



# Community Development

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*2015 Snapshot Presentation of Priorities, Activities, and Results*

Featuring a special presentation from:



## Presenters:

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City of Battle Creek*

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Calhoun County Land Bank Authority*



Mission for Battle Creek City Government:

**To ensure a safe, prosperous and culturally enriched community.**

Vision for Battle Creek City Government

**We envision Battle Creek as an extraordinary community where people choose to live, work and play.**



## The **Community Development Department** coordinates planning and administers federal grants from the **Department of Housing & Urban Development (HUD)**.

- *Community Development Block Grants (CDBG)*     *\$1.1 Million*
- *HOME Investment Partnership (HOME)*     *\$211,000*
- *Neighborhood Stabilization Program (NSP)*     *\$389,000*
- *Hardest Hit funds – Demolition*     *\$250,000*



# High Priority Community Needs



Improve property conditions in low and moderate income neighborhoods



Reduce blighted vacant and abandoned buildings



Ensure safety of rental housing



Develop and help people access affordable housing



Improve Fair Housing awareness and accountability



Increase community engagement



Infrastructure improvements and placemaking



Support collaborative homelessness efforts



# City of Battle Creek Community Development 2015



- Demolition (3%)
- Administration (9%)
- Streets (9%)
- Strategic Planning (11%)
- Code Enforcement (30%)
- Minor Home Repair (39%)

**CDBG Funding \$1,131,000**



- Administration (5%)
- Tenant Based Rental Assistance (7%)
- Homebuyer Rehab (18%)
- Homeowner Rehab (28%)
- Rental Rehab (42%)

**HOME Funding \$409,000**

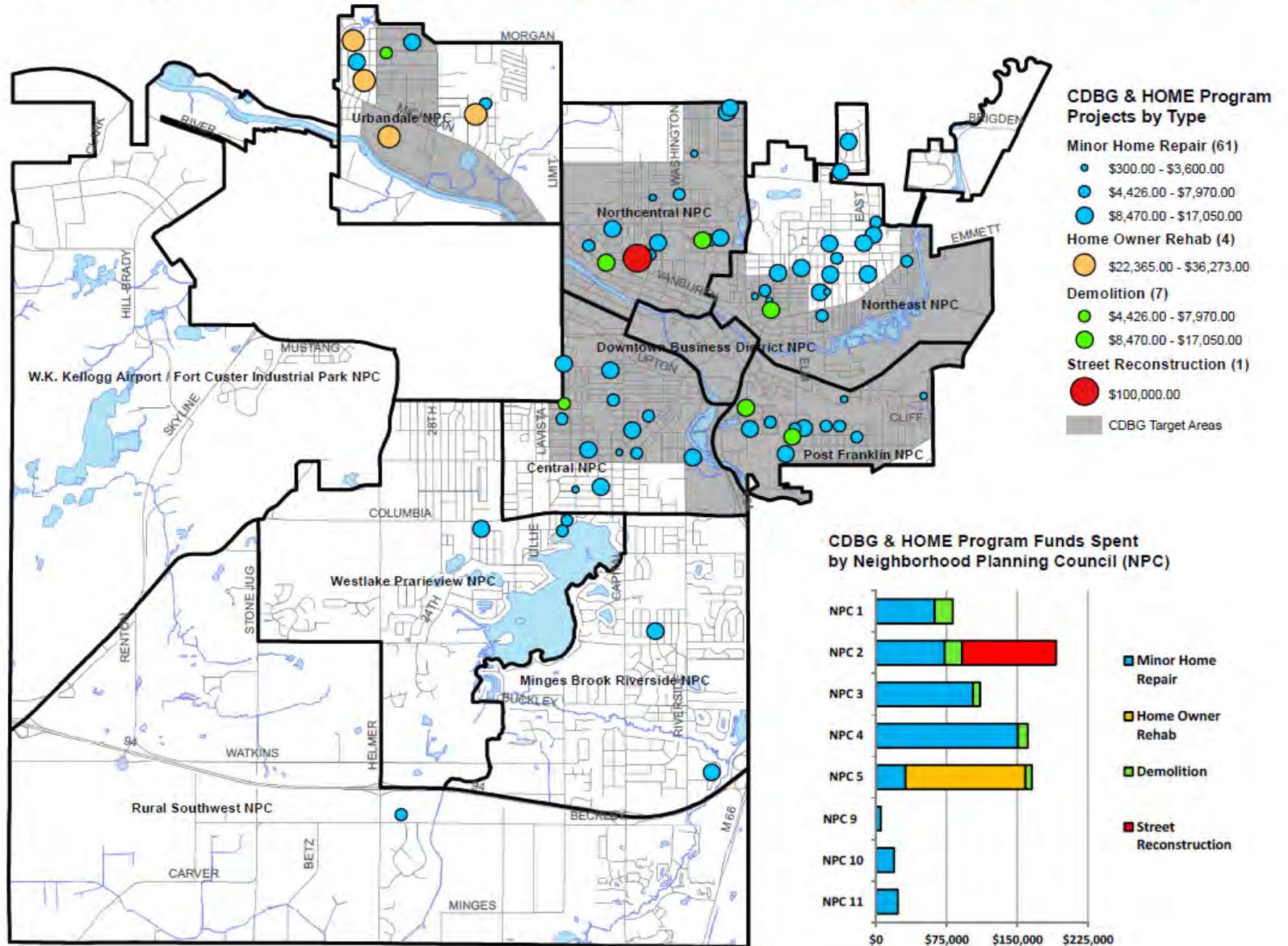
\* HOME funding includes \$198,000 reallocated from previous years



# Community Development Snapshot

Healthy Neighborhoods: Our Common Commitment

## 2014 Community Development Target Areas: CDBG and HOME Funded Projects by Type, Amount, and NPC





## City-wide Neighborhood Dashboard (2015)

| Neighborhood Indicator | % Change | Grade   |
|------------------------|----------|---|
| Junk/Trash             | 6%       |    |
| Housing Violations     | 418%     |    |
| Home Sales Rate        | 12%      |    |
| Median Sales Price     | 0%       |    |
| Bank Foreclosures      | -28%     |    |
| Tax Foreclosures       | -17%     |    |
| Long-term Vacants      | 36%      |   |
| New Vacants            | 13%      |  |
| Overall Risk Scores    | -7%      |  |



# NPC #1

## 2010 Census Data

|                  |                   |
|------------------|-------------------|
| Area             | 1.67 square miles |
| Total Population | 5,271             |
| Households       | 1,547             |
| Housing Units    | 2,172             |
| Vacant Units     | 516 (23.8%)       |



# Housing Characteristics NPC #1

|                    | <u>2015</u> | <u>Citywide</u> |
|--------------------|-------------|-----------------|
| Homeowner Occupied | 47%         | 61.1%           |
| Renters            | 53%         | 38.9%           |
| Vacant             | 23.8%       | 15.4%           |

Median Housing Value    \$56,703                      \$84,400

95.2% built before 1979

42.9% valued by the Census under \$50,000



# Key Issues from 2014

- **Help with Home Maintenance:** #1 issue, 74% of NPC 1 respondents to community development survey said this was a high priority.

**From last years meeting:** “People in the neighborhood do not have the money to fix up their homes.”

- **Undesirables/Drug Dealers:** 36% of NIBC Survey Respondents said “Undesirable Elements were what they liked least about neighborhood; 18% said “Presence of Drug Dealers” (two highest categories).

**From last years meeting:** “Drug problem is very fluid and moves around”, and “too much drug use and drug selling in rental housing”.

**From last years survey:** “Clean up the drug houses. Work with neighbors and the police!”



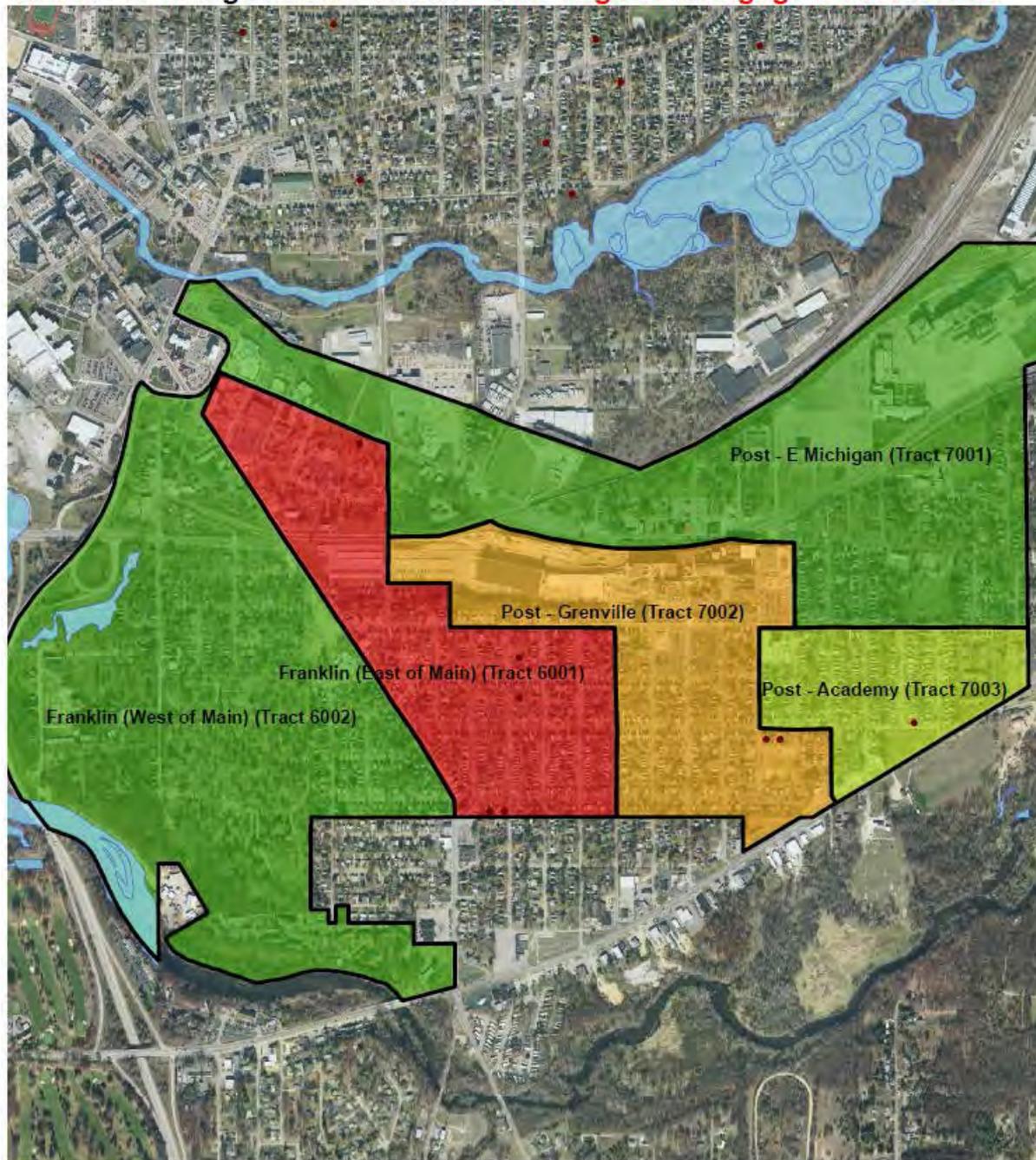
# Key Issues from 2014

- **Foreclosures and Abandoned Homes:** 68.5% of NPC 1 survey respondents to community development survey said “demolition of abandoned buildings” was a high priority—ranked higher than any other NPC.

**From last years meeting:** “Too much blight in the neighborhood. I have 9 vacant houses on my block, many owned by the County Land Bank.”

**From last years survey:** “We need more prompt removal of depleted, vacant housing. A tree was on the vacant house on the first block of Highway Street for over a year. Neighbors worked on the tree and the children in the neighborhood have been playing on the porch—unsafe!”

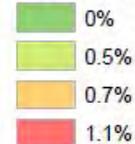
# 2014 NPC 1 Target Area Metrics: Percentage of Mortgage Foreclosures



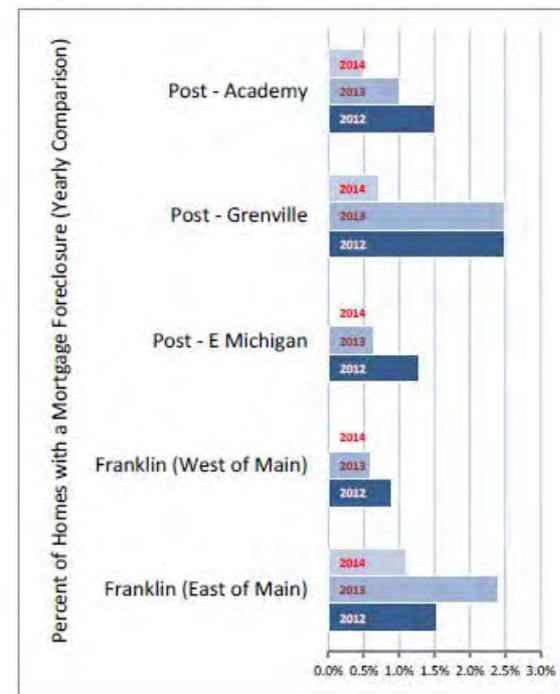
## Mortgage Foreclosures in 2014

• Foreclosure Location

### % of Homes with a Mortgage Foreclosure

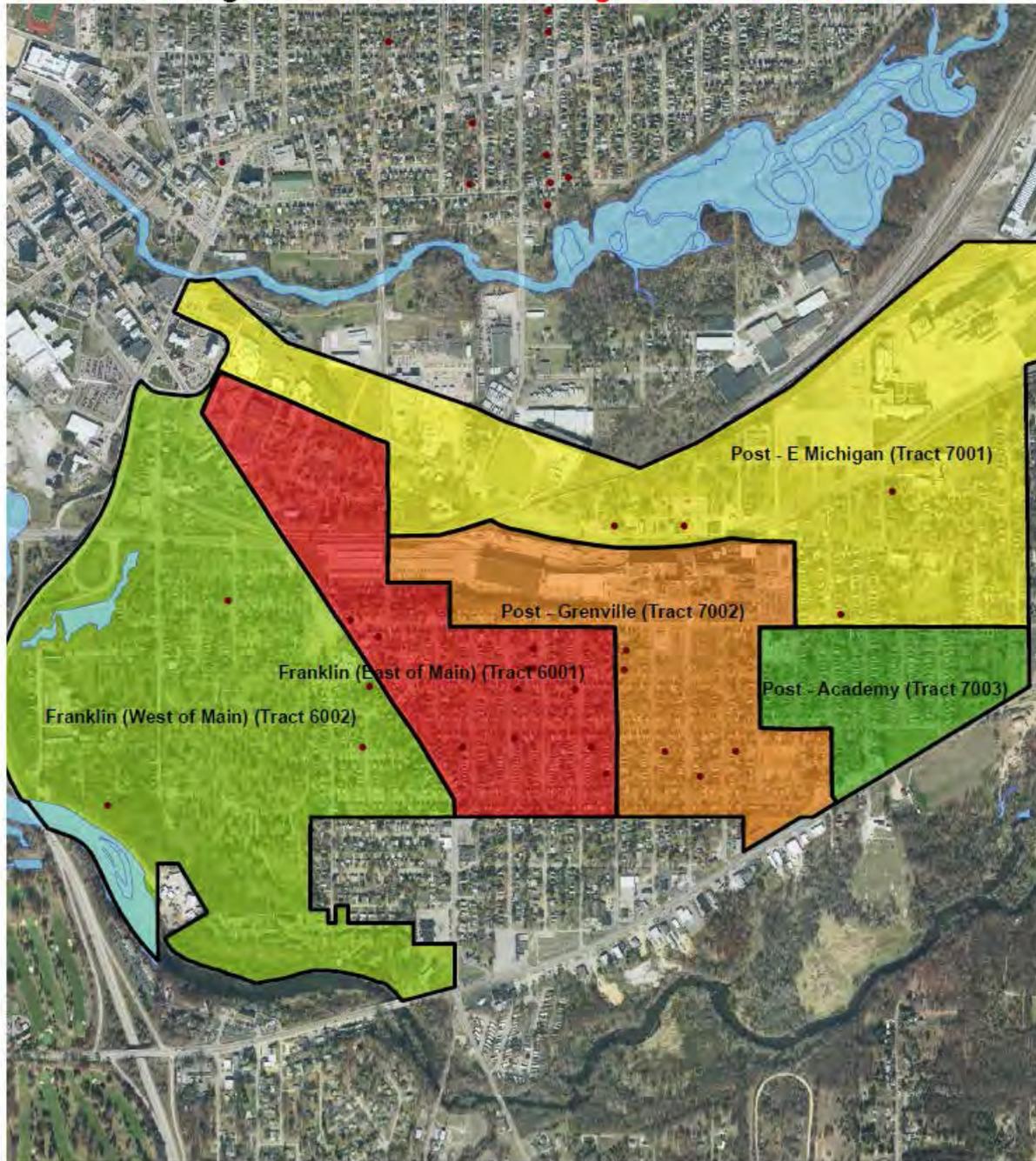


## Neighborhood Trends

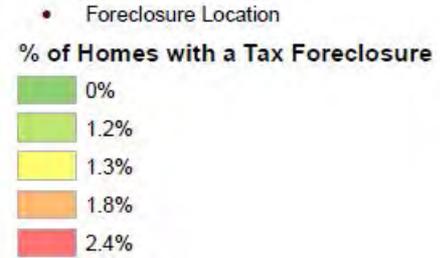


Notes:  
 - After leading all NPC's in mortgage foreclosures through much of the foreclosure crisis, mortgage foreclosures are significantly down or non-existent in all Post neighborhoods

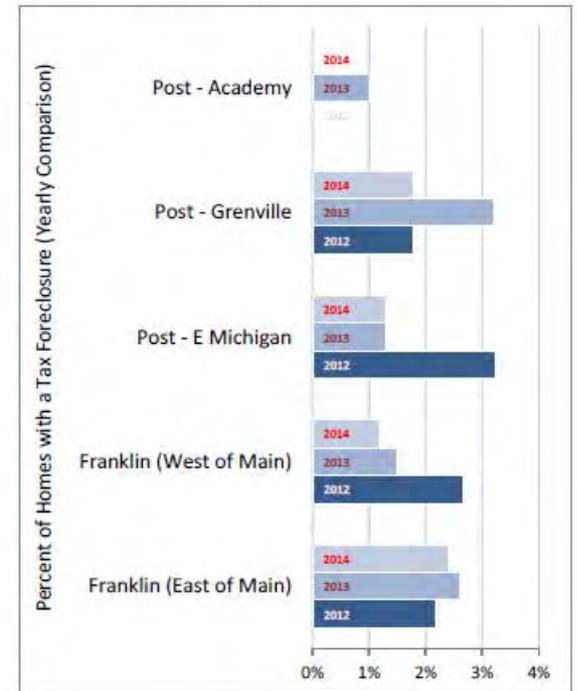
# 2014 NPC 1 Target Area Metrics: Percentage of Tax Foreclosures



## Tax Foreclosures in 2014



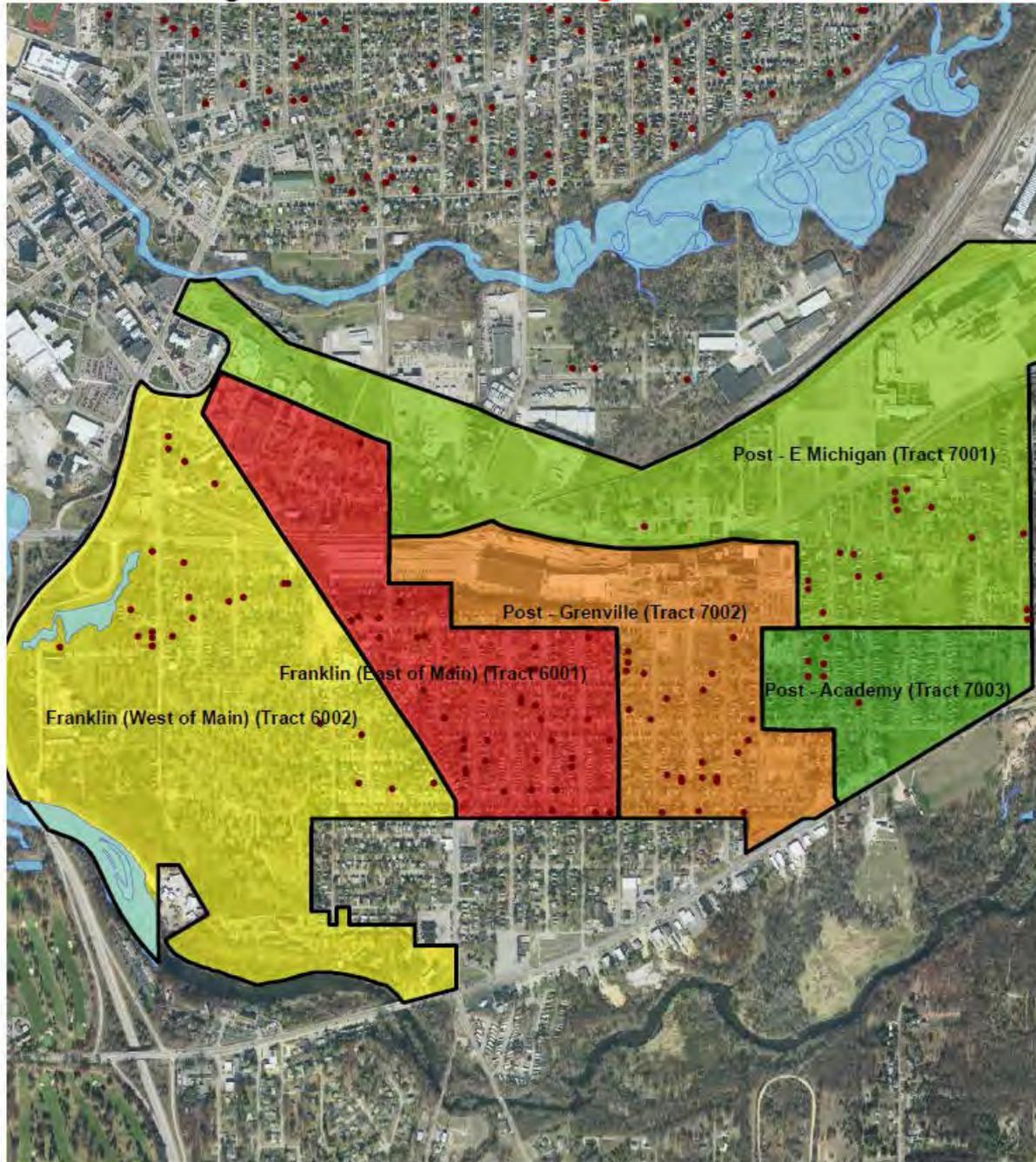
## Neighborhood Trends



Notes:

- Tax foreclosures have been consistently high in the Franklin (East of Main) neighborhood
- Tax foreclosures are down significantly in all other Post NPC neighborhoods

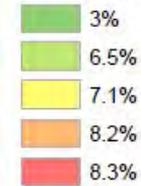
## 2014 NPC 1 Target Area Metrics: Percentage of Homes Vacant a Year or More



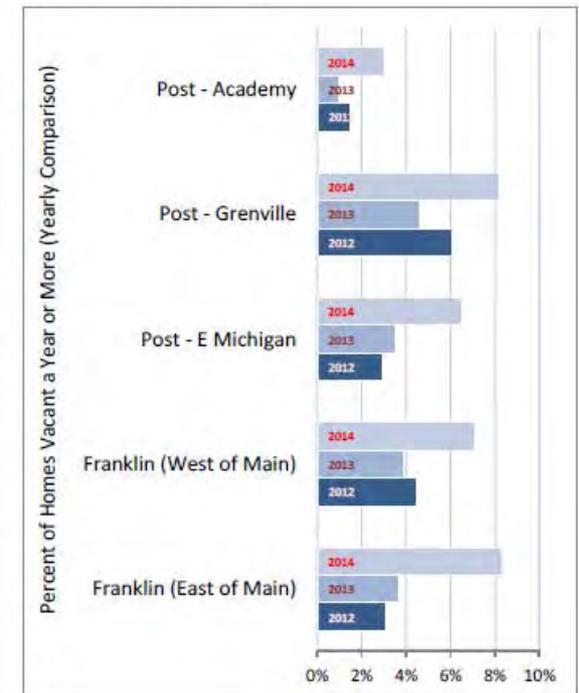
### Long-term Vacant Buildings in 2014

• Buildings on Vacant Building Registry Over One Year

### % of Homes Vacant a Year or More



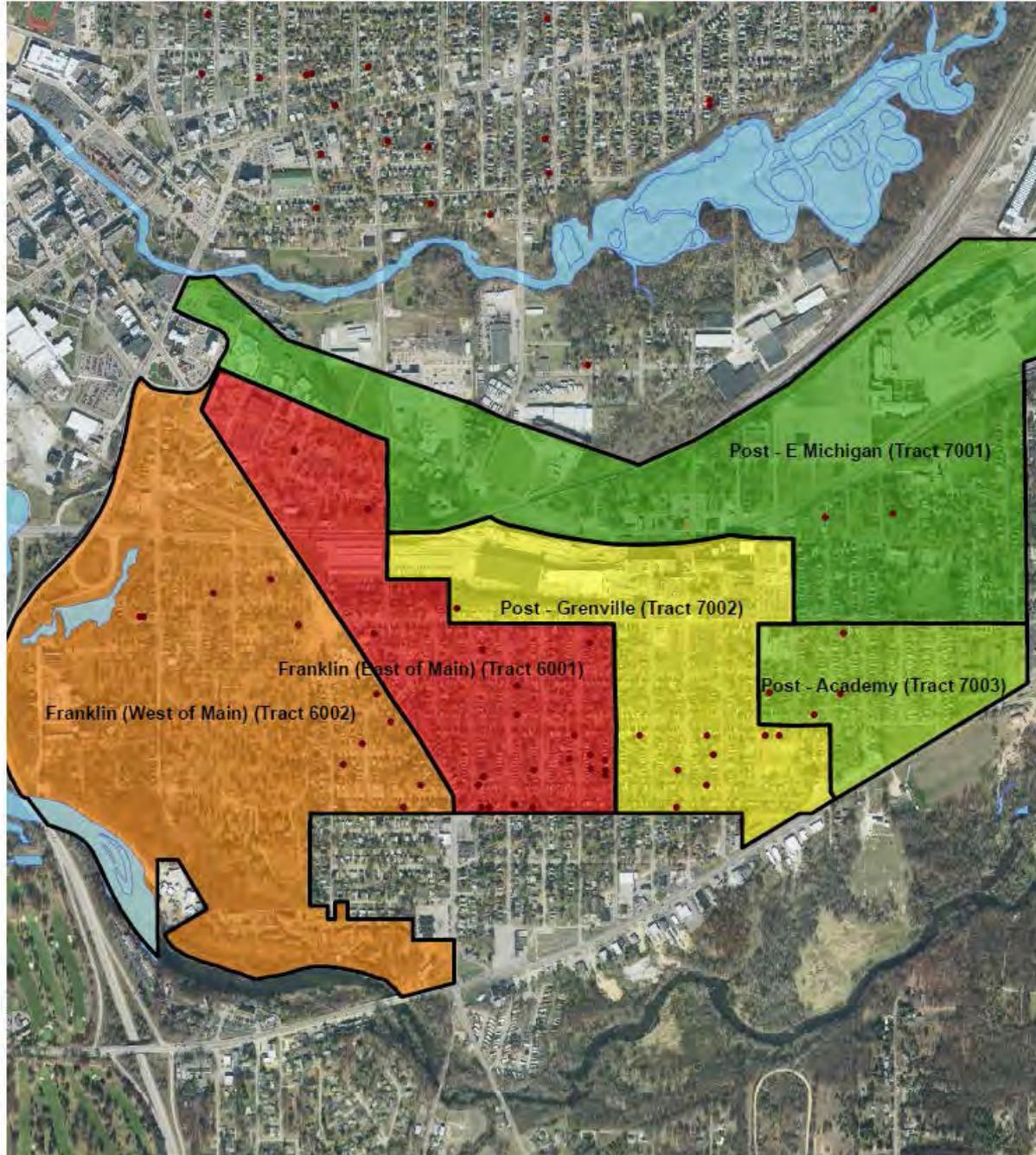
### Neighborhood Trends



#### Notes:

- Every Post NPC neighborhood had an increase in the percentage of homes vacant a year or more
- This increase was most pronounced in the Franklin (East of Main) neighborhood
- Even with the increase, long-term vacancy is relatively low in the Post-Academy neighborhood

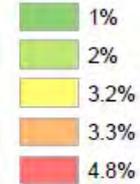
# 2014 NPC 1 Target Area Metrics: Percentage of Homes Newly Identified as Vacant



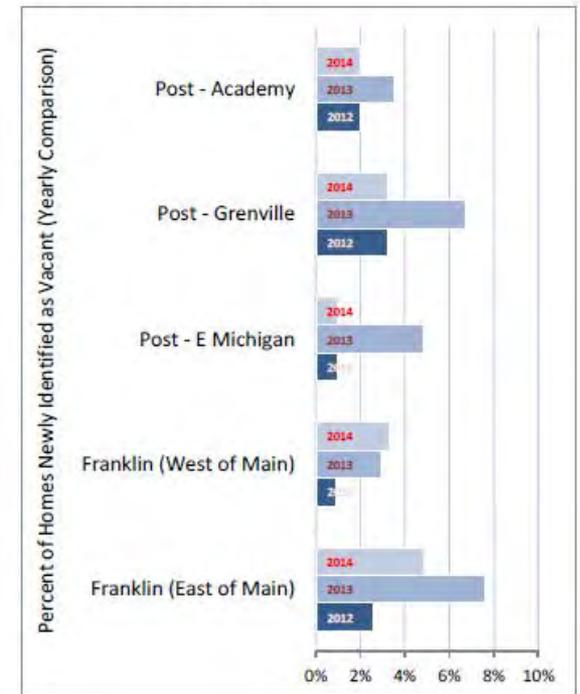
## New Vacant Building Enforcements in 2014

• Enforcement Location

### % of Homes Newly Identified as Vacant



## Neighborhood Trends



Notes:  
 - Every Post NPC neighborhood had an increase in vacant building enforcements in 2013  
 - New enforcements declined in 2014 in all neighborhoods but the Franklin (West of Main) neighborhood



Mission for the Calhoun County Land Bank Authority:

**Supporting local neighborhood and business district revitalization by acquiring, holding and disposing of blighted or abandoned properties.**

Service area for the Calhoun County Land Bank Authority:

**All of Calhoun County**



The **Calhoun County Land Bank Authority** seeks and administers federal grants from the **Department of Housing & Urban Development (HUD)** to eliminate blight.

**Blight Elimination in Downtown NPCs with NSP2 Funds**

| <b>NPC</b>       | <b>NSP2 2010+</b> | <b>NSP2 2014</b> | <b>NSP2 2015</b> | <b>Totals by NPCs</b>         |
|------------------|-------------------|------------------|------------------|-------------------------------|
| <b>01 – Post</b> | <b>44</b>         | <b>3</b>         | <b>9</b>         | <b>\$505,911</b><br><b>56</b> |
| 02 - Wash Hts.   | 58                | 9                | 5                | \$609,695<br>72               |
| 03 – Coburn      | 49                | 3                | 9                | \$513,470<br>61               |
| 04 - Fremont     | 51                | 7                | 2                | \$575,910<br>60               |

The **Calhoun County Land Bank Authority** also partners with local entities to eliminate blight.

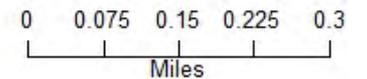
### Blight Elimination in NPC 01 with Local Funds & Partnerships

| <b>NPC</b>                             | <b>Funding Source</b> | <b>Total Projects</b> | <b>Project Costs</b> |
|--|-----------------------|-----------------------|----------------------|
| 2014                                   | CCLBA                 | 4                     | \$67,069             |
| 2014                                   | County Treasurer      | 4                     | \$49,055             |
| 2014                                   | NIBC                  | 7                     | \$99,296             |
| 2015                                   | City of Battle Creek  | 2                     | \$19,489             |
| <b>Total # of projects &amp; costs</b> |                       | <b>17</b>             | <b>\$234,909</b>     |

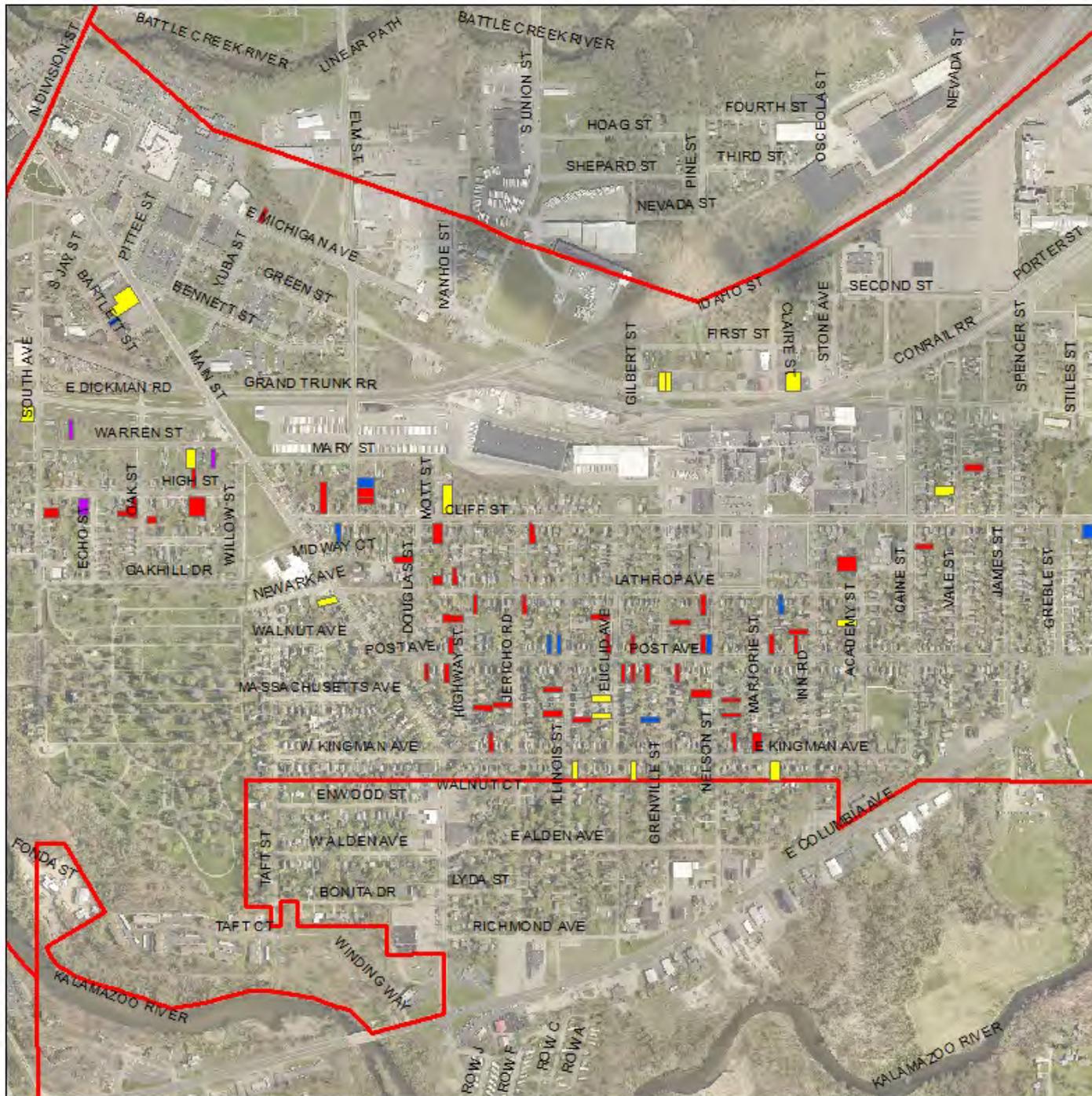
*Note: The City of Battle Creek is conducting it's due diligence to demolish additional structures in NPC 01 under a new round of funding.*

# Blight Elimination

## In NPC1 2011 - 2015



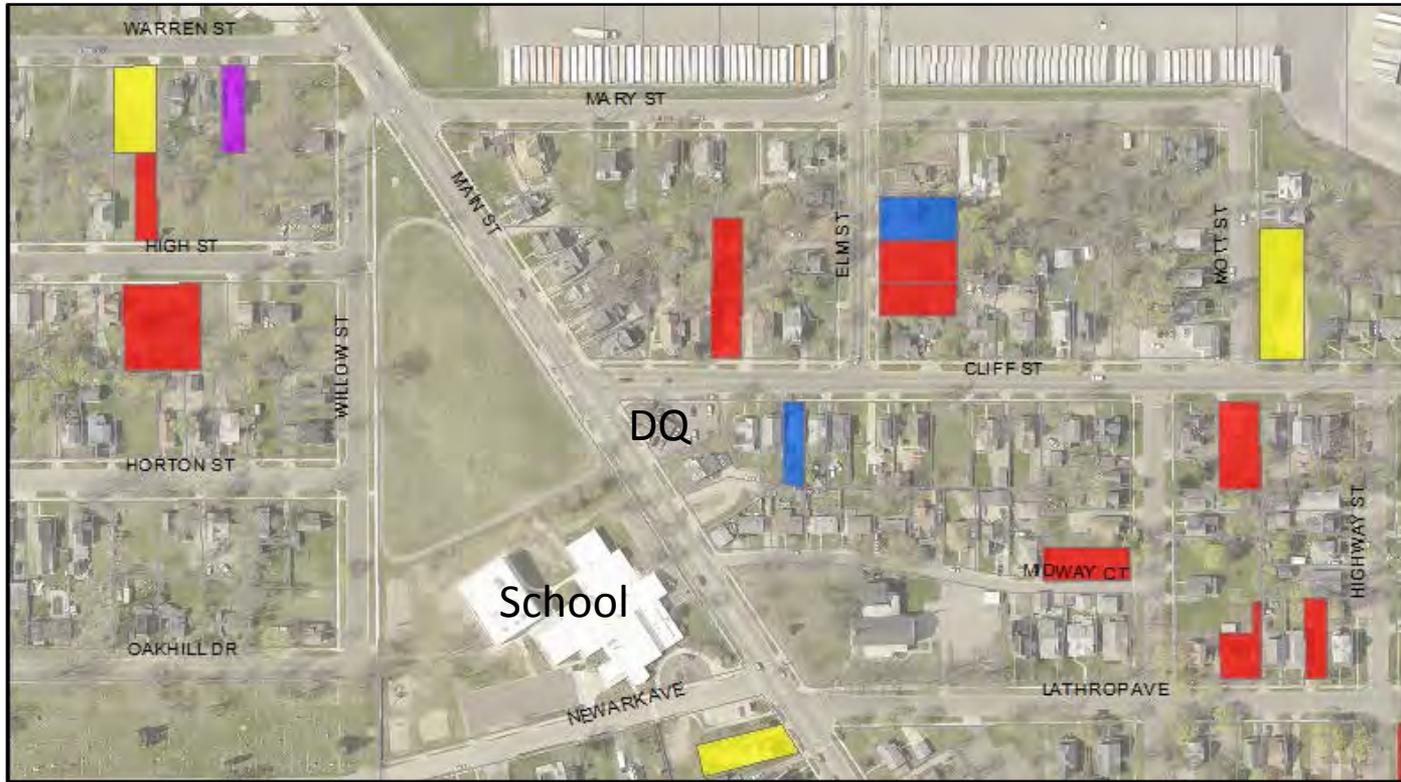
- NSP2 2010 +
- Other NPC1 Demos
- NSP2 2014
- NSP2 2015
- NPC Boundaries



## How do the CCLBA and the City rank demolition sites?

- *Building Condition*
  - *Fire or structural damage*
- *Location*
  - *Corridor*
  - *Near community asset*
  - *Concentration of blight*
  - *Worst house on the block*
- *Local Input*
  - *City officials & code officers*
  - *Complaints/History*





# Blight Elimination Corridors, Anchors & Concentrations



- NSP2 2010 +
- NSP2 2014
- NSP2 2015
- Other NPC1 Demos



332 Main Street

Recently Demolished



15 Warren Street

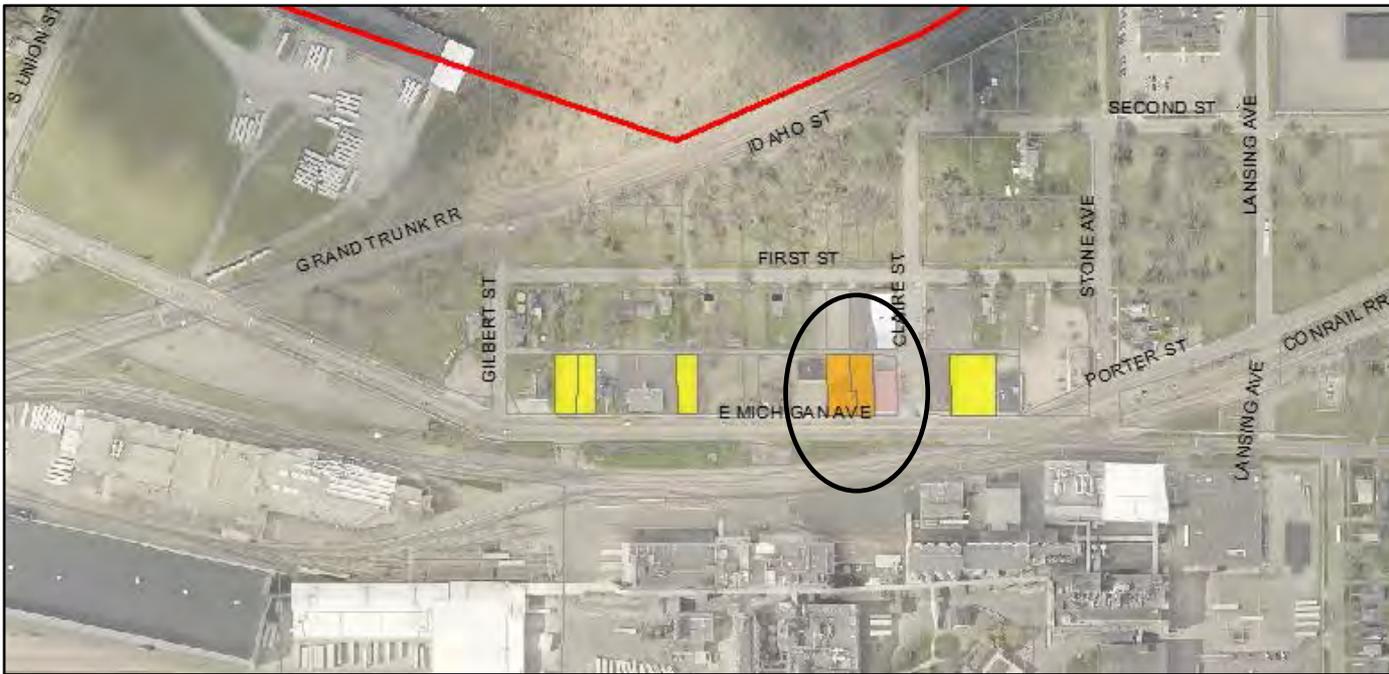
06.01



28 Cliff Street



393 Elm Street



# Blight Elimination Corridor Clean up



- Potential City Demo 2016
- Other NPC1 Demos
- NPC Boundaries



501 Michigan Ave E



507 Michigan Ave E



527 Michigan Ave E



585 Michigan Ave E

## The Calhoun County Land Bank Authority maintains vacant houses and lots throughout the County:

- *Property Lawn Care and Snow Removal to date \$84,293*
  - *Includes final Neighborhood Mow & Maintenance costs*
- *Property Securing and Trash Removal to date \$14,549*
- *Property Renovations to date \$23,737*
- *Property Demolitions \$116,301*
  - *Partially funded by NIBC*





# Question & Ideas

- What from this presentation speaks to you?
- What's working?
- What's missing?
- What would you like to see done differently?