



# Community Development

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*2015 Snapshot Presentation of Priorities, Activities, and Results*

## Presenters:

*Chris Lussier*

*Community Development Division*

*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 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**

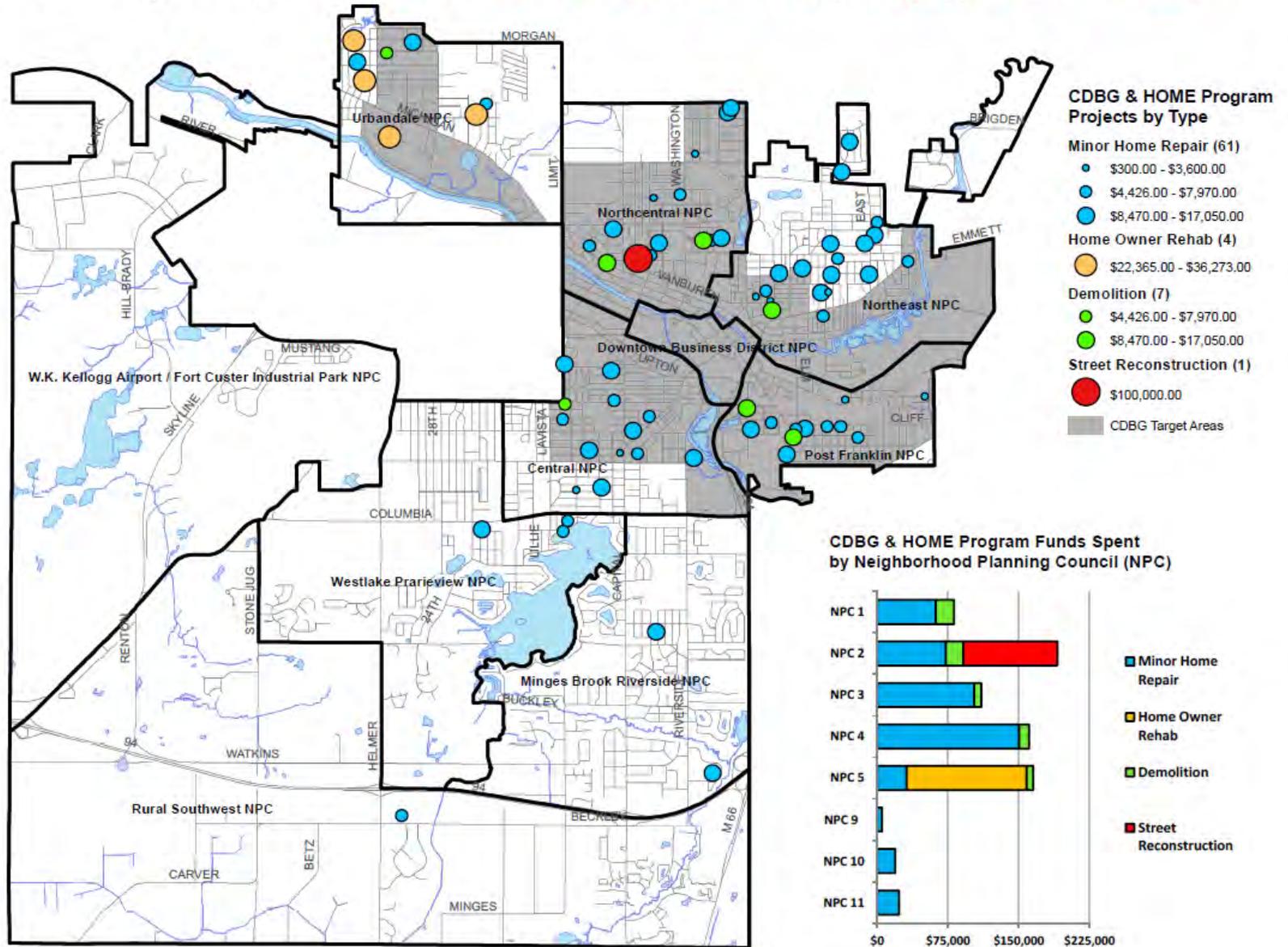
\* HOME funding includes \$198,000 reallocated from previous years



# 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 #11

## 2010 Census Data

|                  |                  |                        |
|------------------|------------------|------------------------|
| Area             | 4.1 square miles | 3rd                    |
| Total Population | 7,456            | 3rd                    |
| Households       | 3,056            | 3rd                    |
| Housing Units    | 3,259            | 3rd                    |
| Vacant Units     | 203 (6.2%)       | 8th (8 <sup>th</sup> ) |



# Housing Characteristics NPC #11

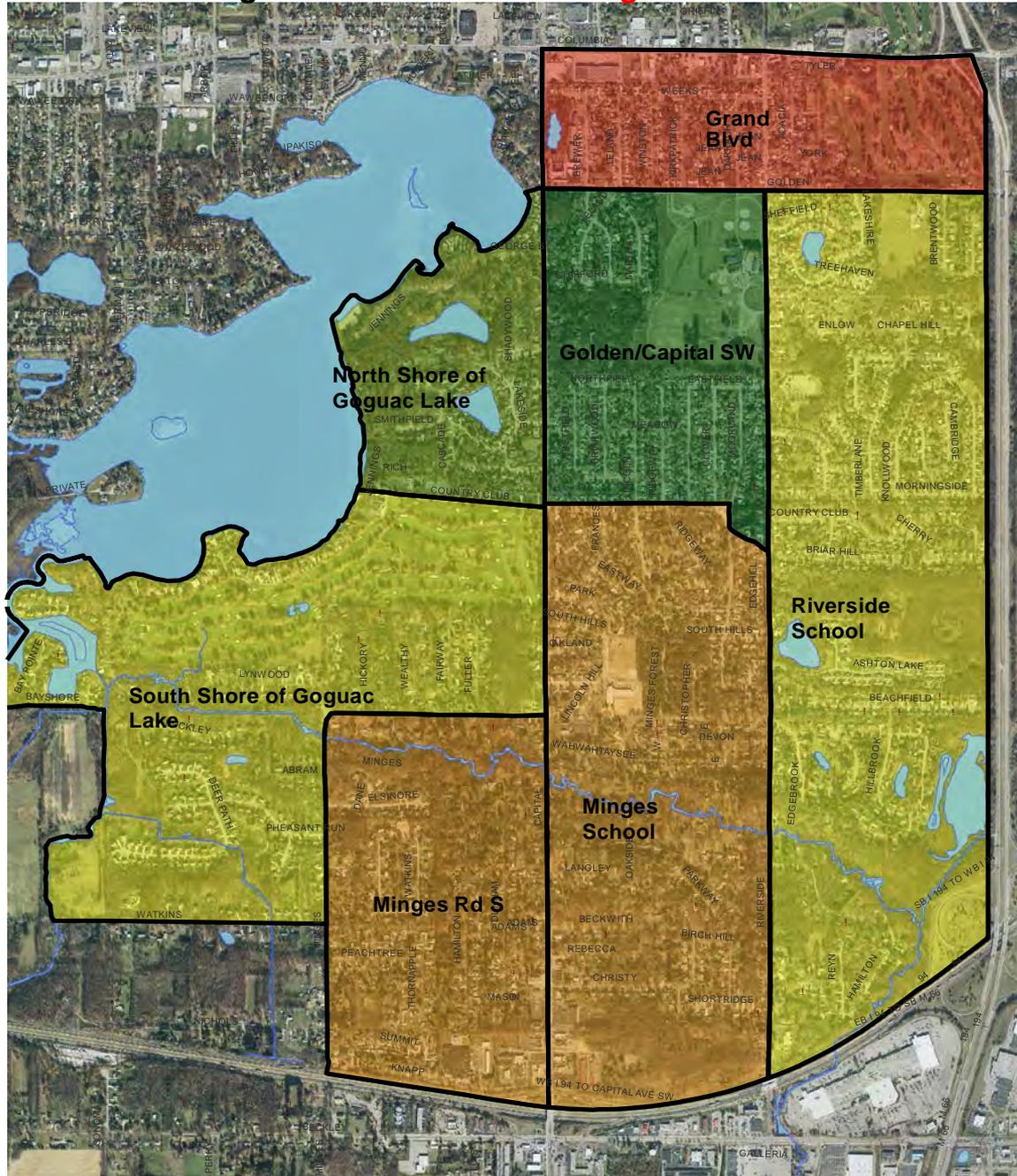
|                    | <u>2015</u> | <u>Citywide</u> |
|--------------------|-------------|-----------------|
| Homeowner Occupied | 86.3%       | 61.1%           |
| Renters            | 13.7%       | 38.9%           |
| Vacant             | 6.2%        | 15.4%           |

Median Housing Value    \$128,558            \$84,400

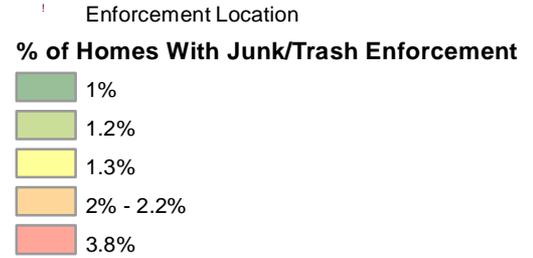
82% built before 1979, 7% before 1939

1.0% valued by the Census under \$50,000

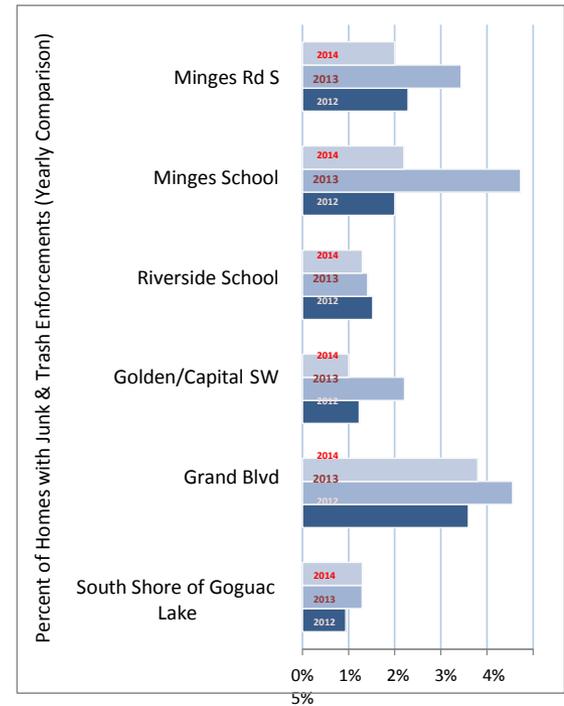
# 2014 NPC 11 Target Area Metrics: Percentage of Homes with Junk and Trash Enforcements



## Junk & Trash Enforcements in 2014

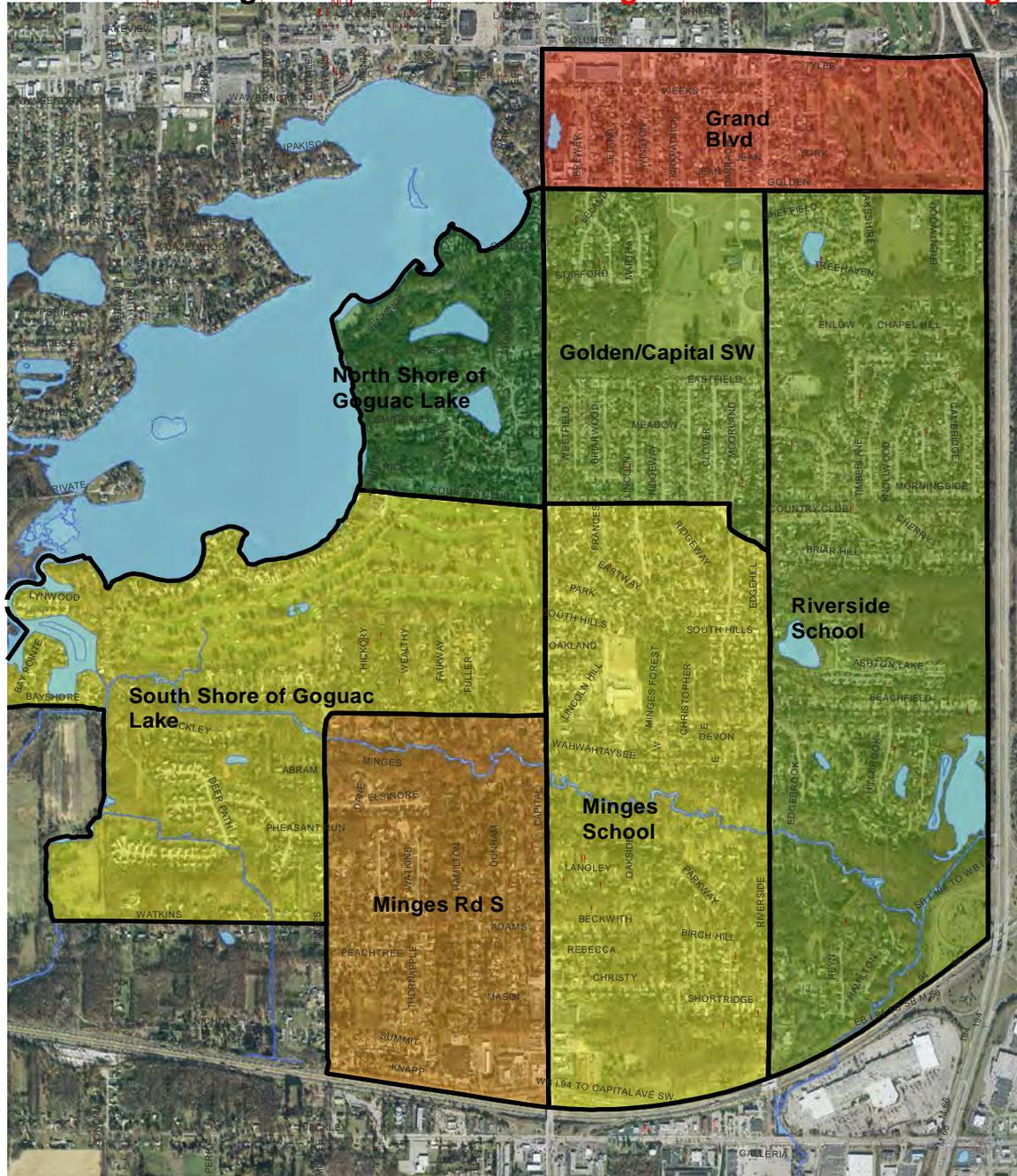


## Neighborhood Trends

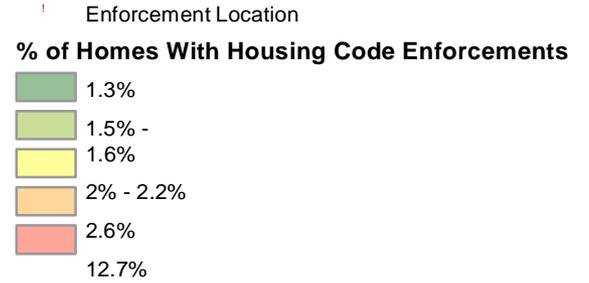


Notes:  
 - Enforcements peaked for most neighborhoods within the NPC in 2013.

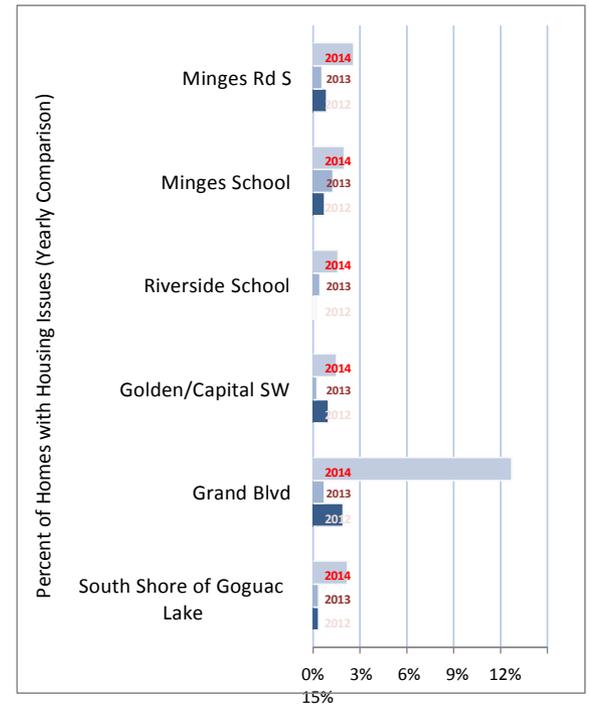
# 2014 NPC 11 Target Area Metrics: Percentage of Homes with Housing Code Enforcements



## Housing Code Enforcements in 2014

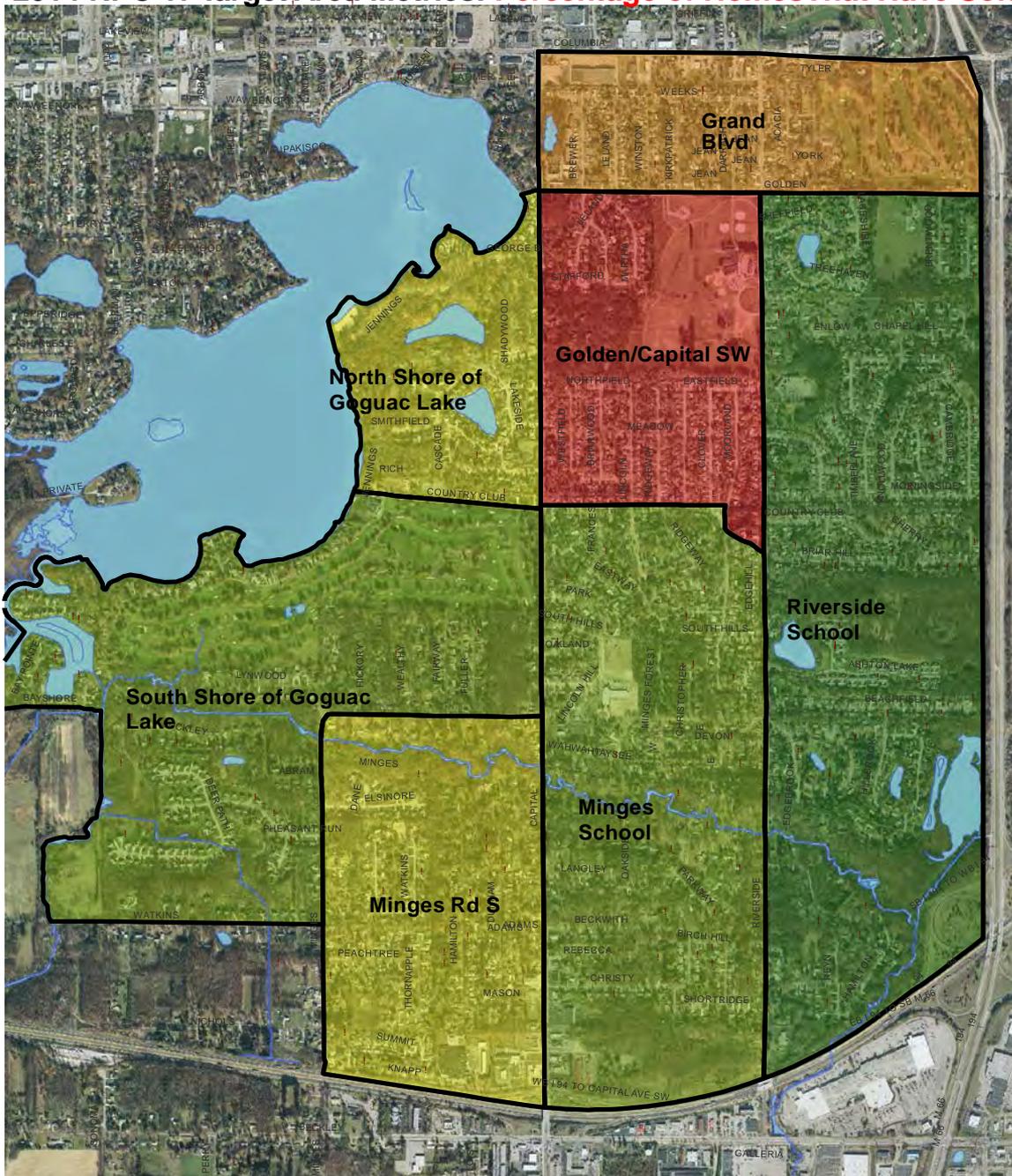


## Neighborhood Trends



Notes:  
 - Enforcements are below 3% in all neighborhoods. The Grand neighborhood is significantly higher but this is driven by property conditions north of Columbia Avenue.

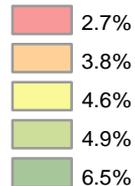
# 2014 NPC 11 Target Area Metrics: Percentage of Homes That Have Sold in the Past Year



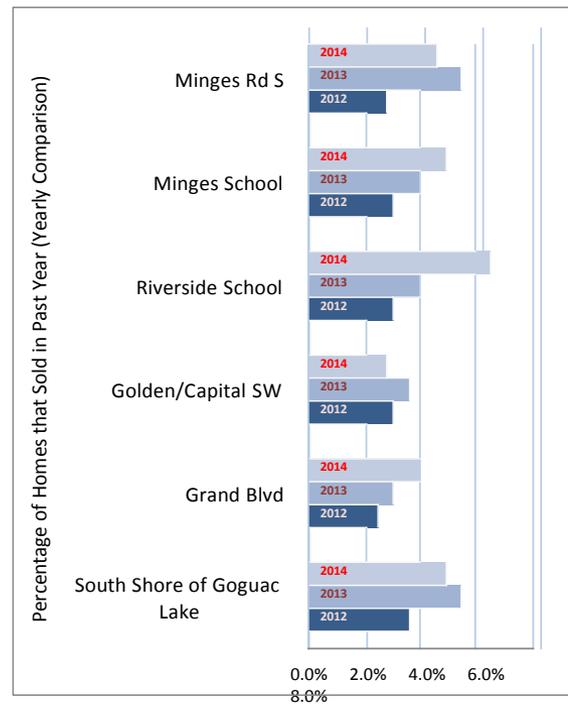
## Home Sales in 2014

Sale Location

### % of Homes That Have Sold in the Past Year



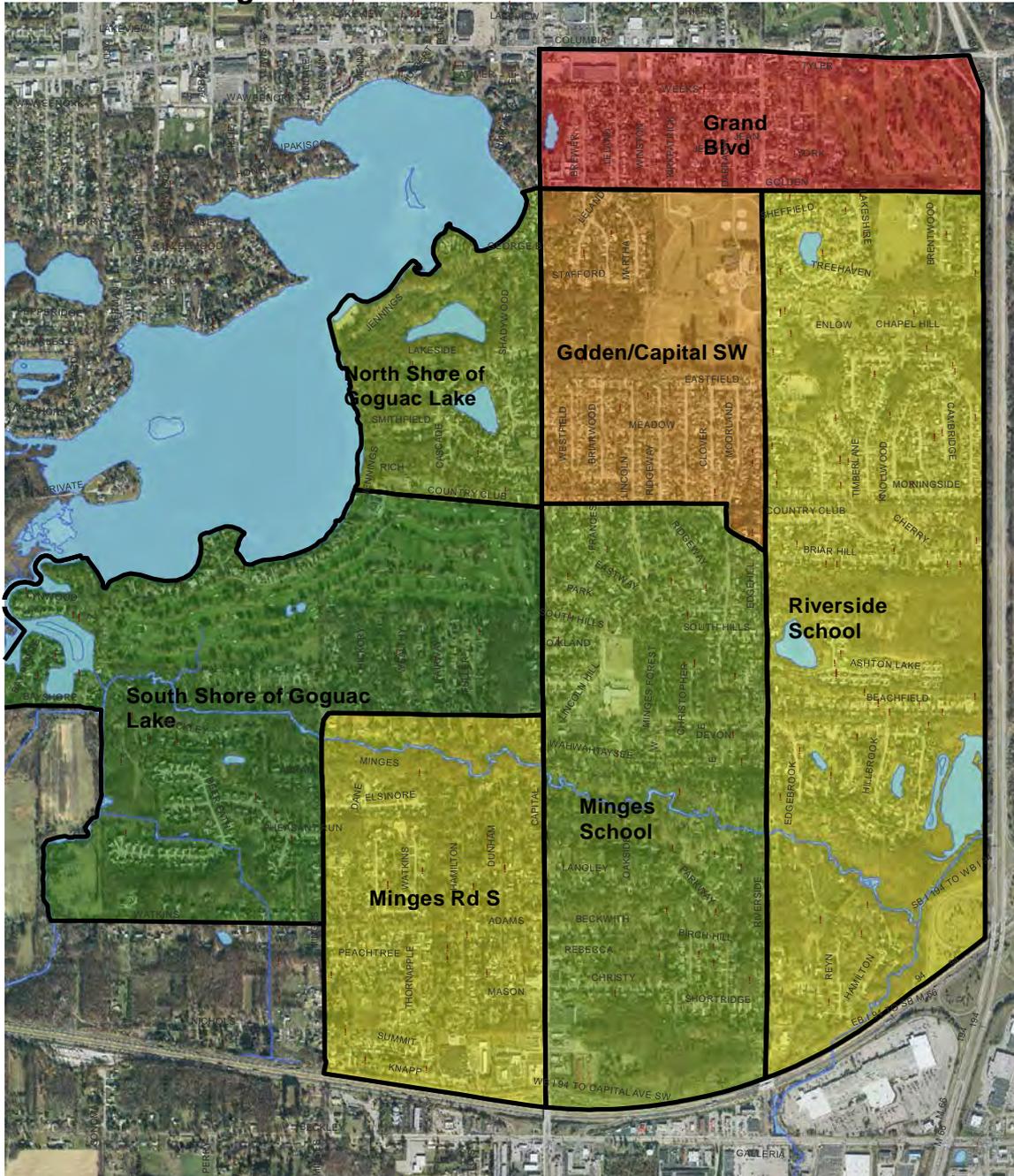
## Neighborhood Trends



### Notes:

- The number of home sales are up across the NPC since 2012.
- This trend is most pronounced in the Riverside School neighborhood, where 6.5% of all properties sold in 2014.

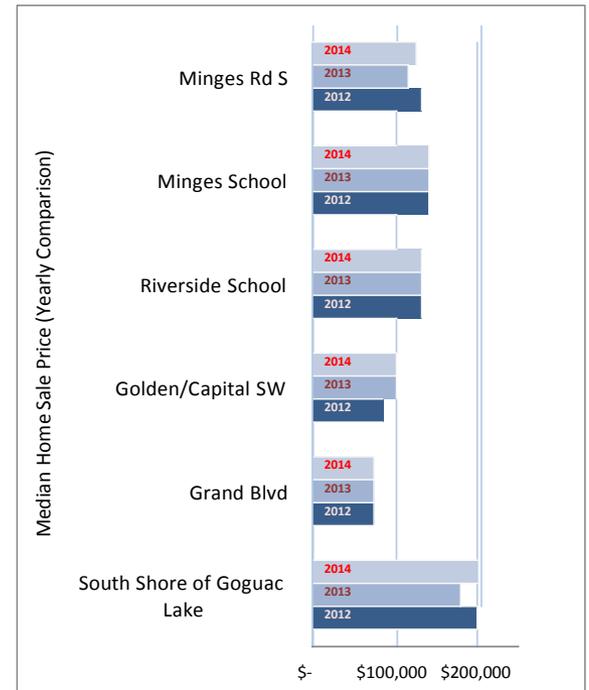
# 2014 NPC 11 Target Area Metrics: **Median Home Sale Price**



## Home Sales in 2014

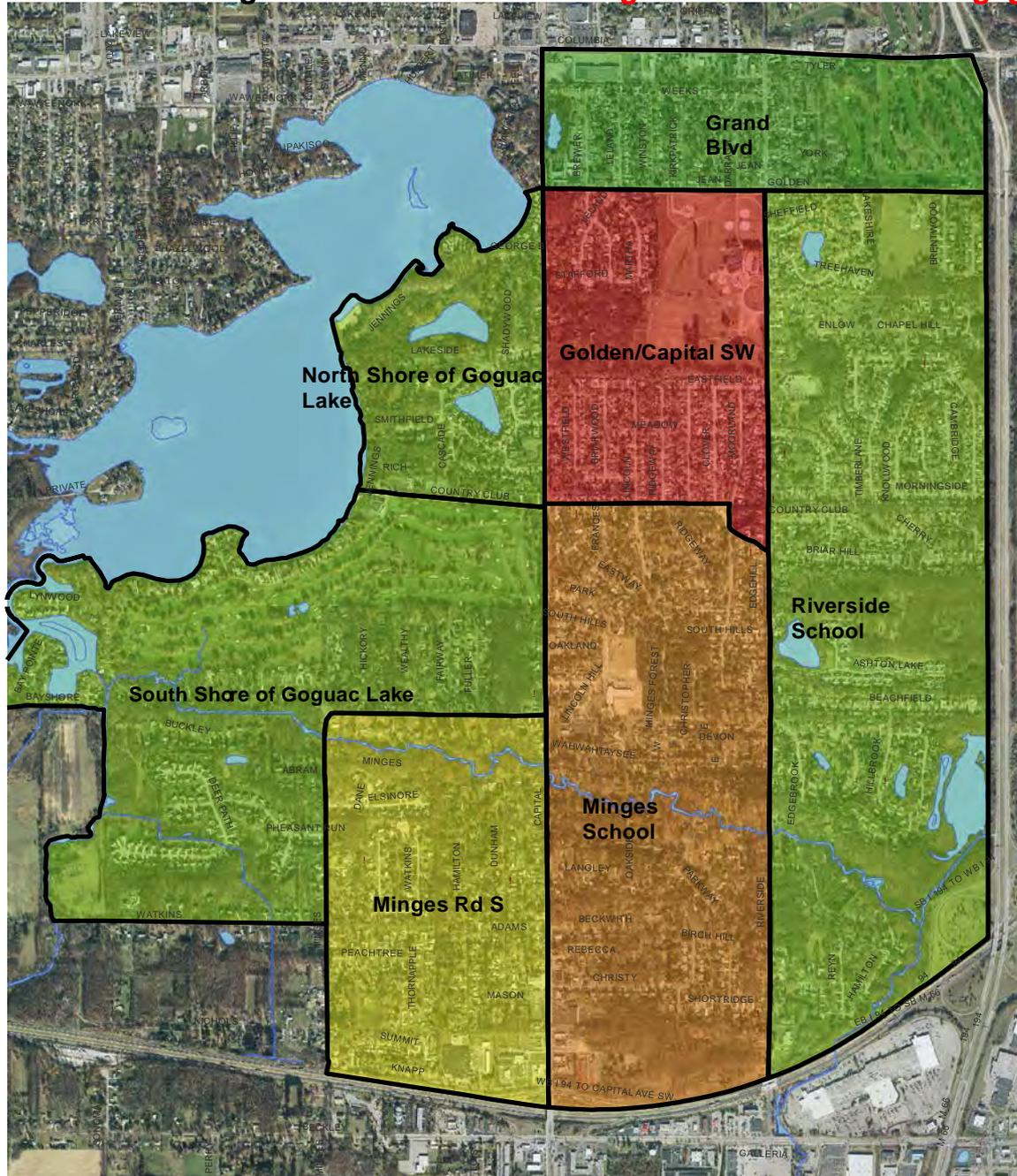


## Neighborhood Trends

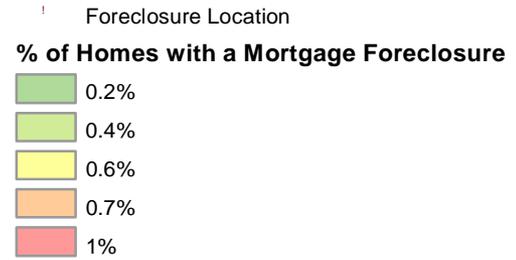


Notes:  
 - Home Sales Prices have been relatively flat since 2012 throughout the NPC.

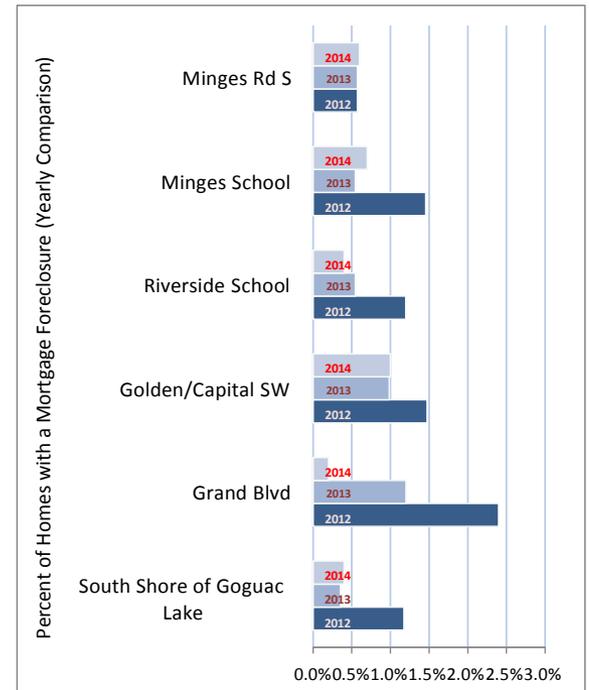
# 2014 NPC 11 Target Area Metrics: Percentage of Homes with a Mortgage Foreclosure



## Mortgage Foreclosures in 2014

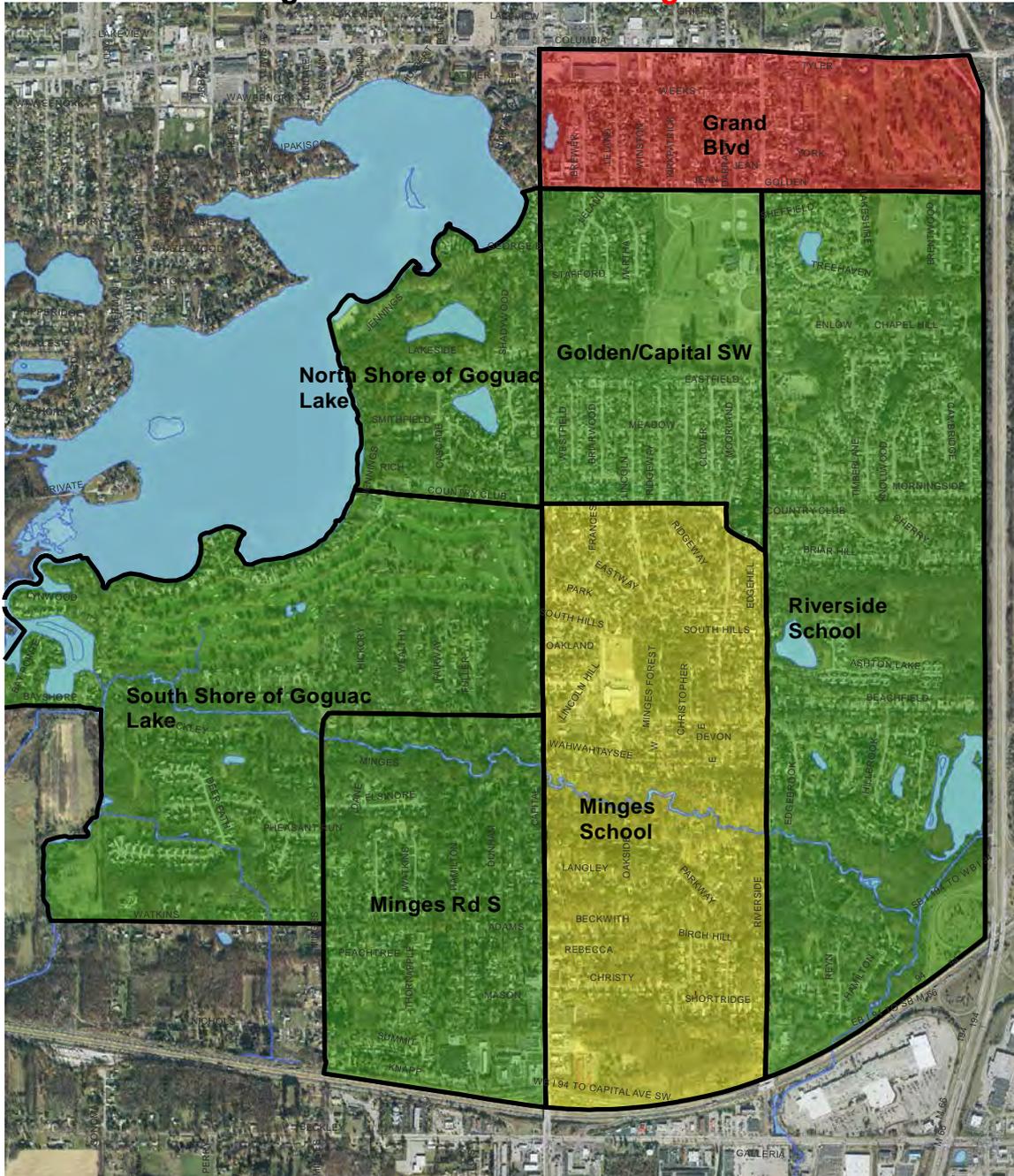


## Neighborhood Trends

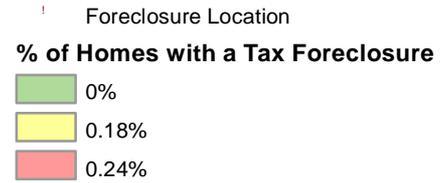


Notes:  
 - Following the Citywide trend, mortgage foreclosures are down considerably since 2012.

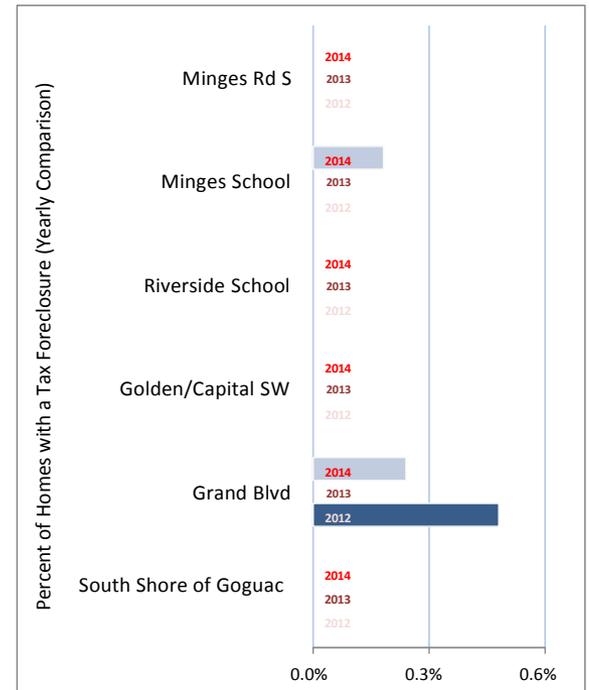
# 2014 NPC 11 Target Area Metrics: Percentage of Homes with a Tax Foreclosure



## Tax Foreclosures in 2014



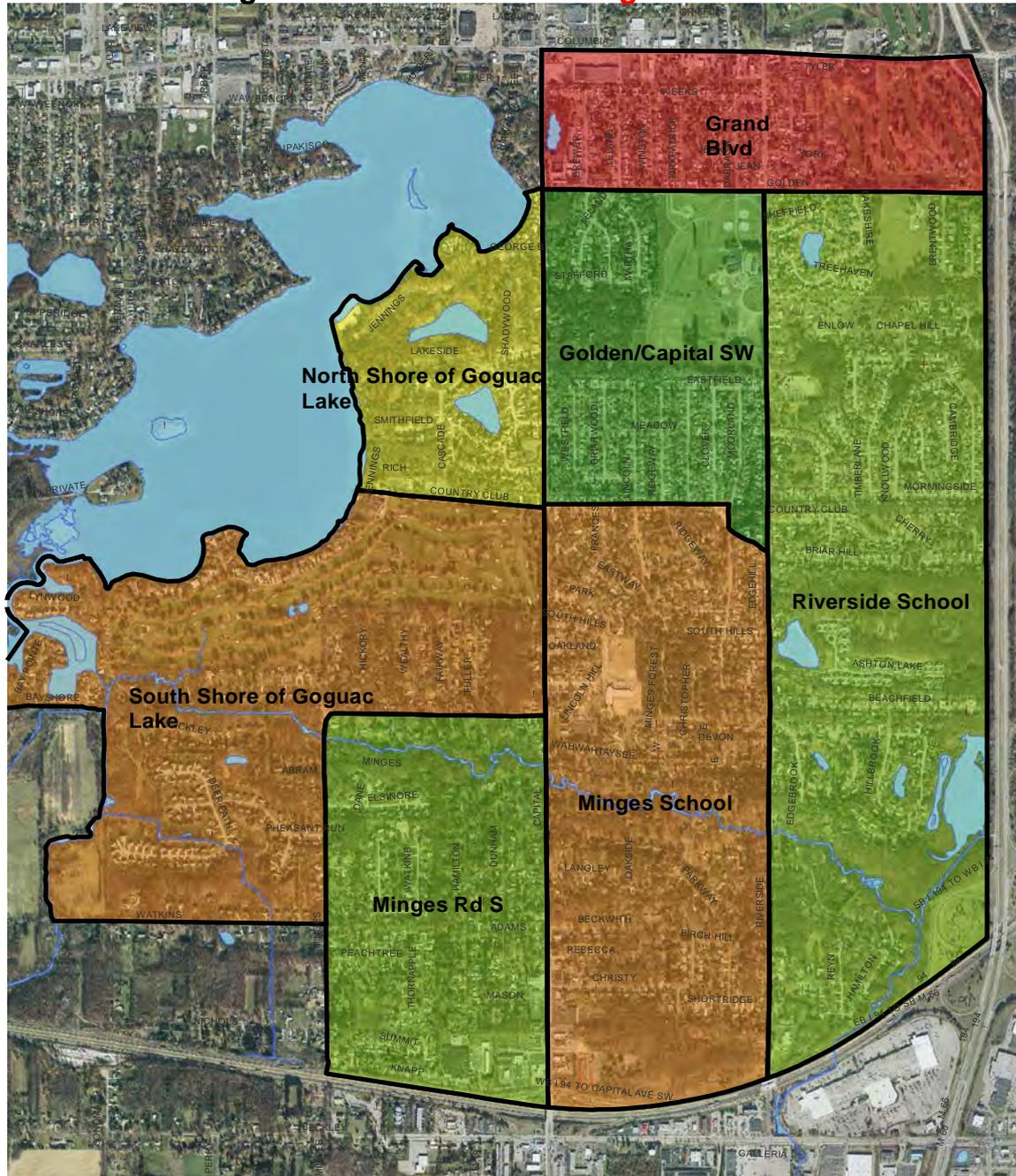
## Neighborhood Trends



Notes:

- There was only one tax foreclosure in the entire NPC in 2014.

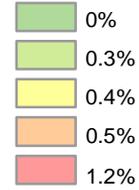
# 2014 NPC 11 Target Area Metrics: Percentage of Homes Vacant a Year or More



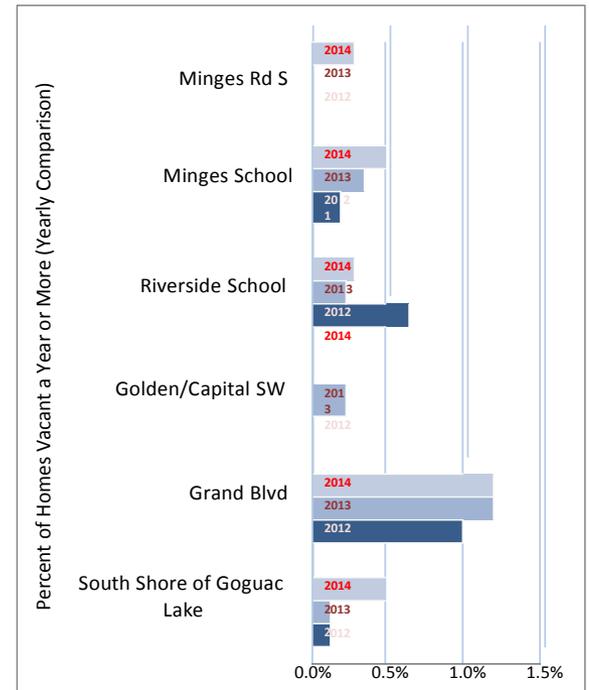
## Long-term Vacant Buildings in 2014

Buildings on Vacant Building Registry Over One Year

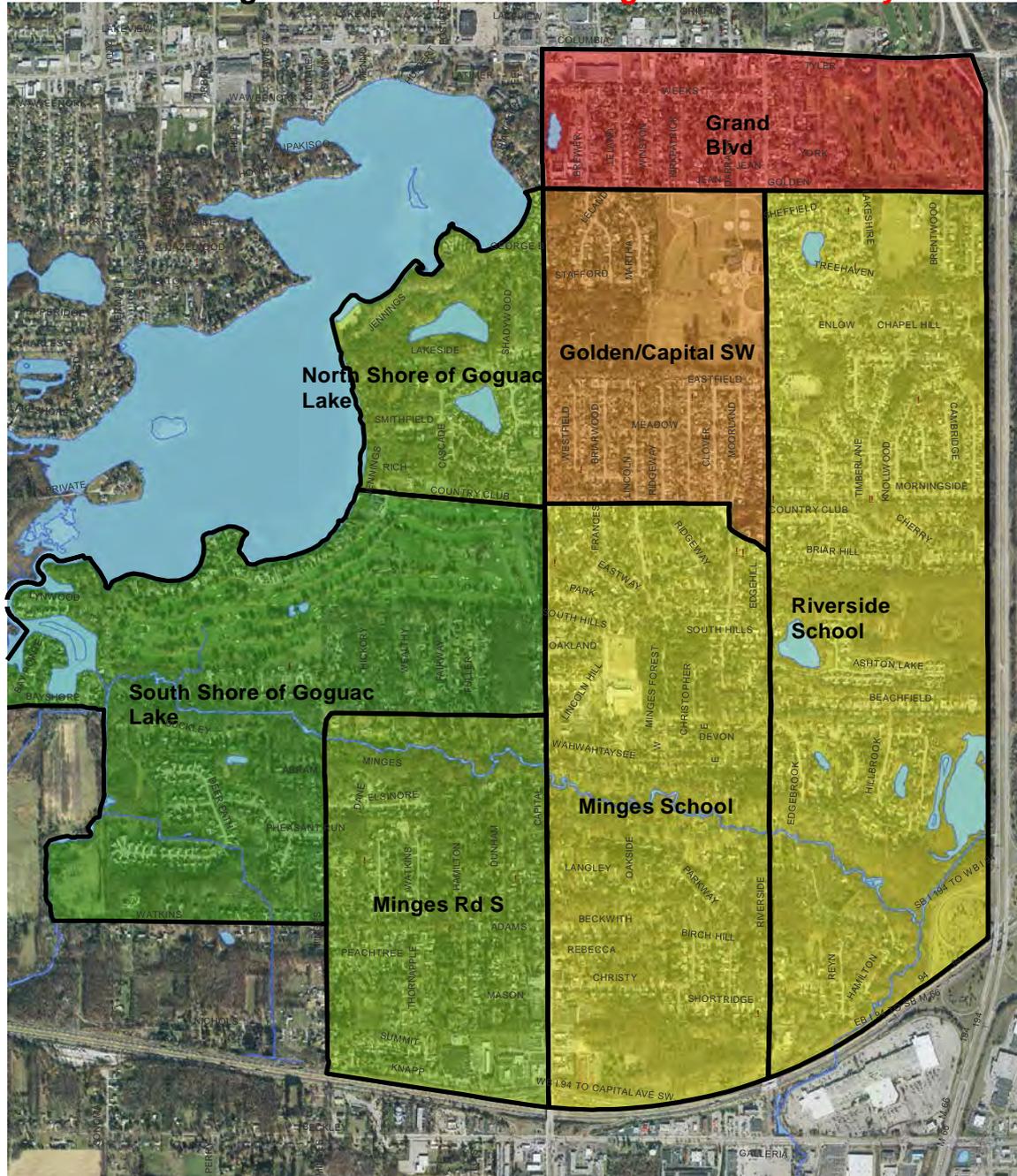
### % of Homes Vacant a Year or More



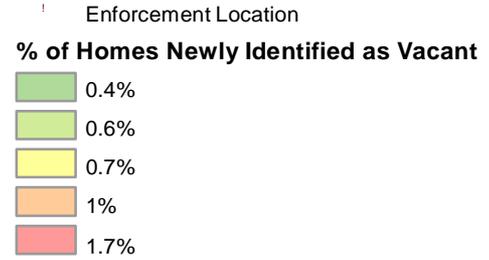
## Neighborhood Trends



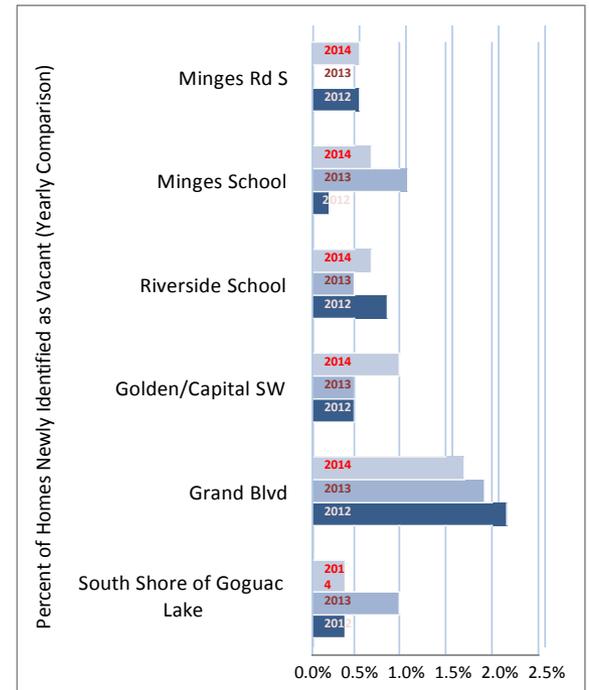
# 2014 NPC 11 Target Area Metrics: Percentage of Homes Newly Identified as Vacant



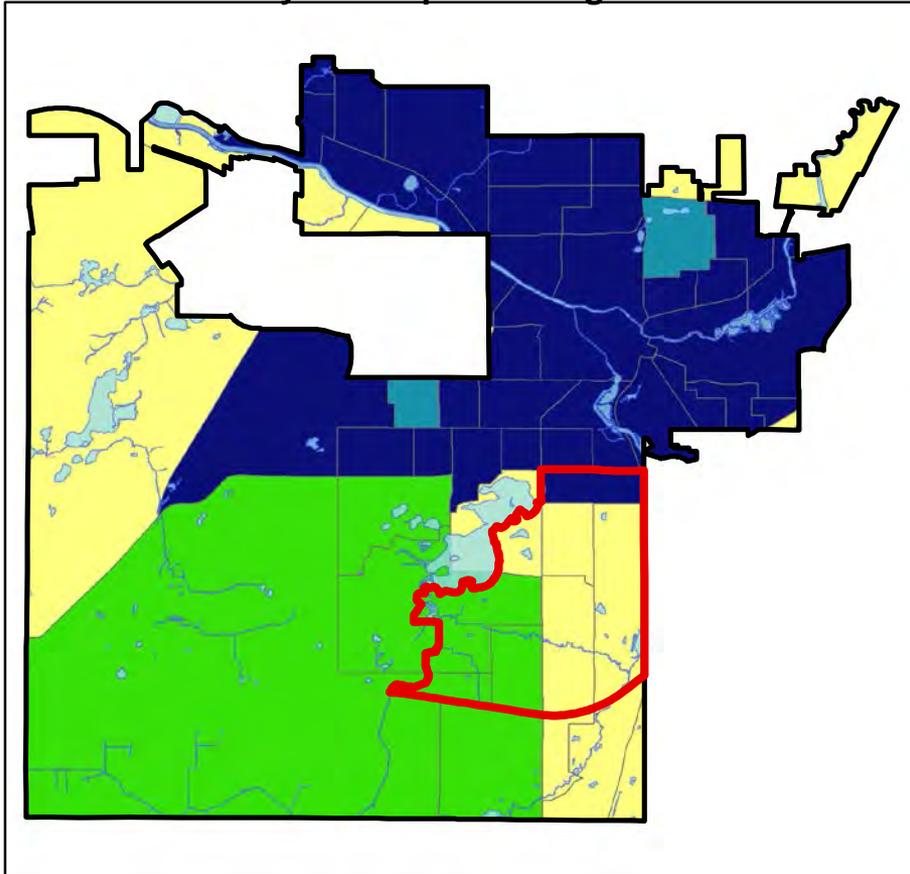
## New Vacant Building Enforcements in 2014



## Neighborhood Trends

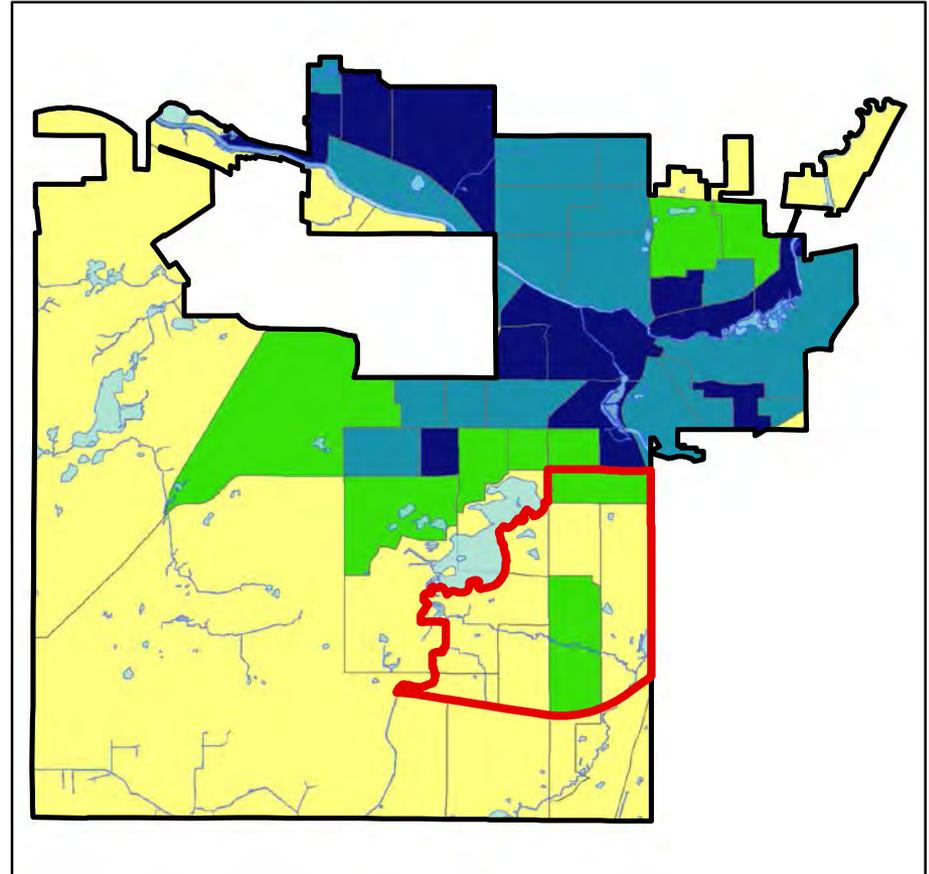
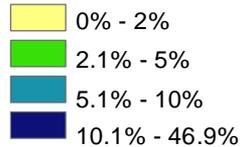


## 2014 Community Development Target Area Metrics: Code Violations In NPC 11



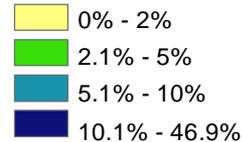
Percent of Homes with Housing Code Violations (2014)

### Legend



Percent of Homes with Junk & Trash Violations (2014)

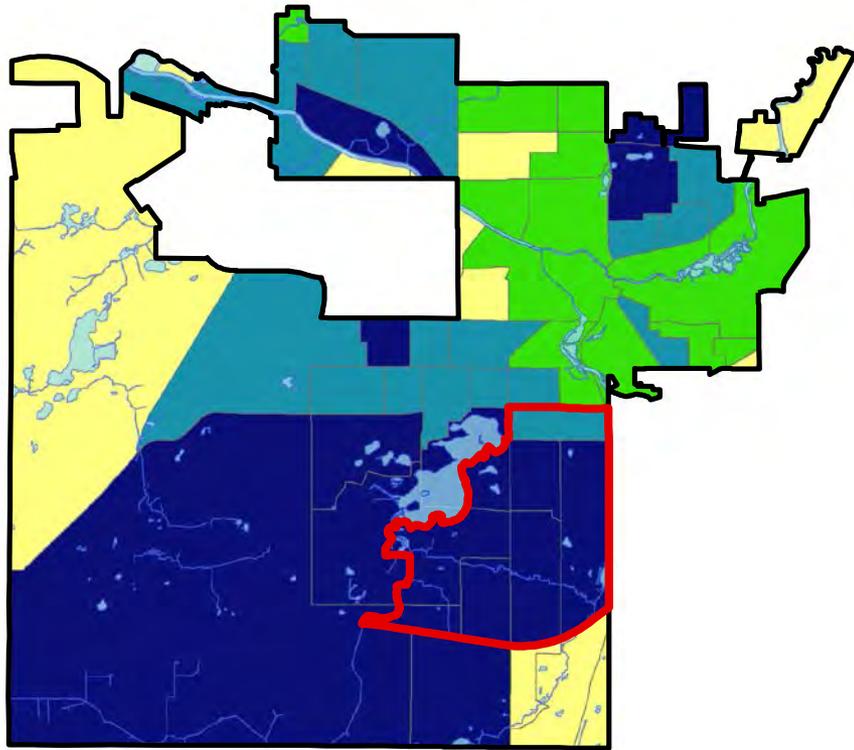
### Legend



Housing Code violations are determined by a City Code Officer inspecting the property from the public right-of-way and reflect the deterioration of one or more exterior elements of the property. While the number of violations in an area can be impacted by deployment decisions, high levels of housing code violations provide the most direct evidence of blight in a neighborhood as well as the need for investment in the housing stock.

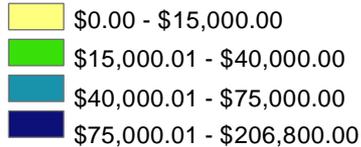
Junk & trash violations are a reflection of disorder and blight in a neighborhood and include citations for things like trash accumulation, improper storage of junk, inoperable vehicles, front yard parking, etc. While these citations are issued for health and safety reasons they often indicate a lack of neighborhood norms and desirability. Numerous studies have demonstrated a correlation between junk and trash and people's perceptions of safety.

## 2014 Community Development Target Area Metrics: Home Sales in NPC 11

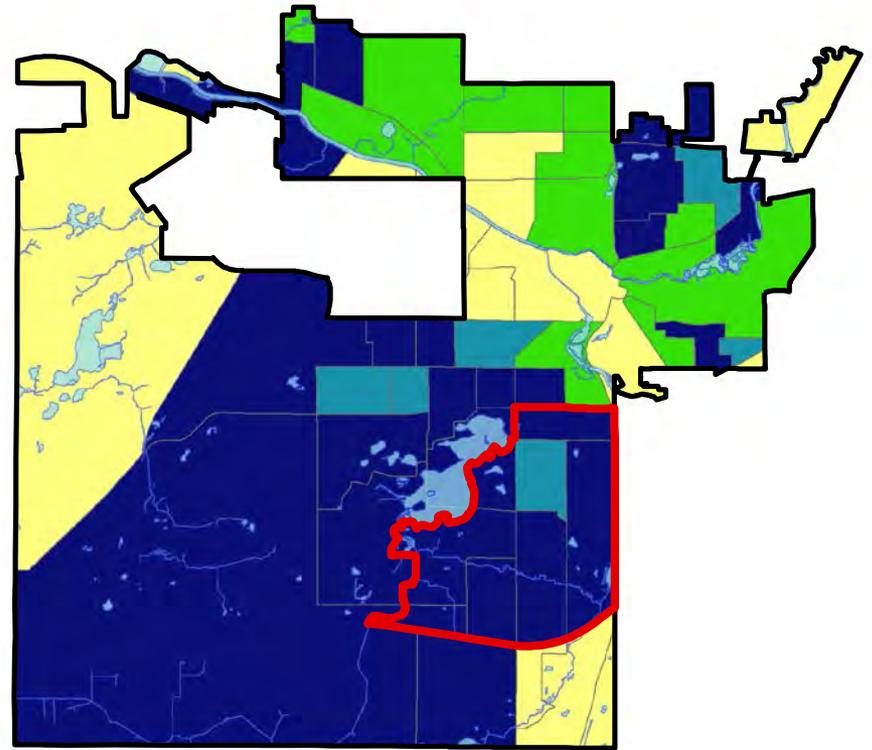


Median Home Sale Price (2014)

### Legend

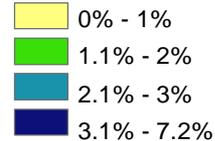


The average home sales price is calculated for each 2010 Census Block Group using data from the Multiple Listing Service (MLS) and includes all sales in 2014. Low sales values in an area typically make it cost prohibitive for investors or home owners to rehab or even update their properties.



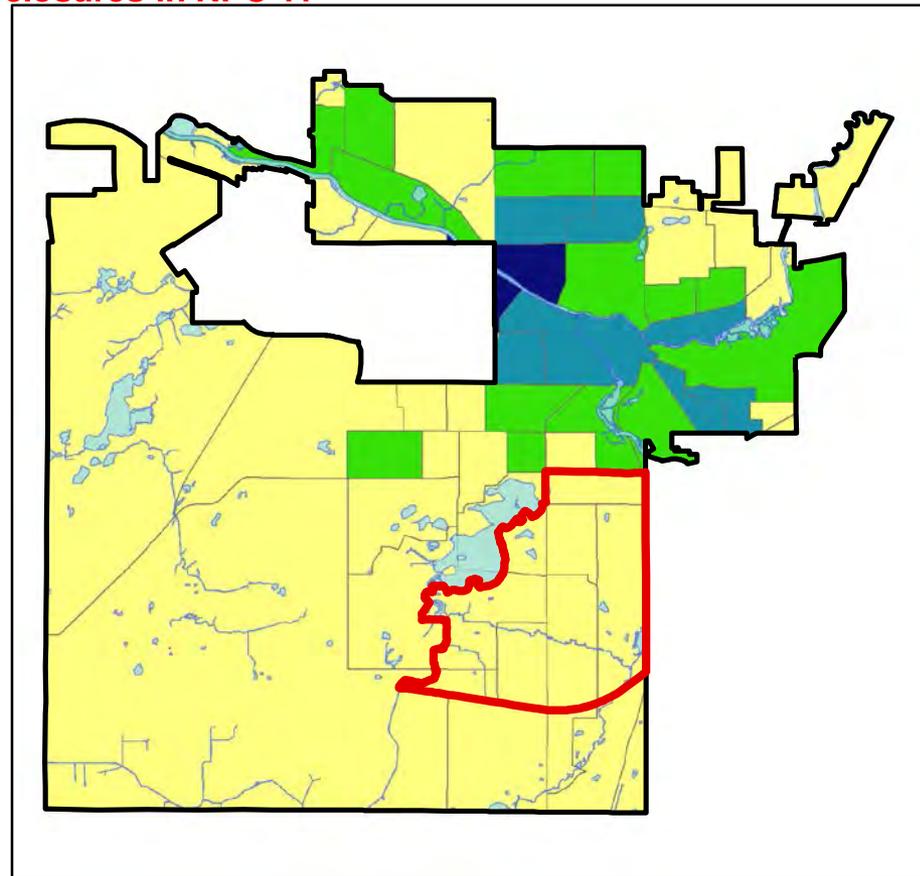
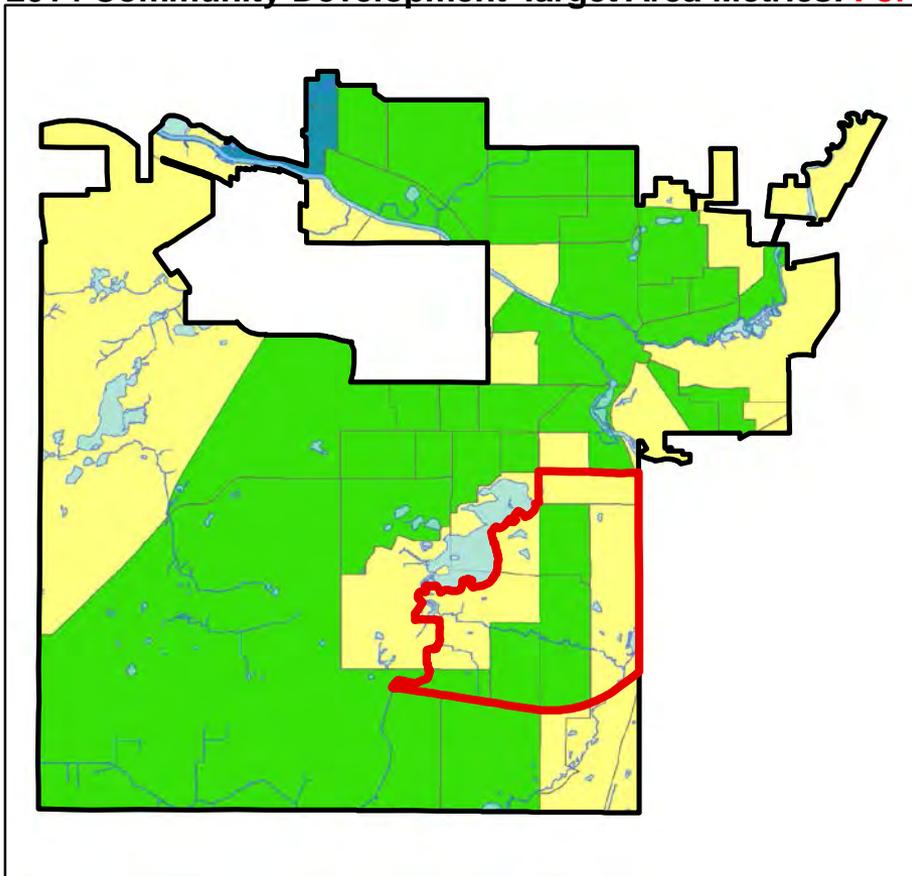
Residential Property Turn Over Rate (2014)

### Legend



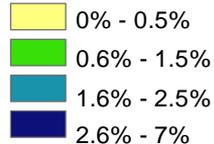
Properties that sell for less than \$20,000 typically lack the attributes to be competitive in the housing market, such as larger house or lot size, three or more bedrooms, modern amenities, updated finishes, in good repair, safe neighborhood, good schools, etc. By looking only at the number of sales of competitive properties in an area, it is possible to determine how robust the housing market is in a neighborhood compared to other parts of the city.

## 2014 Community Development Target Area Metrics: Foreclosures in NPC 11



Percent of Homes with a Mortgage Foreclosure (2014)

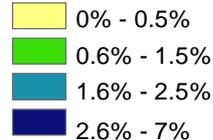
**Legend**



Bank foreclosures occur when a lender seizes a property due to the nonpayment of a mortgage. They can happen in all types of neighborhoods and to families of all incomes. Bank foreclosures in high numbers within a neighborhood indicate instability, but not necessarily decline.

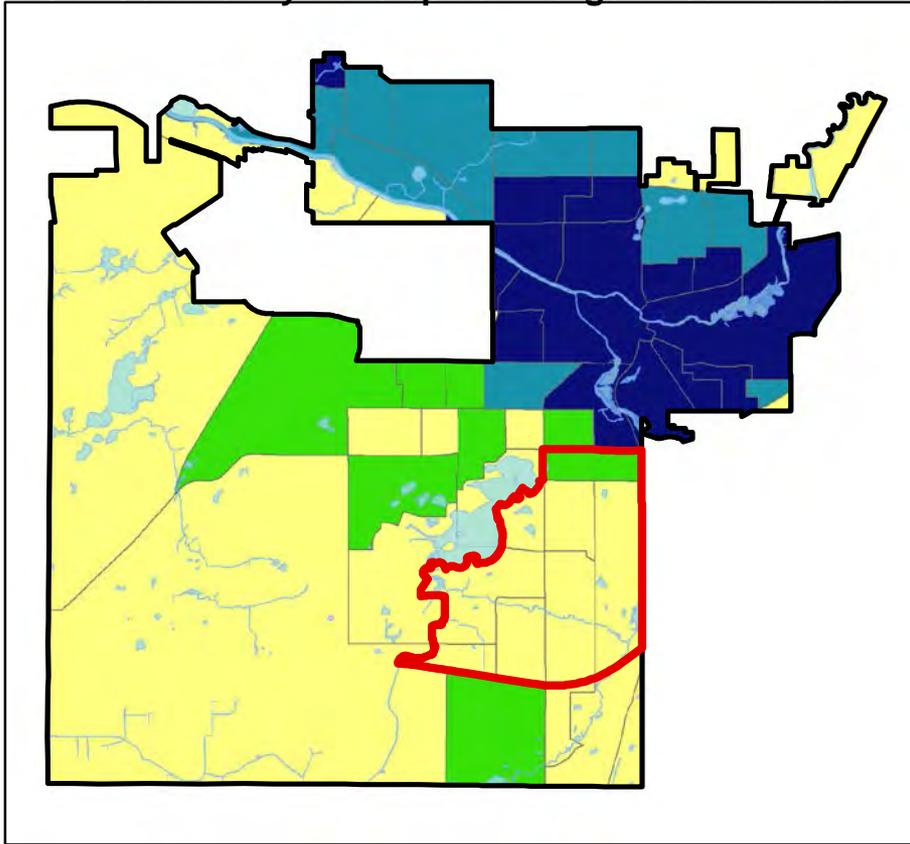
Percent of Homes with a Tax Foreclosure (2014)

**Legend**



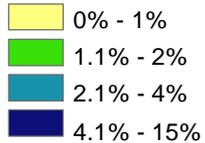
A tax foreclosure is when a homeowner loses a property to the County due to the nonpayment of taxes. Tax foreclosures are rare in even moderately healthy housing markets, as lenders will typically pay the taxes on a property to protect their interest in it. High levels of tax foreclosure go beyond signaling instability and indicate housing value collapse.

2014 Community Development Target Area Metrics: **Vacancy in NPC 11**

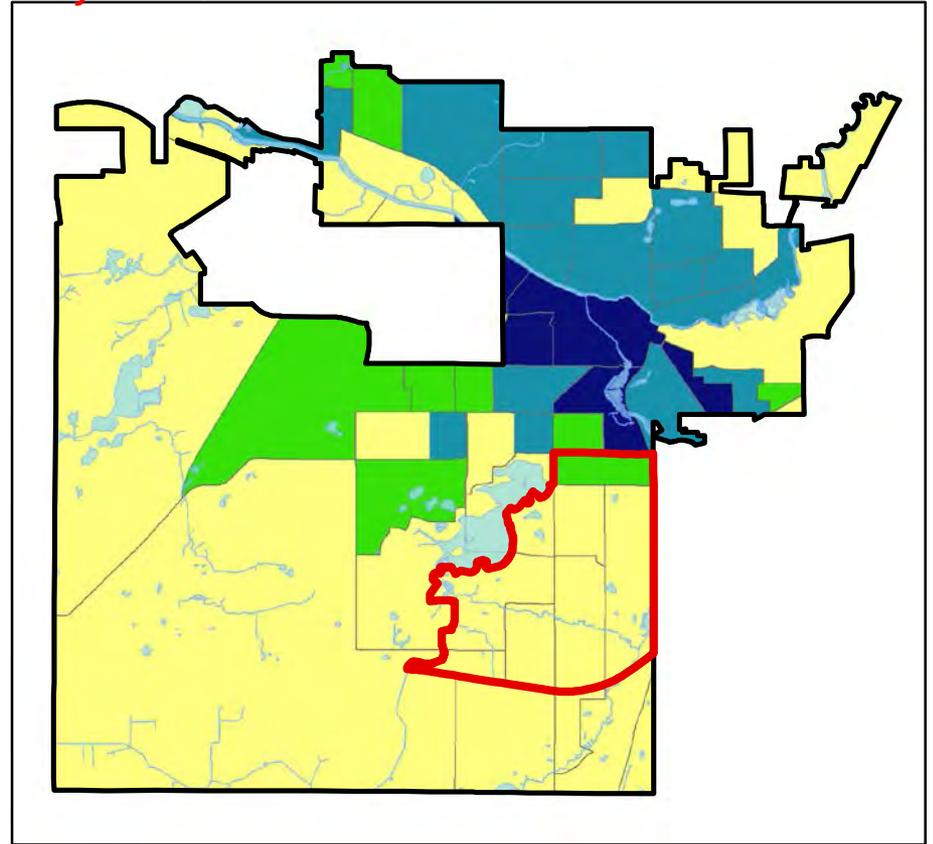


Longterm Vacant Buildings Per 1000 Parcels (2014)

**Legend**

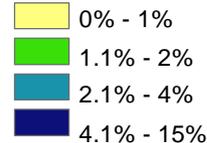


Longterm Vacant buildings are those that have been on the vacant buildings registry for at least 12 months. High numbers of longterm vacant buildings depress housing values throughout a neighborhood, and are a predictor of increased blight and future disinvestment.



New Vacant Enforcements Per 1000 Parcels (2014)

**Legend**



A New Vacant Enforcement means that a building has been added to the vacant buildings registry at some point during the year. High numbers of new vacant buildings can signal increased instability. In neighborhoods that also have high levels of longterm vacant buildings this typically means an entrenched cycle of decline, and in the worst cases market failure: i.e., a neighborhood of last resort for home buyers.



# Key Issues from 2014

**Jobs:** #1 issue: 66.7% of NPC 11 residents said that Job Opportunities were a high priority, and 43.3% rated Employment Training as a high priority.

- Supports the efforts of BC Vision and its emphasis on workforce development
- From the CD Survey: “Create and attract more manufacturing job with tax credits, so that we do not keep exporting our kids to other communities.”



# Key Issues from 2014

**Social Services:** NPC 11 residents rated need for various supportive services as a high priority including mental health services (52.6%); veterans services (51.3%); health care (47.3%) and youth services (45.2%)

From last years meeting:

“The elderly need help with chores and home maintenance.”

“Moms need help with transportation and child care.”



# Key Issues from 2014

**Increased Vibrancy/Improved Neighborhood Order:** 85% of all open ended responses from NPC 11 residents in last years survey talked about the importance of having great looking spaces where social norms are observed.

**Many comments concerned parking norms:**

“No parking in the grass area of yards. Call Code Compliance to get it taken care of.”

**Some comments were about private property:**

“Faster turn around on blight violations and enforcement after residents are served notice.”

**But most were in regard to the appearance of public spaces:**

“Need to cut down dead tree limbs before the next storm.”

“Install underground electric, phone, cable wiring and get rid of the telephone poles.”

“Create a vibrant downtown. Create financial incentives to attract investors.”



# Key Issues from 2014

## Comments from last year's meeting:

“Appreciate roads being resurfaced and recent road improvements.”

“Important to protect our public spaces”

“Downtown renovation is cool, very nice looking.”

“Weed control along city property on Beckley Road along the cemetery. Weeds are growing through the sidewalk and it looks bad.”



# 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

Chris Lussier

City of Battle Creek

269-966-3267

[cplussier@battlecreekmi.gov](mailto:cplussier@battlecreekmi.gov)