



SEFW
TALL OAKS CNI

Creating Neighborhoods of Choice

Choice Neighborhoods General Information



FORT WAYNE housing authority



SEFW – TALL OAKS CHOICE NEIGHBORHOODS

About HUD's CNI Program

1. Choice Neighborhoods is HUD's signature place-based program
2. Grants programs designed to address struggling neighborhoods with distressed HUD-assisted housing through a comprehensive approach to neighborhood transformation
3. Builds on the success and lessons learned from HOPE VI
4. Provided annual appropriations from Congress beginning in 2010 and continuing today





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CNI Program Objectives

Housing

- Well-managed and financially viable.
- Affordable to a broad range of incomes (mixed-income).
- Energy-efficient, climate resistant, and sustainable housing and outdoor spaces.
- Housing that is accessible, healthy, and free from discrimination

People

- Enhanced resident access to high-quality early learning programs and services.
- An education “pipeline” that preps students to graduate high school, college, or career ready.
- Increasing opportunities for resident employment.
- Better access to health services and wellness support

Neighborhood

- Improving existing homes and constructing new housing that expands choices and attracts additional investment.
- Supporting and growing local businesses to provide diverse products and services that are easily accessible.
- Safe and welcoming school facilities inside the neighborhood
- A secure residential environment with lowered crime rates over time.



HUD's Choice Core Goals

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

PEOPLE – Improve outcomes of households living in the target housing related to employment and income, health, and children's education; and

NEIGHBORHOODS – 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





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Objectives and Metrics

HOUSING OBJECTIVES

- Well Management and Financially Viable
- Mixed-income
- Energy Efficient, Climate Resistant, and Sustainable
- Accessible, Health, and free from Discrimination

PEOPLE OBJECTIVES

- Effective Education
- Income and Employment Opportunities
- Quality Health Care
- Housing Location, Quality, and Affordability

NEIGHBORHOOD OBJECTIVES

- Private and Public Investment in the Neighborhood
- Amenities
- Effective Public Schools
- Safety





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Types of CNI Grant Awards

Planning Grants: two-year grants that support the development of comprehensive neighborhood revitalization plans which focus on directing resources to address the three core goals: Housing, People, and Neighborhoods.

Typical Planning Grants Awards: \$500,000

Implementation Grants: five-year grants that support those communities that have undergone a comprehensive local planning process and are ready to implement their “Transformation Plan” to redevelop the neighborhood.

Implementation Grant Awards: up to \$50M





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SEFW CNI Award

In December 2022, the Fort Wayne Housing Authority was awarded the coveted Choice Neighborhoods Planning Grant through the United States Department of Housing and Urban Development.

The Planning Grant aims to engage the chosen community over 24 months to formulate a Transformation Plan. The Transformation Plan will become the guiding document for the revitalization of Tall Oaks Apartments public housing units while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families.





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SEFW Neighborhood CNI Boundary

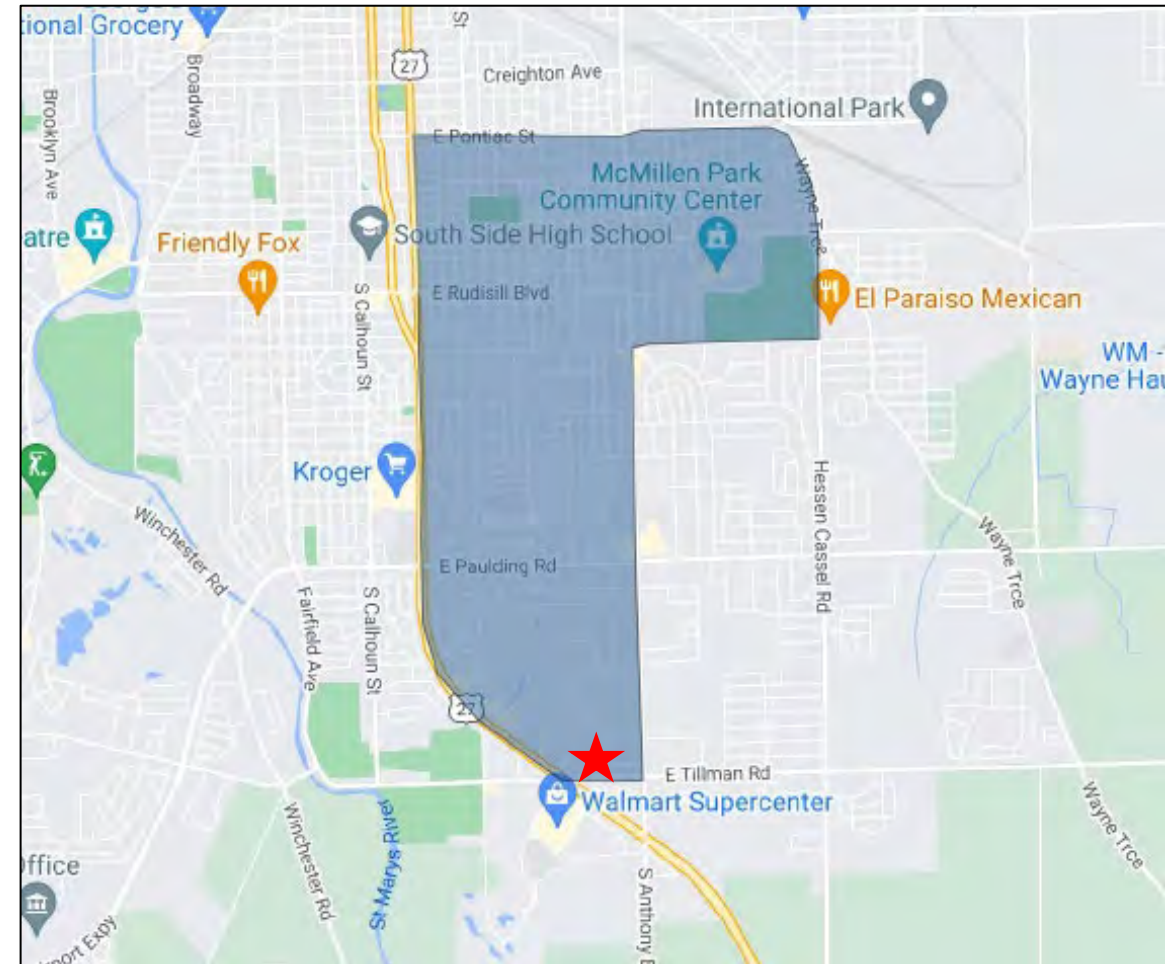
North: E Pontiac St

West: Lafayette St (US Hwy 27)

East: Wayne Trce/Hessen Cassel Rd & S Anthony Blvd

South: E Tillman Rd & McKinnie Ave

★ Tall Oaks Apartments Location



HUD Distressed Property: Tall Oaks Apartments

- Built in 1970
- Seven-story elevator apartment building
- 105 Dwelling Units of Public Housing
 - One bedroom
 - Two-bedrooms



New additional parking
- Completed in 2022





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Early Action Activity

Refers to limited, physical neighborhood improvements undertaken during the planning process.

These activities should support the planning process through:

- Engaging the community
- Fostering social cohesion
- Reinforce the planning process

Activities must:

- Be responsive to neighborhood needs
- Used for physical community development or
- Economic development that enhances and accelerates the transformation of the neighborhood.





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Early Action Activity

All planning grantees are expected to implement “Doing While Planning” activities during the planning process (24 months).

- Can be funded through leveraged commitments
- Grantees can use \$150k of \$500k for Early Action Activities
- Must support the planning process

Early Action Activities **cannot** be used for:

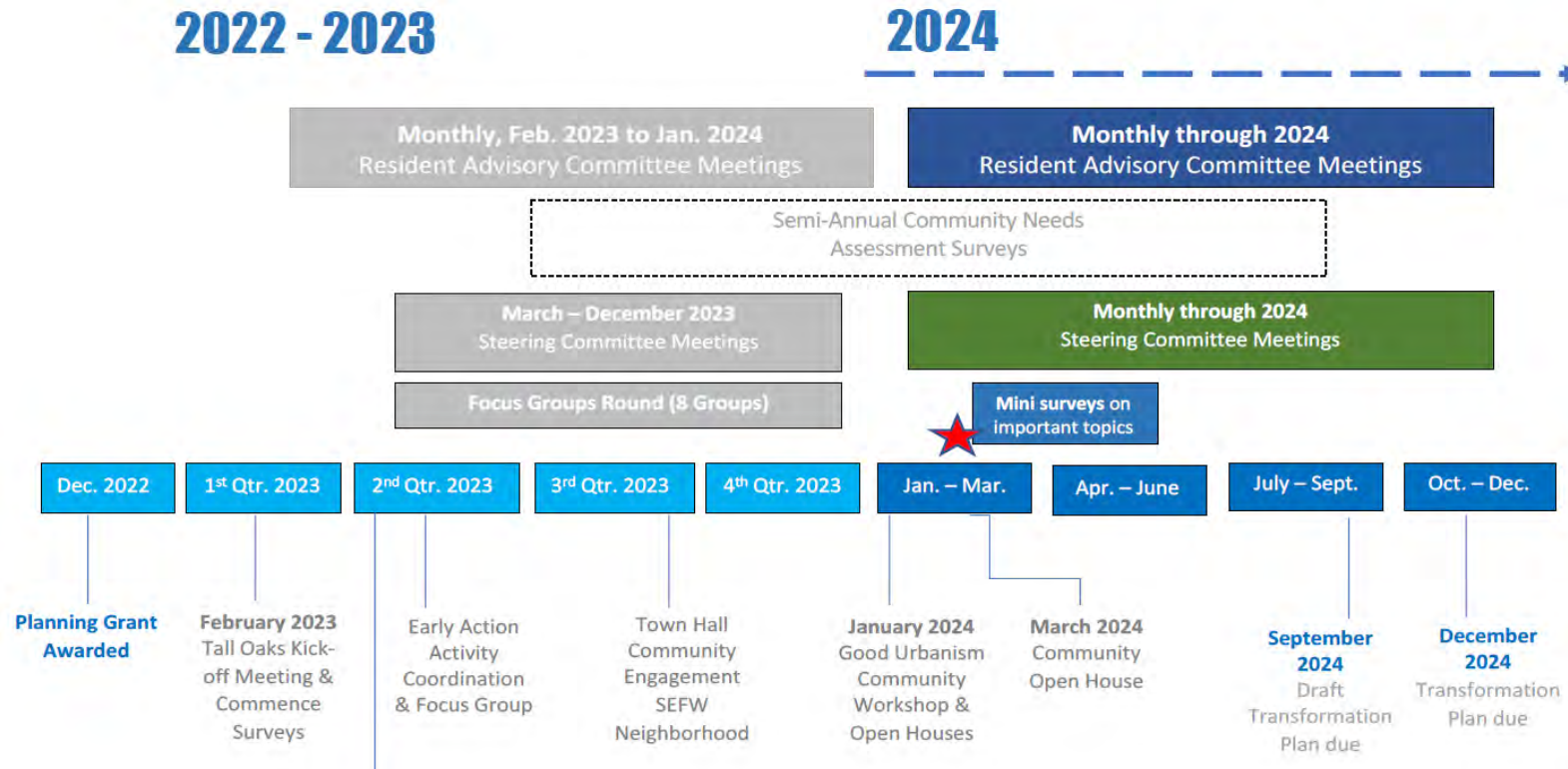
- Non-physical uses, such as supportive services, administrative costs, marketing
- Basic infrastructure or as a substitute for basic municipal services; or
- Redevelopment of public or HUD-assisted housing targeted by application, including acquisition, relocation, demolition and remediation, rehabilitation, or construction of the targeted housing





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Planning Process & Timeline



Key HUD CNI Milestones

