

# Highlights of Promise Zone/ EastPoint Accomplishments

## City Council B Session

Presented by

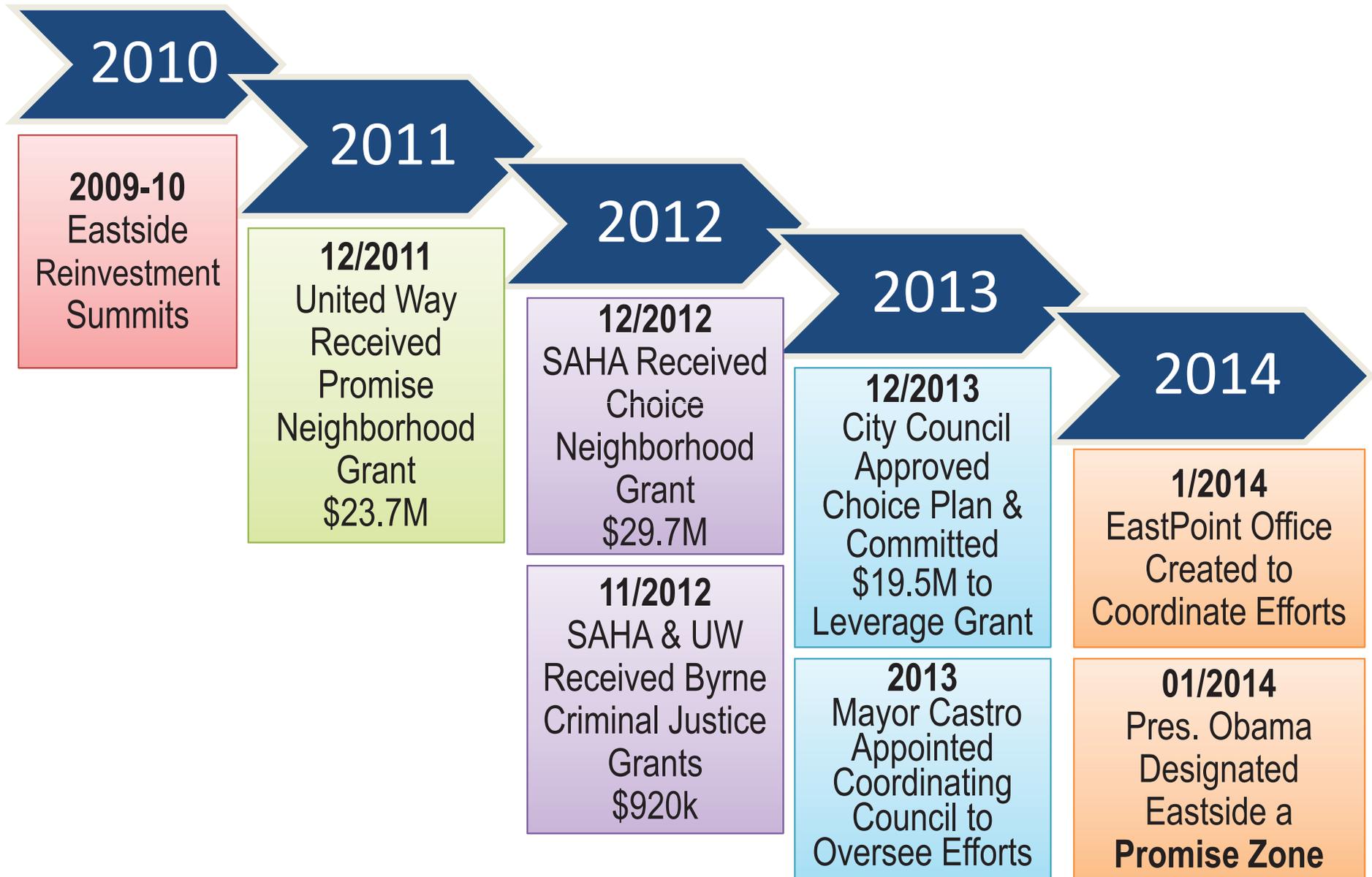
**Mike Etienne, PhD**

EastPoint/Promise Zone Director

February 25, 2015



# Eastside Revitalization Timeline 2010 - 2014



# Overview of the Promise Zone

A federal initiative designed to provide the City tools & resources to reduce poverty and improve quality of life on the Eastside by:

- Creating jobs,
- Increasing economic activity,
- Improving educational opportunities,
- Increasing public safety,
- Attracting private investment,
- Reducing poverty and providing affordable housing



**Providing Ladders  
of Opportunity**

“A child’s zip code should never determine his or her opportunity”

# Location & Benefits of the Promise Zone



- Located in Council District 2 & 3
- 10-year federal designation
- **No direct funding** but we receive
  - ✓ Technical assistance and access to additional federal grants
    - Since designation, received **\$32 million** in federal grants
  - ✓ Tax credits to businesses for hiring and investing in the zone (Pending Congressional approval)

# The Target Area

## EastPoint

4 sq. mile area inside the **Promise Zone** that has three major federal revitalization grants, totaling over \$54 million:

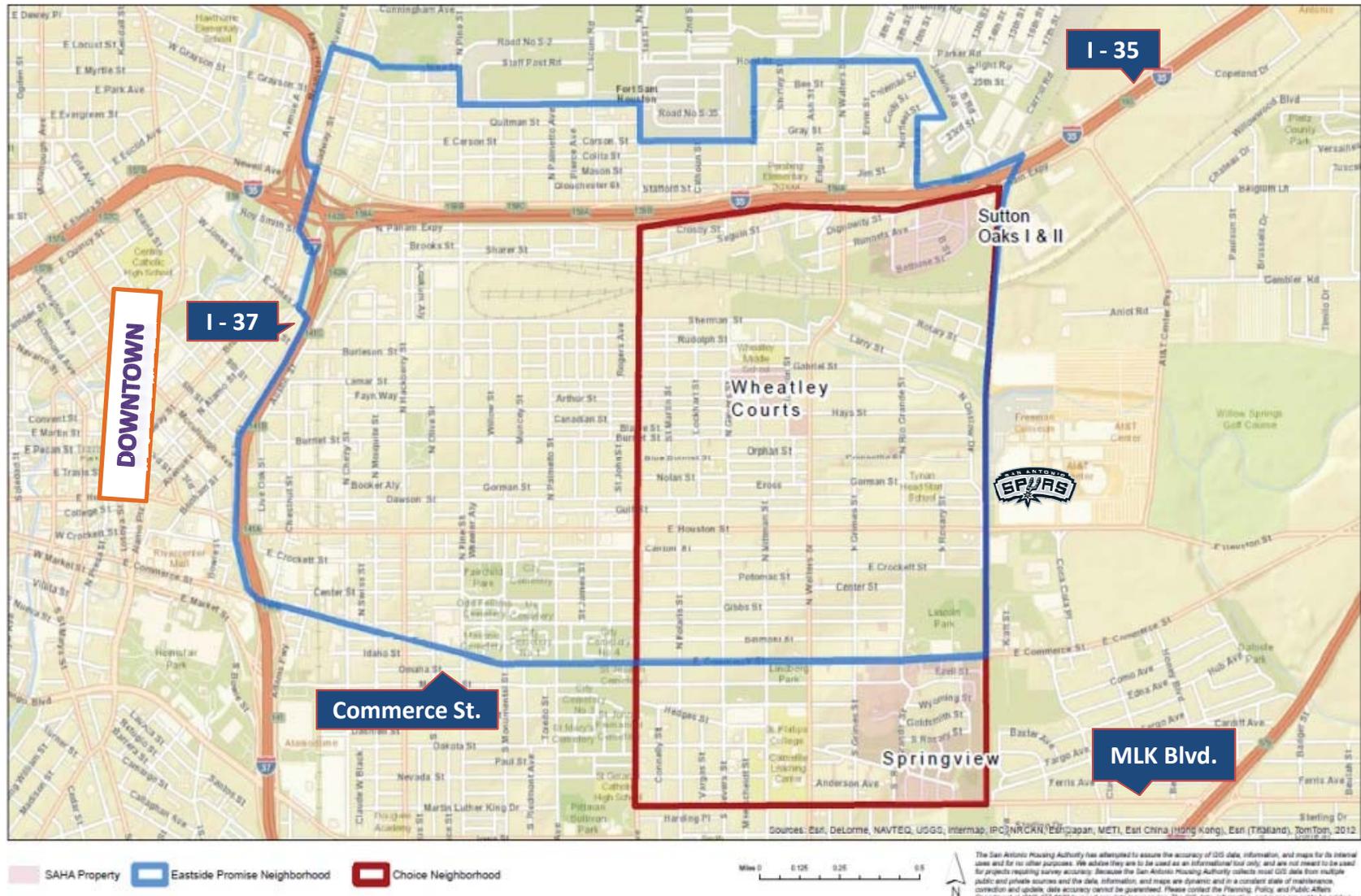
**Promise Neighborhood**  
\$23.70 Million (United Way)

**Choice Neighborhood**  
\$29.75 Million (SAHA)

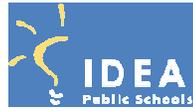
**Byrne Criminal Justice**  
\$920,000 (SAHA & United Way)

Since PZ designation, **secured \$32M** in additional Federal funds

# Location of EastPoint



**EastPoint is in Zip Code 78202 – highest poverty rate in the City at 40.3%**



# Highlights of Accomplishments

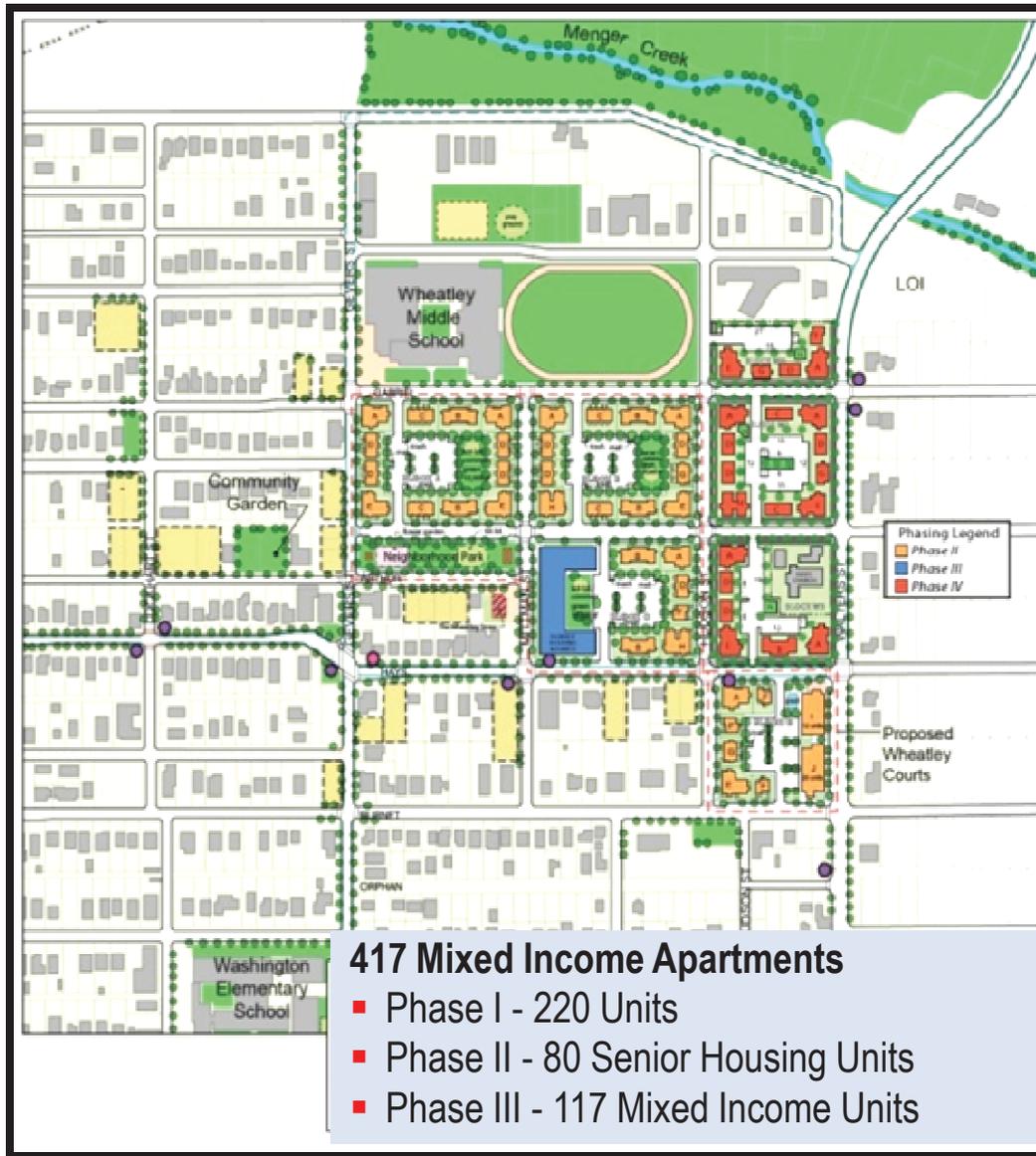


# Choice Neighborhood Transformation

- \$29.75M from HUD for Neighborhood Revitalization
- Signature project is redevelopment of **Wheatley Courts**



# Site Plan and Design of Wheatley Courts



# Construction Schedule for Wheatley Courts



**Feb. 2015**

Complete Demolition

**March 2015**

Complete Site Grading

**April 2015**

Begin New Construction

**Jan. 2016**

First Residents Move In

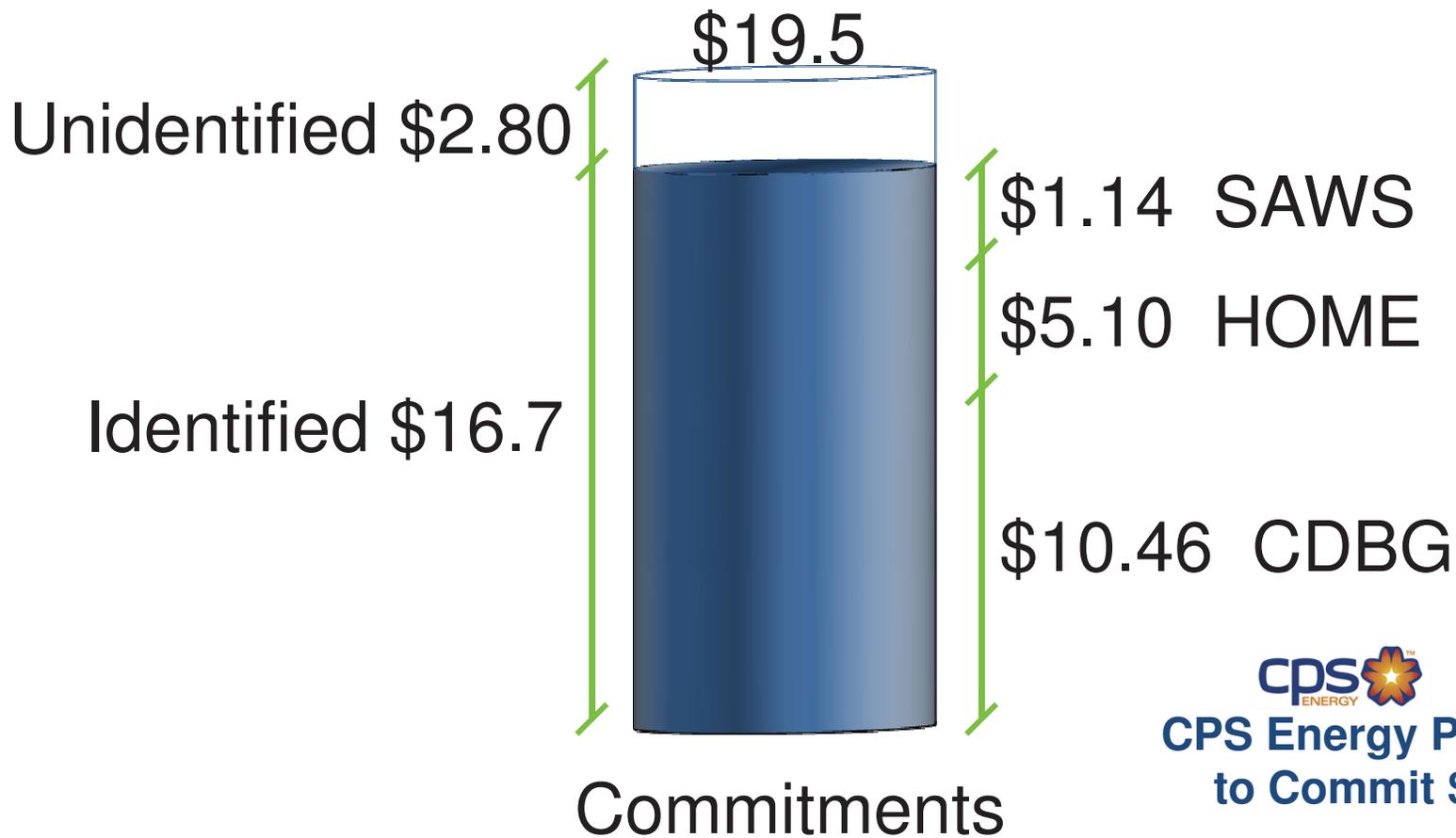
**Dec. 2017**

Complete All 417 Units



# City Funding Commitment to Wheatley

To Leverage Redevelopment of Wheatley Choice  
[In millions]



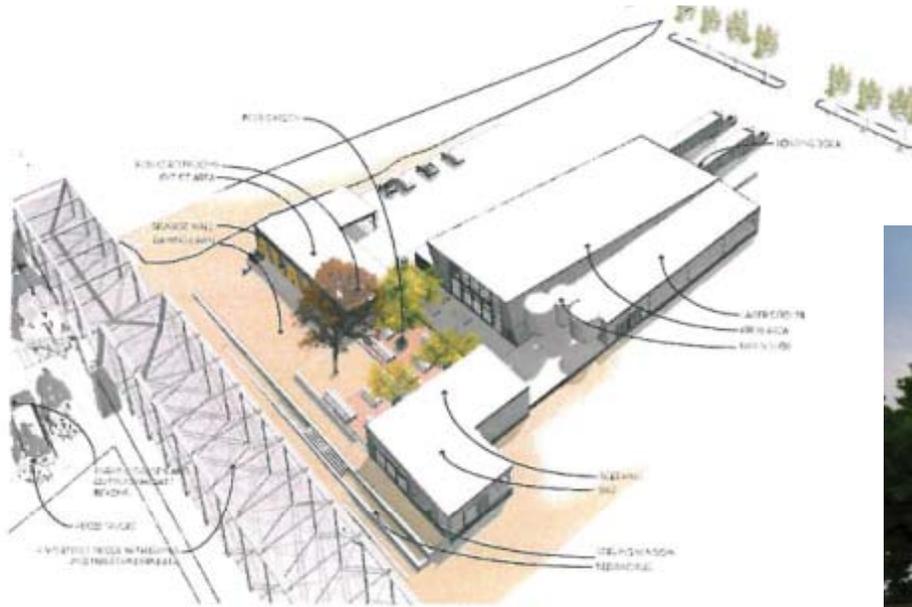
**CPS ENERGY**  
CPS Energy Plans  
to Commit \$\$

# New Infill Housing & Renovations



- Acquiring vacant lots and vacant houses
- Plan to construct 50+ infill houses to be sold at 120% AMI (\$70K for family of 4)
- 20+ homeowner rehabs
- All homes will be built to design guidelines
- Downpayment & closing cost assistance will also be provided

# Catalytic Projects In EastPoint

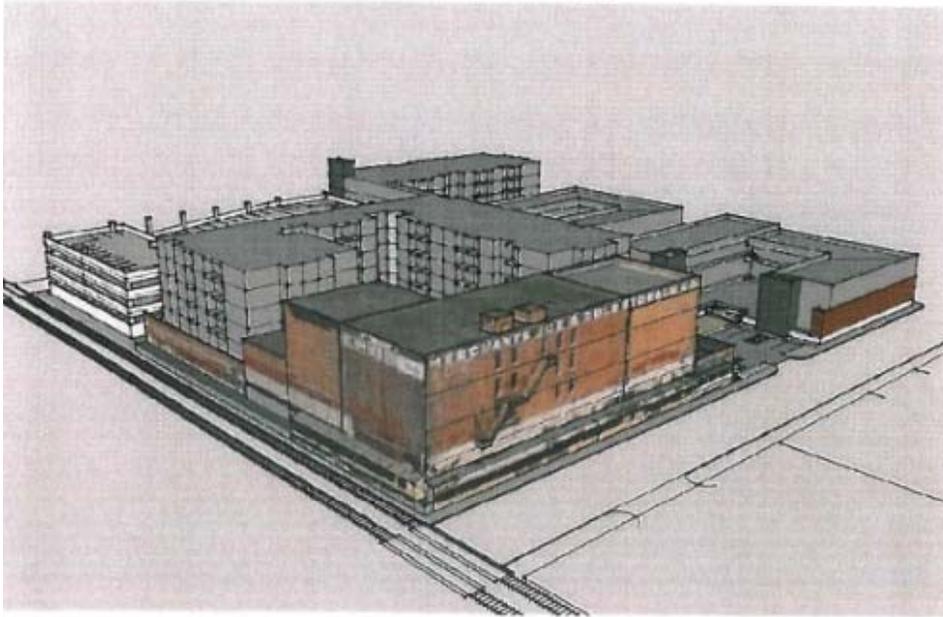


Alamo Brewery - \$8M by  
Eugene Simor  
415 Burnett Street  
To open in March 2015



Cherry Modern - \$2M by Terramark  
Urban Homes  
200 Cherry Street  
12 Townhome Units  
Completed & sold out

# Catalytic Projects In EastPoint



Merchant's Ice House - \$39M by  
Herman Kittle  
1205 E. Houston Street  
262 total units, 262 parking spaces  
Construction to begin summer 2015



Crockett St. Urban Lofts - \$42.8M by  
NRP & Zachry  
243 Center Street  
268 total units, 350 parking spaces  
Construction to begin fall 2015

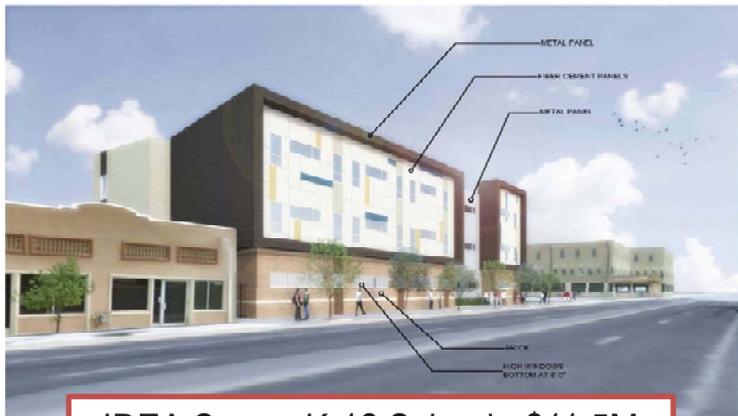
# Catalytic Projects In EastPoint



UIW Bowden Eye Care & Health Institute - \$8M  
2547 East Commerce Street



GJ Sutton State Building – 321 Center St. Built in 1912  
Representative McClendon filed HB 1255 for \$162M  
State to renovate the 181,000 SF building  
Could office 700+ state employees



IDEA Carver K-12 School - \$11.5M  
200 E. Commerce Street  
To Open Fall 2015

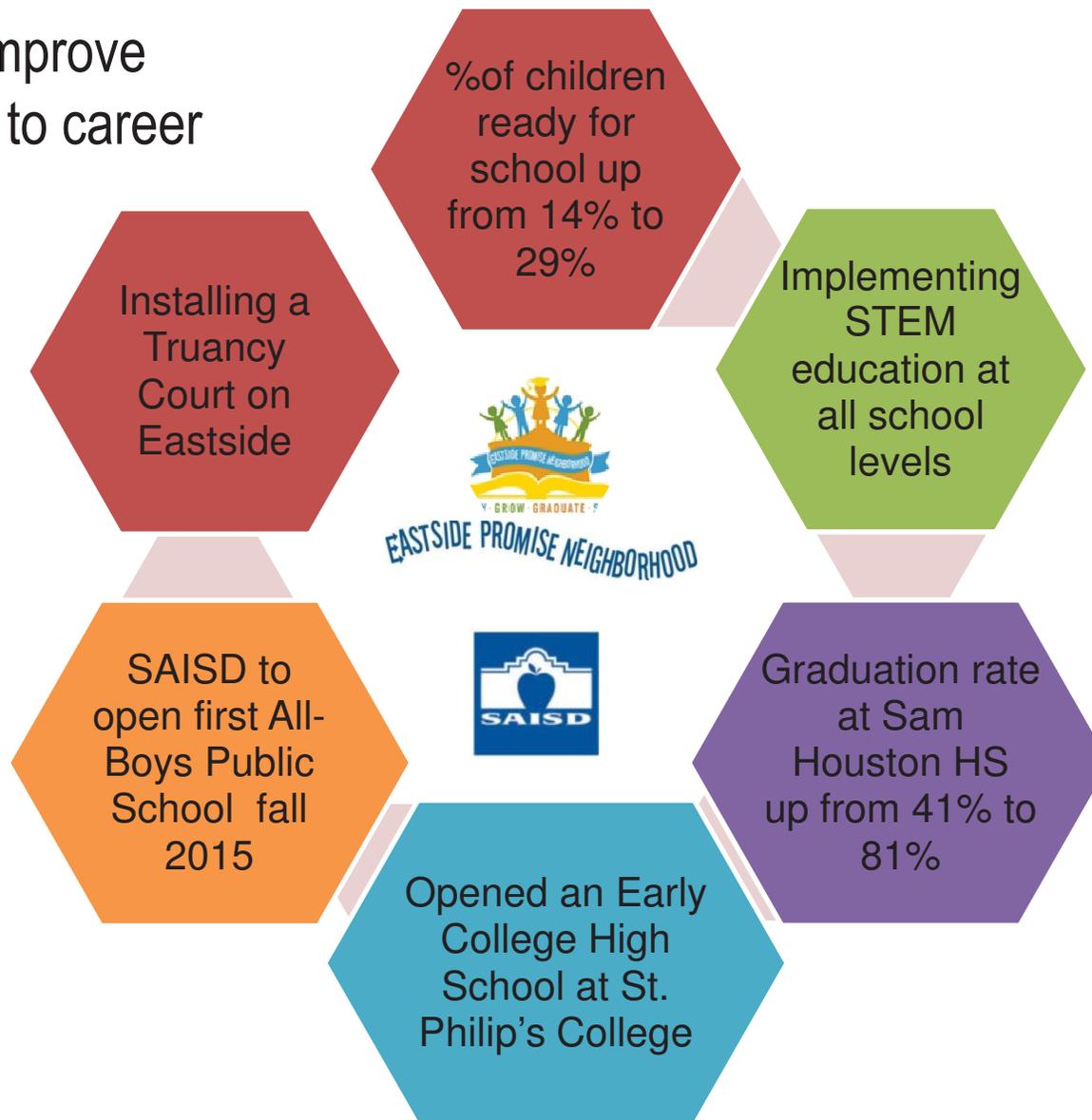
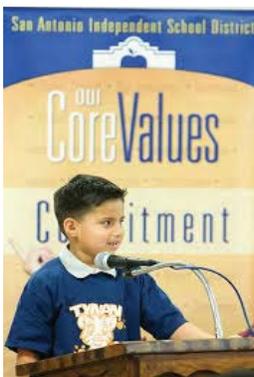
# Promise Neighborhood Grant

- \$23.7M from DOE to improve education from cradle to career



## EPN Targeted Schools

1. Tynan Early Childhood
2. Bowden Elem Sch
3. Pershing Elem Sch
4. Washington Elem Sch
5. Wheatley Middle Sch
6. Sam Houston High Sch



# Wheatley Community School



SAISD converted Wheatley Middle into a Full Service Community School

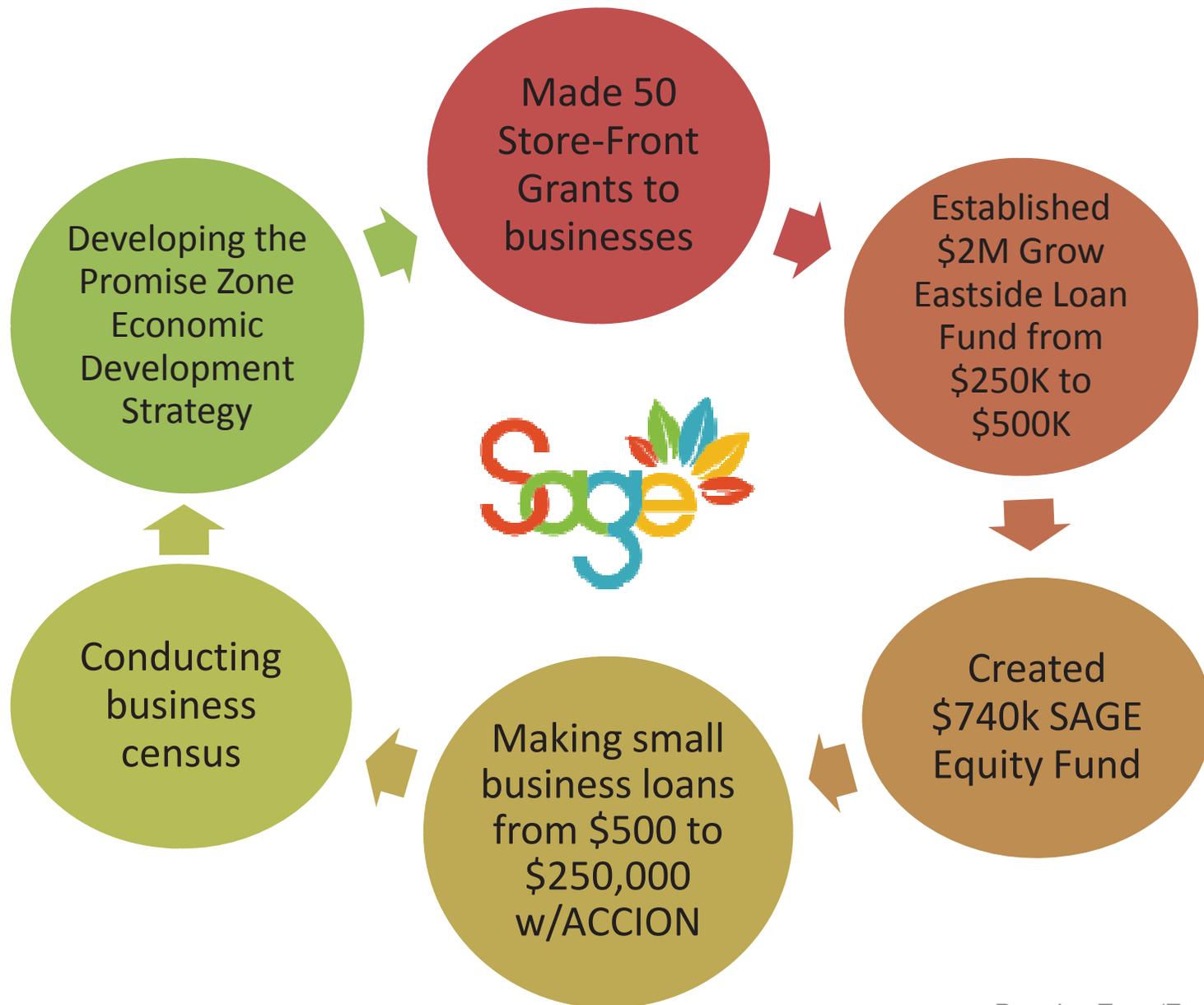


## Services to be Provided

- Adult education
- Communities in School
- Music production prog.
- CPS/SAWS info desk
- Spark Program



# Increasing Economic Activity



# New Business Development



NBTY – a leading manufacturer and distributor of vitamins and nutritional supplement brings 100 jobs to Eastside



Joaquinn Arch is the owner of the Arch Center  
By Vicki Vaughan : March 12, 2013 : Express News



Small Business Grant recipient – Atlas Body Shop

# Workforce Development



ALAMO  
COLLEGES

Facilitating workforce development efforts in the Promise Zone



# Infrastructure Improvements

- 7 Bond Projects for \$26 Million
- Menger Creek Linear Park - \$10.5M  
(COSA \$6.5M & Bexar County \$4M)

