Asbury Park, NJ

Choice Neighborhoods Lead Grantee: Asbury Park Housing Authority
Choice Neighborhoods Co-Grantee: City of Asbury Park
Target Public Housing Project: Lincoln Village
Target Neighborhood: West Side
Choice Neighborhoods Grant Amount: $500,000

Key Partners: Interfaith Neighborhoods | HOPE Academy Charter School | Visiting Nurse Association | Monmouth Medical | Boys and Girls Club of Monmouth County | Maestro Community Development Corporation | Monmouth University | Wallace Roberts & Todd | Community Action Network | New Jersey Natural Gas

Project Summary:
Situated in the City's southwest quadrant, Asbury Park's West Side is a neighborhood with challenges and opportunities. The neighborhood was hard hit by the race riots of the early 1970s, the economic downturn of the 1990s, and the housing crisis of the 2000s. Even as the city's prosperous East Side attracted an unprecedented amount of new investment in the wake of Hurricane Sandy, the West Side neighborhood continues to struggle. Today, 42 percent of West Side residents earn incomes below poverty. The main commercial corridor, Springwood Avenue, is dominated by vacant storefronts, despite the fact that it is only a five-minute walk from the East Side's vibrant main street. A concentration of distressed public housing properties, including the 63-unit Lincoln Village, has also contributed to the neighborhood's decline.

Although the West Side's growth is far outpaced by the growth of the East Side, new developments are beginning to materialize. The Springwood Avenue corridor is on the brink of revitalization, with almost all of its currently vacant parcels slated for near term investments. Springwood Center, the first new mixed-use facility to be built on Springwood Avenue in 30 years, is complete. Springwood Park is opening in late 2016, and two new mixed-income rental developments are poised to break ground. Although the Lincoln Village housing development is severely distressed, it is located directly across from Asbury Park's NJ Transit Intermodal Station.

Using its Choice Neighborhoods Planning Grant, the Asbury Park Housing Authority and the City of Asbury Park, will lead a diverse team of stakeholders and residents to create a collective vision for the West Side. The plan will lay the groundwork for providing equitable housing for the city's most vulnerable residents, designing amenity rich pedestrian friendly blocks, and creating custom tailored supportive services that meet residents' most pressing needs. Revitalizing Lincoln Village and the West Side will not only increase opportunities for residents, but will also further establish Asbury Park as a vibrant commuter community within the New York Metropolitan Area.

Brownsville, Texas

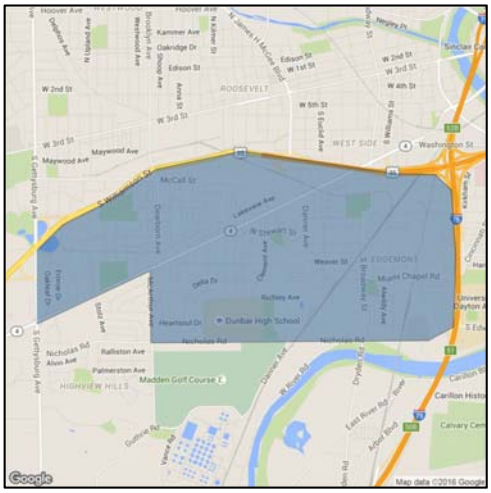
Choice Neighborhoods Lead Grantee: Housing Authority of the City of Brownsville
Choice Neighborhoods Co-Grantee: City of Brownsville
Target Public Housing Project: Buena Vida
Target Neighborhood: Buena Vida
Choice Neighborhoods Grant Amount: $500,000

Key Partners:
Buena Vida Resident Advisory Board | Brownsville Independent School District | United Way of Southern Cameron County | University of Texas Rio Grande Valley | Brownsville Wellness Coalition | Community Development Corporation of Brownsville |Carmiros, Ltd.

Project Summary:
Settled on the northern bank of the Rio Grande, the City of Brownsville is located at the southernmost tip of Texas. While Brownsville is home to one of the fastest growing manufacturing sectors in the nation, the City is frequently cited as having one of the highest poverty rates in the United States. Adjacent to downtown, the Buena Vida neighborhood is one of the oldest neighborhoods in Brownsville. The neighborhood includes the oldest public housing development within the City – Buena Vida apartments. The Buena Vida public housing development was constructed in 1940, and after 75 years, the 150-unit development is severely distressed and requires significant rehabilitation.

As a historic City on the US-Mexico border, Brownsville is uniquely situated for economic growth. The Buena Vida neighborhood and surrounding downtown core have unique assets to build upon, including historic buildings; walkable tree lined streets; regional amenities including the museums and parks of the Mitte Cultural District; and downtown Brownsville shops and services. The Buena Vida neighborhood is also close to the Texas Southmost College and the University of Texas Rio Grande Valley. In order to help the City ensure the whole community benefits from this growth potential, Strong Cities, Strong Communities has been providing technical assistance to help advance the City's infrastructure development, education and human capital, and public health promotion objectives.

With the award of a Choice Neighborhoods Planning Grant, the Housing Authority of the City of Brownsville and the City of Brownsville will leverage the existing Strong Cities, Strong Communities designation to bring additional resources to the neighborhood. The planning team will also build from recent community visioning efforts and employ a community-based, bottom-up strategic planning approach. The vision for Choice Neighborhoods will include connecting Buena Vida residents to the larger Brownsville community, connecting residents and elementary schools to local universities, connecting the neighborhood to Downtown Brownsville, and connecting neighborhood history and culture to a positive future.



Dayton, Ohio

Choice Neighborhoods Lead Grantee: Greater Dayton Premier Management
Choice Neighborhoods Co-Grantee: City of Dayton
Target Public Housing Project: DeSoto Bass Courts and Hilltop Homes
Target Neighborhood: DeSoto Bass
Choice Neighborhoods Grant Amount: $1,500,000 million

Key Partners: University of Dayton | CountyCorp's Housing Source Division | Montgomery County Land Bank | Goodwill Easter Seals Miami Valley | Montgomery County | CareSource | Dayton Public Schools | Public Health Dayton and Montgomery County | Human Relations Council | Family and Children First Council | United Way | Miami Valley Regional Planning Commission | Dayton Foundation | PNC | Regional Transit Authority | CityWide Development Corporation

Project Summary:
When the city of Dayton lost thousands of jobs in the wake of the manufacturing sector's decline, the neighborhoods in West Dayton were hit particularly hard. Between 2000 and 2010, the DeSoto Bass neighborhood, located in West Dayton, lost 23 percent of its population. Today, the DeSoto Bass neighborhood has higher crime rates, higher vacancy rates, and lower homeownership rates that the rest of the city and over half of its residents live in poverty. Located within DeSoto Bass are the 354-unit Desoto Bass Courts and 201-unit Hilltop Homes developments, two of the city's oldest, largest, and most segregated public housing developments.

While the DeSoto Bass neighborhood has many challenges, there have likewise been new investments. Over the last decade, a new career center and warehouse, a key bridge replacement, and the Kindred Hospital have been developed. Recently, the City invested approximately $7.8 million in brownfield cleanup and is now positioning more than 50 acres of land for redevelopment. The area also has a strong social fabric – with more than 160 churches or faith-based community locations – and a desirable location: Dayton's central business district. The Veterans Administration Medical Center, a major hospital and employer, and the University of Dayton are located within a mile of the target area.

With its Choice Neighborhoods Planning and Action Grant, the Desoto Bass Choice Neighborhoods team will create a Transformation Plan that capitalizes on these assets and repositions the neighborhood. Greater Dayton Premier Management, along with the City of Dayton, will lead a two-year, community planning process. Building upon this plan, the Desoto Bass Choice Neighborhoods team will be able to use $1 million of the Planning and Action Grant funds to support community and economic development activities to jumpstart the implementation of the Transformation Plan and position the neighborhood for reinvestment.

Louisville, Kentucky

Choice Neighborhoods Lead Grantee: Louisville Metro Housing Authority
Target Public Housing Project: Beecher Terrace
Target Neighborhood: Russell
Choice Neighborhoods Grant Amount: $1,000,000

Key Partners:
City of Louisville | Louisville Central Community Centers, Inc. | Jefferson County Public Schools | University of Louisville | Kentuckiana Works | Center For Neighborhoods | Community Ventures Corporation | New Directions Housing Corporation | St. Peter's Church/Molo Village CDC | YMCA | Metro United Way | Cities United | Seed Capital KY | Louisville Free Public Library | C. E. & S. Foundation | Housing Partnership, Inc. | Telesis Corporation

Project Summary:
The Russell neighborhood lies near Louisville's vibrant Downtown and Central Business District, but is cut off from it by a major North-South thoroughfare and a series of ramps that connect to Interstate 64. For years, West Louisville stakeholders have advocated for reinvestment in Russell to address the systematic poverty that persists in the neighborhood – where 62 percent live in poverty, 40 percent reside in subsidized housing, and employment opportunities have dwindled. Russell has six HUD-assisted housing sites, with two directly abutting the Choice Neighborhoods target housing, the 768-unit Beecher Terrace, one of only two remaining large, barrack-style, family public housing sites owned by the Louisville Metro Housing Authority (LMHA).

A robust, community-driven process is underway to reverse these trends. Through a FY 2014 Choice Neighborhoods Planning Grant, the LMHA, the City, and nearly 600 residents and stakeholders have been galvanizing interest and reinvestment in the neighborhood. The planning process aligns with recent investments in Russell, including the creation of the Kentucky Center for African American Heritage, a 3-year youth violence prevention initiative, the conversion of a vacant cafeteria into a kitchen incubator, and plans for a $54 million FoodPort that will bring over 240 jobs to the Russell neighborhood. The planning process is resulting in a new vision for Russell to become a culture and arts destination with quality mixed-income housing and opportunities for families to grow and thrive.

To enhance their existing Planning Grant, LMHA has been awarded the action component of the Planning and Action Grant. With this $1 million award, LMHA, Russell neighborhood residents, and stakeholders will be able to undertake community and economic development activities, leveraging local resources that will build off of their Transformation Plan. These actions will accelerate momentum for the community's new vision and propel Russell toward revitalization.

Nashville, TN

Choice Neighborhoods Lead Grantee: Metropolitan Development and Housing Authority
Choice Neighborhoods Co-Grantee: Martha O'Bryan Center
Target Public Housing Project: J.C. Napier Homes and Tony Sudekum Homes
Target Neighborhood: Napier/Sudekum
Choice Neighborhoods Grant Amount: $500,000

Key Partners: Family and Children's Service | Metro Public Health Department | Metropolitan Nashville Public Schools | Abigail Ministries Incorporated | Belmont University | Nashville Area Chamber of Commerce | Harvest Hands | Neighborhood Health | Napier Community Center | Trevecca Nazarene University | Wayne Reed Christian Child Care Center | Metro Nashville Planning Department

Project Summary:
Despite being located less than a mile south of downtown Nashville, today the Napier/Sudekum neighborhood is isolated from many of the opportunities the city offers. The construction of Interstate 40, which forms the neighborhood's north and east boundaries, has eroded its connection to the rest of the city. The neighborhood is a USDA-designated food desert. More than 72 percent of neighborhood residents live in poverty and its elementary school, Napier Elementary, is among the city's lowest performing schools. Many neighborhood buildings are severely distressed, including the two public housing projects targeted by the grant – the 378-unit J.C. Napier Homes and the 443-unit Tony Sudekum Homes.

Although the Napier/Sudekum neighborhood faces multiple challenges, it also has many assets that can be used to promote future growth. The neighborhood has engaged residents, a strong African-American heritage, and a variety of community facilities, including a public library, community center, and health clinic. Additionally, with downtown Nashville and the nearby Wedgewood-Houston neighborhood experiencing rapid growth, private investors have begun to show interest in Napier/Sudekum.

Through the Choice Neighborhoods Planning Grant, the Metropolitan Development and Housing Agency, the Martha O'Bryan Center, and an inclusive group of residents and community stakeholders will create a plan to capitalize on the neighborhood's location and foster future growth. The Envision Napier/Sudekum team will develop a strategy for how to revitalize the Napier and Sudekum housing developments, both of which are part of HUD's Rental Assistance Demonstration program. The plan will also identify how to create new commercial spaces and remove barriers for residents. The planning team will aim to establish their neighborhood as a mixed-income, mixed-use community that welcomes, supports and improves opportunities for new and existing residents.

Newport News, Virginia

Choice Neighborhoods Lead Grantee: City of Newport News
Choice Neighborhoods Co-Grantee: Newport News Redevelopment and Housing Authority
Target Public Housing Project: Ridley Place
Target Neighborhood: Marshall/Ridley
Choice Neighborhoods Grant Amount: $500,000

Key Partners:
Habitat for Humanity | Boys and Girls Club | Peninsula Health District | Virginia Department of Health | Newport News Public Schools | Newport News Shipbuilding | Newport News Economic and Industrial Development Authority | Wallace Roberts & Todd

Project Summary:
Located in the southeast of Newport News, the Marshall/Ridley neighborhood is near one of the region's largest job centers, encompassing Newport News Shipbuilding, the Navy, and the Port Authority. Historically, Marshall/Ridley was a vibrant, middle class neighborhood that was home to many shipbuilders and administrators. Between the 1950s and 1960s, however, the neighborhood lost much of its population as families moved to more suburban neighborhoods. Shortly afterwards, large public housing developments were concentrated through urban renewal programs, including the 256-unit, Ridley Place. Then, in the 1980s, construction of Interstate 644 cut the community off from the rest of the city. Currently, half of all neighborhood residents live in poverty and over 21 percent are unemployed.

The City of Newport News, the Newport News Redevelopment and Housing Authority (NNRHA), and the Marshall/Ridley community are determined to restore the health and vibrancy of the neighborhood. The City, NNHRA, and other stakeholders have recently established the neighborhood's first grocery store, redeveloped a distressed housing project into 170 new affordable housing units, and created 120 new affordable homeownership units. Marshall/Ridley's neighborhood assets also include its proximity to downtown and the waterfront and its award-winning Achievable Dream magnet school.

Now, a Choice Neighborhoods Planning Grant has been awarded to the City of Newport News and NNHRA to guide the community's efforts. The Planning Grant award will enable the City and NNHRA to create a community-driven vision and plan for Marshall/Ridley. The planning process will come at a critical juncture, as state and federal government agencies have proposed to widen the nearby Interstate 664. A strong plan for Marshall/Ridley will ensure this investment contributes to the neighborhood's rebirth and aligns with the creation of new mixed-income housing, improvements in neighborhood schools, and a reclaimed sense of community.

Phoenix, Arizona

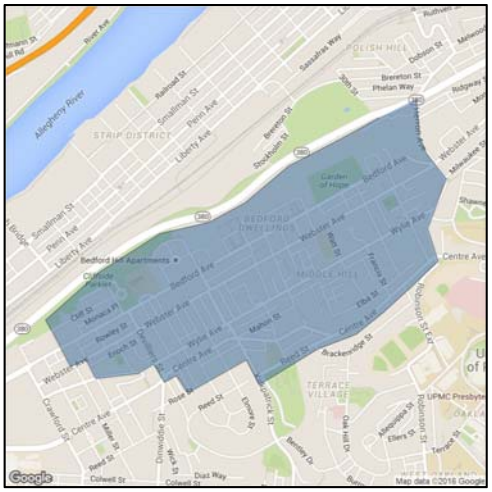
Choice Neighborhoods Lead Grantee: City of Phoenix
Target Public Housing Projects: Sidney P. Osborn Homes, A.L. Krohn Homes, and Frank Luke Homes
Target Neighborhood: Edison-Eastlake
Choice Neighborhoods Grant Amount: $1,500,000

Key Partners:
Arizona Department of Housing | LISC Phoenix | Phoenix Revitalization Corporation | Phoenix Elementary School District #1 | St. Luke's Medical Center | Friendly House, Inc. | Public Transit | City Police | City Parks and Recreation | Industrial Development Authority | Maricopa County IDA | Global Green USA

Project Summary:
Once a thriving center for health and industry, the Edison-Eastlake Community experienced steady decline after the Great Depression. As the economy faltered, businesses closed, and suburban flight and illegal dumping of industrial solvents led to decades of disinvestment. Within this landscape, four large public housing developments were constructed between 1942 and 1963. Three public housing developments – Sidney P. Osborn Homes, A.L. Krohn Homes, and Frank Luke Homes – still stand there today, totaling 577 units and suffering from mold, failing systems, and an isolating design. The neighborhood as a whole struggles with a violent crime rate that is three times that of the City, with 73 percent of residents living in poverty.

Despite these challenges, the Edison-Eastlake Community has the assets needed to generate change. The community is only located about a mile east of downtown Phoenix. St. Luke's Medical Center, and anchor institution in the community, has plans to expand their facilities. The City is redeveloping the fourth former public housing development site into a new mixed-income development and is investing in complete streets for a main commercial corridor. Additionally, in 2008, Valley Metro Light Rail started up in the region and, through an FY2011 HUD Sustainable Communities Grant, kicked off a regional planning process that included the neighborhood's district.

The award of a Choice Neighborhoods Planning and Action Grant will allow the City of Phoenix and its partners to ensure that the Edison-Eastlake neighborhood benefits from, and builds on, the local transit-oriented development opportunities. The City and its partners intend to concentrate on improving resident quality of life, especially in education and health. With the Transformation Plan as a blueprint, the Phoenix Choice Neighborhoods team will be able to use, $1 million of the Planning and Action Grant to leverage and finance innovative community and economic development activities that will help kick start neighborhood change.



Pittsburgh, Pennsylvania

Choice Neighborhoods Lead Grantee: Housing Authority of the City of Pittsburgh
Choice Neighborhoods Co-Grantee: City of Pittsburgh
Target Public Housing Project: Bedford Dwellings
Target Neighborhood: Bedford Dwellings/Hill District
Choice Neighborhoods Grant Amount: $500,000

Key Partners:
Hill House Association | Hill Community Development Corporation | Hill District Consensus Group | Bedford Dwellings Tenant Council | Urban Redevelopment Authority | Carlow University | TREK Development Group | Urban Innovation 21 | Hill District Education Council | Hill District Ministers Alliance

Project Summary:
Pittsburgh's Hill District is a historic and cultural center of Pittsburgh's African-American community. In the 1920's the Hill District was home to a thriving African-American middle class, and its neighborhoods had vibrant stores, businesses, churches, and jazz clubs – which hosted cultural icons such as Duke Ellington, Ella Fitzgerald, Count Bassie, and Cab Calloway at the New Granada Theater in the 1930s. Built in the 1940s, Bedford Dwellings was the first public housing project constructed in the neighborhood. By 1954, there were nearly 3,500 public housing units in the Hill. Within the next decade, 95 acres of the Hill District were leveled under Urban Renewal programs and the Federal Aid Highway Act in order to build a sports arena. More than 5,000 residents, business and institutes were forced to relocate. This event severely impacted the once vibrant Hill District, resulting in widespread vacant and distressed properties throughout the neighborhood.

Today, the Bedford Dwellings development is in a state of severe distress due to significant structural and design deficiencies. However, this public housing site and the Hill District of Pittsburgh are poised for positive transformation. After decades of neglect, economic dislocation, and abandonment, the Hill District is seeing development pressure push in from Downtown and the Crawford/Lower Hill district on the West and from Oakland (home to the University of Pittsburgh and Carnegie Mellon University) on the east.

With the award of a Choice Neighborhoods Planning Grant, the Housing Authority of the City of Pittsburgh, the City of Pittsburgh, housing residents, community members, and a variety of partners will create a Transformation Plan to revitalize Bedford Dwellings and the surrounding neighborhood. The vision for this planning process is to create a revitalized neighborhood, fully integrated economically, socially, and culturally into the fabric of the City of Pittsburgh. In doing so, the Transformation Plan will result in a blueprint that invest in residents, maximizes development potential, and allows the community to plan for its future.

Sanford, Florida

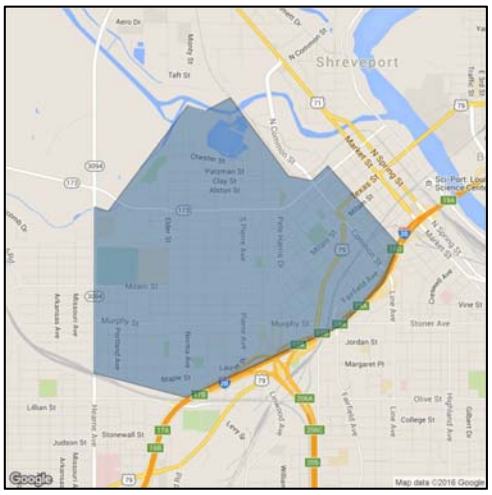
Choice Neighborhoods Lead Grantee: Sanford Housing Authority
Choice Neighborhoods Co-Grantee: City of Sanford
Target Public Housing Project: Castle Brewer Court (including William Clark Court), Edward Higgins Terrace (including Cowan Moughton Terrace), and Lake Monroe Terrace
Target Neighborhood: Goldsboro
Choice Neighborhoods Grant Amount: $500,000

Key Partners:
Goldsboro Front Porch Council | EJP Consulting Group | Arlington Properties, Inc. | Career Source Central Florida | Community Legal Services of Mid-Florida | East Central Florida Regional Planning Council | Florida Department of Health in Seminole County | Seminole County Community Development | Seminole County Public Schools | City of Sanford Police Department | University of Central Florida | EJP Consulting Group

Project Summary:
The Goldsboro neighborhood is within walking distance of downtown Sanford but is in many ways miles apart from the city center. Incorporated in 1891 before it was annexed by Sanford, Goldsboro is one of the oldest African-American founded townships in the United States. Over the years, the neighborhood has suffered from limited investment, resulting in a 38 percent vacancy rate, sharp health disparities, and a violent crime that is more than five times that of the City. Goldsboro was also formerly the location of five severely distressed public housing developments, totaling 380 units. These developments were demolished in 2015, leaving nearly 48 acres of land vacant in the heart of Goldsboro.

Despite these barriers, Goldsboro is on the brink of change. Goldsboro is within walking distance to the downtown/waterfront area, as well as the new Sanford SunRail station. Since 2010, the City has invested millions in the neighborhood through street and sidewalk improvements, park and trail enhancements, renovations to the Westside Community Center, and a new police and fire headquarters. For the past 15 years, the Goldsboro Front Porch Council, a 501(c)(3) founded by community members, has leveraged neighborhood investments of over $5 million and created a robust volunteer program to address housing, neighborhood beautification, economic development, education, youth mentoring, and employment.

The Choice Neighborhoods Planning Grant awarded to the Sanford Housing Authority and the City of Sanford will enable the community and its partners to unlock the full potential of Goldsboro. The planning process will bring together community members and partners in health, public safety, transit, economic development, education, housing, and more to establish a plan for developing mixed-income, transit-oriented housing, visibly improving the neighborhood, and improving the health and well-being of residents.



Shreveport, Louisiana

Choice Neighborhoods Lead Grantee: City of Shreveport
Choice Neighborhoods Co-Grantee: Housing Authority of the City of Shreveport
Target Public Housing Project: Naomi Jackson Heights
Target Neighborhood: Allendale/Ledbetter Heights/West Edge
Choice Neighborhoods Grant Amount: $1,000,000

Key Partners:
Volunteers of America of North Louisiana | The Community Foundation of North Louisiana | Caddo Parish School Board | Shreveport Common | Allendale-Lakeside-Ledbetter Heights Partnership | Shreveport Local Workforce Development Board | Martin Luther King Health Center | LSU AgCenter | Southern University at Shreveport

Project Summary:
The Allendale/Ledbetter Heights/West Edge neighborhood has suffered dramatic decline over the last 30 years. Allendale is a 150-year old, low density community that includes the demolished Naomi D. Jackson public housing site and the location of Shreveport's first predominately African American middle class neighborhood. The contiguous Ledbetter Heights area is listed as a historic district for its role as an African American entertainment, music, and commercial center in the 1940s and 1950s. Finally, West Edge is one of the City's oldest commercial districts. Over the last three decades, the Allendale/Ledbetter Heights/West Edge neighborhood has undergone significant population decline. Today, nearly 60 percent of properties within the neighborhood are vacant and/or tax delinquent, with most in a state of disrepair.

As a recipient of a 2010 Choice Neighborhoods Planning Grant, the community established a strong Transformation Plan for the Allendale/Ledbetter Heights/Western Edge neighborhood. This Transformation Plan outlined many strategic improvements within the neighborhood, including restoring vacant land to productive use, adding new facilities and preserving historic structures, providing retail services, and attracting new private investment. Meanwhile, stakeholders within the target area have also launched "Shreveport Common," an emerging place-based arts district that has captured national attention. With funding from the National Endowment for the Arts and the Education Foundation of America, Shreveport Common is working to implement 36 major projects spanning housing, transportation, green space, public arts, and workforce development.

Since completing the Choice Neighborhoods Planning Grant, the City, Housing Authority, and their partners have focused on implementing a vision of bringing mixed-income housing into the Choice Neighborhood. The City has acquired over 150 vacant and adjudicated properties for use in neighborhood improvement projects, housing, and amenities to attract private investment. With the award of the action component of the Choice Neighborhoods Planning and Action Grant, the City of Shreveport will use $1 million to leverage local resources for community and economic development activities to continue to bring the Transformation Plan's vision to life.