

Choice Neighborhoods Project Summaries FY 2010/2011

Boston, Massachusetts

Lead Applicant: City of Boston

Co-Applicant: Dorchester Bay Economic Development Corporation

Target Assisted Housing Project: Woodledge/Morant Bay Apartments

Number of Redeveloped Assisted Housing Units: 129

Total Units Planned: 202

Target Neighborhood: Dorchester

Choice Neighborhoods Funds Awarded: \$20.5 million

Key Partners:

Dorchester Bay Economic Development Corporation

Quincy Geneva Community Development Corporation

Boston Public Schools

Dudley Street Neighborhood Initiative

Project R.I.G.H.T.

Key Committed Funders:

City of Boston

Commonwealth of Massachusetts

Federal Home Loan Bank

U.S. Department of Education

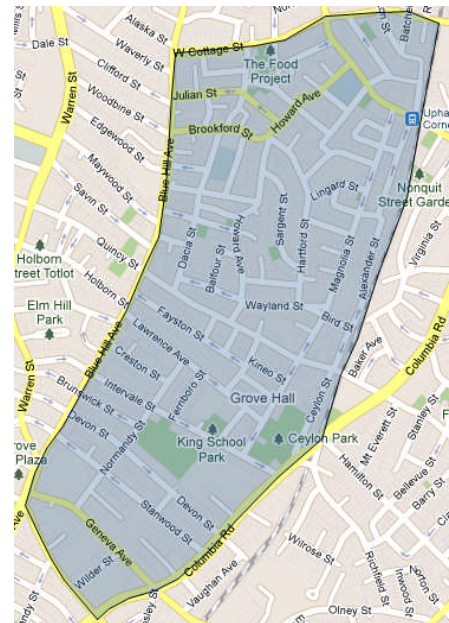
Open Air Boston – National Telecommunications & Information

Administration, Broadband Technology and Opportunities
Program

Housing Leverage committed: \$33,250,867

People Leverage committed: \$7,105,985

Neighborhood Leverage committed: \$2,893,000



Project Summary:

The City of Boston's Choice Neighborhoods Plan, known as the Quincy Corridor Transformation Plan, centers on the redevelopment of Woodledge/Morant Bay, a severely distressed 129-unit HUD-assisted housing development. Woodledge/Morant Bay is a scattered site development consisting of 11 buildings clustered around Quincy Street in the Dorchester neighborhood. Dorchester residents face many challenges, 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. Redevelopment of the target housing 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 offer deeply affordable housing to the residents through ongoing project-based Section 8 subsidies. The development will be built to Enterprise Green Communities standards of design and energy efficiency. Beyond the replacement of 129 assisted units, the Quincy Corridor Transformation Plan includes new affordable housing, housing for elderly residents, and workforce housing by redeveloping existing vacant and foreclosed properties.

The Quincy Corridor Transformation Plan is a key element of Boston's Circle of Promise Initiative, a comprehensive community integration plan to transform public education. In conjunction with Boston's 'Thrive in 5' plan, the Transformation Plan seeks to improve early learning quality and accessibility. Another primary element of the education plan is to improve the quality of instruction at Boston Public Schools in the Quincy Corridor through aggressive interventions aimed at rapidly accelerating student achievement through extended learning programs, improved data integration, and community engagement. 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. Together, the Promise Neighborhoods Planning Grant and this newly awarded Choice Neighborhoods Implementation Grant will bring partners such as ReadBoston, Project R.I.G.H.T., and the City of Boston together to better coordinate student-focused literacy, health, and violence-prevention programs.

The Quincy Corridor Transformation Plan also includes a focus on purposeful use of vacant and abandoned property, construction or rehabilitation of parks and community gardens, improvements to community facilities and activities to promote economic development, job creation and asset building. The total project costs are estimated at more than \$92 million.

Chicago, Illinois

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

Co-Applicant: City of Chicago

Target Assisted Housing Project: Grove Parc

Number of Redeveloped Assisted Housing Units: 504

Total Units Planned: 965

Target Neighborhood: Woodlawn

Choice Neighborhoods Funds Awarded: \$30.5 million

Key Partners:

Jane Adams Hull House Association

University of Chicago

Woodlawn New Communities Program

Woodlawn Children's Promise Community

Kennedy King College

Key Committed Funders:

State of Illinois

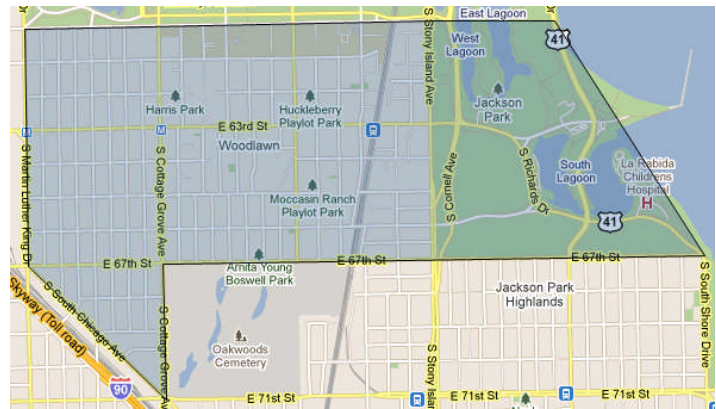
City of Chicago

University of Chicago

Community Investment Corporation

Local Initiatives Support Corporation (LISC)

Metro Squash



Housing Leverage committed: \$71.4 million

People Leverage committed: \$13.7 million

Neighborhood Leverage committed: \$48.1 million

Project Summary:

In 2007, Grove Parc Plaza, a 504-unit project-based section 8 development built in the 1960s 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. Crime, vacant homes and lots, poor schools, unemployment, and lack of access to needed services and amenities plagued the site and broader neighborhood. Grove Parc residents invited nonprofit development company Preservation of Affordable Housing, Inc. (POAH) to intervene in preserving the affordable units and turning around the site. POAH subsequently formed a partnership with the City of Chicago, the Jane Adams Hull House, the University of Chicago, LISC Chicago, and other community partners to redevelop Grove Parc Plaza and revitalize the surrounding Woodlawn neighborhood. In addition to a wide ranging set of services and neighborhood investments, a total of 965 units are now planned retaining the original affordable units but integrating them with additional workforce, market rate rental and homeownership units. The total direct investment associated with the Choice Neighborhoods funding is estimated at \$272 million.

This vision for the Woodlawn community emerged through LISC's Woodlawn New Communities Program which initiated a comprehensive neighborhood planning process in 2005 involving a wide range of neighborhood residents, local businesses, nonprofits, churches, and other civic organizations. It includes such neighbor assets such as developing grocery and retail space, a youth center and converting an underused post office into a community resource center. The original Grove Parc site will be

completely demolished and redesigned to create a new mixed-income pedestrian friendly corridor connecting the University of Chicago on one end to the Chicago Transit Authority's "El" Station on the other. In addition, 65,000 square feet of retail and 40,000 square feet of recreational and community facilities are anticipated. Plans also call for renovating a large number of foreclosed properties and building new homes on vacant lots.

James Adams Hull House Association (Hull House) will be the primary party coordinating the wide range of services that are lined up to improve social and health outcomes and facilitate access to opportunity for existing neighborhood residents. Hull House has been 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 Grove Parc and neighborhood residents to ensure families are accessing appropriate services and resources. Hull House will also work closely with the University of Chicago, which is making a number of major investments in the neighborhood including opening the doors of its high performing Laboratory High School to neighborhood residents and investing in the Woodlawn Children's Promise Community (WCPC), an education collaborative focused on turning around poor performing schools and enriching children's academic experience. WCPC is working closely with the Chicago School District and principals from each school to increase teacher accountability and training, extend learning environments, involve parents and family in their children's learning in order to create a cradle to career continuum of effective educational environments. In addition, to better address crime in the Woodlawn neighborhood, the University of Chicago has agreed to extend its policing range to encompass the target neighborhood, and the Chicago Police Department has agreed to launch several major anti-gang efforts initiatives that have proven successful in dramatically reducing violent activities in similar urban settings.

New Orleans, Louisiana

Lead Applicant: Housing Authority of New Orleans (HANO)

Co-Applicant: City of New Orleans

Target Public Housing Project: Iberville Housing Development

Number of Redeveloped Public Housing Units: 821

Total Units Planned: 2,446

Target Neighborhood: Iberville/Treme

Choice Neighborhoods Funds Awarded: \$30.5 million

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

Early Childhood & Family Learning Foundation

Key Committed Funders:

City of New Orleans

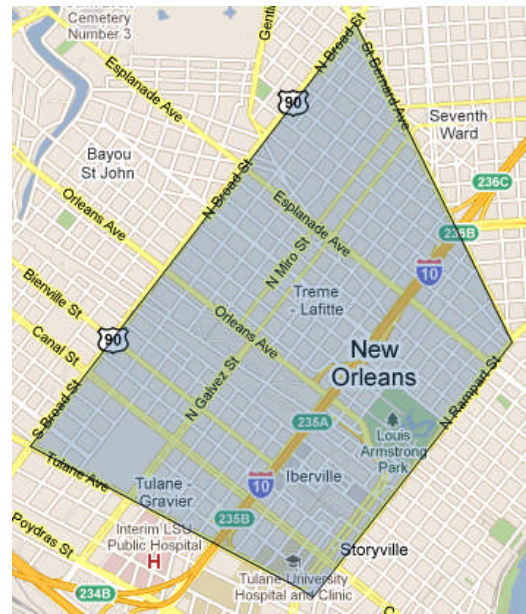
U.S. Department of Transportation

Louisiana Housing Finance Agency

Housing Leverage committed: \$77,638,186

People Leverage committed: \$18,043,460

Neighborhood Leverage committed: \$1,053,974,878



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 thriving French Quarter and Central Business District, yet more than 52 percent of households are living in poverty. Designed in 1940 as a superblock of 74 two- and three-story brick buildings, Iberville currently has only 441 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 913 units onsite, of which 304 will be public housing available to current residents of the Iberville development. The remaining 609 onsite units will be split evenly between market rate and low income housing tax credit units. An additional 1,518 rental units will be created within the neighborhood, of which 517 will be public housing or project based Section 8. An additional 15 sites will be developed into homeownership units. The total project costs are estimated to be approximately \$662 million.

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 access targeted education/training and literacy strategy. This will be done 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/after school programming and to provide enrichment activities. A partnership with the newly expanded Tulane University 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 an elevated stretch of interstate I-10, the return of a new streetcar line (named *Desire*), and further City investment in the Lafitte Greenway. These efforts are all intended to capitalize on the new Veterans' Affairs Medical Center and BioDistrict being developed in the neighborhood. The development team will also construct street connectivity enhancements, pedestrian friendly streetscapes, and appropriate street lighting; 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; focus arts and culture investments in this neighborhood; and 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 Redeveloped Public Housing Units: 256

Total Units Planned: 1,126

Target Neighborhood: Eastern Bayview

Choice Neighborhoods Funds Awarded: \$30.5 million

Key Partners:

CP Development / Lennar Homes

Urban Strategies

San Francisco Redevelopment Agency

The San Francisco Unified School District

The City of San Francisco

Key Committed Funders:

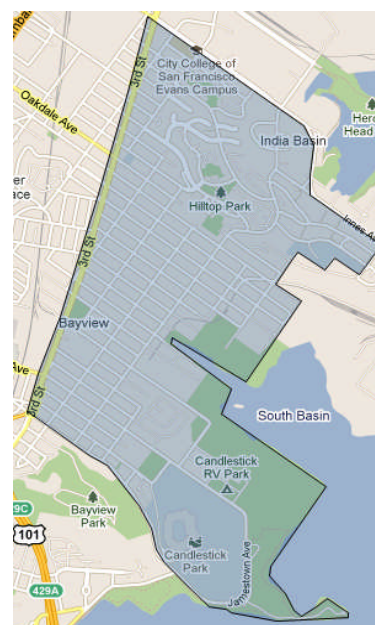
CP Development Co. / Lennar Homes

San Francisco Redevelopment Agency

Housing Leverage committed: \$64,050,040

People Leverage committed: \$14,532,090

Neighborhood Leverage committed: \$166,207,186



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 310 market-rate, 31 inclusionary and 281 workforce units will also be developed for a total of 1,126 units. Of the 1,126 units, 870 units are available at or above 50 percent of AMI and 256 units below 50% of AMI. As part of a longer term plan, up to 7,850 units are projected to be developed in the neighborhood over the next 10-15 years.

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 funded by CP Development, an affiliate of Lennar Homes, through a Development and Disposition Agreement with the City of San Francisco. 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

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: 6,000

Target Neighborhood: Yesler

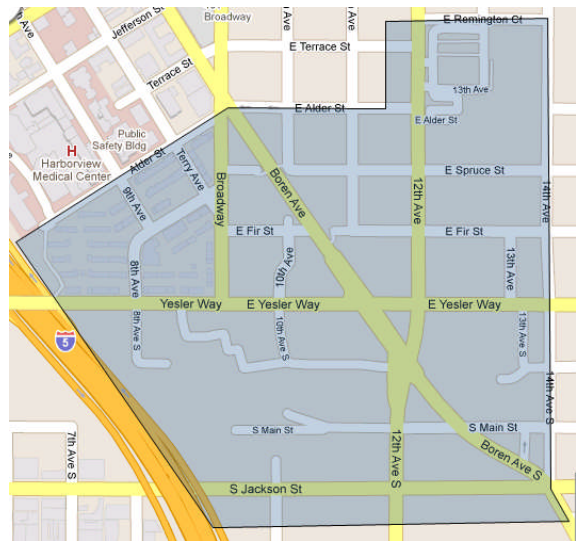
Choice Neighborhood Funds Awarded: \$ 10.27 million

Key Partners:

City of Seattle
King County
Seattle University
Seattle Public Schools
Historic Seattle
Neighborcare Health
Neighborhood House
Workforce Development Council
Seattle Department of Transportation
Perry Rose Development

Key Committed Funders:

Seattle Department of Transportation
University of Seattle
City of Seattle
Enterprise
Neighborhood Health
Neighborhood House



Housing Leverage committed: \$17,308,000

People Leverage committed: \$13,440,845

Neighborhood Leverage committed: \$33,141,909

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 \$2 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, educational facilities, health clinics, urban agriculture, parks, new transportation infrastructure 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 97 replacement units along with 141 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 affordable retail space, a community garden, two low-income medical clinics, the restoration of a historic community cultural center and the creation of safe, accessible, complete streets that connect to the surrounding neighborhoods as well as new transit stops.

SHA will focus on improving resident outcomes by helping adults attain financial stability, assisting every child to receive a quality education leading to college or a living wage and having access to high quality health care for all. The SHA and its partners will increase residents' assets and income through job training, educational programs and job placement, while also creating a healthy and safe community. The SHA has partnered with Seattle University and its Youth Initiative to create a network of educational supports for children to increase learning. These partnerships will work to increase the number of children enrolled in evidence-based early learning programs, the number of children entering kindergarten ready to learn, and the number of youth who graduate from high school and are ready for college.