American Institute of Certified Planners Symposium: Housing Equity and Healthy Homes Choices

Choice Neighborhoods
Central West Baltimore

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Agenda

- HUD Strategic Plan
  - Residential Segregation
  - Transforming Communities
  - Choice Neighborhoods Initiative
- Central West Baltimore CN Project
- Models and Resources
Congress Authorizes HUD in 1965

“The Congress hereby declares that the general welfare and security of the Nation, and the health and living standards of our people require, as a matter of national purpose, sound development of the Nation’s communities and metropolitan areas in which the vast majority of its people live and work.”

HUD is comprised of 4 Major Divisions:
- Public and Indian Housing
- Community Planning and Development
- Multifamily Housing
- Fair Housing & Equal Opportunity
Residential Segregation

Concentration of poverty and health inequities in urban cities is a direct consequence of residential segregation.

- Education and employment disadvantages
- Substandard housing
- Loss of businesses/Lack of investment
- Unstable communities
- Greater health risk and mortality risk
Choice Neighborhoods

- Neighborhood Place-based Revitalization Initiative
- Builds on the success of HOPE VI
- Public and Assisted Housing
- Leverage funds
- Planning Grants & Implementation Grants

**HUD Strategic Plan: Goal 3B**
Utilizing housing as a platform for improving quality of life emphasizes the basis of stable housing as an ideal platform to deliver a wide variety of health and social services to improve the education, health, economic security and safety of residents.
Central West Baltimore

- Transform Pedestal Gardens (assisted housing) into physically and financially viable housing.
- Support positive health, safety, employment, mobility and education outcomes for residents in the target development and the surrounding neighborhood.
- Create viable, mixed-income neighborhoods with access to services, high-quality public schools and education programs, community assets, public transportation and improved access to jobs.
- Create livable Communities & Economic Health
Pedestal Gardens
Central West Baltimore
- HUD assisted housing development
- Built in 1960’s Urban Renewal Initiatives
- Needs refurbishment
- Pest Management issues
- Crime and safety resident concerns
- Limited Child recreation opportunities

Neighborhood Challenges: high vacancy rate
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- **Goal:** Create a strategy to reunite neighborhoods and plan for better housing, improved education, adequate neighborhood retail and reduced crime and vacancy.

- **Planning Area:** All or part of the neighborhoods of Bolton Hill, Druid Heights, Madison Park, Reservoir Hill and Upton.

- **Community Engagement:** Work closely with community stakeholders to create a strategic vision for the community’s future. Submit plan to the Baltimore City Planning Commission for adoption as a guide for public and private investment in this part of Baltimore.

- **Partners:** Bolton Park Neighbors, **Baltimore City**, Druid Heights CDC, **Enterprise Community Partners**, Eutaw Place Improvement Assoc., Madison Park Improvement Association, Midtown Development Corp., Mount Royal Improvement Assoc., No Boundaries Coalition, St. Martin Church of Christ, Upton Planning Council, U.S. Department of HUD.

Jubilee Baltimore & Goody Clancy
Central West Baltimore

Local Opportunities

- Historic urban fabric
- Stable surrounding neighborhoods
- Organized community and planning committee
- Engaged & supportive property owners
- Major reinvestment occurring
  - in close proximity
- Anchor Institutions
Choice Neighborhoods

An Integrated Planning Approach

- Grantee—Jubilee Baltimore
- Planning Coordinator—Goody Clancy
- Planning Team:
  - Community Advisory Committee
  - Community Engagement & Outreach
  - Market & Retail Analysis
  - Workforce Analysis
  - Transportation
  - Housing Strategy
  **Health Strategy**
  - Education Strategy

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Neighborhood Assets & Needs Assessment

- Assessment identified
  - Current patterns of disinvestment
  - Access to key assets
  - Relevant developmental/social assets
  - Challenges/gaps in services and assets

- Based on input from all members of planning team, steering committee, key stakeholders

- Synthesize initial analysis efforts and create framework platform for plan development

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Community engagement voices during public events prioritized:

- Improve neighborhood safety
- Improve schools
- Rehabilitate existing vacant properties
- Create new job opportunities
- Maintain the character of the neighborhood, but address the vacancy issues
- Improve sidewalks and other streetscape conditions
- Create a walkable neighborhood with retail amenities
- Improve quality of life overall

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Federally Qualified Health Centers (FQHCs)

- Choice residents’ life expectancy is lowest in the City—63 years.
- Choice residents are 25 times more likely to have unmet health care needs.
- Infant mortality rates among the highest in the City.
- Mental health is an issue 9.7% of youth contemplated suicide.
- Incentivize health professionals of color to establish practices within the community.
- Health education and outreach through the use of CHWs/CMS.

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- **Education Models for Choice**
  - **Promise Heights: UMD/School of Social Work**
    - Strategy to combat poverty in Central West Baltimore communities through interdisciplinary collaboration
    - Early childhood education—elementary school
  - **Purpose Built Community/East Lake Atlanta PHA**
    - Replace concentrated poverty with high quality mixed income housing—middle income/low income
    - Implement a cradle-to-college education pipeline
    - Local control /neighborhood focus
Programs, Models & Resources

- HHS Social Determinants of Health Model
  - Promote social and physical environments that promote good health for all

- HUD Programs
  - Office Healthy Homes & Green and Healthy Homes Initiative (GHHI)
  - Office of Sustainability (Opportunity Collaborative)
  - Promise Zones

- Purple Line Community Compact/UMD Center for Smart Growth

- Framing & Organizing Resources
  - Joint Center for Economic and Political Studies-Place Matters
  - Poverty & Race Action Council
  - Undoing Racism: Peoples Institute for Survival and Beyond
Health and Community Development

The Role of PLACE and HEALTH

Federal Reserve

“Perhaps one of the most promising new partners in community development is the health care sector. Factors such as educational attainment, income, access to healthy food and the safety of a neighborhood tend to correlate with individual health outcomes in that neighborhood. Because these factors are linked to economic health as well as physical health, health care professionals and community development organizations are seeing new opportunities for cooperation in low-income communities.”

Ben Bernanke, Former Chairman Federal Reserve

U.S. Dept. of Housing and Urban Development

“It comes down to a fundamental belief: that when you choose a home, you don’t just choose a home. You also choose transportation to work, schools for your children, and public safety. You choose a community—and the choices available in that community. A belief that our children’s futures should never be determined—or their choices limited—by the ZIP Code they grow up in.”

HUD’s Strategic Plan 2010-2014
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