

Tuesday Morning Group and Charleston Branch NAACP
Proposal Recommendations for Proposed Amendment
To CURA West Side Community Renewal Plan

The Tuesday Morning Group and Charleston Branch NAACP's major recommendation to CURA, GAI Consultants, and ZMM Architects regarding the proposed West Side Community Renewal Plan are as follows:

I. General Observations

1. The proposed amended/New West Side Community Renewal Plan provides an excellent executive summary and introduction
2. The pictures, graphics captions, and maps helps to put the community in context which is extremely helpful
3. The case studies are also helpful to understanding possibilities
4. The Catalytic Project is an excellent concept but it does not have enough definition
5. There should be more definition, explanation and pictures on the 22 projects funded by CURA

II. TMG and NAACP Proposed Recommendations

1. That the Catalytic Project should include a redevelopment plan for the entire proposed Homeownership Zone Footprint/Housing Improvement Zone Footprint.
2. That the HOPE Neighborhood Housing Economic Stabilization Initiative Project (HOPE NHESPI) be included as a nearly completed model catalytic project for the area bound east-west from Hunt Avenue to Florida Street, North to South Grant Street to 2nd Avenue.
3. That there be a statement in the opening section of the Catalytic Project Section states that HOPE CDC and the Tuesday Morning Group Non-Profit Collaborative have served as the lead advocacy groups in developing the HOZ Footprint with a summary of the completed work in the HOZ.
4. That a proposed Housing Redevelopment Plan be developed for the entire HOZ Footprint area.
5. That the West Side Revive Movement Model be recommended as Model to execute the Catalytic Project in the Housing Improvement Zone (HIZ)

6. That Advocacy Groups be identified to lead components of the Catalytic Project as CURA did in the 2008 plan i.e. blight removal, housing development, economic development/workforce development, social services, health.
7. That the CURA funded Housing Rehab and Housing Purchase Program be listed as the Catalytic Project impacting the entire Housing Improvement Zone (HIZ).
8. That a strategic property acquisition and demolition plan be developed for the Housing Improvement Zone (HIZ) Footprint area.
9. That an economic development plan to develop commercial property on Central Avenue to support the Housing Improvement Zone (HIZ) be included.
10. That the plan recommends that a Community and Populations Health and Poverty Solutions Center be established to address the social determinants of health like education, poverty, substance abuse, workforce and economic development, etc. through comprehensive community development in light of the findings in the Robert Wood Johnson Foundation County Health and Life Expectancy Reports.

III. Catalytic Project

Regarding your proposed housing infills for the Housing Improve Zone (HIZ) from Stockton Street moving east toward Bream Street, there are several of issues that you may have not considered.

1. You probably conducted your walking tour during the day when many residents were at work. So, you may not have noticed the number of cars that park on the street because there is little off-street parking.
2. It does appear that you noticed that there are actually two churches not one, on 3rd Avenue. This includes Ebenezer Baptist Church and the Greater Emmanuel Apostolic Church located at 1448 on the corner of 3rd Avenue and Stockton Street. This make for congested parking in this area on Sunday mornings, Sunday afternoons and Saturday's when funerals, weddings and other special events are held.
3. From your drawings, it appears that several off-street parking spaces may be lost with the proposed street scape work on 3rd Avenue and Stockton Street.
4. While 10 parking spaces would be added with the newly proposed Ebenezer Baptist Church parking lot, 22 parking spaces would be lost with the elimination of the Ebenezer lot across the street from Ebenezer. This would result in a net loss of 12 parking spots.
5. It is very unlikely that Greater Emmanuel Gospel Tabernacle or Ebenezer Baptist Church would be interested in selling their lots to accommodate new housing infills.

6. It is very possible that there might be some resistance to the development of the recreational field by current residents and current property owners.
 7. In our opinion, that it would have been wise to have had an informal conversational meeting with residents and property owners that will be directly impacted by the proposed Catalytic Project to gauge their opinions and receptivity to the ideas before formally presenting the plan.
 8. Another possible option for the recreational field could be on 1st Avenue and Florida Street next to the New Covenant Baptist Church parking lot where there are some vacant lots. This may be a better location because of parking and proximity to 2nd Avenue Center and Mary C. Snow. It would also provide a nice green space nice Florida Street. These two options should be weighed.
- IV. HOPE Neighborhood Housing and Economic Stabilization Project should be featured as a nearly completed Catalytic Project that includes housing rehab and new construction (HOPE Townhouses), social services coordination and potential economic development. HOPE CDC has invested over \$5 million dollars in or near the HOZ. The Sadd brothers will have invested nearly \$3.4 million dollars in the HOPE Townhouses by the end of the year.
- V. Limiting the HOZ Redevelopment Plan to the two block area, fails to recognize that the HOPE NHESPI with north/south boundaries on Grant Street and 2nd Avenue and east/west boundaries, from Hunt Avenue to Florida Street, is the most significant housing project that has been executed in the HOZ and arguably the most significant project developed in the entire WSCRFP Footprint. When East End Development Corporation completes the construction of the HOPE Town Houses, nearly 5.0 million dollars would have been invested in these two square block areas. This project is a text book case of a model urban renewal project because it included the following components.
1. An urban redevelopment plan was developed by CURA
 2. A non-profit housing advocacy group (HOPE CDC) took the lead role in acquiring blighted vacant properties.
 3. The local non-profit (HOPE CDC) identified funding to acquire and rehab properties.
 4. The local urban renewal authority (CURA) provided funding for demolition of blighted structures.
 5. The local municipality (City of Charleston) coordinated demolition.
 6. A private developer (East End Development Corp LLC), developed a redevelopment plan, identify funding and redeveloped the property with 16 new townhouse apartments.

7. The project was funded with local (CURA), State (WVHDF), Federal (HUD) funds and private local income tax credits.
8. This is an incredible success story and should be featured in the Amended New West Side Community Renewal Plan
9. The HOPE MHESPI received national attention and featured in the National Christian Community Development Association (CCDA) Empowerment curriculum and video.
10. The HOPE HNESPI received the Residential Housing Award at the 2018 Community Works Annual Housing Conference.
11. There are only three (3) vacant properties remaining in this area: One needs to be demolished and two need to be rehabbed.
12. CURA should provide to complete HOPE Second Avenue/Grant Street, Florida Street/Hunt Avenue.
13. Lighting the street scape and landscaping ideas proposed in the proposal in the proposed New West Side Model Residential Block should be done for the HOPE NHESPI Florida Street/Hunt Avenue project.

VI. Community Populations Health and Poverty and Public Center as a Catalytic Project

1. In light of the latest Robert Wood Johnson Life Expectancy Report which suggests lower life expectancy for West Side residents than the average for Charleston, Poor Health Statistics for the West Side residents and comments from the West Side on the need to address poverty and other challenges on the West Side, the need for the Community and Populations Health Center and the Poverty and Public Solution Center should be spelled out in the plan.

VII. Actions that City of Charleston and CURA Could Take Immediately to Show Good Faith Toward Residents

1. Cleaning out trees, brush and debris from alley ways in 1st, 2nd, and 3rd Avenues
2. Cutting, trimming and removal of overgrown trees and brush throughout Homeownership Zone as appropriate.
3. Strategically placing trash cans on trees.
4. Conduct community walk through identifying all potential safety hazards, prioritizing those that should be immediately addressed
5. Conduct community walk-through documenting all code violations
6. Conduct a house by house, street house inspection of each property to determine which properties that can be rehabbed and which properties that should be targeted for demolition.

7. Contact vacant property owners and determine who are open to selling their property and who are open to having their property demolished.
8. Separate meeting with local Pastors in the HOZ
9. Separate meeting with local non-profit leaders
10. Separate meeting with local residents who reside in the HOZ

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