

## FY 2010 Choice Neighborhoods Implementation Grant Finalist Application Information

### Boston, MA

**Choice Neighborhoods Applicant:** City of Boston

**Target Assisted Housing Project:** Woodledge/Morrant Bay Apartments

**Number of Redeveloped Assisted Housing Units:** 129

**Total Units Planned:** 129

**Other Key Investments:** Community Parks and Gardens, and Community Facilities

**Target Neighborhood:** Dorchester

#### **Key Partners:**

Dorchester Bay Economic Development Corporation

City of Boston, Department of Neighborhood Development and Office of Jobs and Community Services

Boston Public Schools

Dudley Street Neighborhood Initiative

#### **Committed Funders:**

City of Boston

Federal Home Loan Bank

U.S. Department of Education

#### **Project Summary:**

The City of Boston's Choice Neighborhoods Plan, known as the Quincy Corridor Transformation Plan, calls for the redevelopment of Woodledge/Morrant Bay, a severely distressed 129-unit HUD-assisted housing development. Woodledge/Morrant Bay is a scattered site development consisting of 11 buildings clustered around Quincy Street in the Dorchester neighborhood, an area with nearly 33 percent of households living in poverty and Part I violent crime rates that are double the rate of the city as a whole. The project will be carried out in two phases. Quincy Heights I calls for the renovation of 102 units in 9 buildings. Quincy Heights II calls for the demolition of two buildings and the construction of 49 new units on three adjacent parcels. Upon completion, the development will contain 129 units, all of which will continue to receive project-based Section 8 subsidies.

The Quincy Corridor Transformation Plan is part of the city's Circle of Promise Initiative, a comprehensive community integration plan to transform public education in Boston. The education focus of the Choice Neighborhoods Plan will be on Burke High School, a chronically underperforming school, one of 10 Turnaround schools located in the Circle of Promise. Boston Public Schools will target Burke with aggressive interventions aimed at rapidly accelerating student achievement through extended learning programs and community engagement strategies. The Dudley Street Neighborhood Initiative, which will be coordinating the comprehensive community planning efforts, has received a Promise Neighborhoods Planning Grant from the U.S. Department of Education for an area that includes the Quincy Corridor. The city's Office of Jobs and Community Development will implement programs and services to support positive outcomes related to education, employment, health, mobility, and safety. The plan calls for improvements

in the neighborhood such as construction or rehabilitation of parks and community gardens, improvements to community facilities and activities to promote economic development, job creation and asset building.

## Chicago, Illinois

**Choice Neighborhoods Lead Applicant:** Preservation of Affordable Housing, Inc. (POAH)

**Choice Neighborhoods Co-Applicant:** City of Chicago

**Target Assisted Housing Project:** Grove Park Plaza Apartments

**Number of Redeveloped Assisted Housing Units:** 504

**Total Units Planned:** 965

**Target Neighborhood:** Woodlawn

### Key Partners:

Jane Adams Hull House Association

University of Chicago Urban Education Institute

Woodlawn New Communities Program

### Committed Funders:

City of Chicago

State of Illinois

### Project Summary:

In 2007, Grove Parc Plaza, a 504-unit project-based section 8 development located on a 12-acre site in the Woodlawn neighborhood on the south side of Chicago, was threatened with foreclosure due to severe problems with the site. Residents of the site invited Preservation of Affordable Housing, Inc. (POAH) to intervene to help preserve the availability of affordable units and renew the site. POAH has now formed a partnership with the City of Chicago to redevelop Grove Parc Plaza and the surrounding community. A total of 965 units are planned, including replacing all 504 assisted units and other affordable units, market rate rental and homeownership. On-site redevelopment will include 240 affordable units and 180 units of market-rate homeownership. In addition, POAH plans to acquire and renovate 400 units throughout the neighborhood to provide the remaining replacement units as well as other affordable and market-rate housing. Housing plans also call for renovating 100 foreclosed properties and building 45 new homes on vacant lots.

James Adams Hull House Association (Hull House) will focus on the people aspect for the Choice Neighborhoods project. Hull House has been activity engaged in Woodlawn and the surrounding areas for over 65 years and has served as a Service Connector for the Chicago Housing Authority, linking residents with employment opportunities, mental health and substance abuse clinical services and literacy programs. Hull House will offer case management and service coordination to neighborhood residents. Hull House will also work closely with the University of Chicago's Urban Institute (UEI) and its partner the Woodlawn Children's Promise Community (WCPC) to connect neighborhood residents to new educational programs and resources planned for Woodlawn. UEI has designed a comprehensive education initiative to improve access to high-quality education programs for all Woodlawn children. The WCPC will connect residents to

UEI early-childhood and college readiness programs, innovative classroom technology and extended-day programs and help link residents to the family and social supports offered by Hull House.

Under the auspices of the Woodlawn New Communities Program, a comprehensive neighborhood planning process identified the need for key neighborhood assets to support the housing and people in the community. These include developing grocery and retail space, a youth center and converting an underused post office into a community resource center. Partners will provide residents with case management to promote education (pre-school to college readiness), employment and other family goals. The planned activities include school reform and a teacher training initiative. The planned neighborhood initiatives include anti-gang violence efforts and transit improvements.

## **New Orleans, Louisiana**

**Choice Neighborhoods Lead Applicant:** Housing Authority of New Orleans (HANO)

**Choice Neighborhood Co-Applicant:** The City of New Orleans

**Target Public Housing Project:** Iberville Housing Development

**Number of Redeveloped Public Housing Units in Target Project:** 821

**Total Housing Units Planned:** 2,512

**Target Neighborhood:** Iberville/Treme

### **Key Partners:**

HRI Properties (HRI)

McCormack Baron Salazar, Inc. (MBS)

Urban Strategies

Recovery School District

Workforce Investment Authority

Covenant House

Tulane Community Health Clinic

New Orleans Police Department

### **Committed Funders:**

The City of New Orleans: Disaster Recovery CDBG and FEMA funds, Insurance Proceeds/Bonds

U.S. Department of Transportation: Tiger Grant

HUD: Sustainable Communities Challenge Grant

### **Project Summary:**

The Iberville/Treme Transformation Plan targets the 821-unit distressed Iberville public housing project. The historic Iberville/Treme neighborhood is adjacent to the French Quarter and Central Business District, yet more than 52 percent of households are living in poverty. Designed as a superblock of 74 two- and three-story brick buildings, Iberville was constructed in 1940 and currently has 465 units occupied. Preservation plans call for 24 of the existing buildings to be reconfigured and renovated while the remaining 50 buildings will be replaced and the street grid restored. The new development will consist of 830 units onsite, of which 300 will be public housing available to current residents of the Iberville development. The remaining 530 onsite units will be split evenly between market rate and low income housing tax credit units. An additional 1,632 rental units will be created within the neighborhood, of which

521 will be public housing or project based Section 8. An additional 50 sites will be developed into homeownership units.

The development team will implement a results-oriented case management model to help adults achieve self-sufficiency, place-based job training and readiness programming and to help children a targeted education/training and literacy strategy in partnership with the Workforce Investment Authority (WIA) and Early Childhood & Family Learning Foundation (ECFLF)'s Outreach Program to ensure that kindergarteners are reading at grade level expectations. The Recovery School District (RSD) and its partners will build and renovate Iberville/Treme school facilities and will work with the Afterschool Partnership and the Boys and Girls Club to increase access to before/afterschool programming and to provide enrichment activities. A partnership with the newly expanded Tulane Community Health Clinic will undertake a detailed assessment of resident health programs to address critical health outcomes. The New Orleans Police Department will collaborate to implement a sustainable violence prevention program that includes participation of residents, support services, law enforcement and other public safety resources to implement organized neighborhood watches, youth mentoring programs and a renter/homeowners association.

Based on extensive neighborhood planning and resident engagement, the development team intends to leverage a \$2 million Sustainable Communities Challenge Grant to study the removal of I-10, a \$100 million investment in the return of the streetcar named *Desire* and the City's investment in the Lafitte Greenway. The development team will also construct enhanced street connectivity, pedestrian friendly streetscapes, appropriate street lighting and create neighborhood retail in ground floor spaces of the new residential properties and a grocery store and farmer's market along the eastern edge of the Iberville site; plan a large-scale urbanized destination lifestyle center along Canal Street, combining food, beverage, and other entertainment with retail and amenities tailored to meet the needs of residents and tourists; and focus arts and culture investments in this neighborhood as well as expedite improvements to Louis Armstrong Park, the Municipal Auditorium, and Saenger Theatre.

## San Francisco, California

**Choice Neighborhoods Lead Applicant:** McCormack Baron Salazar  
**Choice Neighborhood Co-Applicant:** San Francisco Housing Authority  
**Target Public Housing Project:** Alice Griffith Public Housing Development  
**Number of Public Housing Units Targeted:** 256  
**Total Units Planned:** 1,210  
**Target Neighborhood:** Eastern Bayview

### Key Partners:

Urban Strategies  
 San Francisco Redevelopment Agency  
 The San Francisco Unified School District  
 The Mayor's Interagency Council

**Committed Funders:**

CP Development Co.  
San Francisco Redevelopment Agency

**Project Summary:**

The Eastern Bayview/Alice Griffith Comprehensive Transformation Plan focuses on the southeastern San Francisco community known as Eastern Bayview, which includes the targeted Alice Griffith site, a severely distressed public housing development and its surrounding neighborhood. Constructed in 1962, Alice Griffith is a family development of two-story townhouse style buildings scattered throughout a 22-acre site. All 256 units will be replaced along with 248 new low income housing tax credit units. An additional 382 market-rate, 43 inclusionary and 281 workforce units will also be developed for a total of 1,210 units. The long-term goals for the Eastern Bayview neighborhood include an additional 6,640 units, of which 2,273 will be affordable or below-market rate, including 521 inclusionary units, 671 low income housing tax credit units, and 509 workforce units.

Positive outcomes for Alice Griffith residents will be achieved through job readiness, training and placement programs, in part through the Job Readiness Initiative and San Francisco's Citybuild program. Additional economic development assistance will be provided by CP Development (a Committed Funder). CP Development's funds will be used for activities that include creating a Construction Assistance Fund and surety bond assistance program for local contractors. In addition, improved access to health care will occur through expansion of the Neighborhood's Southeast Health Center and development of a senior center and aging campus.

Educational enhancements will occur in the San Francisco Unified School District through fostering principal leadership, increasing teacher effectiveness, using data to drive instructional improvements and integrating education with wrap-around services via partnerships with family support nonprofits. Other efforts will include enhancing preschool programs that build age-appropriate skills and inclusion of a high-quality early learning center at the renovated Alice Griffith site.

Significant resident and community engagement has led to a comprehensive plan for investments targeting a range of improvements critical for the neighborhood's long term success. Expected outcomes include transportation improvements; blight eradication and investment in existing and new housing stock; retail attraction through SF Shines Façade Improvement Program (an initiative to provide streetscape enhancement and recommendations for business attraction and retention); improved resident health through healthier food options; and support for greening improvements, such as recreational improvements along the shoreline. Planned activities at Candlestick Point include new commercial assets, job development, recreational assets and services. This will be enhanced by 104 acres of new parks and open space as well as an entertainment arena.

## Seattle, Washington

**Choice Neighborhoods Applicant:** Housing Authority of the City of Seattle (SHA)

**Target Public/Assisted Housing Project:** Yesler Terrace

**Number of Targeted Public Housing Units in Target Project:** 40

**Total Number of Housing Units Planned:** 212

**Target Neighborhood:** Yesler

### Key Partners:

Seattle University

Seattle Public Schools

Historic Seattle

Neighborhood Health

Workforce Development Council

Seattle Department of Transportation

### Committed Funders:

SHA

City of Seattle

### Project Summary:

The Housing Authority of the City of Seattle (SHA) has worked collaboratively with local residents, businesses, and community organizations to devise a 15-year plan to fully transform the Yesler neighborhood with the investment of approximately \$1 billion in public and private funds. Although the Yesler neighborhood currently suffers from high poverty rates, crime rates, and poor schools relative to the City of Seattle, it is well located adjacent to the City's commercial business district. The overall Yesler neighborhood plan includes the replacement of 561 public housing units at Yesler Terrace in conjunction with up to 6,000 units of mixed-income housing, as well as retail and educational facilities and other community amenities in the neighborhood. In its first phase, the focus of the Choice Neighborhoods funding, the housing plan calls for the demolition of 40 public housing units followed by the construction of 88 replacement units along with 124 other affordable and market rate units.

As part of the overall neighborhood transformation effort, SHA intends to leverage and build on existing neighborhood assets including a high-quality public transit system, schools, and medical centers to create a mixed-income, transit oriented community with access to employment, services and recreation. The planned activities to further this objective include the development of 5,000 square feet of affordable retail space and developing safe, accessible, complete streets that connect to the surrounding neighborhoods and transit stops.

SHA will focus on improving resident outcomes by helping residents attain financial stability, creating affinity groups to address community needs and interests and improving educational opportunities for neighborhood youth. In addition, the SHA and its partners will provide job placement assistance and vocational opportunities for residents. The SHA has also partnered with Seattle University and its Youth Initiative Project to increase tutoring opportunities for students, increase the number of students who perform at or above grade level and increase enrollment in academic mentoring/advising programs.

## Tampa, FL

**Choice Neighborhoods Applicant:** Housing Authority of the City of Tampa

**Target Public Housing Project:** Central Park Village

**Number of Redeveloped Public Housing Units:** 134

**Total Units Planned:** 156

**Additional Community Improvements:** Public middle school, History Museum, boutique hotel, office building, and a grocery store

**Target Neighborhood:** Central Park Community Revitalization Area

### Key Partners:

Banc of America Community Development Corporation

School District of Hillsborough County

City of Tampa

### Committed Funders:

City of Tampa

Tampa Housing Authority

Banc of America Community Development Corporation

### Project Summary:

The Encore Development Plan calls for the redevelopment of the former 28-acre Central Park Village public housing site and the surrounding neighborhood. The plan will result in a mixed-income community that includes affordable, workforce and market rate housing and neighborhood amenities. The public housing site has already been demolished and infrastructure is fully funded and underway to create 12 developable pads for mixed-use development. A partnership between Banc of America Community Development Corporation and Tampa Housing Authority will use Choice Neighborhoods funding to develop a 156-unit senior mixed-income mid-rise apartment building. Other uses planned development includes a new public middle school, 3 new mixed-income rental buildings, a new 160-unit senior affordable apartment building, a market rate condo building, an African American History Museum, a boutique hotel, a new office building and a grocery store.

Tampa Housing Authority has been providing and will continue to provide comprehensive services and programs to the residents of Central Park Village to prepare them for greater independence and long-term self-sufficiency. The current neighborhood poverty rate is nearly 70 percent. The City of Tampa is leading the redevelopment of a 158-acre area extending beyond the public housing site. The area's assets include libraries, museums, an existing elementary school, a proposed middle school, churches, restaurants, a grocery store, a city park, an existing national passenger rail line and station and access to jobs and entertainment venues. The Hillsborough County school district will develop a new high quality urban middle school and will offer extended day program activities and expanded tutorial programs at the existing elementary school.