



# Choice Neighborhoods Implementation Grant

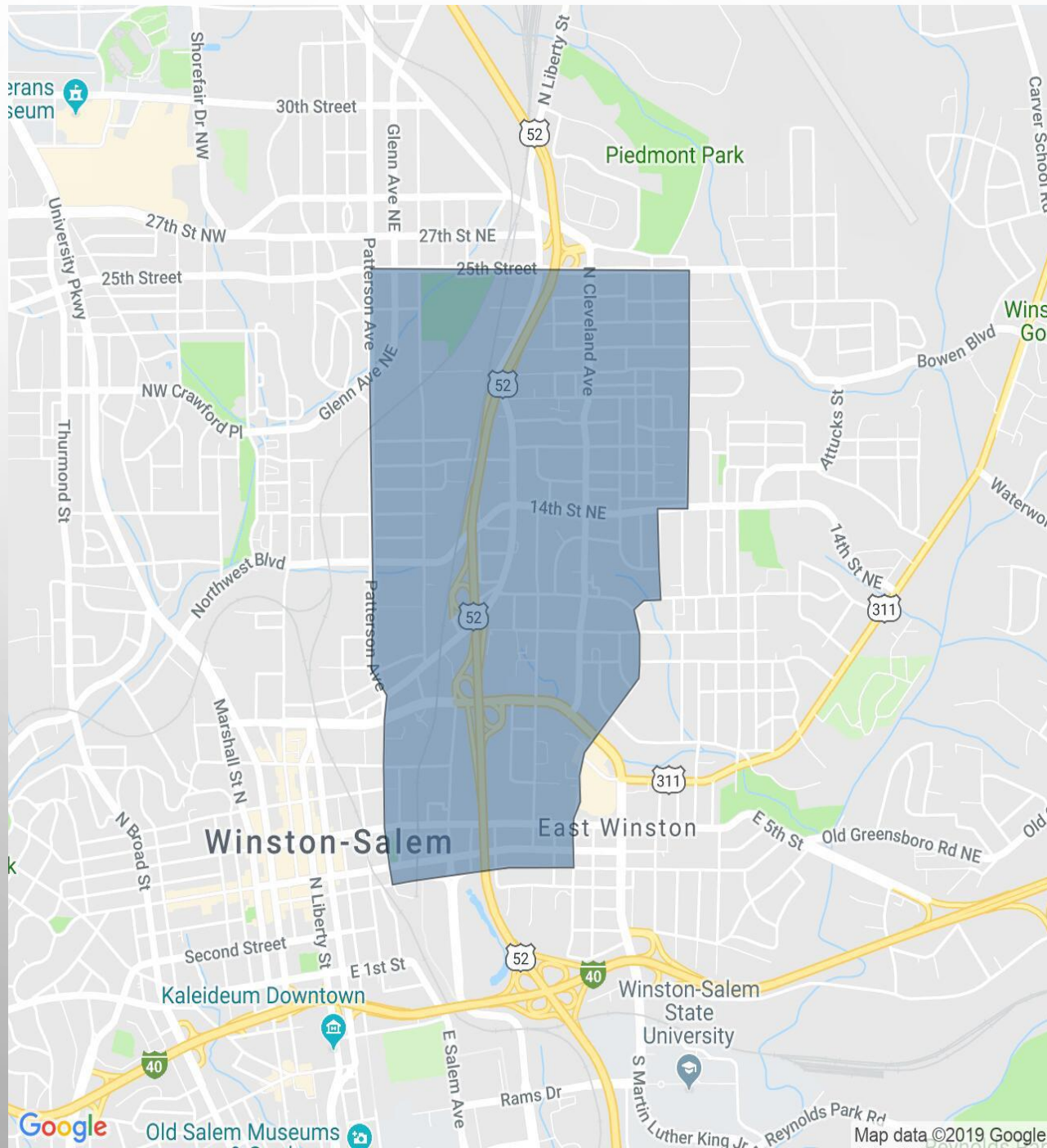
COMMUNITY

DEVELOPMENT DEPARTMENT

AUGUST 2019

# INTRODUCTION

- HAWS, in partnership with McCormack Baron Salazar/Urban Strategies, is applying for a \$30,000,000 Choice Neighborhoods Implementation Grant from HUD.
- In 2013, HAWS was awarded a Choice Neighborhoods Planning Grant from HUD, which was used to develop a Transformation Plan for the Cleveland Avenue Corridor.
- In 2016, 2017 and 2018 HAWS applied for, but did not receive, a \$30,000,000 Choice Neighborhoods Implementation Grant.



# MCCORMACK BARON SALAZAR (“MBS”)

## McCormack Baron Salazar (“MBS”)

- MBS is a nationally-acclaimed firm
- Developments in 45 cities and 25 states and territories
- Specializes in revitalization of urban neighborhoods with attractive multi-block, mixed-income developments
- Over 45 years more than \$3.75 billion reinvested into communities, positively impacting
- To date, MBS is the developer in 12 Choice Neighborhoods Implementation efforts and two Choice Neighborhoods Planning Grants

# URBAN STRATEGIES (“URBAN”)

## Urban Strategies (“Urban”)

- Urban is a not-for-profit planning organization
- Extensive experience in design and implementation of human capital building and community development strategies
- Works with PHAs, city government, community members and other stakeholders to build comprehensive plans around neighborhood conditions and human service needs
- Supports 30,000+ low- to moderate-income families, ~100,000 individuals, in 30 communities in 14 major metropolitan areas
- Highly interactive, fully participatory, and transparent engagement process; clear, open communication and outreach methods

# ACTIONS REQUESTED

1. Adopt a Resolution and sign the grant application agreeing to participate as a joint-applicant (no change from last year's request)
2. Execute a letter outlining the City's capability to serve as the "Neighborhood Lead" in the event that the grant is awarded (no change from last year's request)
3. Execute a HUD Certificate of Consistency form acknowledging the Cleveland Avenue Corridor's consistency with the Consolidated Plan (no change from last year's request)
4. Allocate \$165,000 to fund community engagement and predevelopment activities that must precede application submission. The funds are part of a total budget of \$215,000, of which HAWS is committing \$50,000
5. Allocate a \$3 million CDBG investment over the life of the grant, if awarded.

# CONFIRMATION OF PREVIOUS COMMITMENT

Other “optional” City actions not a requisite for submission, but will garner additional points and make the grant more competitive:

- Evidence of expenditure in the previous three years, or firm commitments, within the grant area in the amount of \$20MM or more from public and/or private investment;
- Confirmation that \$3 million has been committed from 2014 bonds for East End Plan;
- Confirmation that \$1.7 million has been allocated for the East End Plan from 2018 Bonds;
- Confirmation that \$10 million has been allocated for affordable housing from 2018 bonds for projects throughout the community and a portion of these can be used for the CNI;
- Confirmation that \$3.675 million has been allocated for the East and Northeast Wards for infrastructure improvements from 2018 Bonds and a portion of this may be used within the project area; or
- Consideration of utilizing a community based tax increment financing mechanism to cover additional public needs in the CNI area.

# NEXT STEPS

- ✓ Commitments will be spread over the grant term - July 2020 through July 2025
- ✓ City funding is only committed in future budget years should HAWS be awarded the grant
- ✓ HAWS emphasizes any commitments from the City would have no financial obligation in the absence of the grant award