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

Krista Trout-Edwards
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*
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
Community Development Snapshot
Healthy Neighborhoods: Our Common Commitment

City of Battle Creek
Community Development 2015

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

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%)

* 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
  - $4,250.00 - $7,970.00
  - $6,470.00 - $17,050.00
- Home Owner Rehab (4)
  - $22,365.00 - $30,273.00
- Demolition (7)
  - $4,250.00 - $7,970.00
  - $6,470.00 - $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

$0 $75,000 $150,000 $225,000
<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>!</td>
</tr>
<tr>
<td>Housing Violations</td>
<td>418%</td>
<td>✗</td>
</tr>
<tr>
<td>Home Sales Rate</td>
<td>12%</td>
<td>✓</td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>0%</td>
<td>🏸</td>
</tr>
<tr>
<td>Bank Foreclosures</td>
<td>-28%</td>
<td>✓</td>
</tr>
<tr>
<td>Tax Foreclosures</td>
<td>-17%</td>
<td>✓</td>
</tr>
<tr>
<td>Long-term Vacants</td>
<td>36%</td>
<td>✗</td>
</tr>
<tr>
<td>New Vacants</td>
<td>13%</td>
<td>✗</td>
</tr>
<tr>
<td>Overall Risk Scores</td>
<td>-7%</td>
<td>🏸</td>
</tr>
</tbody>
</table>
### NPC #4

#### 2010 Census Data

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>3.53 square miles</td>
<td>4th</td>
</tr>
<tr>
<td>Total Population</td>
<td>8,433</td>
<td>1st</td>
</tr>
<tr>
<td>Households</td>
<td>3,461</td>
<td>1st</td>
</tr>
<tr>
<td>Housing Units</td>
<td>4,478</td>
<td>1st</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>687 (16.6%)</td>
<td>1st (3rd)</td>
</tr>
</tbody>
</table>
### Housing Characteristics NPC #4

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner Occupied</td>
<td>56.2%</td>
<td>61.1%</td>
</tr>
<tr>
<td>Renters</td>
<td>43.8%</td>
<td>38.9%</td>
</tr>
<tr>
<td>Vacant</td>
<td>16.6%</td>
<td>15.4%</td>
</tr>
</tbody>
</table>

Median Housing Value:  
- **2015**: $74,941  
- **Citywide**: $84,400

- 93% built before 1979, 55% before 1939
- 17.3% valued by the Census under $50,000

*Community Development Snapshot*

*Healthy Neighborhoods: Our Common Commitment*
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
- 0.5%
- 0.6% - 3.7%
- 3.8% - 5.3%
- 5.4% - 6.5%
- 6.6% - 9.4%

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/Cathoum and Cherry/S. Union neighborhoods.
2014 NPC 4 Target Area Metrics: Percentage of Homes Newly Identified as Vacant

New Vacant Building Enforcement in 2014
- Enforcement Location
- % of Homes Newly Identified as Vacant
  - 0.5% - 1%
  - 1.1% - 2.8%
  - 2.0% - 3.7%
  - 3.8% - 5.7%

Neighborhood Trends

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>2014</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latta &amp; Behind KCC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heather Ridge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Verona School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Magnolia/Fairview</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fremont/Calhoun</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry/S. Union</td>
<td></td>
<td></td>
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<tr>
<td>Post-E Michigan</td>
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</tbody>
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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
  - 0% - 0.5%
  - 0.6% - 4.2%
  - 4.3% - 8.9%
  - 9% - 10.4%
  - 10.5% - 14.2%

**Neighborhood Trends**

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latta &amp; Behind KCC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heather Ridge</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Verona School</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Magnolia/Fairview</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fremont/Calhoun</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry/S. Union</td>
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</tbody>
</table>

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
- Foreclosure Location
- % of Homes with a Mortgage Foreclosure
  - 0%
  - 0.1% - 0.6%
  - 0.7% - 0.8%
  - 0.9% - 1.2%
  - 1.3% - 1.5%

Neighborhood Trends

- Latta & Behind KCC
- Heather Ridge
- Verona School
- Magnolia/Fairview
- Piper Park
- Cherry/S. Union
- Fremont/Calhoun

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?

At risk of tax FRC since 2007

March 2014 Redeemed

March 2015 Redeemed

Spring 2013
In tax FRC

Spring 2014
In tax FRC

Spring 2015
In tax FRC

History of Redemptions (2008-2014)

Oct 2014 Grant Application

Grant Awarded Dec 2014

April 2014 TR FRC

Jan 2015 CCLBA becomes owner

Sept 2015 Demo Completed
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

<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>#1 – Post/Franklin</td>
<td>44</td>
<td>3</td>
<td>9</td>
<td>$505,911 56</td>
</tr>
<tr>
<td>#2 – North Central</td>
<td>58</td>
<td>9</td>
<td>5</td>
<td>$609,695 72</td>
</tr>
<tr>
<td>#3 – Central</td>
<td>49</td>
<td>3</td>
<td>9</td>
<td>$513,470 61</td>
</tr>
<tr>
<td>#4 – Northeast</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.

### Blight Elimination in NPC #4 with Local Funds & Partnerships

<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>3</td>
<td>$34,625</td>
</tr>
<tr>
<td>2014</td>
<td>Treasurer</td>
<td>2</td>
<td>$40,223</td>
</tr>
<tr>
<td>2014 – 2015</td>
<td>NIBC</td>
<td>5</td>
<td>$53,137</td>
</tr>
<tr>
<td>2015</td>
<td>City of Battle Creek</td>
<td>1</td>
<td>$10,446</td>
</tr>
<tr>
<td>2015 – 2016*</td>
<td>City of Battle Creek</td>
<td>1</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total # of projects &amp; costs</strong></td>
<td><strong>12</strong></td>
<td><strong>$138,431 + TBD</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 #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
Blight Elimination
In NPC4
2011 - 2015

Source: Oakland County Land Bank Authority, 2015
Assets, Corridors, & Concentrations

135 Clay St
104 Clay St
51 Elm St
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!
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?
Contact Information

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