



Community Development

2015 Snapshot Presentation of Priorities, Activities, and Results

Featuring a special presentation from:



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 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*



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

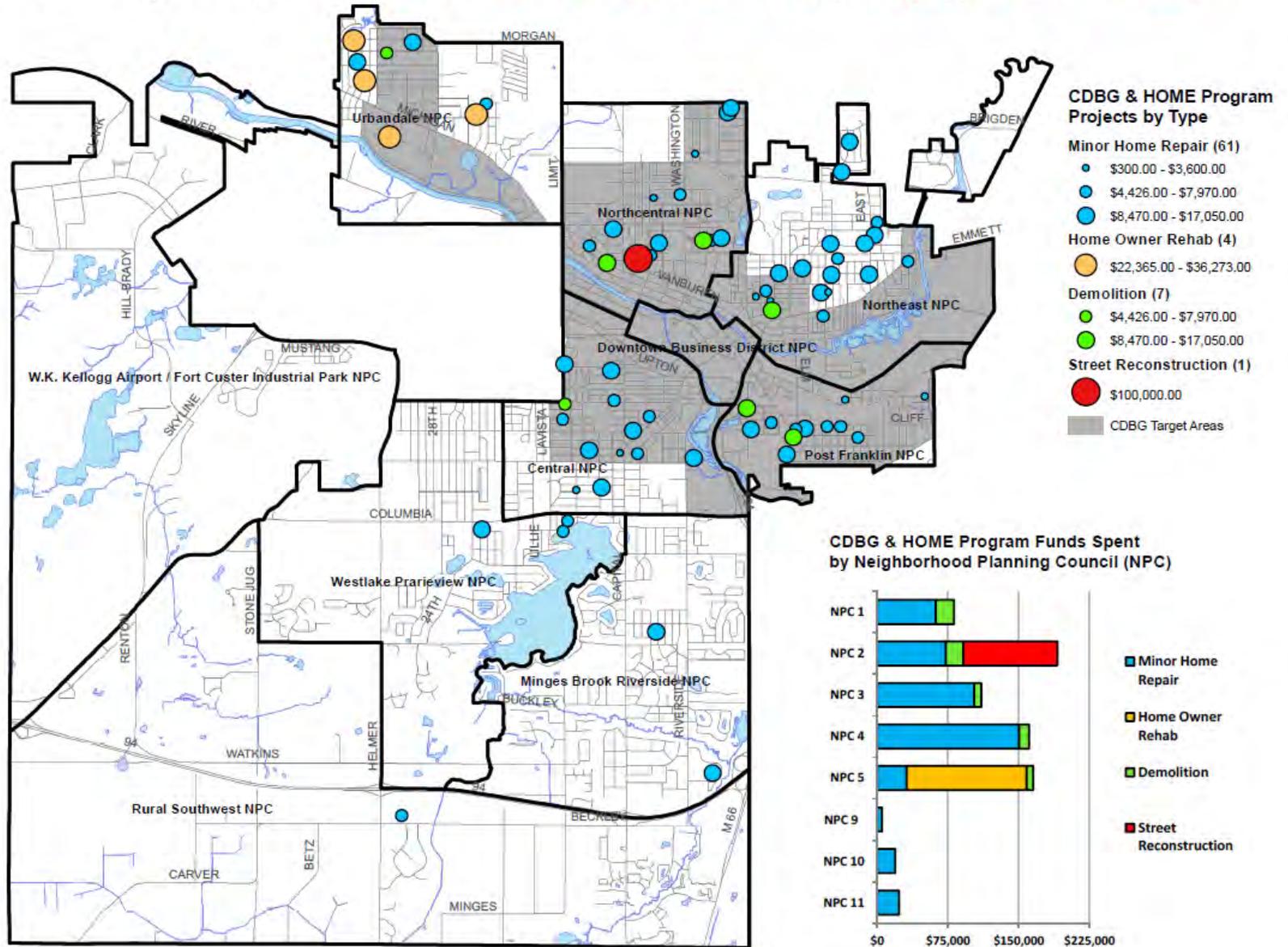
* HOME funding includes \$198,000 reallocated from previous years



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 #2

2010 Census Data

Area	2.44 square miles	6 th
Total Population	4,863	8 th
Households	1,989	7 th
Housing Units	2,514	6 th
Vacant Units	525 (20.9%)	3 rd (2 nd)



Housing Characteristics NPC #2

	<u>2015</u>	<u>Citywide</u>
Homeowner Occupied	48.4%	61.1%
Renters	51.6%	38.9%
Vacant	20.9%	15.4%

Median Housing Value \$67,677 \$84,400

91% built before 1979

28.6% valued by the Census under \$50,000



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 2nd and 3rd 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”—(2nd highest ranked issue).



Key Issues from 2014

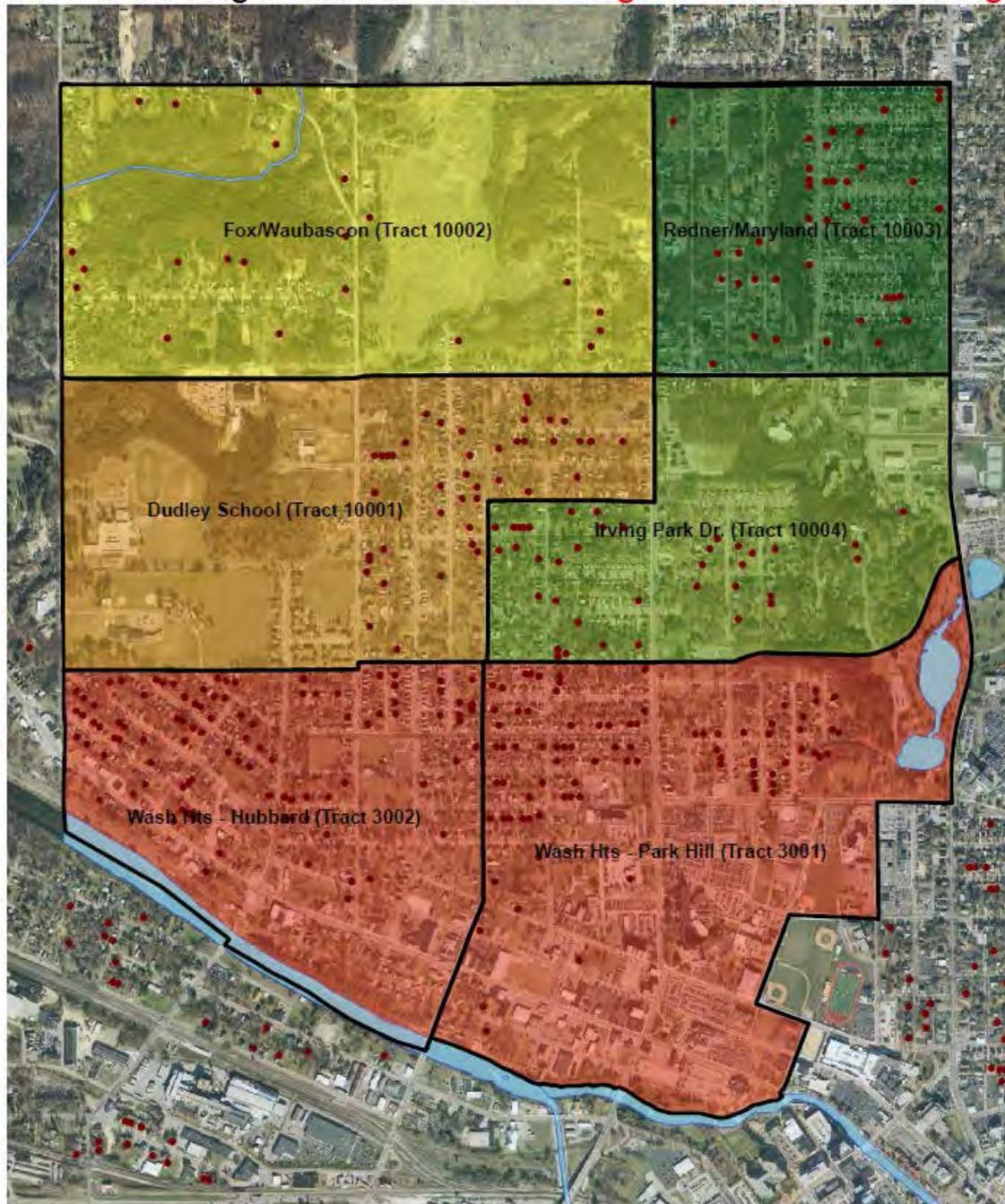
- **Tax foreclosure and abandonment of property:** NPC 2 has had the highest tax foreclosure rates in the City over the past 8 years, and in many parts of the NPC, more than 8% of properties have been vacant a year or more.
 - **From 9/22 meeting with NPC leaders:** “I feel like things are allowed to 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?”

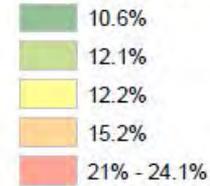
2014 NPC 2 Target Area Metrics: Percentage of Homes with Housing Code Enforcements



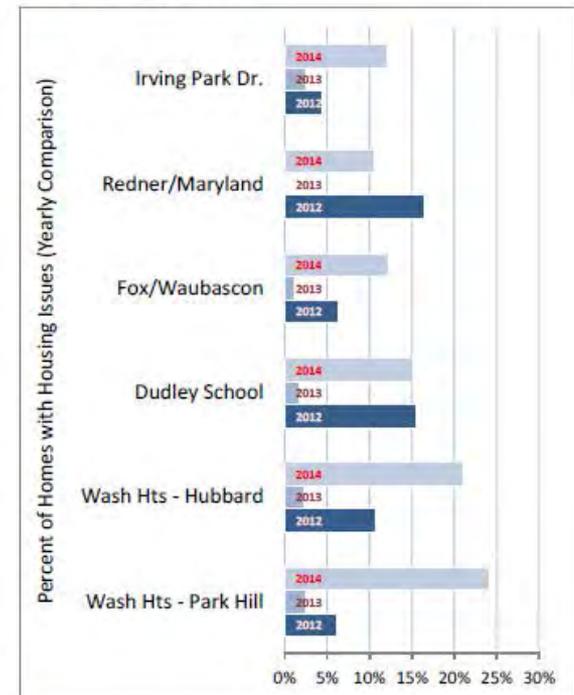
Housing Code Enforcements in 2014

• Enforcement Location

% of Homes with Housing Code Enforcements



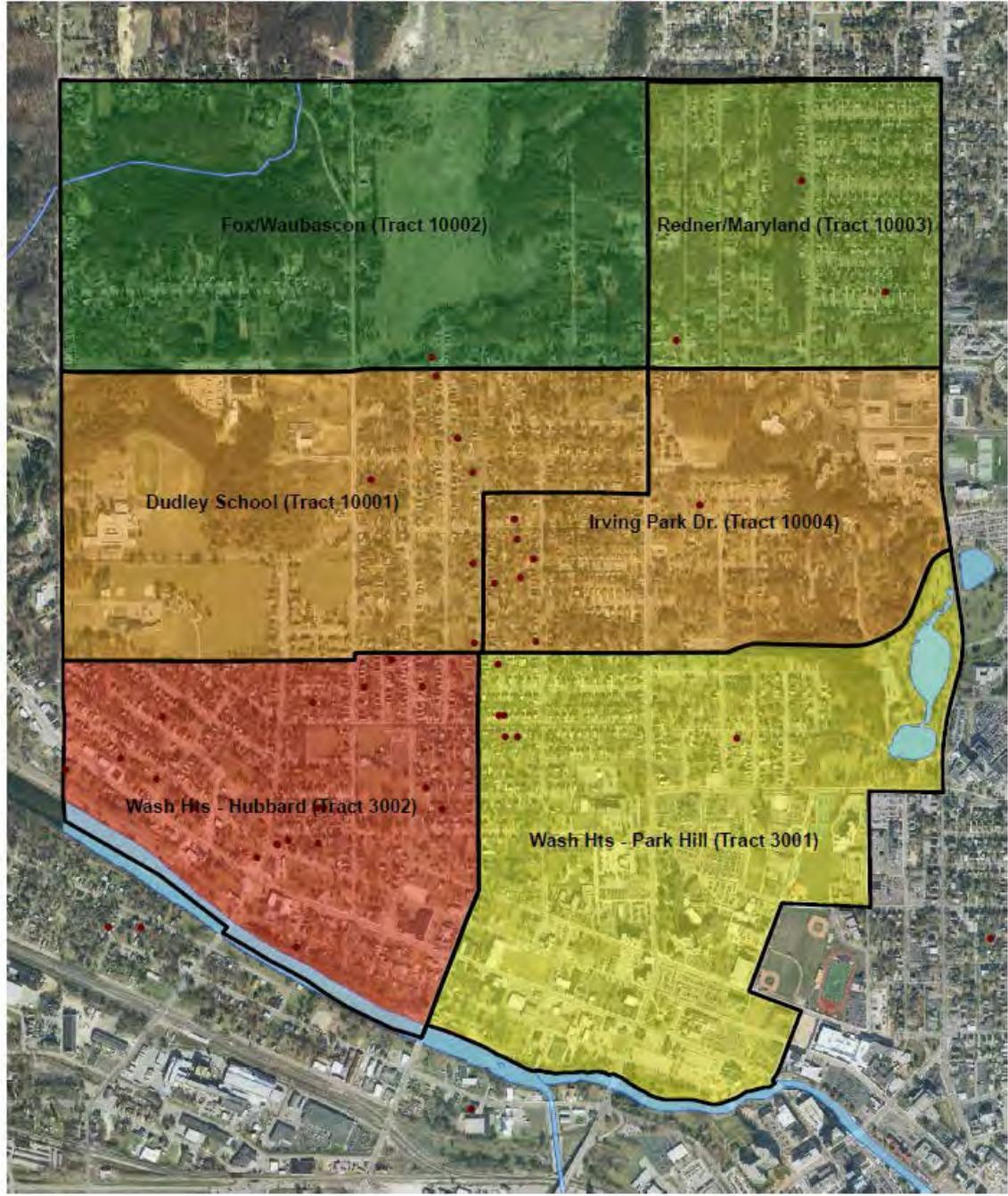
Neighborhood Trends



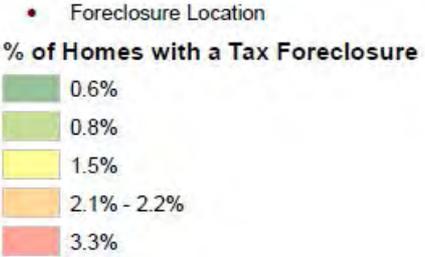
Notes:

- 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

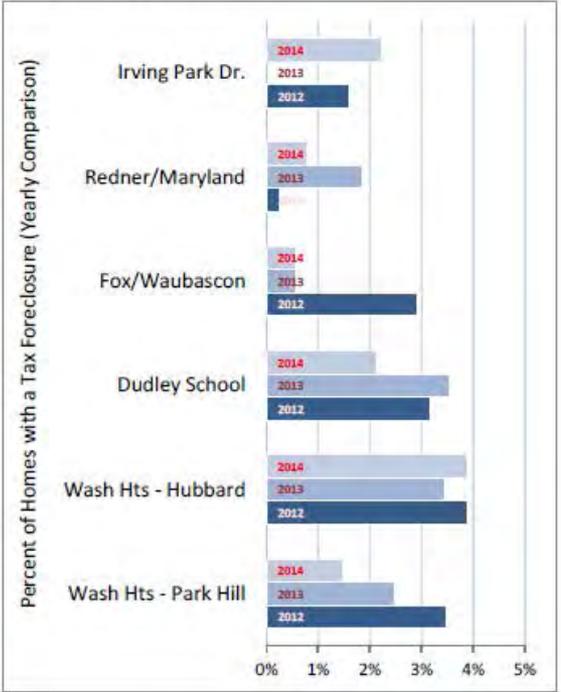
2014 NPC 2 Target Area Metrics: Percentage of Tax Foreclosures



Tax Foreclosures in 2014



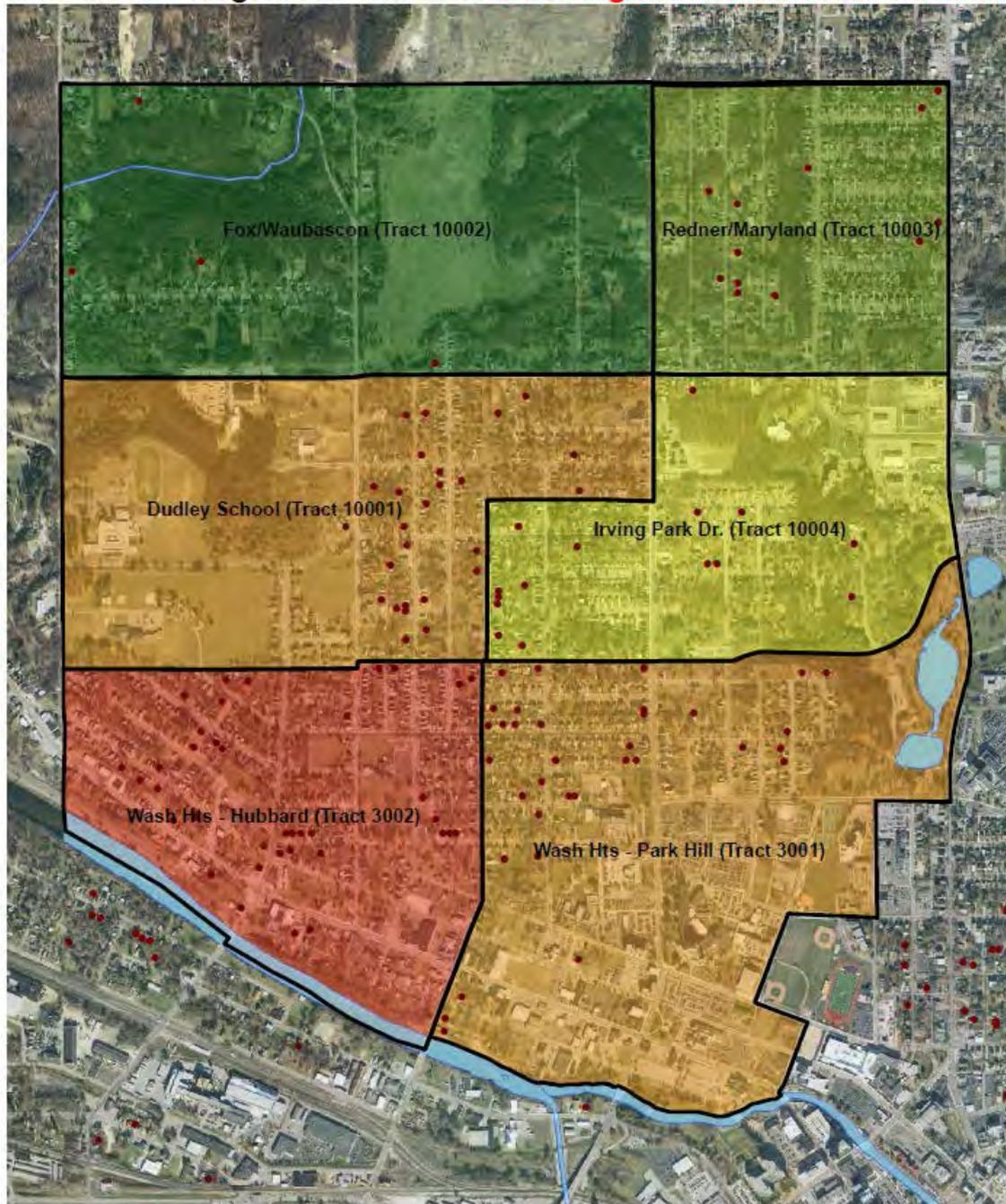
Neighborhood Trends



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

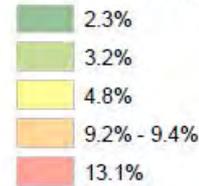
2014 NPC 2 Target Area Metrics: Percentage of Homes Vacant a Year or More



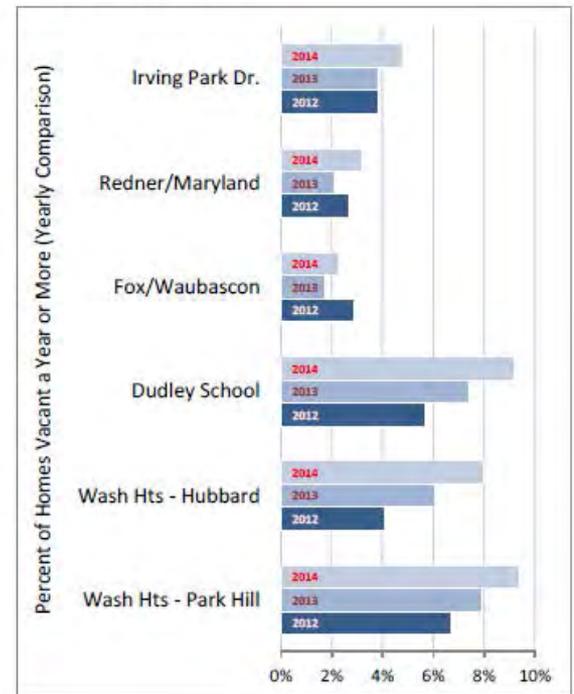
Long-term Vacant Buildings in 2014

- Buildings on Vacant Building Registry Over One Year

% of Homes Vacant a Year or More



Neighborhood Trends



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?

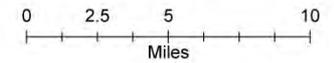
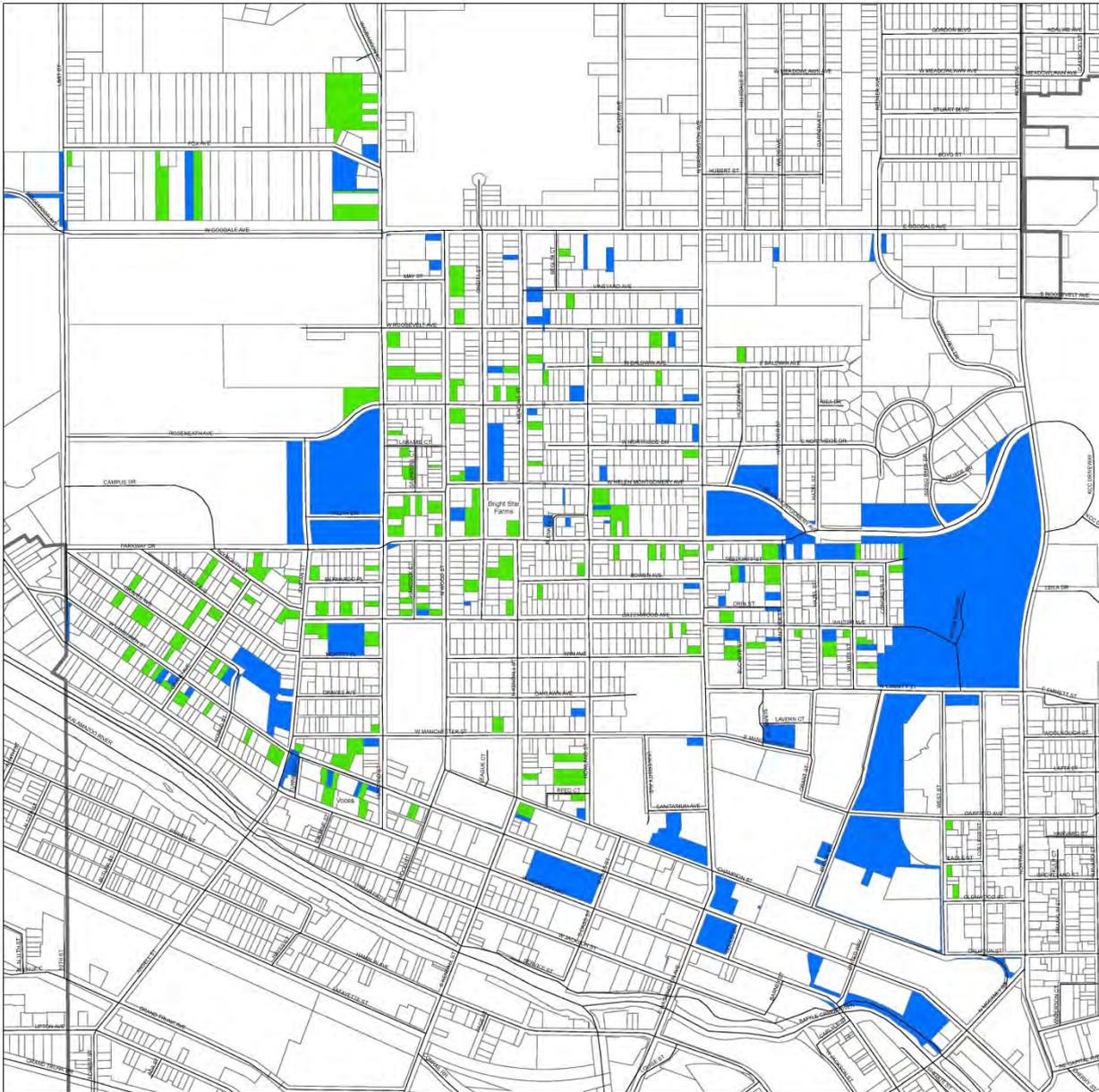
- *NSP2 Funds*
 - *2010 – 2013 - \$438,304*
 - *2014 – \$108,581*
 - *2015 – \$62,810*
- *Other Funds*
 - *2012 – 2015 -\$142,324*

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*



City of Battle Creek Washington Heights Area



- City of Battle Creek Owned
- CCLBA Owned - Vacant
- Municipal Boundaries
- Parcels

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



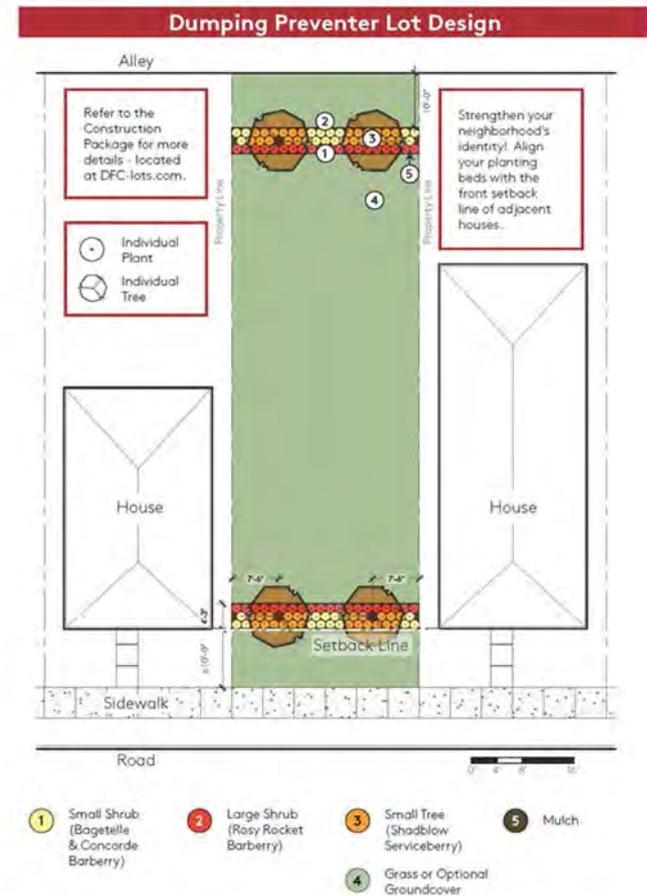
Before

After Demo

Addressing drive thru issue with adjacent property owner – cost \$448

A Field Guide | DFC-lots.com | Dumping Preventer

9



Issue: Vacant Lot Between Homes

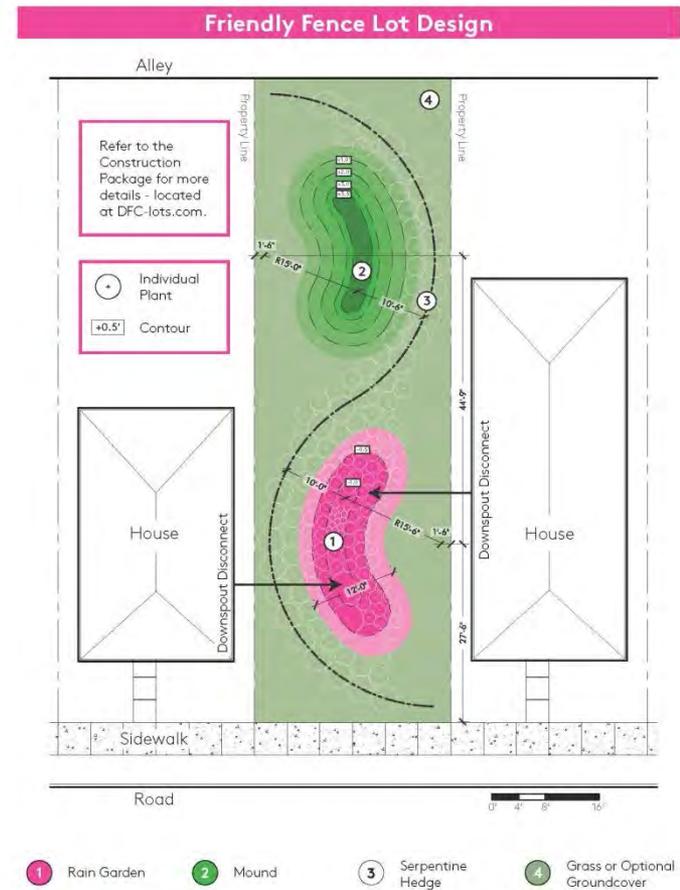
Typical Post Demo Lot



Friendly Fence

A Field Guide | DFC-lots.com | Friendly Fence

10



Issue: Need Natural Gathering Spaces – Organic Bowl

A Field Guide | DFC-lots.com | Organic Bowl

3

Organic Bowl

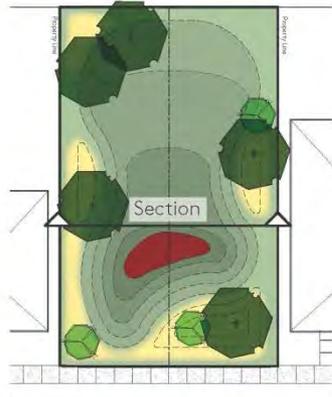
Examples of Earthwork



Section



Where Do I Grow?



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

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

Image Source: 1) Superbleacherbrothers, "LHC,Indiana,Wikiscreen.JPG" 2 October 2009, via Wikimedia CC BY-SA 3.0; 2) E. Gannick, "Pocket_park_WhitfieldLane" 19 September 2008, via Wikimedia CC BY-SA 2.0

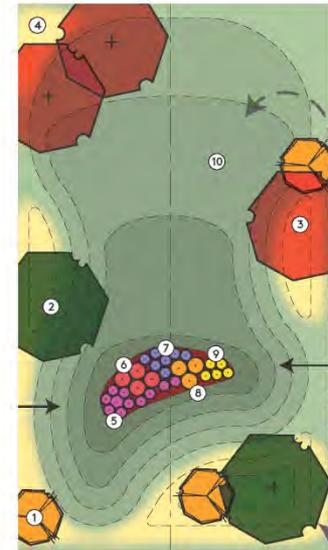
A Field Guide | DFC-lots.com | Organic Bowl

13

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
- 6 Smooth Aster & New England Aster
- 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).

Plants can be purchased in one to five gallon pots. The size of pots can change based on availability.

 **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?



Healthy Neighborhoods: Our Common Commitment



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