

# Tools to Pursue Innovative Urban Design Initiatives

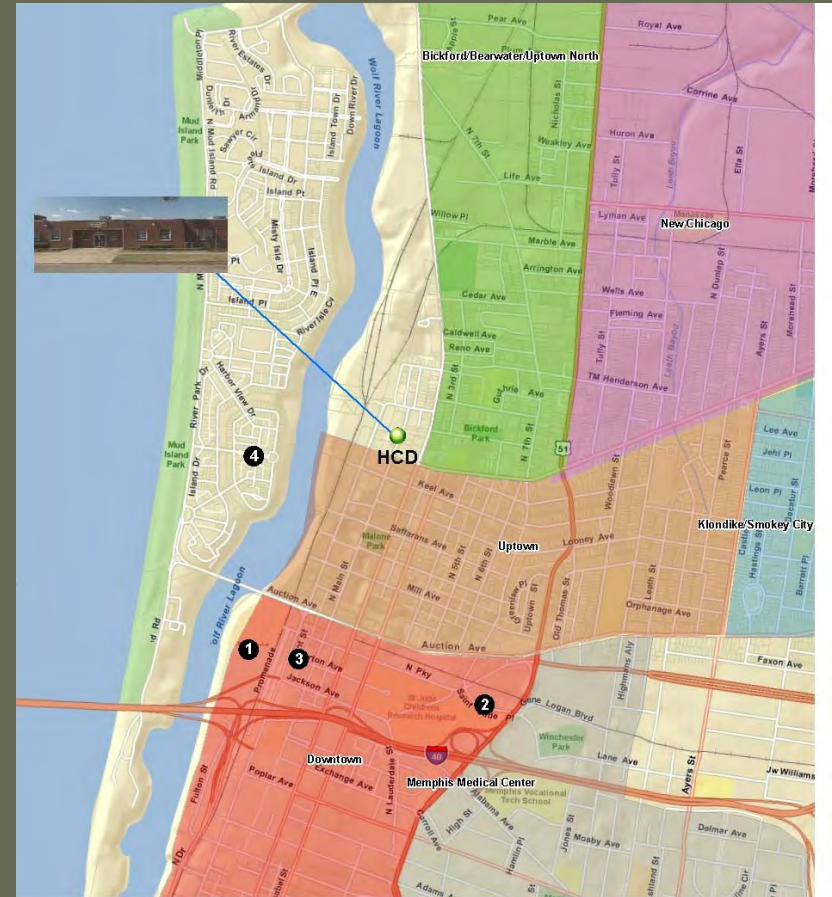
*City of Memphis*

*Memphis Housing Authority*

*Division of Housing & Community Development*

# History of the Division of Housing and Community Development

- Established 1975 as a result of creation of Community Development Block Grant program
- Created to address slum, blight, and deterioration
- Has broadened focus to include economic development, housing, social services, homeless



# Funding Sources Explained-4 Primary

- CDBG-Community Development Block Grant-Most flexible, Public Services/Facilities, Housing, Planning, Economic Development
- HOME-Affordable Housing Only, Rehab/Construction; Owner Occupied/Rental
- ESG-Emergency Shelter Grant – Emergency housing, services, prevention
- HOPWA-Housing Opportunities for Persons With AIDS- Housing, Supportive Services

# Funding, continued

OVERVIEW: Funds are primarily used to meet the needs of low-to-moderate income citizens or neighborhoods.

- Housing programs that assist homeless persons; assisting the provision of affordable rental and homeownership choices; supportive housing and services for special needs persons
- Revitalization of deteriorating neighborhoods; quality public/private facilities and services
- Public services that focus on creating employment opportunities, job creation and retention; support and assistance to small businesses

# Housing



# Housing Programs

1. Community Housing Development Organizations
2. Housing Rehabilitation – Minor and Major Repairs
3. HOPE VI
4. Down Payment Assistance & Housing Counseling
5. Construction or Rehab of Multi and Single Family Housing, especially in target neighborhoods
6. Lead-Based Paint Hazard Reduction

# Homeless



# Homeless Programs

1. Emphasis on emergency and permanent supportive housing
2. Comprehensive outreach
3. Central housing and resource referral center
4. Safe Haven – Hospitality Hub in Downtown Memphis
5. Supportive services for homeless and special needs populations
6. December 2010-City and County Mayors announced action plan to reduce long-term homeless by 50% and family homelessness by 40% in five years

# Special Needs



# Special Needs Populations Programs

- permanent supportive housing
- Housing retrofits for persons with physical disabilities
- supportive services-life skills, job training, homemaker services, transportation, companionship
- tenant-based rental assistance for income eligible persons
- public facilities which provide supportive services

# Neighborhood, Community, Economic Development



# Neighborhood/Economic & Community Development Programs

- Infrastructure Improvements, especially in support of HOPE VI projects
- Neighborhood and Public Facilities
- Planning-master plans, neighborhood plans, needs assessments
- Public Services-job training, youth programs, career readiness, health
- Fair Housing Activities
- Economic Development

# Memphis Housing Authority

- **Leverage the transition of public housing to transform entire neighborhoods**
- **Emphasis on Mixed Income, mixed-finance, mixed use through Tax Credit Finance and PH Capital funds**
- **Incorporate good design into redevelopment efforts – densification,**
- **Expand the capacity of MHA’s management team through partnerships with private sector developers and other stakeholders**
- **Focus to rebuild the lives of public housing residents, but also create jobs, enhance self-esteem, enhance minority economic development, rebuild neighborhoods, and contribute to the other investment being made in the downtown and center City area**

# Memphis Housing Authority

Several examples of experience in planning, implementing, and managing the transformation of public housing and neighborhoods:

- ❑ MHA Transformation Plan completed 1999, included 300 stakeholders (residents, staff, public & private sector representatives)
- ❑ Two HOPE VI Planning grants executed
- ❑ Five HOPE VI Awards, 4 complete, 1 underway
- ❑ Awarded a Choice Neighborhoods Planning grant for last remaining obsolete public housing development in Memphis
- ❑ Mixed-finance replacement & in-fill housing
- ❑ Tax Increment Finance
- ❑ Home purchase financing

# University Place



- ❖ \$20 million HOPE VI Grant, leveraged \$72 million in private/other funds.
- ❖ Revitalization of 24-acre site (part of an overall 130-acre planned redevelopment area).
  - ❖ \$1.2 million grant from local foundation for social services.
- ❖ 490 HOPE VI sponsored units: 30,000 square feet community center for youth activities, senior building, single/multi-family homes and a swimming pool.
  - ❖ Will generate \$158,000 in net new property taxes.

# Uptown



# Uptown

- Revitalization of 100 City Block Area
- \$35 million HOPE VI/\$136.2 Private/other funds
- 88 Units of affordable housing at Greenlaw Place
- 120 Neighborhood Homes
- Historic Rehab of former Lauderdale Homes 347 units/\$35.7 million mixed finance project
- 69 units of senior housing at Magnolia Terrace
- 114 units of mixed income rental housing at the Metropolitan

# College Park



- ❖ \$47.2 million in HOPE VI Grant, leveraged \$19.9 million in private/other funds.
- ❖ 411 units completed; 40,000 square foot multi-service community center, Senior Village consists of 80 units, Family I consists of 107 units, Family II consists of 154 units and there are seventy 70 homeownership units.
- ❖ Will generate \$95,000 in net new property taxes.

# Legends Park



- ❖ \$20 million HOPE VI Grant, leveraged \$64 million private/other funds.
- ❖ Revitalization of 46-acre Dixie Homes site.
- ❖ Redevelopment of 8.6 acre For-Sale housing component.
- ❖ 12,000 sq. ft of commercial development: 404 units.

# Required Design Principles

- Architectural Character
- Citizen and Community Involvement
- Connectivity
- Public Space
- Mixed Use
- Mixed Income
- Infill Development