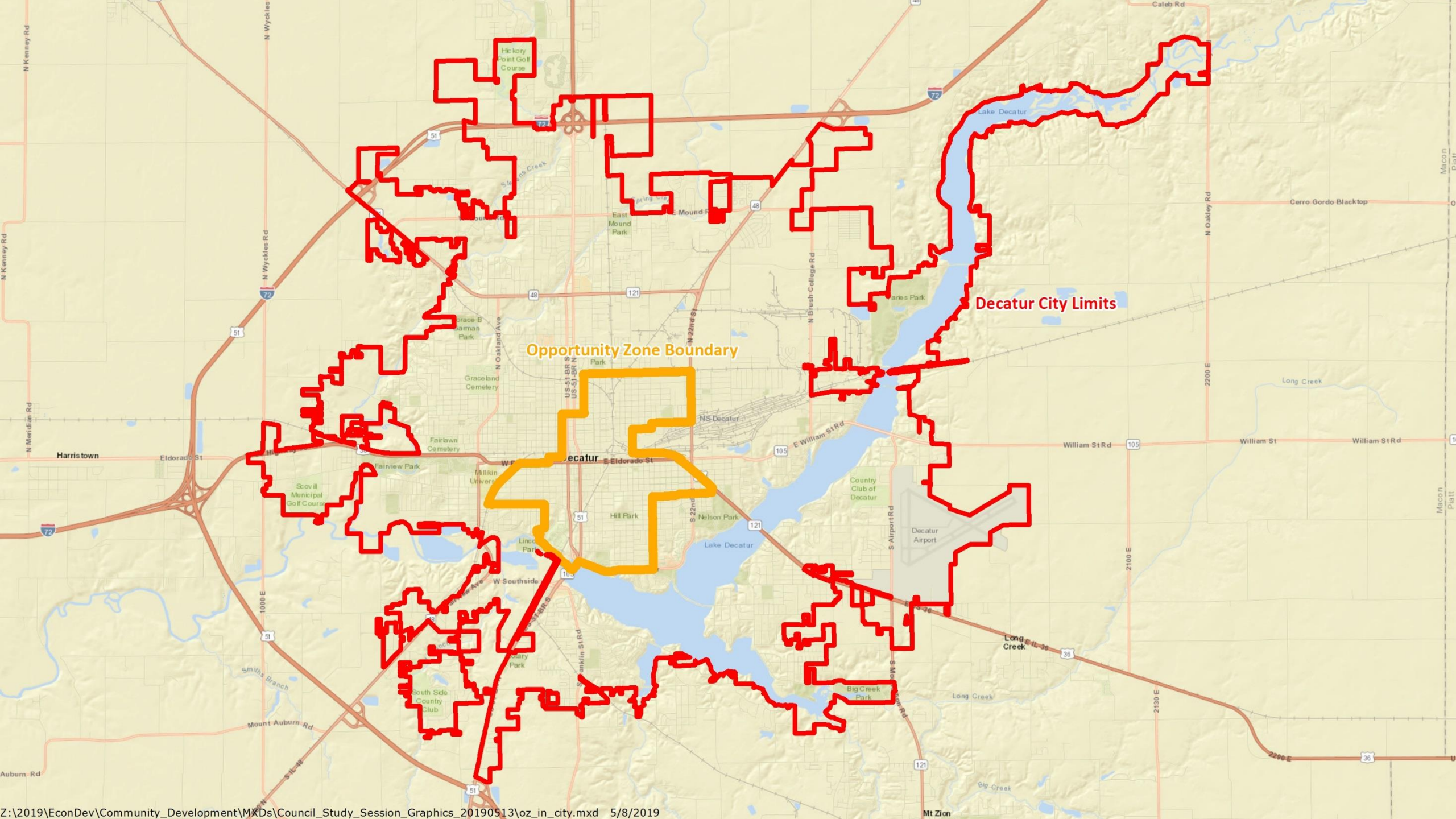
Community Revitalization

City of Decatur, IL

May 13, 2019

ASSUMPTIONS

A. Neighborhoods are revitalized with an appropriate blending of:
    1. Key human and social services;
    2. Rehabilitation of housing, infrastructure & other facilities
    3. General uplift of the area's economy
B. Stimulation of market forces should be used wherever possible, in addition to partnerships with community development entities, private donors and neighborhood associations. In this, the City should serve as guide and facilitator.
C. It is not possible to revitalize all neighborhoods at once.
D. Each neighborhood is unique and requires different solutions, partners and strategies.



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GOALS/OBJECTIVES FOR THIS STUDY SESSION

A. Summarize previous community engagement meetings' data, findings and recommendations.
B. Introduce new data, organized by neighborhood, from the Greater Opportunity Zone urban core area.
C. Discuss what programs & strategies could be deployed: i) city-wide, ii) in the Greater Opportunity Zone urban core, and iii) in a few target neighborhoods for demonstration impact & effect
D. Discuss how success should be measured/Select the desired outcomes.
E. Start connecting outcomes to strategy options; including goals for the next Neighborhood Revitalization study session.

2017 & 2018 COMMUNITY MEETING FINDINGS/CONCLUSIONS

- Community revitalization meetings in 2017 & 2018 were intended to create a “roadmap for the future of our community.”
- Meeting participants were encouraged to be “bold” and “think beyond current boundaries” to “rebuild our inner city.”
- The roadmap should be developed by citizens “for themselves.” The government’s role is to “facilitate” rather than direct.
- Strategies developed in the five community meetings were organized into three “Focus Areas: 1) Economic & Residential Development, Wellness & Vitality; 2) Local Government Regulations & Relations; and 3) Neighborhood Regeneration, Support & Sustainability.”

2017 & 2018 COMMUNITY MEETINGS
FOCUS AREA #1: WELLNESS & VITALITY

- Help residents develop better soft skills (teach money management, hone communication/listening skills, conduct youth summer camps, Project READ, training in home ownership/renting, conflict resolution, etc.)
- Build resources for improving employment opportunities (training for non-college bound youth, more effectively communicate job opportunities, Job Corps program, vocational internships, workforce training institute, after school trades courses, etc.)
- Nurture businesses in the Inner City as a way of rebuilding the urban core (deal with various barriers to self & business improvement, help grow small businesses and assist entrepreneurs, provide easier access to low cost daycare for workers, expand public transportation to job sites {and at odd hours}, adopt a mechanism for screening persons with criminal backgrounds for work re-entrance, Maker Spaces, Inner-City “tool sheds” and incubators/co-working space, micro loan programs, etc.)

2017 & 2018 COMMUNITY MEETINGS FOCUS AREA #1 (cont'd)

- Add safe and healthy housing facilities (e.g., more rigorous residential inspections, health & media blitz, homestead ownership program)
- Enhance neighborhood safety (e.g., Assign neighborhood police officers to key neighborhoods, more lighting)
- Develop community gardens (e.g., good food as medicine, provide suitable lots for agriculture from the city's land inventory)
- Incentivize neighborhood clean-up and beautification (e.g., neighborhood dumpsters, adopt-a-neighborhood programs, resident and local group led clean-up and beautification drives, general clean-up assistance)
- Target certain neighborhoods for concerted revitalization & special programs

2017 & 2018 COMMUNITY MEETINGS
FOCUS AREA #2: GOVERNMENT REGULATIONS

- Evaluate possible revisions of existing codes, ordinances, zoning laws & government programs that would advance revitalization goals
- Require performance bonds for those purchasing abandoned structures as well as those performing demolition work; and intercept fire insurance payments following structure losses by fire
- Decide what existing structure rehabilitation codes can be relaxed to facilitate more cost effective rehab without compromising life safety
- Develop a process for re-platting and combining adjoining lots in block-&-tract recorded subdivisions to reduce lot-joining costs
- Private groups to take responsibility for rehab in key blocks, and serve as liaison/intermediary with local government
- More effectively manage Macon County Trustee lot dispositions

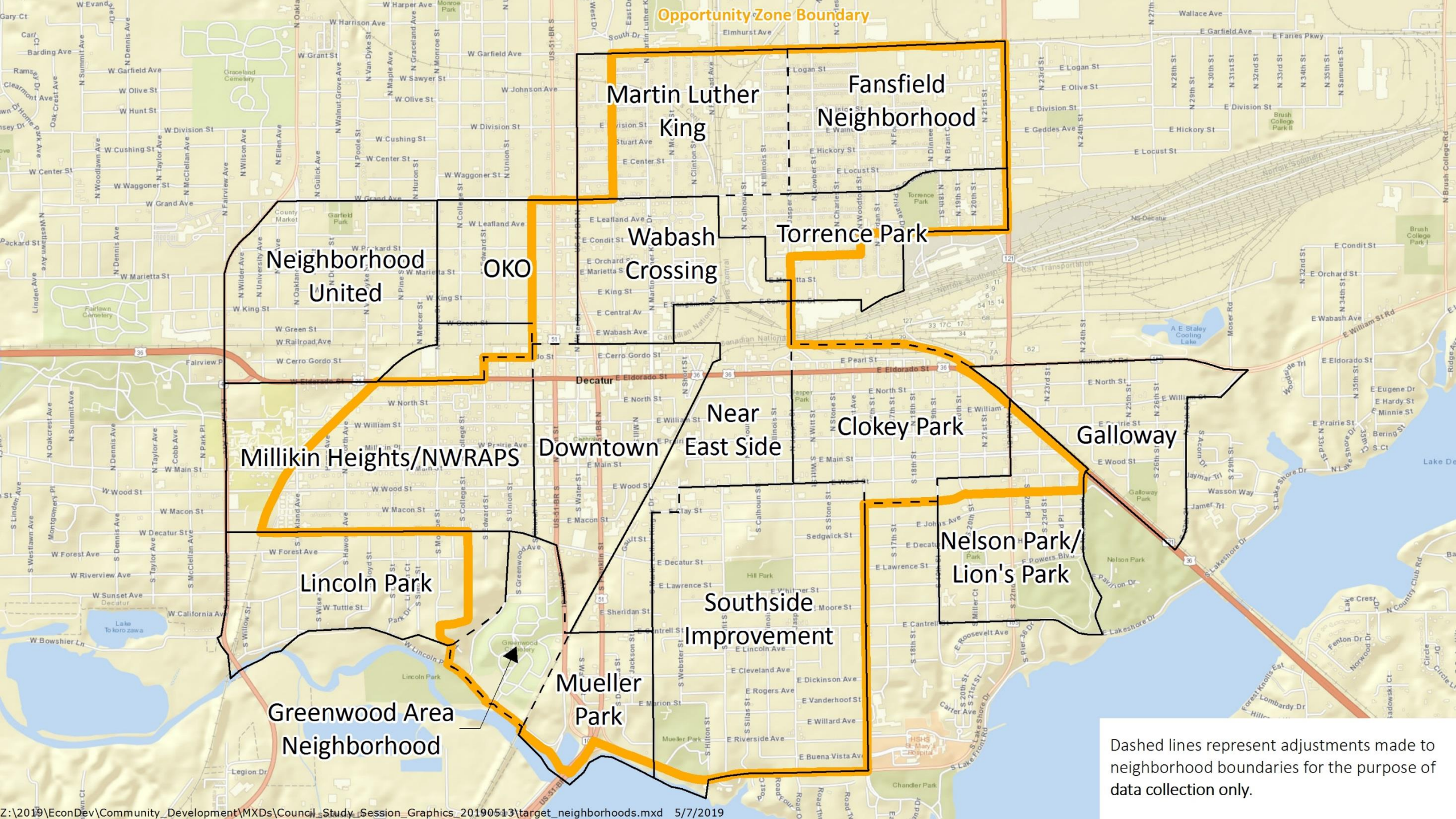
2017 & 2018 COMMUNITY MEETINGS
FOCUS AREA #3: SUSTAINABILITY

- Identify and fill gaps in the existing social service net
- Market and/or upgrade 2-1-1 information services
- Seek more sustainable partnerships with healthcare, business and faith-based partners to solve problems
- Explore co-location of government facilities to achieve efficiencies
- Develop strategies for re-purposing and productively using vacant lots
- Adopt a unified way to dispose of electronic, yard & special wastes
- Arterial/Collector Street corridor beautification programs (plantings, adopt-a-block, etc.)
- Help establish active/vibrant associations in neighborhoods lacking them

SPECIFIC PROGRAM RECOMMENDATIONS: FROM 2017 & 2018 COMMUNITY MEETINGS

- Provide tax rebates {or abatements} for new construction or major property rehabilitation in targeted areas
- Assist recent university graduates who elect to stay in the city of Decatur and join the workforce by paying down their student loans
- Restructure spending plans for the city's CDBG funds to be more "results-based," and pegged to new owner investments
- Aggressively pursue demolition of derelict/abandoned structures using Howard G. Buffett Foundation funds and other funding sources after transfer of Macon County Trustee lots to the city of Decatur
- Partner with local labor groups to use structure demos as a training opportunity

What should be added to the Recap of 2017 & 2018 Community Revitalization Meetings?



Dashed lines represent adjustments made to neighborhood boundaries for the purpose of data collection only.

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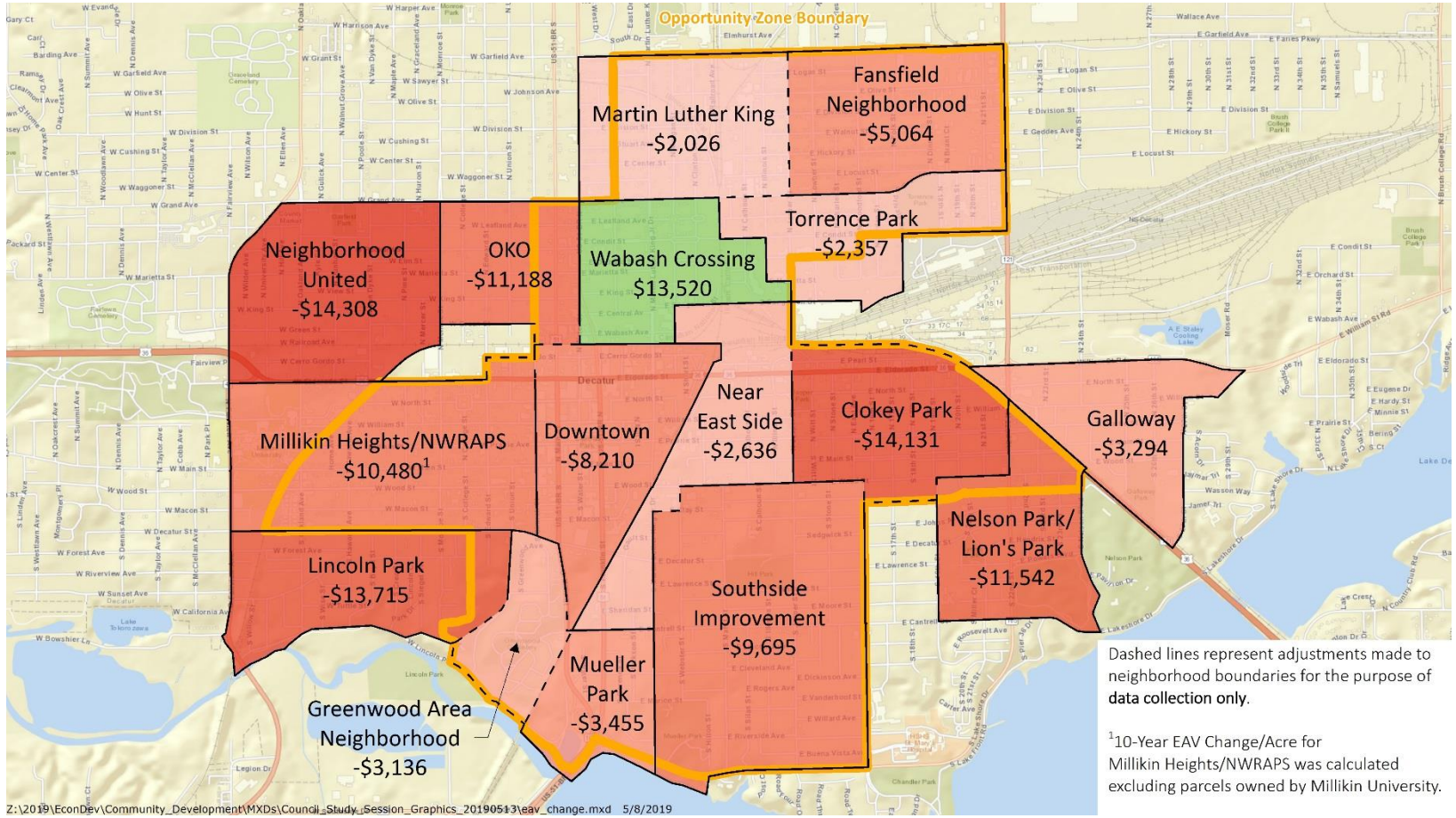
NEW DATA (2019) INDICATORS

- 10-Year EAV Change
- % Owner Occupied
- Public/Private/Non-Profit Ownership/Vacant -- % by Use
- Existing Structures Condition Score
- Arterial/Collector Streetscape Score
- Active Neighborhood Partners
- In Opportunity Zone?
- Existing or Anticipated Anchor
- Primary Issue
- Secondary Issue

Change in Equalized Assessed Valuation (EAV)



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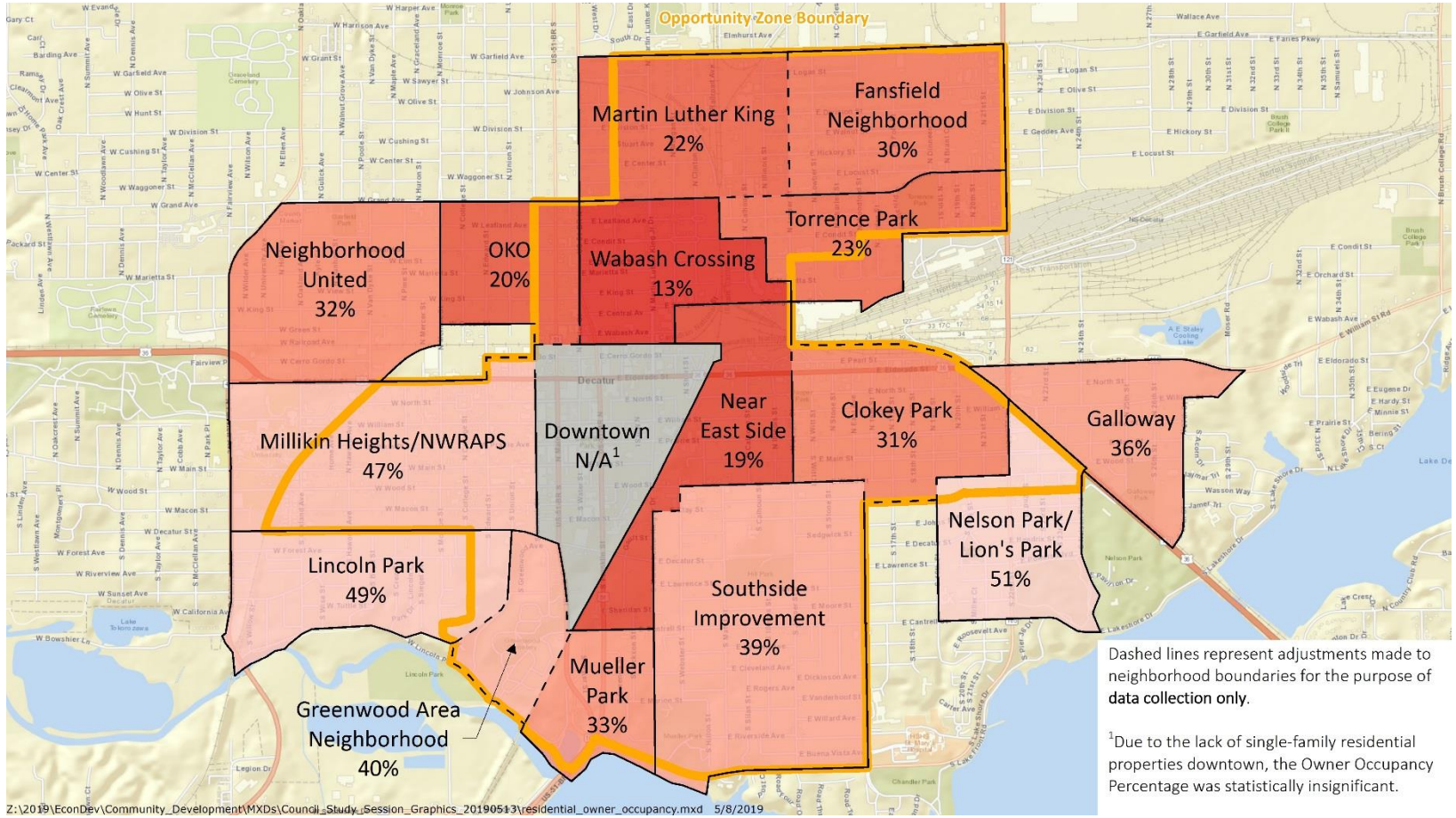
[1]10-Year EAV Change/Acre for Millikin Heights/NWRAPS was calculated excluding parcels owned by Millikin University.

% Residential Owner Occupancy



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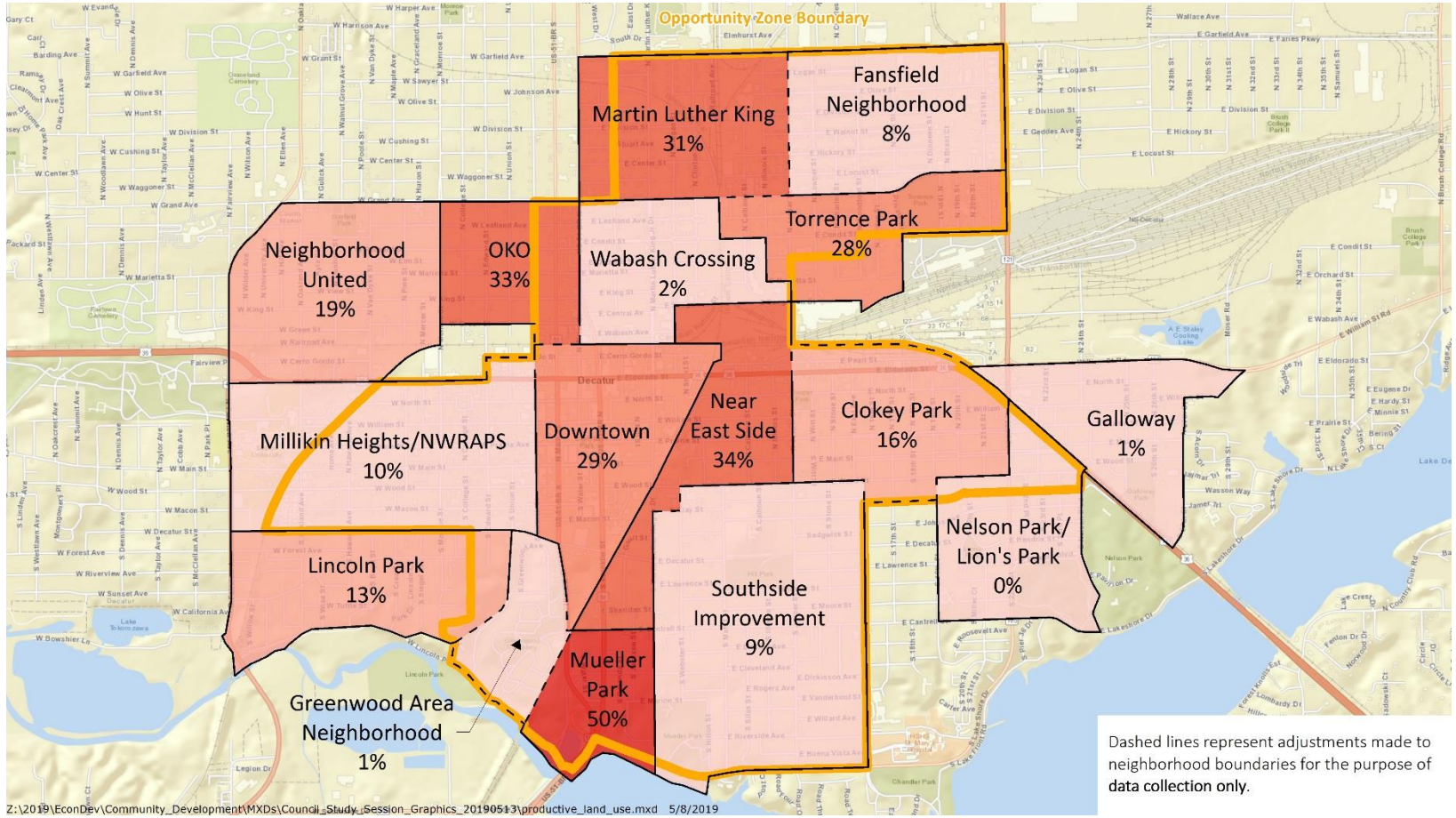
[1]Due to the lack of single-family residential properties downtown, the Owner Occupancy Percentage was statistically insignificant.

Productive Land Use & Vacancies



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Exsisting Residential Structures Condition (Blight Indicator)

AGGREGATED NEIGHBORHOOD SCORE BASED ON OCCURENCES OF:

- Overgrown Lot
- Roof Damage
- Door/Window Damage
- Siding Damage

DIVIDED BY THE NUMBER OF STRUCTURES (the higher the resulting value, the worse the overall residential neighborhood blight)

Is there a structure on the lot?

Examples of Blight Indicators

Overgrown Lot

Examples of Blight Indicators

Roof Damage

Examples of Blight Indicators

Door/Window Damage

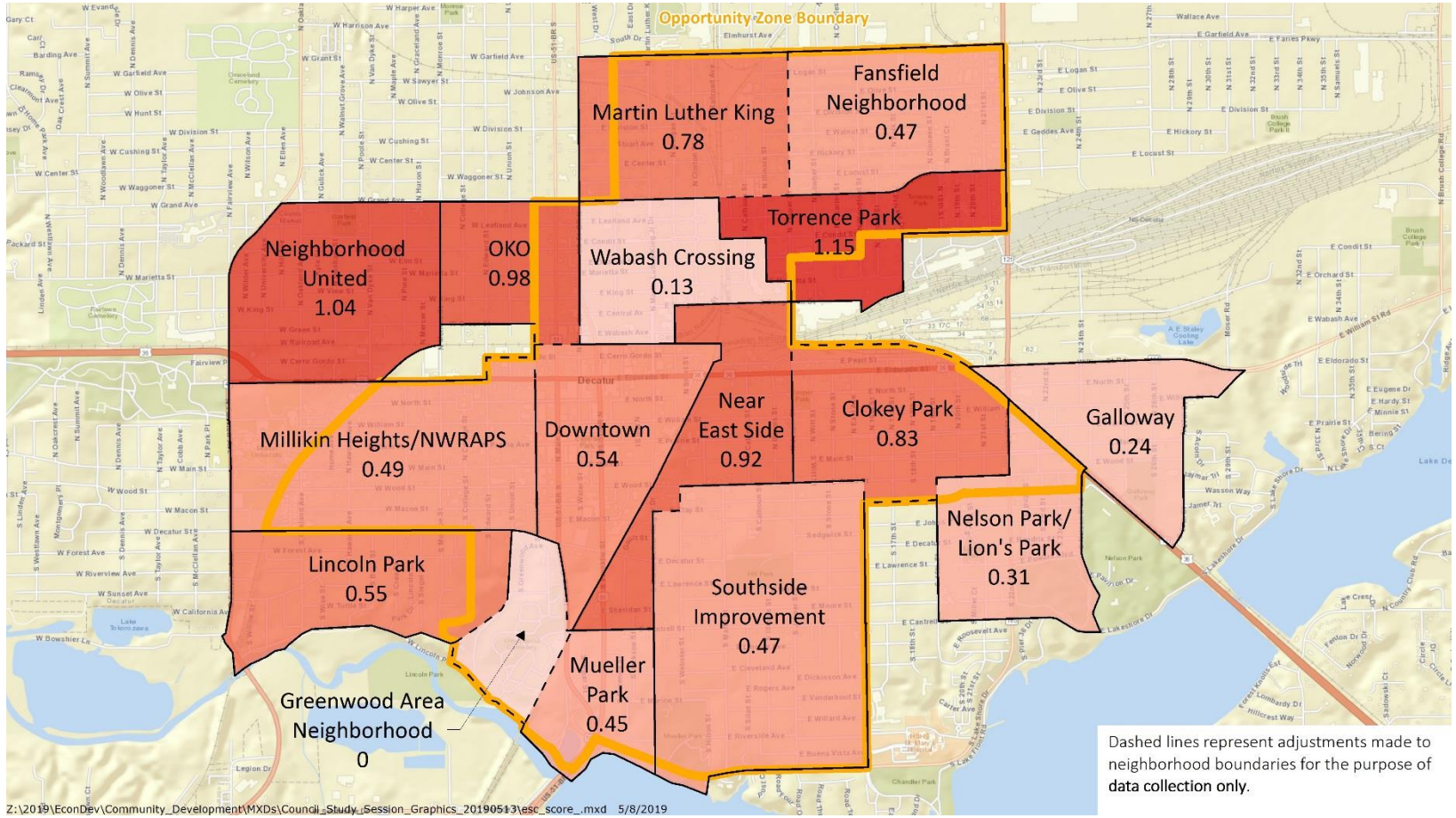
Examples of Blight Indicators

Siding Damage

Existing Structures Conditions Score (Survey)

- Clokey Park = 0.83
- Downtown = 0.54
- Fansfield Neighborhood = 0.47
- Galloway = 0.24
- Greenwood Area Neighborhood = 0.00
- Lincoln Park = 0.55
- Martin Luther King = 0.78
- Millikin Heights/NWRAPS = 0.49
- Mueller Park = 0.45
- Near East Side = 0.92
- Neighborhood United = 1.04
- Nelson Park/Lions Park = 0.31
- OKO = 0.98
- Southside Improvement = 0.47
- Torrence Park = 1.15
- Wabash Crossing = 0.13
- **TOTAL # of parcels = 11,054**

Existing Structures Conditions Score (Survey)



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PRIORITY AGGREGATED DISTRESS SCORES (PADS)

- 3 Most Distressed EAV Scores
  - Neighborhood United (-$14,307/acre)
  - Clokey Park (-$14,130/acre)
  - Lincoln Park (-13,714/acre)
- 3 Most Distressed Owner Occupancy Scores
  - Wabash Crossing (13%)
  - Near East Side (19%)
  - OKO (20%)
- 3 Most Distressed Productive Land Use Scores
  - Mueller Park (50% Vacant)
  - Near East Side (34% Vacant)
  - OKO (33% Vacant)
- 3 Most Distressed Blight Conditions Scores
  - Torrence Park (1.15)
  - Neighborhood United (1.04)
  - OKO (0.98)

Neighborhood Anchors & Destinations

- Crossings Campus (Wabash Crossing)
- Johns Hill School & Park/Mueller Park (SIA)
- Hope Academy/DMCOC/Boys & Girls Club (Near Eastside)
- Decatur Housing Authority (Fansfield Neighborhood)
- OKO Community Center/Good Samaritan (Old Kings Orchard)
- Millikin University (Millikin Heights)
- Millikin Homestead & Oglesby Home (Millikin Heights)
- Large Parks (Nelson Park/Lions Park Neighborhood)

Active Neighborhood Associations/Groups In Greater Opportunity Zone

- Clokey Park
- Fansfield Neighborhood Association
- Galloway
- Greenwood Area Neighborhood
- Millikin Heights/NWRAPS
- Neighborhood United
- Nelson Park/Lions Park
- OKO
- Southside Improvement
- Torrence Park

Primary & Secondary Neighborhood Issues

- Clokey Park: Absentee/Negligent Landlords, Institutional & Commercial Disinvestment
- Downtown: Panhandling, Parking Enforcement
- Fansfield Neighborhood: Gunshots, Prostitution, Drugs
- Galloway: Lack of interest in neighborhood group, Youth with nothing to do
- Greenwood Area Neighborhood: Lack of lighting in park, Loitering
- Martin Luther King: Vacant or Awful Housing
- Millikin Heights/NWRAPS: Housing rehabilitation/Low homeownership & Empty Housing
- Mueller Park: Dilapidated Housing, Illegal Dumping
- Neighborhood United: Lighting in the Streets, Potholes in alleys/Street Repairs
- Nelson Park/Lions Park: Deterioration of Housing Stock, Loud Music, Litter
- OKO: Crime/Fights/Shooting, Vacant Lots
- Southside Improvement: Deterioration of Housing Stock, Youth with Nothing to do
- Torrence Park: Rehabilitation of Housing, Illegal Dumping
- Wabash Crossing: Negative Perception, Illegal Dumping

Comments on New Data & Summaries

MATCHING NEIGHBORHOODS TO POSSIBLE SOLUTIONS & STRATEGIES

- **Uniform Application/Deployment to all parts of the city**

- **Greater Opportunity Zone Areas**

- **Focus Neighborhoods**

LIST OF TOOLBOX CONTENTS (POTENTIAL STRATEGIES)

1. Land Bank/Trust properties
2. Rental Inspection/Landlord registration program
3. Focused code enforcements
4. Change zoning & building ordinances to incentivize rehab.
5. Ombudsman Service to connect people to services

LIST OF TOOLBOX CONTENTS (POTENTIAL STRATEGIES)

6. Property Assessed Clean Energy (P.A.C.E.) Program
7. Major infrastructure where needed ahead of rehab.
8. Rehab. Grant from FHLB of Chicago for owner-occupied home improvements
9. Mortgage guarantee assistance programs
10. Enterprise Zone amendment to apply to residential rehabilitation
11. Opportunity Zone funding
12. Infrastructure Removal
13. Streetscape amenities
14. Police presence &/or CSOs
15. Renovation bonds needed to buy derelict homes
16. Homestead program to acquire salvageable homes
17. Block-by-Block Program
18. Use of Historic Tax Credits, and New Market Tax Credits
19. Restructure disbursement of annual CDBG funds
20. Additional public lighting and surveillance cameras

LIST OF TOOLBOX CONTENTS (POTENTIAL STRATEGIES)

21. Façade grant program
22. Large-scale demolition/clearing of properties w/development
23. New anchor(s)/destination(s) for the neighborhood
24. Approve adaptive reuses of vacant land (& zone for same)
25. City becomes a tax buyer
26. Locate business incubator or co-working space in a target neighborhood
27. Locate job training center in a target neighborhood
28. Clear whole blocks for gardens and other agriculture
29. New Tax Increment Financing districts/projects
30. Focus Neighborhoods must have adopted revitalization plans to access targeted funding
31. Subsidize police officers to live in target neighborhoods

Additional Strategies: Comments, Questions

HOW IS SUCCESS MEASURED?
WHAT ARE THE APPROPRIATE OUTCOMES?

1. Increases in Equalized Assessed Valuation of the Neighborhood
2. Increases in homeownership percentage
3. Increases in percentage of “productively and actively used” land
4. Improvements in Existing Structures Conditions Score
5. Comparative Unemployment/Under-employment rates
6. Decreases in criminal activity rates
7. Aggregate {& per lot} value of new building permits
8. Increases in Median household income, by neighborhood
9. Other?

NEXT STEPS/NEXT COUNCIL STUDY SESSION

- Agenda for Next Neighborhood Revitalization Study Session
- Likely funding sources based on City Council revitalization priorities
- Decision rules for selection of Focus Neighborhoods
- Other neighborhoods to evaluate beyond the 16 identified and described during May 13 study session?

Thank You

- Additional Comments/Suggestions