Community Development

2015 Snapshot Presentation of Priorities, Activities, and Results

Presenters:

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Community Development Division
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
Community Development Snapshot

Healthy Neighborhoods: Our Common Commitment

City of Battle Creek
Community Development 2015

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

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

CDBG Funding $1,131,000
HOME Funding $409,000

* HOME funding includes $198,000 reallocated from previous years
### City-wide Neighborhood Dashboard (2015)

<table>
<thead>
<tr>
<th>Neighborhood Indicator</th>
<th>% Change</th>
<th>Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Junk/Trash</td>
<td>6%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Housing Violations</td>
<td>418%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Home Sales Rate</td>
<td>12%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>0%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Bank Foreclosures</td>
<td>-28%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Tax Foreclosures</td>
<td>-17%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Long-term Vacants</td>
<td>36%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>New Vacants</td>
<td>13%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Overall Risk Scores</td>
<td>-7%</td>
<td><img src="image" alt="Grade Icon" /></td>
</tr>
</tbody>
</table>
NPC #1

2010 Census Data

<table>
<thead>
<tr>
<th>Category</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>1.67 square miles</td>
</tr>
<tr>
<td>Total Population</td>
<td>5,271</td>
</tr>
<tr>
<td>Households</td>
<td>1,547</td>
</tr>
<tr>
<td>Housing Units</td>
<td>2,172</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>516 (23.8%)</td>
</tr>
</tbody>
</table>
## Housing Characteristics NPC #1

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner Occupied</td>
<td>47%</td>
<td>61.1%</td>
</tr>
<tr>
<td>Renters</td>
<td>53%</td>
<td>38.9%</td>
</tr>
<tr>
<td>Vacant</td>
<td>23.8%</td>
<td>15.4%</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$56,703</td>
<td>$84,400</td>
</tr>
<tr>
<td>95.2% built before 1979</td>
<td></td>
<td></td>
</tr>
<tr>
<td>42.9% valued by the Census under $50,000</td>
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<td></td>
</tr>
</tbody>
</table>
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 year's 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 year's meeting:* “Drug problem is very fluid and moves around”, and “too much drug use and drug selling in rental housing”.

  *From last year's 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!”
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
- Foreclosure Location
% of Homes with a Tax Foreclosure
- 0%
- 1.2%
- 1.3%
- 1.8%
- 2.4%

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
- 3%
- 6.5%
- 7.1%
- 8.2%
- 8.3%

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
- 1%
- 2%
- 3.2%
- 3.3%
- 4.8%

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.

<table>
<thead>
<tr>
<th>NPC</th>
<th>NSP2 2010+</th>
<th>NSP2 2014</th>
<th>NSP2 2015</th>
<th>Totals by NPCs</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 – Post</td>
<td>44</td>
<td>3</td>
<td>9</td>
<td>$505,911 56</td>
</tr>
<tr>
<td>02 - Wash Hts.</td>
<td>58</td>
<td>9</td>
<td>5</td>
<td>$609,695 72</td>
</tr>
<tr>
<td>03 – Coburn</td>
<td>49</td>
<td>3</td>
<td>9</td>
<td>$513,470 61</td>
</tr>
<tr>
<td>04 - Fremont</td>
<td>51</td>
<td>7</td>
<td>2</td>
<td>$575,910 60</td>
</tr>
</tbody>
</table>
The **Calhoun County Land Bank Authority** also partners with local entities to eliminate blight.

<table>
<thead>
<tr>
<th>NPC</th>
<th>Funding Source</th>
<th>Total Projects</th>
<th>Project Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>CCLBA</td>
<td>4</td>
<td>$67,069</td>
</tr>
<tr>
<td>2014</td>
<td>County Treasurer</td>
<td>4</td>
<td>$49,055</td>
</tr>
<tr>
<td>2014</td>
<td>NIBC</td>
<td>7</td>
<td>$99,296</td>
</tr>
<tr>
<td>2015</td>
<td>City of Battle Creek</td>
<td>2</td>
<td>$19,489</td>
</tr>
<tr>
<td><strong>Total # of projects &amp; costs</strong></td>
<td><strong>17</strong></td>
<td><strong>$234,909</strong></td>
<td></td>
</tr>
</tbody>
</table>

*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.*
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

[Images of demolished buildings: 62 Jericho Road and 450 Cliff Street]
Blight Elimination
Corridors, Anchors & Concentrations

Recently Demolished

332 Main Street
15 Warren Street
28 Cliff Street
393 Elm Street
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

*2015 Neighborhood Mow & Maintenance Crews!*
Question & Ideas

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