

HUD FY2011 Sustainable Communities Grantees

Arizona

The **Hopi Tribe** will be awarded **\$150,000** for *Planning the development of the Tawa’ovi Community on the Hopi Reservation*. The tribe will use the funds to develop planning and zoning codes and economic development feasibility studies for the proposed community. This approach will lead the way for a sustainable community of up to 1,500 people with the necessary community services and jobs to sustain its residents over the next 10 years. Currently, the Hopi Tribe faces a need for new housing, employment and economic opportunities, planning and zoning codes, plans for community and economic development that will reduce the Tribes unemployment rate and poverty rates which exceed 20%. The development to the Tawa’ovi Community will be a blue print for the development of additional communities that will provide the Hopi people with the homes and jobs they need to meet the needs of all 13,077 members of the Hopi Tribe.

Anticipated Project Benefits:

- Complete feasibility studies for commercial and other economic development projects for the new community
- Secure funding to develop infrastructure, housing, community and economic development opportunities of the community
- Develop a model that can be used by the Tribe and other Tribes to develop new communities that will reduce overcrowding in housing and create employment opportunities in Native Communities with high unemployment and poverty rates

Funding Amount: \$150,000

Core Partners: Northern Arizona University

HUD Region: 9

The **City of Phoenix** will be awarded **\$2,935,634** for *Reinvent Phoenix: Cultivating Equity, Engagement, Economic Development and Design Excellence with TOD*. The City will create a new model for urban development in Phoenix – one that increases quality of life while maintaining desirability and attainability for the entire spectrum of incomes, ages, family sizes, and physical and developmental abilities along the light rail corridor. The Reinvent Phoenix program will eliminate physical and institutional barriers to TOD and catalyze livable, sustainable development through planning, regulatory reform, innovative infrastructure designs, economic development incentives, capacity building, and affordable housing implementation activities; demonstrate regional benefits of transit oriented development through the design and implementation of pilot projects for economic development, housing and infrastructure; and involve residents in identifying strategic improvements that will enhance safe, convenient access to quality, affordable housing; well-paying jobs; education and training programs; fresh food and healthcare services.

Anticipated Project Benefits:

- Increased public participation in planning and decision-making
- Reduced energy consumption and associated environmental and economic impacts

- Increased redevelopment opportunities to improve housing affordability and economic development opportunities on vacant and underutilized land
- Increased local capacity to implement equitable, healthy, environmentally-sensitive transit oriented development (TOD), and
- Improved walkability and accessibility to fresh healthy food, employment, education and healthcare.

Funding Amount: \$2,935,634

Core Partners: Arizona State University, St. Joseph’s Hospital, St. Luke’s Health Initiative, Mountain Park Health Center, METRO, Discovery Triangle Development Corp. Urban Land Institute (ULI), American Institute of Architects (AIA), American Society of Landscape Architects (ASLA), Southwest Autism Research Center (SARRC), Arizona Bridge to Independent Living (ABIL), Phoenix Union High School District, Maricopa Community Colleges, Art Link, Local First Arizona, Native American Connections, Gorman and Co. Inc, Cloudbreak Phoenix LLC, Bethel Development Inc., NRP Group, Desco Inc.

HUD Region: 9

California

The Housing Authority of the County of Sacramento will be awarded **\$150,000** for the *Sacramento Area TOD Loan Fund & Food Distribution*. The County will provide financing for strategic property acquisition in current and future transit corridors and to preserve and expand affordable housing opportunities in proximity to public transit. Partnering with nonprofit and for-profit developers, this new program will capitalize on historically low land values and address the current lack of available credit to acquire land for affordable housing. Building upon local planning and policy initiatives that promote equitable TODs, the TOD Loan Fund will help secure scarce developable properties near transit and position Sacramento for equitable development and inclusive TOD communities when the market returns. The commitments made through the TOD Loan Fund will ultimately leverage other public and private investment into the local housing market. In partnership with Soil Born Farms, this grant will also evaluate the opportunity for creating a food distribution hub near a TOD neighborhood. In addition to providing jobs for local residents, the food hub will also provide access to local fresh fruit and vegetables in urban neighborhoods currently lacking full service grocery stores.

Anticipated Project Benefits:

- Evaluate the opportunity for creating a food distribution hub near a transit-served neighborhood
- Provide access to local fresh fruit and vegetables in urban neighborhoods currently lacking full service grocery stores
- Conduct a detailed business plan for the aggregation hub including site evaluation and selection, development of a farm-to-market food network with local farmers, a formalized management structure, management plan and financing options

Funding Amount: \$150,000

Core Partners: California Endowment, Clearinghouse CDFI, Community Alliance with Family Farmers, Sacramento Area Council of Governments, Sacramento Food Bank and Family Services, Teichert Construction, U.S. Dept. of Agriculture, Valley Vision, Sierra Health Foundation, Sacramento Area Commerce and Trade Organization, Merchants Bank, Low Income Investment Fund, Housing California, Farmers Bank, Five Star Bank, CA Department of Housing and Community Development

HUD Region: 9

The City of West Sacramento will be awarded **\$400,000** for the *Washington District Plan for Sustainable Community Development (PSCD)*. The PSCD will consist of two main components – a Transit-Oriented Development Strategy and a Complete Community Strategy for the Washington District. Washington is the oldest neighborhood in West Sacramento, as its original street grid was first laid out in the mid-19th century. However, in spite of Washington’s close proximity to the tremendous economic growth experienced across the river in Downtown Sacramento, economic conditions in the neighborhood have remained mostly stagnant. The Transit-Oriented Development Strategy will address issues and initiate solutions related to infrastructure deficiencies, transit service needs, regulatory barriers, infill development site opportunities, and neighborhood preservation concerns to advance transit-oriented, high-density development in the district. The Complete Community Strategy will focus on existing and future community assets and needs related to affordable housing, education, recreational opportunities, and access to employment for residents of the predominantly low-income district. The City will complete the PSCD working with numerous community partners and the Sacramento Area Council of Governments (SACOG).

Anticipated Project Benefits:

- Provide the City will a framework for developing the Washington District into a vibrant, mixed-use, mixed-income community
- Economic development, including infill development or recycled parcels of land or private sector investment along a project or corridor, or local business development and job creation.
- Engage a very low-income community in a planning process to identify their wants and needs for local employment, housing, transportation, education, and recreation options

Funding Amount: \$400,000

Core Partners: Bryte and Broderick Community Action Network, West Sacramento Housing Development Corporation (WSHDC), West Sacramento Historical Society, West Sacramento Youth Resource Coalition, D & S Development, Inc., Sacramento Area Council of Governments

HUD Region: 9

Connecticut

The **Town of Mansfield** will be awarded **\$610,596** to proactively plan for anticipated growth, maintaining their rural character while providing access to jobs and housing that are the foundation of the town's long-term sustainability. The Town will use the funds to: remove regulatory barriers to business growth; identify tools to increase the type and amount of affordable housing available within close proximity to job centers and transit connections; strengthen the agricultural community; restore balance between owner occupancy and rental units in established neighborhoods; and identify uses and densities needed for transit-oriented development. This will be codified through the development of new zoning and subdivision Regulations that incorporate the recommendations from the projects listed above and are user-friendly in their language and organization. They will ensure that zoning regulations support housing choice and business growth through identification and removal of regulatory barriers and improving predictability of the development process.

Anticipated Project Benefits:

- Facilitate job creation by removing regulatory barriers to business growth into the planning process
- Preserving agricultural land while allowing farmers to recognize value from land holdings
- Increase the number of affordable housing units, particularly within walking distance of job centers and transit connections.
- Expand community participation in the decision-making process to a broader cross-section of the community, and keep those participants involved after the conclusion of the project

Funding Amount: \$610,596

Core Partners: University of Connecticut, Windham Region Council of Governments, Center for Land Use Education and Research, Community and Natural Resources Planning Program

HUD Region: 1

The **City of Stamford** will be awarded **\$1,105,288** for the *Vita Health and Wellness District*. The plan will focus on development of a new, \$600 million expansion and reinvestment of the Stamford Hospital campus by Stamford Health System with an adjacent health and wellness district. The project will provide for development of mixed-use and affordable housing by Charter Oak Communities including through land acquisition and initiatives by both the public and private sectors to rehabilitate blighted housing and buildings in the existing neighborhood, and improvement of transportation corridors to provide better walking, transit, and vehicle access into and within the *Vita* district connecting to Stamford's downtown transportation hub, jobs center, and to the broader region.

Anticipated Project Benefits:

- Development of consumer-based health facilities including an urban farm, obesity-prevention program, and community health center

- Development of mixed-income housing, multi-family units and mixed-use properties by the private sector through the deployment of a village commercial district and improvements to the West Side master plan, in coordination with the development of the new hospital complex;
- Planning walkable/bikeable access routes, as well as between the Vita district and a planned walking bridge, a key connection to downtown and the intermodal center;
- Planning for the reconfiguration of transportation chokepoints to provide better circulation within and access beyond the district

Funding Amount: \$1,105,288

Core Partners: Stamford Public Housing Authority, Charter Oak Communities, and Stamford Hospital

HUD Region: 1

Florida

The **City of Opa-locka** will be awarded **\$624,479** to undertake and implement the *Sustainable Opa-locka 20/30*, a new citywide comprehensive plan. The plan will support local redevelopment tools for becoming a more livable, competitive, and sustainable community. Opa-locka is a distressed city with approximately 16% of the population unemployed, 98% of which are African-American or Hispanic, and 32% of families are below the poverty line. The city will be partnering with the Opa-locka Community Development Corporation (OLCDC) to undertake this endeavor. In 2010, OLCDC sponsored an intense community visioning charrette whose participants included nationally known leaders in urban design, planning, housing, historic preservation and implementation as well as city, county and regional planning staff. The resulting *Opa-locka Vision 20/20* brought a fresh local perspective and illustrated that the city has the assets not just for revitalization, but for a much more sustainable economy and environment. *Sustainable Opa-locka 20/30* will take this vision to the next step.

Anticipated Project Benefits:

- Create an economic development strategy that will enable Opa-locka to take advantage of scattered assets such as large general aviation airport, hundreds of thousands of square feet warehouse/industrial flex space, and the unique sense of place that derives from the presence of more than 100 historic Moorish Revival buildings in or near the city center.
- Create a housing strategy that will address affordability, historic preservation, missed use and mixed income development, and assure more housing units are clustered near public transportation and stores that sell fresh food.
- Engage in strategic property acquisition to create an early catalytic example of a project that demonstrates the viability of new economic development strategies for this community.
- Conduct a model community engagement strategy that seeks consistent and genuine participation from residents and businesses to chart a new, more livable, and more sustainable future.

Funding Amount: \$624,479

Core Partners: Opa-locka Community Development Corporation, Southeast Florida Regional Partnership, Reese Fayde & Associates

HUD Region: 4

The **Palm Beach County Board of County Commissioners** will be awarded **\$1,980,504** for the *Glades Region Master Plan*. The board will use the funds to develop a master plan for the entirety of the Glades Region (GR). This will include the provision of more transportation choices and equitable/affordable housing, enhancement of economic competitiveness, existing communities support, policy coordination, investment leveraging and valuing communities and neighborhoods. The GR is widely recognized as one of the poorest areas in the State of Florida, experiencing pervasive economic, social and health problems. The GR lacks a major economic engine, resulting in high rates of unemployment, low incomes and high poverty rates. With a new plan for a privately financed major logistics center, the GR will create a master plan to take full advantage of this infusion of private capital investment. The plan will identify all the types and mix of land uses and attendant infrastructure needed to serve planned development/ redevelopment to ensure that its implementation will result in the achievement of the anticipated project benefits mentioned below.

Anticipated Project Benefits:

- Enhance economic competitiveness via the provision of a multimodal transportation system, resulting in reliable, timely access to employment centers, goods and other basic services to residents/employees while expanding business access to markets
- Leverage government investment with private equity/financing and in-kind resources from partner agencies
- Provide amenities, services and employment in an area which has existing, occupied affordable housing stock

Funding Amount: \$1,980,504

Core Partners: Treasure Coast Regional Planning Council, Workforce Alliance, Florida Crystals

HUD Region: 4

Illinois

The **City of Freeport** will be awarded **\$295,419** to advance *Freeport Riverfront Entrepreneurship and Sustainable Growth Initiative*, a dynamic initiative to create jobs and position their community within the 21st century global economy. They propose a holistic planning and implementation process designed to sustainably redevelop the core of the city and grow our economy. This initiative is centered in our Downtown Riverfront, anchored by the “Rawleigh Corridor”—a 14-block redevelopment area surrounding the 450,000 square foot, 5-building Rawleigh Complex. The Freeport Riverfront Entrepreneurship and Sustainable Growth Initiative will build upon the tremendous work undertaken by the city and its community, state, and federal partners to date. Taking all of this work to the next level, this planning and implementation process will identify strategic next steps for the sustainable redevelopment of Freeport’s urban core and growth of their economy.

Anticipated Project Benefits:

- Job creation, workforce training, business incubation, and site redevelopment to attract more investment in the downtown
- Increased participation and decision-making by traditionally marginalized/underserved populations
- Increase affordability and accessibility of housing through new planned downtown housing that will include dedicated affordable and workforce units, within close proximity to employment centers
- Enhance energy efficiency and reduce overall community energy use through high performance green building techniques and renewable energy technologies
- Job creation, workforce training, business incubation, and site redevelopment
- Increased rail use, transit ridership, and commuting by bike and by foot; reduced gas consumption; and reduced parking demand per dwelling
- Benefits to the natural environment through reduced pervious surface area, stormwater improvements, and greenspace additions

Funding Amount: \$295,419

Core Partners: Stephenson County Health Department, University of Illinois

HUD Region: 5

The **Village of Oak Park, as part of a coalition of suburban communities**, will be awarded **\$2,916,272** for the *West Cook County Transit Oriented Development Strategy*. The West Cook County Housing Collaborative (The “Collaborative”) is in its third year of existence and consists of five West Cook suburban communities immediately adjacent to the City of Chicago. The Collaborative’s efforts will create or update existing comprehensive plans for the five communities, allowing them to revisit outdated zoning and infrastructure plans that are impediments to transit-oriented, affordable housing development. The Collaborative will also create an acquisition/ predevelopment fund to support affordable housing, preservation and development near transit stops in the five communities.

Anticipated Project Benefits:

- Increased engagement of residents and the business community in planning processes
- Comprehensive plans for suburban communities that coordinate with Chicago Metropolitan Area Planning’s *Go to 2040* regional plan to support implementation
- By using a transit-oriented development strategy, residents of all five communities will have more transportation choices
- Increase the amount of affordable housing in each community by providing low-interest loans or equity contributions to support the development
- Planning activities will include developing a strategy for implementing energy efficiency measures for new and existing, affordable housing and commercial buildings, with grants made to support the strategy eventually identified.

Funding Amount: \$2,916,272

Core Partners: West Cook County Housing Collaborative (WCCHC), Chicago Metropolitan Agency for Planning (CMAP), Bellwood, Berwyn, Forest Park, Maywood, Oak Park, IFF, Metropolitan Planning Council, Metropolitan Mayor’s Caucus, CMAP, Voorhees Center at the University of Illinois at Chicago.

HUD Region: 5

Louisiana

The **Parish of St. Charles** will be awarded **\$442,422** for the *LA 52 Corridor Revitalization Plan*. The goal of the plan is to encourage the redevelopment of LA 52 to improve safety and connectivity for drivers, transit users, cyclists and pedestrians. The plan will revitalize the LA 52 Corridor, oriented around a major 2.6-mile north-south connector. The Parish’s Comprehensive Land Use Plan, *Plan 2030*, adopted in July 2011, considers the revitalization of LA 52 as key to promoting sustainable development in the Parish. The plan will focus on engaging with the community to re-envision the corridor as a destination that connects the surrounding neighborhoods, rather than a barrier that separates them.

Anticipated Project Benefits:

- Enhance economic competitiveness of all property owners along the corridor by encouraging public and private investment
- Provide more transportation choices with the addition of pedestrian and cyclist pathways along the road
- Create added value to communities and neighborhoods by planning for investments to develop healthy, safe and walkable neighborhoods connected to each other

Funding Amount: \$442,422

Core Partners: Center for Planning Excellence; the St. Charles Parish Hospital; St. Charles Parish School Board; Family Resources of New Orleans; Louisiana Workforce Commission—River Parishes Workforce Investment Act Area 14; New Orleans Regional Planning Commission; River Parish Transit Authority

HUD Region: 6

Massachusetts

The **City of Boston** will be awarded **\$1,865,160** for the *Fairmount Line Smart Growth Corridor Project*. The project will conduct planning and strategic land acquisition to facilitate mixed-use and transit-oriented development along the Fairmount Commuter Rail Line in conjunction with the construction of four new stations and improvements to existing stations. The Fairmount Line is a 9.2 mile commuter rail service running from Boston’s multi-modal central transit station in downtown Boston (South Station) and terminating at the Readville section of Boston’s Hyde Park neighborhood. With only three stations between South Station and Readville, the Fairmount Line runs through, but does not really serve, the primarily low-income neighborhoods along the line. The project will increase the number and percentage of residents living, the number of affordable housing units, and the number of businesses and jobs within ½ of a transit stop.

Anticipated Project Benefits:

- To provide improved access to transit for residents of the neighborhoods along the line, connecting them to job centers and downtown
- To expand affordable housing opportunities and employment opportunities near transit for the residents of the neighborhoods by strategic land acquisition, site assembly and disposition for Transit-Oriented Development projects near the new and existing stations.
- To reduce the number of vacant, underutilized or abandoned properties in the neighborhood by assisting the acquisition, planning, disposition and redevelopment of key privately-owned and City –owned parcels along the Fairmount Corridor.

Funding Amount: \$1,865,160

Core Partners: Boston Redevelopment Authority (BRA), Fairmount/Indigo Line Community Development Corporation Collaborative, Metropolitan Area Planning Council, Boston Main Streets, the Massachusetts Bay Transportation Authority (MBTA), Boston Transportation Department (BTD)

HUD Region: 1

The **Montachusett Regional Planning Commission** will be awarded **\$129,500** for the *Wachusett Station Smart Growth Corridor Plan*. The purpose of this grant proposal is to fund the development and completion of a Wachusett Station Smart Growth Corridor Plan. Wachusett Station is a planned passenger rail station on the Massachusetts Bay Transportation Authority (MBTA) Commuter Rail Line that will be at the center of the study for this plan. This plan will study the surrounding area around the station and engage the local community examining various elements within this corridor area including transportation/circulation, land use, housing, economic development, open space/recreation and facilities/institution planning.

Anticipated Project Benefits:

- Analysis of previously completed plans
- Visioning/Charrette and focus groups will be conducted
- Plan elements will be drafted and a wrap-up event will be held
- Creation of smart growth zoning
- Development and completion of a *Wachusett Station Smart Growth Corridor Plan*

Funding Amount: \$129,500

Core Partners: Massachusetts Regional Transit Authority (MART), The Redevelopment Authority for the City of Fitchburg (FRA), Fitchburg State University, Cleghorn Neighborhood Center, Three Pyramids, Westminster business Park

HUD Region: 1

The **City of Worcester** will be awarded **\$930,000** for the *Main South to Loomworks Revitalization*. This project will expand upon recent planning efforts, especially a US Department of Education Promise Neighborhood plan, to provide detailed master planning studies and design work to quickly implement and catalyze revitalization activities in an underserved portion of the Main South neighborhood. The neighborhood still struggles with the void left by the shuttered Crompton and Knowles Loomworks factory. While some of its buildings continue to house small businesses, and a few smaller buildings have been renovated as housing, the vast majority of the site remains vacant, abandoned, and neglected. The Main South to Loomworks Revitalization plan will create a comprehensive sustainability and connectivity plan for the subject neighborhood, a master plan and economic development study for the 95 Grand site and the former Loomworks industrial area, and detailed design and architecture and engineering documents for 93 Grand Street. The Community Challenge Grant would drive both planning and implementation of key initiatives with the potential to transform this area into a more equitable, environmentally sound, and economically healthy community.

Anticipated Project Benefits:

- Create an affordable, economically vital, and sustainable community through the creation of affordable housing, the reuse of older industrial buildings and vacant land for new purposes, coordination of brownfields remediation, and planning for better connectivity to job centers and adjacent neighborhoods.
- Positively impact affordability and accessibility by increasing the supply of affordable housing units and better connecting the neighborhood to assets and transit.
- Increase economic development, through infill development on vacant and under-utilized land and through better social and physical connections to jobs and amenities.

Funding Amount \$930,000

Core Partners: The Community Builders, Inc, the Main South Community Development Corporation, Institute for Environment and Sustainability

HUD Region: 1

Michigan

The **City of Grand Rapids** will be awarded **\$459,224** for the *Michigan Street Corridor Plan*. The plan will engage urban anchor institutions, particularly institutions of higher education and academic medical centers, in a collaborative partnership with local government, community stakeholders, landowners, neighborhood residents, and business owners to develop a comprehensive, integrated model that will advance housing, economic and community development, transportation, and environmental outcomes to ensure a sustainable future for Grand Rapids and the West Michigan region. Multiple transportation modes, land development capacities, housing types and price points, target markets and accessibility/mobility options must be thoroughly examined to alleviate traffic congestion, accommodate additional land development, and ensure access to housing and needed services for disadvantaged populations if desired outcomes are to be achieved. The strategy will work to balance quality housing choices to serve populations that can benefit from being in close proximity to jobs, employment centers, and educational institutions in order to insure that neighborhood services are available to residents and

workers; with the proper transportation and green infrastructure is in place that will create a sustainable and livable community.

Anticipated Project Benefits:

- Devise a comprehensive transportation strategy and corridor plan
- Develop a housing investment program to increase the number of employees, students, and faculty living in or around the Michigan Street corridor
- Creation and/or preserve affordable housing within the Michigan Street corridor area

Funding Amount: \$459,224

Core Partners: Grand Valley Metro Council, Spectrum Health, Grand Rapids Community College, Michigan State University, Grand Rapids Downtown Development Authority, Grand Rapids Parking Services, The Rapid, Grand Valley State University, Michigan Street Corridor Association, Frey Foundation, Dyer-Ives Foundation, Grand Rapids SmartZone, MSHDA, Grand Rapids Community Development Department, Grand Rapids Community Foundation

HUD Region: 5

The **County of Washtenaw** will be awarded **\$3,000,000** for the *Washtenaw County Sustainable Community* project. Today, 64% of the residents in Washtenaw County live in the urban core which runs from Ann Arbor (largest city) to Ypsilanti (second largest city), connected by Washtenaw Avenue. This corridor is the busiest road in the county yet few housing options presently exist directly on the corridor with mostly low-density neighborhoods in their place. The goal of this project is to remove barriers and create a coordinated approach to affordable and energy-efficient housing, as well as to connect these affordable housing options to job centers and healthy food through via an enhanced multimodal transportation corridor. By strengthening public transit and non-motorized travel modes, this project will rectify the disparity between isolated segments of the community, providing a catalyst for revitalization efforts with green building practices, increased energy efficiency, reduced housing costs in rental housing, and enhanced connections to job centers for low-income and working class residents.

Anticipated Project Benefits:

- Creation of a market-driven strategy to educate consumers about housing energy costs to pressure property owners to invest in energy efficient improvements
- Each target neighborhood will have a redevelopment strategy specific to its needs. The county will work with the four municipalities to create strategies to increase accessibility, safety, and multimodal transportation on the corridor.
- A green affordable demonstration project will be developed on the west end of the Washtenaw Corridor.

Funding Amount: \$3,000,000

Core Partners: City of Ann Arbor, City of Ypsilanti, Pittsfield Charter Township, Ypsilanti Charter Township, Ann Arbor Area Transit Authority, Ann Arbor DDA, Habitat for Humanity, Ypsilanti Housing

HUD Region: 5

Missouri

The **Mid-America Regional Council** will be awarded **\$403,432** for the *Sustainable Code Framework Initiative for the Kansas City Region*. The Council will allow first suburb communities, to align their codes and policies to encourage and foster sustainable development and redevelopment. The 19 members of the First Suburbs Coalition have worked together for almost ten years and this grant will afford them the opportunity to put in place a consistent set of sustainable-development, redevelopment-ready codes, policies and incentives. In addition, the Green Impact Zone, a nationally recognized place-based initiative in the core of Kansas City, Missouri, is on the road to generating significant housing redevelopment as a catalyst for further development. This effort will help set in place sustainable development standards so that subsequent development will continue to enhance the community. These standards will promote quality, sustainable development in the neighborhood, while recognizing the necessity of not pricing development out of reach in a community that is just starting its revitalization.

Anticipated Project Benefits:

- Development of a Sustainable Code Framework
- Audits of eight first suburban codes in light of the framework and code adoption
- Development of a set of sustainable development standards for the Green Impact Zone

Funding Amount: \$403,432

Core Partners: First Suburbs Coalition, Kansas City District Council of the Urban Land Institute, University of Missouri-Kansas City, City of Fairway, City of Roeland Park, City of Rayton, City of Gladstone, City Grandview, City of Independence, City of Mission, City of Prarie Village, Wyandotte County/Kansas City, KS

HUD Region: 7

New Hampshire

The **New Hampshire Housing Finance Authority** will be awarded **\$1,000,000** for the *New Hampshire Community Planning Grant Program*. The Authority will use the funds to create a statewide, multi-agency consortium to develop and facilitate a competitive grant program for New Hampshire municipalities, called the New Hampshire Community Planning Grant Program (the CPG Program). The CPG Program will provide matching competitive grants for communities to conduct work that supports the creation of local regulations that will foster sustainable community development and implement more than a decade of statewide research and reports promoting smart growth and sustainable development

Anticipated Project Benefits:

- Building of codes for energy-efficient rehabilitation of older structures; corridor planning to increase mixed-income housing near employment nodes, pedestrian- and transit-oriented development

- Affordable housing and economic development connecting housing and transportation investments and local adoption of the “Community Revitalization Tax Relief Incentive.”
- Support for local communities in the creation of form-based codes; mixed–use and inclusionary zoning, lot-size averaging, village plan alternative subdivisions and infill development

Funding Amount: \$1,000,000

Core Partners: New Hampshire Housing Finance Authority, New Hampshire Office of Energy and Planning, New Hampshire Department of Environmental Services, New Hampshire Department of Transportation, New Hampshire Community Development Finance Authority, Plan NH – The Foundation for Shaping the Built Environment, New Hampshire Municipal Association, New Hampshire Community Loan Fund, New Hampshire Preservation Alliance, New Hampshire Legal Assistance, University of New Hampshire (UNH) Cooperative Extension

HUD Region: 1

New Mexico

The **Pueblo de cochiti Housing Authority** will be awarded **\$292,023** for the *Cochiti Plaza Revitalization Project*. The project is a unique undertaking of the Pueblo to revitalize their community by re-examining the historic settlement patterns at the heart of the Pueblo, the “Plaza.” The Plaza is the center point for all traditional and cultural activities that occur throughout the year, and this project aims to maintain and strengthen ties to the traditions, culture, and language of the Cochiti people. Through this effort, the Tribe will address substantial and long-term needs and obstacles for promoting local employment, affordable housing, cultural sustainability, and improved transportation systems.

Anticipated Project Benefits:

- Fulfill a long standing tribal community need to revitalize a vital area of public space
- Increase and enhance employment and income opportunities for tribal members and local artisans
- Analyze the existing physical structures of 60 homes and two Tribal cultural buildings for future renovation
- Involve historically underrepresented groups in the planning process—youth, elders, and disabled persons

Funding Amount: \$292,023

Core Partners: Pueblo de cochiti Transportation, Youth Services, and Elder Services Departments; New Mexico Mortgage Finance Authority; Sandoval County Department of Transportation; Sandoval County Department of Tourism; Central Mexico Housing Corporation; Native American Chamber of Commerce; New Mexico Small Business Development Center

HUD Region: 6

New York

The City of Binghamton was awarded **\$486,058** to update the City's 2003 Comprehensive Plan, integrate it into a 1.7 mile Main Street Corridor Plan, and support a small number of ongoing innovative, cross-sector programs in order to continue building institutional and civic capacity. This project will restore Binghamton as a vital, livable, and resilient urban community. It will also increase enrichment through the culture and arts. By carrying out both community-based planning and resident-centric programming in tandem, the city will solidify and bolster the gains made in the past five years, and integrate what seemed to be “disparate” initiatives into a clear, comprehensive strategic plan to restore the area's economic competitiveness, improve the quality of life for all residents, and foster bottom-up and top-down consensus and action around livability and smart growth practices and goals.

Anticipated Project Benefits:

- Restore Binghamton as a vital, livable, and resilient urban core community, with healthy, inclusive compact neighborhoods that offer all residents meaningful work opportunities, housing and transportation choices, recreational spaces, enrichment through the culture and arts, and direct involvement in the decision-making process
- Focus investments along the Main Street Corridor, addressing vacancy through infill development, renovation and rehabilitation of existing buildings
- Return underutilized lots to active spaces that encourage investments in the surrounding neighborhoods

Funding Amount: \$486,058

Core Partners: WSKG Public Radio, Cornell Cooperative Extension – Broome County, NYS Office of Smart Growth, Livable Communities Alliance, VINES (Food & Health Network of South Central NY member), Quaranta Housing Services, Broome County Strategic Alliance for Health, Binghamton Regional Sustainability Coalition, United Way of Broome County, Broome County Gang Prevention, Binghamton University’s Binghamton Neighborhood Project, NYS Office of Smart Growth, Empire State Futures

HUD Region: 2

North Carolina

The **City of High Point** will be awarded **\$239,141** for the *Urban Placemaking to Develop and Transform the Economy of High Point (UPDATE High Point): Preparing for the 21st Century – An Ordinance Rewrite for a Sustainable Community* project. UPDATE High Point will create a new ordinance that enhances the vibrancy and vitality of Downtown High Point. The City of High Point has long been a commercial hub of central North Carolina by drawing visitors from around the globe to the downtown’s semi-annual home furnishings trade show. In recent years, however, downtown High Point has seen limited economic investment and population growth due in part the city’s two decade-old ordinance which encourages development on the periphery of High Point, discouraging infill and brownfield development. The new ordinance will be drafted with significant input from the community and will be developed alongside new design standards and preferred development types that the city can use to incentivize desired development forms, such as mixed-use development.

Anticipated Project Benefits:

- Incentivize the construction of mixed-income housing developments to provide moderate and low-income High Point residents with a greater supply of equitable and affordable housing utilizing green building construction technologies
- Protect and revitalize the historic neighborhoods that compose Downtown High Point
- Institutionalize open space protections to ensure that residents continue to have access to park and recreational resources

Funding Amount: \$239,141

Core Partners: University of North Carolina Greensboro Center for New North Carolinians, Center for Energy Research & Technology at North Carolina A&T State University, Clarion Associates, Piedmont Authority for Regional Transportation

HUD Region: 4

Ohio

The **City of Warren** will be awarded **\$356,964** for the *Warren Community Challenge Program*. The project will promote sustainability at the local neighborhood level by developing affordable housing through the incorporation of inclusionary zoning ordinances and other activities. A review of the city's current, historical, and emerging needs has led to the development of an action plan that will include a parcel inventory in five targeted corridors to identify vacant housing and vacant land; collaboration with Trumbull County Land Reutilization Corporation (TCLRC) to acquire and transfer ownership of property to owners who have demonstrated an ability to do rehabilitation; reinvigoration of the city's code enforcement system; assessing vacant land for viability for land recycling; and a comprehensive review of Warren's zoning code to remove regulatory barriers to developing affordable housing and recycling land. In addition,

Anticipated Project Benefits:

- The parcel inventory will result in a local database of housing information that will assist the City in prioritizing action steps to achieve optimal outcome for each property.
- Performing assessments on vacant parcels and homes will help locate the best parcels to invest in to return land to neighborhoods in ways that are accessible, sustainable, and healthy for communities and their residents.
- The review of the zoning code will remove local regulatory barriers and the update of ordinances to reflect changes in land use that will serve the needs of the community.

Funding Amount: \$356,964

Core Partners: Trumbull Neighborhood Partnership, Mahoning Valley Organizing Collaborative

HUD Region: 5

Oregon

The **City of Beaverton** will be awarded **\$1,000,000** for the *Beaverton Creekside District Master Plan*. The plan will accelerate planning and implementation for the Creekside District project and produce a development program that integrates suitable and affordable housing with efficient transportation, green infrastructure and local amenities. The plan will also improve mobility and access to transit and employment. In April 2011, the City adopted its Civic Plan Central City Strategy, a comprehensive analysis and strategic planning framework for Beaverton's Central City. Taking cues from community aspirations developed through Beaverton's award-winning visioning process, the plan provides a framework for a new understanding of the city core. It describes opportunities for addressing the major challenges to forging an identifiable and functional Central City, and lays out both the initial steps and the long-term strategies for implementing change.

Anticipated Project Benefits:

- Increased infill development and private sector investment within the project area
- Reductions in community energy use through community-scale energy strategies
- Increased supply of affordable housing units and proportion of low- income households within a 30-minute transit commute of major employment centers and associated reductions in disparities between racial and ethnic groups and between income groups in these areas

Funding Amount: \$1,000,000

Core Partners: Portland State University, Clean Water Solutions, State of Oregon Regional Solutions Center, Friends of Beaverton Creek, Central Beaverton Neighborhood Association

HUD Region: 10

Texas

The **City of Austin Neighborhood and Development Office** will be awarded **\$3,000,000** for the *Colony Park Sustainable Community Pilot*. The project is a proposed Master Planned, 208-acre development that will incorporate best practice strategies for energy-efficient building design, water conservation and zero-waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community in the Austin, Texas. The project will include completion of a Master Plan, resulting in Planned Unit Development (PUD) rezoning; engineering for subdivision and site planning for review and approval by the City of Austin; infrastructure construction plans and architectural design guidelines for new sustainable residential and commercial development. The initiative will be led by the City of Austin Neighborhood Housing and Community Development Office (NHCD), in partnership with the Austin Housing Finance Corporation (AHFC). AHFC will serve as developer of the site and as builder for a portion of the housing. AHFC will also partner with private sector builders for development of both single-family and multi-family housing.

Anticipated Project Benefits:

- Incorporate best practice strategies for energy-efficient building design, water conservation and zero waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community in the Austin, Texas

- Complete a locally-developed and adopted Master Plan for subdivision and site planning and infrastructure construction plans and architectural design and plans for new sustainable residential and commercial development

Funding Amount: \$3,000,000

Core Partners: Austin Housing Finance Corporation, City of Austin Sustainability Office, Austin Energy, Austin Energy Green Building Program, The Pecan Street Project, Capital Area Texas Sustainability Consortium, City of Austin Solid Waste Services Department, City of Austin Water Utility, City of Austin Economic Growth and Redevelopment Services Office, Austin/Travis County Health and Human Services Department

HUD Region: 6

The **City of Garland, TX** will be awarded **\$106,500** for the *Centerville Marketplace Repositioning Strategy*. Through this strategy, the City and its partners seek to pioneer a new model of transforming distressed auto-dependent retail centers into vibrant mixed-use activity centers. Garland is transitioning from a fast-growing first-ring Dallas suburb to a mature urban city with all of the related issues that come with that status. With vacant developable land increasingly scarce, Garland must concentrate its efforts on redeveloping commercial districts that no longer meet consumer preferences and that rely solely on automobile access. Centerville Marketplace has historically served as one of the community’s key commercial centers. The economy in combination with the age of the center and changes in consumer demand have led to a rise in commercial vacancy. However recent public transportation investments and evidence of private sector interest make this an opportune time to revisit the configuration and tenant mix of Centerville Marketplace. Revising the now-outdated development regulations will help facilitate real estate and business investment that meets current market demand. Additionally, involving residents and community stakeholders in crafting a new vision for the center, one based in market reality, will enable this new investment to meet community aspirations.

Anticipated Project Benefits:

- Broaden the housing construction opportunities within the Planning Area through amendments to the zoning codes with a basis in market reality and in accord with the community’s vision
- Develop policies and programs the city can apply to other centers and communities suffering a higher proportion of distressed retail property

Funding Amount: \$106,500

Core Partners: DART, Garland Chamber of Commerce, North Central Texas Council of Governments, Texas Department of Transportation

HUD Region: 6

Washington

The **City of Seattle** will be awarded **\$2,999,257** for the **Neighborhood Equitable Transit-Oriented Development Initiative (NET Initiative)**. The project will increase the ability of existing communities to benefit from the light rail service in Southeast Seattle, linking residents to over a million jobs region-wide as well as community colleges and universities, medical facilities, retail opportunities and recreation. The project will encourage mixed-use, mixed-income transit-oriented development through an inclusive process designed to sustain the community organizing capacity of these communities. The NET Initiative is based on the theory that creating affordable residential, commercial and community space provides stability to current residents and businesses vulnerable to the displacement pressures of private investment and development at new light rail stations. Building off of recently-completed TOD plans for station areas, the NET Initiative will promote equitable development through three integrated community development strategies.

Anticipated Project Benefits:

- **TOD Acquisition Loan Programs:** Working with public and private partners, secure key sites for mixed-use transit-oriented development projects that include affordable residential and dedicated small business and community space.
- **Commercial Stability Strategy:** Support an established multicultural business district at Othello station by providing technical support and innovative approaches to stabilizing commercial leases and growing local businesses.
- **Planning for Shared Cultural Centers:** Fund a feasibility analysis and engage community members to plan a multicultural center to strengthen the existing culturally and ethnically diverse communities by providing a gathering place.

Funding Amount: \$2,999,257

Core Partners: Seattle Housing Authority, Sound Transit, University of Washington's Evans School of Public Affairs, Enterprise Community Partners, Impact Capital

HUD Region: 10

Thurston Regional Planning Council will be awarded **\$763,962** for the *Capitol-Martin Corridor and Neighborhood District Plan*. This plan will develop a coordinated vision, goals, policies, and implementation strategy for the three-city corridor as a whole, and focus planning efforts in Neighborhood Districts using infill and redevelopment for community revitalization. In the past 10 years, the corridor has suffered from low residential construction activity and commercial vacancies. The region hopes that implementation of the Corridor and District plans will serve as a national model for how small suburban cities can foster sustainable economic development, community livability, and reduce transportation plus housing costs through targeted and strategic planning, policy, and partnership efforts supported by well-designed investments.

Anticipated Project Benefits:

- More variety in housing and job choices, destinations and activities, making the region's urban centers more vibrant and full of activity
- Increase transportation choices such as walking, bicycling, and transit – and shorten commutes for area residents

- Attract more housing and residents to an area well-served by transit, reducing household combine housing and transportation costs

Funding Amount: \$763,962

Core Partners: City of Lacey, City of Olympia, City of Tumwater, Thurston County, Intercity Transit, Housing Authority of Thurston County, Thurston County Economic Development Council, Thurston County Chamber of Commerce, Planning Association of Washington, Washington State Department of Commerce

HUD Region: 10