

SELMA HOUSING AUTHORITY
&
CITY OF SELMA
CHOICE NEIGHBORHOODS
PARTNERS & STAKEHOLDERS
MEETING

May 29, 2024



AGENDA

- Introductions
 - SHA, CoS, Clesia, Partners/Stakeholders
- Presentation
- Next steps
- Next meeting date



ABOUT HUD'S CN PROGRAM

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



SELMA
HOUSING AUTHORITY



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



SELMA
HOUSING AUTHORITY



TYPES OF CN GRANT AWARDS

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

Typical Planning Grants Awards: \$500,000

- **Implementation Grants:** eight-year grant that supports 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



SELMA
HOUSING AUTHORITY



USE OF FUNDING

The CN Planning Grant is a 24-month grant that funds the following activities:

- Market studies
- Architectural designs/renderings
- Meeting coordination & related materials
- Lead applicant administration
- Early Action Activities
- Resident Ambassador Stipends
- Creation of CN Office
- Site visits to other CN awarded communities
- Planning Coordinator (facilitator of planning grant)



2023 PLANNING GRANT AWARDEES

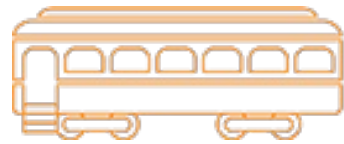
Lead Recipient / Co-Applicant (if applicable)	Amount
Selma Housing Authority / City of Selma, AL	\$500,000.00
Housing Authority of Bridgeport	\$500,000.00
Housing Authority of New Haven / The Glendower Group	\$500,000.00
Housing Authority of Daytona Beach / City of Daytona Beach, FL	\$500,000.00
Gainesville Housing Authority / City of Gainesville	\$500,000.00
LIFT Orlando, Inc. / Housing Authority of the City of Orlando, FL	\$500,000.00
Peoria Housing Authority / City of Peoria	\$500,000.00
Housing Authority of the City of Hagerstown / City of Hagerstown	\$500,000.00
Housing Authority of Kansas City, MO	\$500,000.00
City of Albuquerque	\$500,000.00
Stark Metropolitan Housing Authority, OH	\$500,000.00
Oklahoma City Housing Authority / City of Oklahoma	\$500,000.00
City of Bethlehem / Bethlehem Housing Authority	\$500,000.00
Philadelphia Housing Authority / City of Philadelphia	\$500,000.00



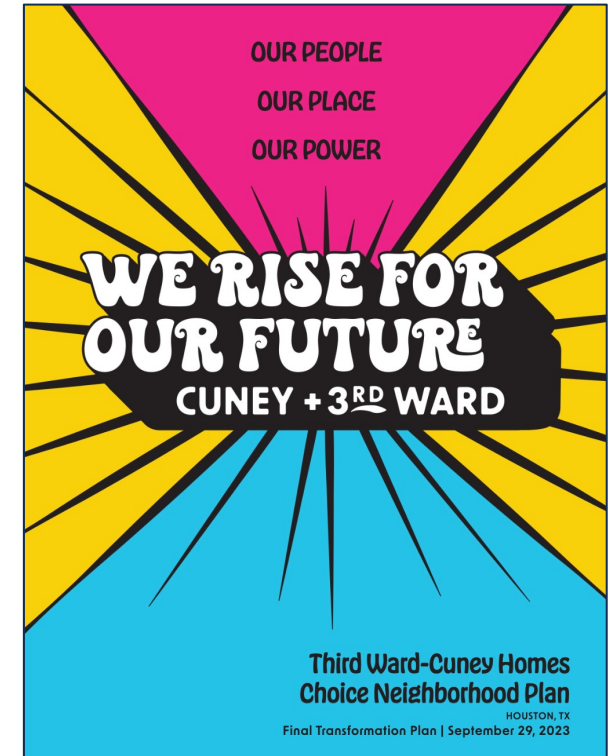
SELMA
HOUSING AUTHORITY



SAMPLE CN PROJECTS



STOP SIX
CHOICE NEIGHBORHOOD
FORT WORTH + TEXAS



SELMA
HOUSING AUTHORITY



RESULTS OF PLANNING GRANT EFFORTS

36%
REDEVELOPED
HUD-ASSISTED
HOUSING.

Of those, **50%**
did so without an
implementation grant.

HOUSING



Of those who have
not redeveloped
housing,
75%
ARE SCHEDULED
TO START
REDEVELOPMENT.

74%
COMPLETED
NEIGHBORHOOD
IMPROVEMENTS.

Of those, **60%**
did so without an
implementation grant.

NEIGHBORHOOD



42%
SAW INCREASED
PRIVATE INVESTMENT
in the neighborhood.

81%
OFFERED
NEW RESIDENT
SERVICES.

Of those, **56%**
did so without an
Implementation Grant.

PEOPLE



73%
SECURED
ADDITIONAL
RESOURCES FOR
RESIDENT SERVICES.



SELMA
HOUSING AUTHORITY



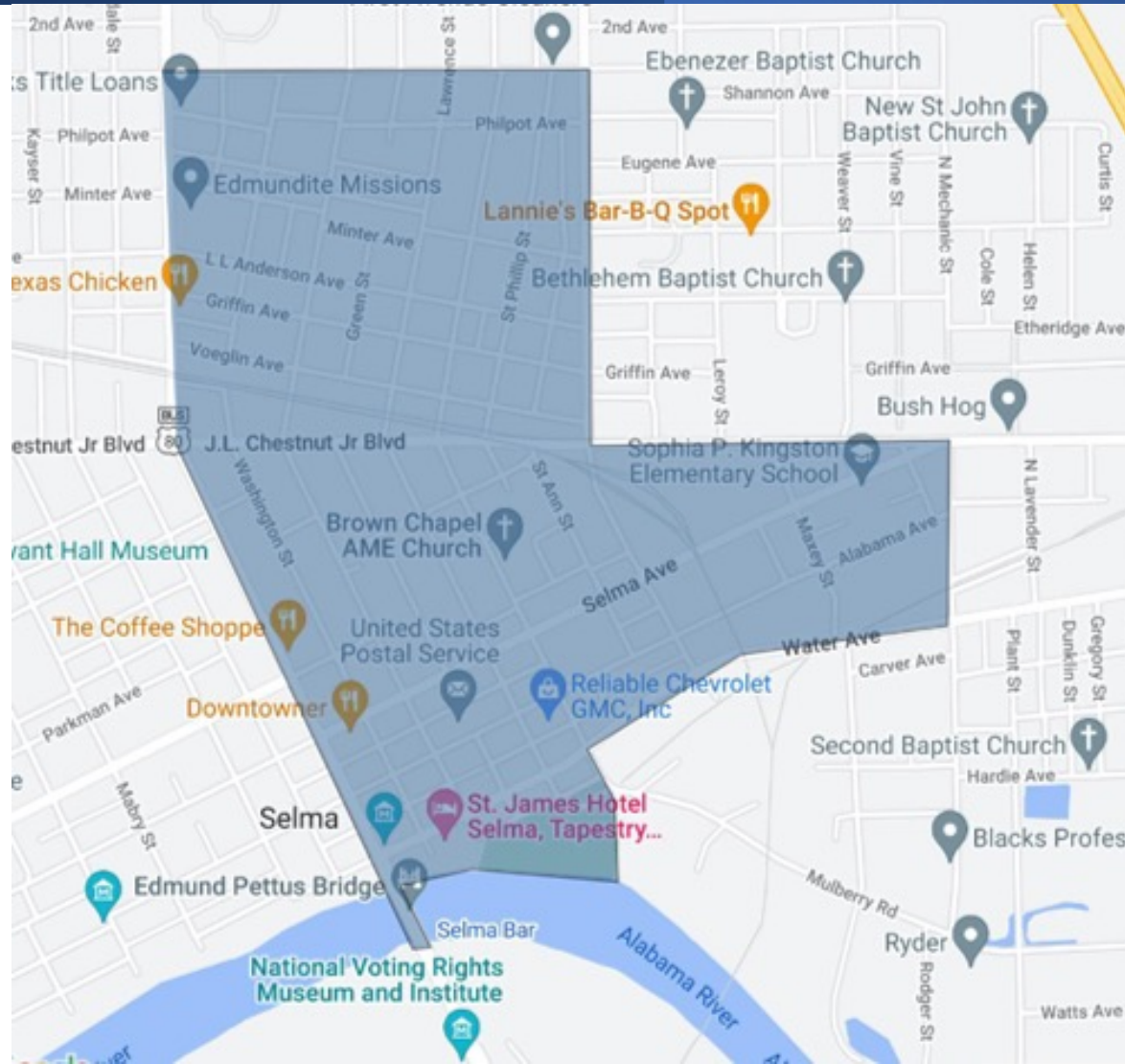
GWC - GATEWAY COMMUNITY

Population: 2,469

Dwelling units: 1,102

Poverty Rate: 56.20%

Long-term Vacancy Rate: 26.91%



GWC – DISTRESSED PROPERTY

GEORGE WASHINGTON CARVER HOMES

- Population (at the time of application submission)
 - 457 Individuals
 - 195 Families
 - 35 Male head of household
 - 160 Female head of household
- Race Composition
 - African American 95.62% (437)
 - Caucasian 2.19% (10)
 - Indian/Alaskan 1.09% (5)
 - Mixed 1.09% (5)



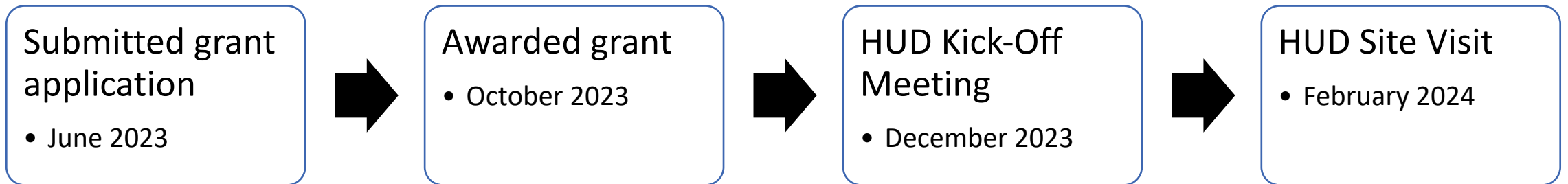
SELMA
HOUSING AUTHORITY



CNPG GOALS

CNI FOCUS	GOALS
<p>HOUSING</p> 	<ul style="list-style-type: none"> • Redevelopment of GWC • Creation of off-site affordable options • Create housing that is family focused • Create housing for growing families
<p>PEOPLE</p> 	<ul style="list-style-type: none"> • Intensive Case Management for Residents • Education and Training Opportunities • Post education job placement • Creation of quality early childhood education opportunities
<p>NEIGHBORHOOD</p> 	<ul style="list-style-type: none"> • Mixed-Income Housing Options • Safe neighborhoods • Home ownership & Home Improvement Options • Increase opportunities for retail/commerce

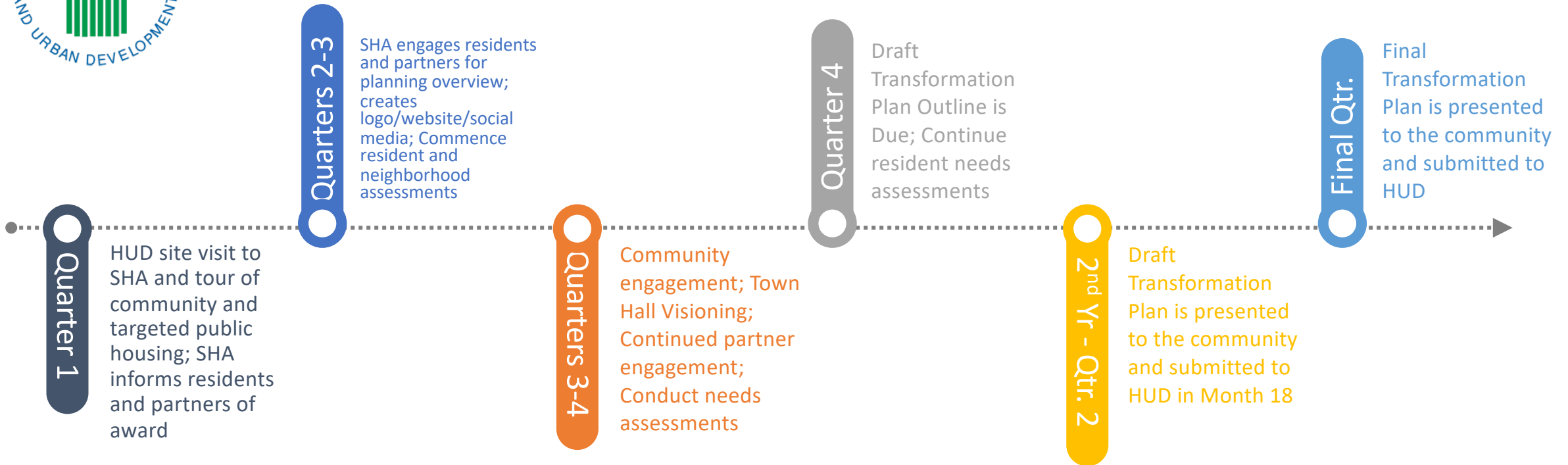
GWC - GATEWAY COMMUNITY IMPORTANT PAST MILESTONES



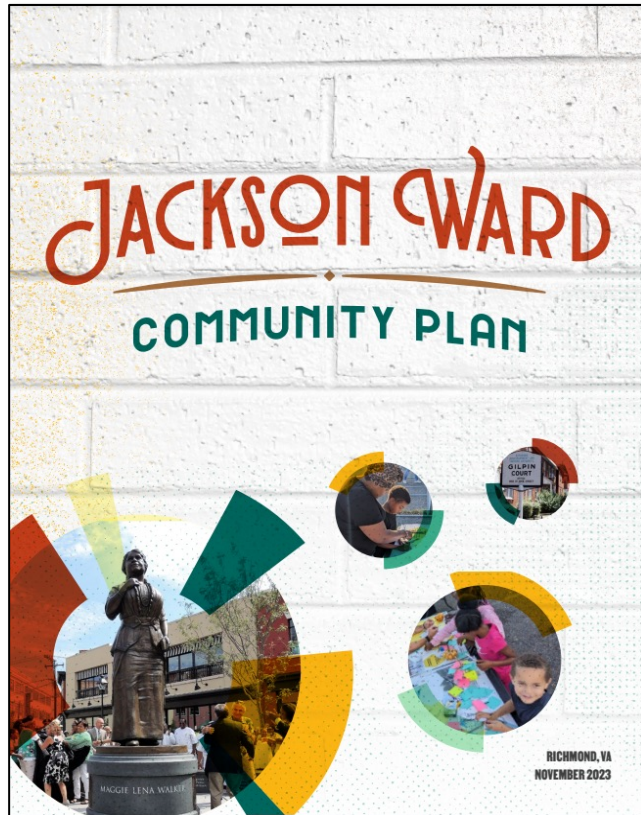
SELMA
HOUSING AUTHORITY



MAJOR CN ACTIVITIES & DELIVERABLES



FINAL DELIVERABLE – TRANSFORMATION PLAN



The Transformation Plan is a comprehensive neighborhood revitalization strategy which, when implemented, will achieve the three core goals of Choice Neighborhoods.

The Transformation Plan will be the guiding document for the neighborhood revitalization.

The Transformation Plan should be viable with or without future Choice Neighborhoods funding.



PARTNERS



City of Selma



Selma & Dallas County Economic Development Authority



Wallace Community College of Selma



Edmundite Missions



Congresswoman Terri Sewell



Rural Health Medical Programs, Inc.

PARTNERS



Selma University



Selma Police Department



The Selma and Dallas County
CHAMBER
of Commerce and Tourism Information

Selma & Dallas County Chamber of
Commerce and Tourism Information



United Way of Selma &
Dallas County



YMCA of Selma/Dallas County



SELMA
HOUSING AUTHORITY

GWC Residents

PARTNERS & STAKEHOLDERS INVOLVEMENT

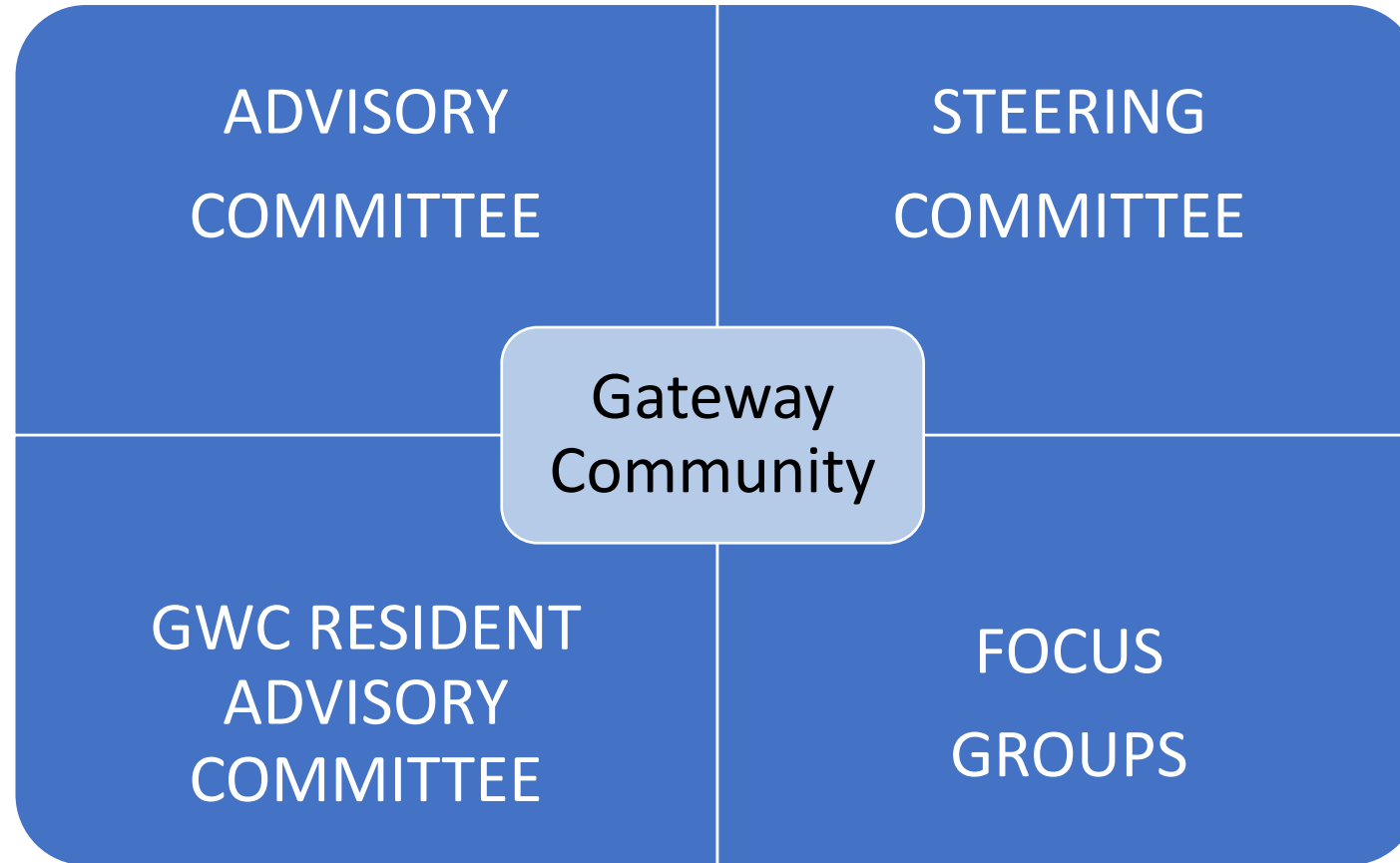
- Participating in Committees & Focus Groups
- Assisting in community assessments
- Facilitating/hosting community events
- Contributing funding
- Providing feedback



SELMA
HOUSING AUTHORITY



GOVERNANCE & DECISION-MAKING STRUCTURE



SELMA
HOUSING AUTHORITY



GOVERNANCE & DECISION-MAKING STRUCTURE

1. ADVISORY COMMITTEE (AC)

- Includes executive leadership from public agencies
- Provide guidance to the implementing team and to ensure that a Transformation Plan is developed with a shared vision that will serve as the blueprint for implementation

2. STEERING COMMITTEE (SC)

- Plays a critical role in the creation of the Transformation Plan
- Serves as the voice of the community, ensuring that the plan is built on the expertise of people connected directly with the community, providing a vision for change that is the fundamental building block of the Gateway Community.

GOVERNANCE & DECISION-MAKING STRUCTURE

3. RESIDENT ADVISORY COMMITTEE (RAC)

- The RAC provides a structure so that residents can influence the Transformation Plan directly including the plan's vision, mission, priorities, and strategies. Two to three ambassadors will also be a part of the Steering Committee.
- Provide organized representation in the master planning process and be a voice for the public housing residents in the final Transformation Plan by engaging with fellow residents and the community, encouraging participation amongst their peers, and participating in Stakeholder Meetings, Focus Group Sessions, Community Meetings, and Doing While Planning exercises.

4. FOCUS GROUPS (FG)

- Take a deep dive into the key topics that feed directly into the development of transformation strategies. Examples include GWC site development and housing; neighborhood housing; environment and sustainability; mobility and connectivity; health and wellness, education and youth, placemaking, and doing while planning (early action activity). Final topics will be driven by resident needs assessment results.
- Focus group work will be implementation-focused, with some planning directed at short-term projects.

SAMPLE TOPICS FOR FOCUS GROUP

1) Housing & Development

Key subjects:
Housing program,
building types, and
density, streets and
open spaces, costs

2) Neighborhood Housing

Key subjects:
Infill/missing middle
housing, land use and
zoning, public
infrastructure
improvements

3) Economic Development

Key subjects:
Small business
development,
workforce
development, micro-
lending

4) Youth & Education

Key subjects:
Cradle to career,
planning for future
students, existing
school building reuse,
youth programs

SAMPLE TOPICS FOR FOCUS GROUP

5) Health & Wellness

Key subjects:
Self-sufficiency
programs, healthy
lifestyles / food
access, healthcare
access

6) Environment & Sustainability

Key subjects:
Natural resources
conservation,
recycling, green
infrastructure,
environmental
education

7) Mobility & Connectivity

Key subjects:
Transit, greenways
and sidewalks, bike-
lanes, road
improvements

8) Doing While Planning

Key subjects:
Community
placemaking, resident
capacity building,
volunteerism, design
education

ENGAGEMENT ACTIVITIES

- Public Surveys & resident needs assessments
- Charrettes
- Stakeholder Interviews (one-on-one and focus group setting)
- Comment boxes at local libraries and public, government buildings
- Websites and social media accounts
- Town hall meetings
- GWC resident meetings
- Guest presenters at local churches and other neighborhood association meetings
- GWC Resident Ambassadors



TOWN HALL VISIONING SESSIONS

Through a wide variety of participatory activities, the Planning Coordinator facilitates Town Hall Visioning Sessions 2-3 times per project. These visioning sessions target the following groups for engagement, participation and input:

- Public Housing Residents
- Surrounding neighborhood residents
- Community stakeholders
- Business owners
- Civic leaders



TOWN HALL VISIONING SESSIONS

Engagement Tools include:

- Various ARC GIS Maps
- Sticky note subject matter comments
- Preference ranking for Housing
- Preference ranking for Public Investment
- Commercial activity ranking
- Community & Business Surveys
- Presentation of existing conditions
- Data trends



SEFW
TALL OAKS CNI

STATION 2: HOUSING TYPOLOGIES

What type of Housing would you like to see in the SEFW CNI Neighborhood?
Please take the provided stickers numbered 1-6 and rank the housing options from 1 (most preferred) to 6 (least preferred).



SEFW
TALL OAKS CNI

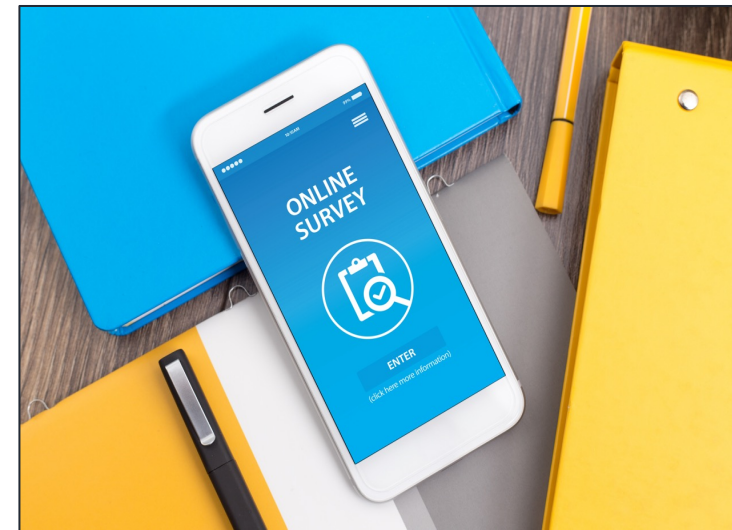
Single Family Homes	Townhomes	Duplexes	Triplexes	Apartments	Mixed-Use
					
					
					
					
					



NEXT STEPS



- Provide initial input (short survey)
- Share agency information/data
- Participate in one-on-one interview
- Participate in upcoming focus groups, town hall meetings, community meetings, etc.
- Spread the word!



WE NEED YOUR INPUT

Scan the QR code



QUESTIONS?

Damon E. Duncan

Clesia Ventures, LLC

damon@clesiaventures.com

www.clesiaventures.com

404-805-4102

Brandie Townsend

Clesia Ventures, LLC

brandie@clesiaventures.com

www.clesiaventures.com

334-233-2741

