Community Development

2015 Snapshot Presentation of Priorities, Activities, and Results

Presenters:
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Community Development Supervisor
City of Battle Creek
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
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
  - $4,425.00 - $7,970.00
  - $8,470.00 - $17,050.00
- Home Owner Rehab (4)
  - $22,365.00 - $30,273.00
- Demolition (7)
  - $4,425.00 - $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
- Minor Home Repair
- Home Owner Rehab

NPC 2
- Minor Home Repair
- Home Owner Rehab
- Demolition

NPC 3
- Minor Home Repair
- Home Owner Rehab

NPC 4
- Minor Home Repair

NPC 5
- Minor Home Repair

NPC 6
- Minor Home Repair

NPC 7
- Minor Home Repair

NPC 8
- Minor Home Repair

NPC 9
- Minor Home Repair

NPC 10
- Minor Home Repair

NPC 11
- Minor Home Repair

Bar Chart:
- Minor Home Repair
- Home Owner Rehab
- Demolition
- Street Reconstruction

Funds Spent:
- $0
- $75,000.00
- $150,000.00
- $225,000.00
## 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="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Housing Violations</td>
<td>418%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Home Sales Rate</td>
<td>12%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>0%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Bank Foreclosures</td>
<td>-28%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Tax Foreclosures</td>
<td>-17%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Long-term Vacants</td>
<td>36%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>New Vacants</td>
<td>13%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
</tr>
<tr>
<td>Overall Risk Scores</td>
<td>-7%</td>
<td><img src="Images/GradeIcon.png" alt="Grade Icon" /></td>
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</tbody>
</table>
Community Development Snapshot
Healthy Neighborhoods: Our Common Commitment

NPC #10
2010 Census Data

Area: 5.3 square miles
Total Population: 7,030
Households: 2,832
Housing Units: 3,133
Vacant Units: 271 (8.6%)
## Housing Characteristics

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner Occupied</td>
<td>72.6%</td>
<td>61.1%</td>
</tr>
<tr>
<td>Renters</td>
<td>19.9%</td>
<td>38.9%</td>
</tr>
<tr>
<td>Vacant</td>
<td>7.5%</td>
<td>15.4%</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$100,891</td>
<td>$84,400</td>
</tr>
<tr>
<td>Average Housing Value</td>
<td>$127,900</td>
<td></td>
</tr>
</tbody>
</table>

In NPC #10, only 16% of homes are valued under $70,000.
2014 NPC 10 Target Area Metrics: Percentage of Homes with Junk/Trash Enforcements

Junk/Trash Enforcements in 2014
- Enforcement Location
- % of Homes with Junk/Trash Enforcement
  - 1.2%
  - 1.3% - 1.4%
  - 3.4% - 4.9%
  - 6.9% - 8.5%
  - 39.9%

Neighborhood Trends

Notes:
Enforcements five times higher in the Iroquois & Lakeview Co-op area than any other neighborhood within the NPC.
2014 NPC 10 Target Area Metrics: Percentage of Homes with Housing Code Enforcements

Housing Code Enforcements in 2014
- Enforcement Location
- % of Homes with Housing Code Enforcements
  - 1.3% - 2.2%
  - 4% - 7.1%
  - 10.6%
  - 16.3% - 21.3%
  - 37%

Neighborhood Trends

- North Shore of Goguac Lake
- West of Goguac Lake
- Iroquois & Lakeview Co-op
- North 20th thru 27th
- Helmer/Highland
- Prairview School

Percent of Homes with Housing Issues (Yearly Comparison)

Notes:
--Code Compliance does a housing surveys of all residential properties once every three years. In 2014 this result in four times as many housing issue enforcements throughout the city. Most NPC 10 neighborhoods had minimal housing code enforcements with the exception of the Prairview School and Iroquois & Lakeview Co-op neighborhoods.
2014 NPC 10 Target Area Metrics: Percentage of Homes That Have Sold in the Past Year

Home Sales in 2014
- Sale Location
% of Homes That Have Sold in the Past Year
- 2.6% - 2.9%
- 3.9%
- 4.6% - 4.7%
- 4.9%
- 5.1% - 5.3%

Neighborhood Trends

Notes:
---Home Sales have increased since 2012 in the West of Goguac Lake, Helmer/Highland, and North 20th thru 27th neighborhoods.
---Home Sales have decreased each year since 2012 in the Prairieview School neighborhood.
2014 NPC 10 Target Area Metrics: Median Home Sale Price

Home Sales in 2014
- Sale Location

Median Home Sale Price
- $44,000.00
- $59,950.00 - $67,000.00
- $70,000.00
- $116,000.00 - $155,562.50
- $178,000.00 - $202,500.00

Neighborhood Trends

Notes:
- Home Sale Prices have increased each year since 2012 in the West of Goguac Lake neighborhood.
- Home Sale Prices increased slightly in the North 20th thru 27th neighborhood in 2014.
Mortgage Foreclosures in 2014
- % of Homes with a Mortgage Foreclosure
  - 0.4%
  - 0.6%
  - 0.7%
  - 0.9% - 1.1%
  - 1.5%

Neighborhood Trends

Notes:
- Mortgage foreclosures are down dramatically in every neighborhood except West of Goguac Lake, which has seen a slight increase each year since 2012.
2014 NPC 10 Target Area Metrics: Percentage of Tax Foreclosure

Tax Foreclosures in 2014
- Foreclosure Location

% of Homes with a Tax Foreclosure

- 0%
- 0.2%
- 0.5%
- 0.7%

Neighborhood Trends

- North Shore of Goguac Lake
- West of Goguac Lake
- Iroquois & Lakeview Co-op
- North 20th thru 27th
- Helmer/HIGHLAND
- Prairiewood School

Percent of Homes with a Tax Foreclosure (Yearly Comparison)

Notes:

--Tax foreclosures are infrequent throughout NPC 10.
2014 NPC 10 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 of More
- 0.4% - 0.5%
- 0.7%
- 1% - 1.2%
- 1.7%

Neighborhood Trends

Notes:
- Long-term vacant buildings have typically been highest in the Helmer/Highland neighborhood.
2014 NPC 10 Target Area Metrics: Percentage of Homes Newly Identified as Vacant

New Vacant Building Enforcements in 2014
- Enforcement Location
- % of Homes Newly Identified as Vacant
  - 0.3% - 0.4%
  - 0.6% - 0.8%
  - 1.7% - 2%
  - 3.6%

Neighborhood Trends

Notes:
- New vacant building enforcements have typically been highest in the Helmer/Highland neighborhood.
- New vacant building enforcements spiked to 3.5% in the Iroquois & Lakeview Co-op neighborhood in 2014.
Key Issues from 2014

• **Jobs**: #1 issue, 73.3% of NPC 10 residents said job opportunities were a high priority.

  From last years meeting: “Need more permanent jobs in Battle Creek, jobs with benefits. Jobs could be created by rehabbing homes.”

• **Foreclosures and Abandoned Homes**: 1 in 5 comments from NPC 10 residents in the survey were about foreclosed or abandoned properties.

  From last years meeting: “Out of state mortgage companies are leaving properties vacant too long. Properties are left in limbo for the City to demolish or resolve.”
Key Issues from 2014

• **Streets and Infrastructure:** #2 issue, 58.9% of NPC 10 residents said Street Improvements were a high priority.

  From last year’s meeting: “I would like to see more sidewalks. I don’t like to see kids walk to school in the street.”

• **Public Safety and Speeding:** 1 in 4 comments from surveyed NPC 10 residents were about public safety or speeding.

  Surveyed resident: “We need better traffic control. Reduce speeds on 24th Street.”