

MIXED-INCOME HOUSING INITIATIVES AROUND THE U.S.

Living Cities, based in New York City, is a consortium of national foundations that coordinate their investments in urban neighborhoods. Living Cities represents an excellent source of information on the opportunities and challenges of planning and developing mixed-income communities. These developments—funded through the federal HOPE VI program, long a significant funding source for public housing revitalization—represent redevelopment initiatives that Living Cities felt might offer useful lessons for New Orleans.

ATLANTA—Residents of Atlanta have watched HOPE VI projects become magnets for new supermarkets, restaurants, stores, schools, and recreation facilities. For example, HOPE VI helped turn the crumbling Techwood and Clark Howell Homes, among the oldest public housing in the country, into the vibrant mixed-income Centennial Place. This community includes Centennial Place Elementary School, built with the HOPE VI funds and now ranked one of the top schools in Georgia. These successes have encouraged residents in and near another HOPE VI project, the McDaniel Glen, to work closely with the Atlanta Housing Authority on a number of innovative revitalization and education strategies through the Mechanicsville Community Learning Collaborative.

BALTIMORE—Baltimore is home to four major HOPE VI projects produced by Baltimore Housing and now thriving as mixed-income communities. Heritage Crossing, for instance, opened in 2003 as a community of 260 townhouses along tree-lined streets that replaced the dilapidated Murphy project on the city's west side. Competition for the new home-ownership units is strong, and, combined with new housing for low- and moderate-income people, has been an important step toward restoring the city's overall health.

BOSTON—In June 2001, the Boston Housing Authority applied to the U.S. Department of Housing

and Urban Development for a \$35 million HOPE VI grant to redevelop Maverick Gardens in the East Boston neighborhood. The dilapidated public housing has been replaced with 396 mixed-income rental units on the site and on an offsite lot known as Carlton Wharf. The new Maverick Gardens also received a Green Buildings Design and Construction Grant from the Massachusetts Technology Collaborative to implement measures that produce valuable energy savings and new sources of renewable energy.

CHICAGO—The Chicago Housing Authority's HOPE VI mixed-income Oakwood Shores sits just two blocks from Chicago's popular Lakefront. This project redeveloped most of the Madden Park, Wells, and Darrow public housing complexes. Built in the style of a traditional Chicago neighborhood, Oakwood Shores connects to the city's street grid with two- and three-story buildings that reflect the architecture of the surrounding area. The master plan calls for phased construction of 3,000 units. Phase One units—completed in August 2005 and fully occupied—are a public housing, a third affordable tax-credit units, and a third market-rate units. Funds were awarded in 2006 for the second phase of the plan, and all eight phases are scheduled for completion by 2010.

DENVER—Historic Curtis Park and Denver's Five Points business district once constituted a vibrant residential and commercial area. Population loss in the 1960s and 1970s left the area a shadow of its former self. One effort that has helped revitalize the area was the rebuilding of the neighborhood's housing projects through a \$26 million HOPE VI grant. Four blocks of two-story apartment buildings built in the 1950s were demolished in 2000. Their replacements—market-rate apartments and condominiums built alongside affordable and low-income units—have created a more economically diverse community.

INDIANAPOLIS— HOPE VI funds helped transform the Concord Village/Eagle Creek public housing in Indianapolis. Approximately 132 new units on the cleared site at Concord Village and 73 new units at the Eagle Creek site replaced 200 and 110 units, respectively. Additional scattered-site units built or renovated under the Family Self-Sufficiency program will help families move toward home ownership. A community development corporation is working with the city government and the housing authority to help former public housing residents achieve home ownership.

KANSAS CITY, MISSOURI—After receiving a \$47.5 million HOPE VI grant in 1993, the Housing Authority of Kansas City gave Guinotte Manor a complete makeover. Completed in 2000, the plan reduced density and created “neighborhood within a neighborhood” clusters to allow for better design and open space. Guinotte Manor flats and townhouses all face the street and blend with surrounding neighborhoods. Residents have front porches that give them a view of the parks, play areas and new landscaping.

MIAMI—The Miami-Dade Housing Agency used a HOPE VI revitalization grant for the Ward Tower Assisted Living Facility to build a better life for residents in need. State-of-the-art Ward Tower caters to the social, emotional, and physical challenges of frail, elderly people. With a customer-focused, innovative approach and using best practices gleaned from the agency’s earlier success with assisted-living facilities, the five-story Ward Tower ALF is caring for a multiethnic/racial population.

NEWARK—In the mid-1990s, the U.S. Department of Housing and Urban Development brought its HOPE VI initiative to the 40-year-old Stella Wright project, which was beset by crime and drugs. With the HUD money and local support, the Newark Housing Authority leveled the project and replaced it with more than 600 mixed-income units. This new community is ideally positioned to be a part

of Newark’s resurgence because of its proximity to the central business district and to the city’s universities. Recent development in surrounding neighborhood includes market-rate housing and federally funded redevelopment of a mix of subsidized and market-rate housing.

NEW YORK CITY—In 1999, the New York City Housing Authority was awarded a \$21.4 million HOPE VI grant to revitalize both the deteriorating Prospect Plaza Houses and their surrounding neighborhood. The redevelopment will contain over 323 rental units for public housing residents, 273 affordable rental units, and 37 houses for home ownership. The result—a mixed-use/mixed ownership concept—promises a new beginning for Prospect Plaza and for the Ocean-Hill/Brownsville neighborhood.

PHILADELPHIA—The Philadelphia Housing Authority regards the HOPE VI grant for Schuylkill Falls revitalization as a good example of how public housing can improve a community. The development is nestled in a pocket within along the Ridge Avenue commercial corridor in the northwest part of the city. Improvements such as new streets, underground utilities, and surface parking lots will make Schuylkill Falls an integral part of the larger community in Northwest Philadelphia.

WASHINGTON, DC—In 2003, HUD awarded the District of Columbia a \$20 million grant to renovate Eastgate Gardens in the struggling Marshall Heights neighborhood. These funds will allow conversion of the the 230-unit public housing complex into a 269-unit mixed-income community with 108 home-ownership units, 61 rental units, and a 100-unit senior building. The district government anticipates that the Eastgate revitalization will stimulate new opportunities throughout 250 acres of the neighborhood.

For additional information, please see www.livingcities.org.