Community Development

2015 Snapshot Presentation of Priorities, Activities, and Results

Featuring a special presentation from:

Presenters:
Chris Lussier & Helen Guzzo
Community Development Division
City of Battle Creek

Amy Rose-Wallace
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 Division** 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
Community Development Snapshot
Healthy Neighborhoods: Our Common Commitment

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

CDBG Funding $1,131,000

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

CDBG & HOME Program Projects by Type
- Minor Home Repair (61)
  - $300.00 - $3,000.00
  - $4,426.00 - $7,970.00
  - $8,470.00 - $17,050.00
- Home Owner Rehab (4)
  - $22,365.00 - $30,273.00
- Demolition (7)
  - $4,426.00 - $7,970.00
  - $8,470.00 - $17,050.00
- Street Reconstruction (1)
  - $100,000.00

CDBG & HOME Program Funds Spent by Neighborhood Planning Council (NPC)
- NPC 1
- NPC 2
- NPC 3
- NPC 4
- NPC 5
- NPC 9
- NPC 10
- NPC 11

Legend:
- Minor Home Repair
- Home Owner Rehab
- Demolition
- Street Reconstruction

Bar chart showing the distribution of funds spent by each NPC.
## 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="Icon" /></td>
</tr>
<tr>
<td>Housing Violations</td>
<td>418%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Home Sales Rate</td>
<td>12%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>0%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Bank Foreclosures</td>
<td>-28%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Tax Foreclosures</td>
<td>-17%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Long-term Vacants</td>
<td>36%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>New Vacants</td>
<td>13%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
<tr>
<td>Overall Risk Scores</td>
<td>-7%</td>
<td><img src="image" alt="Icon" /></td>
</tr>
</tbody>
</table>
## NPC #2

### 2010 Census Data

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>2.44 square miles</td>
<td>6&lt;sup&gt;th&lt;/sup&gt;</td>
</tr>
<tr>
<td>Total Population</td>
<td>4,863</td>
<td>8&lt;sup&gt;th&lt;/sup&gt;</td>
</tr>
<tr>
<td>Households</td>
<td>1,989</td>
<td>7&lt;sup&gt;th&lt;/sup&gt;</td>
</tr>
<tr>
<td>Housing Units</td>
<td>2,514</td>
<td>6&lt;sup&gt;th&lt;/sup&gt;</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>525 (20.9%)</td>
<td>3&lt;sup&gt;rd&lt;/sup&gt; (2&lt;sup&gt;nd&lt;/sup&gt;)</td>
</tr>
</tbody>
</table>
Community Development Snapshot
Healthy Neighborhoods: Our Common Commitment

Housing Characteristics NPC #2

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner Occupied</td>
<td>48.4%</td>
<td>61.1%</td>
</tr>
<tr>
<td>Renters</td>
<td>51.6%</td>
<td>38.9%</td>
</tr>
<tr>
<td>Vacant</td>
<td>20.9%</td>
<td>15.4%</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$67,677</td>
<td>$84,400</td>
</tr>
<tr>
<td>91% built before 1979</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28.6% valued by the Census under $50,000</td>
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</tr>
</tbody>
</table>
Key Issues from 2014

• **Jobs:** #1 issue: 77.9% of survey respondents from the NPC 2 area said that “Job Opportunities” were a high priority issue.

  – **From the survey:** “Get the youth jobs and help felons get jobs.”

  – **From last years meeting:** “Limited day care availability for 2\textsuperscript{nd} and 3\textsuperscript{rd} shifts” and “Increase jobs with back to work programs and youth employment”.
Key Issues from 2014

• **Help with home repair and more understanding from Code Division:** “Help with home maintenance” (70.4%) and “Homeowner Rehab” (67.9%) were the #2 and #3 ranked issues for survey respondents from NPC #2.

  – **From 9/22 meeting with NPC leaders:** “We realize that in order to keep properties up we need to maintain, but some people need access to resources—especially seniors.”

  – **From last years meeting:** “Hassled by code compliance—not given enough time to complete repairs, extra time and money spent on citations and court.”

  – **From the NIBC survey:** When asked what do you like least about your neighborhood, 14% of respondents said “homes not kept up” or “homes run down”—(2\textsuperscript{nd} highest ranked issue).
Key Issues from 2014

- **Tax foreclosure and abandonment of property:** NPC 2 has had the highest tax foreclosure rates in the City over the past 8 years, and in many parts of the NPC, more than 8% of properties have been vacant a year or more.

  - **From 9/22 meeting with NPC leaders:** “I feel like things are allowed to occur in my neighborhood that aren’t allowed to occur elsewhere. People see houses getting torn down and vacant lots and think that anything goes.”

  - **From last years meeting:** “Vacant, burned up housing not being torn down. It should be first priority.”

  - **From last years community development survey:** 62% of NPC 2 survey respondents said “demolition of abandoned buildings” was a high priority.
Key Issues from 2014

• **Parks, public spaces, & vacant land:** 57.6% of NPC 2 residents rank “clean up of vacant lots” as a high priority, and are more likely to consider parks and open spaces a priority than residents of any other neighborhood.

  – **From last years meeting:** “Increase the number of playgrounds, for example at the Village at Irving Park.”

  – **From 9/22 meeting with NPC leaders:** “Claude Evans park is great, but what about the vacant lot across the street?”
2014 NPC 2 Target Area Metrics: Percentage of Homes with Housing Code Enforcements

Housing Code Enforcements in 2014
- Enforcement Location
  - % of Homes with Housing Code Enforcements
    - 10.5%
    - 12.1%
    - 12.2%
    - 15.2%
    - 21% - 24.1%

Neighborhood Trends

Notes:
- Enforcements were very low in 2013 for all neighborhoods
- Enforcements decreased between 2012 and 2014 in the Redner/Maryland neighborhood
- Enforcements increased significantly between 2012 and 2014 in most other neighborhoods
2014 NPC 2 Target Area Metrics: Percentage of Tax Foreclosures

Tax Foreclosures in 2014
- Foreclosure Location
- % of Homes with a Tax Foreclosure
  - 0.6%
  - 0.8%
  - 1.5%
  - 2.1% - 2.2%
  - 3.3%

Neighborhood Trends

Notes:
- Compared to the rest of the City, NPC 2 neighborhoods typically have high levels of tax foreclosure.
- 2014 was the highest year on record for tax foreclosures in the Irving Park Dr. neighborhood (data collected since 2007).
- Tax foreclosures are consistently high in the Wash. Hts./Hubbard neighborhood.
- Tax foreclosures declined in 2014 in other NPC 2 neighborhoods.
2014 NPC 2 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
- 2.3%
- 3.2%
- 4.8%
- 9.2% - 9.4%
- 13.1%

Neighborhood Trends

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>2014</th>
<th>2013</th>
<th>Yearly Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irving Park Dr.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Redner/Maryland</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Fox/Waubascon</td>
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<td></td>
<td></td>
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<tr>
<td>Dudley School</td>
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<td></td>
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<tr>
<td>Wash Hts - Hubbard</td>
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<td></td>
<td></td>
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<tr>
<td>Wash Hts - Park Hill</td>
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Notes:
- The percentage of homes that have been vacant increased in all neighborhoods between 2013 and 2014.
- Long-term vacancy has increased in the Wash Hts and Dudley School neighborhoods each year since 2012.
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 NPC2 residents as areas of concerns where CCLBA work overlaps:

**Blighted Structures (specifically dangerous ones)**

**Corridor Improvement**

**Lot Maintenance & Trees**

**Increase playgrounds**

CCLBA initiatives and programs:

**Targeted demolitions, lawn maintenance programs, lot disposition programs, beautification opportunities.**
Demo Date Review from September 2015 Meeting

How do we rank demolitions?

- **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

How much $ spent in NPC2?

- **NSP2 Funds**
  - 2010 – 2013 - $438,304
  - 2014 – $108,581
  - 2015 – $62,810
- **Other Funds**
  - 2012 – 2015 -$142,324
How do we deal with maintenance and open space?

- **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

New Ideas Available From: Detroit Future City: dfc-lots.com
Other options for open space?

- Parks
- Strategic Plantings
- Small gardens
- Rain gardens
- Playgrounds
- Open gathering space
- Pop-up community spaces
- Other Uses?

Collaboration Corner, pocket park in Albion
Issue: Front Yard Parking / Dumping

CCLBA 2015 Solution

Dumping Preventer Design

Before

After Demo

Addressing drive thru issue with adjacent property owner – cost $448
Issue: Vacant Lot Between Homes

Typical Post Demo Lot

Friendly Fence
Issue: Need Natural Gathering Spaces – Organic Bowl

Organic Bowl

Examples of Earthwork

1. Earthen Bowl 2. Open Space

Section

Grass Area  Flowering Meadow  Grass Area

Where Do I Grow?

The Organic Bowl is best on a double lot and has the potential to become an important neighborhood amenity.

Options include:

- Rain Garden
- Trees
- Ornamental Trees and Shrubs
- Flowering Meadow
- Grass or Optional Groundcover

Planting: Full Sun to Part Sun

Key

1. Amur Maple
2. American Sycamore
3. Scarlet Oak
4. Clay Mix (for meadow areas)
5. Black-Eyed Susan & Purple Coneflower
7. Blue Flag Iris & Bee Balm
8. Yarrow
9. Common Milkweed & Swamp Milkweed
10. Mixed Daffodils, Snowdrops, Mixed Crocuses, and Autumn Crocuses (Mix bulbs and plant randomly throughout grass area.)

Plant Sizes

- Pots: 1.5 inch diameter trees are available at commercial landscape supply stores in pots or balled and burlapped (B&B).

- Bulbs: Bulbs are cheaper if purchased in bulk. You can find bulk bags at garden stores.
Next steps for open space?

- Continue Discussion
- Explore other layout options
- Identify Areas
- Look for Partners & Funders
- Promote existing programs

*Conduct a “walk – shop” with interested residents!*
Question & Ideas

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

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