

CENTENNIAL HILL

Choice Neighborhood Implementation Update



September 26, 2023



CNI Principles

HOUSING

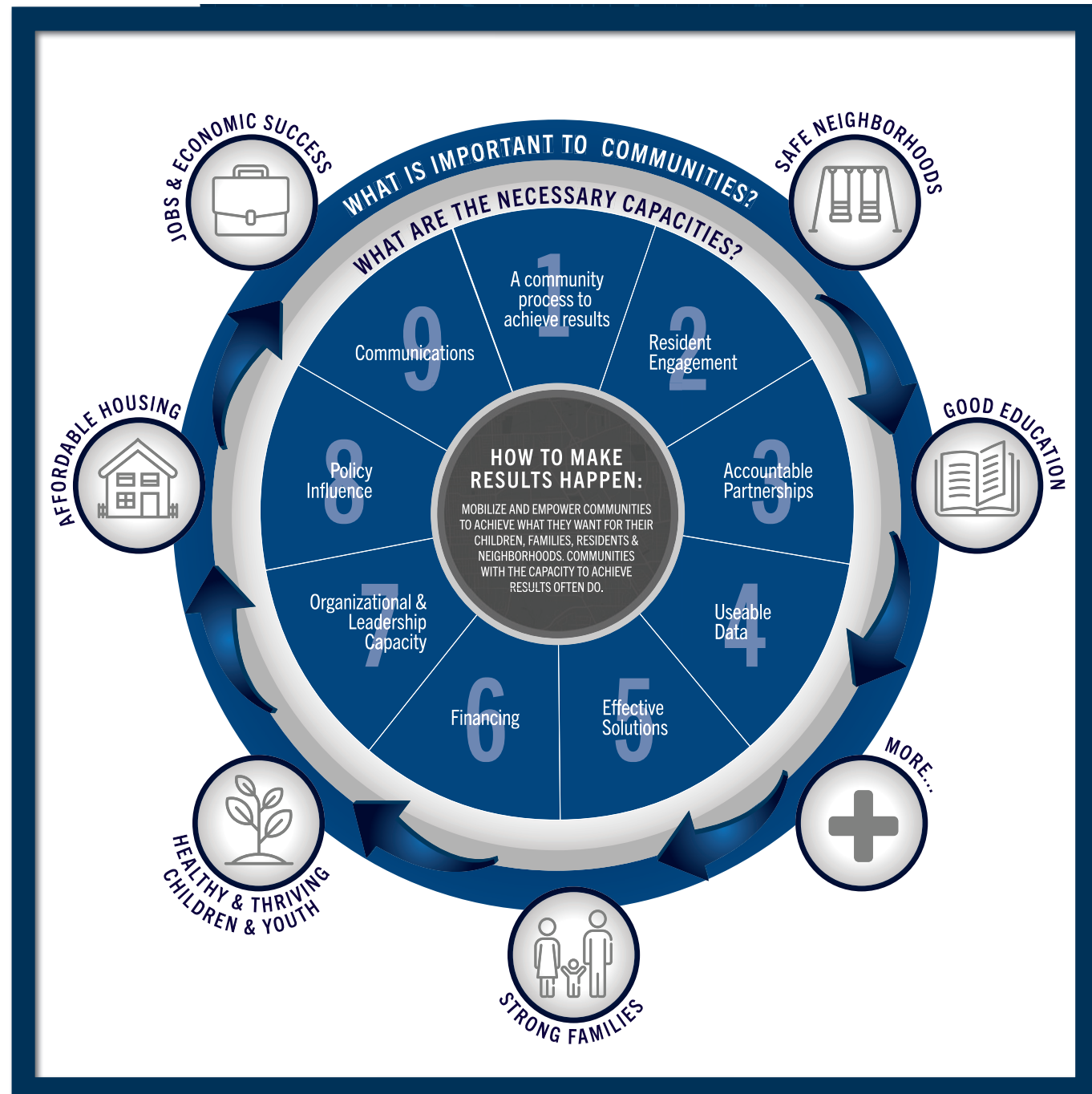
- Providing housing opportunities to a mix of incomes
- Create climate resilient communities
- Incorporate supportive programs and wellness
- Connect housing to multi-modal transit and assets
- Provide construction job opportunities

NEIGHBORHOOD

- Attract and deploy private and public capital
- Focus on safety, early childhood education, living wage jobs
- Plan for pedestrian, bicycle-oriented systems and bus networks
- Create shared spaces for the community to gather

PEOPLE/EDUCATION

- Prepare students for post-secondary education
- Form public/private workforce development partnerships
- Improve the physical and mental health and well-being of residents
- Bridge the digital divide



Centennial Hill CNI Team Roles

CHOICE ADVISORY COUNCIL

MHA/CITY OF MONTGOMERY

Paterson Court Residents

Sengsouvanna Consulting
Development Consultant
CNI Grant Writer

Ensure decisions are made with the Choice Pillars
Adhere to federal, state and local guidelines
Build consensus through a democratic process
Guide Housing, Neighborhood and People
outcomes that are integrated and equitable
Adopt implementation strategies that are based
in grass-roots data to present to HUD

To be confirmed
Master Planner/Designer

TO BE DETERMINED

People Implementation Lead

People Plan – Education, Income,
Employment, Health
Resident Leaders/Resident Engagement
Social Service Partners
Education Partners
Partner leverage

MONTGOMERY PUBLIC SCHOOLS

Principal Education Partner

ITEX

Housing Implementation Lead

Rental Housing Plan-Master Plan
Site Control, Unit Mix and Phasing
Design Climate resiliency
Financing Plan
Land Use Approvals
Partner leverage

CITY OF MONTGOMERY

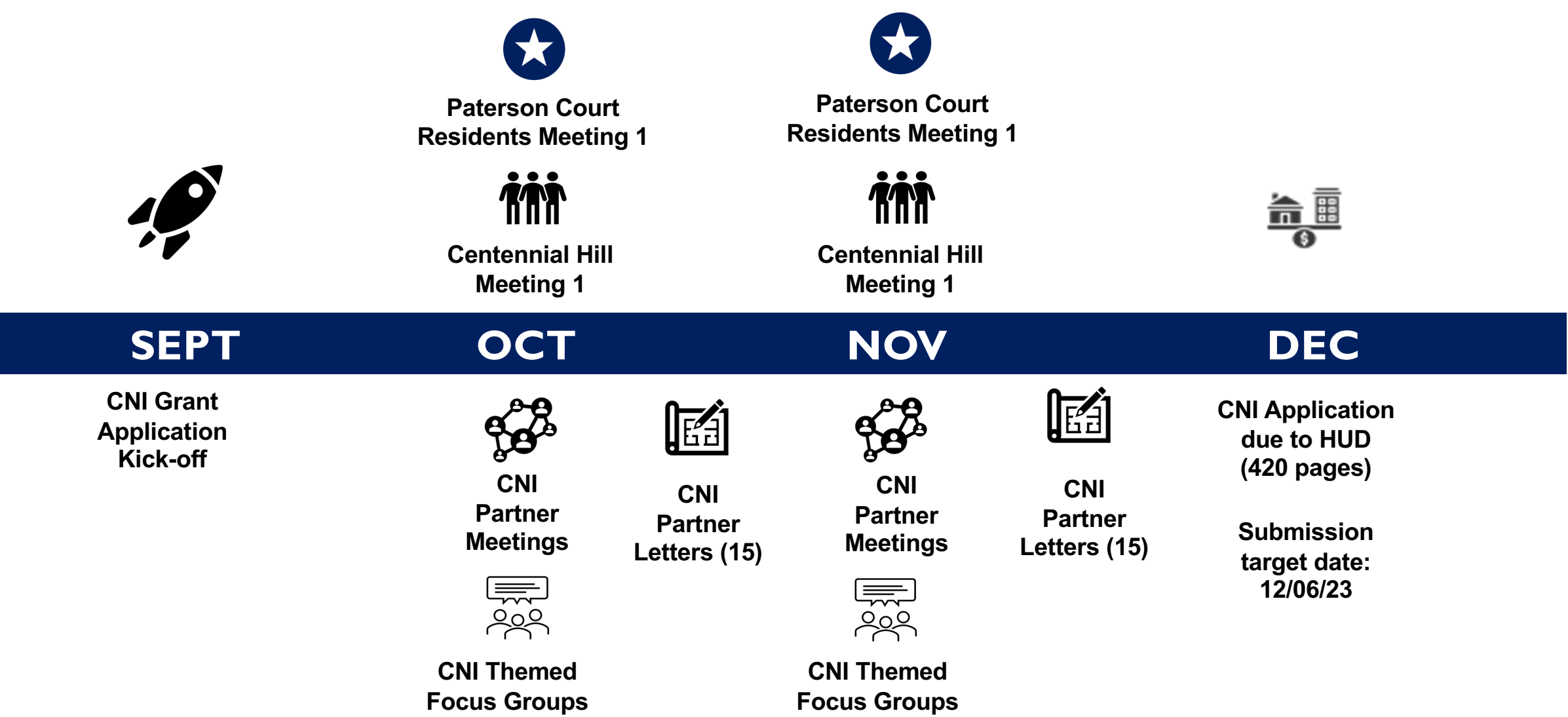
Neighborhood Implementation Lead

Neighborhood Plan (CCI) Plan
Centennial Hill Neighborhood Association
Planning/Land Use
Community/Econ Development
Community Safety
City and Partner leverage

ALABAMA STATE UNIVERSITY

Anchor Institution

Centennial Hill FY23 CNI Application Process





Centennial Hill CNI Application (420 pages)

Narratives (A-J)

- Executive Summary
- Threshold and other requirements
- Capacity of Lead Application and Co-Applicant
- Capacity of Neighborhood Implementation Entity
- Capacity of Housing Implementation Entity
- Capacity of People Implementation Entity
- Experience in promoting racial equity
- Need- structural and environmental
- Neighborhood Narrative
- Neighborhood Strategy (economic development, neighborhood improvements, public safety)
- Housing Strategy (relocation, phasing, mixed-income design, land use approval)
- People Strategy – case management, income/employment, health strategy, education)
- Soundness of Approach
- Other Factors (climate mitigation and adaption and environmental justice)

In addition: Standard forms and certifications - 18 required forms

Attachments (1-44)

- Eligibility Threshold Data
- Existing units, occupancy and vacancy
- Planned units and RAD documentation
- Eligible target housing and neighborhood certifications
- Substandard housing
- Consistency with the consolidated plan
- Partnership certifications (lead, co-lead, housing, people)
- Site control for replacement housing sites
- Location of housing map and documentation
- One for one replacement certification
- Resident and community involvement
- Grant sizing worksheet, CNI budget, sources and uses
- City/neighborhood/investment maps, photographs
- Capacity letters (lead, co-lead, housing, people) and references
- Need structural and design
- Part I violent crime letter
- Brownfields cleanup
- Market analysis
- MHA PBV letter
- Site plan, building elevations, schematic drawings
- Land use approvals
- Neighborhood commitment/leverage letters - five totaling \$30M
- Housing commitment/leverage letters – five totaling \$50M
- People leverage letters – twenty totaling \$20M
- Organizational chart
- Program schedule
- Previous participation certification



Centennial Hill CNI Application

STRENGTHS

- CNI Transformation Plan accepted by HUD and completion of early action activities.
- Resident engagement - 77% of Paterson Court households surveyed.
- Over 50 committed local partners.
- Transformation Plan completion provides 28 automatic pts for distress/planning process.
- Transformation Plan allows for automatic designation of Centennial Hill as a Neighborhood Revitalization Strategy Area (3 points).
- Neighborhood Initiatives including the historic Ben Moore Hotel.
- Housing Plan strengthened by MHA's and City's controlled-sites for replacement and mixed-income housing apartments.

WEAKNESSES

- HUD has made \$256M available in CNI for FY2023 and anticipates making six awards.
- HUD expects approximately 40 applications.
- Passing stage one capacity review by HUD People Implementation Entity – must demonstrate experience in delivering case management and service coordination in projects comparable in scope and scale for Paterson Court's 200 households.
- Cash commitments/available annual city funds for both Neighborhood and Housing development of 400 mixed-income (6 points).
- CNI Team has 60 days to draft and submit a competitive 420-page application.
- The estimated FY23 CNI app cost is \$300,000.



Local CNI Commitments over 8-yr grant period

Montgomery Housing Authority	Use	Amount
Cash	Relocation and demolition	\$2M
Cash	Replacement housing	\$5M
TOTAL		\$7M
Leverage	Project based vouchers	200 vouchers

Notes: Demolition estimate \$7,500/unit, Relocation and Re-occupancy estimate \$2,500/household, PBVs represent max, some will be RAD PBVs instead.

City of Montgomery	Use	Amount
Cash	Housing financing	\$25M
Cash - CDBG	Neighborhood match	\$1.5M
TOTAL		\$26.5M
Leverage	Housing sites	19 lots
Leverage	Neighborhood public and private investments	\$30M

Notes: FY23 NOFO requires \$1.5M in CDBG for neighborhood. Other sources of funds are not dictated by HUD. The City will confirm eligibility of use.



CNI Projected FY23 Application Costs

Professional Services	Organizations	Amount
Development/financial	Sengsouvanna Consulting	\$15,000
Grant strategy/writing	Community Development Strategies	\$60,000
Master planning/architectural	To be confirmed (Torti Gallas, LRK, WRT, JHP)	\$180,000
Housing development consulting	ITEX (proposed)	\$30,000
* People lead consulting	To be determined (leading PHA's fee for service to consult with MHA)	\$15,000
TOTAL		\$300,000

*** Note: Placeholder** – People Lead has not been engaged at this time.

Typical cost-sharing between housing authorities and cities for Choice Neighborhoods Implementation grant applications is 50/50.