

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Austin, TX**

**Choice Neighborhoods Lead Grantee:** Housing Authority of the City of Austin

**Choice Neighborhoods Co-Grantees:** Austin Housing Finance Corporation (AHFC)

**Target Public Housing Project:** Rosewood Courts

**Target Neighborhood:** East Austin Rosewood Neighborhood

**Choice Neighborhoods Grant Amount:** \$300,000

### **Key Partners:**

Camiros, Ltd. (Planning Coordinator), the City of Austin, Austin Police Department, Capital Metro Transit Authority, Austin Independent School District, University of Texas, Austin Community College, Huston Tillotson University, CommUnity Care Clinic, and Summit Housing Partners.

### **Project Summary:**

The Rosewood neighborhood of East Austin has historically been known as an African-American enclave with growing industrial use and a concentration of subsidized housing. Over half the adults have no high school diploma or GED, the majority of high school-age children dropout, and 60 percent of those under five are not enrolled in an early childhood education program. More than one-third of the neighborhood's population lives below the poverty line. The Part I violent crime rate is three times higher than that of the City of Austin and the neighborhood public school had been rated "Academically Unacceptable" by the Texas Education Agency for four consecutive years. However, the Housing Authority of the City of Austin (HACA), AHFC, Camiros, and other partners will engage the community to create a plan for Rosewood Courts, along with its 8.9 acres of land and other neighborhood assets, can be harnessed to provide the boost of housing opportunities, amenities, and services this community needs.

The Choice Neighborhoods Planning Grant will allow HACA and its team to develop a comprehensive neighborhood Transformation Plan that will be sustainable for years to come. HACA and Camiros will lead a nine-stage planning process to build a stronger community by developing a shared vision for the future of the Rosewood neighborhood. Community engagement will play a pivotal role by informing the community and partners of the plan's progress, soliciting input through one-on-one stakeholder involvement, community meetings, and most importantly by including residents of the six other affordable housing sites within the boundaries of the neighborhood. The resulting Transformation Plan will address the need for quality education, resident safety, access to quality affordable housing, commercial development and employment.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Boston, MA**

**Choice Neighborhoods Grantee:** Boston Housing Authority

**Target Public Housing Project:** Whittier Street Apartments

**Target Neighborhood:** Whittier Neighborhood

**Choice Neighborhood Grant Amount:** \$300,000

### **Key Partners:**

City of Boston, Boston Public Schools, Associated Early Care and Education, the Whittier Street Health Center, the Dudley Street Neighborhood Initiative, Northeastern University, Roxbury Community College, Wentworth Institute, and the Opportunity Consortium including local community development groups and two major local foundations.

### **Project Summary:**

The Whittier neighborhood is located at the northern end of Boston's Roxbury community. The neighborhood's households are some of the poorest in the city with a poverty and crime rate twice that of the city. The Whittier Street public housing development is one of Boston Housing Authority's oldest and most distressed sites with antiquated systems, undersized units, and building and site design issues that are impossible to fix without redevelopment. The existing structures pose severe, adverse environmental health effects to residents due to poor unit ventilation creating mildew and mold problems, and the presence of lead and asbestos in flooring, walls and finishes.

However, the neighborhood has many positive assets. It is centrally located with easy access by public transit to points within and beyond the city. Some of the city's major education, civic and cultural institutions are located within the neighborhood. There has been strategic focus and investment by the city, non-profits and private partners for the past 20 years, resulting in significant physical revitalization of the neighborhood with more planned. Despite efforts to improve the neighborhood physically, poverty, crime and unemployment continue to persist in the Whittier community.

In 2004 the City adopted the Roxbury Strategic Master Plan after a lengthy community process. The plan created a platform for future development and community engagement in the area. The planning process led to recent developer designations for the neighborhood's largest vacant parcels, with over \$200 million in planned development projects that will include market-rate and affordable housing, office and commercial space, a hotel, supermarket and a cultural center over the next decade.

BHA's Choice Neighborhoods initiative for Whittier is the result of a group of key housing, educational, city and community partners coming together to take the Roxbury Strategic Master Plan to the next level by providing new housing with a strategic focus on developing educational opportunities for Whittier's kids and young adults. The goal of the Choice Neighborhoods planning process is to provide a plan that will transform the neighborhood and address longstanding issues of poverty and lack of opportunity to ensure that Whittier Street residents and their low-income neighbors are not left behind as the neighborhood in which they live is transformed.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Camden, NJ**

**Choice Neighborhoods Lead Grantee:** Housing Authority of the City of Camden (HACC)

**Target Public Housing Project:** Clement T. Branch Village

**Target Project-based Section 8:** J. Allen Nimmo Court

**Target Neighborhood:** Mt. Ephraim

**Choice Neighborhoods Grant Amount:** \$300,000

### **Key Partners:**

Wallace Roberts & Todd (Planning Coordinator), The Michaels Organization, Nationwide Housing Management, Grapevine Development (GVD), Interstate Realty Management (IRM), Camden Coalition of Healthcare Providers, NJ Department of Education - Office of the Commissioner, the City of Camden, Camden Redevelopment Authority, Coopers Ferry Partnership, Delaware Regional Planning Commission (DVRPC) and Camden SMART (Stormwater Management and Resource Training).

### **Project Summary:**

The Mt. Ephraim Corridor is a gateway neighborhood for Camden with regional highway and rapid transit access, but the neighborhood has many challenges. In the Mt. Ephraim Corridor, poverty is above 51 percent, vacancy is more than three times the County rate, public schools are underperforming, and childhood obesity is more than twice the national average. The target sites, Clement T. Branch Village and J. Allen Nimmo Court, are statistically the most dangerous areas in Camden. HACC and its team, including residents and other partners, will craft a comprehensive, community-based, measurable neighborhood Transformation Plan that addresses economic redevelopment, energy and cost-efficient housing, transportation, employment, education, and healthy living.

The Choice Neighborhoods Planning Grant will enable the creation of a Transformation Plan that builds on key institutional presence and strategic growth opportunities and that uses the revitalization of housing and mixed-use development as a catalyst for neighborhood rejuvenation. The plan will involve meaningful resident and community engagement and facilitate partnerships in the areas of education and health. The New Jersey Department of Education – Office of the Commissioner will lead the education planning under the legislature’s Urban HOPE ACT, working closely with the Mayor’s Office, the Board of Education and school principals of successful local models. With support of the Camden Coalition of Healthcare Providers and the successful healthcare delivery model they developed, the planning team will design a neighborhood health and wellness plan that creates a comprehensive approach to wellness and coordinates supportive services for healthier lifestyles. The Choice Neighborhoods Planning Grant will leverage the individual efforts of the planning team’s partners, unite several strategies already underway, and provide the needed planning services to coalesce a community vision.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Columbia, SC

**Choice Neighborhoods Lead Grantee:** Housing Authority of the City of Columbia

**Target Public Housing Projects:** Allen Benedict Court, Gonzales Gardens

**Target Neighborhood:** East Central Columbia

**Choice Neighborhoods Grant Amount:** \$250,000

### Key Partners:

Urban Collage (Planning Coordinator), City of Columbia Community Development Department, Columbia Housing Development Corporation, Benedict College and Allen University, Providence Hospital, Palmetto Health, Richland One Schools, Richland County First Steps, Midlands Technical College, University of South Carolina, Midlands Workforce Development Board, and Eau Claire Promise Zone.

### Project Summary:

The East Central neighborhood, which contains the severely distressed Allen Benedict Court and Gonzales Gardens public housing developments, suffers from a variety of problems including a 57 percent poverty rate and a vacancy rate of 14 percent. East Central is one of the most historic African-American areas in Columbia, with origins in the 1870s. At one time, it was Columbia's most prominent African-American community and was anchored by institutions such as Allen University. However, crime and economic challenges during the 1960s and 1970s left it struggling, with advancing blight only made worse by the deterioration of its public housing.

However, the Choice Neighborhoods Planning Grant will enable CHA, the community and its partners to develop a comprehensive neighborhood Transformation Plan. By doing so, the CHA-lead team will be able to capture and accelerate recent momentum that has occurred through nearby revitalization efforts, leverage the work that CHA has initiated with residents and the investments made in revitalization, and expand it into a broader transformation of the entire neighborhood to ensure that remaining pockets of blight are eliminated and East Central is set on a sustainable path. The team plans to build upon recent investments made at Allen University, Providence Hospital, Richland School District One as well as key neighborhood assets, including Drew Wellness Center, Celia Saxon Health Center, Tillis Family Life Center, Drew Park, recreation fields around Tigers Stadium, area churches, Providence Hospital, a walkable street grid and close proximity to downtown Columbia.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Dade City, FL**

**Choice Neighborhoods Lead Grantee:** County of Pasco

**Choice Neighborhoods Co-Grantee:** Pasco County Housing Authority

**Target Public Housing Project:** Cypress Villas II

**Target Neighborhood:** Lacochee-Trilby

**Choice Neighborhoods Grant Amount:** \$300,000

### **Key Partners:**

Habitat for Humanity of East and Central Pasco, Workforce Housing Ventures, Inc., Pasco County Sheriff's Department, Pasco County Parks and Recreation, Pasco County Public Transportation, Pasco County School Board, Pasco-Hernando Early Learning Coalition, Pasco County Libraries, Pasco County Health Department, Boys and Girls Club, Pasco-Hernando Workforce Board, United Way, Pasco Economic Development Council, Withlacochee River Electric Company, Lacochee Area Redevelopment Corporation, Lacochee-Trilby-Trilacochee Committee and Lacochee Community Action Task Force.

### **Project Summary:**

The Lacochee-Trilby neighborhood is two and a half square miles and consists of three areas - Lacochee, Trilby and Trilacochee - with a total population of 2,084 people and an unemployment rate of 14 percent. This neighborhood has become the focus of public and private partnerships, as it is one of the most distressed areas in the Tampa Bay area. Many problems and gaps in services have contributed to the neighborhood's distress, highlighted by the absence of hospitals, health care clinics, dentist offices, and brand-name grocery stores. There is no early learning program and the elementary school is designated as Grade D.

The Choice Neighborhoods Planning Grant will allow the County of Pasco, with the Pasco County Housing Authority and other partners, to develop a comprehensive neighborhood Transformation Plan, including a neighborhood asset and needs assessment; market analyses for commercial, single family and multifamily properties; economic impact studies; utilities master planning; and roadway master planning. A focus of the planning efforts will relate to improving the schools' "Grade," providing high quality early learning programs and improving health coordination and family support services. One of the neighborhood's assets, the Lacochee Elementary School is deeply involved with the community and Stanley Park, a 33-acre park located across the street. The Choice Neighborhoods Transformation Plan will build upon current plans to develop a new community center at the park and will include expanded social services, facilities, fields, social events, and the conversion of a former Boy's and Girl's Club to a multi-use neighborhood asset. Planning activities will also focus on preparing graduating students to be college or career ready.

The Transformation Plan will provide strategies for better access to health care; increased job options; increased job training, certification and placement options; increased public safety; and greater transportation alternatives and access. Goals of the planning process also include providing medical and dental care facilities and a brand-name grocery store for the community.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Durham, NC

**Choice Neighborhoods Lead Grantee:** Housing Authority of the City of Durham

**Target Public Housing Project:** McDougald Terrace

**Target Neighborhood:** Southeast Central

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

TCG International, LLC (Planning Coordinator), 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, North Carolina Mutual Life Insurance Company, Durham Center for Senior Life, Triangle Transit, Center for Employment Training, Durham Economic Resource Center, Triangle J, Durham Regional Financial Center, Natural Environment and Ecological Management.

### Project Summary:

The Southeast Central neighborhood of Durham, once a flourishing center of economic and historical significance for African-Americans in the South, began a long period of economic decline and social disinvestment in the 1960s. Today there are pockets of vacant, abandoned and demolished houses and businesses. The long-term vacancy rate is 30.30 percent. The poverty rate is 47.14 percent and Part 1 violent crime is 2.62 times the city rate. Students attend persistently low-performing schools. McDougald Terrace's 360 public housing units represent some of the most concentrated and distressed housing in the city of Durham.

The neighborhood, however, has existing assets and planned investments that will help reverse this pattern of decline. The Southeast Central neighborhood is located two miles from Duke University and one mile from downtown Durham, which has undergone a transformation by converting historic tobacco and textile structures into vibrant mixed-used residential and commercial buildings. Through the Choice Neighborhoods Planning Grant, the Housing Authority of Durham and its planning coordinator, TCG International, LLC, will conduct an intensive planning and outreach effort that will build on existing momentum in the neighborhood. The planning process will buttress implementation efforts of the *Livability Initiative*, *Gateway Plan*, *Trails and Greenways Plan*, and the *Fayetteville St. Historic Preservation Plan*, bringing quality improvements to an underserved neighborhood. It will also foster increased community involvement in the local schools, improving performance and graduation rates, and adding early learning programs for young children. Shortfalls in community amenities such as parks, sidewalks and transportation will be identified and addressed. Further, the process will create a steering committee that fosters the collaboration that is needed to achieve a vision that serves everyone in the community.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Honolulu, HI**

**Choice Neighborhoods Lead Grantee:** The Michaels Development Company I, LP

**Choice Neighborhoods Co-Grantee:** Hawaii Public Housing Authority

**Target Public Housing Project:** Kuhio Homes and KPT Low Rises

**Target Neighborhood:** Kuhio Park Neighborhood

**Choice Neighborhoods Grant Amount:** \$300,000

### **Key Partners:**

EJP Consulting Group (Planning Coordinator), Governor's Office, Hawaii State Legislature, Hawaii Housing Finance and Development Corporation, City and County of Honolulu, Kalihi Palama Neighborhood Board No. 15, Department of Human Services, Department of Education, Department of Transportation, Honolulu Police Department, Parents & Children Together, Kokua Kalihi Valley Comprehensive Family Services, Hawaii Literacy, Faith Action for Community Equity, and Pioneering Communities.

### **Project Summary:**

The reality of life for residents at Kuhio Homes and KPT Low Rises, two severely distressed public housing developments in the Kuhio Park neighborhood of Honolulu, is drastically different from what many people envision when they dream of Hawaii. In the high cost housing market of Hawaii, the need for affordable housing is significant. The median annual income in Hawaii is roughly \$50,000 while housing costs average \$500,000. The Kuhio Park neighborhood contains the largest remaining number of public housing units in the state of Hawaii and is suffering from old age and blight. The neighborhood also suffers from high crime rates around Kuhio Homes and KPT Low Rises, low performing schools, and a long-term vacancy rate more than nine times that of the surrounding county of Honolulu.

Michaels Development Company and its team envision a plan that provides the community and public housing residents access to the resources needed to live a healthy, safe, and sustainable life in the 21<sup>st</sup> Century. The planning activities will include detailed resident needs and community asset assessments; specialized Task Forces with key thought leaders for each Plan element; meaningful engagement of the multi-lingual and culturally rich resident population and community groups in results-oriented workshops; and preparation of a Transformation Plan that identifies specific activities, partners, funding sources, timeline, and measurable outcomes.

Ultimately the Choice Neighborhoods planning process will result in a plan to provide residents with more transportation choices; enhance economic competitiveness for residents and businesses; and value the community by investing in healthy, safe and walkable neighborhoods.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Kingsport, TN**

**Choice Neighborhoods Lead Grantee:** Kingsport Housing and Redevelopment Authority

**Target Public Housing Project:** Robert E. Lee Apartments

**Target Neighborhood:** Midtown

**Choice Neighborhoods Grant Amount:** \$300,000

### **Key Partners:**

Urban Collage (Planning Coordinator), City of Kingsport, Greater Kingsport Alliance for Development, Eastern Eight Community Development, Northeast State Community College, Kingsport Boys and Girls Club, Literacy Council of Kingsport, Operation Breakthrough (Head Start), Rural Health Services Consortium, Frontier Health, City of Kingsport Police and Fire Department, Employability Training & Consulting Services, Alliance for Business & Training, Sullivan County Department of Human Services, Eastman Chemical, Domtar, City of Kingsport Economic Development, Kingsport Chamber of Commerce, Kingsport Tomorrow, South Central Kingsport Community Development Corporation, Kingsport Area Transport Service, Wellmont's Holston Valley Medical Center, The Fresh Start Foundation, and United Way of Greater Kingsport.

### **Project Summary:**

In the early 20<sup>th</sup> century, Midtown Kingsport was a center of the paper products, publishing, textiles, chemicals, glass and cement manufacturing sectors and a regional employment magnet. However, Kingsport could not escape the inner city and downtown deterioration that began in the 1970s and occurred throughout the U.S. as businesses fled the downtown area for the suburbs. Crime and drugs moved in and accelerated the exodus of families outside the city. Living conditions in the Midtown neighborhood spiraled downward the neighborhood became a center for criminal activity. Today, many of the residential and commercial structures are deteriorated. The poverty rate is 40.02 percent and the long-term vacancy rate is 17.88 percent. Lee Apartments' 128 public housing units are highly concentrated and the most distressed housing in the neighborhood.

However, the Midtown neighborhood includes the historic downtown area, where major public and private investments are planned and underway. The Choice Neighborhoods initiative in Kingsport, led by the Kingsport Housing and Redevelopment Authority and Urban Collage as the planning coordinator, will leverage and build upon these existing plans and investments. A stakeholder steering committee will guide planning activities. Focus groups will be formed around critical issues such as health, education, and safety. KHRA, Urban Collage, the stakeholder steering committee and the focus groups will design, administer and implement a four-part transformation planning process over the 24-month grant-planning period. An independent monitoring and evaluation entity will track progress. The resulting Transformation Plan will provide a roadmap for the revitalization of Midtown with the following objectives: increased access to educational opportunities and training to prepare neighborhood residents for well-paying jobs; access to improved education; shopping and employment; transportation, parks and recreation; housing and neighborhood improvements; and public safety to attract new residents who want to live closer to their employment.



## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Newark, NJ

**Choice Neighborhoods Lead Grantee:** Newark Housing Authority

**Target Public Housing Project:** Seth Boyden Terrace

**Target Neighborhood:** Dayton Street Neighborhood

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

EJP Consulting Group, LLC (Planning Coordinator), Newark Public Schools, Newark Community Health Center, Beth Israel Medical Center, Newark Workforce Investment Board, the City of Newark, Rutgers, the New Jersey Institute of Technology, Essex County College, the New Jersey University of Medicine and Dentistry, Berkeley College, Fidelco Realty Group, and the Newark Alliance.

### Project Summary:

The Dayton Street Neighborhood is located in the South Ward of the City of Newark. Approximately 50 percent of the units in the neighborhood are public housing units. The public housing project, Seth Boyden Terrace, was built in 1941 and is configured as a superblock. Nearly 70 percent of the neighborhood's population lives below the poverty line, and the long term vacancy rates are nearly double that of the county. The Newark Housing Authority, EJP Consulting Group, LLC and other partners will engage the community to create a plan for how the 86-acre neighborhood can be transformed to provide housing opportunities, amenities, and services that integrate the isolated neighborhood of Dayton Street into the City of Newark.

Newark Housing Authority's vision is to create a Transformation Plan grounded in rigorous needs assessments that will engage a broad base of community stakeholders, and will have particular focus on improving educational outcomes from cradle to college or career and empowering the community to get meaningfully involved in the transformation of their neighborhood. The Plan will build on the Newark Public Schools' plans to reposition the Dayton Street School, including the establishment of a 28,000 sq. ft. Training-Recreation-Education Center. Community engagement will play a pivotal role in developing the plan as the housing authority creates a Steering Committee which will consist of public housing and community residents, homeowners, businesses, civic, and governmental entities. The Transformation Plan will provide for some replacement housing on parcels owned by the city and housing authority to lessen the concentration of assisted housing units, and will incorporate state-of-the-art "green" technology and sustainable design methods. Strategies will be included for improving the current socio-economic conditions in the neighborhood, including opportunities for commercial economic development and job creation. The planning effort is aligned with two other redevelopment plans: "Dayton Street: A Neighborhood Plan" and the "Port/Airport Support Zone Scattered Site Redevelopment Plan."

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### New York City, NY

**Choice Neighborhoods Lead Grantee:** New York City Housing Authority (NYCHA)

**Target Public Housing Project:** Betances Houses

**Target Neighborhood:** Mott Haven in South Bronx

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

Local Initiatives Support Corporation (LISC) (Planning Coordinator), Youth and Community Development, Small Business Services, the Mayor's Office of Adult Education, Center for Economic Opportunity, the Mayor's Office and its Young Men's Initiative, Hostos Community College, BronxWorks, the Hub Third Avenue Business Improvement District, East Side Settlement House, Per Scholas, Sustainable South Bronx, Mothers on the Move, Nose Quedamos, Regional Plan Association, and 6 Community Based Opportunities.

### Project Summary:

The Mott Haven neighborhood is located in the South Bronx of New York City and is home to over 46,000 people. Of these residents, more than 17,000 live in developments owned by the NYCHA, and more than half of the households live in poverty. Mott Haven residents are confronted with high crime rates, few retail options, and have identified the poor quality of housing as the highest need. To change these circumstances, the housing authority has partnered with LISC to develop a plan for the rehabilitation of the deteriorated Betances Homes public housing development, while strategically aligning education, economic, and healthy initiatives in the Mott Haven neighborhood.

To accomplish these goals, NYCHA and LISC will create a management and leadership team that will be responsible for driving these efforts forward. Once formed, various parties will be charged with gathering and analyzing information on resident and community demographics, housing conditions, the local educational system, public infrastructure needs, commercial market data, and community assets. These data points will be combined with qualitative input received from stakeholder interviews, forums, and questionnaires. All this information will be used to develop a Transformation Plan that engages stakeholders, leverages multiple sources of financing, builds quality educational opportunities, strengthens public safety through community-police partnerships, promotes effective transportation options and improves access to neighborhood services and assets.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### **Roanoke, VA**

**Choice Neighborhoods Grantee:** Roanoke Redevelopment and Housing Authority

**Target Public Housing Projects:** Lansdowne Park and Melrose Towers

**Target Neighborhood:** Loudon/Melrose-Shenandoah West Neighborhood

**Choice Neighborhood Grant Amount:** \$200,000

### **Key Partners:**

City of Roanoke, Roanoke City Schools, Total Action Against Poverty, Loudon/Melrose Neighborhood Organization, Melrose Towers Resident Council, Habitat for Humanity of the Roanoke Valley, Rebuilding Together, Goodwill, Carilion Clinic and Roanoke Regional Housing Network.

### **Project Summary:**

The Loudon/Melrose-Shenandoah West neighborhood is an inner-city neighborhood located between the Norfolk Southern railroad tracks to the south and a major arterial street to the north. Primarily an African-American community that lacks diversity, the area has experienced a gradual decline in population and an increase in elderly residents over the years. The community has a poverty rate of 44.3 percent and a failing school system. The neighborhood contains two distressed public housing projects, Lansdowne Park and Melrose Towers, which are contributing factors to the disinvestment in the community. However, the neighborhood consists of recently-built multifamily complexes with a range of retail, commercial and industrial development scattered throughout, making it a prime location for continued investment.

Lansdowne Park is a 61-year-old public housing development with 73 distressed residential buildings containing 300 public housing units on 21.3 acres. It is constructed in a superblock configuration that lacks through streets, off-street parking and connection to the adjacent community. Melrose Towers is a nine-story high-rise building constructed in 1972 and comprised of 212 apartments for elderly and disabled families. The building is plagued with aged and outdated systems.

The vision is to transform the neighborhood into a livable, sustainable, mixed-income community with economically thriving retail, commercial and industrial development by building on its strengths. Community strengths include local and active neighborhood advocacy groups, an "Enterprise Zone One" designation, an EPA Brownfields Area-Wide Planning grant for Roanoke's "Rail Corridor Planning Area," the Melrose and Horton Parks for recreational use, a planned \$2.2 million library renovation and expansion, and vacant parcels of land available to provide the opportunity for industrial and commercial as well as infill residential development.

The housing authority and its partners plan to conduct community and resident needs assessments to determine the neighborhood vision, assets and amenities; address redevelopment options to decrease poverty concentration, diversify housing and ensure one-for-one replacement of public housing units; create the necessary transition space for coexistence of industrial and commercial with residential space; ensure successful strategies for retail, commercial, industrial and brownfields development; continue the partnerships necessary to address the needs of families in education, employment, mobility, health and housing; and develop a financial plan to attain the resources necessary to carry out the Transformation Plan.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### San Francisco, CA

**Choice Neighborhoods Lead Grantee:** BRIDGE Housing Corporation

**Choice Neighborhoods Co-Grantees:** City and County of San Francisco through the Mayor's Office of Housing and the San Francisco Housing Authority (SFHA)

**Target Public Housing Projects:** Potrero Terrace and Potrero Annex

**Target Neighborhood:** South Potrero

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

KDG Enterprises (Planning Coordinator), San Francisco Office of Economic and Workforce Development (OEWD), City College, San Francisco Human Services Agency, San Francisco Conservation Corp, San Francisco Department of Public Health (DPH), Potrero Neighborhood House, San Francisco SAFE (Safety Awareness for Everyone), San Francisco Police Department, Community Response Network (CRN), San Francisco Municipal Transportation Agency (MTA), San Francisco Planning Department, Innovative IT, Technology Network of the Bay Area, San Francisco Unified School District (SFUSD), San Francisco's First Five, SFSU Head Start and Early Head Start, Starr King Elementary School, Daniel Webster Elementary School, Potrero Hill Library, Potrero Parks and Recreational Center, San Francisco Food Bank, Potrero Neighborhood House, Potrero Family Resource Center, and Potrero Caleb Clark Health Center.

### Project Summary:

The South Potrero Neighborhood Transformation Plan will focus on revitalizing the San Francisco community known as South Potrero, a 2.5 square mile area situated on the south slope of Potrero Hill. Potrero Hill's two slopes contrast sharply. While the north slope gentrified in the early 2000s and has a median household income of \$131,000 and poverty rate of 5.4 percent, the south slope is an area of concentrated poverty dominated by Potrero Terrace and Annex, two severely distressed and sprawling public housing developments where the average family income is less than \$14,000 per year and the high school graduation rate is 16 percent.

Since 2008 BRIDGE Housing Corporation, the City and County of San Francisco, the San Francisco Housing Authority, and the residents of the South Potrero Neighborhood have been working to create a common vision for improving South Potrero. Their vision includes completing a master plan focused on the transformation of Potrero Terrace and Annex's physical environment as well as a Community Building Program aimed at strengthening the capacity of residents and the neighborhood. Under the banner Rebuild Potrero, these activities have involved over 1,000 diverse stakeholders. BRIDGE, SFHA, the City and KDG will build upon this significant base and complete a Transformation Plan that will profoundly transform South Potrero.

Beginning with housing, the team will develop plans to build a fully revitalized and sustainable community of approximately 1,600 mixed-income units. To ensure that the South Potrero Neighborhood Transformation Plan brings comprehensive benefits to people, the team will develop a deeper understanding of the barriers to residents' success in health, safety, employment, and education and plan ways to eliminate barriers and create real opportunity. And for the neighborhood as a whole, the team will continue and expand strategies to create an integrated and socially cohesive, mixed-income, service rich, safe and technologically connected community.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### San Francisco, CA

**Choice Neighborhoods Lead Grantee:** Sunnydale Development Co., LLC

**Choice Neighborhoods Co-Grantees:** San Francisco Public Housing Authority and the City and County of San Francisco through the Mayor's Office of Housing

**Target Public Housing Project:** Sunnydale-Velasco

**Target Neighborhood:** Sunnydale/Visitacion Valley

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

San Francisco Department of Children, Youth and Families, First Five, San Francisco Unified School District, YMCA, San Francisco Boys and Girls Club, San Francisco Office of Economic and Workforce Development, UC Berkeley, San Francisco Department of Public Health, UCSF Schools of Public Health, San Francisco Department of Recreation and Parks, San Francisco Municipal Transportation Agency, San Francisco Police Department, San Francisco SAFE (Safety Awareness for Everyone), Bayview Foundation, and TURF (Together United Recommitted Forever).

### Project Summary:

Residents of Sunnydale - 785-units of severely-distressed public housing - and its surrounding neighborhood, Visitacion Valley, face serious challenges on several fronts. Sunnydale suffers from approximately 75 percent unemployment, while the poverty rate for the entire neighborhood is 29 percent. Chronically high crime rates create behavioral, social and economic distress. Public transit and workforce connections are insufficient. Educational attainment at Sunnydale is often below high school level and the rate of adults and youth using emergency rooms for preventive and chronic ailments are up to three times higher than city-wide rates.

However, Sunnydale Development Co., LLC, the San Francisco Public Housing Authority, the City and County of San Francisco, and other partners will use the Choice Neighborhoods Planning Grant to create a Transformation Plan for the neighborhood that will address and reverse the community's long-standing distress. The vision will be new, high-quality, sustainable housing; new community-serving amenities for the neighborhood; and focused services and educational opportunities for residents, including a focus on STEM (science, technology, engineering and math) for college preparation, workforce development, and economic mobility. The Planning Grant will enable the team to define the most effective ways to deliver opportunities, break the cycle of poverty and transform Sunnydale/Visitacion Valley into a thriving, viable mixed-income neighborhood. The planning activities will include refining the financing plan; completing an in-depth needs assessment; increased pre-natal health care utilization; improved health care, healthy food, and transportation access; recreational programs; and improved public safety.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Spartanburg, SC

**Choice Neighborhoods Lead Grantee:** Housing Authority of the City of Spartanburg

**Choice Neighborhoods Co-Grantee:** City of Spartanburg

**Target Public Housing Project:** Archibald Rutledge Hi-Rise and Oakview Apartments

**Target Neighborhood:** Spartanburg Northside

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

Spartanburg County Parks (Cleveland Park), the Mary Black Foundation, the Northside Planning Committee, the Butterfly Foundation, United Way of the Piedmont, local churches, and the South Carolina Association of Community Development.

### Project Summary:

The City of Spartanburg's Northside was once a viable, thriving mixed-income community, with retail shops and community amenities. This area was once only blocks away from the train station, which served as a regional transportation hub. Spartanburg is still known today as the Hub-City. The downturn in the economy as well as the decline in textile manufacturing significantly impacted the viability of the Northside neighborhood. Today it is a distressed neighborhood, and although it is within reach of downtown amenities, it is far removed from these essential city assets. Deteriorated and dilapidated structural conditions, overcrowding, and nonconforming lot layouts characterize the Northside. Close proximity of homes to commercial structures along with a very high percentage of vacant lots contribute to the high crime rate and deterioration of the neighborhood.

The Northside neighborhood is a truly distressed neighborhood. The targeted housing developments include Archibald Rutledge, a 150-unit elderly public housing development built 41 years ago and in need of substantial renovations, and Oakview Apartments, a 105-unit Section 8 Mod Rehab development that is isolated, severely distressed, and out of character with the surrounding housing. In addition, unemployment in the neighborhood is 26.1 percent and the Spartanburg County School District 7, which serves the neighborhood, had a graduation rate of only 65.8 percent in a recent year.

Through a Choice Neighborhoods planning process, the applicants intend to achieve the following goals: (a) establishing the partnerships needed to carry out the transformation; (b) developing a financing plan and phasing model so that the replacement assisted housing units are integrated; (c) reconnecting the Northside to the downtown, physically and psychologically; (d) devising strategies to make available community and supportive services to residents throughout the neighborhood; (e) creating momentum for the private sector to revitalize and rebuild retail businesses for foot shopping, pharmacy, banking and other key retail services; and (f) establishing a strong education coalition that provides a high-quality education to children with services from pre-natal care through college and career.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Washington, DC

**Choice Neighborhoods Lead Grantee:** District of Columbia Housing Authority

**Target Public Housing Project:** Barry Farm and Wade Apartments

**Target Neighborhood:** Barry Farm Neighborhood

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

District of Columbia (DC) Office of Deputy Mayor for Planning and Economic Development, DC Department of Housing and Community Development, DC Office of Planning, DC Public Schools, the Barry Farm Resident Council Executive Board, D.C. Metropolitan Police Department, Matthews Memorial Baptist Church, Far Southeast Family Strengthening Collaborative, Howard University Center for Urban Progress, and the Region Forward Coalition of the Metropolitan Washington Regional Council of Governments.

### Project Summary:

Barry Farm is located within Ward 8 of Washington, D.C., east of the Anacostia River. The neighborhood contains two severely distressed public housing developments: Barry Farm Dwellings, a 432-unit public housing development, and Wade Apartments, a 12-unit public housing development. Within the community, there are severe socioeconomic challenges such as high unemployment, poor educational attainment and a high violent crime rate. The neighborhood has a poverty rate of 66.63 percent. Violent crimes averaged 21.1 reported occurrences per 1000 persons for 2008-2010. The housing vacancy rate is 18.7 percent. Savoy Elementary is one of the lowest performing schools in the District of Columbia. Further, the current design of the developments creates isolation from the rest of the city and surrounding neighborhood. There is only one two-way entrance into the Barry Farm superblock, which contributes to poor connectivity to the surrounding neighborhood and inadequate vehicular and pedestrian circulation.

The vision is to create a cohesive, sustainable, and well-functioning community using housing as a platform for improved quality of life by redeveloping severely distressed public housing, tying together community assets, and providing the resources so children and families can succeed and achieve their life goals. The planning process will consist of several key activities including resident and community meetings; conducting a comprehensive community needs assessment; developing partnerships with the property owners, District of Columbia, DC Public Schools, local churches, and others; holding design charettes; and performing market and economic feasibility analyses. The District of Columbia Housing Authority will utilize a team of experts, called the Data Evaluation/Documentation Team, to develop a data collection, documentation, and evaluation system to assure that the ability to measure progress made toward closing gaps in service is in place from the start of the planning process through implementation.

## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Woonsocket, RI

**Choice Neighborhoods Lead Grantee:** NeighborWorks Blackstone River Valley

**Choice Neighborhoods Co-Grantee:** Woonsocket Housing Authority

**Target Public Housing Project:** Veterans Memorial Housing Development

**Target Neighborhood:** Our Neighbors' Planning District

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

Dorgan Architecture and Planning (Planning Coordinator), Rhode Island Local Initiatives Support Corporation, City of Woonsocket, Family Resources Community Action, Connecting for Children and Families, Thundermist Health Center, and Rhode Island Legal Services.

### Project Summary:

The Our Neighbors' Planning District is one of the most diverse and impoverished communities in the State of Rhode Island. It suffers from economic and industrial decline and from disinvestment resulting in substandard housing and high vacancy rates. Nearly half of the neighborhood's population lives below the poverty line, with long term vacancy rates of over 12 percent, and in the last six years the neighborhood public school has been identified as having made "insufficient progress" towards meeting the Rhode Island Department of Education's annual yearly performance goals. However, NeighborWorks Blackstone River Valley (NWBRV), the Woonsocket Housing Authority (WHA), Dorgan Architecture and Planning (Dorgan) and other partners will engage the community to build on the existing Our Neighbors' plan for how the 300-unit Veterans Memorial public housing site can be redeveloped to provide housing opportunities, amenities, and services this neighborhood needs.

The Our Neighbors' plan was convened with the support of the Rhode Island Local Initiatives Support Corporation and engaged hundreds of residents and 30 organizational partners to craft a comprehensive vision for the neighborhood around economic development, health, safety, education, community engagement, and reknitting the neighborhood's physical fabric. Over \$15 million has been leveraged to support the plan since it was completed in 2010.

The Choice Neighborhoods Planning Grant will allow NWBRV, WHA, Dorgan and other partners to build on the existing plan, turning it into a comprehensive neighborhood Transformation Plan that will be sustainable for years to come. NWBRV, WHA, and Dorgan will lead a seven-stage planning process to build a stronger community by expanding the efforts already underway and developing a shared vision for the future of the Our Neighbors' Planning District neighborhood. Community engagement will play a pivotal role in informing the plan's progress, by soliciting input through one-on-one stakeholder and community meetings. The resulting Transformation Plan will address the need for quality education, resident safety, access to fresh foods and groceries, commercial development and employment.



## FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



### Yonkers, NY

**Choice Neighborhoods Lead Grantee:** Municipal Housing Authority for the City of Yonkers

**Choice Neighborhoods Co-Grantees:** City of Yonkers

**Target Public Housing Project:** Cottage Place Gardens

**Target Neighborhood:** Croton Heights

**Choice Neighborhoods Grant Amount:** \$300,000

### Key Partners:

IMC Consulting, Inc. (Planning Coordinator), The Community Builders, Yonkers Public School System, Yonkers Community Health Center, Community Voices Heard, Yonkers Workforce Investment Board, Andrus Foundation, Charter School for Excellence, Westhab, Family and Supportive Services of Yonkers, Habitat for Humanity, Yonkers Police Athletic League, Groundworks, and Greyston Foundation and Bakery.

### Project Summary:

Yonkers is infamous for the 1980's desegregation case where the federal court determined that the city of Yonkers intentionally segregated its schools and housing for 40 years. Though the Municipal Housing Authority for the City of Yonkers (MHACY) was not a party to the suit, 97 percent of the City's family public housing units at the time were located in the southwest quadrant of the city, with three of the four public housing sites located in the Croton Heights neighborhood. The city and the MHACY recognized in the late 1990s the need to address the circumstances of the Croton Heights neighborhood, which was at the core of the 1980's desegregation case. Their collaborative efforts have begun to transform the eastern and central sections of Croton Heights by implementing a HOPE VI grant for Mulford Gardens awarded in 2005, one of the other public housing developments in the neighborhood. In Croton Heights the majority of the housing stock is substandard, is over 70 years old, and lacks fire protection and adequate accessibility.

The Transformation Plan for the Croton Heights neighborhood will focus on Cottage Place Gardens and the surrounding area along the major east-west transportation corridor through the neighborhood. The Plan will also seek to promote the revitalization of the assisted housing in the neighborhood, including Dorado Houses (210 units) and Cromwell Towers (209 units). The city and housing authority will create a plan involving a wide range of neighborhood stakeholders to reintroduce neighborhood based-schools, stimulate sustainable employment opportunities, and coordinate community-based healthcare and social service partners. With a well-developed Transformation Plan reliant on strong resident and business participation and engagement, the vision is to offer everyone in Yonkers a quality place to live, learn, play and work, and finally achieve what was envisioned almost 30 years ago when the desegregation case was first brought.