



Illustration: Artistic rendering of proposed new mixed-income residential development along West Society Avenue.



THE OAKS AT NORTH INTOWN

Building Community

The vision for The Oaks at North Intown is centered on the revitalization of the McIntosh Homes and Golden Age public housing sites and the surrounding West Central Albany neighborhood and originates in a comprehensive community based planning effort.

Through HUD's Choice Neighborhoods Planning program, the Albany Housing Authority (AHA) aims to create a strong, mixed-income community in Albany's most distressed neighborhood and thereby achieve its goals of serving as both a catalyst for community capacity building and community revitalization along with the promotion of the self-sufficiency of AHA families.

AHA's mission in this effort is to improve the environment in which our residents live and to thereby help to create an atmosphere that will promote positive outcomes for families in their effort to break the intergenerational cycle of poverty.

Building Partnerships

Building on the strong community ties that already exist between McIntosh Homes, Golden Age and neighborhood families and with the leadership of AHA, the McIntosh Resident Planning Group (RPG) was formed along with eight Choice Neighborhoods (CN) Working Groups to develop the tools necessary to revitalize this neighborhood of concentrated poverty into a neighborhood of opportunity.

The RPG and the CN Working Groups currently serve as the liaison between AHA and the broader community with representation from community residents and over 50 local public, private and non-profit organizations. All groups participate in decision-making and consensus building for all aspects of the Choice Neighborhoods planning process, and advise AHA on best approaches for continued community engagement and outreach for plan implementation.

Albany's final Choice Neighborhoods Transformation Plan will be accompanied by a comprehensive Housing, Neighborhood and People Plan. Completion of the final Transformation Plan is scheduled for the summer of 2013.

What is Choice Neighborhoods?

The Department of Housing and Urban Development's (HUD) Choice Neighborhoods (CN) Initiative employs a comprehensive approach to neighborhood transformation. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs.

Choice Neighborhoods will ensure that current residents will be able to benefit from this transformation, by preserving affordable housing or providing residents with the choice to move to affordable and accessible housing in another existing neighborhood of opportunity. There are two types of grants - a Planning Grant to conduct a planning process of the distressed housing and its surrounding neighborhood and an Implementation Grant to actually construct new and/or rehabilitate affordable housing and provide services to residents.

Who received the Choice Neighborhoods Grant?

The Albany Housing Authority (AHA) received one of only 17 Planning Grants awarded on a competitive basis nationwide. The Boulevard Group, a Planning and Program Management firm, has been assisting the AHA in conducting meetings, doing data assessment and research and writing the final Transformation Plan.

Why is the AHA interested in the Choice Neighborhoods Program?

In response to increasing crime and deteriorating building conditions that could not be addressed by the combined efforts of AHA, McIntosh Homes and Golden Age residents, the AHA decided to explore revitalization options for its most distressed public housing communities.

As a first step, the AHA applied for and was awarded a Choice Neighborhoods Planning Grant to develop a plan that would ensure the participation of public housing and neighborhood residents and build community support for and involvement in the development of a comprehensive Transformation Plan.

Illustration: Artistic rendering of proposed new housing designs.



How was the CN Target Neighborhood Boundary chosen?

To be eligible for the Planning Grant, the Target Neighborhood had to have:

- (1) a severely distressed housing development (McIntosh Homes and Golden Age);
- (2) a relatively high poverty rate (47.37% in 2000 census)
- (3) a crime rate in 2007-2009 higher than the City average (close to double) and
- (4) at least one school that is classified by the state and federal government as a "low performing Title 1 School" (Albany High School).

The neighborhood also had to consist of enough land to have a variety of uses (i.e. housing, shopping, houses of worship, commerce, schools public institutions, etc.).

How is the CN Planning Process organized?

The Planning Grant is for a maximum of two years. During that time, AHA and its Planning Coordinator will continue to organize public planning meetings with public housing residents, interested community members and the established Working Groups to address issues such as education, housing, recreation, health and crime, and will confer with local government and key partners. The AHA will continue to review and develop a draft plan to be available to all interested individuals for comment and which will be submitted to HUD for review and final approval. A final plan will be submitted to HUD no later than June 2013.

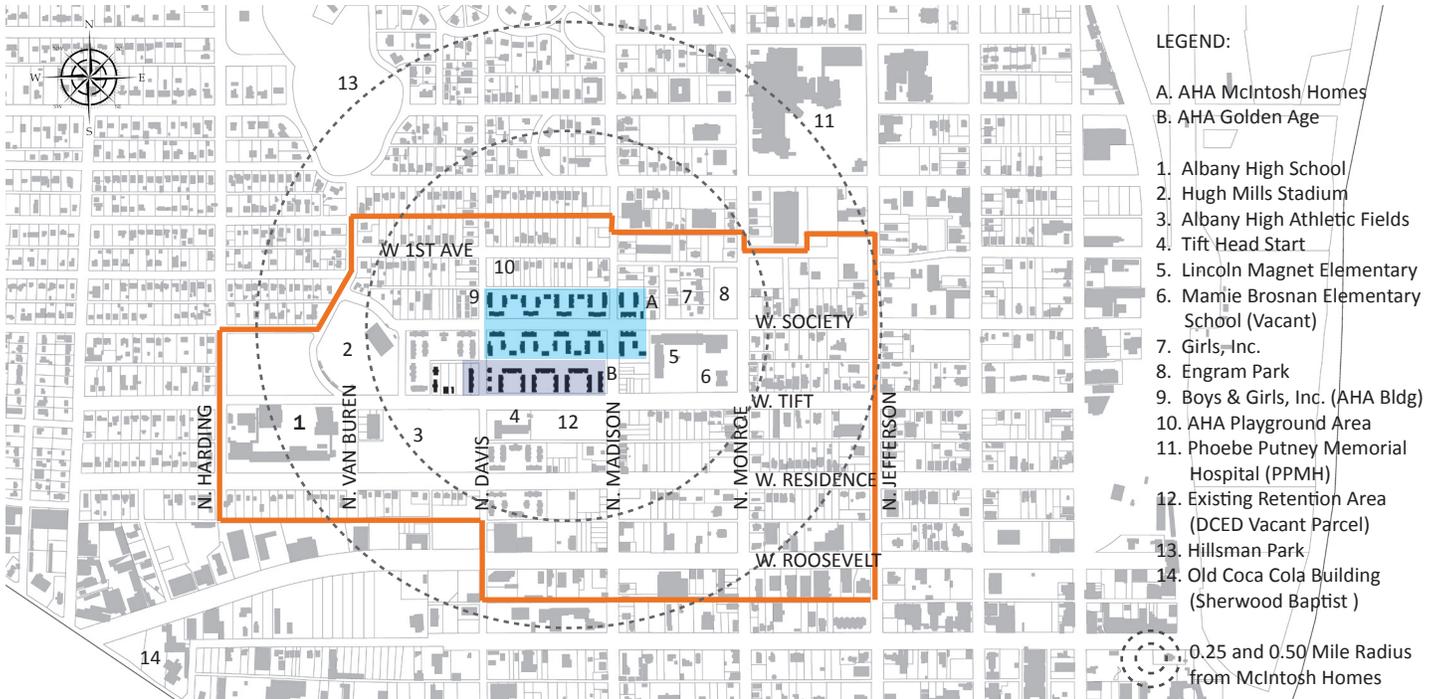
What happens after the Planning is Completed?

The AHA anticipates submitting a grant application to HUD for an Implementation Grant to help us do the actual re-building of McIntosh Homes and Golden Age and to provide supportive services to residents during and after the rebuilding. The AHA will also need to identify (during the planning process) other sources of funding to make the plan a reality.

HUD's Choice Neighborhoods Implementation (CNI) Grants are very competitive. There is no guarantee that the AHA will receive a grant. However, AHA is dedicated to revitalizing McIntosh Homes and Golden Age and to finding the funding and resources necessary to implement the proposed Housing, People and Neighborhood components of the Plan.

Investments in housing, schools, health, greenspace & neighborhood centers are planned for The Oaks at North Intown

MAP: Choice Neighborhoods Target Area



Turning Goals into Reality

The revitalization of McIntosh Homes, Golden Age and West Central Albany is intended to replace the deteriorated and physically obsolete public housing with a new market-quality, mixed-income community providing real housing choices for residents. It is also intended to enhance existing housing, to strengthen access to neighborhood retail, and create enduring linkages that support educational, health and wellness and employment opportunities. AHA is committed to providing affordable housing units to replace the existing 191 units of public housing at McIntosh Homes and Golden Age, one-for-one, and add an additional 125-250 units of affordable and market rate housing. Yet the planning for The Oaks at North Intown is about so much more than housing. Our goal is to foster the growth of a healthy and diverse community, with improved education, health care, social services, economic development, job training and more. In the development of the Transformation Plan, the AHA is focused on directing resources into three core goals:

- 1. HOUSING:** Transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
- 2. PEOPLE:** Support positive outcomes for families who live in the target development(s) and the surrounding neighborhood, particularly outcomes related to residents' health, safety, employment, mobility, and education; and
- 3. NEIGHBORHOOD:** Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, high quality public schools and education programs, high-quality early learning programs and services, public assets, public transportation, and improved access to jobs.

To achieve these core goals, AHA must develop a comprehensive neighborhood revitalization strategy, or Transformation Plan.

The Oaks at North Intown Choice Neighborhoods Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. Key aspects of the final Plan propose to include:

- A services network with focus on youth, family, and community;
- A health and wellness initiative with a focus on children and youth;
- Integrate / expand early childhood education into the social services approach with a facility located in or near the neighborhood
- Offer education, social services, and community building programs to neighborhood residents and surrounding communities
- Provide access to effective economic development that meets neighborhood and market needs
- Follow HUD's green development criteria for the redeveloped community
- Attract substantial leveraging of federal, state and local funds needed to support maximum funding in both development and community & supportive services

AHA is excited to share our plans to revitalize McIntosh Homes, Golden Age and the surrounding neighborhood into an economically and socially-viable community through our Choice Neighborhoods initiative. AHA proposes to work with its strategic partners to create a continuum of education, health and wellness, employment and training, and support for the children and adults of the Oaks at North Intown community. 3

Partnerships & Community Collaboration

The development of strategic partnerships is critical to the formation of a holistic community that supports an overall revitalization of the McIntosh site and the surrounding neighborhood. AHA has been engaging strategic partners since very early in the Choice Neighborhoods Planning process in order to build upon and leverage existing and/or newly proposed high-quality programs as well as family and community supports. These strategic partners will play a critical role in securing the level of commitments required for future HUD grant applications and/or similar place-based initiatives funded by other Federal agencies. Applications for future federal, state and local funding and the related development/revitalization strategy will be based on the strategic partnerships and programs as established through this initial planning process.

Our partners in this planning effort include the following organizations which are members of the Choice Neighborhoods Working Groups for: Education; Health and Wellness; Employment and Job Training; Public Safety; Youth; General Services; Arts & Culture; Housing and Land Planning.

Albany Area Arts Council
Albany Area Community Services Board
Albany Chamber of Commerce
Albany Civil Rights Museum
Albany Economic Development Commission
Albany Museum of Art
Albany Primary Health Care
Albany Rescue Mission
Albany Resource Center
Albany Second Chance
Albany State University
Albany Technical College
Albany YMCA
Boys and Girls Club of Albany, Inc.
City of Albany
City of Albany Code Enforcement
City of Albany Department of Community and Economic Development
City of Albany Department of Engineering
City of Albany Department of Planning
City of Albany Historic Commission
City of Albany Parks and Recreation
City of Albany Police Department
City of Albany Public Works Department
Darton State College
Dept. of Corrections Probation Division
Dougherty County Department of Family & Children Services (DFACS)
Dougherty County District Attorney
Dougherty County Health Department
Dougherty County Juvenile Court
Dougherty County School System
Dougherty Family Literacy Council, Inc.
Downtown Arts Coalition

East Baker Historical Society
Faith Community Outreach
Girls Incorporated
Goodwill
Graceway
Hines Memorial Christian Methodist Episcopal Church
Leadership Albany
Liberty House
Lilly Pad
Mission Change
Mt Zion Baptist Church
Mt. Zion Youth Initiatives
Open Arms
Palmyra Heights Neighborhood Association
Phoebe Putney Memorial Hospital PPMH Network of Trust
Rawson Circle Neighborhood Association
Salvation Army
Samaritan Clinic
Sherwood Baptist Church
Slater King Adult Center
Southwest GA Health District # 8-2
SOWEGA Council on Aging
Strive2Thrive
SWGA Community Action Council
SWGA Workforce Investment Act
Thronateeska Heritage Museum
Trumpet of God Ministries
U.S. District Attorney's Office
United Way
Water, Gas, and Light Commission

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