



HOMEOWNERSHIP OPPORTUNITIES FOR PEOPLE EVERYWHERE

Presentation materials courtesy of Ms. Dee Wheeler-Cronin, HOPE VI Project Manager.

HOPE VI Purpose

- **Reconstruct public housing units**
- **Revitalize neighborhoods**
- **Establish mixed use/mixed-income development**
- **Create homeownership opportunities**
- **Attract commercial & retail business**
- **Develop job training & educational resources**



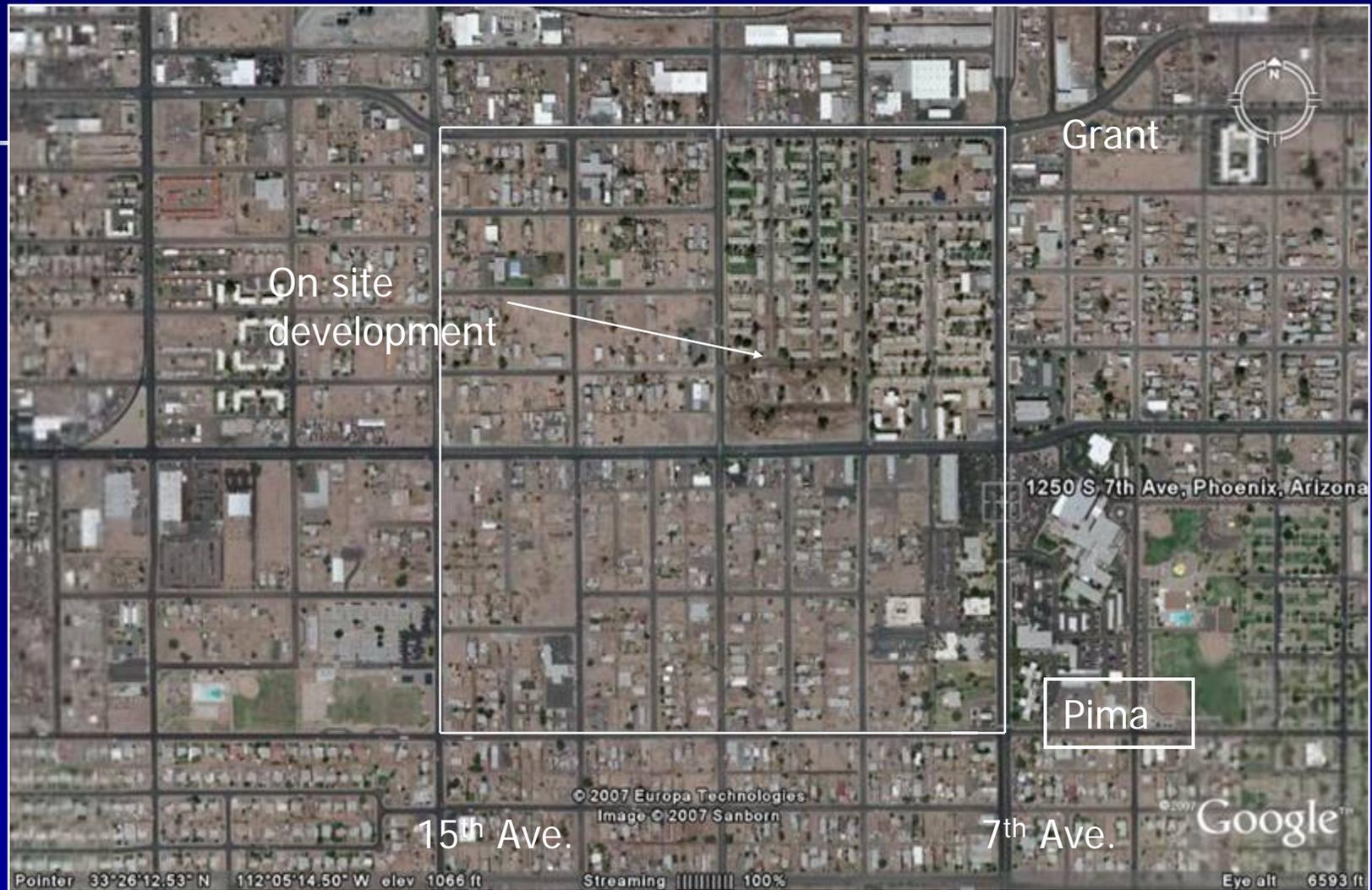
Hope VI Special Redevelopment Area

Map 1

REDEVELOPMENT AREA BOUNDARY



HOPE VI Site and vicinity



HOPE VI Project Data

- Site area: Approximately 38 Acres – existing homes site
- RDA area = Approx 170 acres
- Total budget 100 million +
- Total number of units – 611
- Total units added - 239

Matthew Henson Revitalization Plan Mixed Income Development

	Public Housing	Tax Credit Rental	Market Rate Rental	Total
Elderly	100	29	0	129
Sale Public hsg Replacement	62	0	0	62
Family Rental	210	105	105	420
Total	372	134	105	611

Net Gain Over Current Units: 239 Units



Construction Phases and Schedule

<u>Const. Phase Per Phase</u>	<u>Est. Start/Finish</u>	<u>Units</u>
Phase I	7-04 / 12-05	198
Phase II	12-04 / 12-05	129
Phase III	6-06 / 10-07	136
Phase IV	5-07 / 7-08	86*
Phase V	8-07 / 12-08	<u>62*</u>
Total:		611

On-Site: 463 Units

*Off-Site: 148 Units



HOPE VI Community and Supportive Services Program

- Designed to help residents achieve self-sufficiency
- Provides community residents an opportunity to enhance quality of life
- Develop job linkages, training, and educational resources
- Provide case management, counseling and emergency assistance



HOPE VI CSS Resident Relocation Process

- **Approx. 300 families relocated**
- **Priority to return for Matthew Henson residents**



HOPE VI Special Redevelopment Area Master Planning Process

Community Discussion and Consultation

- Property Conditions and Land Uses
- Environmental Issues
- Crime and Community Safety
- Physical Infrastructure (streets, sidewalks, etc.)



HOPE VI

Special Redevelopment Area

Master Planning Process

Community Discussion and Direction

- **Add Commercial and Retail**
- **Organize Street Beautification, traffic calming and circulation improvement**
- **Protect Current Community and Residents**
- **Maintain Community Diversity and Social Infrastructure**
- **Enhance Parks, Recreation and Open Space**



HOPE VI Project benefits

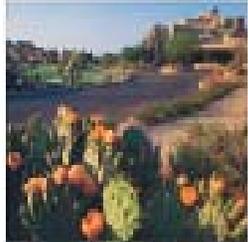
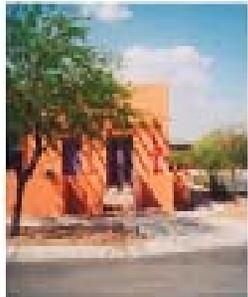
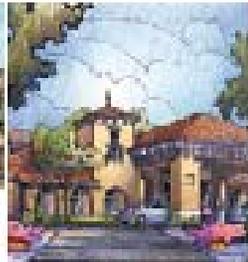
- It is a major infill project
- It revitalizes an economically depressed community
- It provides mixed-income housing
- It has economic and social development components
- It has injected hope in the local community

HOPE VI Project benefits

- It has helped create collaboration among many local and national non-profits, businesses and governmental agencies
- It has galvanized the community
- It has helped spur other development

Unintended consequences

- Drastic increase in land process
- Some displacement
- Many external actors due to a weak local capacity
- Quick development of low quality buildings in the vicinity
- Lack of private investment



LAND USE & CIRCULATION PLAN

HOPE VI PHOENIX, ARIZONA - MCGORMACK BARRON SALAZAR, INC.

3000 WILLOW PARKWAY, PHOENIX, AZ 85016 TEL: 602.955.1000 FAX: 602.955.1001

Blighted Conditions in RDA



Blighted Conditions in RDA (cont.)



Site Demolition





Vernell Coleman Recreation Center Before



Vernell Coleman Recreation Center After



Matthew Henson Before



Henson Village After



**Emmett McLoughlin Community Training
and Education Center (CTEC)**



Management Leasing Center / Club House

