

Withdrawal/Redaction Sheet

Clinton Library

DOCUMENT NO. AND TYPE	SUBJECT/TITLE	DATE	RESTRICTION
001. call memo	Ann to Julie re Cecily call (partial) (1 page)	02/03/1995	P6/b(6)

COLLECTION:

Clinton Presidential Records
Domestic Policy Council
Molly Brostrom
OA/Box Number: 8400

FOLDER TITLE:

Lee Jones of LR [Little Rock] Housing Authority 7 Feb 1995, 1:55-2:25 pm

2012-0326-S

kc746

RESTRICTION CODES

Presidential Records Act - [44 U.S.C. 2204(a)]

P1 National Security Classified Information [(a)(1) of the PRA]
P2 Relating to the appointment to Federal office [(a)(2) of the PRA]
P3 Release would violate a Federal statute [(a)(3) of the PRA]
P4 Release would disclose trade secrets or confidential commercial or financial information [(a)(4) of the PRA]
P5 Release would disclose confidential advice between the President and his advisors, or between such advisors [(a)(5) of the PRA]
P6 Release would constitute a clearly unwarranted invasion of personal privacy [(a)(6) of the PRA]

C. Closed in accordance with restrictions contained in donor's deed of gift.

PRM. Personal record misfile defined in accordance with 44 U.S.C. 2201(3).

RR. Document will be reviewed upon request.

Freedom of Information Act - [5 U.S.C. 552(b)]

b(1) National security classified information [(b)(1) of the FOIA]
b(2) Release would disclose internal personnel rules and practices of an agency [(b)(2) of the FOIA]
b(3) Release would violate a Federal statute [(b)(3) of the FOIA]
b(4) Release would disclose trade secrets or confidential or financial information [(b)(4) of the FOIA]
b(6) Release would constitute a clearly unwarranted invasion of personal privacy [(b)(6) of the FOIA]
b(7) Release would disclose information compiled for law enforcement purposes [(b)(7) of the FOIA]
b(8) Release would disclose information concerning the regulation of financial institutions [(b)(8) of the FOIA]
b(9) Release would disclose geological or geophysical information concerning wells [(b)(9) of the FOIA]

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe Street Little Rock, Arkansas 72202 (501) 340-4821 FAX 340-4845

FAX TRANSMISSION

TO: Ms. Molly Brostrom, Senior Policy Analyst
Domestic Policy Council

COMPANY: THE WHITE HOUSE

FAX #: (202) 456-7028

FROM: Lee Jones, Executive Director, LRHA

DATE OF TRANSMISSION: 9/27/95

NO. OF PAGES TRANSMITTED, INCLUDING COVER PAGE: 1

MESSAGE: MOLLY - The reason that funding of the Highland and Booker
Family Developments proposal is critical to the survival of the LRHA is
that vacancies in these two developments count for 72% of the total vacant
family units the housing authority has. If we receive some of the requested
development dollars and Section 8 Certificates we can fix public housing
in Little Rock.

IF ERRORS IN TRANSMISSION, PLEASE CALL
(501) 340-4845

PROPOSED FUNDING LEVELS FOR HUD

	FY 95	HOUSE	SENATE
Operating Subsidy	\$2.9B	\$2.5B	\$2.8B
Modernization	\$2.89B	\$2.5B	\$2.51B
PHDEP	\$290 M	-	\$290M
MROP / HOPE VI / DEMO	\$500M	-	\$500M
Section 8 Renewal	\$3.34B	\$4.64B	\$4.35B
HOME	\$1.4B	\$1.4B	\$1.4B
CDBG	\$4.6B	\$4.6B	\$4.6B
Homeless Programs	\$1.12B	\$680M	\$760M

ESTIMATED REDUCTION BY PERCENT

	HOUSE	SENATE	ESTIMATED CUTS
OPERATING SUBSIDY	14%	3.5%	8.5%
MODERNIZATION	32%	32%	32%
SECTION 8	14%	14%	14%

LRHA ESTIMATED FUNDING LEVELS

	FY 95	ESTIMATED REDUCTION	ESTIMATED FY 96
Operating Subsidy	\$3,015,912	\$256,352	\$2,759,559
Modernization	\$2,673,000	\$855,361	\$1,817,640
Section 8 Operating Subsidy	\$335,411	\$51,500	\$283,911
TOTAL	\$6,024,323	\$1,163,213	\$4,861,110

AN ESTIMATED 19% FUNDING LEVEL REDUCTION

PHA DIRECTED GRANTS 1994 & 1995

SPECIAL PURPOSE	\$ 835,000
DRUG ELIMINATION PROGRAM	411,000
OPERATING SUBSIDY ADJUSTMENT	565,079
VACANCY REDUCTION	3,249,437

Sub Total	\$ 5,060,516
-----------	--------------

YOUTH SPORTS PROGRAM	\$ 125,000
RESIDENT TOP / TAG	262,000

Total	\$ 5,447,516
-------	--------------

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe Street Little Rock, Arkansas 72202 (501) 340-4821 FAX 340-4845

FAX TRANSMISSION

TO: Molly B. Brostrom

COMPANY: The White House

FAX #: 202-456-7028

FROM: L. Lee Jones

DATE OF TRANSMISSION: July 26, 1995

NO. OF PAGES TRANSMITTED, INCLUDING COVER PAGE: 6

MESSAGE: _____

IF ERRORS IN TRANSMISSION, PLEASE CALL
(501) 340-4845

1m 8/2

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK

1000 Wolfe St. • Little Rock, AR 72202 • (501) 340-4821 • Fax (501) 340-4845

INFORMATIONAL MESSAGE

To: Molly Brostrom
Senior Policy Analyst - Domestic Policy Council

From: L. Lee Jones *[Signature]*

Subject: Update on the revitalization of Highland Park and Booker Homes

I wanted to update you on some of the recent activity concerning the LRHA's effort to demolish and redevelop Highland Park and Booker Homes.

- ◆ Last week, we received official notification from HUD Central, that our request to demolish 108 units in the Booker Homes development was approved.

The HUD processing office in Kansas City informed us that Highland's demolition application review is complete, except for the required Fair Housing determination. The necessary Fair Housing assessment information has been sent to the HUD-DC Fair Housing division and Kansas City HUD expects a favorable ruling before the end of this week.

- ◆ Most important, yesterday, we submitted separate applications for HUD Development Funds for Highland and Booker to our local office. To ensure that HUD Central was immediately aware of our submittal, we overnighted a copy to Kevin Marchman's office. Attached is a summary of the two applications.

We are hopeful that a positive response to our efforts will occur in a short time frame, and we will keep you abreast of the situation as things transpire.

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe St. • Little Rock, AR 72202 • (501) 376-2961 • Fax (501) 374-5926

July 24, 1995

Mr. Ed K. Williams
U. S. Department of Housing and Urban Development
TCBY Tower - 425 West Capitol Avenue, 8th Floor
Little Rock, AR 72201

RE: FY 1995 PUBLIC HOUSING DEVELOPMENT APPLICATION

PROJECT NAME: Joseph A. Booker Homes Public Housing Project
PROJECT NUMBER: AR 004: 004 (340 Units)
CATEGORY: 1: Replacement Units for Demolition / Disposition
UNITS TO BE REPLACED: 108 Units - Partial Replacement
DEMO/DISPO APPROVAL DATE: July 19, 1995
PROPOSED HOUSING TYPE: New Construction
DEVELOPMENT METHOD: Conventional
COMMUNITY FOR PROJECT: Little Rock, AR

Dear Mr. Williams:

In accordance with the FY 1995 Public Housing Development NOFA issued June 16, 1995, enclosed is the Housing Authority of the City of Little Rock, Arkansas' application for replacement for demolition / disposition of the above referenced housing development, subject to section 18 of the United States Housing Act of 1937.

As you know, our approach is based on more than simply replacing obsolete public housing, we are proposing an innovative "mixed income" concept designed to end the isolation of Little Rock's largest family public housing communities. The replacement of these 108 units, approved for demolition, will be accomplished in mix-income environments where public housing households

Mr. Ed Williams
Joseph A. Booker Homes Development Application
page 2

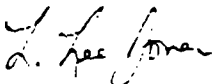
will be interspersed with other low, moderate and market rate residents. The proposed units will be less identifiable as public housing and residents of public housing can become active participants in the larger surrounding community.

The non-public housing units would be financed with private sector debt and equity and with the participation of the private sector, the City, the State Housing Finance Agency and the Housing Authority.

In order for the PHA to achieve its development goals, we are requesting front-end funds to cover the applicable costs. If our request for front-end funds is not approvable, the PHA still desires review of our application.

Should you have any questions or comments regarding our application for public housing, please do not hesitate to contact me at 340-4821.

Sincerely,



L. Lee Jones
Executive Director

LLJ:mc

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe St. • Little Rock, AR 72202 • (501) 376-2961 • Fax (501) 374-5926

July 24, 1995

Mr. Ed K. Williams
U. S. Department of Housing and Urban Development
TCBY Tower - 425 West Capitol Avenue, 8th Floor
Little Rock, AR 72201

RE: FY 1995 PUBLIC HOUSING DEVELOPMENT APPLICATION

PROJECT NAME: Highland Park Public Housing Project
PROJECT NUMBER: AR 004: 002 / 007 / 008 (307 Units)
CATEGORY: 1. Replacement Units for Demolition / Disposition
UNITS TO BE REPLACED: 307 Units - Whole Replacement
DEMO/DISPO APPROVAL DATE: Approval Pending
PROPOSED HOUSING TYPE: New Construction
DEVELOPMENT METHOD: Conventional
COMMUNITY FOR PROJECT: Oak Forest, Little Rock, AR

Dear Mr. Williams,

In accordance with the FY 1995 Public Housing Development NOFA issued June 16, 1995, enclosed is the Housing Authority of the City of Little Rock, Arkansas' application for replacement for demolition / disposition of the above referenced housing development, subject to section 18 of the United States Housing Act of 1937.

As you know, our approach is based on more than simply replacing obsolete public housing, we are proposing an innovative "mixed income" concept designed to end the isolation of Little Rock's largest family public housing communities. The replacement of these units will be accomplished

Mr. Ed Williams
Highland Park Development Application
page 2

in mix-income environments where public housing households will be interspersed with other low, moderate and market rate residents. The proposed units will be less identifiable as public housing and residents of public housing can become active participants in the larger surrounding community.

We have preliminarily designed the Highland Park site for 276 residential units, 110 of which would be replacement public housing and for which we are requesting development funds. The balance of the units would be financed with private sector debt and equity, with participation of the City of Little Rock and our State Housing Finance Agency.

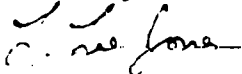
The Housing Authority will continue to own the Highland Park land, but will lease it (long term) to enable development of the site as mixed income. The Housing Authority will play an active role in developing this site.

The replacement of the remaining 197 public housing units, for which we are also requesting development funds, will be accomplished on three or four sites, to be identified. The replacement of these off-site, scattered-site units will also be structured using the mixed income development concept involving the private sector, the City, the State Housing Finance Agency and the Housing Authority.

In order for the PHA to achieve its development goals, we are requesting front-end funds to cover the applicable costs. If our request for front-end funds is not approvable, the PHA still desires review of our application.

Should you have any questions or comments regarding our application for public housing, please do not hesitate to contact me at 340-4821.

Sincerely,



L. Lee Jones
Executive Director

LLJ:mc

LRHA REVITALIZATION HIGHLIGHTS

Principal Site: Highland Park Development

I. PROPOSED APPROACH:

- **Revitalization of Highland Park so that the surrounding neighborhood and Highland Park become a strengthened, integrated community with increased economic vitality.**
- **Utilization of HUD funds as leverage to attract additional capital through the selling of low-income tax credits and market rate financing to create a mixed income housing development.**
- **Highland Park would disappear and a new, reduced density, mixed income development would be built in its place. The new development would consist of approximately 1/3 public housing, 1/3 low to moderate income and 1/3 market rate.**
- **The additional replacement housing units created by this approach would be used to revitalize other core neighborhoods in Little Rock.**

II. COMMUNITY INVOLVEMENT:

- **An extensive community-wide planning process (HUD funded) is underway based on the assumption FY 1995 HUD dollars will be available to implement the plan.**
- **Partners in the collaborative process include public housing residents, neighborhood organizations, city officials and service providers.**
- **McCormack Baron & Associates of St. Louis have been hired to coordinate the planning process. They have a proven track record in using HUD funds to develop mixed-income developments (St. Louis, Kansas City, Louisville, Pittsburgh).**

III. MINIMUM RESOURCE NEEDS FOR LITTLE ROCK:

- **The redevelopment program will use HUD dollars (\$40 million) as gap financing to leverage another \$40 million dollars (private investment, tax credits and market rate) that would create 500 units of public housing and 400 to 600 units of low to moderate income housing. Targeted HUD funding sources: URD or Public Housing Redevelopment funds.**
- **Meeting scheduled with LR delegation on February 7 to discuss feasibility.**

KASEY

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe St. • Little Rock, AR 72202 • (501) 376-2961 • Fax (501) 374-5926

TO: Molly Brostrom, Senior Policy Analyst
White House Domestic Policy Council

FROM: Lee Jones

DATE: July 5, 1995

RE: Proposed Redevelopment - HUD FY95 Public Housing Development NOFA - *clases 7/30*

dev, not WRD

The fate of the LRHA Highland Park Mixed-Income Proposal will be determined by HUD in the less than thirty days. White House support for this project is critical and needed within the next ten days. This is because Secretary Cisneros will be making decisions on allocating special categories of FY 95 Public Housing Development dollars in July. Based on the HUD NOFA early funding can be granted to projects that "are essential to ending the isolation of large family public housing communities." In fact we understand that one housing authority may already have received a favorable commitment based on this provision. We believe that unless Little Rock's applications receive priority based on this provisions we will not be funded. This is because of the impact that the recession bill will have on Public Housing Development funding.

We believe that based on the merits of our application we are clearly eligible for consideration as an innovative project under the terms of the HUD NOFA. Our application proposes the complete demolition of the Highland Park public housing development and replacing it with a mixed income development using an innovative public/private partnership. The plan calls for using the \$45 million in HUD funds to leverage an additional \$29 million from other sources. If we are funded, Highland Park would disappear and a new mixed income development would be built in its place. The additional replacement housing units created by this approach would be used to revitalize Little Rock's core neighborhoods. Public housing will become a major asset to the city's revitalization efforts.

*Mary Madden, SP Asst (LA) / 70E-0005 /
Mindy Turbo, Kevin Marchman*

*copy
5/11/95 → turn around quick*

Little Rock Public Housing
Demolition / Disposition Application
SUMMARY

In March, we submitted demolition/disposition applications for Highland Park and Booker Homes. The Kansas City HUD office has reviewed the proposals and approval is forthcoming.

In response to the 1995 Public Housing Development NOFA, we will be submitting the Highland Park and Booker Homes Development applications during the week of July 17-21. Listed below are the basic concepts, which can be structured to be phased in over three to five years:

LRHA Demolition Request

Highland Park	307 Units (total demolition)
Joseph A. Booker Homes	108 Units (partial demolition)
TOTAL	415

PROPOSED REPLACEMENT	# OF UNITS	DEVELOPMENT FUNDS
Highland On-Site PHU	92	\$14,818,000
Highland On-Site Tax Credits	30	
Highland Off-Site PHU	90	\$12,390,000
Highland Off-Site Tax Credits	35	
Booker On-Site PHU	233	\$19,786,500
Booker Off-Site	108	
TOTAL UNIT REPLACEMENT & COST	415	\$46,994,500

FUNDING SUMMARY

TOTAL PROPOSED HUD FUNDING REQUEST	\$46,994,500
<u>OTHER FUNDING SOURCES</u>	<u>\$29,000,000</u>
TOTAL PROJECT	\$75,994,500

Overview of Highland Area Redevelopment Initiative

In July of 1994 a delegation¹ from Little Rock met with Secretary Cisneros to present a vision for transforming Little Rock's public housing developments from stains on their surroundings into catalysts for stabilizing and redeveloping Little Rock's older neighborhoods. Our primary focus was the Highland Park family development located in the heart of the 12th street corridor.

The community surrounding Highland has managed to survive as a redeveloping residential neighborhood. Within a two-mile radius are: major shopping areas, the University of Arkansas at Little Rock, a major medical complex including the University of Arkansas Medical School, State Health Department and two hospitals. In addition, located less than half a mile away is War Memorial park located within the park is the Little Rock Zoo, City fitness center, municipal golf course, War Memorial Stadium, and Ray Winder Field. Highland Park and the surrounding community share a symbolic relationship, with both requiring stabilizing reinvestment in the other.

Because of the continued partnership between Community leaders, the City, UALR, LISC, PMI, LRHA, in the last 12 months several major initiatives have been started that will positively impact the 12th Street Corridor including:

- Enterprise Community designation for Highland area by HUD.
- A funding commitment by the City to develop the abandoned Lee Elementary School, located four blocks from Highland, into a multi-faceted Neighborhood Service Center designed to meet the social and security needs of the targeted community. Partners in this joint effort include the Little Rock Housing Authority, Pulaski County Enterprise Community, University of Arkansas at Little Rock and Little Rock School District.
- Development of over a half million dollars in new, infill and renovated housing by two LISC/PMI supported CDC.
- Planning by the City to redevelop the Jonesboro Street entrance (next to Highland) to War Memorial Park.
- New private sector investment of over half million dollars in major retail store located four blocks from Highland.
- UALR, through the Office of Campus and Community Outreach and the Urban Services Program, will provide tutorial assistance through a Homework Center to be manned by college students. These services will be housed on Fair Park Street, which is less than a mile from Highland Park.

¹ Delegation List Attached

D.C. Travel Group Biographies

Congressman Ray Thornton - Congressman from the Second District. He sits on the Appropriation Committee and was formerly President of the University of Arkansas system.

LRHA Chairperson Carolyn Witherspoon - Chairperson of the Little Rock Housing Authority Board of Commissioners; President Elect of the Arkansas Bar Association and partner in the law firm of McGlinchey Stafford Lang.

LRHA Resident Commissioner Delois Cole - Resident Commissioner on the Little Rock Housing Authority Board of Commissioners and President of the Sunset Terrace Housing Development Tenant Council. She has been a resident of the Little Rock Housing Authority since 1987.

LRHA Resident Council President Gloria Harris - President of the Little Rock Housing Authority Resident Council and President of the Joseph A. Booker Homes Tenant Council. She has been a resident of the Little Rock Housing Authority since 1968.

LRHA Executive Director Lee Jones - Has been Executive Director of the Little Rock Housing Authority since April, 1993. Formerly Assistant to City Manager of the City of Little Rock from 1986 to 1993.

Little Rock City Vice Mayor Jesse Mason - Vice Mayor of the City of Little Rock, former Chairman of the Little Rock Housing Authority Board of Commissioners and Director of Cooperative Education at the University of Arkansas at Little Rock.

Little Rock City Manager Charles Nickerson - City Manager of the City of Little Rock.

Little Rock Police Chief Louie Caudel - Chief of the Little Rock Police Department and formerly 1st Assistant Chief, Dallas, Texas Police Department.

Little Rock Fighting Back, Brenda Donald - Assistant City Manager of the City of Little Rock and liaison person for the Fighting Back initiative of the Robert Wood Johnson Foundation Grant.

Little Rock New Futures, Don Crary - Executive Director Little Rock New Futures for Little Rock Youth since 1988. New Futures is funded by the Annie E. Casey Foundation, Greenwich, Connecticut.

Black Community Developers, Rev. Bill Robinson - Executive Director of the Black Community Developers since its inception in 1983 and pastor of the Theresa Hoover United Methodist Church since 1983.

Watershed, Rev. Hezekiah Stewart - Executive Director of the Watershed Human and Community Development Agency founded in 1976.

University of Arkansas at Little Rock, Dr. Charles Hathaway, Chancellor - Chancellor at Little Rock since March, 1993 and former Provost at Wright State University, Dayton, Ohio.

Democratic National Committee Vice Chair, Lottie Shackelford - former Mayor of the City of Little Rock.

Chamber of Commerce, Rett Tucker - 1st Vice Chairman, Board of Directors of the Greater Little Rock Chamber of Commerce and Paul Harvel President of the Greater Little Rock Chamber of Commerce.

Winthrop Rockefeller Foundation, Malon Martin - Executive Director Winthrop Rockefeller Foundation. Former State Department of Finance and Administration Department Director and former Little Rock City Manager

Little Rock School Board, John Riggs - Member of the Little Rock School Board.

E X E C U T I V E O F F I C E O F T H E P R E S I D E N T

17-Jul-1995 11:40am

TO: Carol H. Rasco

FROM: Molly Brostrom
Economic and Domestic Policy

CC: Jeremy D. Benami
Paul J. Weinstein, Jr

SUBJECT: LRock Hsg Authority

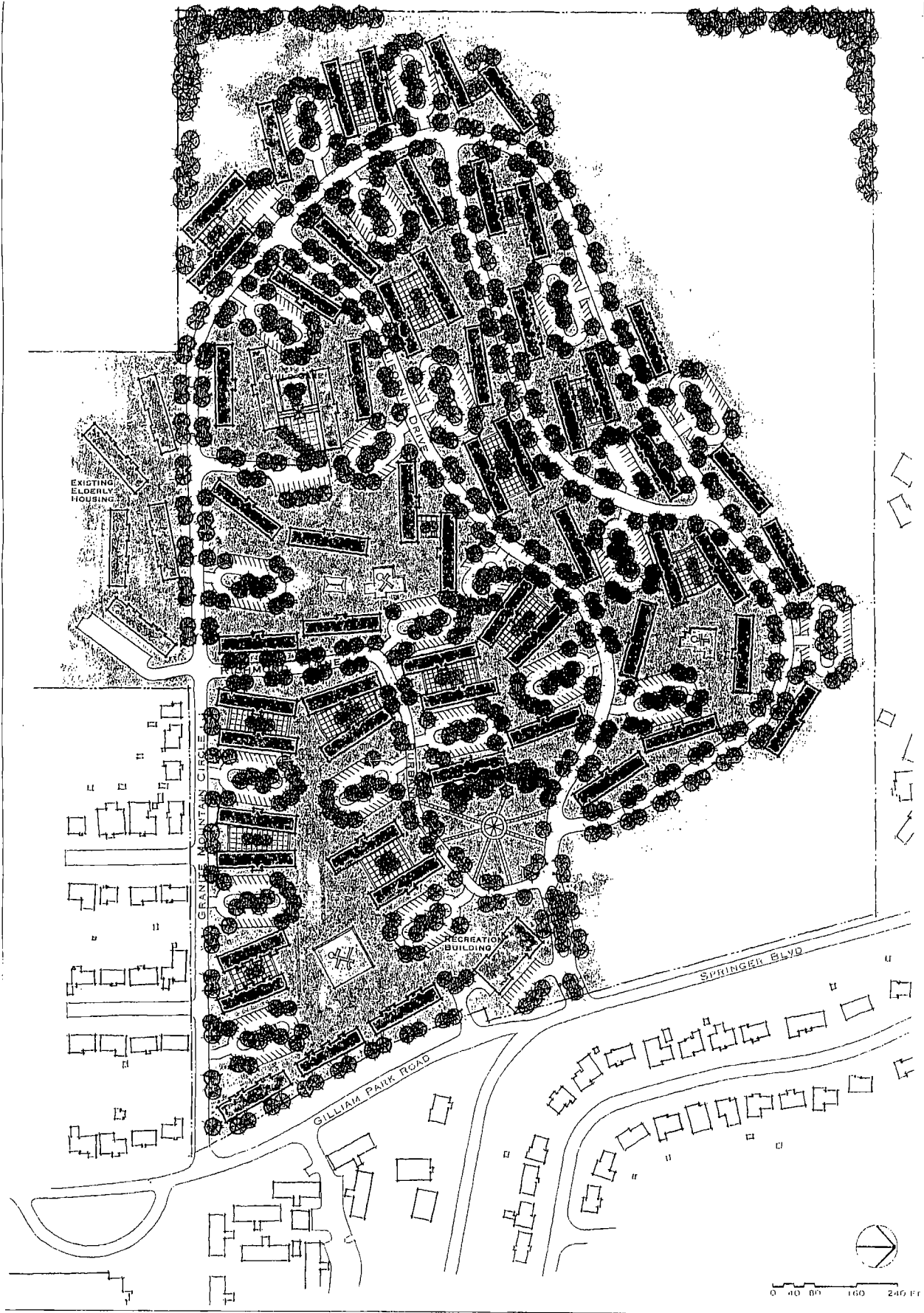
A call to Sec Cisneros this week would be very helpful. According to the LRHA, HUD will be making decisions shortly. LRHA is concerned because of the decreasing pool of funds available, and because they have heard that another hsg authority may have rec'd some positive news (Louisville). They believe WHouse support is critical.

Update/Reminder: LRHA is seeking about \$45 M for the redevelopment of Highland Park -- demolition, to be replaced with mixed income. The HUD funding pot is special categories of FY 95 Public Housing Devlpt dollars, including projects that are "essential to ending the isolation lge family public hsg commties."

Pros of LRock: * Size/Small -- A small amount of \$ can effect real change in LRock; the same amount of \$ in a lgr commty would be just a bandaid. Also, because LRock is small they can show real progress in short time period.

*Pub/Priv Partnership -- Lots of cooperation between city, community, private groups (HUD \$s will be leveraged to raise add'l \$29 M from other sources)

I'll send your file back over. let me know if you have questions.



HOUSING AUTHORITY OF
THE CITY OF LITTLE ROCK

BOOKER HOMES

TRIVERS ASSOCIATES ARCHITECTS
MCCORMACK BARON & ASSOCIATES

PROPOSED MASTER PLAN

FEBRUARY 1995

CLINTON LIBRARY PHOTOCOPY

PHOTOCOPY
PRESERVATION

**HOUSING AUTHORITY
OF THE CITY OF LITTLE ROCK**

REDEVELOPMENT PROPOSAL

FEBRUARY 7, 1995

USES OF FUNDS

	276 HIGHLAND UNITS	498 OFFSITE UNITS	236 BOOKER REHAB
ACQUISITION,RELOC,DEMO & PREP	3,500,000	6,320,000	3,130,000
PUBLIC IMPROVMENTS	3,480,000	2,740,000	
CONSTRUCTION (INCL A & E)	14,940,000	26,610,000	3,890,000
FINANCING EXPENSES	670,000	1,220,000	
LEASING & WORKING CAPITAL	410,000	720,000	
DEVELOPER FEES	2,210,000	3,950,000	
RESERVES & CONTINGENCY	180,000	330,000	
TOTAL USES	25,390,000	41,890,000	7,020,000

SOURCES OF FUNDS

FIRST MORTGAGE DEBT		4,000,000	7,290,000	
EQUITY		3,500,000	6,300,000	
LOCAL SOFT FINANCING		1,330,000	2,149,846	
HUD DEVELOPMENT FUNDS	49,730,154	16,560,000	26,150,154	7,020,000
TOTAL SOURCES		25,390,000	41,890,000	7,020,000

SUMMARY SCHEDULE OF UNIT MIX

	<i>H A TENANTS</i>	<i>OTHER TAX CREDIT</i>	<i>RENTAL MARKET</i>
1 BEDROOM	8	40	40
2 BEDROOM	42	30	40
3 BEDROOM	30	17	12
4 & 5 BEDROOM	12	5	0
TOTAL	92	92	92

SUMMARY SCHEDULE OF RENTS

	<i>H A TENANTS</i>	<i>OTHER TAX CREDIT</i>	<i>RENTAL MARKET</i>
1 BEDROOM	196	340	391
2 BEDROOM	235	400	460
3 BEDROOM	266	475	546
4 & 5 BEDROOM	295	525	604

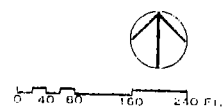
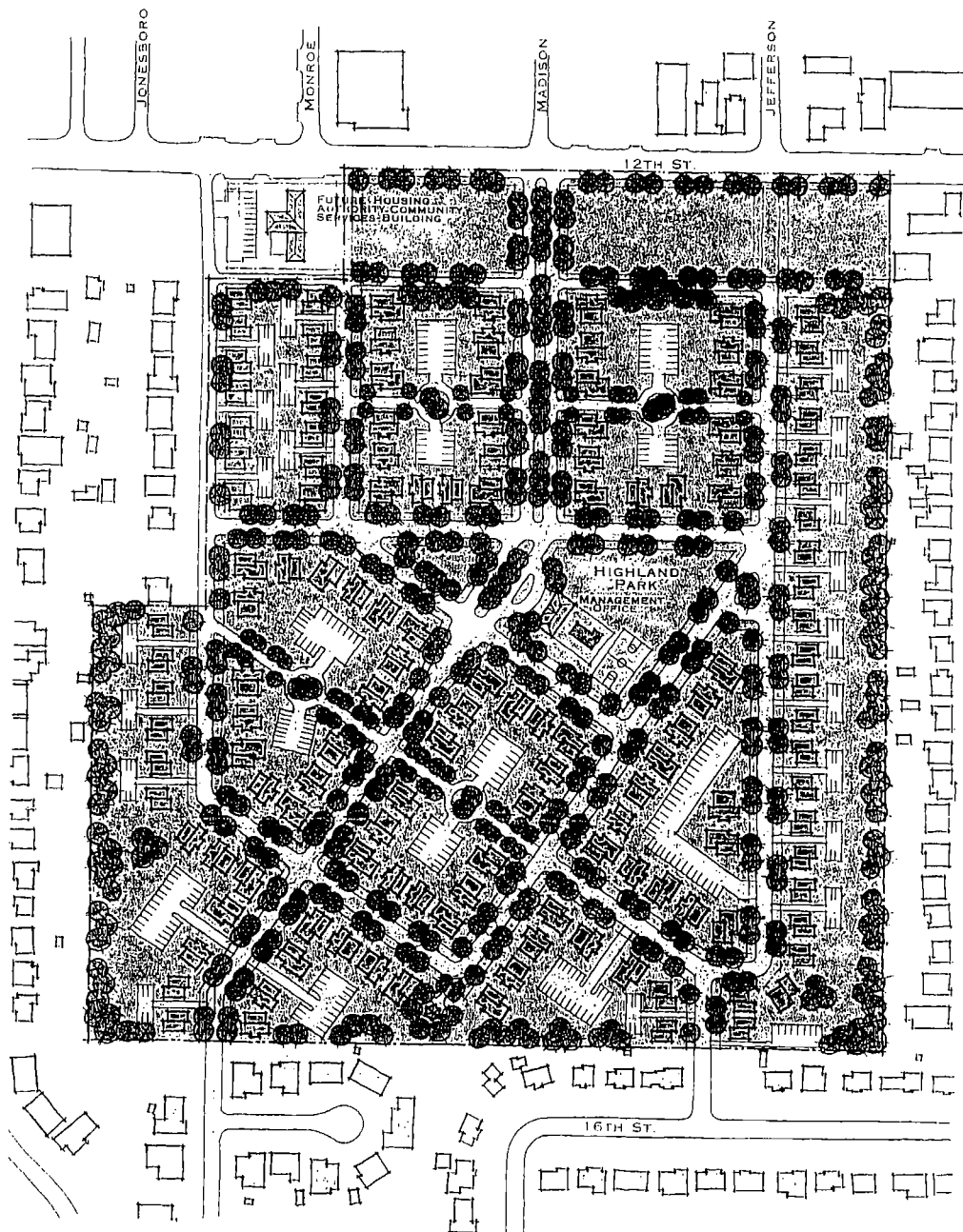
SUMMARY SCHEDULE OF REPLACEMENT

REPLACEMENT REQUIREMENTS

HIGHLAND PARK DEMOLITION	307
BOOKER DEMOLITION	104
TOTAL	411

REPLACEMENT PLAN

SECTION 8 UNITS	41
HIGHLAND HA UNITS	92
HIGHLAND LOW UNITS	40
OFFSITE – HA UNITS	166
OFFSITE – LOW UNITS	72
TOTAL	411



HOUSING AUTHORITY OF
THE CITY OF LITTLE ROCK

HIGHLAND PARK

PROPOSED MASTER PLAN

FEBRUARY 1995

TRIVERS ASSOCIATES ARCHITECTS
MCCORMACK BARON & ASSOCIATES

CLINTON LIBRARY PHOTOCOPY

PHOTOCOPY
PRESERVATION

Mark Gordon ~~Ch-o-staff~~

HUD Reviewer -

last checked w/ Andrew's
shop 5 wks ago

Motly,

I'm here today. Please
let me know what I can help
you with!

KATIE SMETZ

(Roz will know where to find
me.)

LRHA REVITALIZATION HIGHLIGHTS

Principal Site: Highland Park Development

I. PROPOSED APPROACH:

- **Revitalization of Highland Park so that the surrounding neighborhood and Highland Park become a strengthened, integrated community with increased economic vitality.**
- **Utilization of HUD funds as leverage to attract additional capital through the selling of low-income tax credits and market rate financing to create a mixed income housing development.**
- **Highland Park would disappear and a new, reduced density, mixed income development would be built in its place. The new development would consist of approximately 1/3 public housing, 1/3 low to moderate income and 1/3 market rate.**
- **The additional replacement housing units created by this approach would be used to revitalize other core neighborhoods in Little Rock.**

II. COMMUNITY INVOLVEMENT:

- **An extensive community-wide planning process (HUD funded) is underway based on the assumption FY 1995 HUD dollars will be available to implement the plan.**
- **Partners in the collaborative process include public housing residents, neighborhood organizations, city officials and service providers.**
- **McCormack Baron & Associates of St. Louis have been hired to coordinate the planning process. They have a proven track record in using HUD funds to develop mixed-income developments (St. Louis, Kansas City, Louisville, Pittsburgh).**

III. MINIMUM RESOURCE NEEDS FOR LITTLE ROCK:

- **The redevelopment program will use HUD dollars (\$40 million) as gap financing to leverage another \$40 million dollars (private investment, tax credits and market rate) that would create 500 units of public housing and 400 to 600 units of low to moderate income housing. Targeted HUD funding sources: URD or Public Housing Redevelopment funds.**
- **Meeting scheduled with LR delegation on February 7 to discuss feasibility.**

Kasey

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe St. • Little Rock, AR 72202 • (501) 376-2961 • Fax (501) 374-5926

TO: Molly Brostrom, Senior Policy Analyst
White House Domestic Policy Council

FROM: Lee Jones

DATE: July 5, 1995

RE: Proposed Redevelopment - HUD FY95 Public Housing Development NOFA - closes 7/30

dev. L, not LRD

W
The fate of the LRHA Highland Park Mixed-Income Proposal will be determined by HUD in the less than thirty days. White House support for this project is critical and needed within the next ten days. This is because Secretary Cisneros will be making decisions on allocating special categories of FY 95 Public Housing Development dollars in July. Based on the HUD NOFA early funding can be granted to projects that "are essential to ending the isolation of large family public housing communities." In fact we understand that one housing authority may already have received a favorable commitment based on this provision. We believe that unless Little Rock's applications receive priority based on this provisions we will not be funded. This is because of the impact that the recession bill will have on Public Housing Development funding.

We believe that based on the merits of our application we are clearly eligible for consideration as an innovative project under the terms of the HUD NOFA. Our application proposes the complete demolition of the Highland Park public housing development and replacing it with a mixed income development using an innovative public/private partnership. The plan calls for using the \$45 million in HUD funds to leverage an additional \$29 million from other sources. If we are funded, Highland Park would disappear and a new mixed income development would be built in its place. The additional replacement housing units created by this approach would be used to revitalize Little Rock's core neighborhoods. Public housing will become a major asset to the city's revitalization efforts.

Mary Madden, SP Asst (LR)
Mindy R. Ho, Kevin Marchman

copy
5/10/95 - turn around on LR

Little Rock Public Housing
Demolition / Disposition Application
SUMMARY

In March, we submitted demolition/disposition applications for Highland Park and Booker Homes. The Kansas City HUD office has reviewed the proposals and approval is forthcoming.

In response to the 1995 Public Housing Development NOFA, we will be submitting the Highland Park and Booker Homes Development applications during the week of July 17-21. Listed below are the basic concepts, which can be structured to be phased in over three to five years:

LRHA Demolition Request

Highland Park	307 Units (total demolition)
Joseph A. Booker Homes	108 Units (partial demolition)
TOTAL	415

PROPOSED REPLACEMENT	# OF UNITS	DEVELOPMENT FUNDS
Highland On-Site PHU	92	\$14,818,000
Highland On-Site Tax Credits	30	
Highland Off-Site PHU	90	\$12,390,000
Highland Off-Site Tax Credits	35	
Booker On-Site PHU	233	\$19,786,500
Booker Off-Site	108	
TOTAL UNIT REPLACEMENT & COST	415	\$46,994,500

FUNDING SUMMARY

TOTAL PROPOSED HUD FUNDING REQUEST	\$46,994,500
<u>OTHER FUNDING SOURCES</u>	<u>\$29,000,000</u>
TOTAL PROJECT	\$75,994,500

Overview of Highland Area Redevelopment Initiative

In July of 1994 a delegation¹ from Little Rock met with Secretary Cisneros to present a vision for transforming Little Rock's public housing developments from stains on their surroundings into catalysts for stabilizing and redeveloping Little Rock's older neighborhoods. Our primary focus was the Highland Park family development located in the heart of the 12th street corridor.

The community surrounding Highland has managed to survive as a redeveloping residential neighborhood. Within a two-mile radius are: major shopping areas, the University of Arkansas at Little Rock, a major medical complex including the University of Arkansas Medical School, State Health Department and two hospitals. In addition, located less than half a mile away is War Memorial park located within the park is the Little Rock Zoo, City fitness center, municipal golf course, War Memorial Stadium, and Ray Winder Field. Highland Park and the surrounding community share a symbolic relationship, with both requiring stabilizing reinvestment in the other.

Because of the continued partnership between Community leaders, the City, UALR, LISC, PMI, LRHA, in the last 12 months several major initiatives have been started that will positively impact the 12th Street Corridor including:

- Enterprise Community designation for Highland area by HUD.
- A funding commitment by the City to develop the abandoned Lee Elementary School, located four blocks from Highland, into a multi-faceted Neighborhood Service Center designed to meet the social and security needs of the targeted community. Partners in this joint effort include the Little Rock Housing Authority, Pulaski County Enterprise Community, University of Arkansas at Little Rock and Little Rock School District.
- Development of over a half million dollars in new, infill and renovated housing by two LISC/PMI supported CDC.
- Planning by the City to redevelop the Jonesboro Street entrance (next to Highland) to War Memorial Park.
- New private sector investment of over half million dollars in major retail store located four blocks from Highland.
- UALR, through the Office of Campus and Community Outreach and the Urban Services Program, will provide tutorial assistance through a Homework Center to be manned by college students. These services will be housed on Fair Park Street, which is less than a mile from Highland Park.

¹ Delegation List Attached

D.C. Travel Group Biographies

Congressman Ray Thornton - Congressman from the Second District. He sits on the Appropriation Committee and was formerly President of the University of Arkansas system.

LRHA Chairperson Carolyn Witherspoon - Chairperson of the Little Rock Housing Authority Board of Commissioners; President Elect of the Arkansas Bar Association and partner in the law firm of McGlinchey Stafford Lang.

LRHA Resident Commissioner Delois Cole - Resident Commissioner on the Little Rock Housing Authority Board of Commissioners and President of the Sunset Terrace Housing Development Tenant Council. She has been a resident of the Little Rock Housing Authority since 1987.

LRHA Resident Council President Gloria Harris - President of the Little Rock Housing Authority Resident Council and President of the Joseph A. Booker Homes Tenant Council. She has been a resident of the Little Rock Housing Authority since 1968.

LRHA Executive Director Lee Jones - Has been Executive Director of the Little Rock Housing Authority since April, 1993. Formerly Assistant to City Manager of the City of Little Rock from 1986 to 1993.

Little Rock City Vice Mayor Jesse Mason - Vice Mayor of the City of Little Rock, former Chairman of the Little Rock Housing Authority Board of Commissioners and Director of Cooperative Education at the University of Arkansas at Little Rock.

Little Rock City Manager Charles Nickerson - City Manager of the City of Little Rock.

Little Rock Police Chief Louie Caudel - Chief of the Little Rock Police Department and formerly 1st Assistant Chief, Dallas, Texas Police Department.

Little Rock Fighting Back, Brenda Donald - Assistant City Manager of the City of Little Rock and liaison person for the Fighting Back initiative of the Robert Wood Johnson Foundation Grant.

Little Rock New Futures, Don Crary - Executive Director Little Rock New Futures for Little Rock Youth since 1988. New Futures is funded by the Annie E. Casey Foundation, Greenwich, Connecticut.

Black Community Developers, Rev. Bill Robinson - Executive Director of the Black Community Developers since its inception in 1983 and pastor of the Theresa Hoover United Methodist Church since 1983.

Watershed, Rev. Hezekiah Stewart - Executive Director of the Watershed Human and Community Development Agency founded in 1976.

University of Arkansas at Little Rock, Dr. Charles Hathaway, Chancellor - Chancellor at Little Rock since March, 1993 and former Provost at Wright State University, Dayton, Ohio.

Democratic National Committee Vice Chair, Lottie Shackelford - former Mayor of the City of Little Rock.

Chamber of Commerce, Rett Tucker - 1st Vice Chairman, Board of Directors of the Greater Little Rock Chamber of Commerce and Paul Harvel President of the Greater Little Rock Chamber of Commerce.

Winthrop Rockefeller Foundation, Malon Martin - Executive Director Winthrop Rockefeller Foundation. Former State Department of Finance and Administration Department Director and former Little Rock City Manager

Little Rock School Board, John Riggs - Member of the Little Rock School Board.

HOUSING AUTHORITY OF THE CITY OF LITTLE ROCK
1000 Wolfe St. • Little Rock, AR 72202 • (501) 376-2961 • Fax (501) 374-5926

January 31, 1995

Honorable Henry G. Cisneros, Secretary
U. S. Department of Housing and Urban Development
451 7th Street, S. W., Room 10,000
Washington, D. C. 20410

Dear Secretary Cisneros:

Thank you for agreeing to meet with us on February 7 at 3:00 p.m., to discuss the progress Little Rock is making in transforming its public housing developments. Since we last met in August considerable progress has been made:

- Received \$3.2 million in Vacancy Reduction funding which is being used to fix vacancies at our three smallest family developments and fund our planning efforts for redeveloping Highland Park and Booker Homes developments.
- Residents were awarded \$265,000 in TOP/TAG grants, of which a portion will be used in partnership with the Authority to develop and implement a Section 3 resident employment program.
- Received an \$835,000 special purpose grant which will be used to implement two programs. First, \$555,000 will be used on a two-year program designed to provide additional services targeted at successfully integrating elderly and mixed-age residents in Little Rock's three high-rise facilities. Second, \$280,000 has been allocated toward an initiative that will focus on purchasing bordering/adjacent properties to the Highland Park Development that is currently being used for a variety of criminal related activities including illicit drug sales.

- Received a \$411,000 Public Housing Drug Elimination Grant that will be used to continue funding a mix of security measures, as well as provide prevention and intervention programming.
- Implemented a Job Order Contracting (JOC) system for both compgrant and vacancy reduction funds that will reduce construction time and improve the quality of work. We received a low bid of 65 cents on the dollar that is projected to save the Authority approximately \$750,000 a year that can be used for additional compgrant projects.
- Pulaski County, the central governmental hub for the state of Arkansas, has been designated as a federal "enterprise community". Three of our developments, Highland Park, Sunset Terrace and Ameila B. Ives Homes, are located in the distressed census tract areas. Residents and staff participated in the planning process and are centrally aligned to enjoin in the implementation activities.
- New management has aggressively confronted a previously existing class action suit commenced in 1992 by the local legal services organization. This litigation involved the Housing Authority and its Commissioners, the City of Little Rock, the State of Arkansas and the Department of Housing and Urban Development. Numerous meetings with counsel for the plaintiff class resulted in the plaintiffs making the decision to support current management and its plans for reorganizing and revitalizing the developments. Pending resolution of an attorneys' fee issue, it is anticipated that a joint motion for voluntary dismissal, without the onus or burden of a prospective consent decree, will shortly be filed.

In November, we began an extensive community wide planning process targeted at developing an application for HOPE VI-URD funding to redevelop our two

Honorable Henry G. Cisneros
January 31, 1995
Page 3

largest family developments, Highland Park and Booker Homes. Enclosed is information highlighting the process.

Mr. Secretary, we are very committed to redeveloping Little Rock's public housing, but now need to discuss with you the feasibility of our project, in light of the HUD changes being proposed. We feel that with your direction we can still make our shared vision a reality.

Sincerely,

A handwritten signature in cursive script that reads "L. Lee Jones". The signature is written in dark ink and is positioned above the printed name and title.

L. Lee Jones
Executive Director

LLJ/sr

Enclosure

LRHA DELEGATION
Tuesday, February 7, 1995
3:00 pm (EST)

Wooten Epes

Commissioner
LRHA Board of Commissioners

Patricia Williams

Resident Council President
Highland Park Development

Lee Jones

Executive Director
Little Rock Housing Authority

Lottie Shackelford

Executive Vice-President
Global USA, Inc. &
Former Mayor City of Little Rock

Othello Poulard

Director of Public Housing Initiatives
Center for Community Change

Greg Brown

Organizational Development Specialist
Center for Community Change

Richard Baron

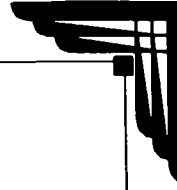
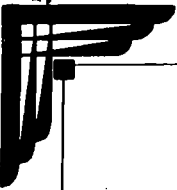
President
McCormack Baron & Associates

Polly Kinslowe

Senior Vice-President
McCormack Baron & Associates

Shelly Robinson

Community Planning Coordinator



LRHA HUMAN SERVICE INTER-AGENCY NETWORK SUMMIT REPORT

* * *

Summit Date: January 20, 1995
City of Little Rock Adult Center



BACKGROUND

There is little disagreement that human service providers, at all levels, aspire to assist in the comprehensive community empowerment process. As stewards of many resources, both financial and human, these public servants serve a vital role in regenerating vitality in our core neighborhoods. However, these resources are often provided in ways that can stifle, hinder & misdirect community efforts to revive from the inside out.

In a recent presentation by John Kretzman and John L. McKnight¹, proclaimed:

"EFFECTIVE SUPPORT OF COMMUNITY-BASED EMPOWERMENT REQUIRES GOVERNMENTS AND SOCIAL SERVICE PROVIDERS TO SHIFT THEIR ROLE FROM DEFINING PROBLEMS AND CREATING SOLUTIONS TO FOLLOWING COMMUNITY DEFINITIONS AND INVESTING IN COMMUNITY SOLUTIONS."

Using this premise, the Little Rock Housing Authority residents and staff convened local organizations / agencies of various disciplines, working in or near Little Rock's public housing developments to discuss ways to enhance the current service delivery system.

¹ John P. Kretzmann and John L. McKnight, Center for Urban Affairs and Policy Research, Neighborhood Innovations network, Northwestern University, Evanston, IL

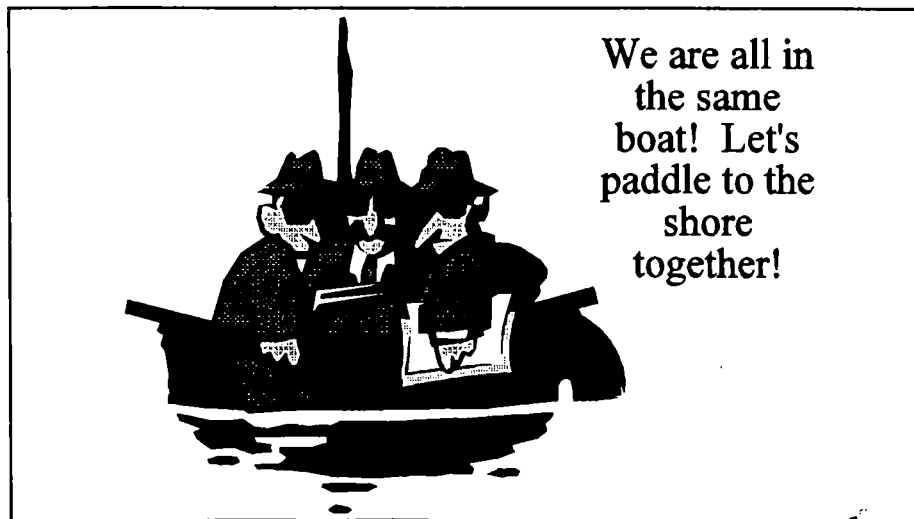
As a result of this meeting, we are pleased to provide the enclosed report that define the foundation for:

- ◆ Including residents of public housing and surrounding neighborhoods as true partners in future revitalization process. Including future planning and implementation of programmatic efforts targeted toward their communities;
- ◆ Building a stronger working relationship with and between agencies, organizations and affiliations that provide human services in or near public housing neighborhoods; and
- ◆ Building upon existing success and lessons learned as the stepping stones for future collaborative actions.

**Experience
teaches that
open lines of
communication
between
community
institutions and
organizations
can encourage
cooperation and
collaboration.**

RECOMMENDATION ONE

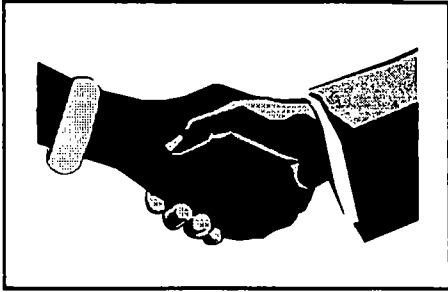
- ▶ Agencies and organizations should encourage each other and the LRHA residents and staff to engage in comprehensive strategic planning to prevent the duplication and needless overlapping of fiscal and human resources.
- ▶ The planning and resulting strategies should be supported by long-term commitments in cross training, funding and other resources.
- ▶ At all levels of local agencies / organizations it should be recognized that multi-institutional planning processes should be a permanent part of the local infrastructure.



KEY STEPS:

- I. Begin strategic planning by convening key officials, heads of organizations and community leaders involved in the targeted neighborhoods.
- II. Contact federal and state legislators, inviting them to meet with the collaborative and keep them informed of collaborative activities. They may be unaware that the lack of coordination creates serious obstacles to developing and carrying out programmatic efforts.
- III. The agencies / organizations should invite LRHA personnel, residents and community leaders to serve on their boards, working-committees and other internal planning processes.
- IV. The LRHA should designate and inform agencies / organizations of key contact persons and their role with the PHA.
- V. LRHA need to prioritize its needs and let priorities be known to agencies / organizations.
- VI. Services that are available in or near public housing developments should be made known and updated semi-annually.
- VII. Develop and execute common mission statements and interagency agreements.

- VIII. Individual agencies/ organizations should evaluate current internal methods of program development and honestly assess efforts to include target stakeholders.
- IX. Pooling of resources with other agencies / organizations to meet comprehensive goals and objectives.
- X. Determine and discuss with the community priorities for strategies developed to address needs.
- XI. Evaluate to determine what organizations and individual need to be involved. Goal is INCLUSION!



**WHAT TYPE(S) OF
PARTNERSHIPS SHOULD BE
DEVELOPED AND/OR
STRENGTHENED?**

- ◆ Service providers working directly with resident leaders.
- ◆ Service providers working directly with LRHA leaders / staff.
- ◆ Look at PHA developments as part of the LARGER community; part of the LARGER neighborhood.
- ◆ Partnerships that give a sense that All are in this together, All are "EQUAL" partners.
- ◆ More inclusive partnerships: Public / Private (including business community).
- ◆ Culturally sensitive partnerships should be a goal.
- ◆ Mutually respectful partnerships should be a goal.
- ◆ Partnerships that have all members at the table willing to bring their resources to share with ALL.

- ◆ Partnerships that follow-up, implement and carryout charges.
- ◆ Partnerships that include volunteers - working together for change.
- ◆ Partnerships that work together to change the perceptions of low-income people and low-income neighborhoods. Asset driven not needs driven.
- ◆ Partnerships that strive to provide a continuum of care, not scattered approach to meeting challenges.
- ◆ Partnerships that recognized success and build upon that success.
- ◆ Partnerships that WORK TOGETHER TO DEVELOP COMMON GOALS AND OBJECTIVES AND POOL RESOURCES TO MEET NEEDS.
- ◆ Partnerships that move away from "Traditional ways of doing business"
- ◆ Partnerships that leave turfism, protectiveism and other "isms" out of way so progress can move forward.

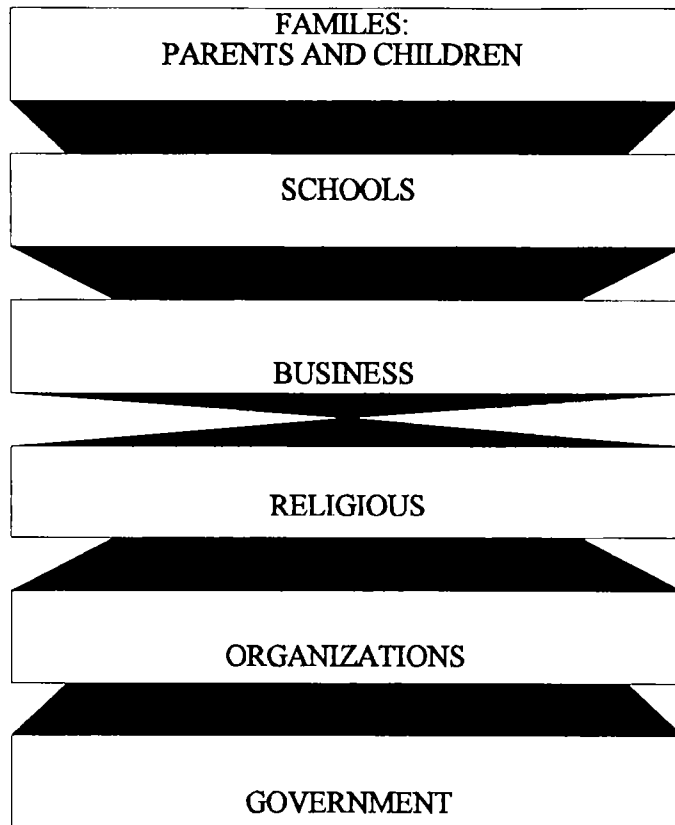
- ◆ Partnerships that allow new members and each member is aware of what the other members are planning and implementing.
- ◆ Partnerships that create accessible services
- ◆ Partnerships that recognize shared responsibility by all members.

COUNTY WIDE NEEDS:

**An agencies coordinator /
services ombudsman!!!!**

**Resource Guide of Services
(Example: Electronic Bulletin Board)**

WHO SHOULD BE INVOLVED IN THE PARTNERSHIPS?



POTENTIAL MODELS:

FAMILY INVESTMENT CENTER MODEL
TEEN PARENTING PROGRAM CENTERS MODEL

RECOMMENDATION TWO

- ▶ Agencies, organizations and policy makers should work together, directly with public housing residents and surrounding neighbors to incorporate their ideas and potential solutions into human service plans.
- ▶ Residents should receive support and direction in carrying out their own programs.

Rationale:

It is a known fact that many of the problems facing our core communities are complex and reducing these problems is everyone's responsibility. Still in many of our low-income communities, not all of the institutions, organizations, and individuals whose involvement is needed are mobilized yet.

KEY STEPS:

- I. Cultural awareness / sensitivity training for staff in dealing with "clients". REMEMBER: Low-income persons have needs -- only because of their circumstances.
- II. Make multiple contacts with residents, using various media.
- III. Must have participant "buy-in" before implementation of program. This include mandated efforts.
- IV. Members of target communities should be employed in community driven programs.
- V. Target population priorities should be included when scheduling meetings and activities.
- VI. Provide for potential obstacles / barriers:
Childcare / Transportation / Educational Skills
- VII. Encourage youth leadership / youth participation in efforts.
- VIII. Invite resident leadership to organization meetings. Ask people to be involved.

- IX. Share organization newsletters, training announcements, new program announcements and regulations directly with resident leaders.
- X. Host meetings on development site. Provide on-site interventions / programs.
- XI. Attend Resident Association and local resident council / neighborhood association meetings.

COMMON AGENCY / ORGANIZATION / CLIENT BARRIERS:

Lack of resources

Grant requirements / guidelines

Not enough grassroots involvement / Lack of ownership by clients

Access to services - Red Tape / Bureaucracy

Actually reaching most needy or core target population.

Safety for residents and human service workers

Client access; Sharing of data / applications

Type of programs being offered for funding availability

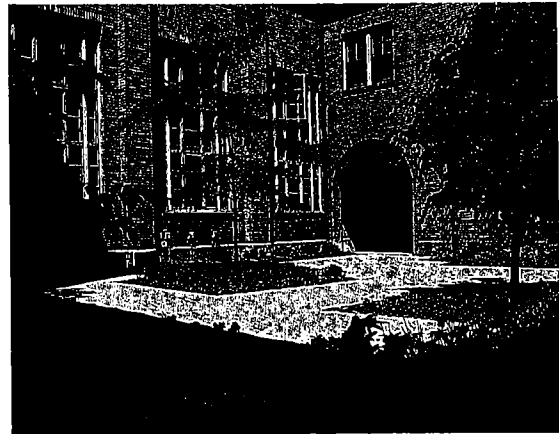
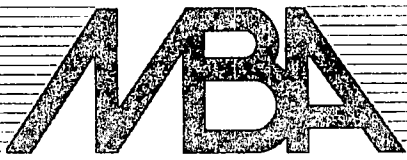
Ineffective training / capacity building

Clinton Presidential Records Digital Records Marker

This is not a presidential record. This is used as an administrative marker by the William J. Clinton Presidential Library Staff.

This marker identifies the place of a publication.

Publications have not been scanned in their entirety for the purpose of digitization. To see the full publication please search online or visit the Clinton Presidential Library's Research Room.



*Committed to the preservation,
development, and management
of affordable housing*

Withdrawal/Redaction Marker

Clinton Library

DOCUMENT NO. AND TYPE	SUBJECT/TITLE	DATE	RESTRICTION
001. call memo	Ann to Julie re Cecily call (partial) (1 page)	02/03/1995	P6/b(6)

COLLECTION:

Clinton Presidential Records
Domestic Policy Council
Molly Brostrom
OA/Box Number: 8400

FOLDER TITLE:

Lee Jones of LR [Little Rock] Housing Authority 7 Feb 1995, 1:55-2:25 pm

2012-0326-S

kc746

RESTRICTION CODES

Presidential Records Act - [44 U.S.C. 2204(a)]

- P1 National Security Classified Information [(a)(1) of the PRA]
- P2 Relating to the appointment to Federal office [(a)(2) of the PRA]
- P3 Release would violate a Federal statute [(a)(3) of the PRA]
- P4 Release would disclose trade secrets or confidential commercial or financial information [(a)(4) of the PRA]
- P5 Release would disclose confidential advice between the President and his advisors, or between such advisors [(a)(5) of the PRA]
- P6 Release would constitute a clearly unwarranted invasion of personal privacy [(a)(6) of the PRA]

C. Closed in accordance with restrictions contained in donor's deed of gift.

PRM. Personal record misfile defined in accordance with 44 U.S.C. 2201(3).

RR. Document will be reviewed upon request.

Freedom of Information Act - [5 U.S.C. 552(b)]

- b(1) National security classified information [(b)(1) of the FOIA]
- b(2) Release would disclose internal personnel rules and practices of an agency [(b)(2) of the FOIA]
- b(3) Release would violate a Federal statute [(b)(3) of the FOIA]
- b(4) Release would disclose trade secrets or confidential or financial information [(b)(4) of the FOIA]
- b(6) Release would constitute a clearly unwarranted invasion of personal privacy [(b)(6) of the FOIA]
- b(7) Release would disclose information compiled for law enforcement purposes [(b)(7) of the FOIA]
- b(8) Release would disclose information concerning the regulation of financial institutions [(b)(8) of the FOIA]
- b(9) Release would disclose geological or geophysical information concerning wells [(b)(9) of the FOIA]

[001]

MEMORANDUM
OF CALL

Previous editions usable

TO:

Janice

☒

YOU WERE CALLED BY-

☐

YOU WERE VISITED BY-

Cecily (501-376-9200)

OF (Organization)

Wooten & Co's office

☐

PLEASE PHONE ▶

☐

FTS

☐

AUTOVON

Info you need is:

☐

WILL CALL AGAIN

☐

IS WAITING TO SEE YOU

☐

RETURNED YOUR CALL

☐

WISHES AN APPOINTMENT

MESSAGE

*DOB -
SS*

P6(b)(6)

RECEIVED BY

Jan

DATE

2/3

TIME

1:15

63-110 NSN 7540-00-634-4018

STANDARD FORM 63 (Rev. 8-81)

U.S. GOVERNMENT PRINTING OFFICE: 1981 B01-767/40014

Prescribed by GSA
FPMR (41 CFR) 101-11.6

NEW FUTURES FOR LITTLE ROCK YOUTH
209 W. Capitol, 2nd Floor
Little Rock, AR 72201-3630

phone: 501-374-1011

fax: 501-688-8342

FAX COVER SHEET

TO: Carol Rasco

FAX: 202-456-2878

FROM: Don Crary

DATE: January 31, 1995

of pages (including this sheet): 1

MESSAGE:

Carol:

We need your advice and assistance if possible.

As I mentioned to you before, Lee Jones has been working tirelessly to address the enormous problems of the Little Rock Housing Authority. So far, he has had strong encouragement and support from Sec. Cisneros and his staff. As part of Lee's efforts, a large cross section of the community has been working together to develop a HOPE VI URD grant application. A major item in the plans is work with McCormack Baron & Assoc. consulting firm on completely eliminating Highland Park, using the HUD dollars to leverage private investment, and building mixed income housing (including public, low to moderate, and market value) in the Central LR neighborhood in its place. It is an exciting and workable idea.

Obviously, we are all concerned about the possible impact of recently discussed changes and budget cuts. Lee and a few others from LR have an appointment with Cisneros on Feb. 7. Is there any way Lee could meet with you and/or someone on your staff while he is in DC? Obviously, we would feel better knowing that you or someone at the White House is familiar with what we are trying to do.

If this is possible, please let me or Lcc (501-370-2901) know who we need to work with to schedule the appointment.

Thanks for your help.

Don

Don

*Carol -
Any help would
be great.
P.S. - Great Christmas
Carol. Don*

*Julie -
See Rasco
as soon as
you're
back. CDR*

page 1

TOTAL P.01

Fri
in LR

by 2³⁰

→ Andre's on beachwood
→ La Scala

12-1 lunch

1¹⁵ for meeting meeting
w/ Don & Lee

lunch w/ Don

LITTLE ROCK HOUSING AUTHORITY

COMMUNITY AND SUPPORTIVE SERVICES

The Community and Supportive Services will address the overarching principles and objectives of the redevelopment efforts.

Many of the supportive service programs will be enhanced by the Little Rock Enterprise Community designation and is consistent with the direction of the Corporation for National and Community Services. We hope to utilize the National Service volunteers in our outreach and implementation efforts.

I. ECONOMIC DEVELOPMENT

1. Work force Development/Training & Self-Sufficiency:

- * Transportation
- * School to Work/Apprenticeship Youth build Model
- * UALR - Professional and Social (on-site and university campus)

2. Entrepreneurial and Business Assistance:

- * Incubator Centers/Incubator w/o wall to target needs or low-income community residents
- * Micro Entrepreneurial/Micro Loan/Marketing / Fiscal Management

3. Oak Forest Neighborhood Business Dist. Revitalization

- * Economic Restructuring (Community residents attracting preferred and needed businesses for the neighborhood)
- * Promotion (Special community-wide events designed to promote business district)
- * Design commercial development that is an enhancement to the newly residential housing site
- * Organizational collaboration and community building (Establishment and long-term support for community inclusive merchants association)

II. SERVICE DELIVERY (Services aimed at circumventing barriers and developing linkages to self- sufficiency)

1. Family Investment Center Model

- * Substance Abuse Counseling
- * Personal Development Counseling
(Women's Development Network, self-sufficiency)
- * Money management
- * Nutrition/Healthy Baby/Early Childhood Development
- * Mentorships/ Family Partners
- * Parenting/Teen counseling service
- * Family and Mental Health Counseling Services
- * GED/Headstart/Success By Six
- * Employment Services
- * Recreation and appropriate cultural programs
(Arts/Dance/Theater/Sports)

III. PUBLIC SAFETY AND SECURITY

To continue the enhancement of current public safety efforts of Resident Patrols mixed with traditional and non-traditional law enforcement, city supported neighborhood alert centers, and strengthening of the admission and eviction policies.

Community Supportive and Services
Estimated Budget Allocations

Economic Development	4.5 M
Service Delivery	2.0 M
Safety	500 K
Total	7 M

THE WHITE HOUSE

Carol H. Rasco

Lee - Jones

Ma

you and Wooten
for coming by
on Tuesday last
week. I am
very excited about
this project!

Stay in touch -
Carol

13 February 1995