



Community Development

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

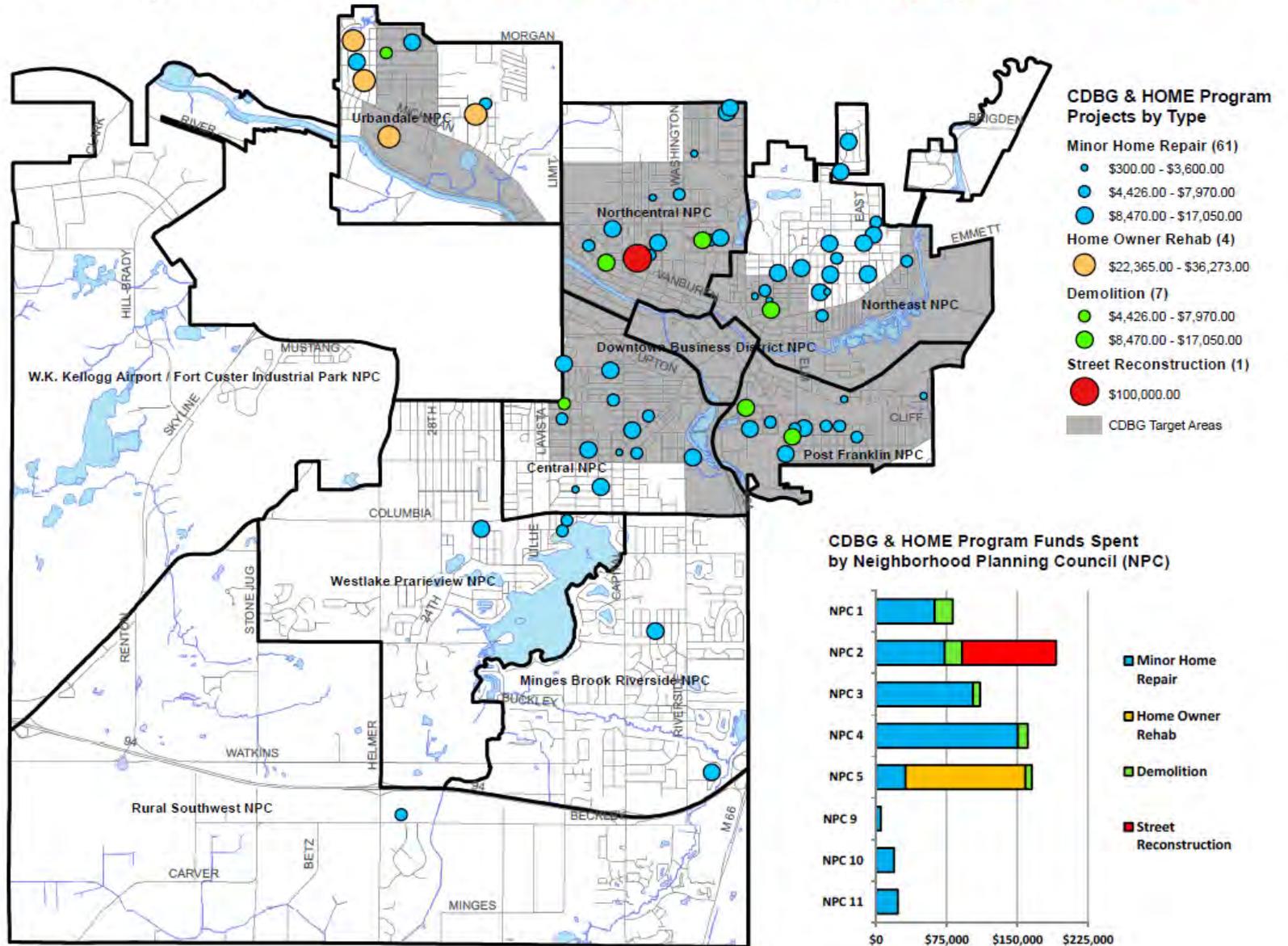
* HOME funding includes \$198,000 reallocated from previous years



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 #3

2010 Census Data

Area	2.42 square miles	7 th
Total Population	8,433	2 nd
Households	3,210	2 nd
Housing Units	3,781	2 nd
Vacant Units	571 (15.1%)	2 nd (4 th)



Housing Characteristics NPC #1

	<u>2015</u>	<u>Citywide</u>
Homeowner Occupied	56.6%	61.1%
Renters	43.4%	38.9%
Vacant	15.1%	15.4%
Median Housing Value	\$67,765	\$84,400
93.4% built before 1979		
27.3% valued by the Census under \$50,000		



Key Issues from 2014

- **Home Repair:** 3 of the top ten issues from the survey focus on need for rehab, maintenance or weatherization support for homeowners; whereas comments from last year's meeting focused more on code requiring people to fix up properties
 - **From last years meeting:** "Code enforcement has made a big difference in neighborhoods, and causes people to work on roofs and exteriors of houses."
 - From the survey: "Safe and clean neighborhoods. I try to assist by picking up trash and keep my property up, but new homeowners coming in don't. If left alone it will bring down our home values and bring in crime."



Key Issues from 2014

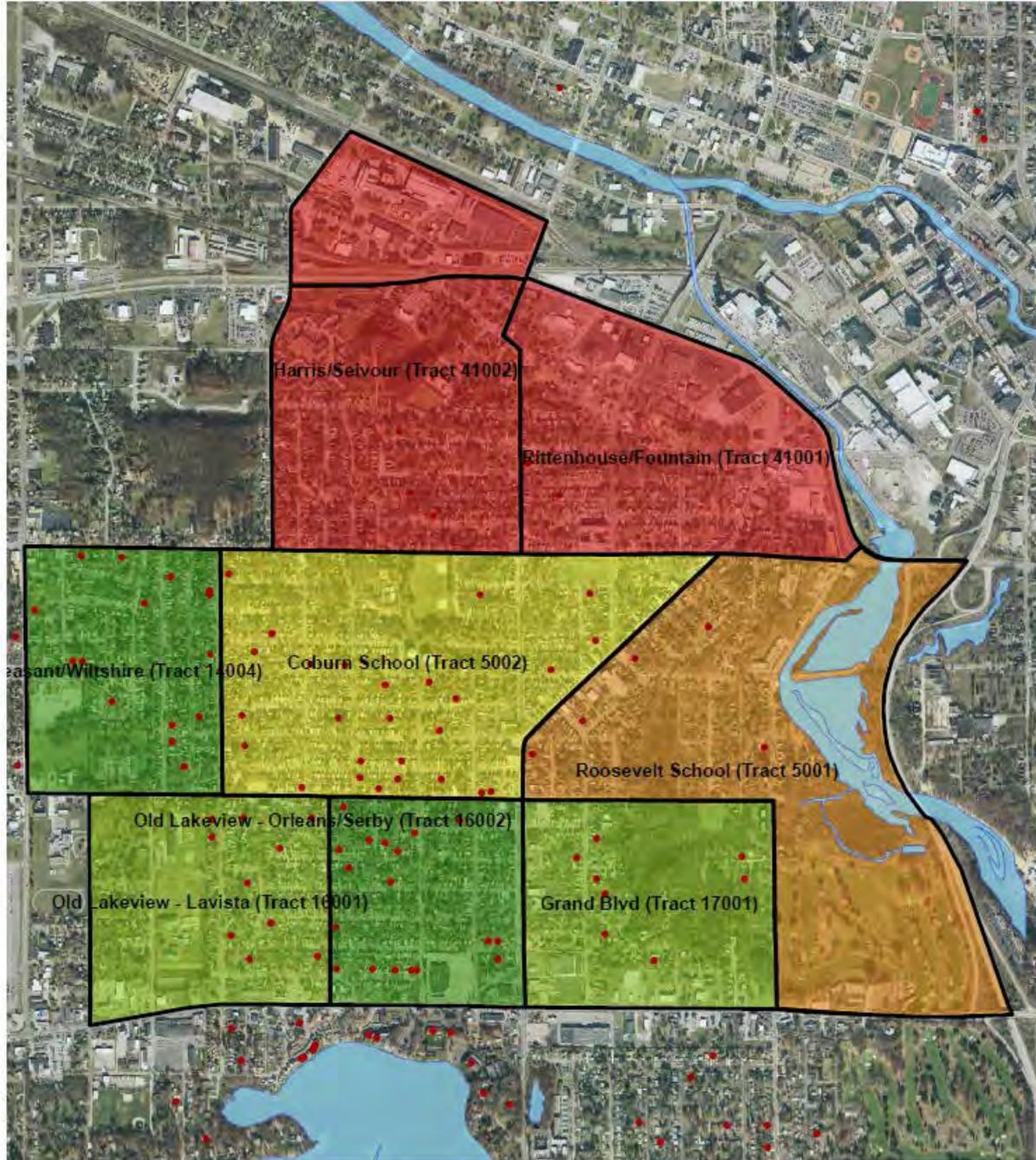
- **Corridor Improvement and Support for Small Business:** A review of NPC 3 initiatives shows that 11 of 23 initiative ideas are focused on the SW Capital Ave. corridor.
 - **From the Survey:** Small business loans were a high priority for 50.7% of NPC 3 respondents, making it a top ten issue.
 - **From last years meeting:** “Focus on corridors. Work to create a sense of excitement and place in neighborhoods.”



Key Issues from 2014

- **Abandoned Buildings and Vacant Lots:** 63% of NPC 3 survey respondents to community development survey said “demolition of abandoned buildings” was a high priority—52.5% rank “clean up of vacant lots” as high.
 - **From last years meeting:** “Remove blight, for example 431 Fairfield. Another problem with vacant buildings is the lawns not mowed with too many overgrown trees”

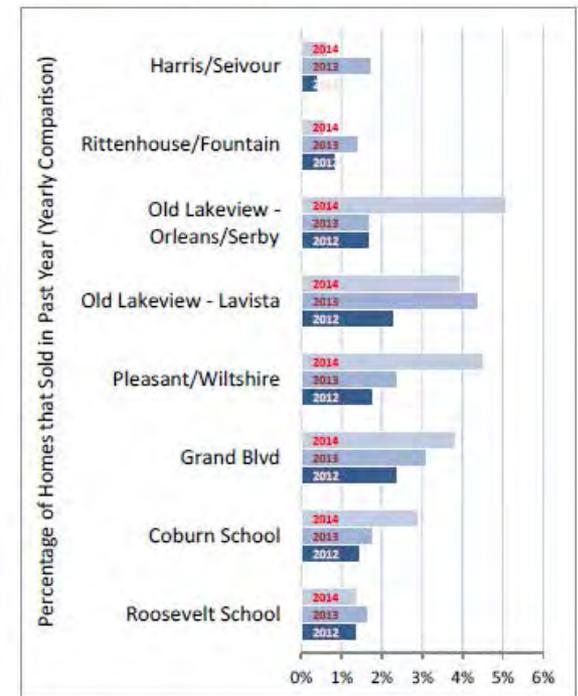
2014 NPC 3 Target Area Metrics: Percentage of Homes That Have Sold in the Past Year



Home Sales in 2014

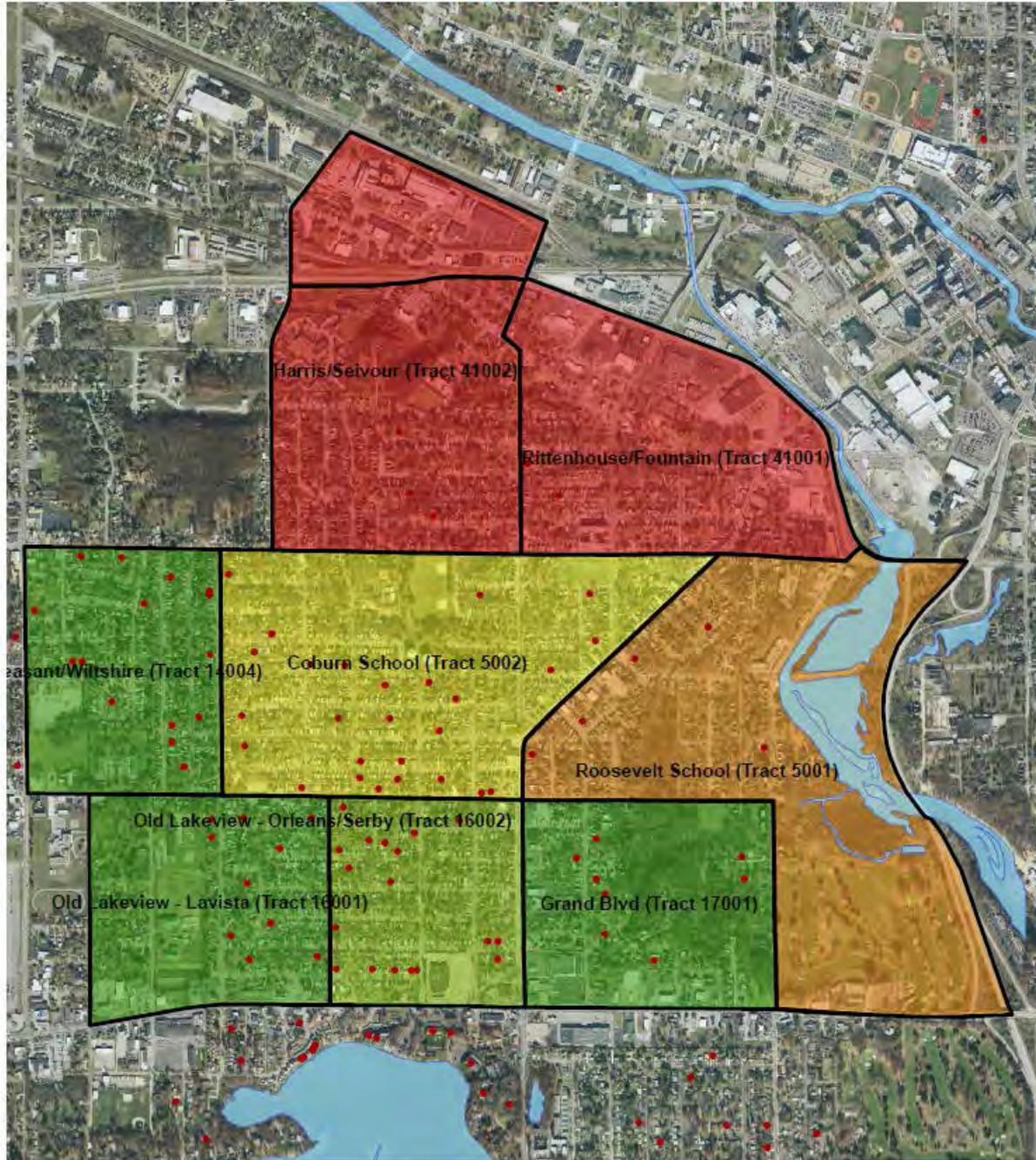


Neighborhood Trends



Notes:
 - The number of home sales has increased since 2012 in the Old Lakeview-Orleans/Serby, Old Lakeview-Lavista, Pleasant/Wiltshire, Grand Blvd, and Coburn School neighborhoods

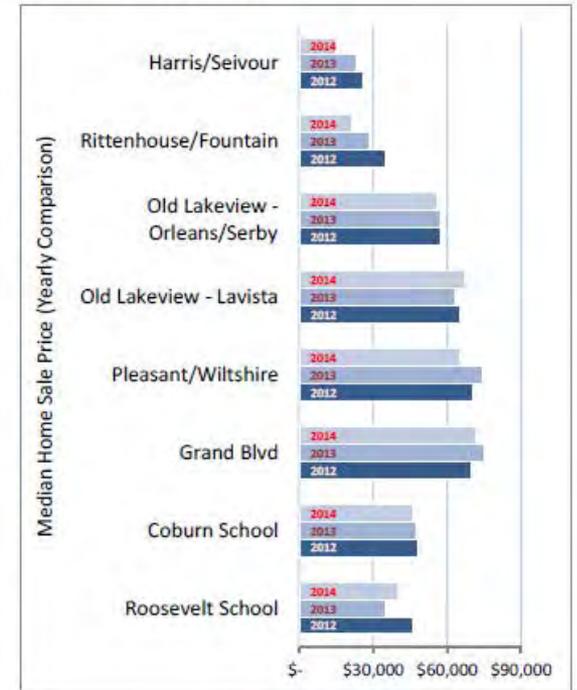
2014 NPC 3 Target Area Metrics: Median Home Sale Price



Home Sales in 2014

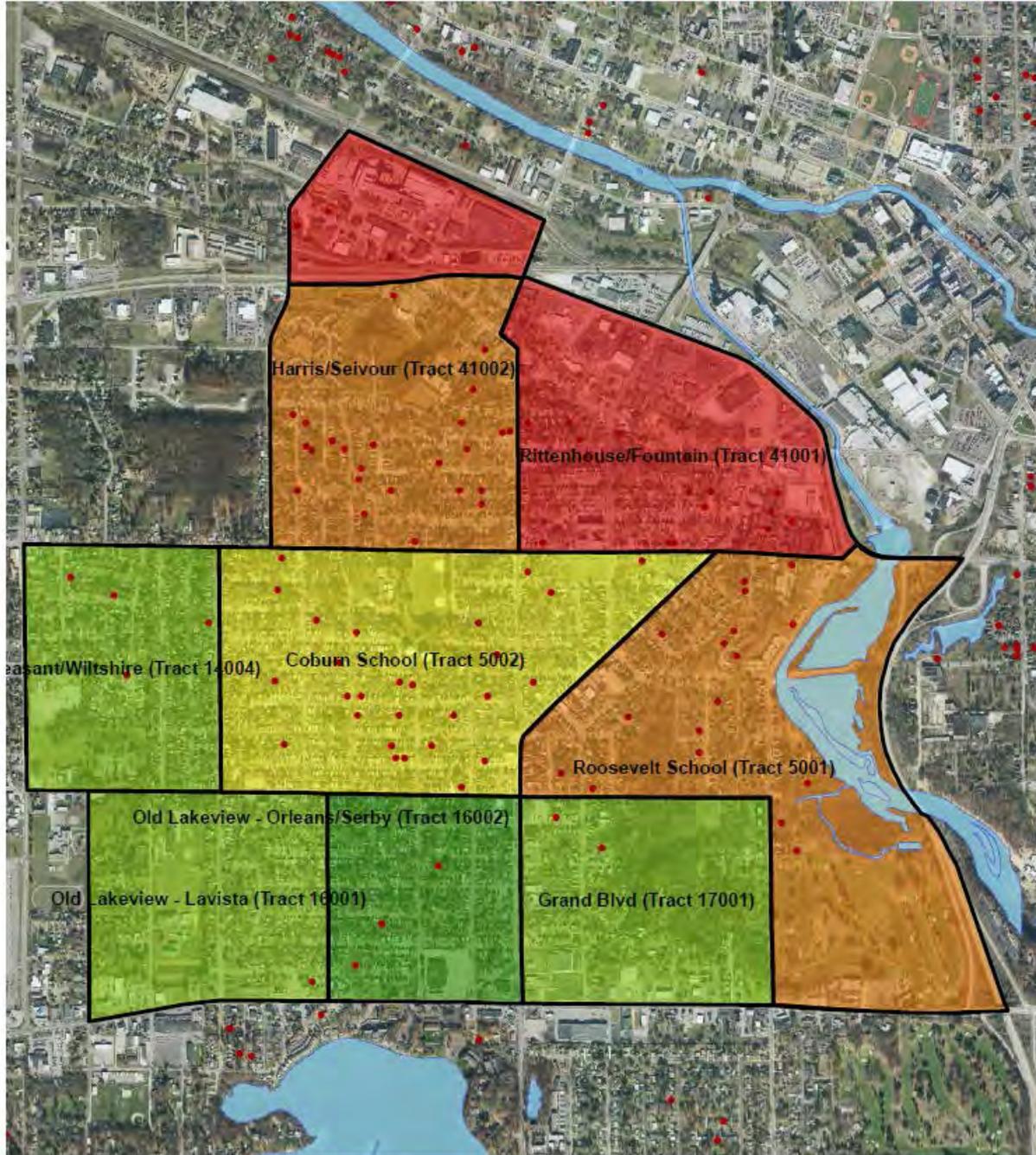


Neighborhood Trends



Notes:
 - Median home sale prices have been fairly consistent in all neighborhoods except the Harris/Seivour and Rittenhouse/Fountain neighborhoods
 -Median home sale prices declined since 2012 in these two neighborhoods

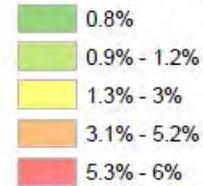
2014 NPC 3 Target Area Metrics: Percentage of Homes Vacant a Year or More



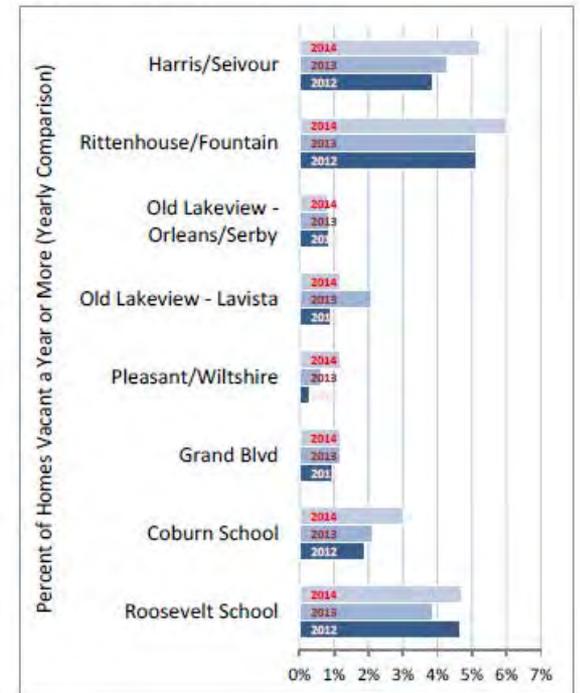
Long-term Vacant Buildings in 2014

• Buildings on Vacant Building Registry Over One Year

% of Homes Vacant a Year or More



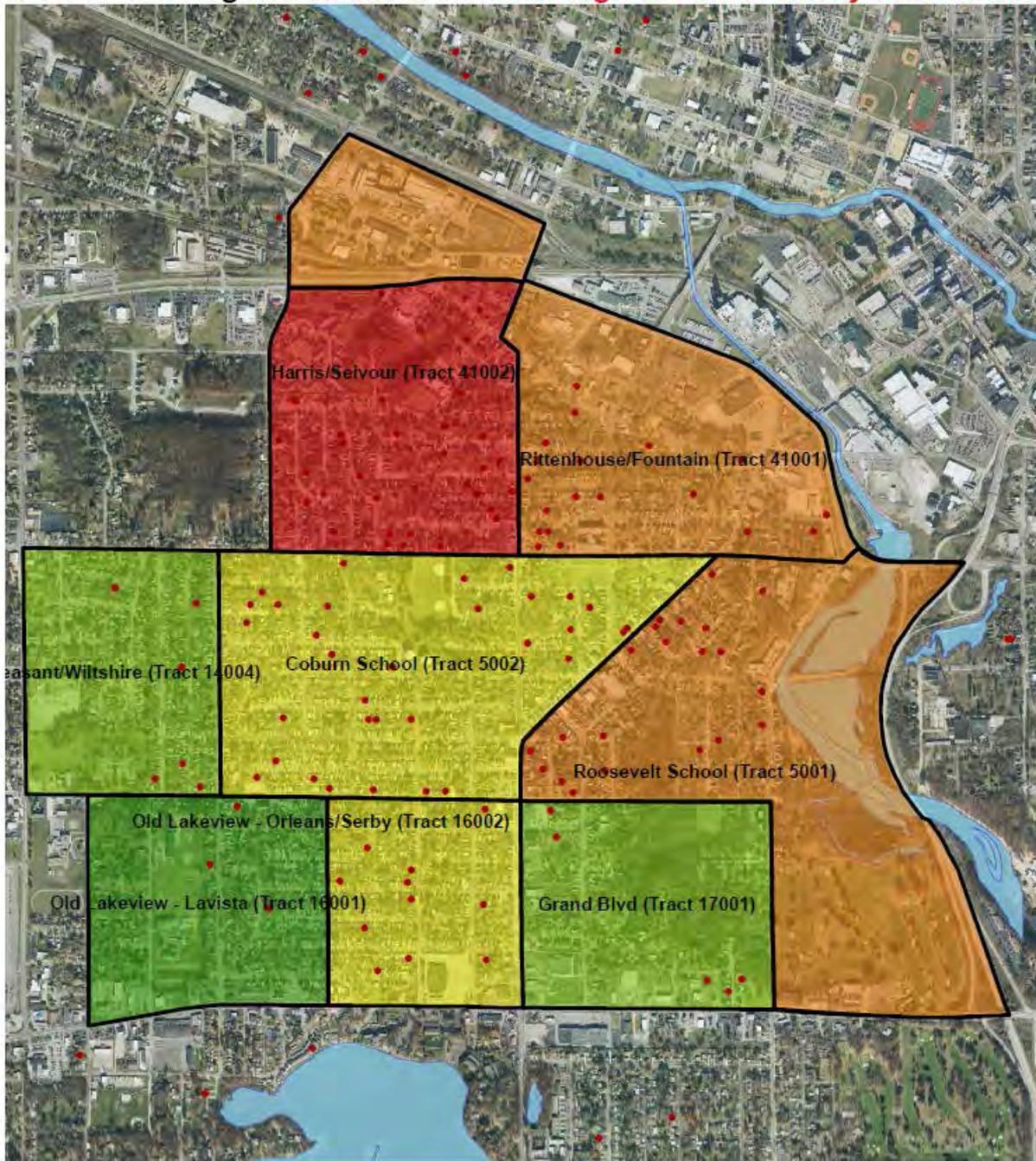
Neighborhood Trends



Notes:

- The percentage of homes vacant a year or more is consistently high in the Harris/Seivour, Rittenhouse/Fountain, and Roosevelt School neighborhoods
- Long-term vacant buildings are increasing in the Coburn School neighborhood

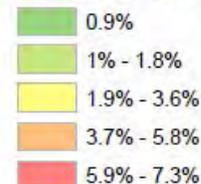
2014 NPC 3 Target Area Metrics: Percentage of Homes Newly Identified as Vacant



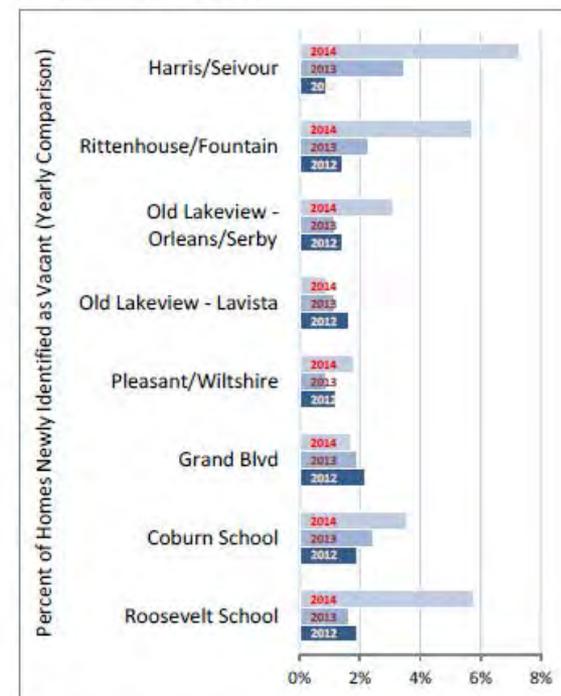
New Vacant Building Enforcements in 2014

• Enforcement Location

% of Homes Newly Identified as Vacant



Neighborhood Trends



Notes:

- Every Post NPC neighborhood had increased vacant building enforcements between 2012 and 2014 except the Old Lakeview-Lavista and Grand Blvd neighborhoods
- This trend is most pronounced in the Harris/Seivour, Rittenhouse/Fountain, and Roosevelt School neighborhoods



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

Issues Identified by NPC3 residents as areas of concerns
where CCLBA work overlaps:

Blighted Structures

Corridor Improvement

Lot Maintenance

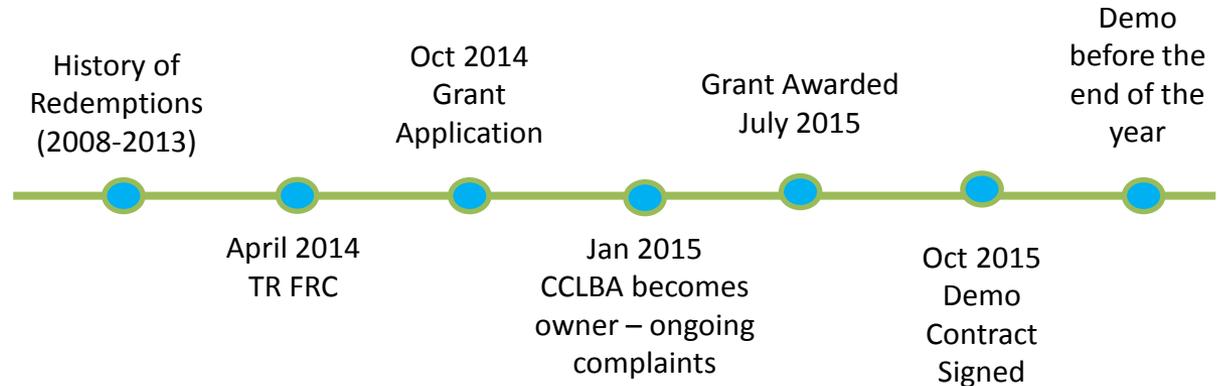
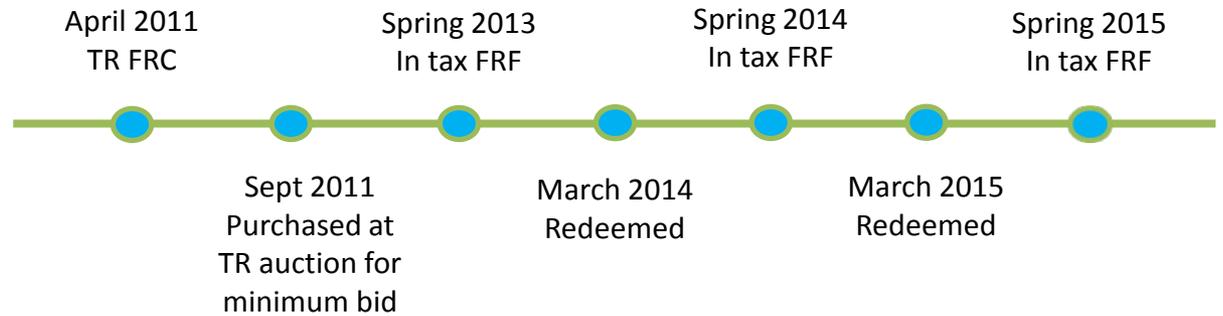
Trash Dumping

Sense of Place

CCLBA initiatives and programs:

**Targeted demolitions, lawn maintenance programs, lot
disposition programs, beautification opportunities.**

How does the CCLBA receive properties?





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

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



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

Blight Elimination in NPC 01 with Local Funds & Partnerships

NPC	Funding Source	Total Projects	Project Costs
2012	City of Battle Creek	3	\$36,000 (estimate)
2014	CCLBA/Treasurer	2	\$24,550
2015 – 2016*	City of Battle Creek	6	TBD
Total # of projects & costs		7	TBD

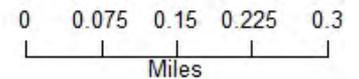
Note: The City of Battle Creek is conducting it's due diligence to demolish additional structures in NPC 03 under a new round of funding shown above.

How do the CCLBA and the City rank demolition sites?

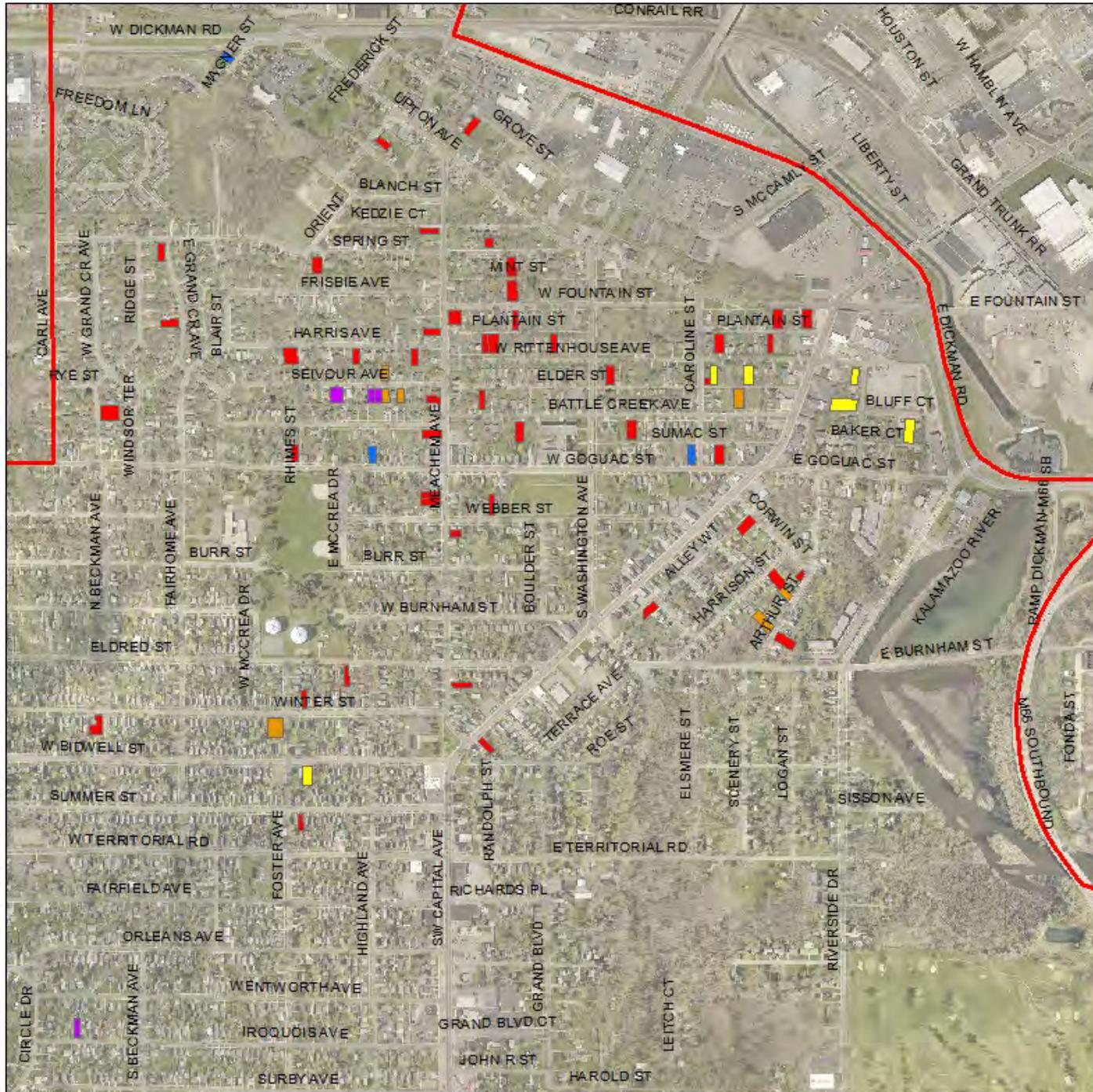
- *Building Condition*
 - *Fire or structural damage*
- *Location*
 - *Corridor*
 - *Near community asset*
 - *Concentration of blight*
 - *Worst house on the block*
- *Local Input*
 - *City officials & code officers*
 - *Complaints/History*

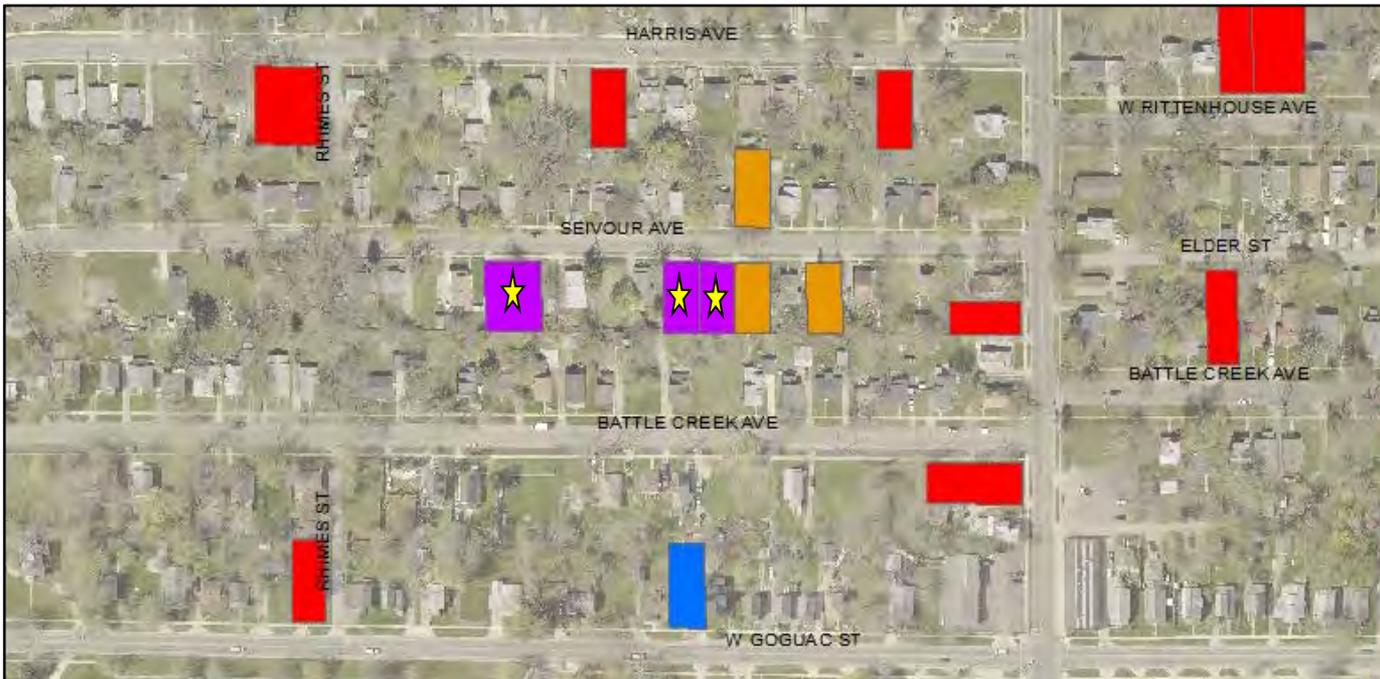


Blight Elimination In NPC3 2011 - 2015



- NSP2 2010 +
- NSP2 2014
- NSP2 2015
- NPC03 Collaborative Demos
- Proposed NPC3 Demos





Cluster Approach

In NPC3
2011 - 2015



- NSP2 2010 +
- NSP2 2014
- NSP2 2015
- NPC03 Collaborative Demos



27 Seivour



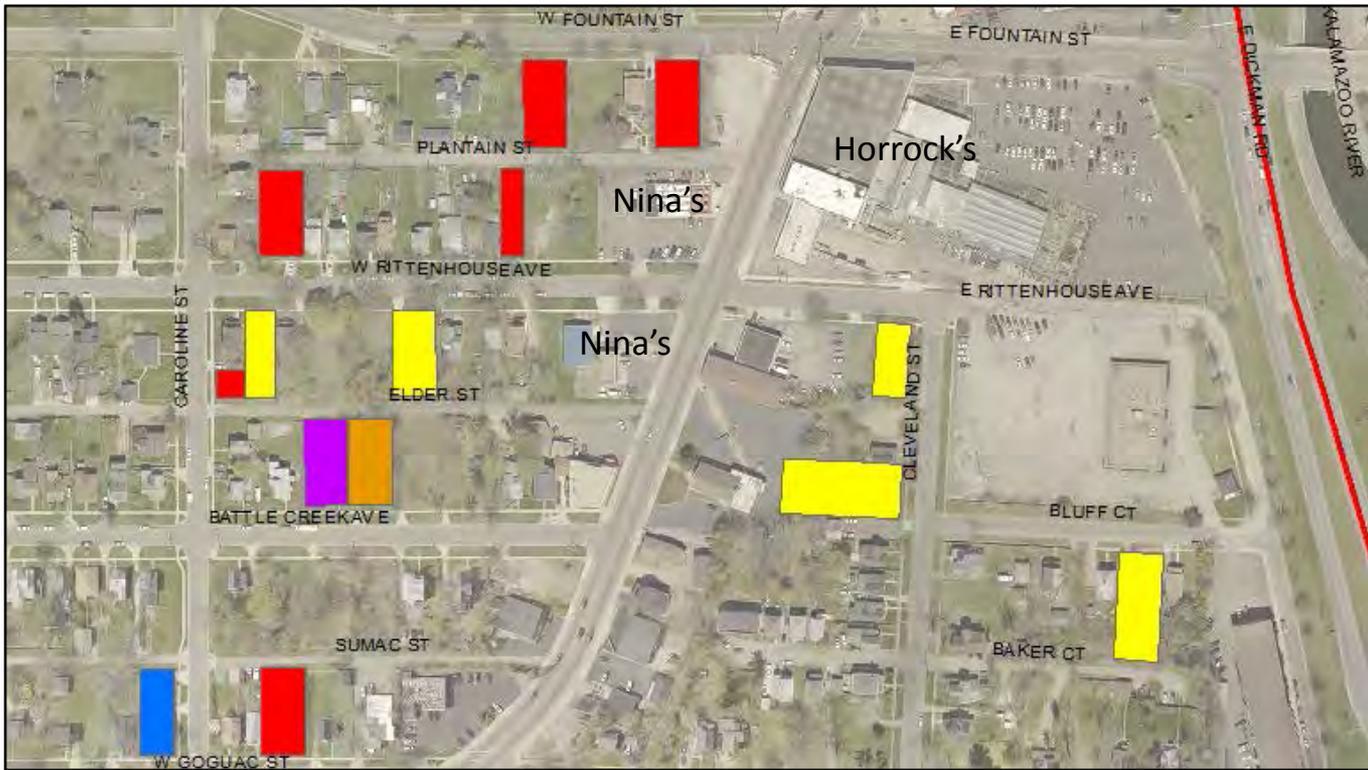
34 Seivour



35 Seivour

Foreclosed 2013 & 2014

- Issues Since:
- Tire dumping
 - Trash dumping
 - Break-ins
 - Drug enforcement
 - Water leak
 - Tree issue



Assesst Approach

In NPC3
2011 - 2015



- NSP2 2010 +
- NSP2 2014
- NSP2 2015
- NPC03 Collaborative Demos
- Proposed NPC3 Demos



64 Bluff

05/02/2014



52 Cleveland



24 Rittenhouse

Foreclosed 2013 & 2015

- Issues in Area Since:
- Tire dumping
 - Trash dumping
 - Break-ins
 - Fire
 - Tree issue

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*



The Calhoun County Land Bank Authority sees Lots of Opportunities in vacant land:

Side Lots



**Adopt-A-Lots/
Beautification**



Garden Lease





Question & Ideas

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



Healthy Neighborhoods: Our Common Commitment



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