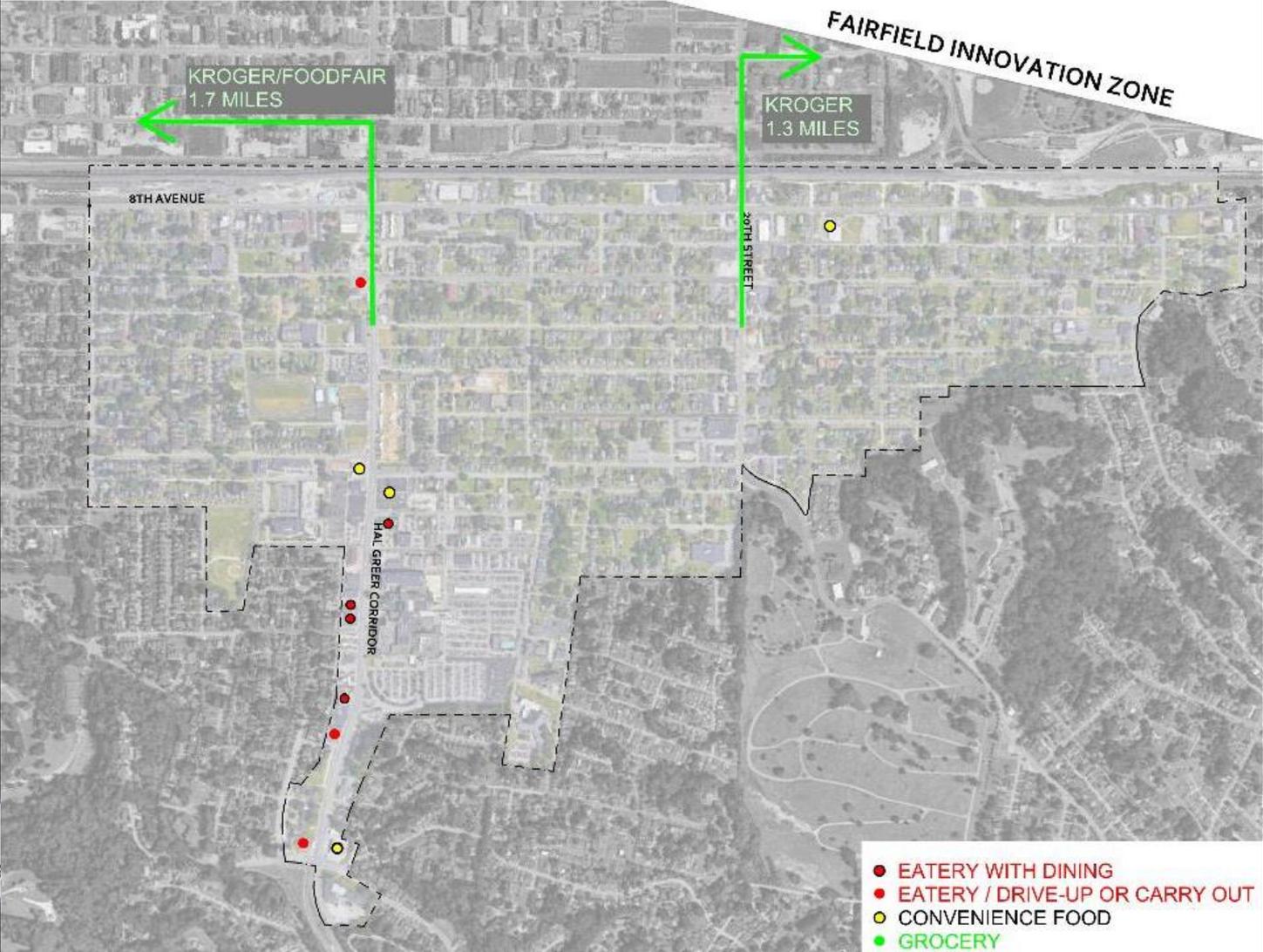
# SITE PLAN



- ORIGINAL BUILDINGS c. 1940
- STORAGE BUILDINGS c. 1992
- COMMUNITY BLDG ADDITION c. 1992
- STORAGE BUILDING c. 2000
- BOILER/ HOT WATER ROOMS c. 1979







- EATERY WITH DINING
- EATERY / DRIVE-UP OR CARRY OUT
- CONVENIENCE FOOD
- GROCERY

# Process to Date

- Establish Fairfield Alliance and HUD Choice Neighborhoods Work Groups to conduct an inclusive, integrated, and collaborative communication network and planning process with residents, anchor institutions, government and agencies
- Complete a community needs assessment & identify opportunities for equitable development and building wealth within the community
- Analyze existing property disposition
- Develop Fairfield Innovation Zone plan, including financial analysis
- Establish Fairfield Rebirth, a community development corporation



# Fairfield Alliance

- City of Huntington
- Huntington Housing Authority
- Fairfield Alliance
- Fairfield Choice Neighborhood Task Force
- Huntington Black Pastors Ministerial Association
- A.D. Lewis Center
- Foundation for the Tri-State Community
- Cabell Huntington Hospital
- Marshall University
- Marshall Health
- Cabell County Schools
- Coalfield Development Corporation
- Huntington Police Department
- Recovery Point

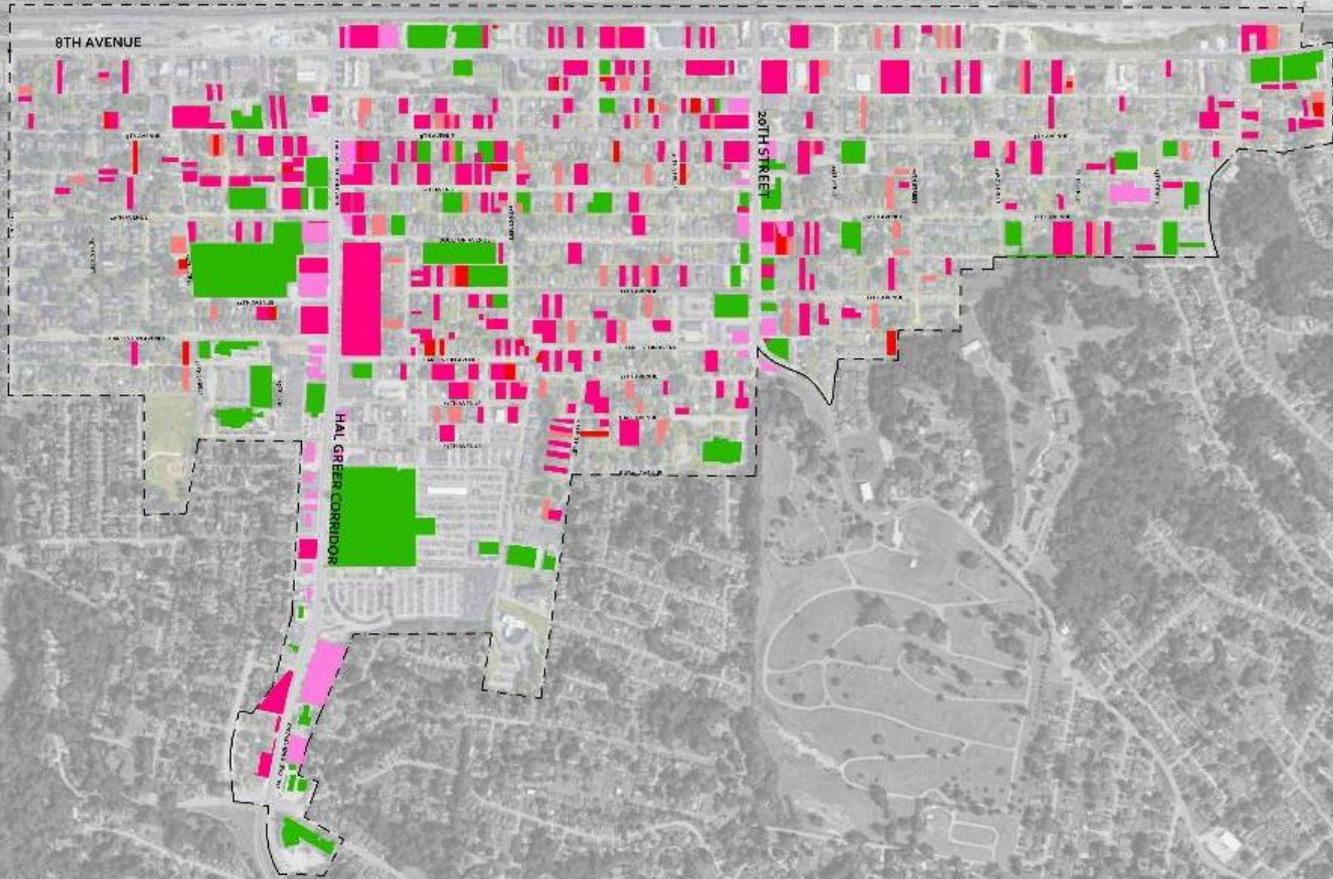


# Partners

- WV Division of Highways
- Huntington Department of Planning & Development
- KYOVA Metropolitan Planning Organization
- Cabell County Community Service Organization
- Huntington Urban Renewal Authority
- WV AFL-CIO
- National Development Council
- West Virginia Brownfields Assistance Center



# FAIRFIELD INNOVATION ZONE









1  
CHILD CARE

Sticky notes in column 1: 1 blue, 1 white, 1 blue, 1 pink.

2  
JOB TRAINING,  
JOB  
OPPORTUNITIES

Sticky notes in column 2: 1 pink, 1 yellow, 1 pink, 1 blue, 1 blue, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 blue, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 white, 1 blue.

3  
SAFETY, CRIME  
REDUCTION

Sticky notes in column 3: 1 white, 1 white, 1 pink, 1 blue, 1 pink, 1 pink, 1 pink, 1 white, 1 pink, 1 white, 1 blue.

4  
QUALITY,  
AFFORDABLE,  
ENERGY  
EFFICIENT  
HOUSING

Sticky notes in column 4: 1 blue, 1 blue, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 white, 1 pink, 1 blue, 1 white, 1 pink, 1 white.

5  
ADULT/SENIOR  
CARE

Sticky notes in column 5: 1 blue, 1 pink, 1 white, 1 white, 1 blue.



Field Speaks!  
at a fast-it  
the topics

6  
ARTS "LAB"  
STUDIO SPACE  
FOR DANCE,  
THEATER, ART,  
MUSIC, ETC.



7  
COMMUNITY  
CENTERS W/  
ATHLETICS,  
MENTORING,  
TUTORING,  
ARTS AND  
ENRICHMENT  
PROG



8  
PUBLIC ART &  
BEAUTIFICATION,  
CULTURAL  
RESOURCES



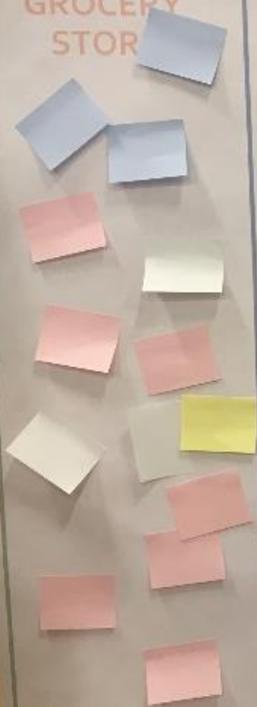
9  
SPACE TO  
HOLD EVENTS,  
PARTIES,  
GATHERINGS



10  
PARKS, GREEN  
SPACE,  
PLAYGROUNDS,  
FESTIVALS



11  
GROCERY  
STOR



12  
BANK, CREDIT  
UNION



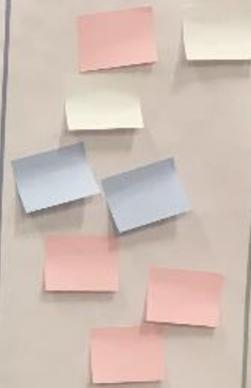
13  
RESTAURANTS,  
COFFEE SHOP,  
BAKERY



14  
DELI  
COUNTER/  
CARRY OUT  
WITH  
HEALTHY  
FOOD



15  
LAUNDROMAT





# Successes



- \$1 Million Grant from Cabell Huntington Hospital Foundation and commitment of student work study staff from Marshall University to AD Lewis Community Center







PRELIMINARY CONCEPTUAL  
PLAN FOR NORTHCOTT  
COURT REDEVELOPMENT

Edward Tucker  
ARCHITECTS, P.C.  
1000 11th Avenue, S.E.  
Huntington, WV 25701  
724.265.1100

PHOTO: JENNIFER  
COMPTON  
2010  
2010  
2010-2012





# Lewiston, ME

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# Downtown Lewiston Choice

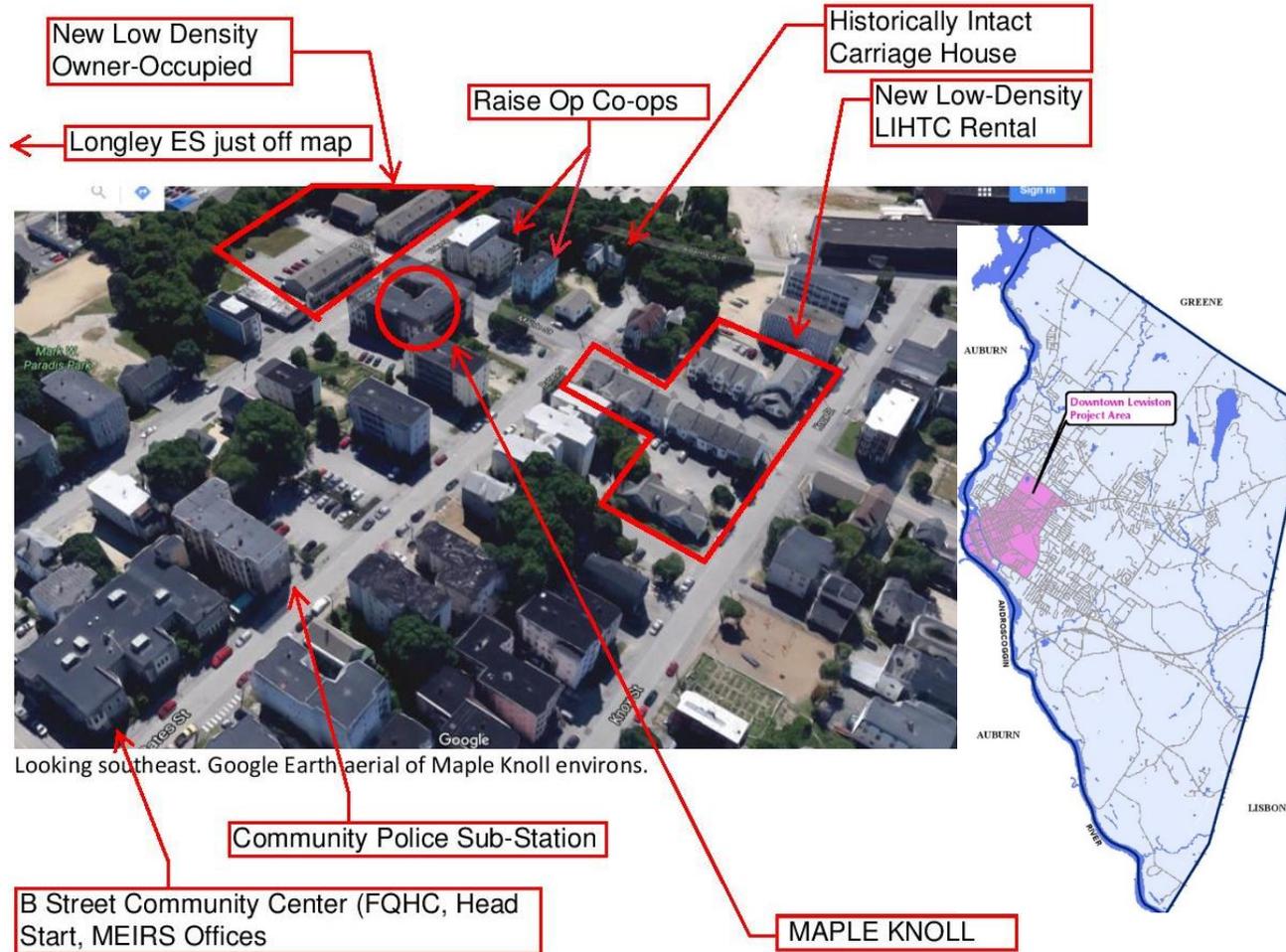


# Where is our Choice Neighborhood?



Choice Resident Meeting and BBQ Soirée, Maple Knoll, August 14, 2017

# Maple Knoll Environs



Looking southeast. Google Earth aerial of Maple Knoll environs.



I	16	17	18	19	20	21	22	23	24	25	26	27
N	31	32	33	34	35	36	37	38	39	40	41	42
G	46	47	48	49	50	51	52	53	54	55	56	57
O	61	62	63	64	65	66	67	68	69	70	71	72

 Healthy    
Neighborhoods



# Heart and Soil Community Garden

# Los Angeles, CA

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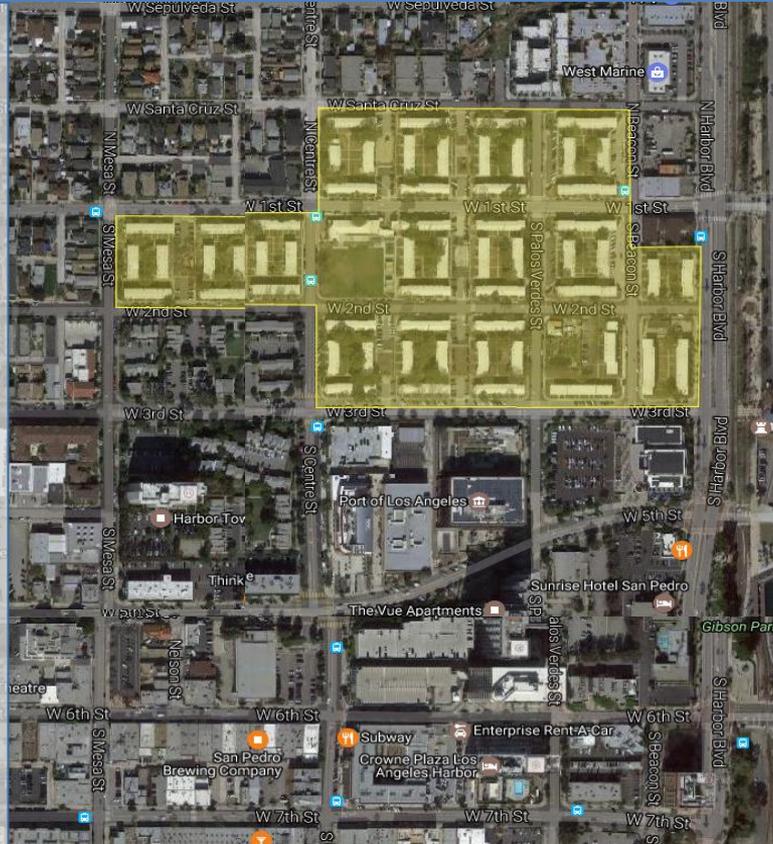
# CNPG: Barton Hill-Downtown San Pedro



# CNPG: Barton Hill-Downtown San Pedro

## Big Picture

- Rancho San Pedro (RSP) was one of the first ten public housing projects in Los Angeles, encompassing 21.2 acres with a total of 479 dwelling units.
- The unit mix comprise 101 one-bedrooms, 254 two-bedrooms, 36 three bedrooms, 78 four-bedrooms, and 10 five-bedroom. Most units contain only one bathroom each.
- Based on SurveyLA, Rancho San Pedro Public Housing can apply for historic designation.
- With close to 1,400 residents, RSP's population is split 50/50 youth and adults with 10% of the adult population over 60 yrs old. Ethnicity is 75% Hispanic, 23% Black and 2% other.



# Current Neighborhood Investments

- Rancho San Pedro is located in an area characterized by significant development activity in recent years.
- In addition to the recently completed projects in the harbor area, additional catalytic projects are planned for San Pedro including the a contract with Space X for construction of their next generation rockets, improvements to commercial space, employment opportunities, and increase accessibility.

A Rancho San Pedro

B World Cruise Center

C Battleship USS Iowa

D Historic Downtown San Pedro

E San Pedro Plaza Park

F Ports O' Call

G 22<sup>nd</sup> Street Park

H Crafted

J AltaSea Ocean Research Center

K AltaSea Phase II

L Cabrillo Marina II

M S.S. Lane Victory

N Cabrillo Beach



# Port of LA Waterfront Strategy

**\$600M in existing investment, and \$400M invested between 2015-2025 through Port of LA's Public Access Investment Plan**

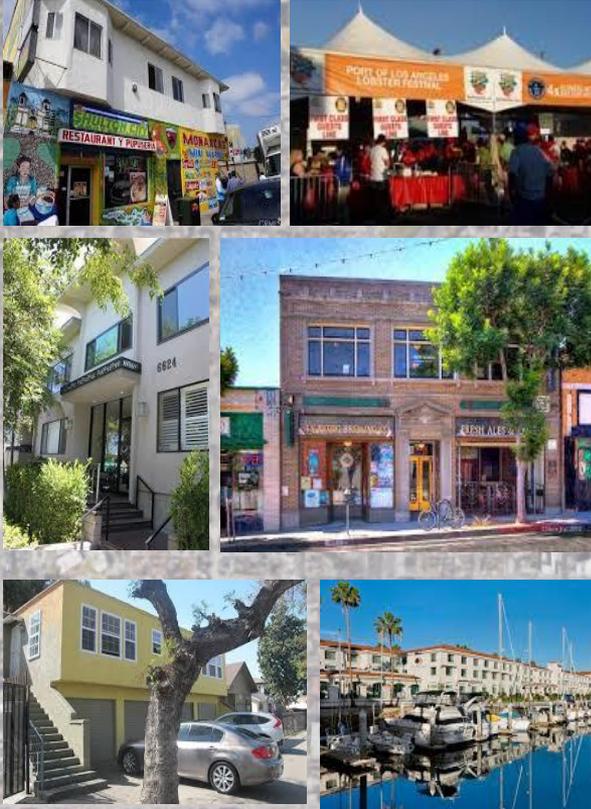
Represents Port of LA's commitment to continued investment that will:

- 1) Build infrastructure
- 2) Activate waterfront
- 3) Attract visitors and private investment



*Images provided by Port of Los Angeles*

# Site Opportunities



- Unique opportunity to design a state-of-the-art 21-acre neighborhood surrounded by \$3 billion in investment.
- Choice Neighborhoods Planning and Action Community to support the transformation, has over 30 partners identified.
- By 2030, City of LA anticipates job growth at 50%, due to the Port's investment plans, driving the need for additional housing and retail.
- Neighborhood investments ongoing and planned: San Pedro Public Market, AltaSea, Verdes del Oriente affordable housing renovation, mixed-use developments, gateway and streetscape improvements.
- San Pedro Waterfront Arts District is a California Arts Council designated arts and cultural center (one of only 14 in the state).

# Resident Engagement



- Over 15 stakeholder meetings since April 2017
- Initiated Community Coach Program
- Initiated RSP Community Advisory Committee

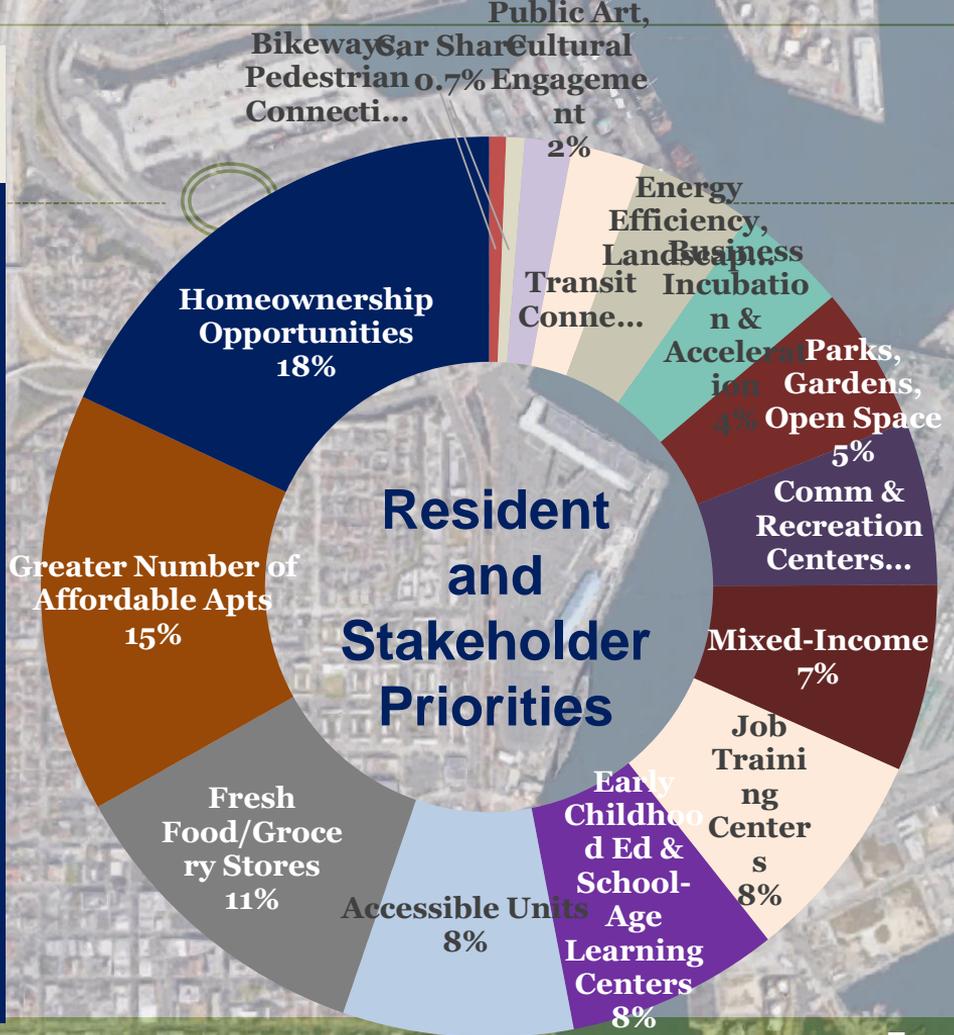


## Resident/Stakeholder Priorities From Vision Planning Exercises

HACLA met with the Rancho San Pedro residents and stakeholders to conduct a series of visioning exercises. The residents and stakeholders ranked the categories included in the chart on the right.

The top ranked categories include:

1. Homeownership Opportunities
2. Greater Number of Affordable Apts
3. Fresh Food/Grocery Stores
4. Accessible Units
5. Early Childhood Education & School-Age Learning Center
6. Job Training Centers
7. Mixed-Income
8. Community and Recreation Centers



# Community Coach Program



# Community Coach Program Overview

**More than outreach.....**

- Enhancing Relationships
- Facilitating Dialogue
- Improving Communication
- Developing Leadership Skills



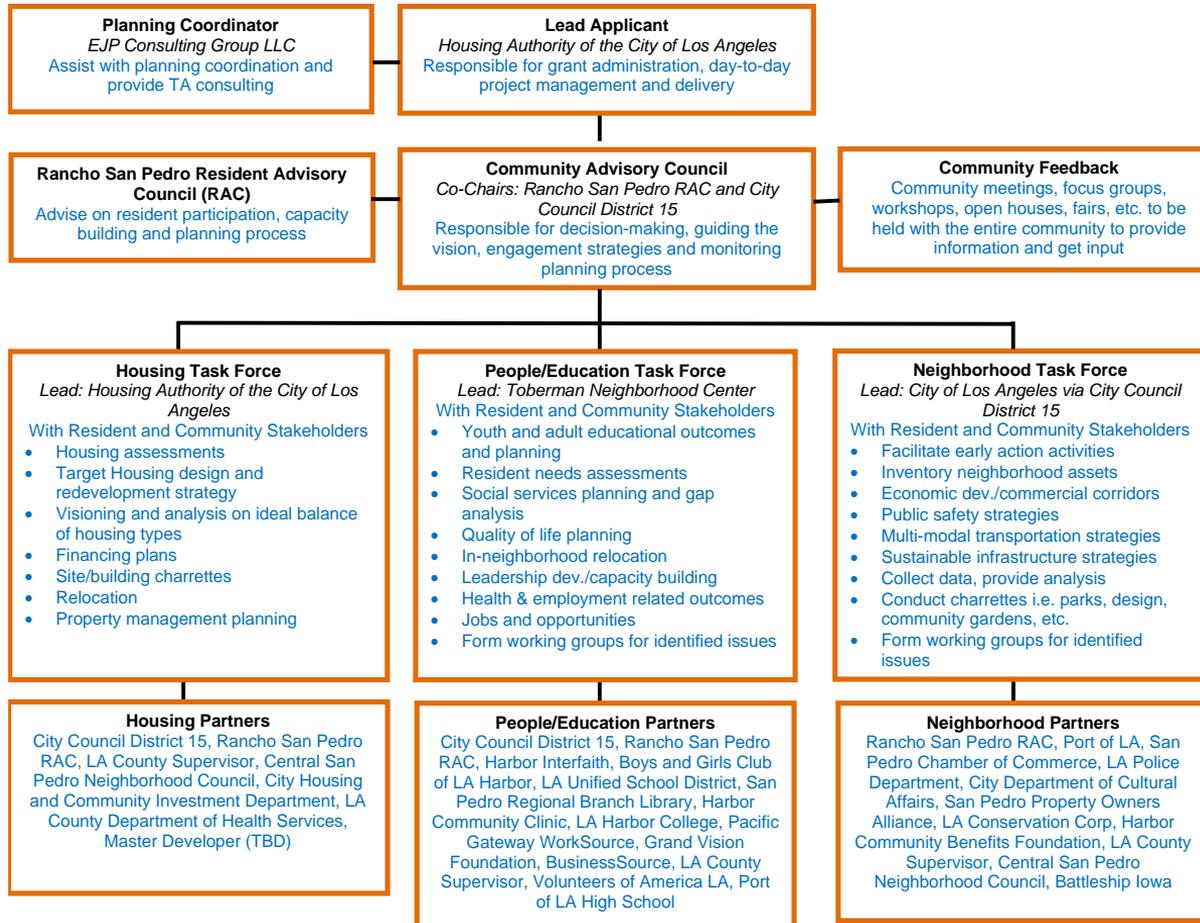
# Toberman Neighborhood Center



- ***Lead on the People Task Force***
- Well-respected neighborhood-based youth and family services non-profit
- Guide design of People and Education Plan
- Will evaluate existing health and human services in the area, performance of local schools, educational opportunities available, and social networks and delivery systems that exist or are needed.



# Goals, Leadership & Approach



# Philadelphia, PA

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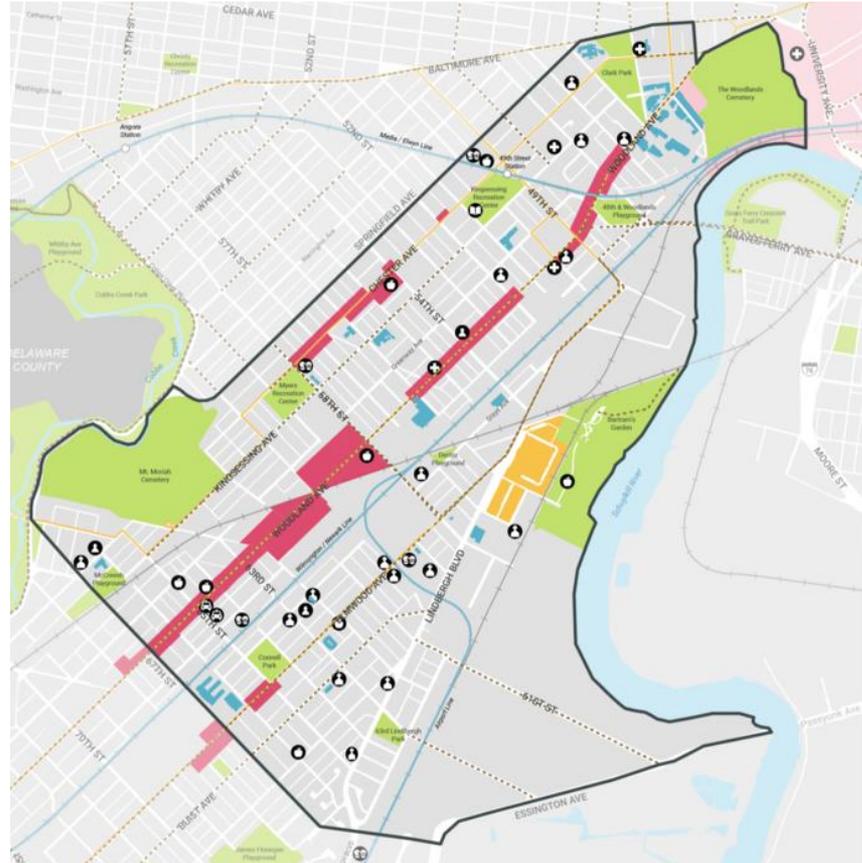


# Bartram Choice Neighborhood Plan



# The Neighborhood

- The Bartram Choice Neighborhood encompasses part of Southwest Philadelphia between PHL and University City
- Bartram Village was built in 1942 as wartime housing, with 500 units on 22 acres
- The community is amenity-rich, with multiple transit lines, commercial corridors
- Neighborhood largely cut off from Schuylkill River waterfront, with notable exceptions



# What's Unique About Kingsessing

- Bartram's Garden, a national historic landmark, and oldest botanical garden in North America, is immediately adjacent to Bartram Village
- Regional destination and outdoor classroom
- Has transformed into “community living room” unique among other similar entities



# What's Unique About Kingsessing

- Bartram's Garden offers free boating and fishing to people who might not otherwise enjoy these activities



- It also has Bartram's Mile, a new portion of the Schuylkill River Trail a verdant water-facing space for bikers, walkers, runners and bird watchers



# A Unique Partnership Organization

- Sankofa Community Farm at Bartram's provides employment and affordable produce
- Soon to be home of nation's first City-owned mussel hatchery as part of Aquatic Research and Restoration Center
- Float Lab submerged floating walkway
- Restoration of former rail bridge to connect Bartram's Mile to Schuylkill River trail network in Center City



# Resident Engagement

- PHA's most important partners are the Bartram Resident Council and Resident Advisory Board (RAB)
- This partnership is critical to development of a Choice Neighborhoods plan that is resident-centered
- Also working on an Artist in Residency Program to engage in different ways with groups (esp youth) that may not otherwise engage in conventional planning settings.



Asia Coney, RAB President, spoke to Bartram Village Residents at initial CNI meeting in April.

**Thank You!**



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