

FY 2010 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION

Albany, Georgia

Choice Neighborhoods Grantee: Housing Authority of the City of Albany, GA

Target Public Housing Project: McIntosh Homes

Target Neighborhood: West Central Albany

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Daniel McCarthy, Executive Director;

PH: 229.434.4500; FX: 229.434.4502; mccarthy@albanyhousingauthority.com

Lead Applicant Organization Type: Public housing authority

Key Partners:

Boulevard Group, Inc. (Planning Coordinator)

City of Albany

Tift Avenue Head Start

Girls Inc.

Boys and Girls Club

Communities in Schools

Lincoln Elementary Magnet School

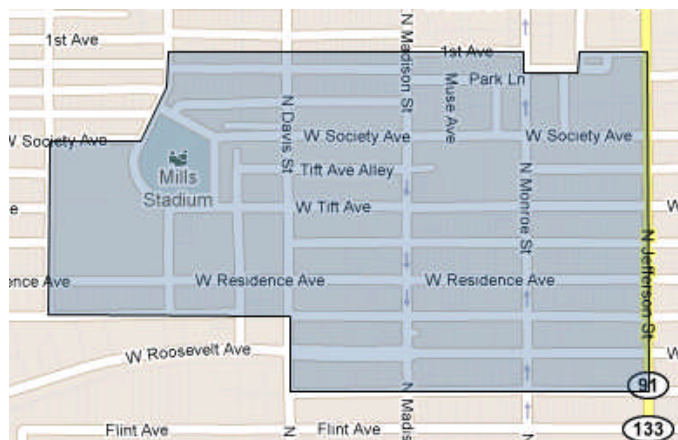
Albany High School

Albany State University

Albany Technical College

Darton College

Phoebe Putney Memorial Hospital



Project Summary:

The Albany Housing Authority (AHA) has partnered with the Boulevard Group Team (an organization with experience working on 40 HOPE VI and mixed-finance developments) to create a Transformation Plan for the West Central Albany neighborhood which includes McIntosh Homes, a public housing project. Nearly half of the neighborhood's residents are living in poverty and contend with a crime rate that is significantly higher than the violent crime rate for the city as a whole. McIntosh Homes is a deteriorated and physically obsolete public housing development with site deficiencies that include obsolete electrical and mechanical systems, deteriorating foundations, porch slabs and structural walls, and inadequate unit sizes for the needs of the existing residents. AHA will be working with its partners to complete a plan for turning the neighborhood around. Not only does the team intend to develop a plan to replace McIntosh Homes with a new market-quality, mixed-income community but they will also assess and build on the housing, commercial, recreational, physical and social assets of the surrounding neighborhood to create a viable and sustainable community. AHA will work closely with residents, the local colleges, hospital, and community organizations to collaboratively plan for the transformation of the West Central Albany neighborhood.

Atlanta, Georgia

Choice Neighborhoods Grantee: Housing Authority of the City of Atlanta, Georgia

Target Public Housing Project: University Homes

Target Neighborhood: Atlanta University Center

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Promise Neighborhoods

Lead Applicant Contact Information: Ms. Renee Lewis Glover, President and CEO;

PH: 404.817.7201; FX: 404.888.6089; renee.glover@atlantahousing.org

Lead Applicant Organization Type: Public housing authority

Promise Neighborhoods Grantee: Morehouse School of Medicine

Promise Neighborhoods Award Amount: \$500,000

Key Partners:

Clark Atlanta University

Morehouse College

Morehouse School of Medicine

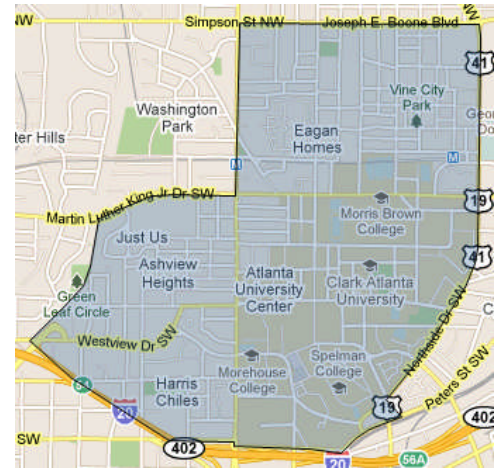
Spelman College

Annie E. Casey Foundation

Purpose Built Communities

Integral Development, LLC (development partner)

Urban Collage, Inc. (planning coordinator)



Project Summary:

The Atlanta University Center neighborhood is home to the country's largest concentration of Historically Black Colleges and Universities (HCBUs). However, the surrounding neighborhood is characterized by poverty, lack of jobs, troubled public schools, and poor quality housing, which included, until its demolition in 2009, the University Homes public housing development. The Atlanta Housing Authority and its partners have a vision of transforming the area into a "wonderful College Town area, which will rival the great college towns across the country." The Choice Neighborhoods Transformation Plan, in conjunction with Morehouse School of Medicine's Promise Neighborhoods planning effort, will provide the organizational structure to implement holistic community development in the Atlanta University Center neighborhood, including a master plan for redevelopment of the former University Homes public housing development and a "community service model" to create a stable foundation for cradle-to-college educational opportunities.

Buffalo, New York

Choice Neighborhoods Grantee: Buffalo Municipal Housing Authority

Target Public Housing Projects: Commodore Perry Homes and Woodson Gardens

Target Neighborhood: Commodore Perry Homes

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Ms. Dawn Sanders, Executive Director;

PH: 716.855.6711; FX: 716.855.6761; dsanders@bmha.ci.buffalo.ny.us

Lead Applicant Organization Type: Public housing authority

Choice Neighborhoods Grantee: Buffalo Municipal Housing Authority

Target Public Housing Projects: Commodore Perry Homes and
Woodson Gardens

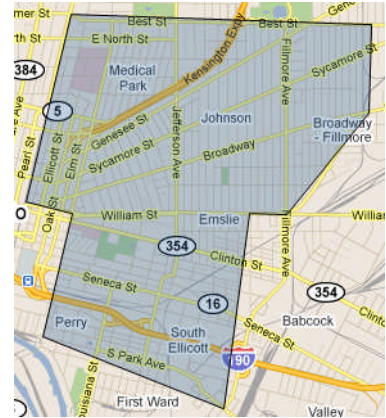
Target Neighborhood: Commodore Perry Homes

Choice Neighborhoods Grant Award: \$250,000

Key Partners:

University at Buffalo

Center for Urban Studies at the University of Buffalo
(Planning Coordinator)



Project Summary:

The Buffalo Municipal Housing Authority (BMHA) has partnered with the University of New York at Buffalo's Center for Urban Studies to create a Transformation Plan for the Commodore Perry Homes area and the Woodson Gardens and Commodore Perry Homes housing developments. The targeted neighborhood is experiencing severe distress, with over 41 percent of the neighborhood living in poverty and a neighborhood vacancy rate (18%) that is more than four times the County rate. The targeted housing projects contain over 150 vacant units due to severe structural deficiencies. BMHA's proposed Transformation Plan will bring together stakeholders to engage community leadership and form partnerships with key leaders. The planning strategy will center on developing community based activities that seek to empower and residents and stakeholders in the neighborhood to play lead roles in articulating the vision for rebuilding and transforming the targeted housing sites and the community as a whole. Major planning activities will include creating awareness of the planning process through initiation meetings, stakeholder interviews and targeted consultation sessions, engaging private and public partners over the life of the project, establishing communication links with the residents, completing a housing marketing and inventory study of the area and broadening the community's knowledge related to sustainable community and LEED-ND.

Jackson, Tennessee

Choice Neighborhoods Grantee: Jackson Housing Authority and Jackson Community Redevelopment Agency

Target Public Housing Project: Allenton Heights

Target Neighborhood: Allenton Heights

Choice Neighborhoods Grant Award: \$167,000

Lead Applicant Contact Information: Mr. Winston Henning,
Executive Director; PH: 731.422.1671; FX: 731.425.4605;

whanning@jacksonha.com

Lead Applicant Organization Type: Public housing authority

Key Partners:

Looney Ricks Kiss (Planning Coordinator)

Jackson Police Department

Healthy Community, LLC

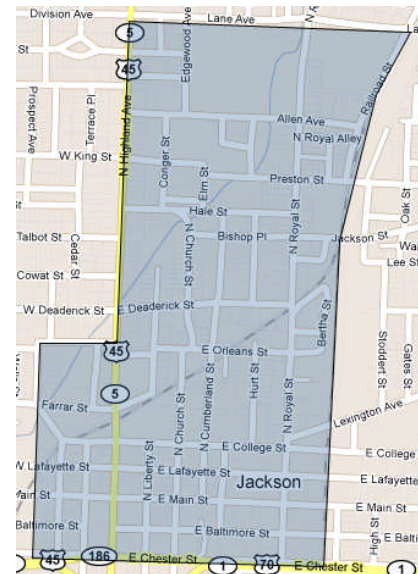
JHA Community Development

JMCSS Board of Education

Tennessee Housing Development Corporation

West Tennessee Healthcare

Jackson Madison County Schools



Project Summary:

The Jackson Housing Authority (JHA) and the Jackson Community Redevelopment Agency have partnered with Looney Ricks Kiss (a private developer that will serve as Planning Coordinator) to create a Transformation Plan targeting the Allenton Heights Redevelopment District, a neighborhood that includes the Allenton Heights public housing development, a dense, 100-unit townhouse development that suffers from mold, a lack of insulation, broken sidewalks, inadequate electrical service, insufficient heating/cooling systems and significant site erosion. More than 41 percent of the residents of Allenton are living in poverty and the neighborhood crime rate is over twice the rate of the city as a whole. The JHA is working to improve the neighborhood, since 2003 it has completed four mixed-finance transactions and developed a homeownership initiative in the Jackson area, but improvements are still needed in the targeted neighborhood. The Transformation Planning process will bring together a diverse set of actors including the police department, the board of education, a healthcare provider, and others to assess the neighborhoods' current strengths and weaknesses and develop a plan for improving resident education, employment, health, mobility and safety outcomes. Proposed planning activities include a community needs assessment design workshops, development of replace housing and surveys designed to help improve resident health.

Jersey City, New Jersey

Choice Neighborhoods Grantee: Jersey City Housing Authority

Target Public Housing Project: Montgomery Gardens

Target Neighborhood: McGinley Square – Montgomery Corridor

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information:

Ms. Maria Maio, Executive Director;

PH: 201.706.4601; FX: 201.547.6702; mmaio@jcha.us

Lead Applicant Organization Type:

Public housing authority

Key Partners:

The Michaels Development Company, LP (Co-Applicant)

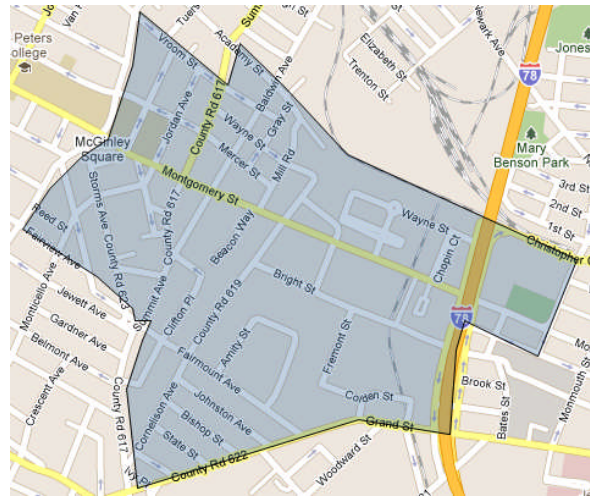
Metrovest Equities, LLC

Corvus

Jersey City Redevelopment Agency

Jersey City Department of Housing, Economic

Development & Commerce Division of City Planning



Project Summary:

The Jersey City Housing Authority is partnering with The Michaels Development Company and Metrovest Equities to develop a Transformation Plan for the McGinley Square–Montgomery Corridor neighborhood including the Montgomery Gardens public housing development. The public housing development has become a magnet for criminal activity and the site contains many defects including inadequate unit sizes, obsolete building systems and site design, flooding issues and poorly maintained storm inlets. The Montgomery Square–Montgomery Corridor neighborhood suffers from the effects of concentrated poverty and has a neighborhood poverty rate of 34 percent. However, the neighborhood lies in close proximity to a wide-range of services and job opportunities in the greater New York City metropolitan area and is conveniently located to buses and a PATH train station. With support from the City of Jersey City, the planning process will look to leverage these strengths as well as build on current plans for two new charter schools and a mixed-used entertainment complex in the neighborhood. In addition to improving the neighborhood's affordable housing stock and increase the neighborhood's access to supportive services, the Transformation Plan will strengthen the neighborhood's connections to high quality educational programs.

Baltimore, Maryland

Choice Neighborhoods Grantee: Jubilee Baltimore, Inc.

Target Assisted Housing Project: Pedestal Gardens

Target Neighborhood: Central West Baltimore

Choice Neighborhoods Award Amount: \$213,000

Lead Applicant Contact Information: Mr. Charles Duff,
President; PH: 410-327-7373 ext. 101; FX: 410-327-6444;

charlie@jubileebaltimore.org

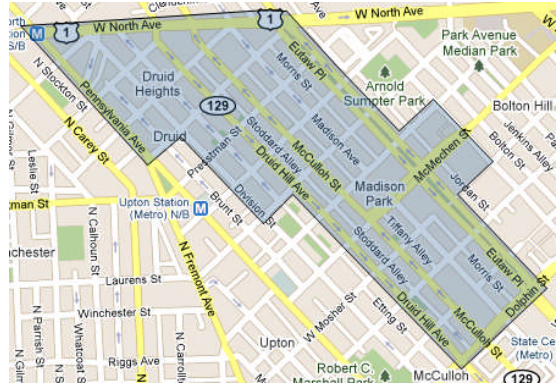
Lead Applicant Organization Type: Nonprofit

Key Partners:

Goody, Clancy & Associates (Planning Coordinator)

Baltimore Housing Authority

Enterprise Community Partners, Inc.



Project Summary:

Jubilee Baltimore (Jubilee), a non-profit organization that develops and renovates real estate projects is partnering with Goody Clancy & Associates (Goody Clancy), a nationally recognized architecture, planning, urban design and preservation firm, to undertake a comprehensive community planning process for Central West Baltimore. With the support of the Baltimore Housing Authority and Enterprise Community Partners, Jubilee and Goody Clancy will develop a vision targeting Central West Baltimore and, in particular, developing a redevelopment strategy for Pedestal Gardens, a 203-unit HUD-assisted housing project. Pedestal Gardens was part of a 1960s failed urban renewal strategy the legacies of which continue to be divisive to this day. The development also suffers from deficiencies in building systems, infrastructure and design. More than 40 percent of Central West Baltimore's residents live in poverty and the neighborhood vacancy rate is nearly twice the rate of the city as a whole. However, positive changes are currently taking place in Baltimore. The city schools are under new leadership and successful revitalization efforts have already taken place in the adjacent Bolton Hill neighborhood. Jubilee proposes to collaborate with a range of local organizations to assess the existing and conditions and develop a Transformation Plan for Central West Baltimore that would include affordable mixed-income housing developments, diversified neighborhood retail options, updates to the neighborhood transportation system and improvements to the neighborhood infrastructure.

Kansas City, Missouri

Choice Neighborhoods Grantee: Housing Authority of Kansas City

Target Public Housing Project: Chouteau Courts

Target Neighborhood: Paseo Gateway

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Edwin Lowndes, Executive Director; PH: 816.968.4201; FX: 816.968.4111; elowndes@hafc.org

Lead Applicant Organization Type: Public housing authority

Key Partners:

Wallace Roberts and Todd, LLC (Planning Coordinator)

City of Kansas City, MO

Greater Kansas City Local Initiatives Support Corp. (LISC)

KCMO School District

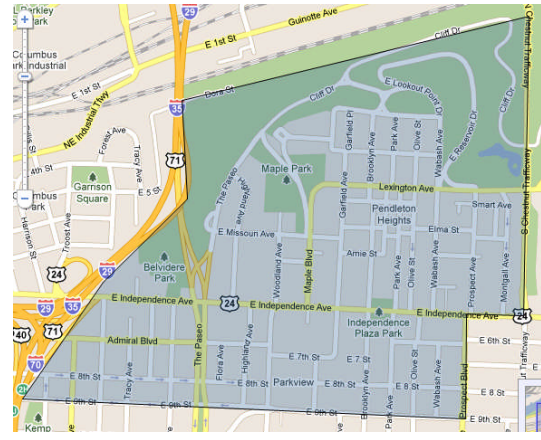
Kansas City University of Medicine and Biosciences

Mid-America Regional Council

Full Employment Council

Northeast Chamber of Commerce

Independence Plaza Neighborhood Association



Pendleton Heights Neighborhood Association
Paseo West Neighborhood Association

Project Summary:

Located east of Downtown, Chouteau Courts is Kansas City's oldest public housing site. It suffers from physical isolation, a high turnover rate, and is the last choice of housing for public housing residents. The neighborhood lacks commercial amenities, has a high rate of violent crime, and a concentration of poverty (44 percent). The school district tests in the bottom 7 percent of the State standard, and the closest public elementary and secondary charter schools recently closed. The Housing Authority of Kansas City has partnered with Wallace Roberts and Todd, LLC to lead the process of creating a Transformation Plan for the Paseo Gateway neighborhood centered on the rebuilding of Chouteau Courts. The Housing Authority envisions a plan that will replace the existing 140 housing units and create mixed-income housing on multiple sites with greater accessibility to public transportation, employment, and services. Public housing redevelopment will serve as a catalyst for a broader planning effort involving mixed-use redevelopment along the major business corridor. The Transformation Plan will build on key neighborhood assets that include three active neighborhood associations, a business association, the Kansas City University of Medicine and Biosciences, and a historic park system. Partners and supporters of this effort include a number of City agencies, LISC, the local school district, health care and employment resource providers. The Education plan for the neighborhood will create a coalition of providers to target services to meet the needs for early childhood education, before and after-school programs, and adult education, by applying models with proven success to improve education outcomes. Neighborhood planning for Paseo Gateway is expected to include a needs assessment, resident workshops, and an institutional capacity study to identify needs and gaps in services that are not being met by the current providers.

Memphis, Tennessee

Choice Neighborhoods Grantee: Memphis Housing Authority

Target Public Housing Project: Foote Homes

Target Neighborhood: Vance Avenue Neighborhood

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Robert Lipscomb, Executive Director;

PH: 901.544.1102; FX: 901.544.1218; Robert.Lipscomb@memphistn.gov

Lead Applicant Organization Type:

Public housing authority

Key Partners:

Resident Councils of Foote Homes and Cleaborn Homes

St. Patrick Community Outreach

Metropolitan Inter-Faith Association

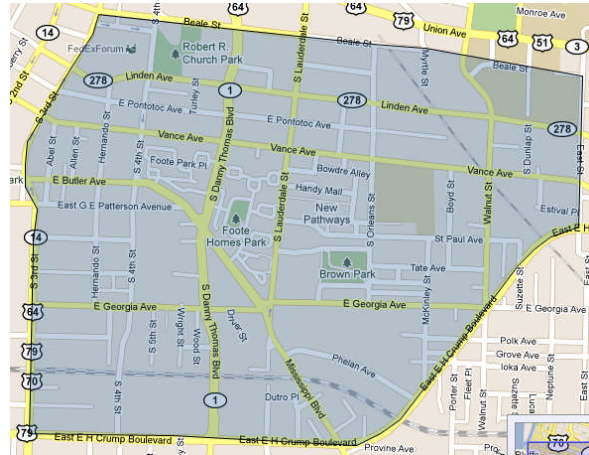
Memphis City Schools

Memphis Police Department

University of Memphis

Urban Strategies/Memphis HOPE

Vance Ave. Collaborative



Project Summary:

The Memphis Housing Authority is working to create a Transformation Plan targeting the Vance Avenue neighborhood of Memphis Tennessee and Foote Homes public housing site. The Vance Avenue Neighborhood is in a state of blight and decay. The neighborhood poverty rate is 69 percent, a majority of neighborhood children attend low-performing schools and the violent crime rate is rising. Foote Homes is a 420-unit development built in the 1940s with deteriorating sewer systems, water infiltration, failing plumbing and mold and mildew problems. The Transformation Plan will build on an intensive neighborhood visioning effort for the Vance Avenue neighborhood that began in 2009 with the assistance of the University of Memphis and included key partners such as the Metropolitan Inter-Faith Association and the local school district and policy department. Through this effort, extensive data relating to neighborhood income levels, education and environmental and structural conditions has been collected and analyzed. A management committee has been assembled to build on the results of the data collection effort and guide the implementation of the Transformation Plan. One third of the members will be public housing and neighborhood residents and other members will include individuals from local schools, the police department, and the University of Memphis. The Choice Neighborhoods grant will also build on the neighborhood's high-ranking Promise Neighborhoods application and increase resident self-sufficiency.

Philadelphia, Pennsylvania

Choice Neighborhoods Grantee: Mt. Vernon Manor, Inc.

Target Assisted Housing Project: Mt. Vernon Manor Apartments

Target Neighborhood: Mantua

Choice Neighborhoods Award Amount: \$250,000

Lead Applicant Contact Information:

Mr. Andrew Jenkins, President, Mt. Vernon Manor, Inc.;

PH: 215.222.1810; AJen208516@aol.com

Lead Applicant Organization Type: Nonprofit

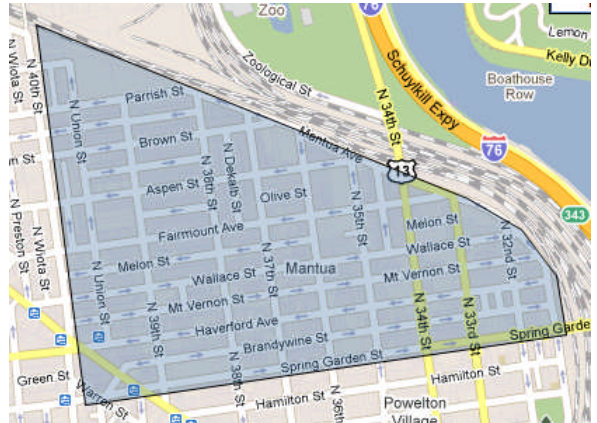
Key Partners:

Diamond & Associates (Planning Coordinator)

The Philadelphia Foundation

Drexel University

One Economy Corporation



Project Summary:

Mt. Vernon Manor, Inc. is a non-profit organization that owns Mt. Vernon Apartments, a nine-building assisted housing development in the Mantua neighborhood of Philadelphia, Pennsylvania. The Mantua neighborhood is characterized by high levels of crime and poverty. More than 44 percent of its residents are classified as living in poverty and the neighborhood vacancy rate is nearly three times the county vacancy rate. Mt. Vernon Manor, Inc. has partnered with its Planning Coordinator, the Diamond Team, to facilitate the creation of a Transformation Plan for the Mantua neighborhood where Mt. Vernon Manor Apartments is located. The Diamond Team blends two groups, Diamond & Associates and Kitchen & Associates, both with experience with planning and developing affordable housing projects. Mt. Vernon Manor Inc. and Diamond & Associates will assess the already existing physical, socio-economic and educational assets currently present in the neighborhood and engage residents and local community groups in a collaborative process to identify the areas where improvements to the neighborhood can be made. The planning process will be supported by Philadelphia's Drexel University and local Head Start and Keystone Stars programs that focus on early childhood development.

Norfolk, Virginia

Choice Neighborhoods Grantee: Norfolk Redevelopment and Housing Authority and City of Norfolk

Target Public Housing Project: Tidewater Park Gardens

Target Neighborhood: Expanded St. Paul's Area

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Shurl Montgomery,
Chief Executive Director; PH: 757.623.1111; FX: 757.314.1306;

smontgomery@nrha.us

Lead Applicant Organization Type: Public housing authority

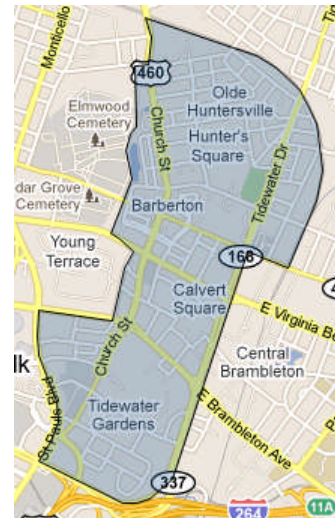
Key Partners:

Norfolk Public Schools

Old Dominion University

UBS Financial Services, Inc.

Church of Good Shepherd



Project Summary:

Norfolk Redevelopment and Housing Authority has partnered with the City of Norfolk to develop a Transformation Plan targeting the expanded St. Paul's area in Norfolk, VA. Norfolk's Central Business District, which experienced strong economic growth and revitalization in the 1990s, is separated from the target neighborhood by St. Paul's Boulevard. The target neighborhood has a high crime rate, extensive poverty, and several distressed housing developments, including Tidewater Park Gardens. This development consists of 618 public housing units and suffers from flooding, mold problems and damaged walkways. However, the St. Paul's area has potential for success, with assets that include community and supportive service organizations, strong local churches, a community health center and a light rail system. Local stakeholders participating in the planning process include Head Start, Habitat for Humanity and Norfolk State University. A planning process for the area began in 2006 and Choice Neighborhoods funding will build on this process to achieve several goals including establishing necessary partners, developing a financing plan and phasing model to integrate public housing units, studying infrastructure issues and connectivity to Downtown and developing an organizational framework for implementation of the Plan.

Norwalk, Connecticut

Choice Neighborhoods Grantee: Housing Authority of the City of Norwalk

Target Public Housing Project: Washington Village

Target Neighborhood: South Norwalk

Choice Neighborhoods Award Amount: \$250,000

Lead Applicant Contact Information: Mr. Curtis O. Law,
Executive Director; PH: 203.838.8471 x128;

FX: 203.838.6535; claw@norwalkha.org

Lead Applicant Organization Type:

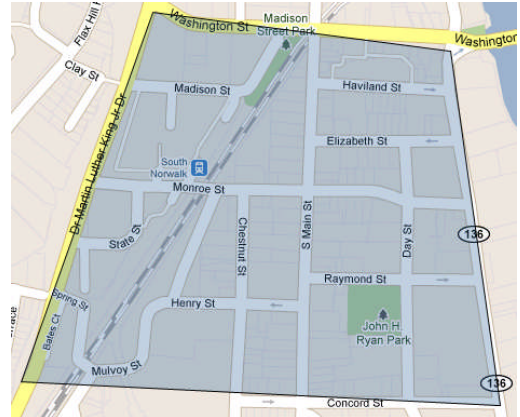
Public housing authority

Key Partners:

EJP Consulting Group, LLC (Planning Coordinator)

Norwalk Redevelopment Agency

Family and Children's Agency



Project Summary:

The Housing Authority of the City of Norwalk has partnered with EJP Consulting Group, LLC (Planning Coordinator) to create a Transformation Plan targeting South Norwalk, Connecticut and the Washington Village Housing Development. Washington Village was constructed in 1941 and is the oldest public housing site in the state. Its obsolete buildings, units, and site design have deterred public investment in South Norwalk. Currently, there several planning activities taking place in the neighborhood, including the development of a Transit-Oriented Development Master Plan for the South Norwalk Rail Station, the development of a two-mile pedestrian and bicycle path in the downtown corridor, and investment in housing, office and retail buildings. The Choice Neighborhoods Transformation Plan will knit these efforts into a cohesive and impactful plan and bring together residents, social service providers, city agencies and community and faith-based organizations. Additional planning activities will include a comprehensive neighborhood needs assessment focusing on housing needs and resident services and the creation of task forces to focus on improving neighborhood housing and educational activities.

Shreveport, Louisiana

Choice Neighborhoods Grantee: Northwest Louisiana Council of Governments and the City of Shreveport

Target Assisted Housing Projects: Jackson Heights and Galilee Majestic Arms

Target Neighborhood: Allendale and Ledbetter Heights

Choice Neighborhoods Grant Award: \$250,000

Lead Applicant Contact Information: Mr. Kent Rogers,
Executive Director; PH: 318.841.5950; FX: 318.841.5952;

kent.rogers@nlcog.org

Lead Applicant Organization Type: Local government

Key Partners:

MHSM Architects, LLC (Planning Coordinator)

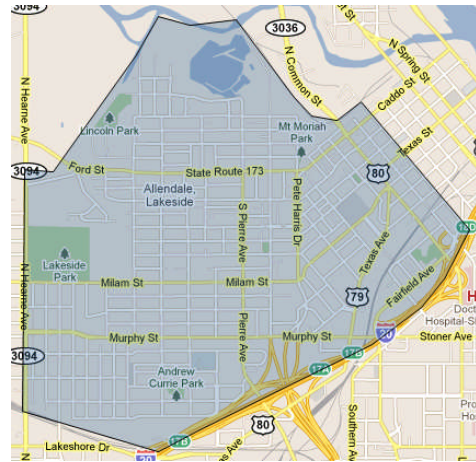
Shreveport Regional Arts Council

Caddo Parish Public School System

Volunteers of America

Project Summary:

The Northwest Louisiana Council of Governments has partnered with the City of Shreveport and MHSM Architects, LLC to create a Transformation Plan targeting Allendale and Ledbetter Heights, two inner-city neighborhoods marked by high abandonment, urban decay, severe poverty, high crime, and unemployment. More than 43 percent of the neighborhood's residents are living in poverty and the unemployment rate is almost 14 percent. The neighborhoods are linked together by the former Jackson Heights public housing development, which was demolished in 2006 due to the severity of its physical deterioration. To date, the 270 demolished units from this development have not been replaced. The two neighborhoods, along with the Galilee Majestic Arms development, will be included in the planning process. Galilee Majestic Arms is a deteriorated 75-unit HUD Section 202 building that currently houses 74 elderly and disabled residents. The development suffers from energy and safety code violations and severe floor damage. Also as part of the plan, the Northwest Louisiana of Governments and the City of Shreveport will strengthen connections with neighborhood social service providers and schools and undertake a comprehensive needs assessment to measure housing, neighborhood and socio-economic indicators to determine more areas for improvement.



Providence, Rhode Island

Choice Neighborhoods Grantee: Providence Housing Authority

Target Public Housing Project: Manton Heights

Target Neighborhood: Olneyville

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Collaboration among housing providers

Lead Applicant Contact Information: Mr. Stephen O'Rourke, Executive Director;

PH: 401.709.1101; 401.273.4623; Stephen@pha-providence.com

Lead Applicant Organization Type: Public housing authority

Key Partners:

Olneyville Housing Corporation
(Planning Coordinator)

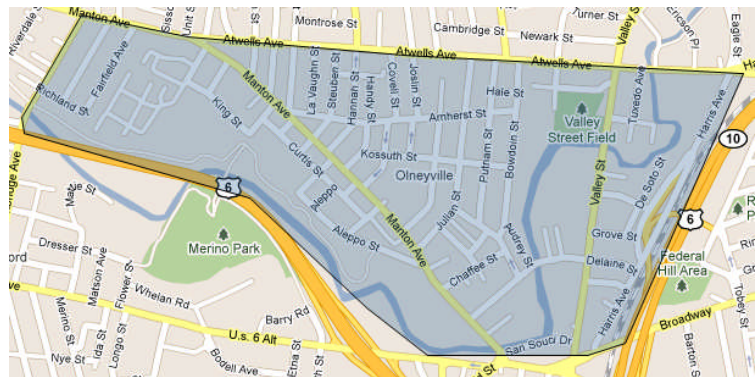
OMNI Development

Local Initiatives Support Corporation

City of Providence

Providence Economic Development
Partnership

Rhode Island Housing



Project Summary:

The Providence Housing Authority (PHA) has partnered with Olneyville Housing Corporation to create a Transformation Plan for Olneyville and the Manton Heights development. Manton Heights is a distressed public housing development with inappropriate site layout, water damage and mold problems. While redevelopment of the Olneyville community is underway, the Manton Heights public housing development remains isolated and houses some of the neighborhood's neediest residents. Redevelopment efforts in Olneyville are much needed, as over 42 percent of the population is classified as extremely low-income, the violent crime rate is high, and the neighborhood schools are low performing. PHA intends to use the Choice Neighborhoods Planning Grant to build upon revitalization efforts supported by the City, LISC, and others that have taken place to-date, including the construction of a new multi-service Family Success Center, a citywide "green jobs" training program and a community garden. Incorporating the core goals of Choice Neighborhoods, PHA and Olneyville Housing Corporation will focus its planning efforts on transforming the Manton public housing development and promoting mixed-income housing, expanding and enhancing the Family Success Center, and developing a comprehensive neighborhood economic development plan. PHA will also partner with OMNI Development, the owner of Olney Towers, an assisted housing project located in the neighborhood, to plan for the long-term viability of this development.

Salisbury, North Carolina

Choice Neighborhoods Grantee: Housing Authority of the City of Salisbury and City of Salisbury

Target Public Housing Project: Civic Park Apartments

Target Neighborhood: West End

Choice Neighborhoods Award Amount: \$170,000

Category Preference: Non-metropolitan area

Lead Applicant Contact Information:

Mr. Samuel Clark Foust, Executive Director;

PH: 704.636.1410; FX: 704.680.9106;

fousts@salisburyhousingauthority.com

Lead Applicant Organization Type:

Public housing authority

Key Partners:

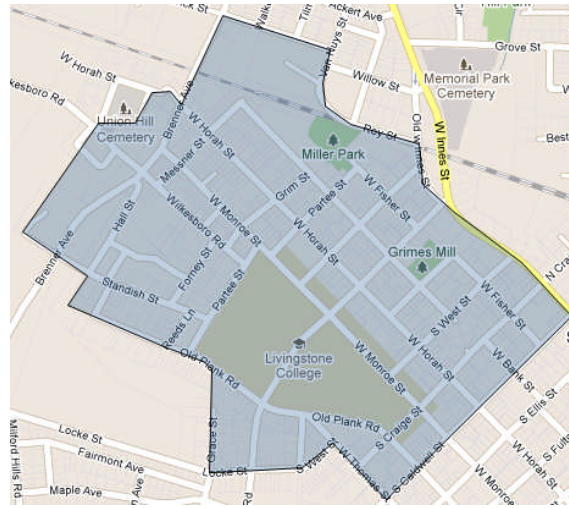
Stogner Architecture (Planning Coordinator)

Salisbury Community Development Corporation

Department of Veterans Affairs Medical Center

Salisbury Parks & Recreation Department

Salisbury-Rowan Community Action Agency, Inc.



Project Summary:

The Housing Authority of the City of Salisbury, North Carolina has partnered with the City of Salisbury to create a Transformation Plan targeting the West End neighborhood and Civic Park Apartments, a 72-unit public housing complex within West End. Salisbury is a small town in a rural area of central North Carolina. Civic Park Apartments suffers from severe deficiencies that include failing building structure, water infiltration and substandard electrical systems. The City considers West End as its most distressed neighborhood, with a poverty rate of 28 percent, a neighborhood vacancy rate that is nearly five times the County average, and a middle school that is characterized as low-performing. The Housing Authority and the City will work with their Planning Coordinator, Stogner Architecture, to develop a comprehensive community plan, including a comprehensive needs assessment of neighborhood housing distress and plans for rehabilitating the neighborhood's public and assisted housing stock, constructing an early childhood education center and implementing a tutorial program for middle-school students.

San Antonio, Texas

Choice Neighborhoods Grantee: San Antonio Housing Authority

Target Public Housing Project: Wheatley Courts

Target Neighborhood: Eastside

Choice Neighborhoods Award Amount: \$250,000

Category Preference: Promise Neighborhoods

Lead Applicant Contact Information: Mrs. Lourdes Castro Ramirez, President and CEO;

PH: 210.477.6048; FX: 210.477.6043; Lourdes_castro_ramirez@saha.org

Lead Applicant Organization Type: Public housing authority

Promise Neighborhoods Grantee: United Way of San Antonio & Bexar County, Inc.

Promise Neighborhoods Award Amount: \$312,000

Key Partners:

The City of San Antonio (Eastside Revitalization Plan)

The United Way

San Antonio Independent School District

Family Services

San Antonio for Growth on the Eastside (SAGE)

Trinity University

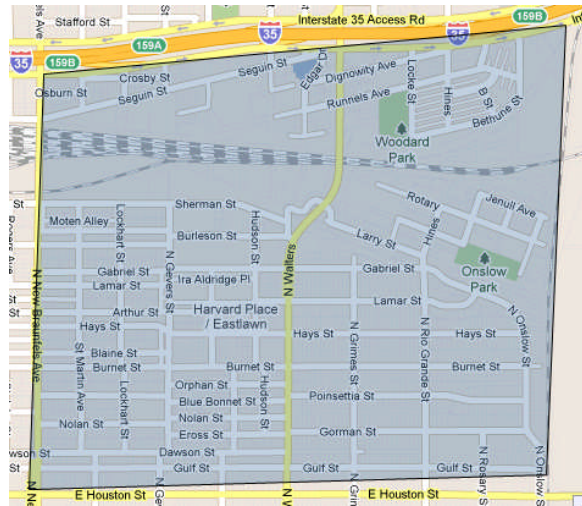
Urban Land Institute-San Antonio

The Greater San Antonio Chamber of Commerce

The Alamo Chamber and the Hispanic Chamber

The Neighborhood Housing Services (NHS)

San Antonio Fighting Back



Project Summary:

The San Antonio Housing Authority (SAHA) has requested \$250,000 in Choice Neighborhoods Planning Grant funds for a two-year planning project to engage residents and community stakeholders in strategizing the revitalization of the Wheatley Courts public housing complex, and to develop a Transformation Plan to guide implementation of their vision. The Choice Neighborhood Planning Grant will be integrated with a Promise Neighborhood (PN) Planning Grant awarded to the same partners for a slightly larger footprint (San Antonio's Eastside) that includes Wheatley Courts. Nearly half (46%) of the 4,525 residents live in poverty. The neighborhood vacancy rate (9.69%) is more than three times the County rate and the highly transient nature of the population results in the area being a point of transition, rather than a place where families stay long-term. Neighborhood schools reflect the area's deterioration. Wheatley Middle School and Washington Elementary Schools are low-performing and Sam Houston High School is a persistently lowest-achieving school with a dropout rate of 54.1%. The overall layout and general conditions of Wheatley Courts does not contribute to a cohesive, secure neighborhood. There is, however, a framework of assets upon which the Transformation Plan can be built. The Choice and Promise Neighborhood partners have adopted a vision for these blended, place-based initiatives that consists of livable neighborhoods with a range of safe, affordable housing options where residents raise their children in a supportive environment.

Tulsa, Oklahoma

Choice Neighborhoods Grantee: Community Action Project of Tulsa County, Inc. and Brightwater Housing Partners, LP

Target Assisted Housing Project: Brightwaters Apartment Complex

Target Neighborhood: Eugene Field

Choice Neighborhoods Award Amount: \$250,000

Lead Applicant Contact Information: Ms. Paula Settoon,
Board President; PH: 918.382.3200; FX: 918.382.3213;

paulasettoon@cox.net

Lead Applicant Organization Type: Nonprofit

Key Partners:

McCormack Baron Salazar (Planning Coordinator)

George Kaiser Family Foundation

Tulsa Area United Way



Project Summary:

The Community Action Project of Tulsa County, Inc. (CAP) is an anti-poverty non-profit that has partnered with Brightwaters Housing Partners, LP and McCormack Baron Salazar (the Planning Coordinator and a prominent real estate development company) to create a Transformation Plan targeting the Eugene Field neighborhood of Tulsa, Oklahoma. The Eugene Field neighborhood is one of Tulsa's poorest and most isolated communities which also has a violent crime rate more than double the rest of the city. Located in the neighborhood, the Brightwaters Apartment complex is a functionally obsolete 200-unit HUD-assisted property. Spurred by local volunteers, faith-based organizations, and non-profits, a neighborhood revitalization process has begun, creating public garden spaces, a state-of-the-art preschool, a fresh foods market and a new playground. However, despite progress, there is still a need for a comprehensive plan to create a sustainable, long-term neighborhood renewal strategy. CAP and Brightwater Housing Partners will focus their planning efforts around the redevelopment of the Brightwaters Apartment as a mixed-income development. CAP will also work to enhance the neighborhood's community and supportive services, create new job opportunities, and link the Eugene field neighborhood with the surrounding areas.

Wilmington, North Carolina

Choice Neighborhoods Grantee: Housing Authority of the City of Wilmington

Target Public Housing Project: Hillcrest

Target Neighborhood: Southside

Choice Neighborhoods Award Amount: \$200,000

Lead Applicant Contact Information: Michael J. Krause, Chief Executive Officer;

PH: 910.341.7700 x241; FX: 910.341.7760; m.krause@wha.net

Lead Applicant Organization Type:

Public housing authority

Key Partners:

TCG International (Planning Coordinator)

Urban Collage (Planning Coordinator)

University of North Carolina - Wilmington

Southside Transformation Initiative

Cape Fear Community College

New Hanover County Schools

Wilmington Police Department

City of Wilmington

Cape Fear Public Transportation Authority

New Hanover County Department of Social Services

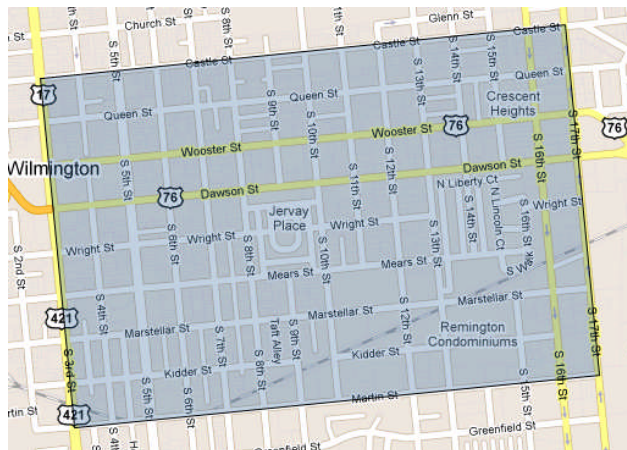
Wilmington Health Access for Teens (WHAT)

New Hanover County Health Department

Cape Fear United Way

First Citizens Bank

Leading Into New Communities (LINC)



Southeastern Center for Mental Health

Cape Fear Health Net

Youthbuild

Girls Inc.

Child Advocacy and Parenting Place (CAPP)

RBC Bank

Kids Making It

Project Summary:

The Housing Authority of Wilmington, North Carolina has partnered with its Planning Coordinators, TCG International and Urban Collage, to develop a Transformation Plan targeting the Southside section of Wilmington, which includes the Hillcrest Housing Development. Hillcrest is a distressed public housing site with a decaying infrastructure, outdated electrical systems and poor indoor air quality. The Southside section of Wilmington is located just south of downtown Wilmington and was once the state's largest major commercial area. Southside struggled as the 20th century waned, and in the 1960s the district began a prolonged period of economic decline and social disinvestment. The neighborhood poverty rate is 35 percent and local schools are underperforming. Through the Choice Neighborhoods Transformation Plan, the Housing Authority and its partners will capitalize on the already existing Southside Small-Area Plan, a land-use development initiative focused on bringing quality economic development to the underserved neighborhood. The Housing Authority also plans to increase community involvement with local schools, identify and address shortfalls in community amenities such as parks and sidewalks, tap into existing relationships with local foundations, establish linkages in other government funding opportunities, and create a framework of planning and engagement committees to achieve a vision that serves the entire community.