

**Public Notice**

**City of Memphis – Division of Housing & Community Development**

**Neighborhood Stabilization Program 2**

**Under the American Recovery and Reinvestment Act, 2009**

By July 17, 2009, the City of Memphis will submit to the U.S. Department of Housing & Urban Development (HUD) an application for a competitive grant for Neighborhood Stabilization Program 2 (NSP2) funds. The purpose of the NSP2 program is to stabilize neighborhoods whose viability has been and continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned.

As part of the NSP2 application, the City of Memphis is notifying the Memphis community about the amount of requested funds, the uses of those funds, and the targeted geographical areas it plans to address in the NSP2 program.

This information will be available to the public for review and comment for a period of 10 days, which commences on July 2, 2009 and runs through July 12, 2009.

Comments from any interested party may be received at 701 North Main Street, Memphis, TN 38107 or by fax at 576-7318, ATTN: NSP II Public Comments. Should you need additional assistance in viewing this information, please contact Mairi Albertson at (901) 576-7365.

In summary, the City of Memphis is proposing to use NSP2 funds as follows:

<b>Amount of Funds</b>	<b>Uses of Funds</b>	<b>Target Geography</b>
\$22 Million	Acquisition, Rehabilitation, Demolition, New Construction of Housing	Census Tract 24 (Legends Park Neighborhood/formerly Dixie Homes)
\$18 Million	Acquisition, Rehabilitation, Remediation, Demolition, New Construction of Housing and Public Facilities	Census Tract 46 (University Place Neighborhood/formerly Lamar Terrace)
\$18 Million	Acquisition, Rehabilitation, Remediation, Demolition, New Construction of Housing and Public Facilities	Census Tract 217.31 (Hickory Hill Neighborhood)

\$6 Million	Acquisition, Rehabilitation, Remediation, Demolition, and New Construction of Housing	Census Tract 3 and 4 (New Chicago Neighborhood)
<b>\$64 Million</b>	<b>TOTAL</b>	

Further detail about each project is as follows:

**Census Tract 24/Legends Park**

Legends Park lies in the heart of the Memphis Medical District. Construction of 158 new multi-family housing units is currently underway on the former public housing site. Additionally, LeBonheur Children’s Hospital is currently building a new \$350 million hospital facility across from Legends Park. Federal Express Corporation is investing over \$6 million to develop FedEx Family House, a state-of-the-art extended stay residential facility.

However, the surrounding neighborhood suffers from a plethora of blighted, vacant and abandoned properties. The City of Memphis is applying for a competitive grant from the U. S. Department of Housing and Urban Development (HUD) under the category of Neighborhood Stabilization. Included in this application is a request for \$22 million dollars for the Legends Park (former Dixie Homes site) and the surrounding neighborhood. The use of the funds, if awarded, will be use as a catalyst to continue the revitalization of the overall neighborhood.

The plan specifically calls for **1.)** the acquisition of abandoned and dilapidated and properties, including vacant lots; **2.)** the demolition of blighted and abandoned properties; **3.)** the rehabilitation of properties needing moderated repairs, with units being brought up to a level of green building standards; **4.)** the construction of a senior housing facility; and **5.)** the construction of new, green in-fill single-family housing on vacant lots. Several playgrounds, walking trails and other outdoor spaces are planned to provide green spaces and recreation areas for youth and adults.

The Memphis Housing Authority will continue its partnership with LeBonheur, other private entities, neighborhood organizations, other public agencies and the residents the Legends Park area, which were formed in 2005, to implement the overall neighborhood revitalization plan.

**Census Tract 46/University Place**

University Place anchors the southern end of the Memphis Medical Center. Prior to the recent revitalization of the former Lamar Terrace public housing site, this area was surrounded by vacant and blighted industrial and institutional buildings. The HOPE VI Revitalization has now reached beyond the limits of the former Lamar Terrace site. The City of Memphis and MHA have made significant

investments in demolition, environmental remediation and the development of new infrastructure to support the 118 units of new senior housing and 285 units of multifamily housing that has been developed over the first three phases of development.

Despite all of these notable successes in moving the revitalization of the neighborhood forward, the cost of demolition, environmental remediation and the replacement of dilapidated utility infrastructure have outstripped the available financing resources. Plans to construct an additional 68 units of single family owner occupied housing have been put on hold, the funding resources and commitments to build a new community recreational facility on the site did not come to fruition, and the development of the Memphis Police Department West Precinct office has been delayed for more than four years.

Despite the current investment, the surrounding neighborhood continues to suffer from a plethora of blighted, vacant and abandoned properties. The City of Memphis is applying for a competitive grant from the U. S. Department of Housing and Urban Development (HUD) under the category of Neighborhood Stabilization. Included in this application is a request for \$18 million for the University Place (former Lamar Terrace site) and the surrounding neighborhood. These funds, if awarded, will be used as a catalyst to continue the revitalization of the overall neighborhood.

The plan specifically calls for **1.)** the acquisition of abandoned and dilapidated properties, including vacant lots; **2.)** the demolition of blighted and abandoned properties; **3.)** the rehabilitation of properties needing moderate repairs, with units being brought up to the level of green building standards; **4.)** the construction of a senior housing facility; and **5.)** the construction of other multifamily housing on vacant lots. Several playgrounds, walking trails and other outdoor spaces are also planned to provide green spaces and recreation areas for youth and adults.

The Memphis Housing Authority will continue its partnership with the various private entities, neighborhood organizations, other public agencies and the residents the University Place neighborhood to implement the overall neighborhood revitalization plan.

### **Census Tract 217.31/Hickory Hill**

The City of Memphis is proposing to use NSP2 funds to acquire and demolish a vacant and blighted apartment building located at 5505 Winchester and to use funds to redevelop the site as the Town Center at Hickory Hill. The Town Center in Hickory Hill will be a sustainable urban environment that will encourage its residents to live, work, learn, and play. The Town Center will consist of 5 major components: middle/high school, performing arts center, social health center, residential space, and commercial businesses.

The plan specifically calls for **1.)** the acquisition of a 25-acre abandoned and dilapidated property **2.)** the demolition of a blighted and abandoned property and **3.)** the construction of the Town Center as described above.

### **Census Tract 3 and 4/New Chicago**

The area surrounding the former Oates Manor site is emblematic of the isolation and poverty of the families who reside in the New Chicago area---a once vibrant and proud working class community formerly anchored by two industrial giants, Firestone Tire Company and International Harvester.

In 2004, the MHA, the New Chicago residents and a coalition of public and private sector partners began work on an exciting community-wide, comprehensive revitalization plan to create and new housing and economic development opportunities for neighborhood. In 2005 HUD approved the disposition of the Oates Manor site to Memphis City Schools (MCS) to become the home of a new \$23 million Manassas High School.

The City of Memphis is applying for a competitive grant from the U. S. Department of Housing and Urban Development (HUD) under the category of Neighborhood Stabilization. Including in this application is a request for \$6 million dollars for the New Chicago Neighborhood.

The current neighborhood suffers from blighted, vacant and foreclosed properties and a large quantity of substandard housing. The plan specifically calls for **1.)** the acquisition of abandoned and dilapidated and properties, including vacant lots; **2.)** the demolition of blighted and abandoned properties, including the (former) Manassas High School; **3.)** the rehabilitation of properties needing moderated repairs, with units being brought up to a level of green building standards; and **4.)** the construction of new, green in-fill single-family and multi-family housing on vacant lots. New homes will be for rent and for sale. Several pocket parks and playgrounds are planned to provide green spaces and recreation areas for youth and adults.

The Memphis Housing Authority will continue its partnership with the various private entities, neighborhood organizations, other public agencies and the residents of New Chicago to implement the revitalization plan. In addition, the use of the funds, if awarded, will be leverage with the investment of MCS and be used as a catalyst for further revitalization, which will help return the New Chicago area back into a safe and vibrant neighborhood.