

**FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT
COMPETITIVE RUNNER-UP APPLICATION INFORMATION**

Covington, KY

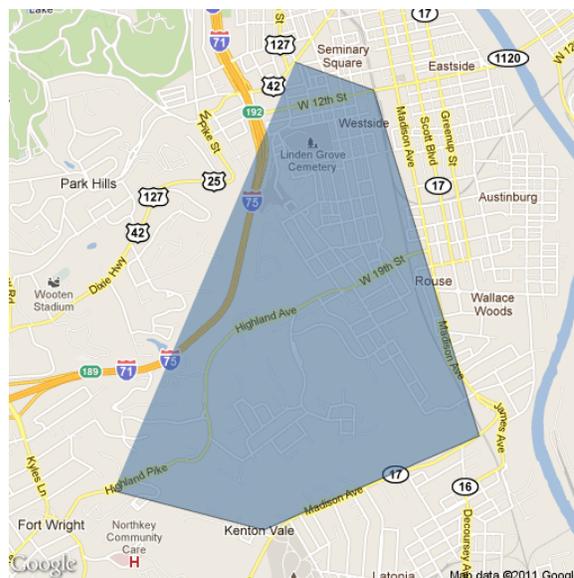
Choice Neighborhoods Lead Applicant: Housing Authority of Covington

Target Public Housing Project: City Heights Development

Target Neighborhood: City Heights

Key Partners:

Gilmore Kean, LLC (Planning Coordinator), City of Covington, Covington's Sanitation District 1, Northern Kentucky Area Planning Commission, Ohio, Kentucky, Indiana Regional Council of Governments, Northern Kentucky Vision 2015, LISC, Center for Great Neighborhoods, St. Elizabeth's Medical Center



Project Summary:

The Housing Authority of Covington (HAC), with the assistance of Planning Coordinator Gilmore Kean, LLC, proposes to develop a Transformation Plan for the City Heights property and the surrounding neighborhood. City Heights is an isolated 366-unit "barracks-style" public housing property located on a hill at the top of a dead-end road. The site suffers from a fundamentally flawed grading and storm sewer system, and the surrounding neighborhood has high rates of both poverty and violent crime. Although the neighborhood suffers from high crime, a vacancy rate over 10 percent, and a significant share of distressed single family homes, the neighborhood does have several assets that could be leveraged to encourage new investments in its future. Such assets include an early childhood education and childcare center, a Boys & Girls club, and access to health and wellness services from St. Elizabeth's Medical center.

The vision for the Transformation Plan is to create a City Heights property that would be economically and physically integrated with the surrounding neighborhood and the more vibrant downtown core, resulting in sustained positive outcomes for families. The proposed Transformation Plan is to be created around the three main goals of Choice Neighborhoods – Housing, People, and Neighborhood. The development of the Housing Plan would center on participatory community design charrettes to create a mixed-income revitalization plan and related replacement housing. The development of the Neighborhood Plan would include an assessment of the patterns of disinvestment, analysis of vacant and abandoned properties, a survey of neighborhood building conditions, neighborhood housing inventory, neighborhood asset identification (e.g. parks, libraries, retail, transportation, etc), and proposed strategies for developing infill housing and new assets. The People Plan would include a comprehensive needs assessment which would identify community needs for education, employment/training, childcare, health, transportation, and supportive services.

**FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT
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Durham, NC

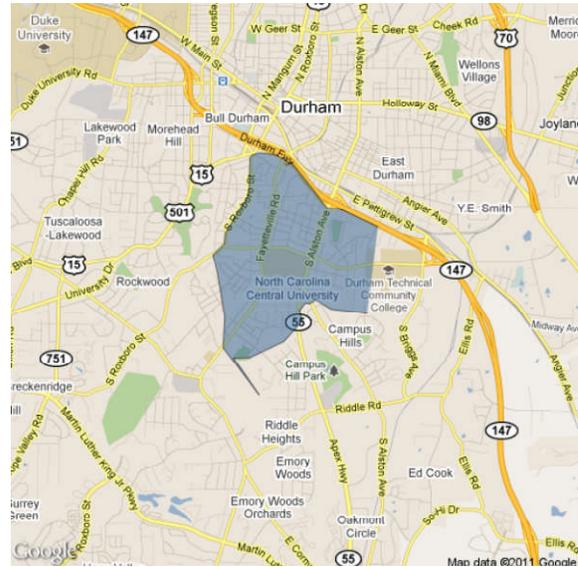
Choice Neighborhoods Lead Applicant: Housing Authority of the City of Durham

Target Public Housing Project: McDougald Terrace

Target Neighborhood: Southeast Central

Key Partners:

TCG International, LLC (Planning Coordinator), Urban Collage, City of Durham, Development Ventures, Inc., Durham Public Schools, Lincoln Community Health Center, Durham P.R.O.U.D., North Carolina Central University, City of Durham Police and Fire Departments, Durham Center for Senior Life, Triangle Transport



Project Summary:

The Housing Authority of the City of Durham (HACD), with TCG International LLC, proposes an intensive planning and outreach effort to add more strength and direction to the community's existing planning efforts. HACD efforts would buttress the implementation efforts of the Livability Initiative and the Fayetteville Street Historic Preservation Plan and bring quality improvements to an underserved neighborhood. The proposed plan would have the potential to foster increased community involvement with the local schools, improve performance and graduation rates, and add programs for young children not yet in school. The planning process would help identify and address shortfalls in community amenities like parks, sidewalks and transportation. HACD's goal is to create a framework for planning and to engage committees that foster the collaborative spirit that is needed to achieve a vision that serves everyone in the community.

Planning activities would be led by a Stakeholder Planning Committee, consisting of HACD, its Planning Coordinator, TCG International, LLC and Urban Collage. The Stakeholder Planning Committee would form panels on critical issues such as health, education, capacity building, crime and safety. Panel experts would provide intermittent technical oversight. The Stakeholder Planning Committee would also implement a four-part transformation planning process over a 24-month grant-planning period, while an independent monitoring and evaluation entity would track and report on progress.

**FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT
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Newark, NJ

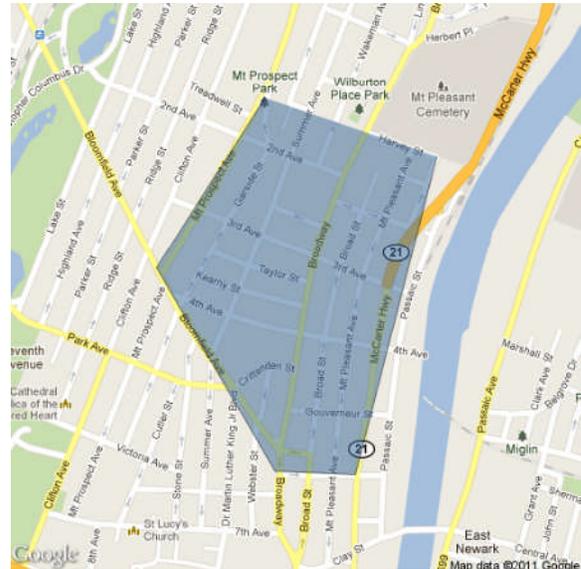
Choice Neighborhoods Lead Applicant: Newark Housing Authority

Target Public Housing Projects: Oriental Village and Janice Cromer Village

Target Neighborhood: Lower Broadway District

Key Partners:

EJP Consulting Group, LLC (Planning Coordinator), La Casa de Don Pedro, City of Newark, Newark Public Schools, Council for Higher Education in Newark, New Jersey Institute of Technology, Essex County Community College



Project Summary:

The Lower Broadway District of Newark is a diverse community that is seeking to overcome several major obstacles. Currently, 48 percent of the population is classified as extremely low-income and 30 percent of the population does not have a high school diploma or equivalency certificate. However, this community has used its existing assets to help attract new residents, actually growing 14 percent faster than its own county.

Taking advantage of these existing strengths, Newark Housing Authority (NHA) and their planning coordinator, EJP Consulting Group, LLC (EJP), propose to create a Transformation Plan that would leverage the Greater Newark Neighborhoods plan built by La Casa de Don Pedro and Local Initiatives Support Corporation. EJP would manage the day-to-day activities of all planning team members to ensure that a coordinated and collaborative process resulted in an impactful and feasible Transformation Plan for the targeted housing sites and the surrounding Lower Broadway neighborhood. NHA and EJP anticipate an 18-month planning process with residents, civic leaders and other stakeholders to address Housing, People and Neighborhood components of the Transformation Plan. The final Transformation Plan would identify the needs and opportunities within the Lower Broadway District, lay out the implementation efforts, and contain the metrics needed to quantify changes in people, housing, neighborhood, education, jobs and commercial development.

FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT COMPETITIVE RUNNER-UP APPLICATION INFORMATION

Pittsburgh, PA

Choice Neighborhoods Lead Applicant: Housing Authority of the City of Pittsburgh

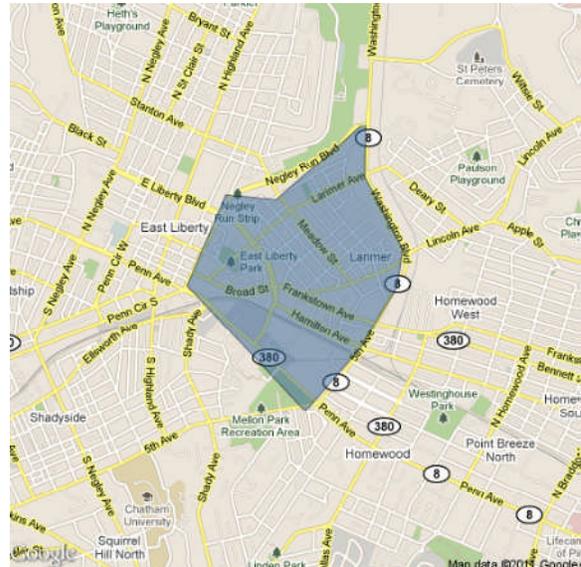
Choice Neighborhoods Co-Applicant: East Liberty Development, Inc.

Target Public and Assisted Housing Projects: Hamilton-Larimer (public housing) and East Liberty Gardens (project-based section 8)

Target Neighborhood: East Liberty/Larimer

Key Partners:

Kingsley Association, Larimer Consensus Group, Urban Redevelopment Authority, University of Pittsburgh's Center for Metropolitan Studies, Pittsburgh Partnership for Neighborhood Development, GTECH Strategies, City of Pittsburgh Planning Department



Project Summary:

The East Liberty/Larimer section of Pittsburgh has gone through dramatic changes since the commercial and residential peaks of the 1950's. The East Liberty portion of this community suffered from the results of a 1960's urban renewal effort, while the Larimer area's population dropped from approximately 10,000 people to around 2,000 people today. To counteract these trends, the Housing Authority of the City of Pittsburgh (HACP) and East Liberty Development, Inc. (ELDI) sought to capitalize on the emergence of community-based leadership that created the Larimer Vision Plan. The residents used a visioning process to outline their goals for their community. Some mixed-income housing, major commercial and retail investments have been made nearby, but poor neighborhood and infrastructure conditions have prevented the migration of these kinds of investments into East Liberty/Larimer. HACP and ELDI plan to examine how the transformation of East Liberty Gardens (127 unit subsidized housing project) and Hamilton-Larimer (28 distressed public housing units) could assist in the revitalization of this section of Pittsburgh.

HACP proposed to take a comprehensive approach to community development and planning, by addressing major community issues in five planning tracks: 1) education and youth development; 2) economic development and jobs; 3) public safety, health, and public transportation; 4) housing; and 5) parks/community gardens. Each of the five planning tracks would have a dedicated action team and this element would become part of the Transformation Plan's guide to addressing Choice Neighborhood's core goals of People, Housing and Neighborhood.

**FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT
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Renton, WA

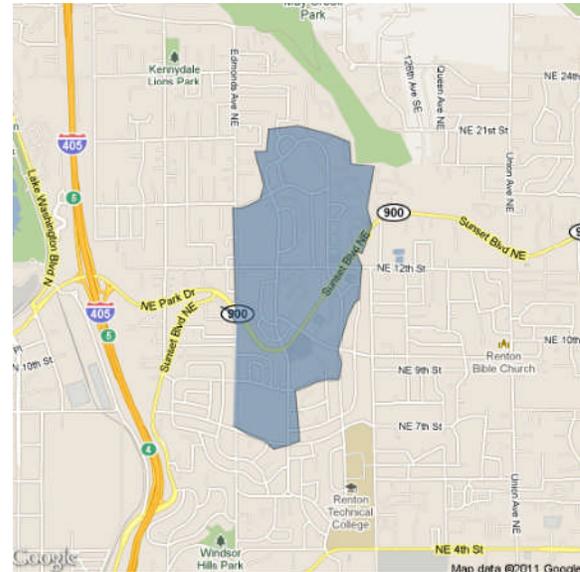
Choice Neighborhoods Lead Applicant: City of Renton

Target Public Housing Project: Sunset Terrace

Target Neighborhood: Sunset Area

Key Partners:

Mithun, Inc. (Planning Coordinator), Colpitts Development, Enterprise Community Partners, King County Library System, Providence Program of All Inclusive Care for the Elderly, Puget Sound Energy, Renton Housing Authority, Renton School District, Renton Technical College, Seattle King County Public Health, Shelter Resources, Inc.



Project Summary:

The City of Renton (City), Washington, working with Mithun, Inc., proposed to build on momentum from existing planning and partnerships to develop a comprehensive revitalization strategy for the Sunset Area neighborhood. This is a community where more than a third of the households, primarily elderly individuals and immigrant families, live in poverty and experience violent crimes at a rate 2.5 times higher than the rest of the city. At the heart of the Sunset Area neighborhood is the physically distressed Sunset Terrace public housing development, which has been the focus of a recent community planning effort. The City, Mithun, Inc., along with other key partners, propose to lead a proactive public engagement process to develop a plan that would: 1) redevelop Sunset Terrace as a model for healthy homes, 2) establish neighborhood educational and job training programs to create economic opportunities for neighborhood residents, and 3) design a new neighborhood pattern of green infrastructure and recreation supporting healthy lifestyles. To inform the development of the plan, the planning team would conduct a community needs assessment examining neighborhood conditions, employment and job training, and health impacts. The City would engage its partners to identify strategies to improve early childhood education, develop afterschool programs to reinforce in-school learning, and expand job training to support families in meeting educational and economic needs. The City's goal is to create a definitive, coordinated Transformation Plan to organize key partners to set common measurable outcomes, solidify working relationships, and align public investments and services in the Sunset Area.

FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT COMPETITIVE RUNNER-UP APPLICATION INFORMATION

Richmond, VA

Choice Neighborhoods Lead Applicant: McCormack Baron Salazar, Inc.

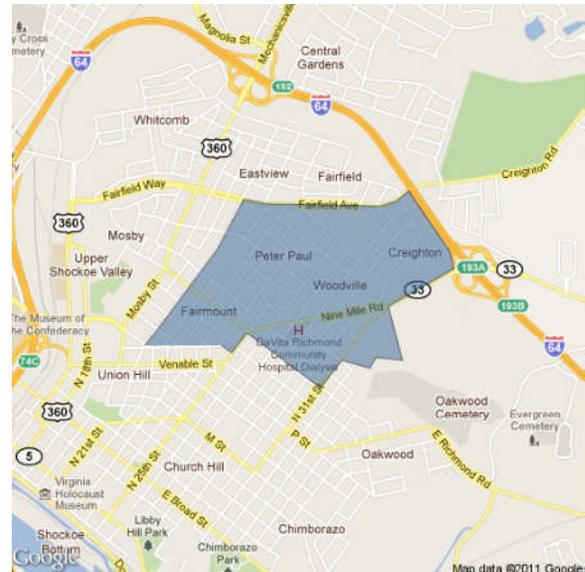
Choice Neighborhoods Co-Applicants: City of Richmond, Richmond Redevelopment and Housing Authority

Target Public Housing Project: Creighton Court

Target Neighborhood: North Church Hill

Key Partners:

EJP Consulting Group, LLC (Planning Coordinator), National Development Council, Bon Secours Health System, Virginia Commonwealth University, Virginia Local Initiatives Support Coalition, Capital One, Virginia Supportive Housing, Richmond Public Schools, Richmond Public Libraries, Promise Richmond, Capital Area Health Network



Project Summary:

Once a vibrant residential and mixed-income community, North Church Hill has suffered a decades-long decline. Although the neighborhood's current condition is reflective of its high unemployment rate (23.6 percent), its high percentage of extremely low-income residents (45.2 percent), and its limited access to healthy food vendors, North Church Hill does have valuable historic assets and new investments that are brightening its prospects. Richmond's Neighborhoods in Bloom program has helped focus public and private investments on key assets, such as the renovation of historic homes. The Richmond Public Schools system will open the new Martin Luther King, Jr. Middle School in 2012, and funds are committed to design a new library and enrichment center for North Church Hill. Additionally, this community has already organized and developed the East End Transformation Plan — a broad-based, physical master plan for the larger neighborhood. With these positive signs, McCormack Baron Salazar, Inc. (MBS), the City of Richmond, and Richmond Redevelopment and Housing Authority have come together to create a comprehensive plan for this community.

MBS would lead a multi-faceted planning approach in this community. Beyond conducting studies for land use, commercial market data, housing market data, and needed transportation improvements, MBS would create a Transformation Steering Committee of community leaders. This Steering Committee would conduct regular meetings to coordinate emerging plans and programs, and identify issues and resource gaps. The committee is crucial to the initial stages of this effort and would play an important role, as these partners work toward the creation of a comprehensive Transformation Plan.

FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT COMPETITIVE RUNNER-UP APPLICATION INFORMATION

Sacramento, CA

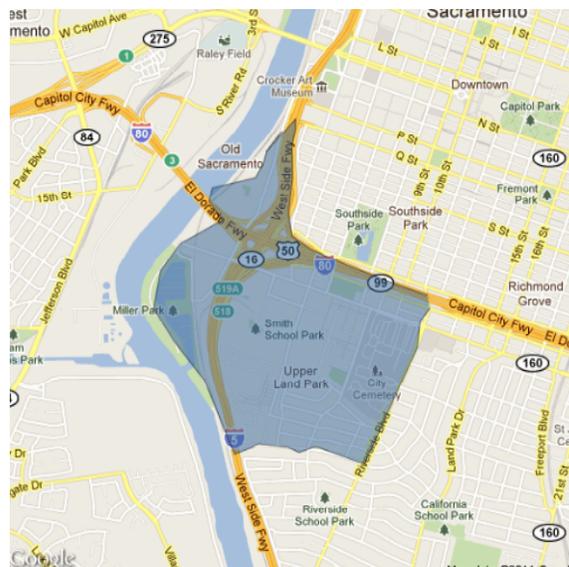
Choice Neighborhoods Lead Applicant: Housing Authority of the City of Sacramento

Target Public Housing Projects: Alder Grove and Marina Vista

Target Neighborhood: Northwest Land Park – Docks (NWLP-Docks)

Key Partners:

EJP Consulting Group, LLC (Planning Coordinator), Sacramento Housing and Redevelopment Agency, Sacramento Area Council of Governments, Sacramento City Unified School District, California Endowment, Sacramento Education and Training Agency, Valley Vision, California State University – Sacramento, Greater Broadway Partnership, UC-Davis Center for Regional Change, Alder Grove/Marina Vista residents, HACS Resident Advisory Board



Project Summary:

The NWLP-Docks Neighborhood is located within one mile of downtown Sacramento and has the potential to generate thousands of residential units across a variety of housing types based on the City of Sacramento's Smart Growth-based objectives. The Choice Neighborhoods Planning Grant application proposes to pool, coordinate, and leverage current and future investment activities to realize the area's full potential. The revitalization and integration of the Alder Grove/Marina Vista public housing sites with other neighborhood residential efforts is viewed as a critical component of the revitalization effort of the neighborhood. The planning process would seek to establish the supportive services framework needed for Alder Grove/Marina Vista and neighborhood residents to succeed in their new community, eventually moving them along the path of opportunity via case management, job training, household supports, employment, and improved and expanded quality educational opportunities.

The Housing Authority of the City of Sacramento (HACS) and its Planning Coordinator, EJP Consulting Group, LLC, seek to coordinate an inclusive planning process around Housing, People/Education, and Neighborhood issues, while building on efforts currently underway. Given the size of Alder Grove/Marina Vista and the neighborhood's location adjacent to a civically-engaged residential neighborhood, an extensive and thoughtful community engagement strategy is a hallmark of the proposal. Specific planning activities include completing a detailed resident needs and community asset assessment; establishing plan element task forces chaired by "key thought leaders" that meet at least quarterly to review information and discuss possible approaches to address identified gaps; and preparation of a Transformation Plan enumerating specific activities, accountable partnerships, funding sources, timeline, and measurable outcomes.

FY 2011 CHOICE NEIGHBORHOODS PLANNING GRANT COMPETITIVE RUNNER-UP APPLICATION INFORMATION

Winston-Salem, NC

Choice Neighborhoods Lead Applicant: Housing

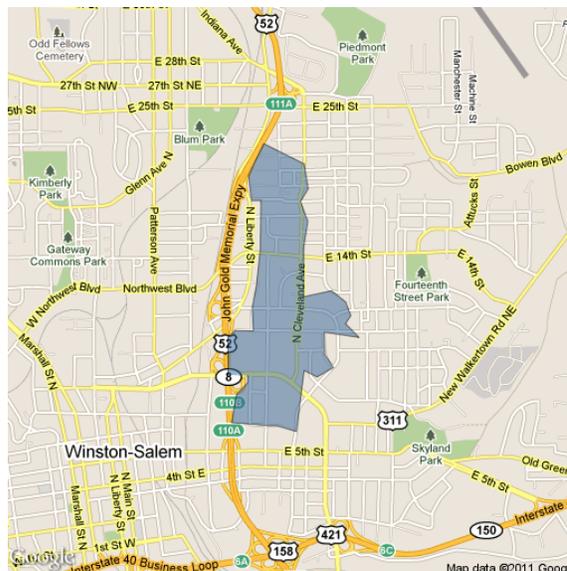
Authority of the City of Winston-Salem

Target Public Housing Projects: Cleveland Homes, Sunrise Towers, and Johnson Square Apartments

Target Neighborhood: Cleveland Avenue

Key Partners:

Wiencek + Associates Architects + Planners (Planning Coordinator), Pennrose Properties, LLC, Center for Homeownership, City of Winston-Salem, City-County Planning Board, Darda Financial Services, LLC, Employment Security Commission of North Carolina, Family Services, Inc., Forsyth Technical Community College, Goodwill Industries of Northwest North Carolina, Inc., Mechanics and Farmers Bank, Neighbors for Better Neighborhoods, Northwest Piedmont Workforce Development, Piedmont Triad Regional Council, Shiloh Baptist Church, Wake Forest University, Winston-Salem Community and Business Development Department, Winston-Salem Office of the City Manager, Winston-Salem Police Department, Winston-Salem Recreation and Parks Department, Winston-Salem State University, Winston-Salem Urban League, Winston-Salem/Forsyth County Schools



Project Summary:

The Cleveland Avenue neighborhood, which includes Cleveland Avenue Homes, Sunrise Towers, and the recently demolished Johnson Square public housing developments, has become an underserved, underdeveloped, and severely distressed pocket in Winston-Salem. With over 60 percent of households living in poverty, Cleveland Avenue is currently a neighborhood of last resort, despite its proximity to two major economic growth areas - downtown Winston-Salem and a new research park.

The Housing Authority of the City of Winston-Salem's (HACWS) application enlisted the participation of key business, government, community, cultural and educational leaders to provide planning leadership for: 1) Employment/Workforce Development; 2) Safety and Recreation; 3) Education; and 4) Health. In addition, the HACWS, with Wiencek + Associates and other key partners, would lead comprehensive planning focused around housing development. The application proposes that these committees would perform the needs assessments, analyze data, and develop strategies. Additionally, the committees would be responsible for finding financial resources to implement and sustain the services after the transformation has been developed. The Choice Neighborhoods Planning Grant application proposes to build on and leverage the significant investment already committed to a completed master plan; capitalize on existing resident and community partnerships; provide capacity building and technical assistance to key stakeholders; formalize development and financing plans; develop partnerships with retailers, businesses, and land owners; and create educational, employment, safety, and health related opportunities.