



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 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

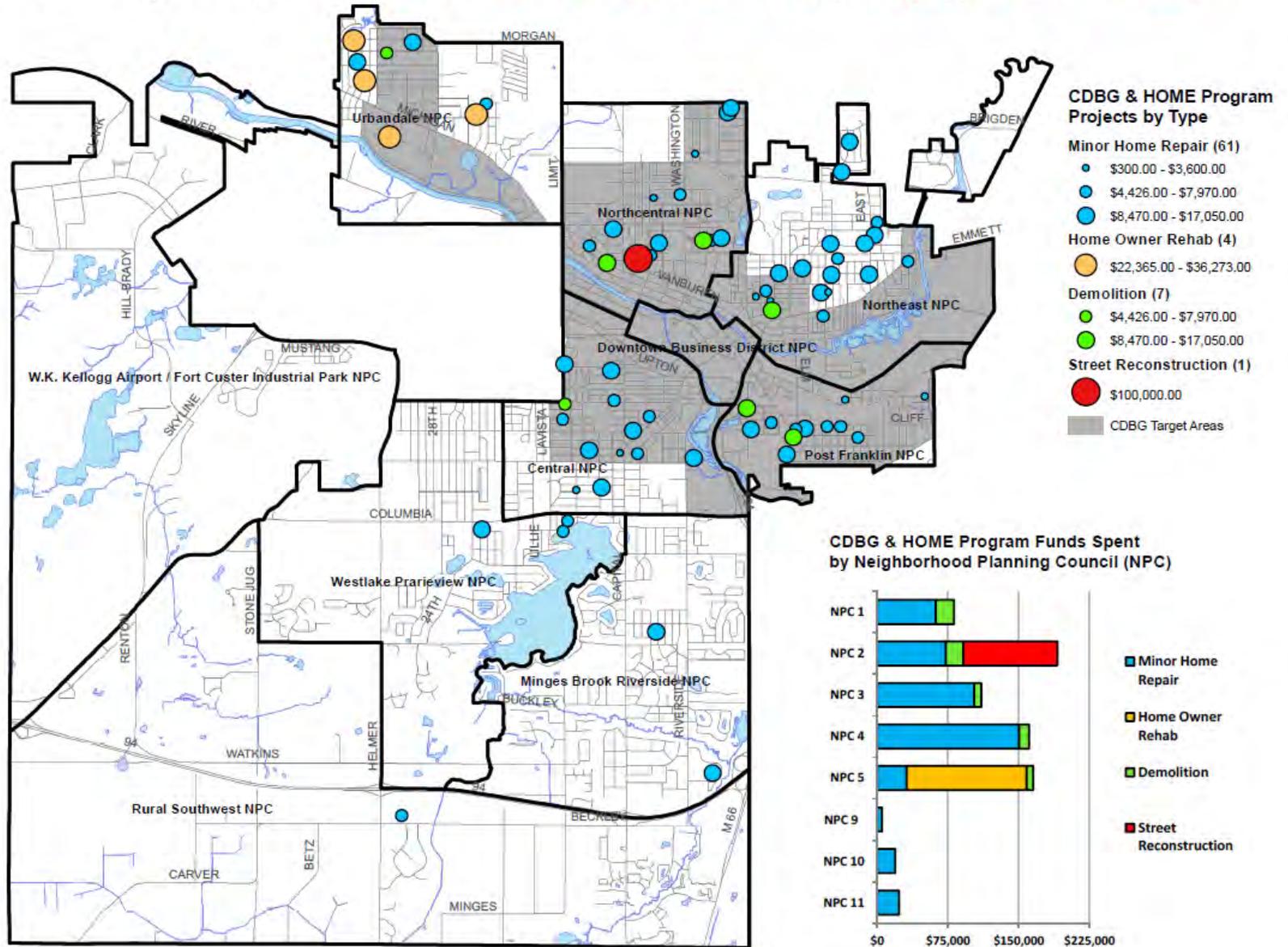
* HOME funding includes \$198,000 reallocated from previous years



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 #4

2010 Census Data

Area	3.53 square miles	4 th
Total Population	8,433	1 st
Households	3,461	1 st
Housing Units	4,478	1 st
Vacant Units	687 (16.6%)	1 st (3 rd)



Housing Characteristics NPC #4

	<u>2015</u>	<u>Citywide</u>
Homeowner Occupied	56.2%	61.1%
Renters	43.8%	38.9%
Vacant	16.6%	15.4%

Median Housing Value \$74,941 \$84,400

93% built before 1979, 55% before 1939

17.3% valued by the Census under \$50,000



Key Issues from 2014

Jobs: #1 issue: 76.1% of survey respondents from NPC 4 said that “Job Opportunities” were a high priority issue, and 49% rated “Employment Training” as a high priority.

- Supports the efforts of BC Vision and its emphasis on workforce development
- **From the CD Survey:** *“A few blocks away, rebuild/refurnish blighted homes. Pay people without jobs (provide training) to do the work.”*

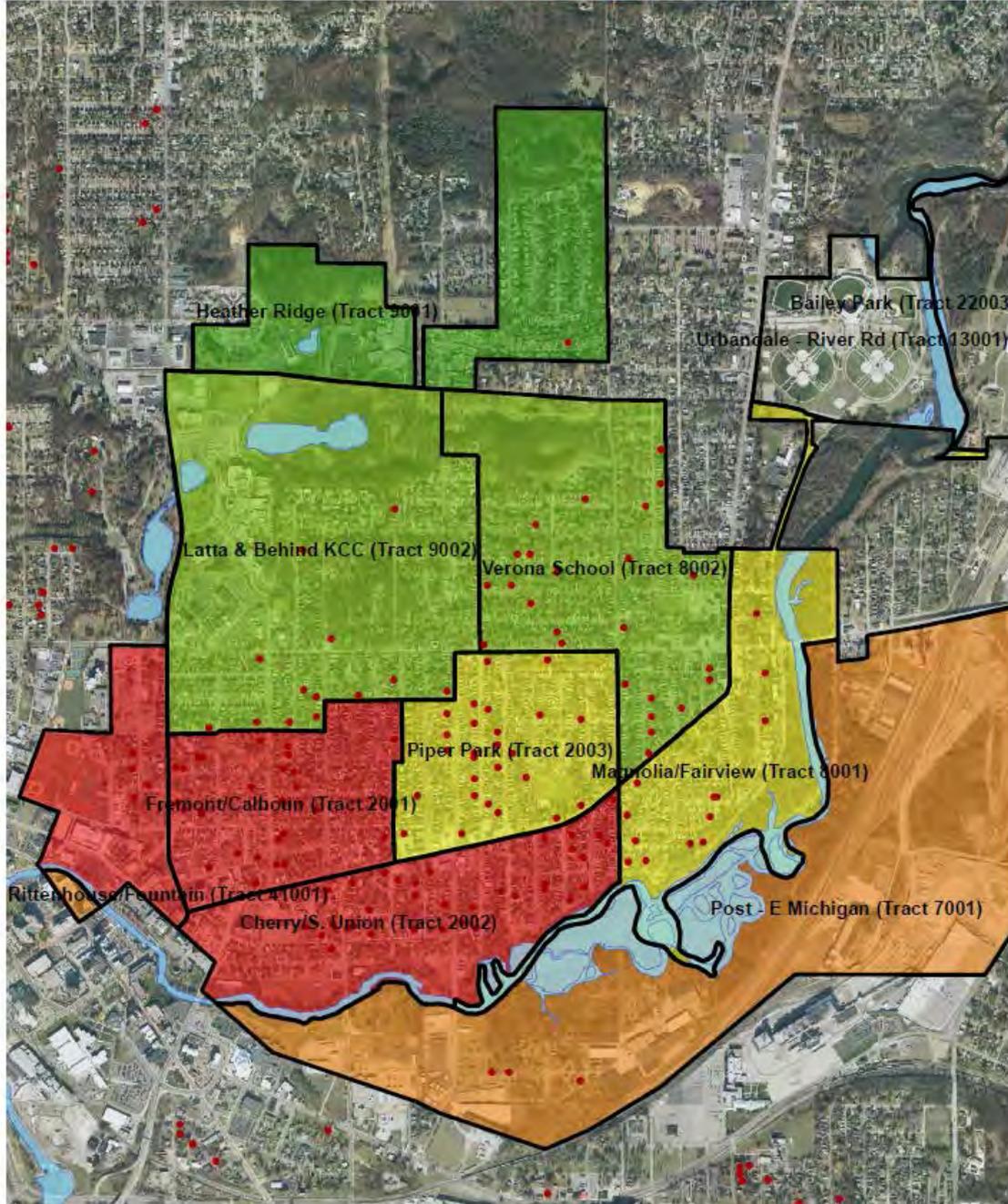


Key Issues from 2014

Vacant buildings and lots: “Demolition of abandoned buildings” (54.7%) was the 4th highest ranked priority on the community survey amongst NPC 4 respondents and “clean up vacant lots” (52.9%) was the 6th highest ranked priority

- **From last year’s NPC meeting:** *“Vacant houses lend a feeling of not being safe.”*
- **From the Community Development Survey:** “Tear down all the houses that are not livable.”

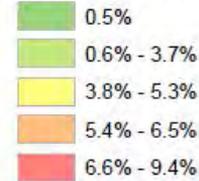
2014 NPC 4 Target Area Metrics: Percentage of Homes Vacant a Year or More



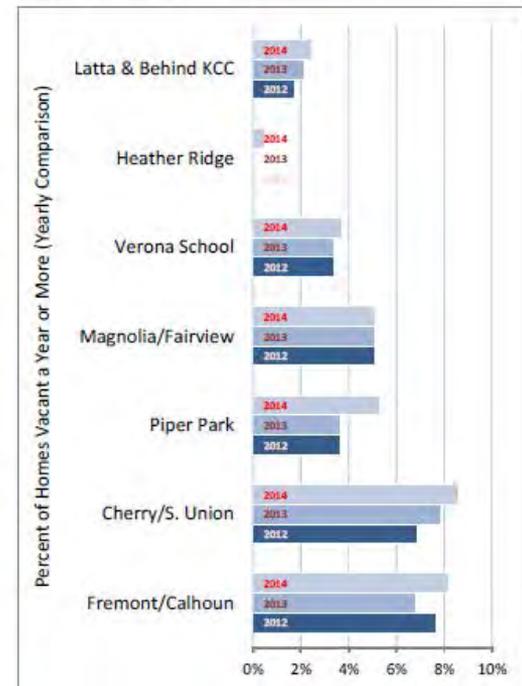
Long-term Vacant Buildings in 2014

• Buildings on Vacant Building Registry Over One Year

% of Homes Vacant a Year or More

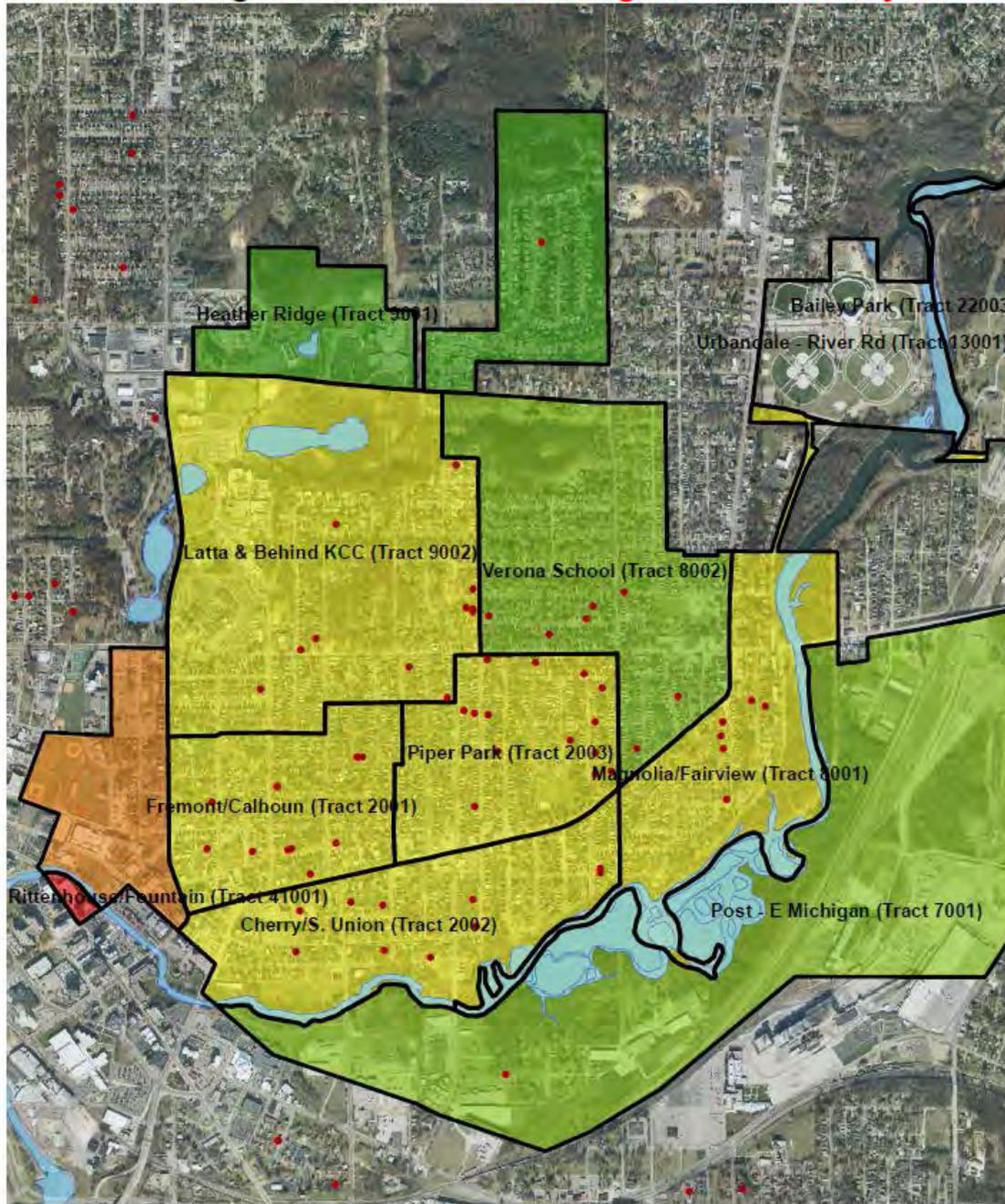


Neighborhood Trends



Notes:
 - The percentage of long-term vacant buildings have either stayed the same or increased in all neighborhoods within the NPC
 - The percentage of homes vacant a year or more is highest in the Fremont/Calhoun and Cherry/S. Union neighborhoods

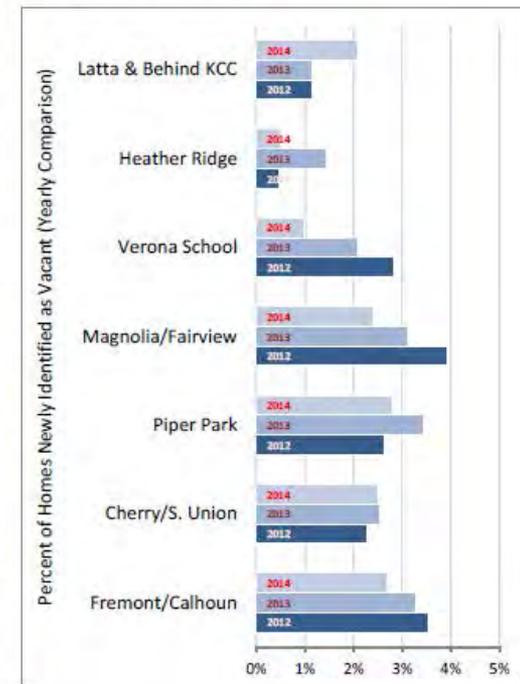
2014 NPC 4 Target Area Metrics: Percentage of Homes Newly Identified as Vacant



New Vacant Building Enforcement in 2014



Neighborhood Trends



Notes:
 - The percentage of homes newly identified as vacant has decreased each year since 2012 in the Fremont/Calhoun, Magnolia/Fairview, and Verona neighborhoods
 - Piper Park neighborhood had the highest percentage of new vacant building enforcements in 2014



Key Issues from 2014

Infrastructure improvements: the 2nd highest priority in the survey amongst NPC 4 respondents was “Street Improvements” (56.9%), respondents also marked “Street Lighting” (41%), and “Sidewalk Improvement” (39%) as high priorities.

- **From last year’s NPC meeting:** “Unsafe sidewalks, general feeling of neighborhood safety. Bushes are too close to the sidewalks in some areas. Crosswalks are not marked.”
- “Dead spots of lighting in neighborhoods.”
- **From the Community Development Survey:** “Sidewalks for kids to walk to school safely, need sidewalks all the way down Roosevelt Street.”

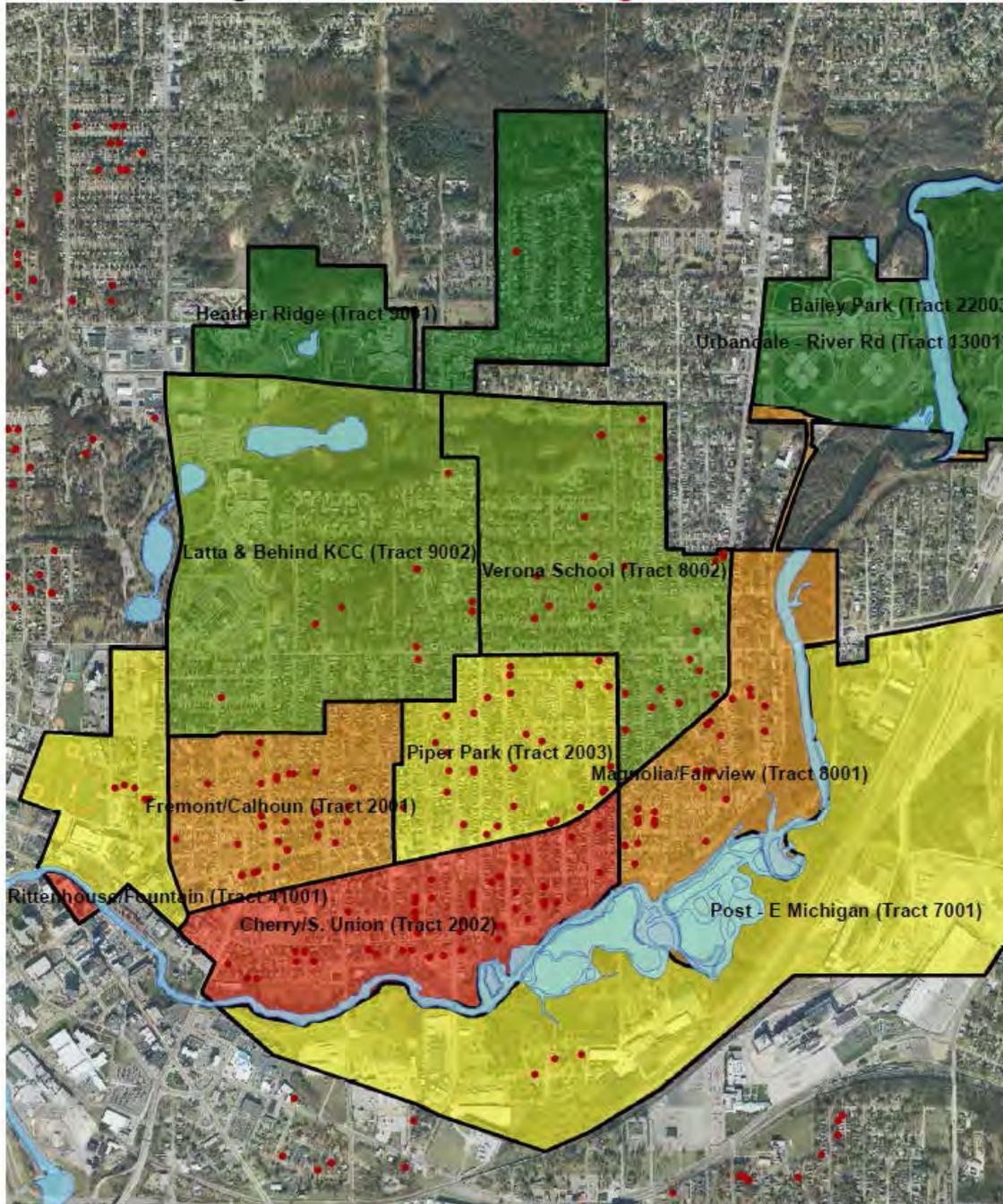


Key Issues from 2014

Code enforcement and home improvement resources: code enforcement was rated a high priority for 45% of respondents.

- **From last year's meeting:** "Stiffer fines needed for not clearing code compliance orders to repair."
- "Many homeowners lack resources to fix up/maintain their homes."
- **From the Community Development Survey:** "Make homeowners keep up their homes in appearance, even rentals."
- "Too many rentals that do not take care for their homes."

2014 NPC 4 Target Area Metrics: Percentage of Homes with Junk and Trash Enforcements



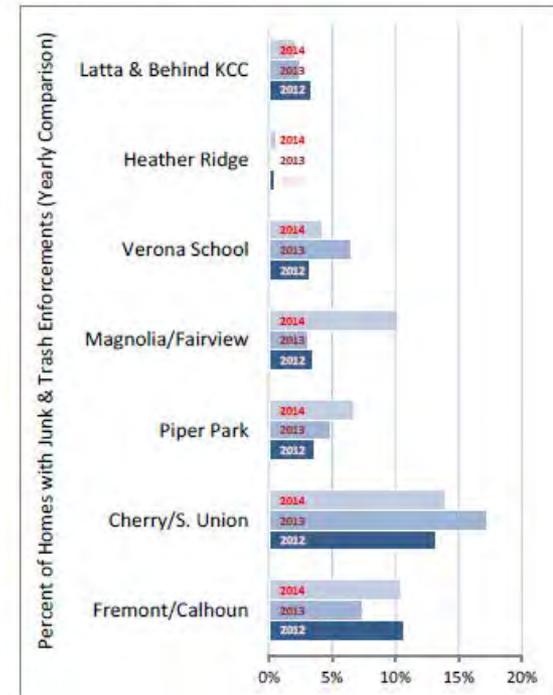
Junk & Trash Enforcements in 2014

Enforcement Location

% of Homes with Junk/Trash Enforcements



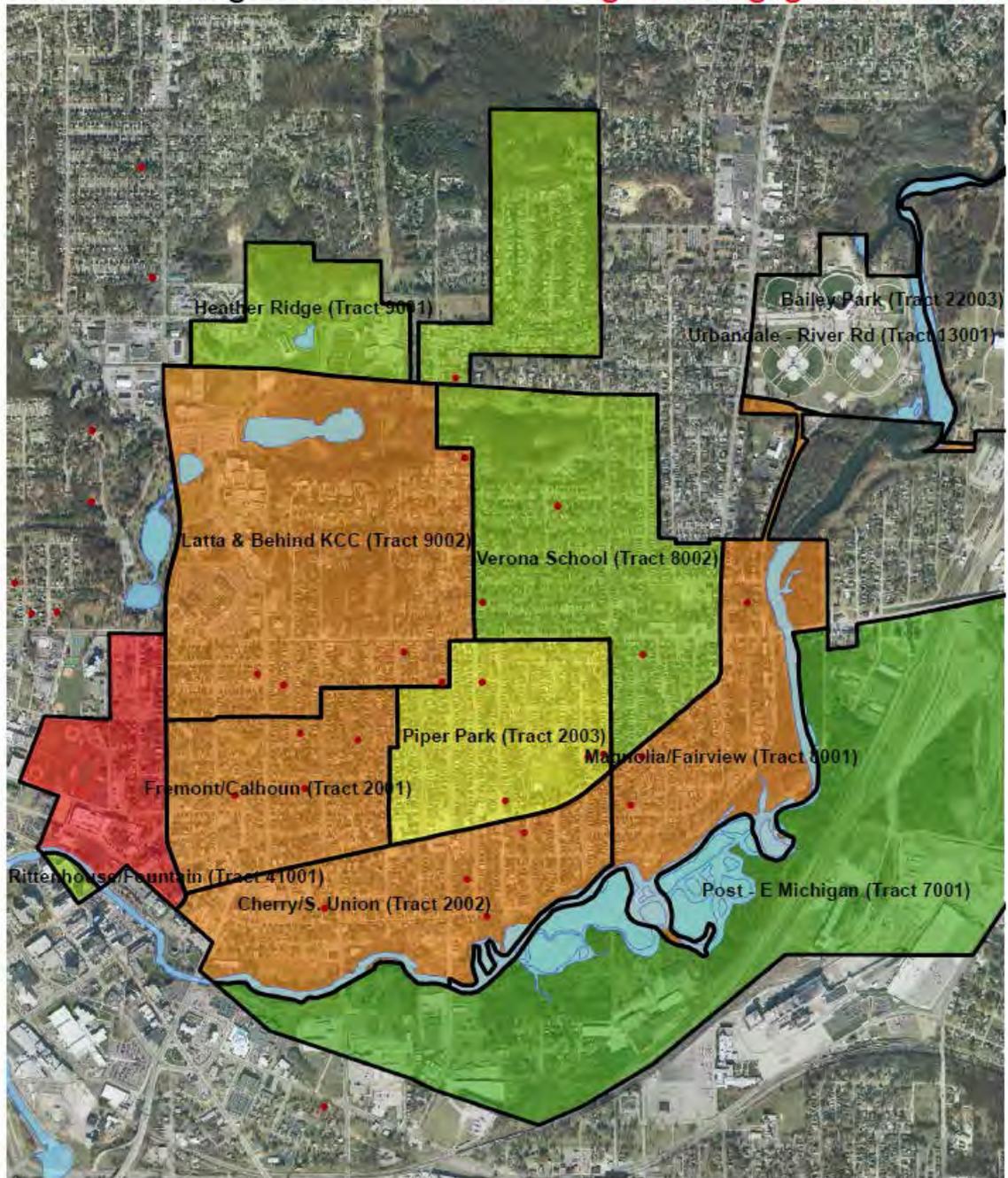
Neighborhood Trends



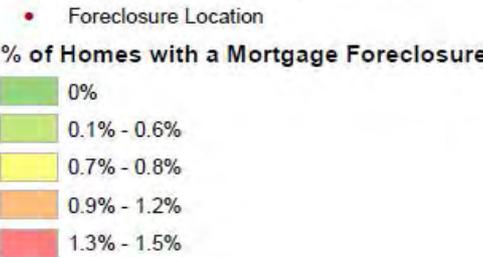
Notes:

- Enforcements are highest in the Fremont/Calhoun, Cherry/S. Union, and Magnolia/Fairview neighborhoods
- Magnolia/Fairview has seen a recent spike in enforcements in 2014
- Enforcements are increasing moderately each year in Piper Park and decreasing slightly each year in the Latta & Behind KCC neighborhood

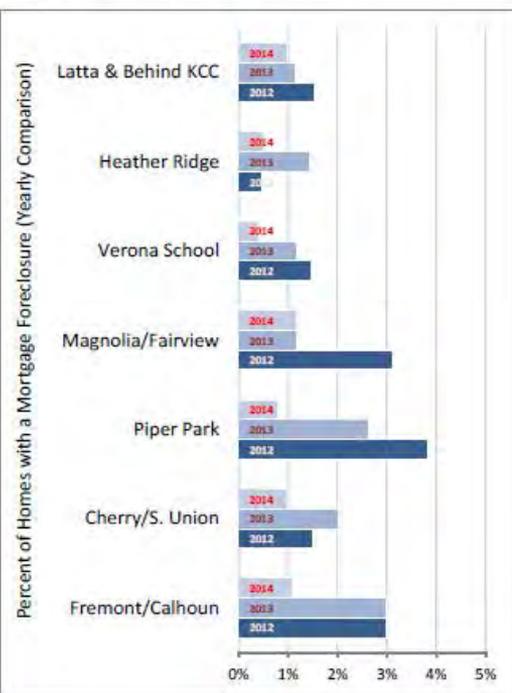
2014 NPC 4 Target Area Metrics: Percentage of Mortgage Foreclosures



Mortgage Foreclosures in 2014



Neighborhood Trends



Notes:
 - Mortgage foreclosures are down dramatically in all neighborhoods, following a city-wide trend.
 - This trend is most pronounced in the Piper Park, Magnolia/Fairview, and Fremont/Calhoun 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 NPC 4 residents as areas of concerns
where CCLBA work overlaps:

Blighted Structures

Corridor Improvement

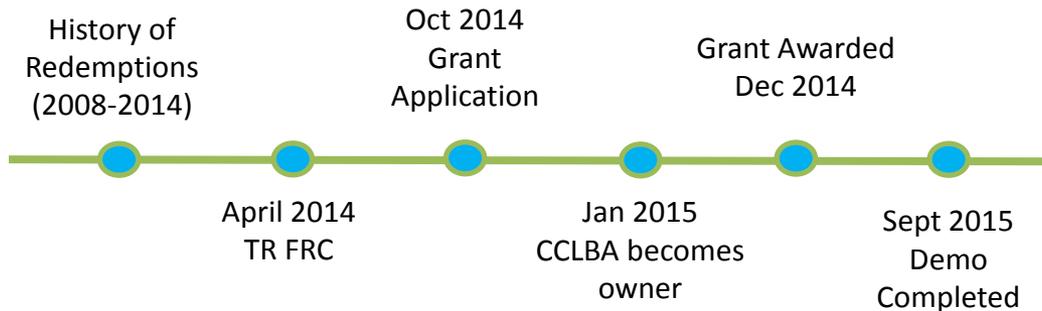
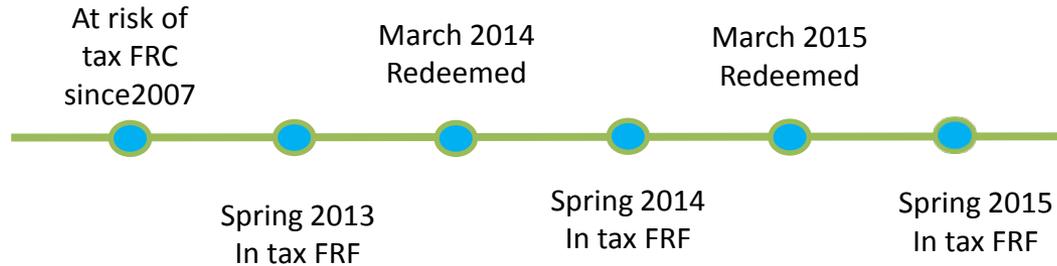
Lot Maintenance

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
#1 – Post/Franklin	44	3	9	\$505,911 56
#2 – North Central	58	9	5	\$609,695 72
#3 – Central	49	3	9	\$513,470 61
#4 – Northeast	51	7	2	\$575,910 60

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

Blight Elimination in NPC #4 with Local Funds & Partnerships

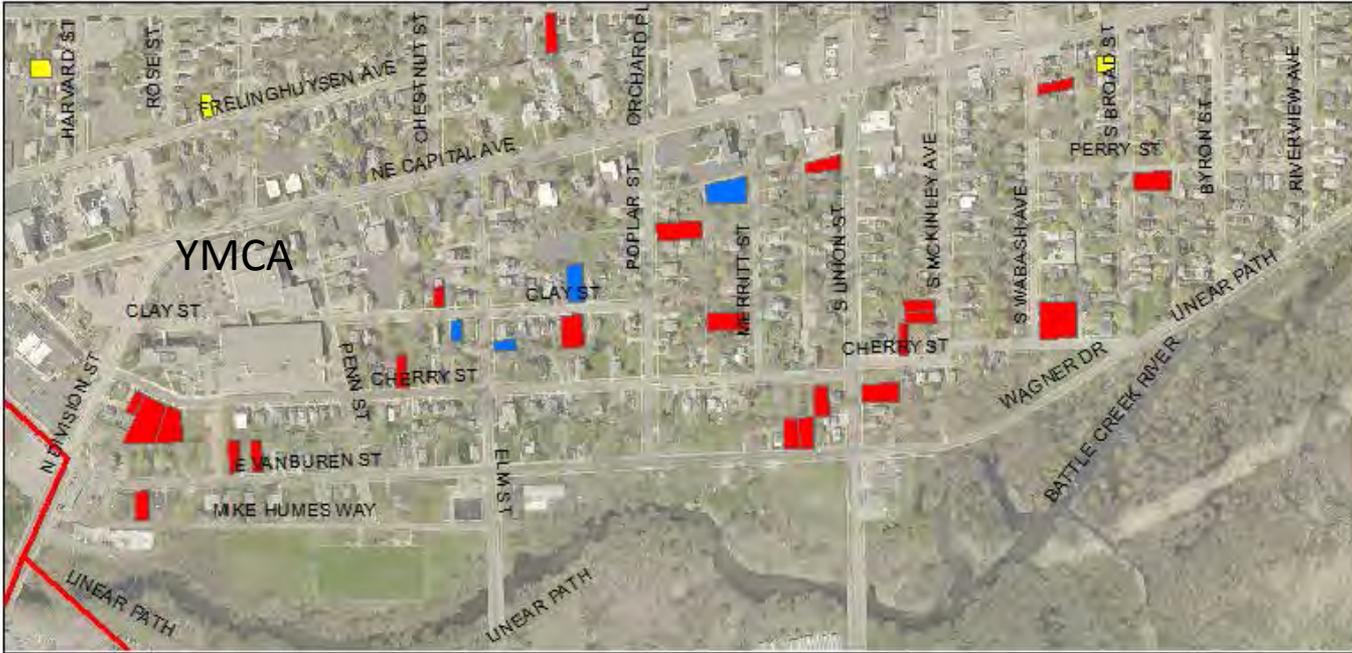
NPC	Funding Source	Total Projects	Project Costs
2014	CCLBA	3	\$34,625
2014	Treasurer	2	\$40,223
2014 – 2015	NIBC	5	\$53,137
2015	City of Battle Creek	1	\$10,446
2015 – 2016*	City of Battle Creek	1	TBD
Total # of projects & costs		12	\$138,431 + TBD

Note: The City of Battle Creek is conducting it's due diligence to demolish additional structures in NPC #4 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*





Assets, Corridors, & Concentrations



- NSP2 2014
- NSP2 2010 +
- Other NPC4 Demos



135 Clay St



104 Clay St



51 Elm St



Targeted Historic Area & Corridor



- NSP2 2014
- NSP2 2010 +
- Other NPC4 Demos



89 Frelinghuysen



91 Calhoun St



47 Anderson Ct

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



New Ideas Available From: Detroit Future City: dfc-lots.com



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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