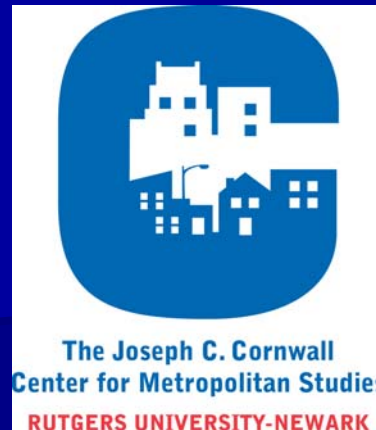


# Stella Wright Homes HOPE VI Project Evaluation

Kelly Robinson, Ph.D  
Principal Investigator  
*krobins@rutgers.edu*



# Stella Wright Homes



Approximately 1200 units on 12 acres between Prince & Barclay Sts. (near UMDNJ)

# A Tough Place to Live

- Severe physical deterioration; many units uninhabitable
- High crime rates
- Residents physically & economically isolated from jobs and necessary services

	Stella Wright Homes	Newark	United States
Mean household income	\$9,482	\$37,683	\$56,644
% of households with income below poverty threshold	80%	29%	12%

# The Federal HOPE VI Program

- Program created in 1992 to replace high rise public housing like Stella Wright Homes
- over 200 revitalization grants nationally, worth more than \$5.7 billion
- Primary strategy was to **deconcentrate poverty** by:
  - Reducing density on-site
  - Mixed income redevelopment
  - Relocation to private rentals (Section 8) & other public housing units
- Also community & supportive services (CSS)

- \$35 million revitalization grant 1999
- Demolition in 2002



# The Evaluation

- Assess degree of poverty deconcentration.
  - Track relocation of residents
  - Neighborhood characteristics, type of units, etc.
- Assess changes in self-sufficiency.
  - Improvements in employment, education
  - Security, housing quality
  - Access to jobs & essential services
  - Resident satisfaction

# Data Sources

- Survey household heads in 2002-3
  - includes 94% of eligible households
- Are currently re-interviewing as many households as can be located
- Some results from 2003...

# Where Are They Now?

	Stella Wright Homes	GAO National Study*
Total Households	764	49,000 (145 grants)
Returned to Public Housing	51%	50%
Vouchers	24%	31%
Exited Program	25%	20%

Source: NHA Needs Assessment Survey, 2003

\* U.S. General Accounting Office, 2003. *HOPE VI Resident Issues and Changes in Neighborhoods Surrounding Grant Sites*, GAO-04-109

# Households Still in the System

Housing Type	% of Households
Public Housing:	67%
Senior/Disabled	9%
Traditional Units	28%
Townhouses	30%
Vouchers	31%

Source: NHA Needs Assessment Survey, 2003.

# Deconcentration of Poverty

- Two-thirds of households to census tracts with lower average poverty rate (most of those much lower)
- But, households still more likely to end up in high poverty neighborhoods than if randomly assigned.
- Results vary greatly by type of housing (people remaining in public housing stay in relatively higher poverty areas)

# Overall Satisfaction With Unit

	Very Satisfied	Somewhat Satisfied/ Dissatisfied	Very Dissatisfied
Public Housing			
Senior/ Disabled	40%	37%	23%
Traditional	7%	50%	43%
Townhouse	23%	60%	17%
Voucherred	25%	53%	23%

# Perception of Neighborhood Crime

Less Crime in Your New Neighborhood?	Total	Public Housing	Vouchers
Yes	57%	50%	71%
About The Same	20%	23%	15%
No	23%	27%	23%

# Accessibility of Selected Services & Employment

*Compared to Stella Wright Homes*

	Worse	About the Same	Better
Banking	12%	57%	25%
Public Transit	15%	55%	30%
Day Care	17%	56%	27%
Employment	29%	55%	16%

# Review

- Most households have moved to neighborhoods with significantly lower poverty rates than SWH
- Households still relocated disproportionately to areas with above average poverty rates
- Satisfaction with unit varies tremendously by type of housing
- Vast majority of households perceive less crime
- There have been modest improvements in perceived access to services and businesses
- Perceived access to employment has not improved, and may have worsened

# What's Next?

- Currently starting follow-up surveys to see if there have been further changes
- Surveying to be completed this Fall
- Final Report likely by end of year
- Watch our website for more results
  - [www.cornwall.rutgers.edu](http://www.cornwall.rutgers.edu)