



Columbus, Ohio

Lead Applicant: Columbus Metropolitan Housing Authority

Target Public Housing: Poindexter Village

Number of Targeted Public Housing Units: 414

Total Units Planned: 449

Target Neighborhood: Near East Side

Grant Amount: \$29,700,000

Key Partners:

Partners Achieving Community Transformation
 City of Columbus
 McCormack Baron Salazar
 Urban Strategies
 Columbus City Schools
 Ohio State University
 Columbus Urban League
 Columbus Neighborhood Health Center, Inc.
 Central Ohio Workforce Investment Corporation
 Community Properties of Ohio
 Columbus Early Learning Centers

Key Committed Funders:

Affordable Housing Trust Fund
 City of Columbus
 Ohio State University
 Ohio Capital Corporation for Housing
 Columbus Urban League
 Economic & Community Development Institute
 Homeport
 COCIC

Housing Leverage Committed: \$63.9 million

People Leverage Committed: \$18.4 million

Neighborhood Leverage Committed: \$101.5 million

Project Summary:

The Columbus Metropolitan Housing Authority (CMHA) will use \$29.7 million in Choice Neighborhoods funding to support the redevelopment of the Near East Side neighborhood of Columbus. Through this redevelopment, CMHA and partners will improve neighborhood assets and services for residents of the Poindexter Village community and the rest of the neighborhood by implementing the Transformation Plan developed as a result of a 2011 Choice Neighborhoods Planning Grant.

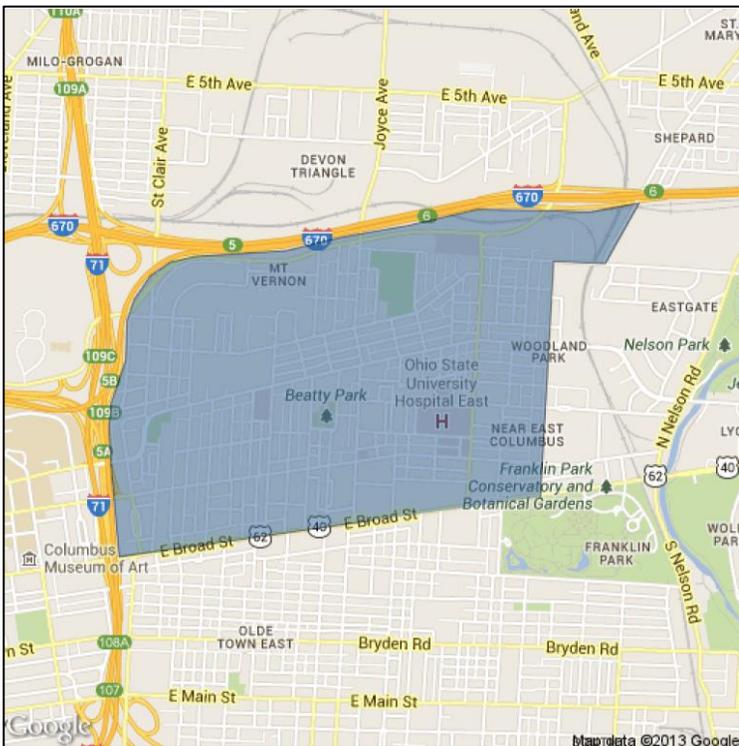
The 800-acre Near Eastside sits between Downtown Columbus and the thriving community of Bexley, but remains physically isolated from a major interstate to the west and railroad tracks to the east. Remnants of the community's former grandeur remain along the Broad Street boundary to the south, and new investments are building momentum on the western edge. However, disinvestment begins when heading north from Broad Street, with the highest levels of distress, crime, and abandonment radiating from the Poindexter Village site. Low educational attainment, poor health indicators, concentrated poverty, and high unemployment present major challenges, especially for Poindexter Village residents. The Transformation Plan builds on the Near Eastside's rich community history, strong partnerships, and strategies for education innovation, workforce and economic development, quality housing, and health initiatives to create a vibrant, healthy community of choice.

The Transformation Plan calls for the replacement of the 414 severely distressed public housing units with a new 449-unit mixed-income, multi-generational community. The new housing will be sustainably designed, constructed and managed to market rate standards around completely redeveloped and reconnected streets and

infrastructure. The combination of unit types will meet the needs of returning Poindexter Village residents and the market demand, preserves long-term affordability, and seeks to attract an economically diverse population. Two original public housing buildings will be preserved and re-purposed as non-residential, and a Poindexter Village Community Center will be redeveloped.

The Plan addresses the critical resident needs of healthcare, wellness, behavioral care, education, job training, and kindergarten readiness with a combination of intensive case management, programs, services and partnerships with local organizations that are both proven and targeted to Poindexter Village and neighborhood residents.

The Critical Community Improvements Plan for the Near Eastside neighborhood will include the development of a new food hub, adult education and entrepreneurship centers, retail investment, and a new intergenerational development center for seniors and young children.



Pictured left: the Near Eastside Neighborhood of Columbus



Norwalk, Connecticut

Lead Applicant: Housing Authority of the City of Norwalk

Co-Applicant: Norwalk Redevelopment Agency

Target Public Housing: Washington Village

Total Units Planned: 273

Target Neighborhood: South Norwalk

Number of Targeted Public Housing Units: 136

Grant Amount: \$30,000,000

Key Partners:

Trinity Financial

Housing Opportunities Unlimited

Stepping Stones Museum for Children

Norwalk Community College

Norwalk ACTS

City of Norwalk

Career Resources, Inc.

Community Health Center, Inc.

Norwalk Community Health Center

Key Committed Funders:

Norwalk Redevelopment Agency

Connecticut Housing Finance Agency

City of Norwalk

TD Bank

City of Norwalk

Housing Leverage Committed: \$16.5 million

People Leverage Committed: \$18.8 million

Neighborhood Leverage Committed: \$4.2 million

Project Summary:

South Norwalk is ready for significant change precipitated by persistent flooding from the Norwalk River and exacerbated by Superstorm Sandy in October 2012. The storm caused severe flooding at the Washington Village public housing development and the temporary displacement of its residents. With portions of the neighborhood within the 100-year flood plain, Sandy's damage was a wake-up call for immediate action that includes new storm-resilient infrastructure and housing. This fact, coupled with growing demand for private development along the river, has rallied the entire Norwalk community around revitalizing this key neighborhood.

The Choice Neighborhoods target neighborhood of South Norwalk is located in the southernmost tip of Norwalk's urban core which has been the focus of the City's redevelopment efforts. The vision for South Norwalk is one of opportunity for all – for current and future residents of all incomes who want high quality housing in a safe and welcoming neighborhood, for businesses along Washington and South Main Streets that want to be part of a thriving commercial district, for service providers seeking better ways to connect with those in need, and for children and parents who want high-quality learning experiences that serve as the foundation for personal growth and economic opportunity. The South Norwalk Transformation Plan provides the roadmap for obtaining this common vision, building a better future for current residents and welcoming new households and businesses dedicated to bringing new vitality to the area.

Today, South Norwalk is considered the City's only truly walkable area, and "SoNo," as the area around Washington Street is referred to, is a regional dining and entertainment destination. Despite these successes, the

community has not yet achieved its full potential. Its commercial corridors continue to struggle with vacancies, fears about crime deter private investment, inconsistent property maintenance detracts from the neighborhood's visual appeal, and persistent, property-damaging flooding in the eastern portion of the neighborhood impedes redevelopment. South Norwalk remains one of the most socio-economically distressed areas of the City, with higher poverty and unemployment rates, lower educational attainment, and lower incomes.

The 136-unit Washington Village was constructed in 1941. While it was built to last, it is now obsolete, no longer meets current codes, is not energy-efficient, and its durable construction makes it extremely difficult to address structural, system and infrastructure deficiencies. Most importantly, the development in its current form is significantly impacted by flooding from the Norwalk River. The Transformation Plan calls for rebuilding the 136 public housing units into a new 273-unit mixed-income development on three adjacent parcels – the current Washington Village site and two City-owned vacant properties immediately north. The proposed five buildings on these three parcels will include an integrated mix of 50% public housing units, 25% workforce units, and 25% market-rate units. This mix will preserve and create additional affordable housing, which is critical to this community given the high cost of living.

To address State and FEMA floodplain regulations, the new housing units will be raised 6.5 feet above the floodplain, with on-grade parking under the residential structures. New infrastructure will mitigate the recurring flooding, funded with City and FEMA funds. Ryan Park, a beloved community park adjacent to Washington Village, will be redesigned to be storm-resilient and more responsive to community needs, with soccer fields, community gardens, fitness trails, and playgrounds. Community policing is underway and will be supplemented with bicycles for officers, security cameras, and a local crime watch. A homeowner rehabilitation program, small business loans, and a new Business Improvement District will help current owners and businesses maintain and improve their properties.



Pictured left: the South Norwalk Neighborhood



Philadelphia, Pennsylvania

Lead Applicant: City of Philadelphia, Office of Housing & Community Development

Co-Applicant: Philadelphia Housing Authority

Target Public Housing: Norris Apartments

Number of Targeted Public Housing Units: 147

Total Units Planned: 297

Target Neighborhood: North Central Philadelphia

Grant Amount: \$30,000,000

Key Partners:

Jonathan Rose Companies

Asociación Puertorriqueños en Marcha, Inc.

Temple University

Local Initiatives Support Corporation

Philadelphia Housing Development Corporation

Philadelphia Police Department

Pennsylvania Horticultural Society

Philadelphia Health Management Corporation

United Way

Philadelphia School District

PhillyGoes2College

YouthBuild

Key Committed Funders:

City of Philadelphia

Wells Fargo

Temple University

Philadelphia Health Management Corporation

Asociación Puertorriqueños en Marcha, Inc.

YouthBuild

Housing Leverage Committed: \$29.5 million

People Leverage Committed: \$13.5 million

Neighborhood Leverage Committed: \$125 million

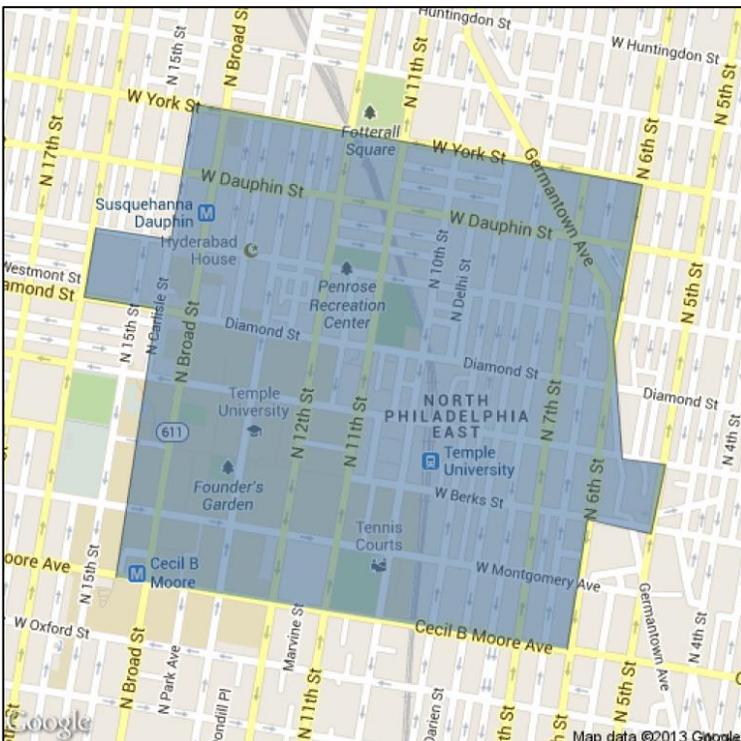
Project Summary:

The North Central Philadelphia Transformation Plan builds on a multi-year effort involving hundreds of residents and stakeholders. The Plan focuses on revitalizing the North Central Philadelphia neighborhood – a neighborhood that had been marked by abandoned buildings, crime, low performing schools, and poverty after the collapse of the local manufacturing industry in the 1960s. The neighborhood contains Norris Apartments, a 147-unit distressed, obsolete public housing project. Despite challenges, the North Central Neighborhood has tremendous strengths, including Temple University, a regional rail station, new development along the Broad Street corridor, and recent mixed-income housing development.

The City and the Philadelphia Housing Authority (PHA), along with their other partners, will replace the 147 Norris Apartments units, as well as create an additional 150 units, consisting of 90 workforce units, 30 market rate rental units, and 30 homeownership units. The Transformation Plan also proposes significant housing development on vacant lots throughout the neighborhood. This infill development will be part of the broader neighborhood plan to treat or redevelop 700 vacant lots and make repairs to 215 homes. The City, PHA, and their partners will also prepare a vacant lot for the development of new university housing, attract retail and provide a loan fund to repair storefronts, create parks and neighborhood gardens, coordinate streetscape improvements, and build off city police efforts and engage with residents, especially youth, to reduce crime.

Temple University and Asociación Puertorriqueños en Marcha, Inc. (APM) will lead efforts to improve resident outcomes in education, health, and employment. Temple University, APM, and their partners will ensure children have access to a quality education by opening slots at high quality early learning centers and strengthening additional early learning centers, improving local schools through new curriculum and support for teachers, establishing an education coordinator, and working with parents to develop student education plans.

APM and partners, such as the Public Health Management Corporation, will also increase resident’s health through assessing individual needs, connecting residents to health care and services, and providing exercise and nutrition initiatives. Finally, resident income and employment will be increased by identifying and removing employment barriers, creating a new workforce training center, providing job training and job placement services, and providing apprenticeship programs and financial literacy education.



Pictured left: the North Central Neighborhood of Philadelphia



Pittsburgh, Pennsylvania

Lead Applicant: Housing Authority of the City of Pittsburgh

Co-Applicant: City of Pittsburgh

Target Public and Assisted Housing: Hamilton-Larimer (public housing) and East Liberty Garden Apartments (HUD-assisted housing)

Number of Targeted Units: 155 total units (28 public housing, 127 HUD-assisted)

Total Units Planned: 334

Target Neighborhood: Larimer/East Liberty

Grant Amount: \$30,000,000

Key Partners:

McCormack Baron Salazar

Urban Strategies

Urban Redevelopment Authority

Pittsburgh Public Schools

Kingsley Association

East Liberty Development

Dollar Bank

KBK Enterprises

Three Rivers Workforce Investment Board

Repair the World

Key Committed Funders:

City of Pittsburgh

Urban Redevelopment Authority

Dollar Bank

Pittsburgh Water and Sewer Authority

Three Rivers Workforce Investment Board

The New App for Making It In America

Pittsburgh Public Schools

The Pittsburgh Promise

Housing Leverage Committed: \$56.5 million

People Leverage Committed: \$20.75 million

Neighborhood Leverage Committed: \$12.95 million

Project Summary:

Larimer/East Liberty is a neighborhood poised on the edge of change. Adjacent to the revitalized and thriving East Liberty Business District, Larimer/East Liberty stands in direct contrast. Because of the long term and negative impacts of urban renewal, Larimer/East Liberty is historically challenged by large-scale subsidized housing complexes, disconnected superblocks, a divisive four lane arterial road, and deteriorating single family housing stock.

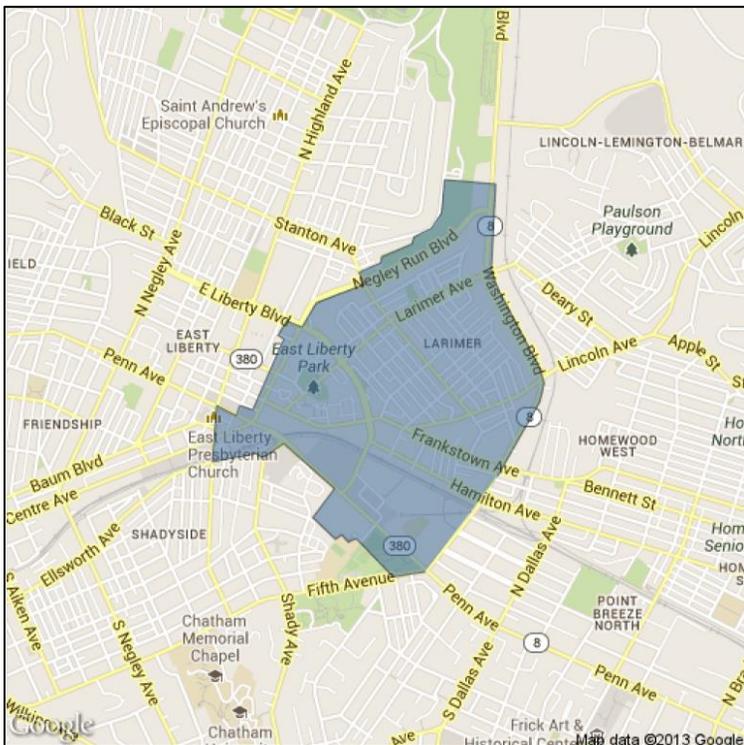
The Larimer/East Liberty neighborhood is now positioned for success. The neighborhood benefits from several anchor institutions and assets, such as Carnegie Mellon University, the University of Pittsburgh, and Chatham University. Institutions and partners like the Kingsley Association, East Liberty Development, Inc., the Larimer Consensus Group, East Liberty Housing, Inc., residents and business owners are committed to seeing the neighborhood revitalized. The restoration of the neighborhood is a priority for the City of Pittsburgh, the Urban Redevelopment Authority, local and state politicians, the philanthropic community and other public, private, and nonprofit groups.

The Transformation Plan, called the Vision-to-Action Plan, has a goal of a “21st Century Green Neighborhood that Works” and involves a comprehensive effort to address the neighborhood, housing and people needs of the community. The neighborhood strategies focus on developing physical and social connections between the isolated community and market-rate housing, transit investments, and economic development activities occurring on the edge of the community; addressing the expanding problem of vacant lots and properties; “greening” the community with green storm water infrastructure, green space, parks and recreational

opportunities; supporting existing homeowners to improve and “green” their homes; promoting commercial areas as a green business and technology district with incentives for sustainable businesses and improvements; and making the environment safe and secure for all residents.

The housing strategies target two eligible developments: the Hamilton-Larimer public housing complex and East Liberty Gardens, a HUD-assisted housing complex, both of which are obsolete, deteriorating developments. The proposed Transformation Plan calls for one-for-one replacement of all 155 units, as part of a 334-unit high-quality, well-managed, mixed-income community.

Finally, the people plan will result in a comprehensive case management system that will create pathways to social and economic mobility for targeted residents including access to: healthcare services, proven employment and training programs, and an extensive series of educational programs supporting children from birth to college.



Pictured left: the Larimer/East Liberty Neighborhood of Pittsburgh