

# Choice Neighborhoods Project Summaries

## FY 2012

### Cincinnati, Ohio

**Lead Applicant:** The Community Builders, Inc.

**Target Multifamily Housing Projects:** Alameda Apartments, Crescent Court Apartments, Poinciana Apartments, Maple Apartments, and Somerset Apartments

**Number of Targeted Multifamily Housing Units:** 140

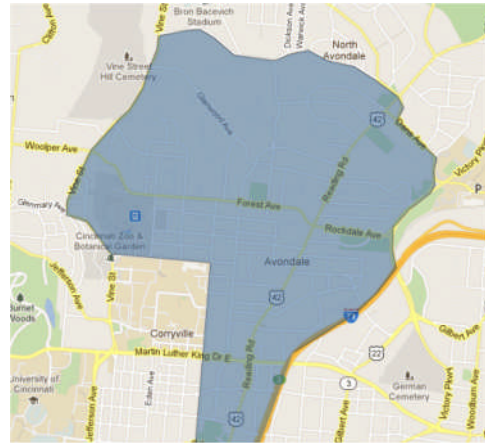
**Total Units Planned:** 318

**Target Neighborhood:** Avondale

**Grant Amount:** \$29.5 million

**Leveraged Funds:** \$45 million

**Total Funding Impact:** \$74.5 million



#### Key Partners:

The Urban League of Greater Cincinnati

Cincinnati Public Schools

Avondale Comprehensive Development Corporation

#### Key Committed Funders:

City of Cincinnati

KCDC Investment, LLC

Ohio Housing Finance Agency

Metropolitan Sewer District

Ohio Department of Transportation

**Housing Leverage committed:** \$31 million

**Neighborhood Leverage committed:** \$14 million

#### Project Summary:

The Community Builders, Inc. (TCB), together with numerous local stakeholders, will implement a Transformation Plan for comprehensive and sustainable revitalization of the Avondale community centered on renovation of five distressed HUD-assisted affordable housing communities located along Avondale's primary thoroughfare, Reading Road. The renovation of these buildings will take place as part of an overall effort to improve the health of the housing market, improve the life chances of residents and community members, and re-establish Avondale as a community of choice. TCB will create or preserve 318 affordable housing units as part of TCB's neighborhood stabilization plan, including 140 units located in the five HUD-assisted target housing projects and 178 additional workforce/affordable units.

TCB will work closely with the Avondale Comprehensive Development Corporation (ACDC) and other key partners to revitalize the Avondale business district and strengthen the physical and programmatic connection to major employers in the hospital district and the University of Cincinnati. Through the Transformation Plan, TCB will better connect park and recreation resources with newly constructed housing to improve health outcomes and public safety. This set of activities collectively creates a synergy in the neighborhood's four major investment areas: the Southern Gateway, the Neighborhood Core, the Recreation Investment

Area, and the Burnet Corridor. TCB will utilize its recent award of New Markets Tax Credits to assist in the development of a mixed-use property on the Burnet corridor and to facilitate an expansion of the Avondale Town Center (a neighborhood retail center) to accommodate a supermarket and additional retail.

The redevelopment efforts will also include a focus on improving outcomes of the residents of the Avondale community and, in particular, helping families with children to access opportunity. TCB's People strategy will leverage Avondale Comprehensive Development Corporation (ACDC) and build on prior successful work accomplished through the Place Matters Initiative of Greater Cincinnati, Northern Kentucky LISC (LISC) and United Way of Greater Cincinnati. Key interventions include: expansion of community gardening and healthy living programs; Cincinnati Children's Hospital and Center for Closing the Health Gap programs focused on residents; financial literacy programming at the Urban League, connecting residents with jobs at the adjacent major employment center; and expanded arts and culture programming at the local K-8 schools. The Urban League will provide case management to connect current and future residents to employment, health, education, and civic engagement and advocacy training as well as leadership training that will actively bring the community together.

## San Antonio, Texas

**Lead Applicant:** San Antonio Housing Authority

**Target Public Housing Project:** Wheatley Courts

**Number of Targeted Public Housing Units:** 246

**Total Units Planned:** 591

**Target Neighborhood:** Eastside

**Grant Amount:** \$29.75 million

**Leveraged Funds:** \$63 million

**Total Funding Impact:** \$92.75 million

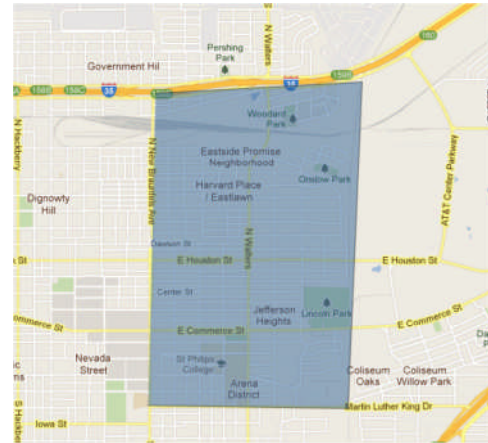
### Key Partners:

City of San Antonio

McCormack Baron Salazar, Inc

Urban Strategies, Inc

United Way of San Antonio and Bexar County (Eastside Promise Neighborhood)



### Key Committed Funders:

Texas Dept of Housing and Community Affairs

Bank of America/Merrill Lynch

US Bank

St. Phillips College

Straight Line Management

San Antonio Independent School District

San Antonio for Growth on the Eastside (SAGE)

**Housing Leverage committed:** \$35 million

**People Leverage committed:** \$25 million

**Neighborhood Leverage committed:** \$3 million

### Project Summary:

The San Antonio Housing Authority's (SAHA) Transformation Plan calls for the redevelopment of Wheatley Courts, an obsolete and inefficient public housing site, as part of a broader transformation of the Eastside neighborhood. SHA will create or preserve 591 units of housing as part of the overall effort, including 305 rehabilitated units at Wheatley Courts and an additional 286 mixed-income units at nearby Sutton Oaks.

With a goal to support neighborhood families and assist neighborhood youth in accessing quality education and economic opportunity, SAHA's People and Neighborhood strategy will build off existing innovative and highly collaborative efforts to address high crime rates and failing schools which have been recognized as national models. The United Way of San Antonio and Bexar County received a Promise Neighborhoods Implementation grant from the US Department of Education that it will use to improve education outcomes for children in the Eastside community. The United Way's planning team will focus its efforts on Wheatley Middle school as well as the schools that feed into Wheatley and the neighborhood high school. United Way's Eastside Promise Neighborhood will serve as a primary partner to SAHA and implement cradle to college/career programs for children, youth and adults throughout the neighborhood. SAHA will also implement crime prevention and safety-enhancing activities with Byrne act funding from the US Department of Justice in partnership with the Eastside Promise

Neighborhood. Additionally, positive outcomes for Wheatley Courts residents will be achieved through on-site case management by a network of SAHA and community service providers. Residents will be able to take advantage of expanded job readiness, training and placement programs through Goodwill Industries' Good Careers Academy and St. Philips College. The Transformation Plan builds from existing assets, that include microloans by San Antonio for Growth on the Eastside for new business starts; internal and external workforce development training and adult education; proximity to two major employment centers (Fort Sam Houston and downtown); and, significant investments by the City in the target area. Improved access to health care and services aimed at improving overall health and wellness will occur through expansion of a Metro Health clinic, better connection to the Frank Bryant Health Center (a federally qualified center that offers free and low cost health care to neighborhood residents), and new, programmed recreational green spaces

The first phase of SAHA's redevelopment plan includes commercial and retail development in a busy neighborhood corridor conveniently accessible to neighborhood residents. SAHA will also rehabilitate distressed single family homes within the target community, establish a community garden and produce co-op; coordinate placement of a multi-modal transit hub to link residents with employment centers; and, construct a community center that serves as a focal point for youth, arts, neighborhood beautification and community engagement. The plan is aligned with SA2020, a communitywide strategic planning process, and the Eastside Reinvestment Summit.

## Seattle, Washington

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

**Target Public Housing Project:** Yesler Terrace

**Number of Targeted Public Housing Units:** 561

**Total Units Planned:** 2500

**Target Neighborhood:** Yesler

**Grant Amount:** \$19.73 million

**Leveraged Funds:** \$207 million

**Total Funding Impact:** \$226.73 million

### Key Partners:

City of Seattle

King County

Seattle University

Harborview Medical Center

Yesler Terrace Citizens Review Committee

Neighborhood House

Seattle Public Schools

Seattle Department of Transportation

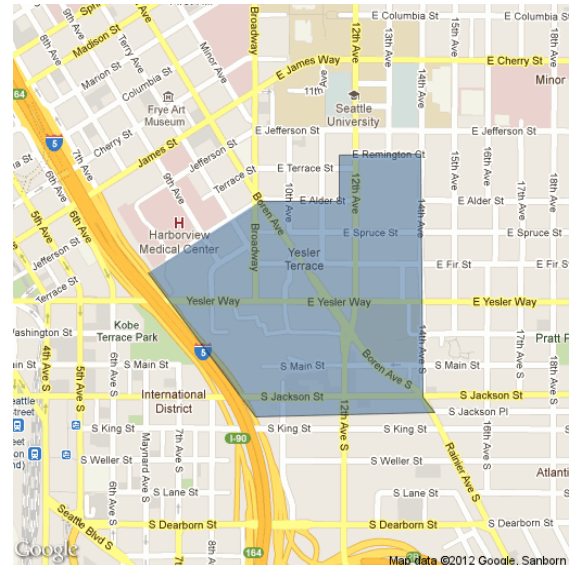
Seattle Parks and Recreation Department

Workforce Development Council

Seattle Foundation

Bill and Melinda Gates Foundation

U.S. Department of Justice



### Key Committed Funders:

City of Seattle

Neighborcare Health

Neighborhood House

Seattle University

Year Up

Seattle Parks Department

Retail Lock Box

U.S. Department of Justice

**Housing Leverage committed:** \$33 million

**People Leverage committed:** \$32 million

**Neighborhood Leverage committed:** \$142 million

### Project Summary:

The SHA will use its \$19.73 million in Choice Neighborhoods funding to support the redevelopment of Yesler Terrace and to improve neighborhood assets and services for residents of the Yesler community by expanding the work SHA started with its \$10.27 million FY2010/2011 Choice Neighborhoods Implementation Grant. SHA used its FY2010/2011 funds to begin to transform the distressed Yesler Terrace public housing site and surrounding Yesler community, which suffers from high poverty and crime rates and low-performing schools, relative to the City of Seattle.

The Yesler Terrace site is located in close proximity to the downtown business district, with convenient access to a new streetcar line and beautiful views of the Puget Sound, the development itself is plagued by numerous infrastructure and design deficiencies. With both Choice Neighborhoods grants, SHA will replace the 561 public housing units on the site with 561 project-based voucher units and construct nearly 2,000 additional units to serve a mix of income levels. All new development will incorporate smart growth principals and be certified under the Enterprise Green Communities Program.

The Yesler Transformation Plan will improve key assets and bring additional resources into the community. The plan will increase pedestrian and bicycle connectivity between Yesler Terrace and the adjacent Little Saigon and First Hill Neighborhoods. SHA is also working with the city of Seattle to build the First Hill Streetcar line through the Yesler neighborhood and construct a new 1.75 acre park in the heart of the community. The Transformation Plan further calls for the construction of three new pocket parks, 4,000 square feet of affordable retail space and restoration of the historic Washington Hall as a neighborhood performing arts center.

Additionally, SHA will invest in the residents of the Yesler neighborhood. SHA will establish two neighborhood medical clinics which will offer residents free healthcare services. SHA has also partnered with Seattle University to improve education outcomes for residents of all ages by connecting families with programs such as Head Start, improving the quality of instruction and services at the neighborhood elementary school, connecting youth with tutoring services and college preparatory advising, as well as mentoring through the College Success Foundation. SHA will also partner with the Seattle Youth Violence Prevention Initiative to help students at risk of suspension stay in school and succeed. The Seattle Police Department will supplement these efforts through community policing strategies that build relationships between residents and the police, while increasing overall public safety.

## Tampa, Florida

**Lead Applicant:** Housing Authority of the City of Tampa

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

**Number of Redeveloped Public Housing Units:** 115

**Total Units Planned:** 1,127

**Target Neighborhood:** Central Park/Ybor

**Choice Neighborhoods Funds Awarded:** \$30 million

**Leveraged Funds:** \$78 million

**Total Funding Impact:** \$108 million

### Key Partners:

Central Park Development Group

City of Tampa

School District of Hillsborough County

Hillsborough Community College

Tampa Bay Workforce Alliance

University of South Florida

### Key Committed Funders:

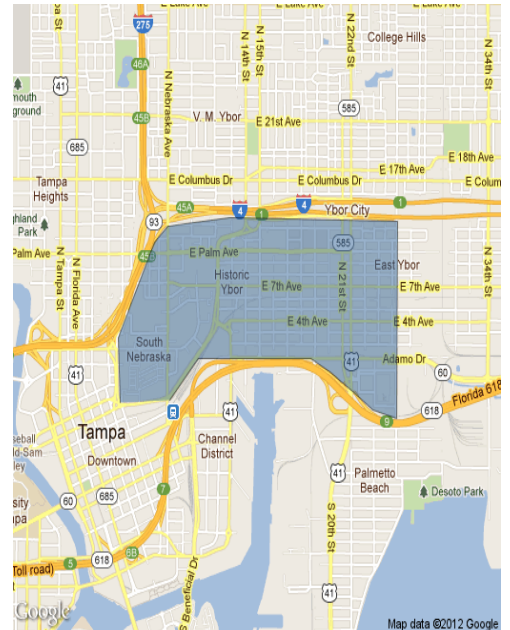
City of Tampa

Hillsborough County

Hillsborough Community College

Tampa Family Health Centers

We Care Services, Inc.



**Housing Leverage committed:** \$54 million

**People Leverage committed:** \$16 million

**Neighborhood Leverage committed:** \$8 million

### Project Summary:

The Housing Authority of the City of Tampa's (THA) plan for transforming the Central Park/Ybor neighborhood centers on the redevelopment of the demolished Central Park public housing property. Central Park Village is now being redeveloped as the Encore mixed-income/mixed-use community which, when completed, will consist of 1,127 mixed-income housing units that include 827 rental and 300 homeownership units. These units will be spread among three mixed-income rental apartment buildings, a senior affordable housing building, a market rate condo building, and a mid-rise senior apartment building. The development will also include a 60,000 square foot mixed-use office retail building, hotel, 35,000 square foot grocery store, and a town square. The development will encompass twelve city blocks.

The Central Park/Ybor neighborhood lies in close proximity to downtown Tampa and the business district. Despite concentrated poverty and persistent disinvestment over a period of decades, the neighborhood has drawn several large employers, including GTE Federal Credit Union, KForce (one of the nation's largest temporary employment services) and Ikea. THA's Transformation Plan will build off of these anchor institutions to facilitate improved access to opportunity for residents. In particular, the Housing Authority has partnered with GTE Federal Credit Union, Hillsborough Community College and the Tampa Bay Workforce alliance to create a job training center for the community, which will be located in the neighborhood on GTE's campus. Hillsborough Community College instructors will staff the center and teach

curriculum developed by GTE Federal Credit Union, Home Depot and other major Tampa-area employers.

In addition, the Encore development will be home to a host of new assets that will be open to the entire Central Park/Ybor community. This includes a new state-of-the-art health clinic which will provide free health care services to all neighborhood residents and a new early childhood education center run by the Hillsborough County Public Schools (HCPS). In 2009, HCPS received a multi-year Gates foundation grant, which it will use to provide focused training and support to improve and restructure all of the neighborhood schools. HCPS has also partnered with the University of South Florida to develop a 2-acre urban farm adjacent to the Encore site. The University will run its Gardening, Academic Improvement and Nutrition (G.A.I.N) initiative at the farm site, and the farm will also provide health education opportunities and fresh produce for the neighborhood residents. Hillsborough County will soon replace the local library with a 25,000 square foot facility that will offer a physical and programmatic connection to the adjacent Booker T. Washington Elementary school. THA will then partner with the new library to expand its literacy and mentoring programs. THA will also work with the city of Tampa to redevelop Peter Harvey Sr. Park, a 11-acre park adjacent to the Encore site. The redeveloped park will include cultural elements, an improved skate park and a community center.