

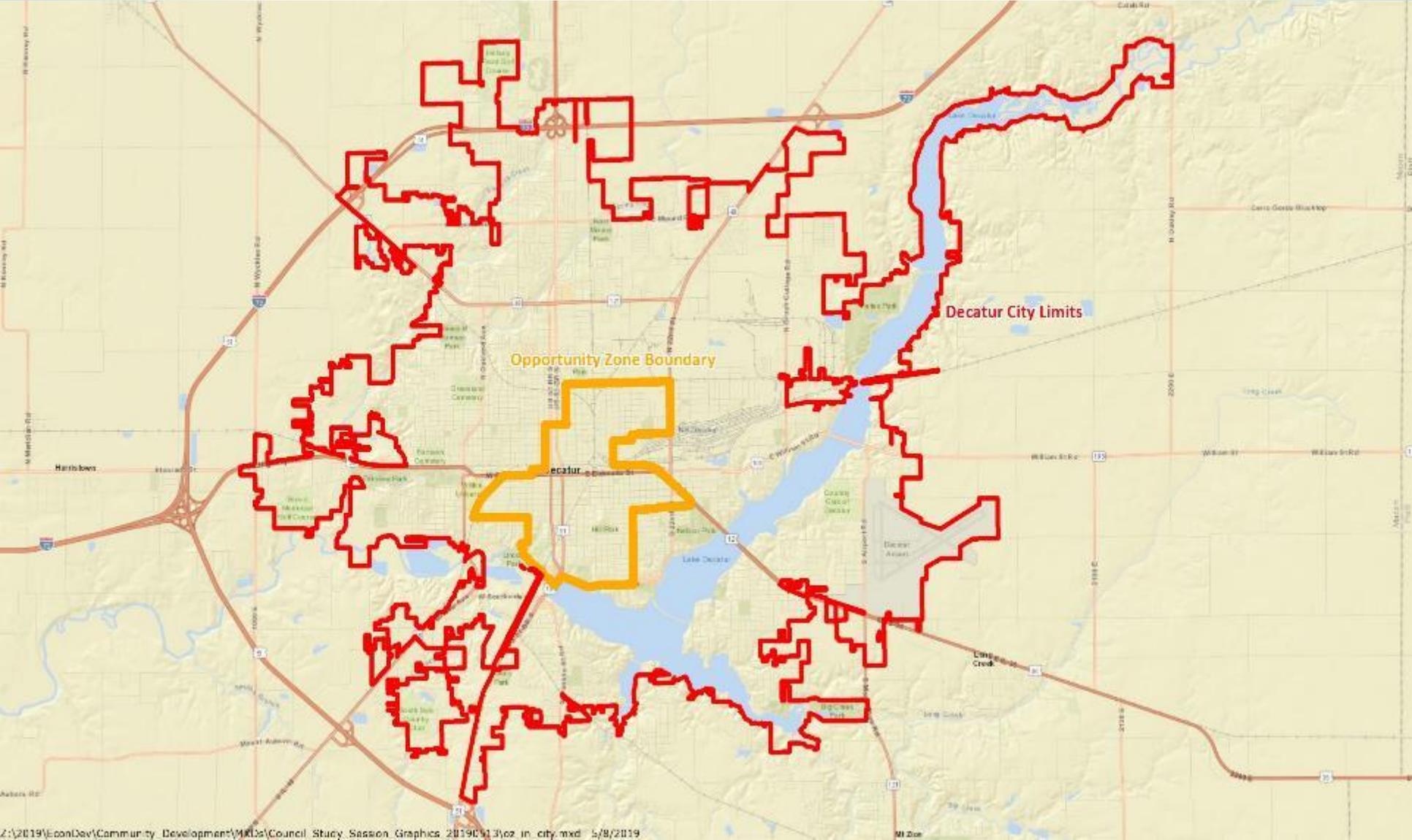
*Community Revitalization Part 2



* 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.

Opportunity Zone & City Limits



*Goals/Objectives for this Session

- A. Introduce new, *expanded and updated* data, organized by neighborhood, from the Greater Opportunity Zone urban core area.
- B. Select Opportunity Zone Strategies.
- C. Narrow & group programs & strategies to be deployed.
- D. Job Training & Business Incubation Assistance
- E. Discuss strategic partnerships with faith-based groups.
- F. Select Focus/Target Neighborhoods
- G. Decide how success should be measured by selecting the desired outcomes.

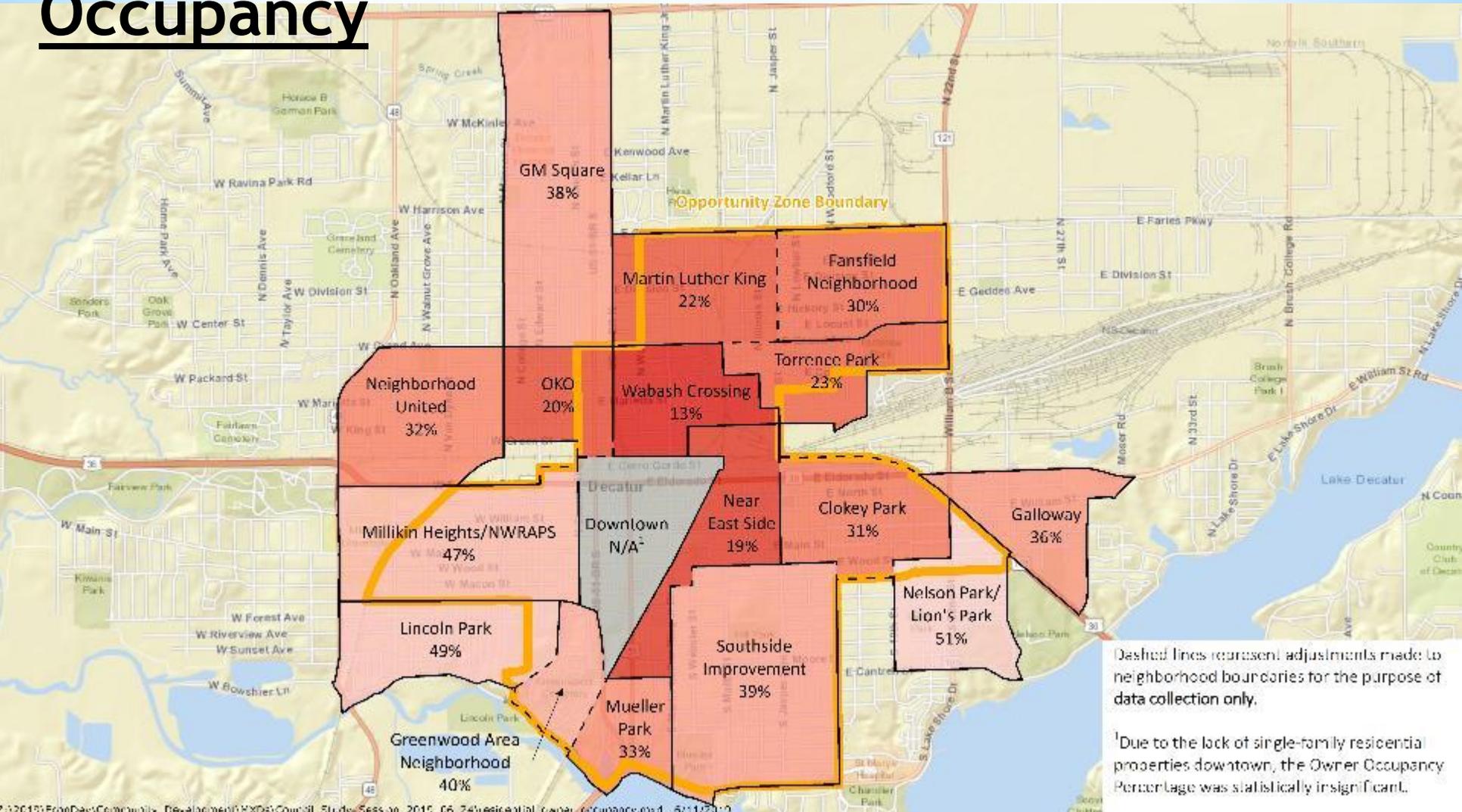
Research Area of the City



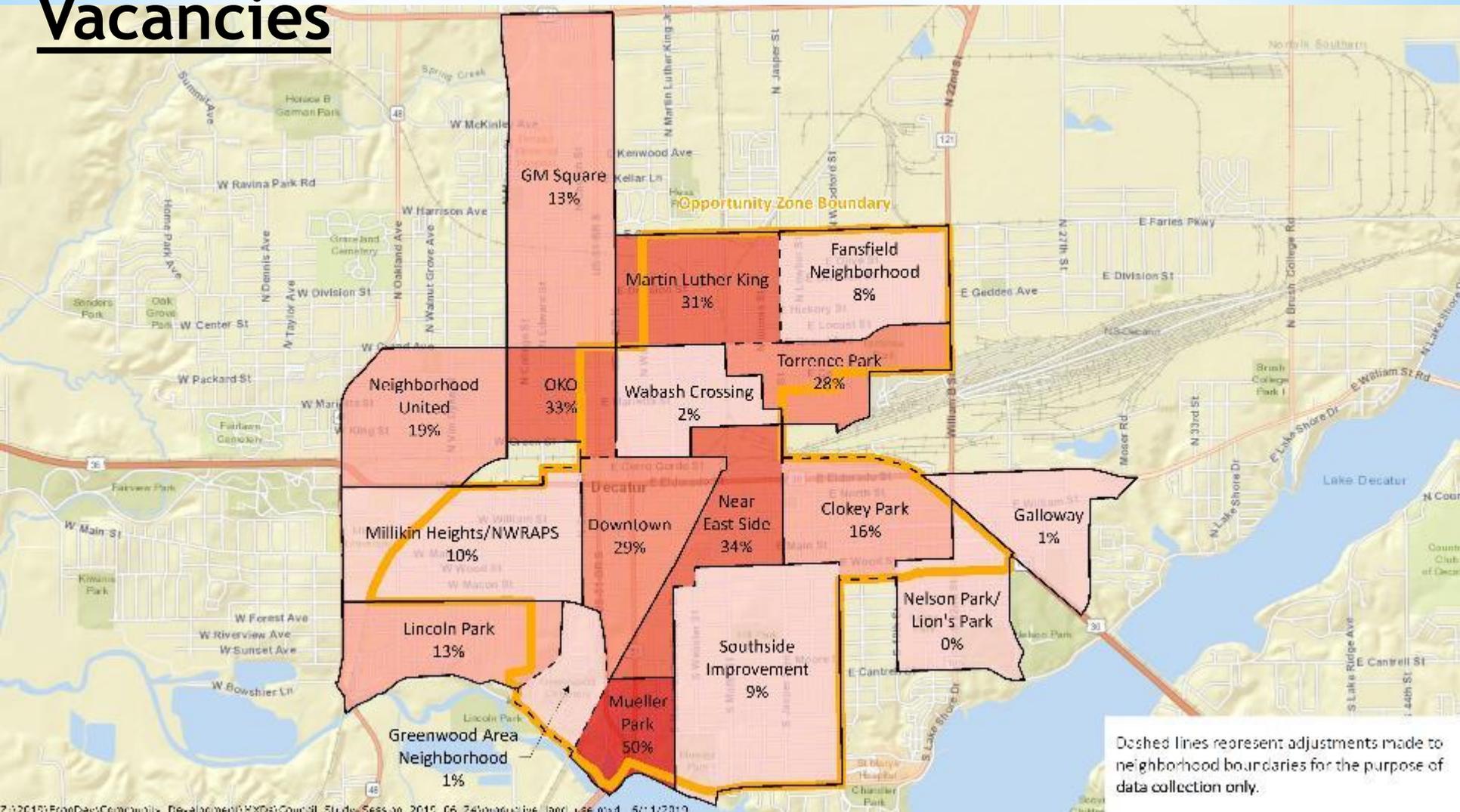
*NEW DATA (2019) INDICATORS

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

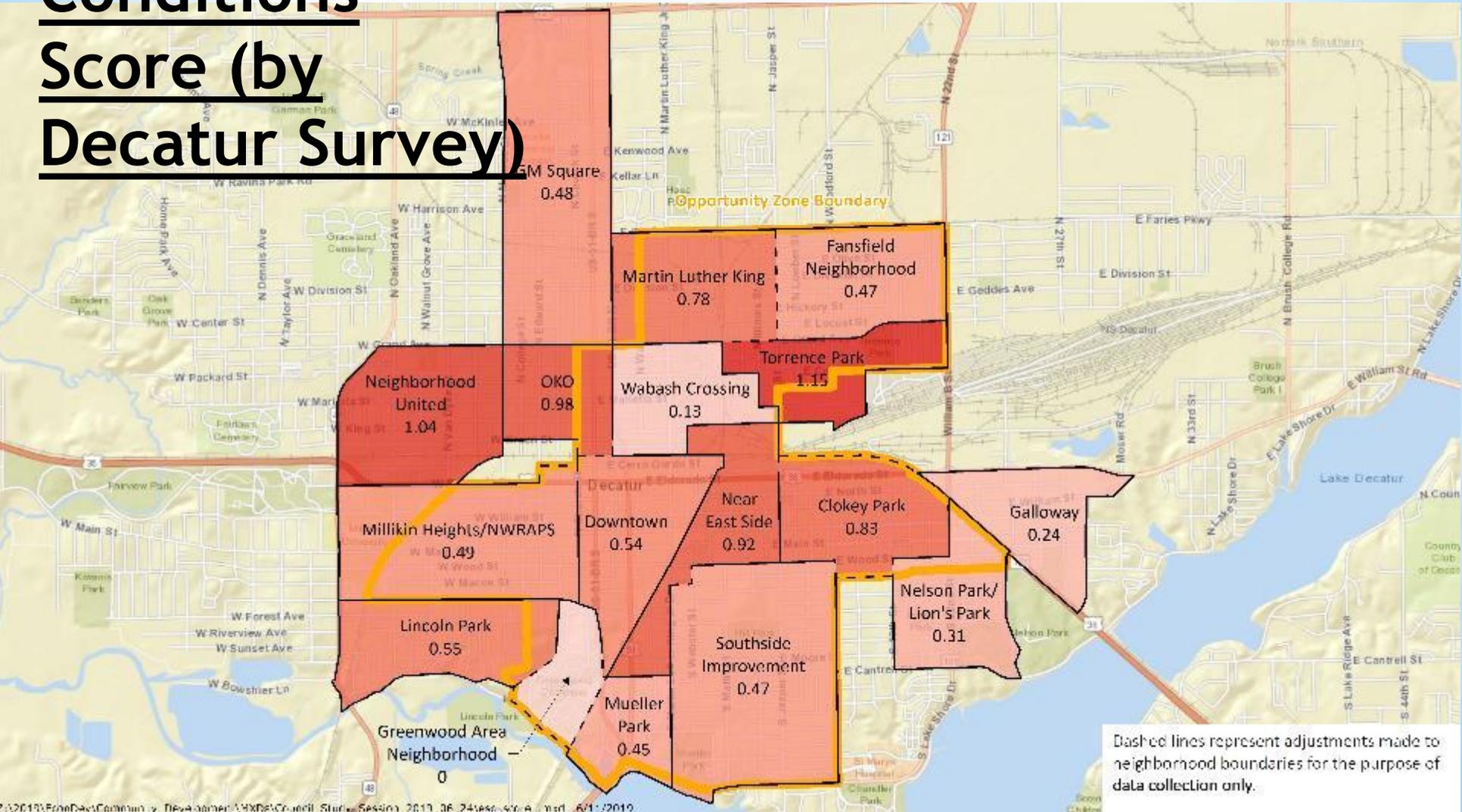
% Residential Owner Occupancy



Unproductive Land Use & Vacancies



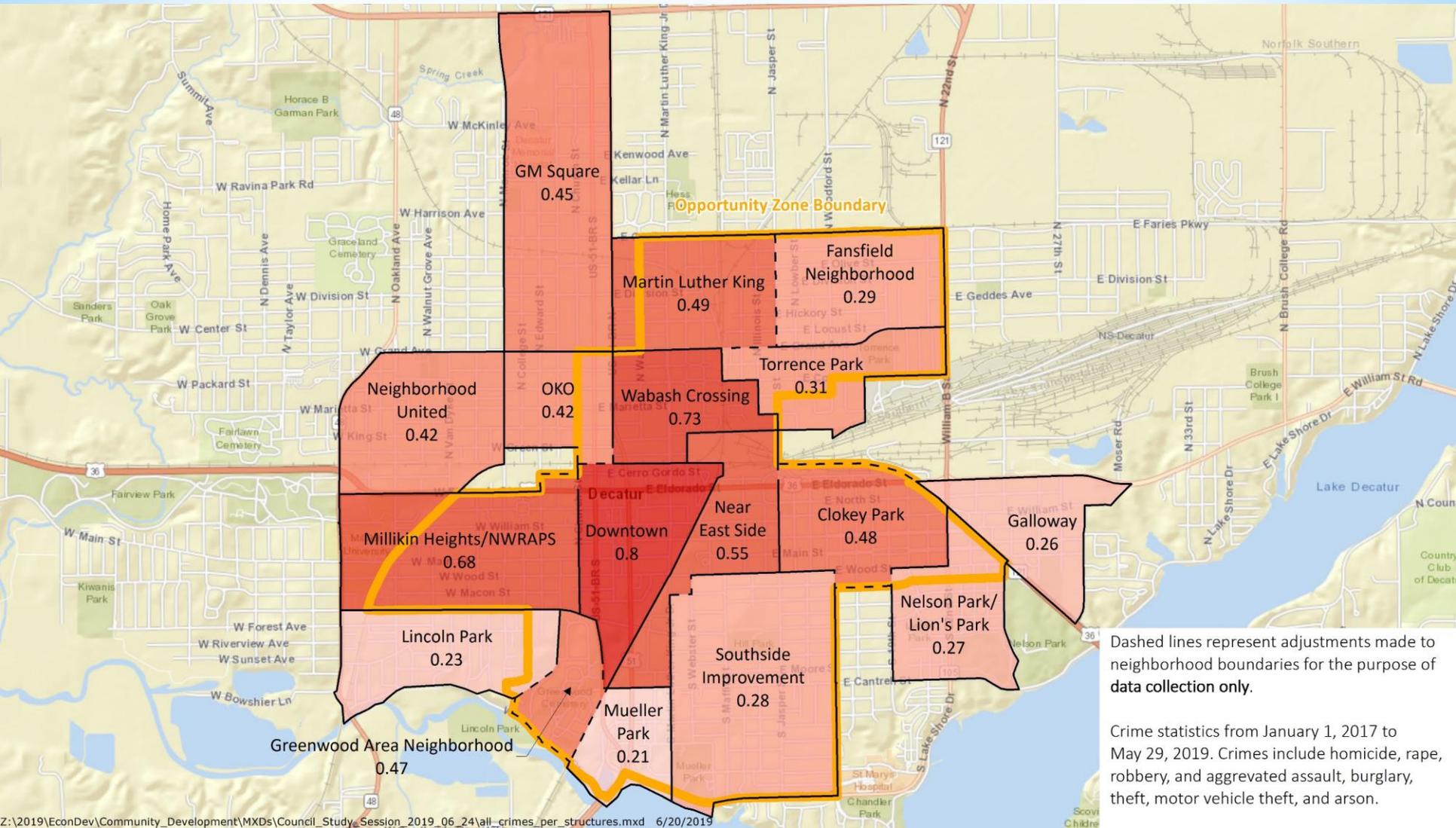
Existing Structures Conditions Score (by Decatur Survey)



* Existing Structures Conditions Score (Survey)

- * Clokey Park = 0.83
- * Downtown = 0.54
- * Fansfield Neighborhood = 0.47
- * Galloway = 0.24
- * GM Square = 0.48
- * 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 surveyed parcels = approximately 12,000**

Serious Criminal Activity by Neighborhood



* PRIORITY AGGREGATED DISTRESS SCORES [with anomalies highlighted in blue]

* 5 Most Distressed: **10-year EAV Scores**

- * GM Square (-\$16,114/ac.)
- * Neighborhood United (-\$14,307/ac.)
- * Clokey Park (-\$14,130/ac.)
- * Lincoln Park (-\$13,714/ac.)
- * Nelson Park/Lions Park (-\$11,542/ac.)

* 5 Most Distressed: Owner Occupancy Scores

- * **Wabash Crossing (13%)**
- * Near East Side (19%)
- * OKO (20%)
- * Martin Luther King (22%)
- * Torrence Park (23%)

* 5 Most Distressed: Criminal Activity

- * **Downtown**
- * Wabash Crossing
- * Millikin Heights
- * Near East Side
- * Martin Luther King

* 5 Most Distressed: Unproductive Land Use/Vacancy Scores

- * **Mueller Park (50% Vacant)**
- * Near East Side (34% Vacant)
- * OKO (33% Vacant)
- * Martin Luther King (31% vacant)
- * Torrence Park (28% vacant)

* 5 Most Distressed Blight Conditions Scores

- * Torrence Park (1.15)
- * Neighborhood United (1.04)
- * OKO (0.98)
- * Near East Side (0.92)
- * Clokey Park (0.83)

* Most Distressed Neighborhoods

Most Distressed by
Frequency of “Top 5”
List inclusion:

- * Near Eastside - 4 times
- * Old King’s Orchard - 3 times
- * Torrence Park - 3 times
- * Martin Luther King - 3 times
- * Neighborhood United - 2 times
- * Clokey Park - 2 times

Weighted to reflect
places in rank and
adjustment due to
age of EAV data:

- * Near Eastside - 14 pts.
- * Old King’s Orchard - 11 pts.
- * Torrence Park - 9 pts.
- * Neighborhood United - 8 pts.
- * Martin Luther King - 8 pts.
- * Clokey Park - 5 pts.

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)
- * Decatur Memorial Hospital (GM Square)

* Active Neighborhood Associations/Groups In Greater Opportunity Zone

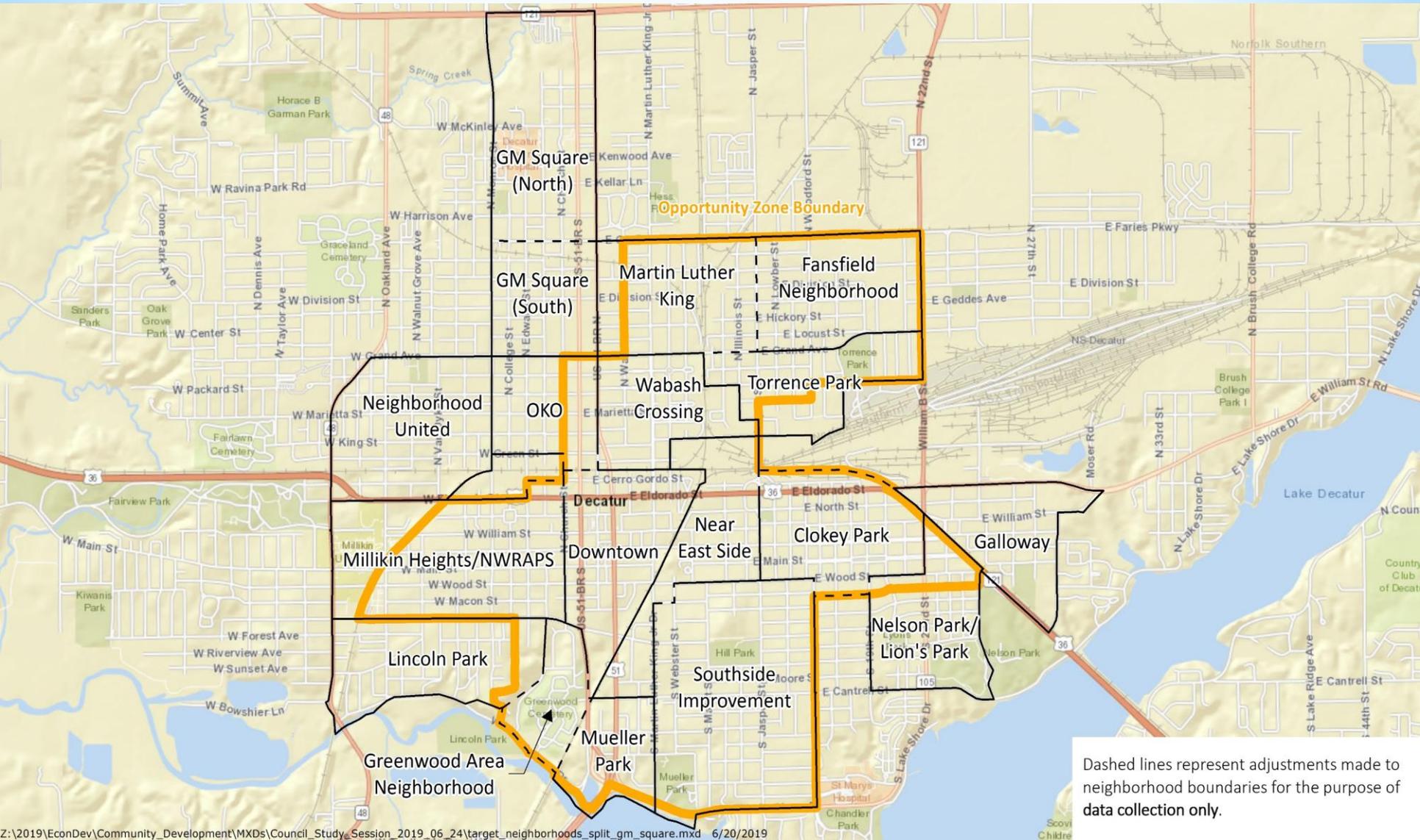
- * Clokey Park
- * Fansfield Neighborhood Association
- * Galloway
- * GM Square
- * Greenwood Area Neighborhood
- * Millikin Heights/NWRAPS (loosely looks after Lincoln Park too)
- * Neighborhood United
- * Nelson Park/Lions Park
- * OKO (Old Kings Orchard)
- * Southside Improvement Area
- * Torrence 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
- * GM Square: Deterioration of Housing Stock
- * Greenwood Area Neighborhood: Lack of lighting in park, Loitering
- * Martin Luther King: Vacant or grossly substandard Housing
- * Millikin Heights/NWRAPS: Housing rehabilitation/Lower homeownership & Empty Housing
- * Mueller Park: Dilapidated Housing, Illegal Dumping
- * Neighborhood United: Insufficient Lighting in 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

Amended “Urban Core” Area

(how to define it)



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

* Opportunity Zone Strategies

- * Recruit a financial advisor with expertise in U.S. Treasury/IRS investment rules and development regulations to create opportunity funds and assist investors in assembling eligible projects
- * Work with developers, the EDC, and others, to formulate viable projects that can be launched in the Decatur Opportunity Zone, including ones that would bring investment to the urban core area, and focus/target neighborhoods
- * Amend economic development marketing material to include detailed information about the location of, and ways to utilize, the Decatur Opportunity Zone

- * Land & Property Management
- * Mobilizing Human Capital
- * Improve the leveraging of financial capital
- * Selectively Augment public infrastructure
- * Target/Incentivize “Urban Core” areas

* Strategies to Deploy

- * Land Bank/Land Trust to manage properties
- * Mandatory Rental Inspection/Landlord registration program
- * Change zoning & building ordinances to incentivize rehab.
- * Require renovation bonds needed to buy derelict homes
- * City becomes a tax buyer

* **Land & Property Mgmt.**

- * Assist recent university graduates who elect to stay in the city of Decatur and join the workforce in designated job categories by paying down their student loans
- * Partner with local labor groups, especially MBEs, to use structure demos and other gov't. outsourcing as training and to build local demolition and rehab. Businesses
- * Organization that serves to train, screen & place persons with troubled pasts, who have been prepared for re-entry into the job force

* Mobilizing Human Capital

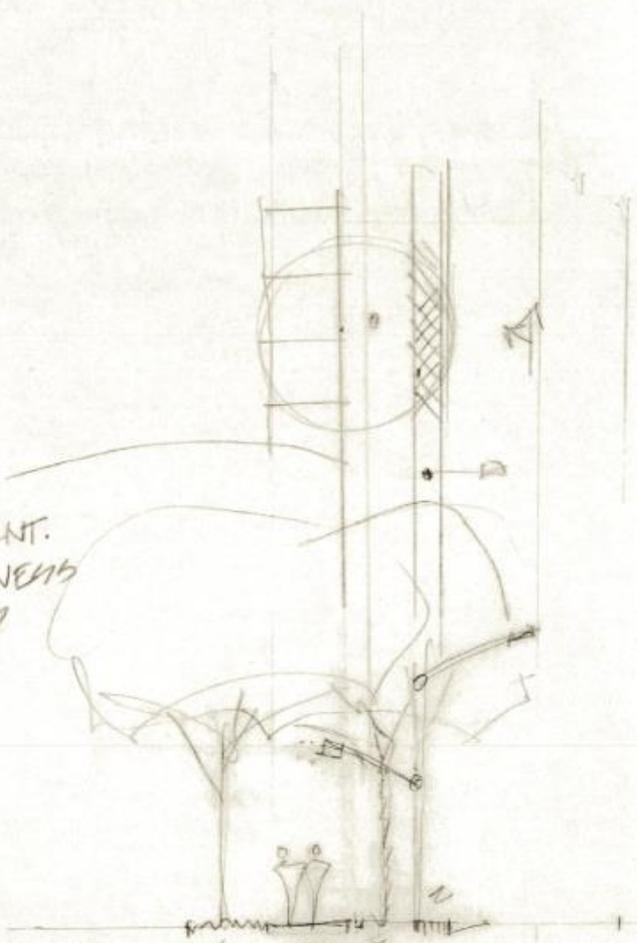
- * Rehab. Grant from FHLB of Chicago for owner-occupied home improvements
- * Mortgage guarantee assistance programs from other sources
- * Opportunity Zone funding for viable investment projects
- * Clear barriers to small value mortgage issuance and incentivize financial institutions to make loans in target areas

* **Improve Leveraging of
Financial Capital**

- * Streetscape amenities, especially on key impact corridors like Highway 51
- * Additional public lighting and surveillance cameras
- * Restructure spending plans for the city's Community Development Block Grant (CDBG) funds so they are more "results-based" and pegged to new owner investments
- * Restart sidewalk program in targeted areas.

* **Selectively Augment
Public Infrastructure**

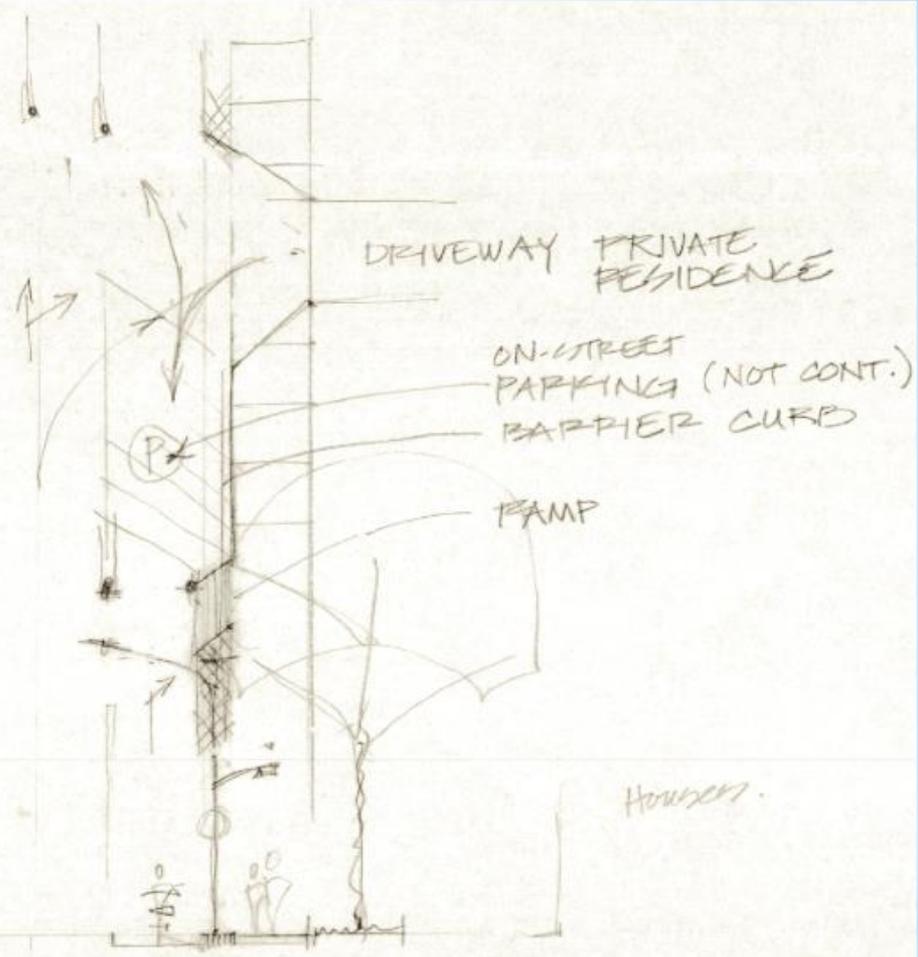
NO PIKE
WIDER ENT.
TO BUSINESS
+ HOMES?



x 6 6 5 12

48

62-64



DRIVEWAY PRIVATE RESIDENCE

ON-STREET PARKING (NOT CONT.)
BARRIER CURB

RAMP

Houses.

6' BIKE LANE

+5

OR PARKING

N. WATER @ GRAND RR

- * Launch a homestead program to foster homeownership with salvageable homes obtained by the city
- * Block-by-Block Program
- * Restructure spending plans for the city's Community Development Block Grant (CDBG) funds so they are more "results-based," and pegged to new owner investments
- * Large-scale demolition/clearing of properties where development of new anchor/destination projects are planned, or to attract the same
- * Locate a business incubator or co-working space in a target neighborhood, Locate job training center in a target neighborhood
- * Provide tax rebates {or abatements} for new construction or major property rehabilitation in target areas
- * SONA project

* Programs targeted to Urban Core/Target Neighborhoods

* Faith-Based Partnerships

* Presentation by Main Street Church

* Ways for faith-based organizations to participate:

- * Administer micro-loan programs

- * Volunteer at various 501(c) (3) entities

- * Outreach counseling

- * Assist with life-skills coaching and training recruitment

- * Adopt a Block-by-Block program or equivalent area

- * Other?

*Focus/Target Neighborhoods

*Factors in Determining Focus/Target Neighborhoods

- *Level of Distress

- *Likelihood of Success

- *Potential for partnerships with other groups committed to working in the subject neighborhood

- *Proximity to the central business district (to revitalize outward starting from the downtown core)

- *Prospects for creating or enlarging an anchor employer, attraction or other destination in the neighborhood that would serve as a catalyst for localized revitalization

*** HOW SHOULD SUCCESS BE MEASURED?
WHAT ARE THE OUTCOMES?**

- 1.** *Number of people living in the urban core neighborhoods*
- 2.** *% of owner/occupied residences in the urban core neighborhoods*
- 3.** *Decrease in major crime in the urban core neighborhoods*
- 4.** *Increase in EAV in the urban core neighborhoods*
- 5.** *Comparative levels of employment & comparative poverty levels, year-over-year*