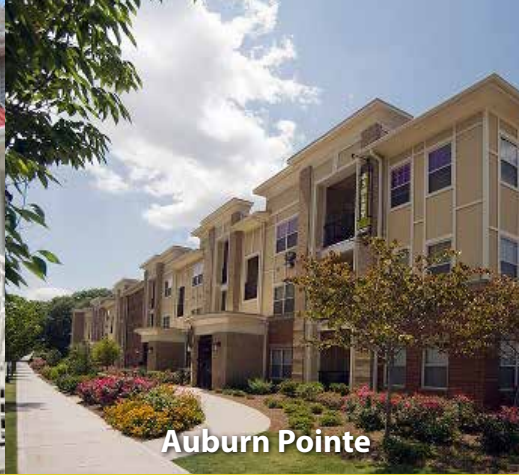




Centennial Place



Auburn Pointe



Scholars Landing

# PARTICIPANT GUIDE

Canvas Trip  
August 24 - 26, 2017

# ATLANTA



EAST BATON ROUGE PARISH  
**HOUSING  
AUTHORITY**  
4731 NORTH STREET, BATON ROUGE, LOUISIANA 70806





A detailed topographic map of the Atlanta, Georgia area, showing the city's layout, surrounding suburbs, and the Chattahoochee River. The map is oriented with North at the top. The city of Atlanta is prominently featured in the center, with its grid-like street pattern and major highways clearly visible. The river flows from the northwest towards the southeast. Various towns and landmarks are labeled, including Oakley Mill, Decatur, and Marietta. The map uses contour lines to indicate elevation and different colors to represent various geographical features.

# FIRSTLY THANK YOU

---

## FOR PARTICIPATING!

On behalf of the Board of Commissioners and staff of the East Baton Rouge Public Housing Authority, we appreciate your participation in the Atlanta Canvas Trip. We have asked each of you to join us because you are important stakeholders in our work. As an agency, the Housing Authority prizes the partnerships we have with those organizations and individuals who share our commitment to providing decent, safe affordable housing to those most in need. We believe that decent and affordable housing is truly the foundation of a strong and vibrant community. We know you do, as well.

We are grateful to the Integral Group, LLC for hosting our delegation. Integral has extensive experience creating master planned, mixed-use and mixed-income communities, multifamily and senior housing residences, and transit-oriented developments across the nation. Their projects—including the three we will tour—have served as catalysts for broad and sustainable revitalization of communities across the country.

We share Integral's belief that affordable housing must be interconnected with services and resources that enable residents to achieve their full potential.

Each of you represents an organization that will play a key role in the next phase of the Housing Authority's work in the Baton Rouge area. We hope this Atlanta trip inspires you to see what is possible for Baton Rouge and energizes you to join us as we embark on an exciting new chapter for our agency.

**Richard L. Murray**

CEO

East Baton Rouge Parish Housing Authority

**Dianna R. Payton**

Chair

Board of Commissioners



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# WE BUILD COMMUNITIES

This trip is very timely, as we are preparing to apply for funding for the redevelopment of the Ardenwood Village complex through HUD's Choice Neighborhood Grant Program. If we are successful in that endeavor, Baton Rouge can serve as a model for affordable housing that has a lasting and transformative impact on the larger community. Integral has played a key role in helping the Housing Authority move toward submitting the Choice Neighborhood grant application, having previously worked with us on successful application for a planning grant.

**Richard L. Murray**

# 1 | PARTICIPANTS

## ... JOURNEYING TO ATLANTA

Those participating in this canvassing tour of select public housing developments in Atlanta include the EBRPHA administrators and Board of Commissioners, the Board of Partners Southeast, planning and redevelopment specialists, and trip facilitators.

### **Al Barron**

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*Continued next page...*

*All area codes (225) unless noted.*

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*All area codes (225) unless noted.*



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Autumn Place Townhomes, Baton Rouge



Willow Creek Townhomes, Baton Rouge

## **HOSTS AND GUIDES**

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# ITINERARY

THURSDAY — SATURDAY, AUG. 24 - 26, 2017

## DAY 0

### Thursday

Individual Arrivals to Atlanta

Hotel: **Ellis** or **Courtyard by Marriott**, downtown

(see addresses page 10)

7:30 - 9:30 pm

Dessert Welcome **Reception**

Integral Group Home Office

191 Peachtree Street N, 41st floor

(destination is walkable from either hotel)

Greeting by:

Egbert L. J. Perry

## DAY 1

### Friday

Breakfast on your own

9:00 - 9:15 am

Bus pickup from hotels

9:30 - 1:30 pm

Tour of properties: **Auburn Pointe, Scholars Landing / CNI Area** and **Centennial Place**

led by Integral

1:30 - 3:30 pm

Lunch at **The Veranda at Scholar's Landing**

*lunch speakers:* The **Honorable Shirley Franklin** and **Renee Glover**

3:45 pm

Return to hotels via bus

6:00 - 10:00 pm

Dinner and live music at **Sweet Georgia's Juke Joint**

200 Peachtree St. NW, L05

(destination is walkable from either hotel)

(see map page 10)

## DAY 2

### Saturday

8:30 am

Bus pickup from hotel

(bus will not return to hotel)

9:00 am

**Breakfast** at Auburn Pointe Community Room

catered by Flying Biscuit

9:45 - Noon

Trip **Debriefing** and Discussion

led by Franklin

12:30 pm

Departure for airport via bus

1:15 pm

Bus arrives at ATL airport



# **SPEAKER** **BIOGRAPHIES**

## **Egbert L. J. Perry**

Egbert L. J. Perry, is the Chairman and Chief Executive Officer of The Integral Group LLC. Founded in 1993 by Mr. Perry, Integral is a real estate development, advisory and investment management company based in Atlanta.

Mr. Perry has over 35 years of experience as a real estate professional, including work in urban development, developing and investing in mixed-income, mixed-use communities, affordable/work force housing and commercial real estate projects in markets across the country. Mr. Perry currently serves as Chair of the Advisory Board of the Penn Institute for Urban Research and as a long-time trustee of the University of Pennsylvania. Mr. Perry also served from 2002 through 2008 as a director of the Federal Reserve Bank of Atlanta.

A community development, commercial real estate and construction professional since 1979, Egbert has developed and/or built most project types, including residential, office, retail, institutional and mixed-use projects. For 13 years from early 1980 to late 1992, he helped to grow an Atlanta-based real estate and construction company into the nation's 3rd largest African-American owned business, with annual revenues of about \$200 million.

Mr. Perry currently serves as Chairman of the Board of Directors of Fannie Mae.



## **Honorable Shirley Franklin**

Former Atlanta Mayor, Shirley Franklin, is currently the Chairman of the Board and CEO of Purpose Built Communities, and the Barbara Jordan Visiting Professor in Ethics and Political Values in the LBJ School of Public Affairs at the University of Texas at Austin.

After Franklin left office in 2010, she was appointed to the William and Camille Cosby Endowed Chair at Spelman College and served until June 2011. She was elected the first African American woman mayor of a major southern city in 2002 and served two-terms until 2009. The mayor is term limited in Atlanta.



## **Renee L. Glover**

Renee L. Glover served as president and chief executive officer of the Atlanta Housing Authority and its affiliates from September 1994 to September 2013. She also served as a consultant to AHA from September 2013 to November 2013 to facilitate the transition of leadership upon her retirement.

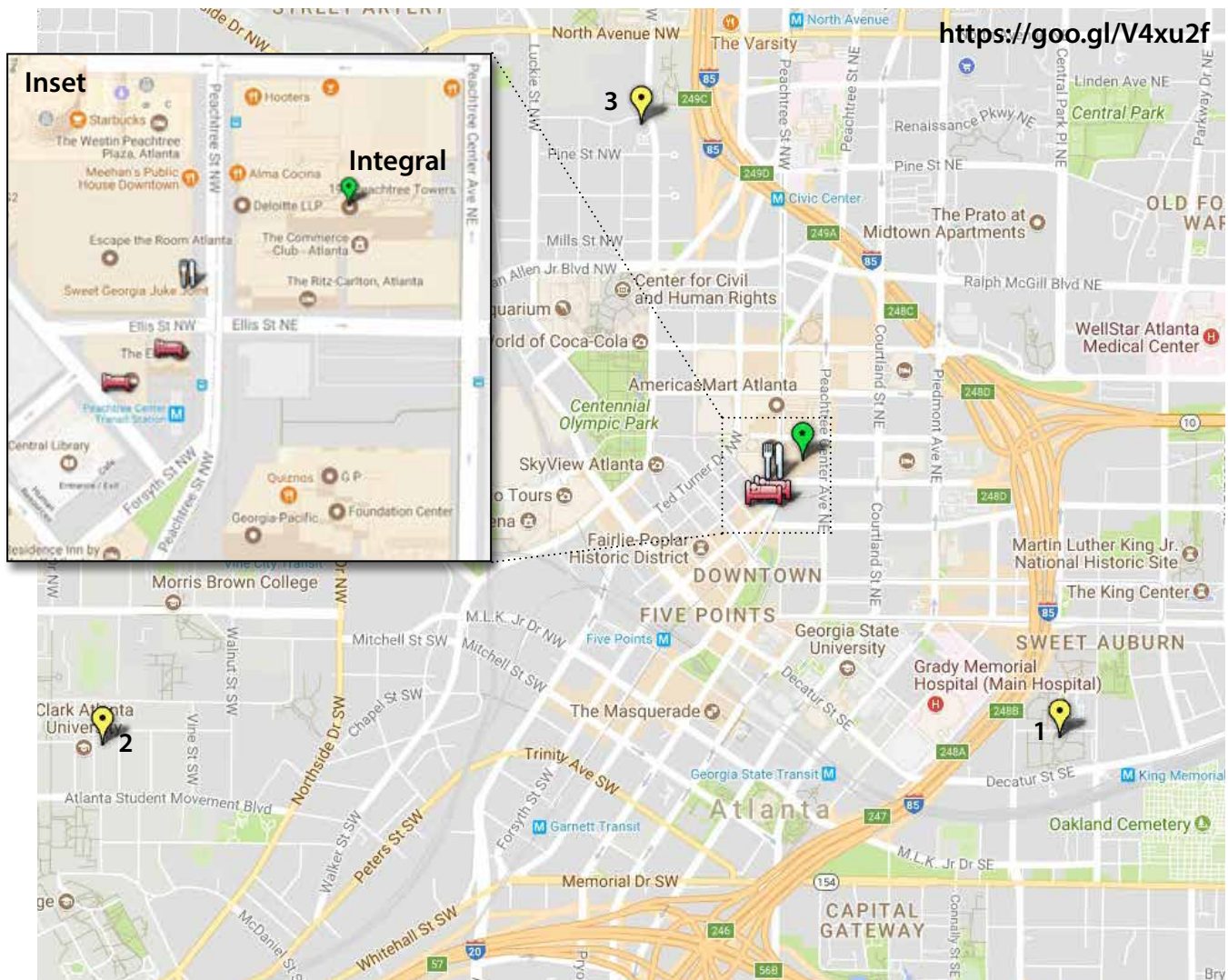
She is the Founder and Managing Member of The Catalyst Group, LLC, a national consulting firm focused on urban revitalization, real estate development and community building, urban policy, and business transformation. Ms. Glover is currently a member of the Board of Directors of Enterprise Community Partners, Inc.

Ms. Glover served on the Board of Directors of Habitat for Humanity International from November 2006 to November 2015, including serving as Chair of the Board of Directors from November 2013 to November 2015. Prior to joining the Atlanta Housing Authority, Ms. Glover was a corporate finance attorney in Atlanta and New York.

Ms. Glover serves on the Board of Advisors of the University of Pennsylvania's Institute of Urban Research.



# DOWNTOWN ATLANTA MAP



## LEGEND

### Lodging



#### Ellis Hotel

176 Peachtree St NE, Atlanta, GA 30303  
(404) 523-5155



#### Courtyard by Marriott

133 Carnegie Way NW, Atlanta, GA 30303  
(404) 222-2416

### Reception



#### Integral Group, LLC

191 Peachtree Street NE #4100 (41st floor)  
Atlanta, Georgia 30303

### Tour Destinations



#### 1. Ashley Auburn Pointe

357 Auburn Pointe Dr SE, Atlanta, GA 30312



#### 2. Ashley Scholars Landing – CNI

Clark Atlanta University, 130 Lawshe St SW  
Atlanta, GA 30314



#### 3. Centennial Place

526 Centennial Olympic Park Dr NW  
Atlanta, GA 30313



3

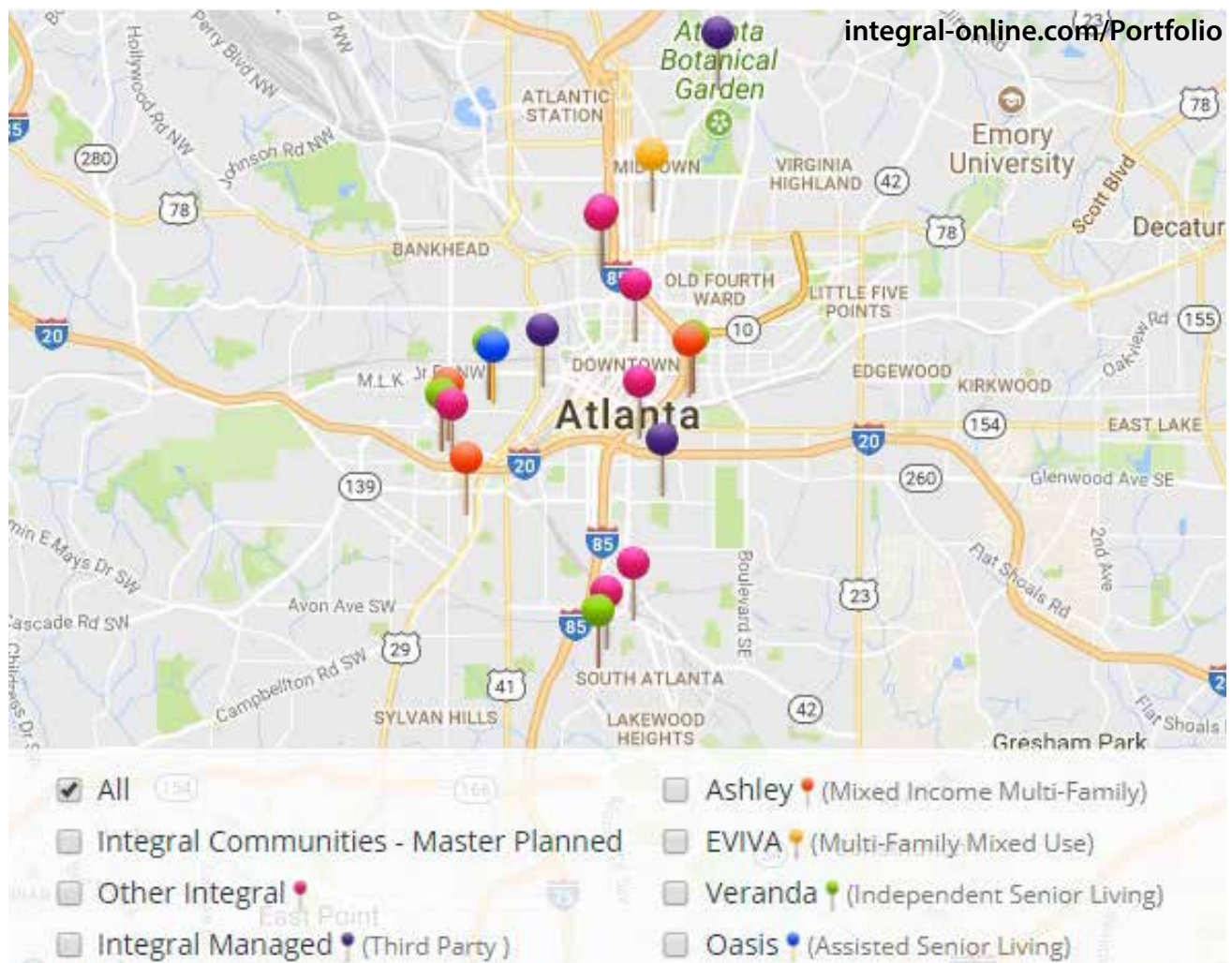
# INTEGRAL

## GROUP, LLC

*Our desire is to be a company that leaves its footprint of excellence as evidence of our positive impact in communities. We continue to set the stage for better performance in the areas of urban revitalization, infill development, smart growth and public private partnerships.*

EGBERT L.J. PERRY  
Chairman and CEO, Integral

### Integral Group Properties in the Atlanta Area



Integral Group, LLC  
191 Peachtree Street NE #4100  
Atlanta, Georgia 30303  
(404) 224-1860



## THE INTEGRAL GROUP

### CORE VALUES

**Integrity   Innovation   Excellence   Collaboration   Discipline   Achievement**

### QUICK FACTS

- Year established : 1993
- Chairman & CEO: Egbert L. J. Perry
- Headquartered in Atlanta, GA with offices in: Dallas, Denver, Los Angeles and San Francisco
- Vertically-integrated, diversified 280 person organization
- Subsidiaries and affiliates in development, investment, construction management and property management.

### COMMUNITY DEVELOPMENT, COMMERCIAL REAL ESTATE & INFRASTRUCTURE DEVELOPMENT

Integral develops urban infill market rate, work force, mixed income and affordable housing, as well as larger mixed-use communities in cities around the country, and works with civic leaders to address housing and other economic development concerns.

Integral, in partnership with another development firm and the Atlanta Housing Authority, pioneered the creation of Centennial Place - the nation's first holistic community development project, integrating mixed-income rental and ownership housing; early childhood development strategies; a K-8 STEAM Conversation Charter School; recreation, health & wellness facilities, and services designed to help lower income families as they seek to transition to self-sufficiency.

Complementing our real estate effort, Integral helps public entities conceive, fund and implement local and regional infrastructure projects that advance economic development goals.

### AT-A-GLANCE

**A private, for-profit,  
mission-driven, urban,  
community development,  
commercial real estate and  
infrastructure development  
& investment firm**

### PRODUCTS & BRANDS

#### **ASHLEY**

Mixed-Income Multi-Family

#### **EVIVA**

Market Rate Multi-Family

#### **Oasis**

Affordable Assisted Senior Living

#### **Veranda**

Affordable Independent Senior  
Living

*For more information, please call us at:  
404-224-1860*



191 Peachtree Street, NE | Suite 4100 | Atlanta, GA | 30303 | Office: 404.224.1860 Fax: 404.224.1898 | [www.integral-online.com](http://www.integral-online.com)  
Atlanta • Dallas • Denver • Los Angeles • San Francisco | Established in 1993



# PROPERTY PROFILES

## ASHLEY - AUBURN POINTE

357 Auburn Pointe Dr SE, Atlanta, GA 30312



AUBURN POINTE, ATLANTA, GA

The revitalization of the former Grady Homes public housing community into **Auburn Pointe** represents a tremendous redevelopment transformation for downtown Atlanta. The project has become a catalyst for initiating the long anticipated economic resurgence of the neighborhood immediately adjacent to the Historic Sweet Auburn District. Originally constructed in 1941, Grady Homes consisted of 28 acres with 495 public housing units

To implement this initiative, the local Public Housing Authority applied for and was awarded a \$20,000,000 HOPE VI federal revitalization grant which will be used as a portion of the capital required to assist the agency in its efforts to revitalize the Grady Homes site. The vision for this revitalization incorporated key elements of smart growth to create a new mixed-use, mixed-income community.

In 2003, Grady Redevelopment, LLC was selected by the local Public Housing Authority to serve as the developer for the redevelopment of the former Grady Homes public housing project. Grady Redevelopment, LLC is a joint venture between **INTEGRAL** and its co-development partner. **INTEGRAL** serves as the managing member of the project.

**VISION:** Auburn Pointe is a Master Planned Community that is transforming the former Grady Homes into a vibrant community that includes multigenerational housing with distinctive and diverse architecture. The preservation and reactivation of Butler Park, the neighborhood park, as well as creation of new, public green spaces throughout the new community is a critical part of the **Auburn Pointe** plan. The units offer gracious home living while creating an urban environment for downtown living that is affordable for a diverse spectrum of residents. This revitalized community capitalizes on the inherent strengths of location, convenient access to diverse transportation, history, and strong public/private partnership in the area to create an exemplary urban neighborhood with unique culture and identity.

The community includes the following 304 multi-family rental units, 304 independent senior units and 48 For-Sale Units.

### AT-A-GLANCE

#### TOTAL DEVELOPMENT COST

\$90 Million

#### SIZE

28 acres

#### ROLE

Co-Master Developer

### COMMUNITY INCLUDES

#### Restored Selena Butler Park Renewal Component

Geo-Thermal

Photovoltaic (solar panels), etc.

#### Streetscapes and Infrastructure

#### Ashley Auburn Pointe I & II

Mixed Income Multi-Family Units

#### Veranda at Auburn Pointe I, II & III

Independent Senior Living Units

For more information, please call us at:  
404-224-1860

# SCHOLARS LANDING - CHOICE NEIGHBORHOODS INITIATIVE

Clark Atlanta University, 130 Lawshe St SW, Atlanta, GA 30314



SCHOLARS LANDING, ATLANTA, GA

**Scholars Landing** is a Master Planned Community revitalizing a public housing site originally constructed in 1937, located adjacent to the campuses of Spelman College, Morehouse College, Morehouse School of Medicine and Clark Atlanta University known collectively as the Atlanta University Center ("AUC") in Atlanta, GA.

To reflect the educational opportunities and facilities associated with the Historically Black Colleges and Universities, **INTEGRAL** renamed its master planned development from University Homes to Scholars Landing. In 2015, the **Scholars Landing** community received a \$30 million Choice Neighborhoods Implementation (CNI) Grant to support the Transformation.

University Homes consisted of 500 units on approximately 18 acres. The vision for the housing component of the Choice Neighborhoods Transformation Plan is a multi-generational community that provides rental and homeownership opportunities for people with a mix of income levels and lifestyles.

Phase I of **Scholars Landing** is a 100-unit, affordable independent living senior community and Phase II is a 60-unit, affordable assisted senior living community. Phases III and IV consist of 400 multi-family rental units.

The renovated Roosevelt Hall building, along with several buildings fronting on Atlanta Student Movement Boulevard, including Ashley Scholars Landing II, will be known as the new "town center." This phase provides an opportunity for mixed-use development, with 10,000 SF of community-serving retail (e.g., a bookstore, coffee shop, restaurant, etc.) on the ground floor frontage and apartments above.

## AT-A-GLANCE

### TOTAL DEVELOPMENT COST

\$98 Million

### SIZE

18 Acres

### ROLE

Master Developer

## COMMUNITY INCLUDES

### Streetscape & Infrastructure

#### Ashley Scholars Landing

Mixed Income Multi-Family Units

#### Oasis at Scholars Landing

Assisted Senior Living Units

#### Veranda at Scholars Landing

Independent Senior Living Units

For more information, please call us at:  
404-224-1860



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Atlanta • Dallas • Denver • Los Angeles • San Francisco | Established in 1993



# CENTENNIAL PLACE

526 Centennial Olympic Park Dr. NW, Atlanta, GA 30313



CENTENNIAL PLACE, ATLANTA, GA

**CENTENNIAL PLACE** is the nation's first HOPE VI community revitalization project. At its core, it involved the creation of a community, anchored by mixed-income housing, an early childhood development center, a Science, Technology, Engineering, Arts and Math (STEAM) School, human support services, and a set of strategically integrated initiatives that reinforce the quality of life in the community, linking the community to the broader neighborhood.

Designated as HUD's National Model for Urban Revitalization, Centennial Place gave birth to the legal, regulatory and financial model that made the implementation of these mixed-income, mixed-financed, mixed-use revitalization projects possible.

**PHASED DEVELOPMENT:** **INTEGRAL** and its co-development partner were responsible for strategically financing, closing, and constructing each phase of Centennial Place. The first four phases consists of 738—1, 2, 3 and 4 bedroom rental apartments. In addition, Centennial includes 45 fee-simple townhomes, 20% of which are affordable to residents earning 80% of AMI.

Other completed phases include a K-8 STEAM Charter School, an Early Childhood Development Center, a Family YMCA, a Branch Bank, and a Community Center. Future phases include additional office space, a senior building, student housing and market rate apartments.

**EDUCATIONAL FOCUS:** Centennial Place intentionally blended a public school education strategy into a private, multi-phased, community development effort.

**ADAPTIVE REUSE:** The Centennial community consists of three structures that are under historic designation and required adaptive reuse in order to utilize the buildings.

Originally constructed in 1996, in 2015, **INTEGRAL** closed on the **FIRST** preservation project in **Georgia** to receive funding due to expiring tax credits. Each subsequent year, **INTEGRAL** was allocated Tax Credits to renovate each phase of the community.

## AT-A-GLANCE

### TOTAL DEVELOPMENT COST

\$200 Million

### SIZE

60 acres

### ROLE

Co-Master Developer

## COMMUNITY INCLUDES

### Centennial Academy

a K-8 Conversion Charter School

### Arthur Blank YMCA

### Sheltering Arms

Early Childhood Development  
Center

### SunTrust Branch Bank

### Centennial Place

Mixed Income Multi-Family Units

### Centennial Park

For Sale Town homes

### SunTrust Bank

For more information, please call us at:  
404-224-1860

# HUD CHOICE

## NEIGHBORHOODS INITIATIVE

The Choice Neighborhoods program supports locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that transforms distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services and schools.



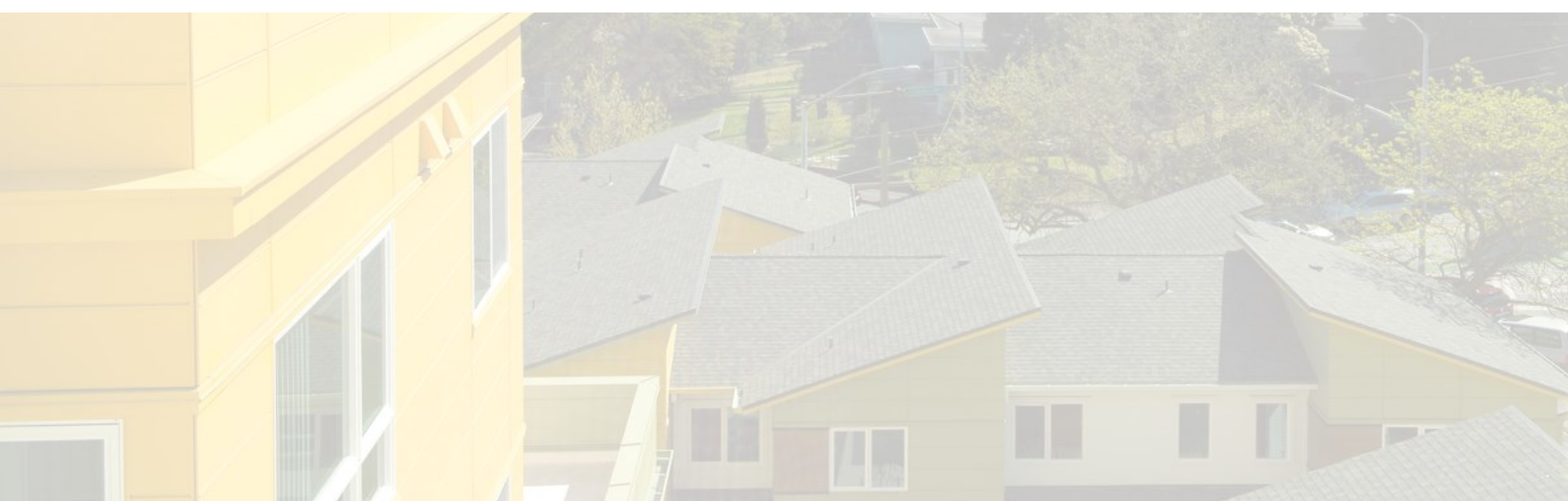
Choice Neighborhoods is focused on three core goals:

1. **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. **People:** Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families; and
3. **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

To achieve these core goals, communities must develop a comprehensive neighborhood revitalization strategy, or Transformation Plan. This Transformation Plan will become the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families. To successfully implement the Transformation Plan, applicants will need to work with public and private agencies, organizations (including philanthropic organizations), and individuals to gather and leverage resources needed to support the financial sustainability of the plan. These efforts should build community support for and involvement in the development of the plan. Implementation Grants support those communities that have undergone a comprehensive local planning process and are ready to implement their "Transformation Plan" to redevelop the neighborhood.

This fall, the East Baton Rouge Parish Housing Authority will apply for a Choice Neighborhood Implementation Grant. The following pages are examples from the 2016 Grant Awardees. This is informative of the scope of projects HUD is funding and what we should envision for Baton Rouge.

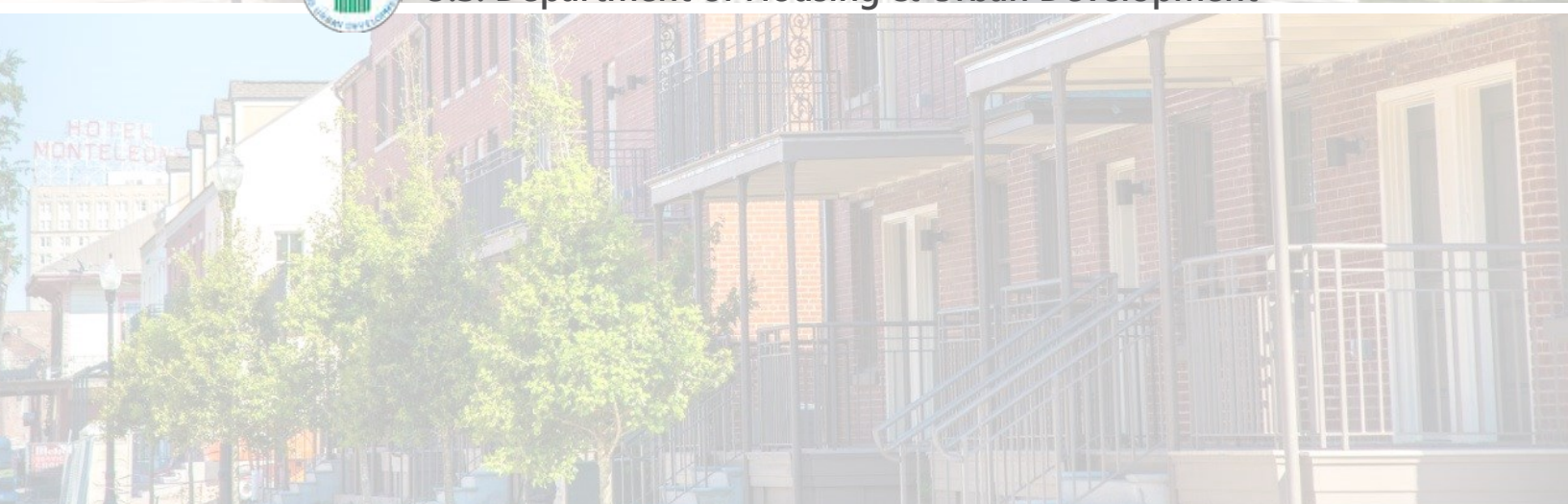




# Choice Neighborhoods 2016 Implementation Grant Awards



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, the 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

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

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

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

**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

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.

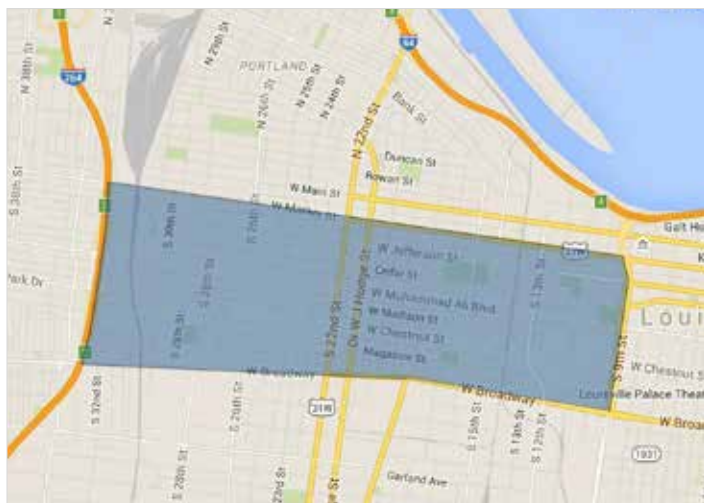
*Pictured: Units of the existing Beecher Terrace community (left); Proposed mixed-use development along S. 9th Street is designed to tear down the perceptual wall between the Russell Neighborhood and downtown Louisville. S. 9th Street will be rebuilt as a Complete Street with green infrastructure and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

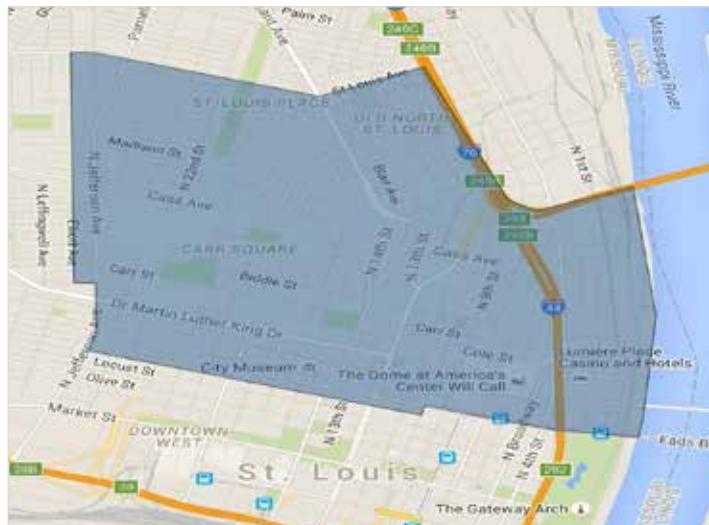
**Neighborhood Leverage Committed:** \$10.1 million

**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 Geo-spatial-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.

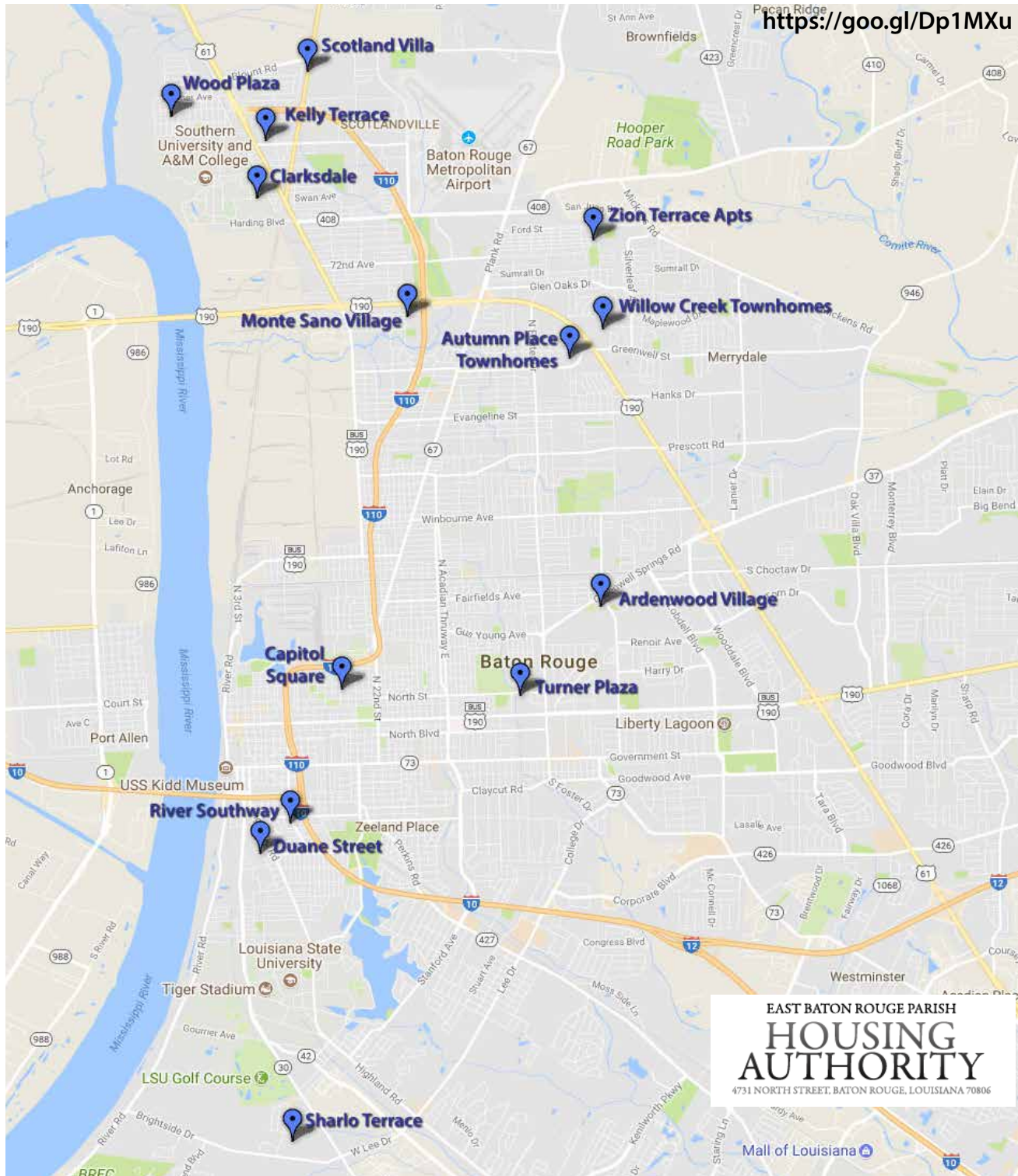
The resurgence of the Near North Side will also depend on increasing the quality of neighborhood housing; boosting retail and business opportunities; improving access to quality food; and increasing access to family-centered activities. The City of St. Louis will lead these efforts, including providing 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.



# PUBLIC HOUSING AUTHORITY

# COMMUNITIES

## OF EAST BATON ROUGE PARISH



# UNITS

## EBRPHA PROPERTIES

COMMUNITY	DWELLING UNITS
<b>Ardenwood Village</b>	93
1957 N. Ardenwood	
<b>Autumn Place Townhomes</b>	14
5656 McClelland Dr	
<b>Capitol Square</b>	50
700 N. 17th Street	
<b>Clarksdale</b>	47
801 Swan Street	
<b>Duane Street</b>	29
1701 Duane Street	
<b>Kelly Terrace</b>	100
999 Rosenwald Rd.	
<b>Monte Sano Village</b>	72
3002 East Mason Ave	
<b>River Southway</b>	33
1374 Thomas H. Delpit Dr	
<b>Scotland Villa</b>	42
10666 Scotland Ave	
<b>Sharlo Terrace</b>	78
4915 Alvin Dark Dr	
<b>Turner Plaza</b>	189
4546 North Street	
<b>Willow Creek Townhomes</b>	14
5876 Quida Mae Dr.	
<b>Wood Plaza</b>	50
9990 Avenue J	
<b>Zion Terrance Apartments</b>	100
5958 Cadillac St.	
<b>TOTALS:</b>	<b>909</b>





6 cont.

# BATON ROUGE PUBLIC HOUSING PROFILES

## ARDENWOOD VILLAGE



Ardenwood Village was completed in July 1971, with renovations in 1995. It consists of 12 one- and two-story buildings that provide 93 living units: 8 one-bedroom, 32 two-bedroom, 35 three-bedroom and 8 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim. Several units are handicap accessible. Residents also enjoy a large community and laundry facility and spacious grounds.

Ardenwood Village is one of 13 family developments owned and maintained by the Authority.

Units have refrigerators, range/ovens, large closets and storage pantries, fire extinguishers, smoke detectors and closets. Emergency maintenance is available 24 hours.

## AUTUMN PLACE TOWNHOMES



Autumn Place Townhomes is an intimately planned community nestled in a revitalized district of Baton Rouge. Autumn Place opened in 2013. Two, three and four bedroom townhomes have been designed to maximize interior space with an open floor plan concept. Each unit contains a laundry area and first floor half baths. Outside, overhangs, porches, glazing and landscaping have all been carefully placed in an effort to reduce solar heat gain and to improve daylight and views for the residents. Each building has been skillfully designed to create a unique character, individual to each townhome, utilizing different color and material schemes. The building layouts provide individual driveways, mailboxes, garbage collection and front and back yards, which gives each family its private outdoor space, encouraging a sense of ownership.

## CAPITOL SQUARE



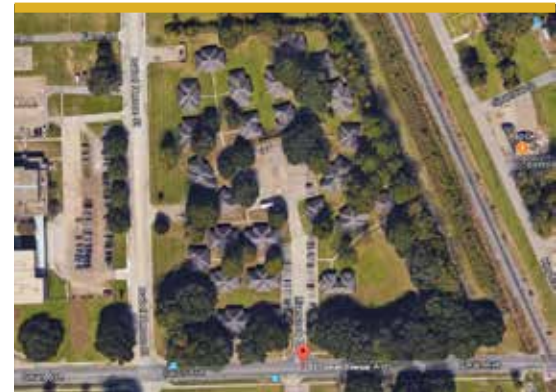
Capitol Square consist of 26 one-story duplex buildings providing 50 living units: 12 one-bedroom, 18 two-bedroom, 18 three-bedroom and 2 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim. Capitol Square derives its name from its proximity to the State Capitol, and convenience to downtown employment and shopping amenities.



## CLARKSDALE



Clarksdale Apartments are situated on seven acres on the Southern University campus. Initially constructed in 1943, the brick veneer complex has been completely modernized. It is comprised of 22 one-story buildings, featuring 47 living units (12 one-bedroom, 27 two-bedroom, 28 three-bedroom and 5 four-bedroom apartments), including three handicapped accessible units, laundry facility and community center. Grounds are well-landscaped, adequately lit, and feature a fenced play area for young residents. All units have porches and are furnished with an oven/range, refrigerator, and spacious closets. The complex is convenient to schools, churches, banks, grocery stores, child care facilities and medical clinics. Via public transportation, residents also have access to major retail centers, and community outreach vocational-technology and job training programs.





## DUANE STREET



Duane Street apartments are located off Highland Road behind the Channel 2 Television Station in South Baton Rouge. It is minutes away from both downtown and Louisiana State University. The complex consists of 29 units: 15 two-bedroom, 13 three-bedroom and 1 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim. Duane has a small laundry facility and spacious grounds. Units have refrigerators, range/ ovens, storage pantries and hardwood flooring. Initially constructed in 1968, the complex was modernized in the early 1990s.

## KELLY TERRACE



Kelly Terrace is near Southern University and just minutes away from petrochemical industry employment centers. It consists of 25 one-story four-plex buildings which provide 100 living units: 32 one-bedroom, 40 two-bedroom, 24 three-bedroom and 4 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim. Several units are handicapped accessible. Residents also enjoy a large community center with laundry facilities, as well as spacious grounds. Initially constructed in 1971, Kelly Terrace was renovated in 1986.

## MONTE SANO VILLAGE



Monte Sano Village consists of 31 one-story duplex buildings and 20 one-story single tenant buildings which provide 72 living units: 12 one-bedroom, 27 two-bedroom, 18 three-bedroom and 5 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim.

Residents enjoy a large community and laundry facility and recreational courts. Monte Sano has a Head Start Center, offering preschoolers ages 3-5, the preparation needed to ensure school success. Monte Sano also has a mini-library and computers to provide educational assistance for young tenants.

## RIVER SOUTHWAY



River Southway is a new complex in the heart of “Old” South Baton Rouge between Thomas H. Delpit Drive and Highland Road. This site builds upon redevelopment efforts within South Baton Rouge and in particular along the former commercial corridor Thomas Delpit along which many predominantly African-American owned businesses once thrived. River Southway is within walking distance of both the McKinley Alumni Center and the Carver Branch Library / HeadStart center. McKinley Middle Magnet School - focusing on the arts - is just blocks away.

It was opened in 2015 and utilized New market tax credits, Capital Fund financing, and private financing in its development.

Developers: Partners for Progress, Inc./National Development of America – Centerpoint Regional Housing Development, Architect: Jerry L. Watts and Associates



### SCOTLAND VILLA



Scotland Villa is in north Baton Rouge convenient to Southern University and the City of Baker. It consists of 21 one-story duplex buildings, which contain 26 two-bedroom, 14 three-bedroom and 2 four-bedroom apartments. Two units are handicapped accessible. The complex also has a fenced playground, maintenance facilities and a community center with computer room.

The spacious brick units are furnished with an oven/range and refrigerator/freezer, and feature, a front porch, washer/dryer connections, large storage areas.

The complex is convenient to schools, churches, banks, grocery stores and mini-markets, the petrochemical/industrial corridor, child care facilities, clinics and libraries.

### SHARLO TERRACE



Sharlo Terrace is a quiet residential community of 20 buildings: one duplex and 19 four-plex. The 78 units (46 efficiency and 32 one-bedroom) are handicapped accessible. Some apartments have been modified for the visually and hearing impaired.

Constructed of beige brick with slate blue trim, each apartment is furnished with an oven/range, refrigerator, smoke detector and fire extinguisher. Sharlo residents enjoy a community center and laundry and maintenance facilities.

Sharlo Terrace is designed to meet the needs of senior citizens and the mentally and physically challenged. It is one of three sites which the Baton Rouge Housing Authority has set aside for this purpose. Maintenance personnel are available 24 hours for emergencies.

Sharlo Terrace is convenient to Louisiana State University, reachable by public transit.



## TURNER PLAZA



Turner Plaza is designed to meet the needs of senior citizens and the mentally and physically challenged. It offers a quiet residential setting with neatly landscaped courtyards, tree-shaded sitting areas, spacious grounds for outdoor events and ample parking. The complex consists of 20 buildings containing 150 efficiency, 95 one-bedroom and five two-bedroom apartments. Sixteen, one-bedroom apartments are handicapped accessible. Residents enjoy community, laundry and maintenance facilities.

## WILLOW CREEK TOWNHOMES



Willow Creek Townhomes is a reconstructed housing community opened in 2013. It is located near Airline Highway off of Quida Mae Drive, followed by a winding street that creates an organic flow through the site and also reduces traffic speed, thus improving safety. The building layouts provide individual driveways, mailboxes, garbage collection and front and back yards, allowing each family a private outdoor space. Two, three and four-bedroom townhomes have been designed to maximize interior space with an open floor plan concept. Each unit contains a laundry area and first floor half baths.

Developers: Baton Rouge Housing Authority/ National Development of America – Centerpoint Regional Housing Development. Architect: Jerry L. Watts and Associates

## WOOD PLAZA



Wood Plaza is located within walking distance of Southern University. It is comprised of 15 one-story and two-story frame and brick veneer townhouse buildings, which provide 50 living units (20 one-bedroom, 18 two-bedroom and 12 three-bedroom apartments). There's also a laundry and community center. Porches cover front and rear entrances, grounds are well-landscaped, adequately lit, and feature a fenced play area for young residents. All apartments are furnished with an oven/range, refrigerator, pantry and bedroom and storage closets. The complex is convenient to schools, churches, banks, grocery stores, the petrochemical-industrial corridor, day care facilities and medical clinics. It offers on-site Adult and Youth Education Programs.

Initially constructed in 1971, major renovations were completed in 1995.

## ZION TERRACE APARTMENTS



Zion Terrace consists of 25 one-story four-plex buildings which provide 100 living units: 32 one-bedroom, 24 two-bedroom, 24 three-bedroom and 4 four-bedroom apartments that are constructed of brick veneer and brightly painted wood trim. Residents also enjoy a community and laundry facility, spacious grounds and an adjacent BREC park and community center.

Zion was constructed in 1971 and renovated in 1987.





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