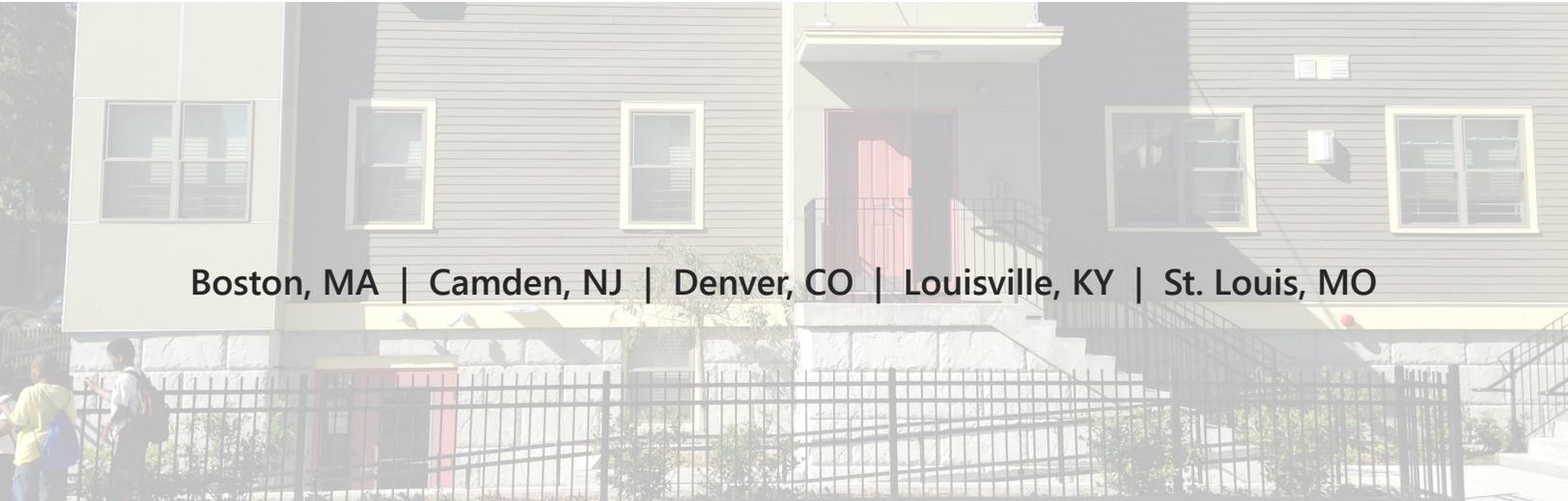




# Choice Neighborhoods 2016 Implementation Grant Awards



U.S. Department of Housing & Urban Development



Boston, MA | Camden, NJ | Denver, CO | Louisville, KY | St. Louis, MO

# FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

## BOSTON, MASSACHUSETTS

Boston Housing Authority & the City of Boston  
Whittier

### project OVERVIEW

The Boston Housing Authority and the City of Boston were awarded a \$30 million FY2016 Choice Neighborhoods Implementation Grant for the Whittier neighborhood of Roxbury. Despite its location in the geographic center of Boston, the Choice Neighborhood struggles from a legacy of disinvestment, high crime, and poverty. Supported by a FY2012 Choice Neighborhood Planning Grant, local leaders and community stakeholders created a plan to unleash the neighborhood's potential. With the award of a Choice Neighborhoods Implementation Grant, the Boston Housing Authority and the City of Boston will make this plan a reality by replacing the obsolete Whittier Street public housing development with 472 new mixed-income housing units; reducing crime and creating safer, livelier streets; bolstering families' education and economic self-sufficiency; and supporting small businesses.

### key PARTNERS

Preservation of Affordable Housing | Madison Park Development Corporation | Dudley Street Neighborhood Initiative | Boston Public Schools | Northeastern University | Whittier Street Health Clinic | Boston Police Department | Mayor's Office of Workforce Development | BEST Corp. | Economic Mobility Pathways | Tenacity | Dewitt Community Center | Nurtury | Nuestra Comunidad Development Corporation | P-3 Partners | Action for Boston Community Development Inc. | Boston Public Health Commission

### key FUNDERS

City of Boston | Boston Housing Authority | Madison Park Development Corporation | Nuestra Comunidad Development Corporation | Commonwealth of Massachusetts Department of Housing & Community Development | Mass Housing | Massachusetts Housing Investment Corporation | EmPath

### committed LEVERAGE

**Housing Leverage Committed:** \$90.9 million  
**People Leverage Committed:** \$43.5 million  
**Neighborhood Leverage Committed:** \$37.5 million  
**Additional Neighborhood Investment :** \$1.0 billion

### neighborhood BACKGROUND & VISION

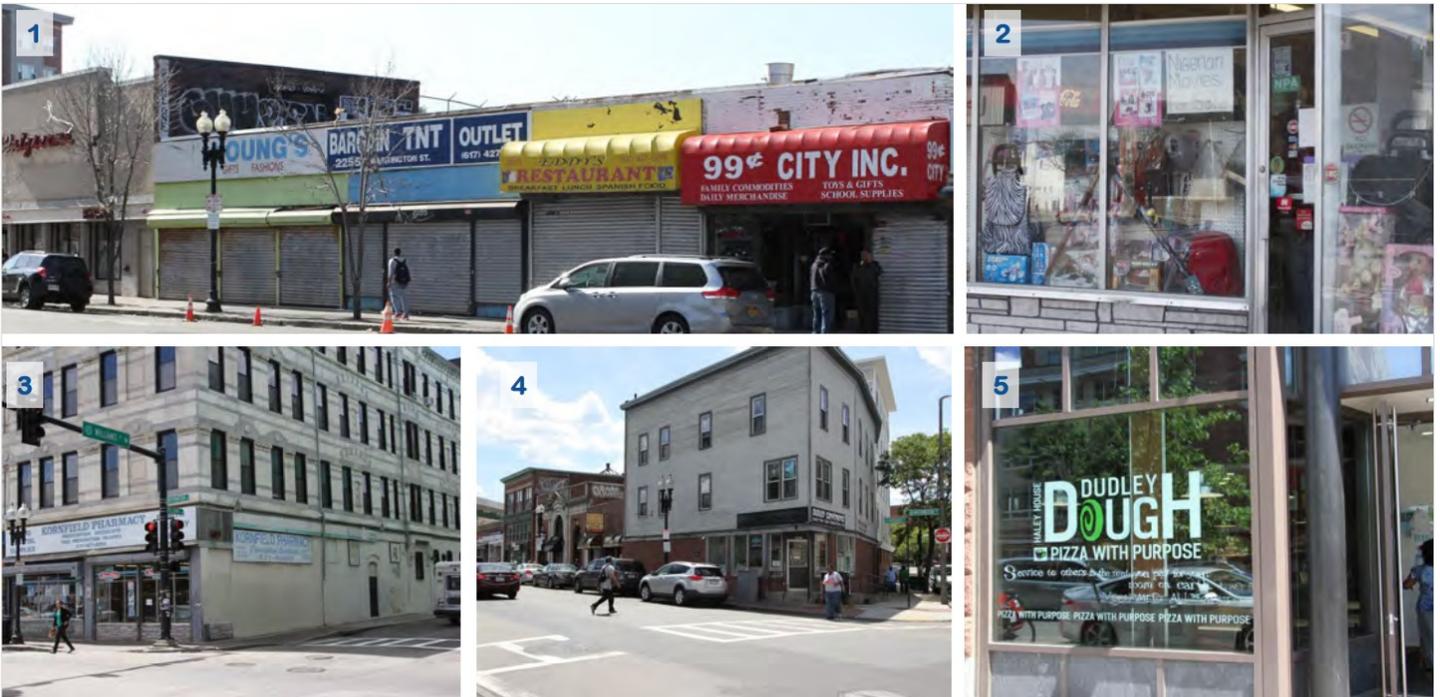
Located in the geographic center of Boston, the Whittier Choice Neighborhood has a strong heritage and prime location. However, the neighborhood has struggled from a legacy of two unfinished highway projects that hollowed out Whittier, leveling large swaths of land where homes, businesses, and churches once stood. The neighborhood also includes the poorly designed and severely distressed 200-unit Whittier Street public housing development. Today, the neighborhood is poised for change as it experiences a rapid influx of new development. Yet it also remains a high crime, high poverty area where extremely low-income residents are isolated by fears for their safety and feel the pressures of development without its advantages.

To address these contradictions, the Boston Housing Authority, the City, and its partners embarked on an extensive three-year community planning process. Supported by a FY2012 Choice Neighborhood Planning Grant, local leaders and community stakeholders created a plan to unleash the neighborhood's potential. Now, with a Choice Neighborhoods Implementation Grant and over \$170 million in additional public and private dollars, their plan will become a reality. The Boston Housing Authority and their development partner, POAH Madison Associates LLC, will replace the obsolete Whittier Street public housing development with 472 high-quality, mixed-income housing units in the neighborhood. The old Whittier Street site will hold slightly more than 300 mixed-income units, featuring apartments and townhouses. The site will also have outdoor play spaces and new through-streets which will connect this isolated superblock to the rest of the neighborhood.



*Pictured: The boundaries of the Whittier Choice Neighborhood*

Pictured: While Dudley Square struggles with vacant and dilapidated commercial space, many small business continue to well serve the local community. A key initiative of the Whittier Choice Neighborhoods Transformation Plan is to support those businesses - and stimulate new business - through loans and services to promote storefront repairs and enhancements. Dudley Dough, a new locally-owned business that opened within the last year in the Bolling Building is an example of new retail investment; with its expansive windows, it is a model for the types of storefront improvements that will be achieved throughout the neighborhood.



To bolster opportunities for residents, the Boston Housing Authority will work with several nonprofit organizations to help residents improve their health and education, secure good jobs, and build their income and assets. The Whittier Street Health Clinic, a federally qualified health center, will increase access to physical and behavioral health care. A robust family self-sufficiency program will pair public housing residents with Economic Mobility Pathways coaches that will help families identify and overcome barriers to work, school and health. The Dudley Street Neighborhood Initiative will work with its extensive network of educational partners to prepare young children to succeed in school, improve local schools' performance, and help students go to college.

Finally, the City of Boston will lead efforts to improve the Whittier area by strengthening its physical, economic, and social connections; reducing and preventing crime; and creating safer, livelier streets. Improvements to Ruggles Street, will make this key corridor a safer, more attractive place for people travelling between the Ruggles rapid transit station and Dudley Square. Infrastructure improvements at local cultural institutions will enhance the neighborhood's status as an Arts and Culture District. Enhanced digital connectivity and support for small businesses – including small business loans, a retail incubator space, and funding for façade improvements – will help strengthen the neighborhood's economy and expand opportunity for local entrepreneurs.



Pictured: Whittier Street Apartments

# FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

## CAMDEN, NEW JERSEY

*Housing Authority of the City of Camden & the City of Camden  
Mt. Ephraim Corridor South*

### project OVERVIEW

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The Housing Authority of the City of Camden and the City of Camden were awarded a \$13.2 million FY2016 Choice Neighborhoods Implementation Grant for the Mt. Ephraim South Neighborhood. Located south of the downtown core of Camden, the Mt. Ephraim South neighborhood includes Clement T. Branch Village – a severely distressed public housing development of 210 units. Once a neighborhood characterized by subsidized housing, the Mt. Ephraim South neighborhood has had several successful HOPE VI redevelopments, and today, “Branch Village” is the last traditional public housing site to be redeveloped. With the combination of Camden’s Promise Zone designation in 2015 and powerful new economic incentives offered by the State of New Jersey, the Mt. Ephraim South neighborhood is well positioned for additional neighborhood investment. This investment will also be matched with expanded health, education, and workforce opportunities for families and targeted neighborhood improvements along and around the main thoroughfare of the neighborhood – the Mt. Ephraim Corridor.

### key PARTNERS

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Cooper’s Ferry Partnership | Michaels Development Company | Camden Redevelopment Agency | Better Tomorrows | Camden City School District | Lourdes Health System | Virtua Hospital | Rowan University | CAMcare | Uncommon Schools | Camden County | Camden County Workforce Development Board | Center for Family Services | Camden Coalition of Healthcare Providers | Fellowship House of South Camden | Genesis Counseling Center, Inc. | Rutgers University

### key FUNDERS

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City of Camden | Riverside Capital | Housing Authority of the City of Camden | New Jersey Housing and Mortgage Finance Agency | Camden County | Camden City School District | Center for Family Services

### committed LEVERAGE

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**Housing Leverage Committed:** \$70.2 million

**People Leverage Committed:** \$79.5 million

**Neighborhood Leverage Committed:** \$13 million

**Additional Neighborhood Investment:** \$117 million

### neighborhood BACKGROUND & VISION

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The Mt. Ephraim Corridor South Choice Neighborhood is already showing signs of forward progress and momentum toward the vision thoughtfully crafted by its residents in the Mt. Ephraim Transformation Plan, developed as a result of a 2012 Choice Neighborhoods Planning Grant. Today, the Housing Authority of the City of Camden, the City of Camden, and dozens of partners are ready to make the vision of their Transformation Plan a reality with the receipt of a \$13.2 Choice Neighborhoods Implementation Grant. A gateway neighborhood in the southern portion of Camden, Mt. Ephraim South is home to over 5,000 residents. Once a neighborhood characterized by subsidized housing, the Mt. Ephraim South neighborhood has had several successful HOPE VI redevelopments, and today, Clement T. Branch Village – a severely distressed public housing development of 210 units – is the last traditional public housing site to be redeveloped in the neighborhood. While the neighborhood has struggled with poverty and high vacancy, it is well situated with easy access to downtown Camden, the Philadelphia International Airport, and Philadelphia through the high speed PATCO commuter rail and NJ Transit bus service.

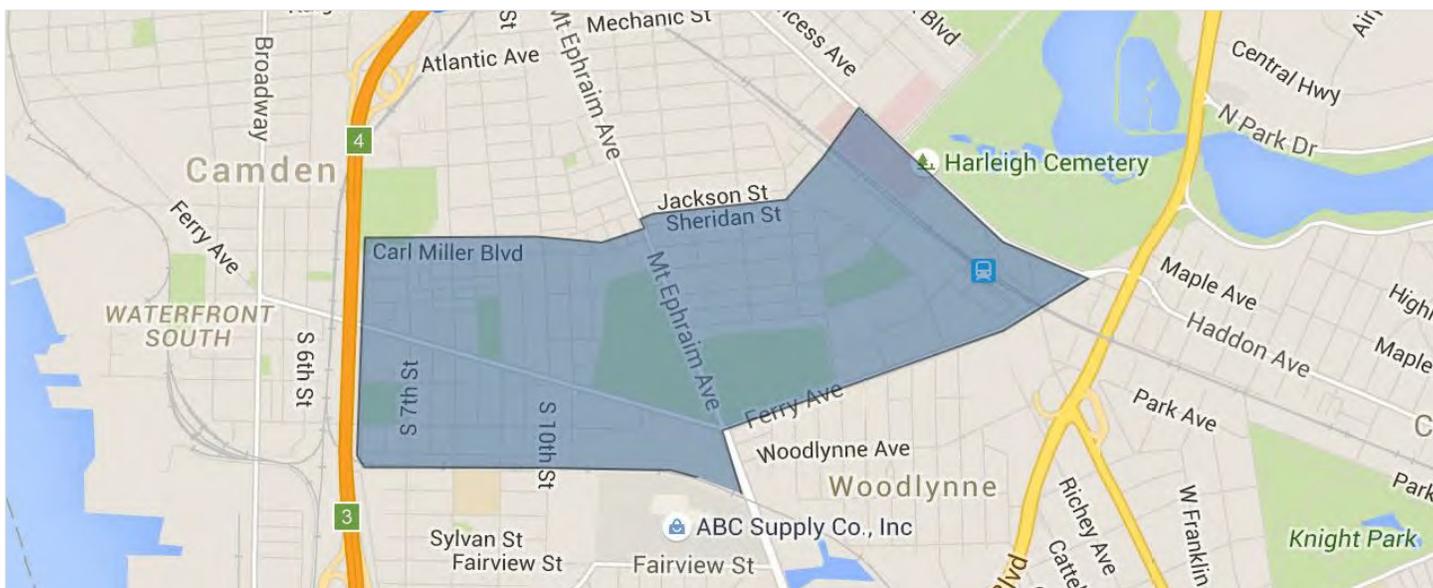
Recent investments by the Housing Authority, the City, and two anchoring major medical institutions have positively impacted the local housing market, helping to set the stage for greater revitalization. The Housing Authority, City, and their partner, Michaels Development Company, will replace the severely distressed site with 176 new townhomes and a 50-unit senior facility. This 50-unit midrise building, will include space for the operation of the Housing Authority’s Assisted Living Program, which offers long-term care and assistance with daily living activities for seniors and persons with disabilities. The second on-site phase includes the creation of 176 new townhomes, a combination of both public housing replacement units and other workforce units.

*Pictured: Clement T. Branch Village public housing (left), the last remaining traditional public housing development within the Mt. Ephraim South Corridor. In contrast to this, many former public housing development sites have since been redeveloped, including the site immediately adjacent to Branch Village.*



The Mt. Ephraim Corridor South neighborhood strategy builds upon the neighborhood’s strengths to serve as a catalyst for housing market renewal, new private and public investment, and economic development. The neighborhood strategy incorporates redevelopment, rehabilitation, and infill housing strategies as the basis for overall neighborhood transformation with a focus on creating new connections along key corridors that link residential areas with schools, open space, transit, and retail amenities. The strategy capitalizes on Mt. Ephraim South’s location, adjacent to the high value growing suburbs of Collingswood and Woodlynne. Business façade improvements are also planned for the Mt. Ephraim Avenue corridor.

To further enhance and support neighborhood revitalization, the Camden City School District will construct two new state-of-the-art Renaissance schools in Mt. Ephraim South, one serving students in grades K-8 and the other serving high school students. As part of the Education Strategy, the school district and its partners will also implement extensive early childhood education and other educational improvement efforts at neighborhood schools. Additionally, a host of partners will implement evidence-based strategies that build on families’ strengths. Individuals will be linked to jobs in the neighborhood and region; access to critically needed preventive health and mental health services will be enhanced; and families will build their credit and savings.



*Pictured: The boundaries of the Mt. Ephraim Corridor South Choice Neighborhood*

# FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

## DENVER, COLORADO

*Housing Authority of the City and County of Denver & the City and County of Denver  
Sun Valley*

### project OVERVIEW

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The Housing Authority of the City and County of Denver and the City and County of Denver were awarded a \$30 million FY2016 Choice Neighborhoods Implementation Grant for the Sun Valley neighborhood. Located just west of downtown Denver, Sun Valley is the lowest-income neighborhood in the city, and the Sun Valley Homes and Sun Valley Annex public housing developments are among the housing authority's most distressed and isolated sites. Despite these challenges, Sun Valley holds incredible potential, with a new light rail station and significant planned private and public investments. In hopes of capitalizing on this potential, local partners secured a FY2013 Choice Neighborhoods Planning Grant and created a comprehensive Transformation Plan for Sun Valley. With the award of a Choice Neighborhoods Implementation Grant, local partners will be able to build 750 new, mixed-income housing units; improve the neighborhood's landscape by creating new open space and increasing opportunities for local businesses; and increasing families' access to quality jobs and education.

### key PARTNERS

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Denver Public Schools | Denver Police Department | Mental Health Center of Denver | Denver Broncos | Mile High Youth Corps | Sherwin Williams Company | Metropolitan State University of Denver | Community College of Denver | Sun Valley Youth Center | The Denver Foundation | Catholic Charities Archdiocese of Denver | Mile High Early Learning | The Bridge Project | Open Media Foundation | Servicios de La Raza |

### key FUNDERS

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Housing Authority of the City and County of Denver | City and County of Denver | CitBank | Enterprise Community Investment | Colorado Housing Finance Authority | Bellwether Enterprise | Denver Public Schools

### committed LEVERAGE

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**Housing Leverage Committed:** \$44.8 million  
**People Leverage Committed:** \$62.9 million  
**Neighborhood Leverage Committed:** \$11.3 million  
**Additional Neighborhood Investment:** \$105 million

### neighborhood BACKGROUND & VISION

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In recent years, Denver has become the fastest growing city in the country, balanced by a strong entrepreneurial environment, expanded infrastructure, and a talented workforce. However, due to a disconnected street grid, an abundance of vacant and underutilized land and concentrated poverty, the Sun Valley neighborhood has been isolated from the City's growth. Eighty-three percent of Sun Valley households live below the poverty line and the neighborhood's Part I violent crime rate is the highest in the city - 5.6 times the citywide average. Despite these challenges, new investments being made in Sun Valley are laying the groundwork for future growth. The Decatur-Federal Light Rail Station was completed in 2013 and now connects the Sun Valley to downtown and the surrounding region. In the northern part of the neighborhood, the Denver Broncos plan to construct a \$351 million Entertainment District with retail, commercial and residential developments. Additionally, the City is continuing to invest in the neighborhood's light industrial area to attract new businesses.

In hopes of capitalizing on this potential, local partners secured a FY2013 Choice Neighborhoods Planning Grant and created a comprehensive Transformation Plan for Sun Valley. Now, with the support of the \$30 million Choice Neighborhoods Implementation Grant, the Denver Housing Authority (DHA) will lead efforts to build 750 units of mixed-income housing on a variety of different sites throughout the neighborhood. Over the course of six phases of development, DHA will replace Sun Valley Homes' and Sun Valley Annex's 333 public housing units, as well as create 202 moderate-income housing units and 215 market rate units.



*Pictured: Sun Valley Homes*

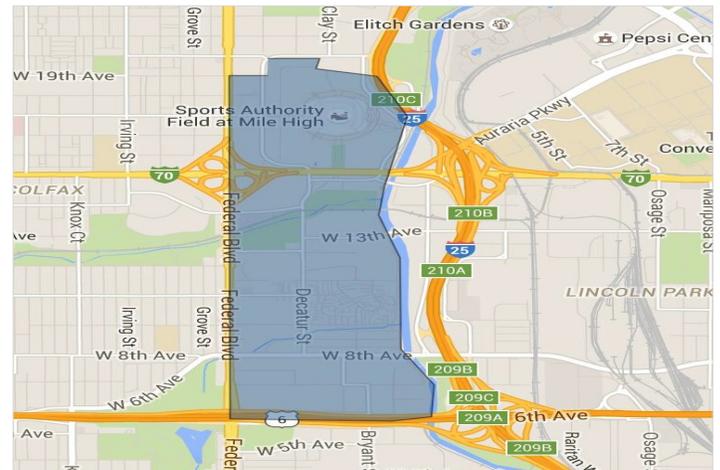
*Pictured: A panoramic view within Sun Valley shows the many assets with which the housing authority and the City have to build from. On the far left is a light rail station that provides residents access to the downtown core and regional employment centers. In the background is the professional football stadium of the Denver Broncos and the future location of a \$351 million Entertainment District. Central to both of these locations is the future first phase of Choice Neighborhoods funded housing, which will be built on the parking surface pictured in the foreground.*



A range of housing types will be built, including townhouses near the neighborhood’s elementary school and higher density developments near the light rail station. This mix in housing types – and the mixed income population they will help attract – will help to create a more vibrant, economically diverse community.

With the commitment of their partners, DHA will also work to increase opportunities for local residents by improving access to job readiness, employment, education and health resources. DHA will hire a patient navigator to help residents secure quality health care and nonprofit partners will increase the availability of mental health and substance abuse counseling services. A variety of local education and job training partners will help residents enhance their skills so they can work in high demand industries and pursue new careers. Denver Public Schools will lead the plan’s education efforts and support cradle to career learning by expanding access to high-quality early childhood education, improving neighborhood schools, and increasing academic enrichment programs.

The City will lead efforts to improve the neighborhood’s physical and economic landscape by redeveloping vacant land, investing in new commercial and retail spaces, and creating new open spaces. New initiatives will include the Weir Maker District, which will offer flexible work spaces and tech shops; a micro-business incubator; an International Food Market, and loans to help launch new neighborhood-serving retail businesses. The neighborhood’s connectivity to the rest of the city will be improved through redesigning the neighborhood’s street grid. Expanded Wi-Fi access will also help to connect residents. A new riverfront park, community gardens, and Broncos supported sports fields will help address Sun Valley’s current lack of open and recreational space. Finally, the Denver Police Department will continue working with the city to improve public safety by investing in technology, youth programs, and resident engagement.



*Pictured: A rendering of a future mixed-income housing in the Sun Valley (left); the Sun Valley Choice Neighborhoods boundaries (right)*

# FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

## LOUISVILLE, KENTUCKY

*Louisville Metro Housing Authority & the Louisville Metro Government  
Russell*

### project OVERVIEW

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The Louisville Metro Housing Authority and the Louisville Metro Government were awarded a \$29.575 million FY2016 Choice Neighborhoods Implementation Grant for the Russell Neighborhood. A once thriving neighborhood in the early 1900s, today Russell is challenged with high vacancy rates, a heavy concentration of poorly designed, subsidized housing complexes, and a perceived dividing line that cuts the neighborhood off from downtown. Through over a decade of effort and a FY2014 Choice Neighborhoods Planning Grant, the housing authority, the City, and nearly 600 residents and stakeholders have been galvanizing interest and reinvestment in the neighborhood. With this Implementation Grant and millions in leverage, Louisville will replace Russell's distressed 758-unit Beecher Terrace public housing complex with high quality, mixed-income housing; create educational and economic opportunities for families; and catalyze neighborhood economic and cultural growth with the launch of an eCommerce Business Incubator, a media-production center, small business loans, and homeowner rehab.

### key PARTNERS

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Jefferson County Public Schools | Urban Strategies, Inc. | McCormack Baron Salazar | Louisville Central Community Center | KY Center for African American Heritage | Louisville Urban League (LUL) | Community Ventures | New Directions Housing Corp. | Telesis | KentuckianaWorks | University of Louisville | Seed Capital KY | St. Peter's United Church of Christ | Choose Russell | Beecher Terrace Resident Council | Park DuValle Health Center | Louisville Urban League | The Healing Place | TARC | Louisville Metro Police Department | YouthBuild Louisville | Metro United Way | James Graham Brown Foundation | Humana Foundation

### key FUNDERS

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Louisville Metro Government | Ohio Capital | Kentucky Housing Corp. | Red Capital | KY Center for African American Heritage | St. Peter's United Church of Christ | Louisville Metro Police Department | YouthBuild Louisville | KentuckianaWorks

### committed LEVERAGE

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**Housing Leverage Committed:** \$96.6 million

**People Leverage Committed:** \$24.6 million

**Neighborhood Leverage Committed:** \$66.6 million

**Additional Neighborhood Investment:** \$40 million

### neighborhood BACKGROUND & VISION

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Ask anyone in Louisville what separates the west of the city from the east, and they will tell you 9<sup>th</sup> Street. To the street's east is Louisville's booming Central Business District, and to its immediate west sits the Russell Choice Neighborhood. In the early 1900's, Russell was a vibrant, racially-diverse neighborhood with a thriving African American business district comprised of bustling shops, theaters, and restaurants. But by the mid-1900s, white flight and slum clearance initiatives had decimated the business district and concentrated large subsidized housing complexes in the neighborhood. One of these complexes, includes Beecher Terrace, a 758-unit public housing development of obsolete, barracks-style buildings located on isolated superblocks. For years, stakeholders have advocated for change in Russell, which also struggles with high poverty, few employment opportunities, and over 460 vacant parcels.

Today, Russell is on the brink of a renaissance. Dedicated community members and stakeholders have been building momentum over the past decade - refurbishing a warehouse near Central High to create student learning labs; transforming an old trolley barn into the Kentucky Center for African American Heritage, a state of the art venue for public and private events, cultural exhibits, and a historic rehab training facility; launching a \$5.7 million community-level campaign to prevent youth violence; and converting a vacant cafeteria into a highly successful kitchen incubator. To accelerate this momentum and develop a strategic community plan, the Louisville Metro Housing Authority and their partners sought and won a FY2014 Choice Neighborhoods Planning Grant. Through this Planning Grant, the housing authority, the City, and over 600 residents and stakeholders have been developing a Transformation Plan to revitalize Russell.

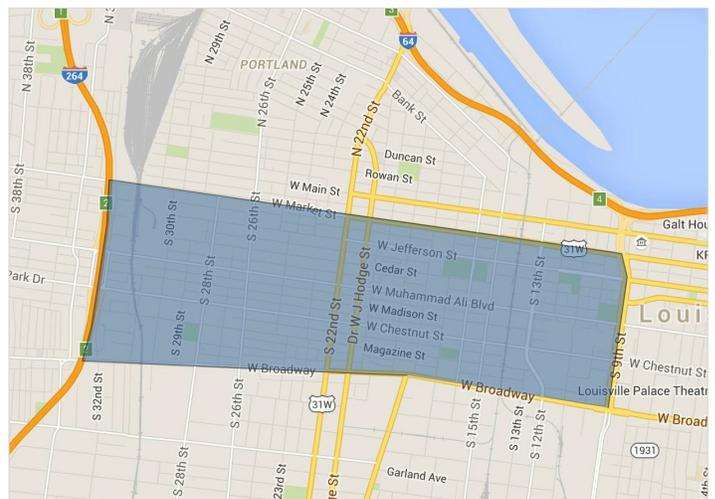
*Pictured: Units of the existing Beecher Terrace community (left); Proposed mixed-use development along S. 9th Street is designed to tear down the perceptual wall between the Russell Neighborhood and downtown Louisville. S. 9th Street will be rebuilt as a Complete Street with green infrastructure and pedestrian-friendly amenities (right).*



Through the award of the \$30 million FY2016 Implementation Grant and significant leverage from public and private sources, Louisville is ready to put their plan for Russell into action. Their vision is for Russell to become a diverse and culturally vibrant neighborhood that is recognized for its economic, educational, and housing opportunities, as well as its sustainable residential and business environment. The housing authority, the City, and their development partner, McCormack Baron Salazar Inc. will replace the deteriorated Beecher Terrace with 640 mixed-income units that reflect historic and contemporary designs, offer first-floor retail, and are reconnected to the neighborhood street grid. The site will also feature a new park with sports fields, a community pool, and a pavilion that will feature festivals and cultural events. An additional 438 project-based vouchers will be awarded to private developers to create mixed-income developments in opportunity-rich neighborhoods across Louisville.

The Louisville Team will also work to improve educational and economic outcomes for children and families. Urban Strategies, a national nonprofit, and a variety of partners will connect residents to training, entrepreneurship, and financial literacy efforts that will prepare them for new jobs created in and outside of Russell. Jefferson County Public Schools will lead partners in bolstering quality early education and launching an innovative school Transformation Model to turn around the Roosevelt Perry Elementary School.

The City's Louisville Forward division will lead a set of neighborhood improvements to capitalize on Russell's rich cultural history and generate economic opportunities. The plan includes launching Louisville's Central Community Center's eCommerce Business Incubator, expanding small business lending to facilitate start-ups, and filling in critical gap financing for the construction of a 30,000 square foot office/retail development. The City and their partners will also focus on improving transportation access, strengthening community networks and associations, creating a media-production facility, rehabbing distressed neighborhood homes, and increasing public safety. These investments will be enhanced by planned arts and streetscape improvements on 9<sup>th</sup> street and other key corridors.



*Pictured: The boundaries of the Russell Choice Neighborhood*

# FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

## ST. LOUIS, MISSOURI

City of St. Louis  
Near North Side

### project OVERVIEW

The City of St. Louis has been awarded a \$29.5 million FY2016 Choice Neighborhoods Implementation Grant for the Near North Side neighborhood. Located directly north of downtown St. Louis, the Near North Side is cut off from downtown by warehouses, vacant parcels, and the distressed Preservation Square project-based Section 8 housing development. With a FY2014 Choice Neighborhoods Planning Grant, the City of St. Louis, Urban Strategies, and their partners created a plan to revitalize the Near North Side. Armed with their strategic, community plan and a Choice Neighborhoods Implementation Grant, the City and their partners will create 695 new mixed-income housing units; repurpose historic but blighted properties into housing, retail, and commercial uses; increase access to loans for small businesses and homeowners; improve access to healthy foods; and offer evidence-based education and employment opportunities.

### key PARTNERS

McCormack Baron Salazar | Urban Strategies | St. Louis Public Schools | Affinia Healthcare | Ameren Missouri | Childcare Aware of Missouri | College Bound | Creating Whole Communities | Downtown YMCA | Employment Connection | Equifax | Flance Early Learning Center | Grace Hill Settlement House | Great Rivers Greenway | Harris-Stowe State University | Holistic Organic Sustainable Cooperative (HOSCO) | Imo's Pizza | Justine PETERSEN Housing and Redevelopment Corporation | KIPP St. Louis | Lift for Life | Parents as Teachers | Prosperity Connection | St. Louis Development Corporation | Ranken Technical College | St. Louis Agency on Training and Employment | St. Louis Community College | St. Louis Metro Market | St. Louis Regional Unbanked Task Force | St. Louis Small Business Empowerment Center | SSM Health St. Louis University Hospital | United Way of Greater St. Louis | Wyman | Washington University in St. Louis

### key FUNDERS

U.S. Bank | City of St. Louis | Metropolitan St. Louis Sewer District | Affordable Housing Commission | Commerce Bank | Great Southern Bank | Midland States Bank | MBS Urban Initiatives CDE

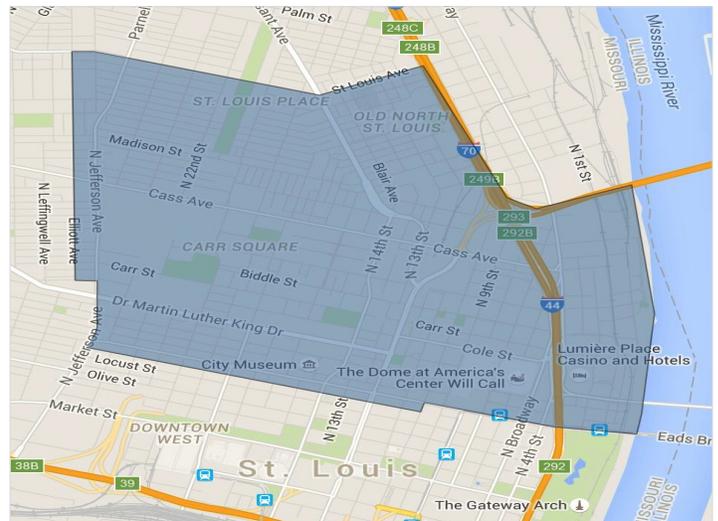
### committed LEVERAGE

**Housing Leverage Committed:** \$16.2 million  
**People Leverage Committed:** \$50.6 million  
**Neighborhood Leverage Committed:** \$10.1 million  
**Additional Neighborhood Investment:** \$2.1 billion

### neighborhood BACKGROUND & VISION

The City of St. Louis, Missouri, in partnership with McCormack Baron Salazar and Urban Strategies, will use \$29.5 million in Choice Neighborhoods funding to help the Near North Side neighborhood regain the level of stability and vibrancy it once possessed as a primary gateway to downtown St. Louis. Although adjacent to downtown, massive multi-block warehousing operations and vacant or underutilized properties fragment the neighborhood from the downtown grid. The street grid is also broken within the superblocks of the distressed Preservation Square housing complex, further isolating the community from the rest of the neighborhood and downtown.

Despite these challenges, the City, Urban Strategies Inc. and other dedicated neighborhood stakeholders have been laying the foundation for change. Through a 2014 Choice Neighborhoods Planning Grant residents, community stakeholders, and institutional partners worked together to design robust strategies that build on assets and address the neighborhood's most critical challenges. The resulting Transformation Plan has become a catalyst for community action and the central organizing platform.



*Pictured: The boundaries of the Near North Side Neighborhood*

*Pictured: The Near North Side is peppered with unoccupied residences, warehouses, and commercial buildings (left), but recent investments are positioning the neighborhood for success. The Flance Early Learning Center, for example, is a preschool for children ages 6 weeks to 6 years that provides high quality early childhood education to children from all households regardless of income (right).*



The Near North Side neighborhood is also part of the St. Louis Promise Zone designation and has since become the target of a Department of Justice Byrne Criminal Justice Innovation grant. Partly because of these planning efforts, the City has been successful in attracting the National Geospatial-Intelligence Agency's (NGA) \$1.8 billion western headquarters to locate just outside the Near North Side in an underdeveloped area.

The award of the new Choice Neighborhoods Implementation Grant will ensure that this game-changing investment and the efforts of local leaders and community stakeholders catalyze transformation in the Near North Side. The Choice Neighborhoods award and additional leverage will fund the redevelopment of the distressed Preservation Square housing complex, a development of 342 project-based Section 8 units. A total of 555 mixed-income units in garden-style apartments and townhouses will be renovated or constructed on-site, with a restored street grid and contemporary designs. Another 140 mixed-income units will be created through the renovation of a historic building called The Brewery, which also aims to attract millennials and employees of NGA whose new headquarters will be a block away.

Through a network of high-capacity local partners, the City and Urban Strategies will ensure families are able to achieve their education, health, and employment goals. Local workforce partners and community colleges will offer coordinated services, including job readiness training; hard skills training in child care, healthcare, manufacturing, and

small business development; and job placement, retention, and advancement supports. Financial counseling will be offered to help families build their credit and savings. St. Louis Public Schools along with local early learning, afterschool, and community college partners will implement a cradle to college/career pipeline.

The resurgence of the Near North Side will also depend on increasing the quality of neighborhood housing; boosting retail and business opportunities; improving access to quality food; and increasing access to family-centered activities. The City of St. Louis will lead these efforts, including providing home improvement loans to low- and moderate-income homeowners; converting a vacant historic school building into a dynamic community center; and partnering with a mobile grocery store to sell fresh foods while planning to attract a full-scale grocery store as the neighborhood develops. A cornerstone of the neighborhood revitalization plan is to bring 7 live-work housing units and 2,400 square feet of commercial space along the 14<sup>th</sup> Street corridor, offering families opportunities to start businesses and easing the entry costs for businesses locating or expanding in the Near North Side.