Neighborhood Redevelopment Planning Council Process
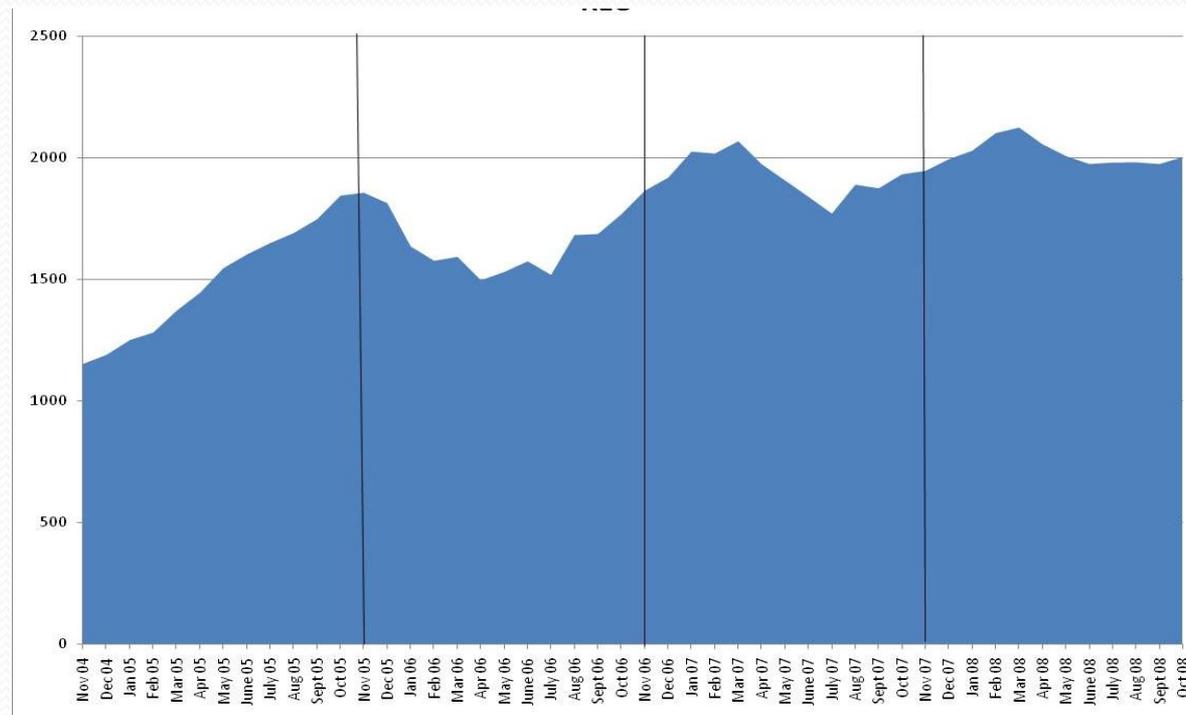
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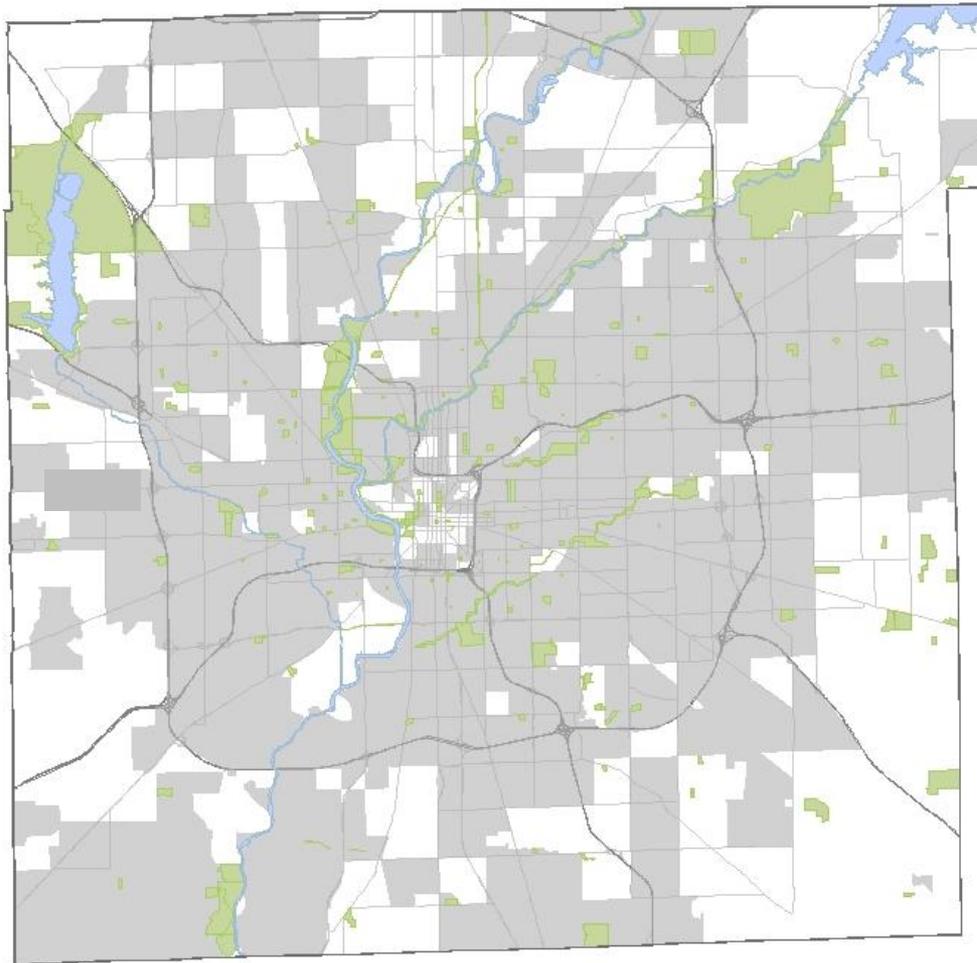
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Extent of Foreclosure Problem

Properties in Foreclosure by Month in Marion County, November 2004 – November 2008

54% of Foreclosures in Eligible Area Between 2004-2008
33% of All Housing Units in Eligible Area (2000)
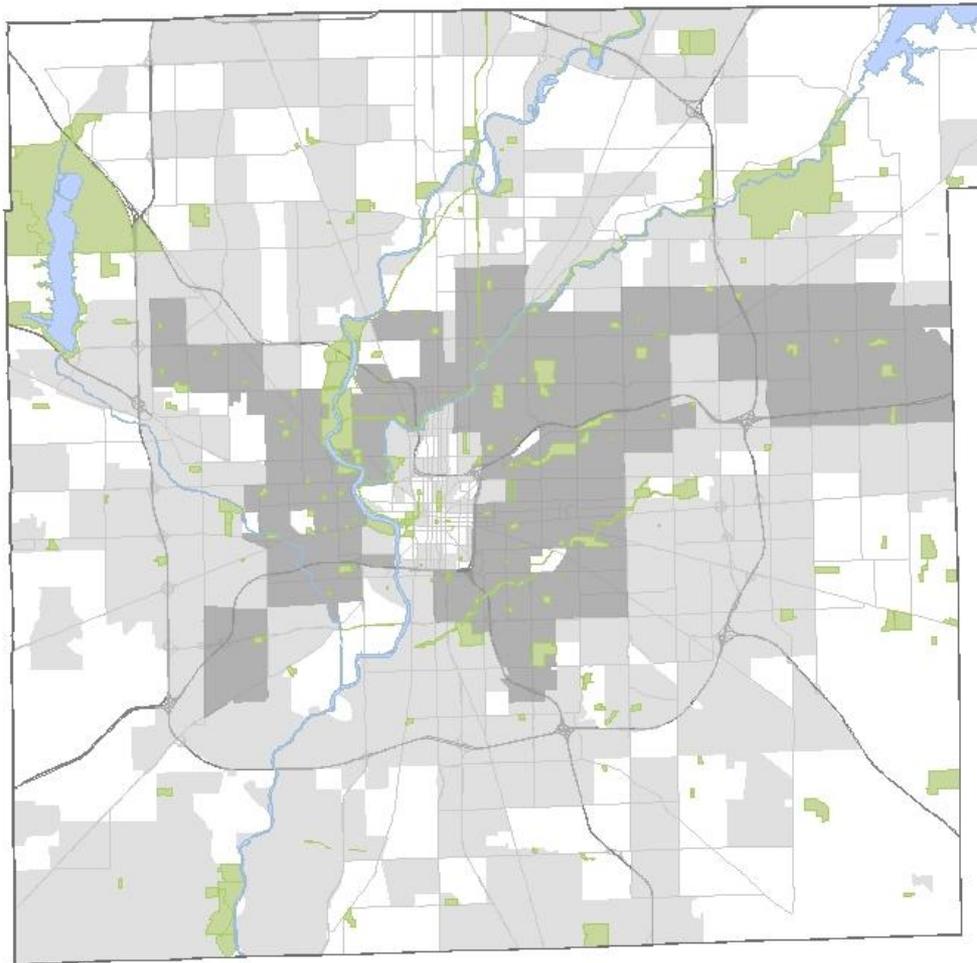
Formation of NSP Eligible Areas

- Location-based funds must meet specific criteria
  – Must qualify for "area benefit"

- City required to determine "areas of greatest need"

Qualifying Areas
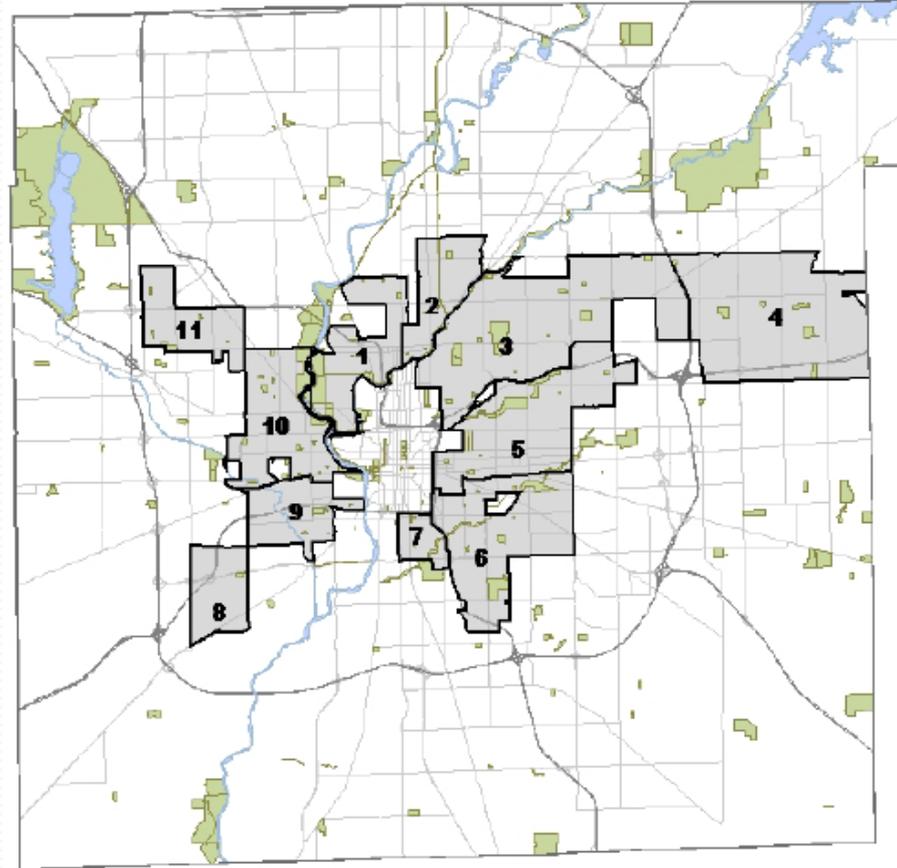
Formation of NSP Eligible Areas

(cont'd)

Combination of data:
• Foreclosure Risk Score (HUD)
• Percent High Cost Loans (HMDA)
• Postal Vacancy Rates (Postal Service)
• Sheriff Sale Data

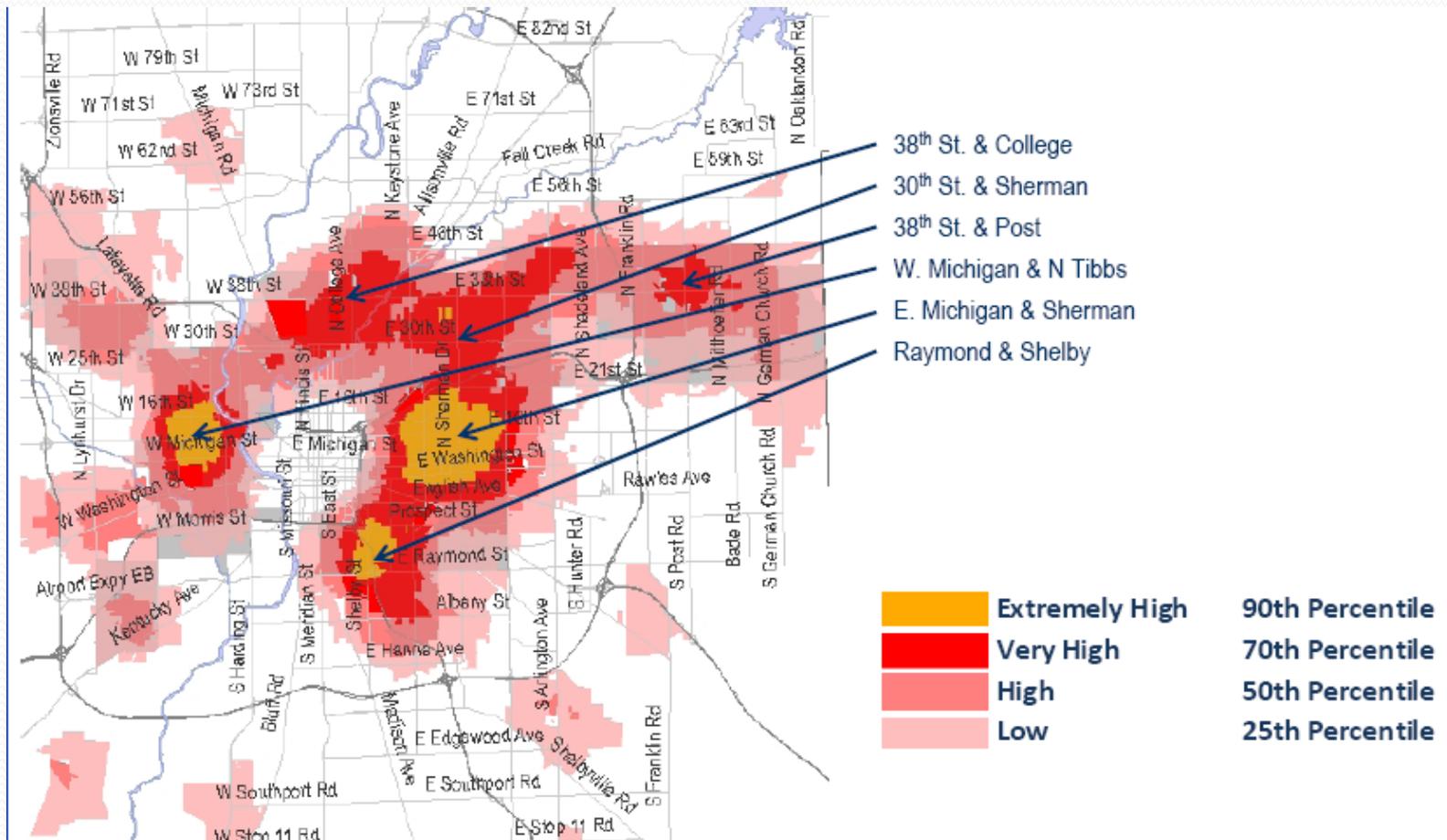■ **Eligible Areas**
■ **Qualifying Areas**

Determining Target Areas

- Initial Area of Greatest Need-Data Collection

  - Foreclosure risk

  - Percent high cost loans

  - Postal Vacancy Rates

  - Sheriff sale data

Locations of highest REO concentrations (2007-2008) served as basis

- 38th St. & College
- 30th St. & Sherman
- 38th St. & Post
- W. Michigan & N Tibbs
- E. Michigan & Sherman
- Raymond & Shelby

Extremely High	90th Percentile
Very High	70th Percentile
High	50th Percentile
Low	25th Percentile

Neighborhood Stabilization Program

- To secure funding, the City submitted a plan to the U.S. Department of Housing and Urban Development for $29 million (12/1/2008).

- Draft plan posted for public comment (11/12/2008) and comments were included in the final plan.

City Convened the Neighborhoods Planning Redevelopment Council

- The City convened the Redevelopment Planning Council

- Approximately 50 Community stakeholders representing a broad cross section of non-profit organizations, businesses, philanthropic groups, neighborhood residents, developers, realtors, governmental agencies and elected officials.

- Group met four times over a six week period to review data, identify priorities, define target areas to concentrate NSP investment, and identify strategies for comprehensive community development.

Goals

- Short term: Develop a strategic and transparent process for allocating NSP funds ($29,051,059)

- Longer term: Develop a comprehensive community and economic development plan that incorporates activities of the City and other sectors (private and non-profit)

Process of Council

- **Meeting 1**: Brief Council on program needs, process, and data gathered
- **Meeting 2**: Facilitate process to decide criteria to make recommendation for neighborhood choice
- **Meeting 3**: Achieve group consensus on target areas. Developed recommendations and strategies for the city to leverage all of its activities.
- **Meeting 4**: Develop recommendations and strategies for collaboration between the city and the public/private sectors.

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Objective 1

- Develop recommendations for NSP geographic target areas
  - Show relevant data for determining criteria for selecting target areas of greatest impact
  - Round table discussions to elicit participation of stakeholders
  - List criteria and prioritize through stakeholder vote
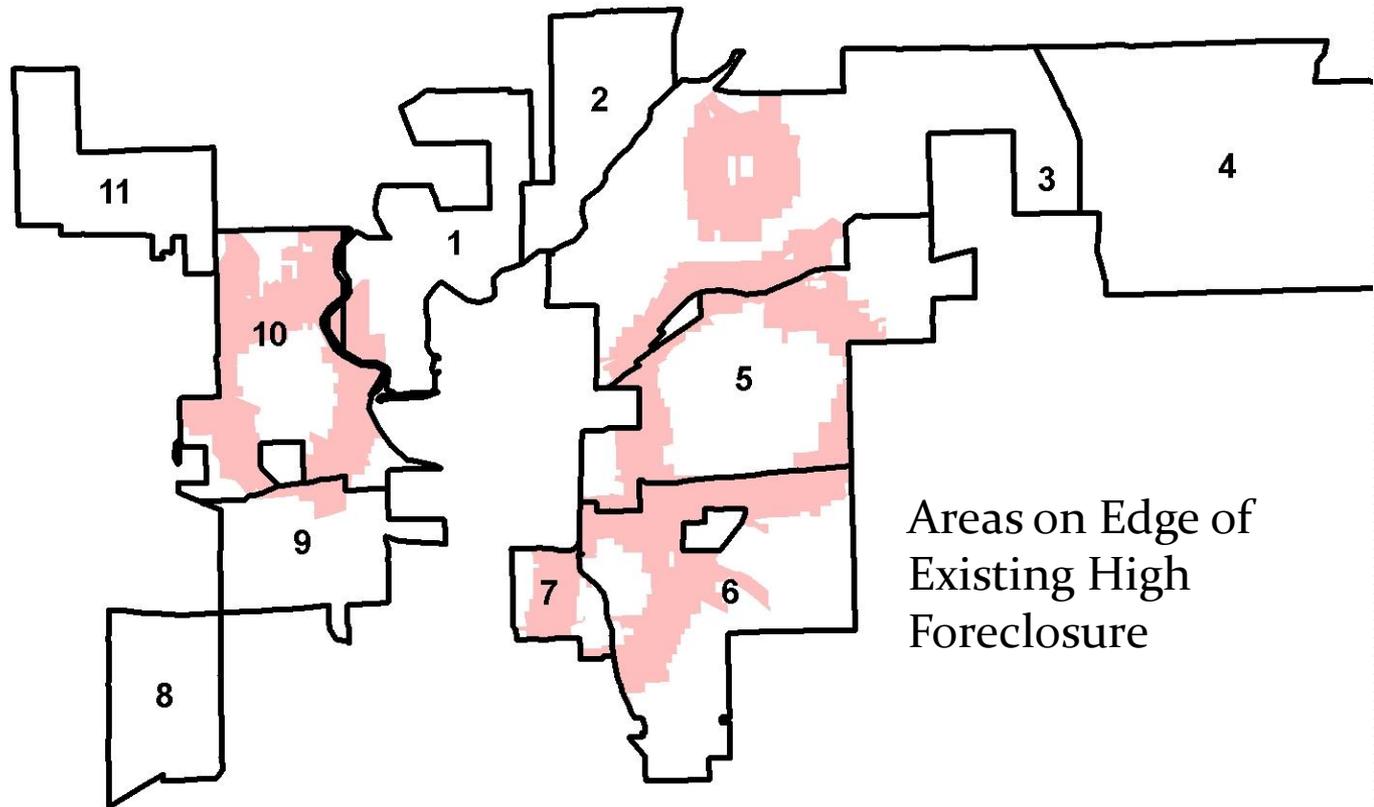
Data-Driven Facilitation

- Relevant data were mapped and presented to the Planning Council, including:
  - Real Estate Owned (REO) Listings 2004-2008 – determine areas of highest concentrations
  - New REO Growth
  - REO Price Point (Sold 2008)
  - Neighborhood price change 2005-2008
  - Selected CDBG & HOME investment in and near eligible area
  - Future road resurface and curb and sidewalk investment
  - Future park investment
  - Anti-Gang Initiative (AGI) and Weed & Seed Initiatives
  - GINI Initiative
  - Known Neighborhood Initiated Redevelopment projects
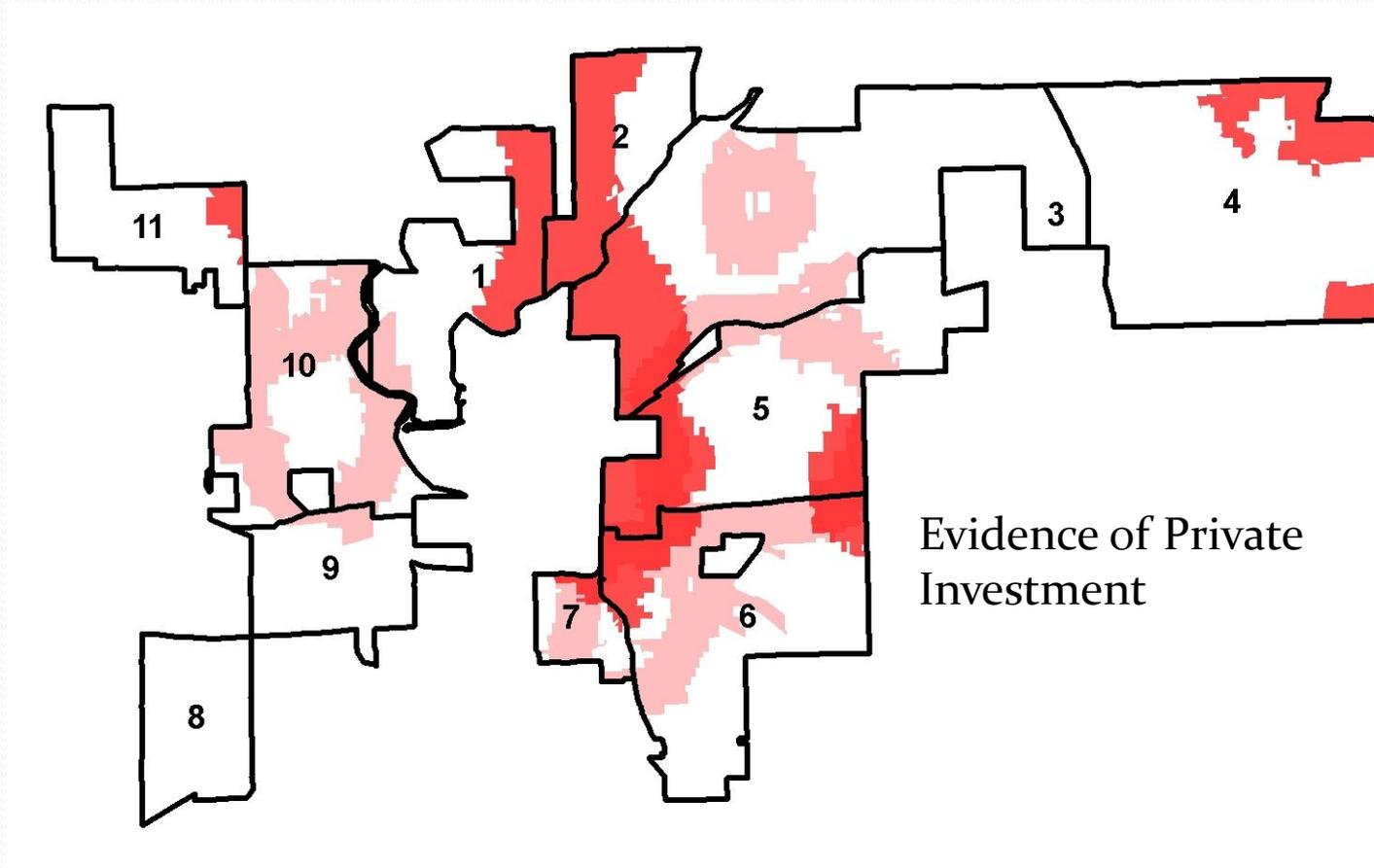
Roundtable Discussions

- What criteria are needed for successful neighborhood redevelopment?

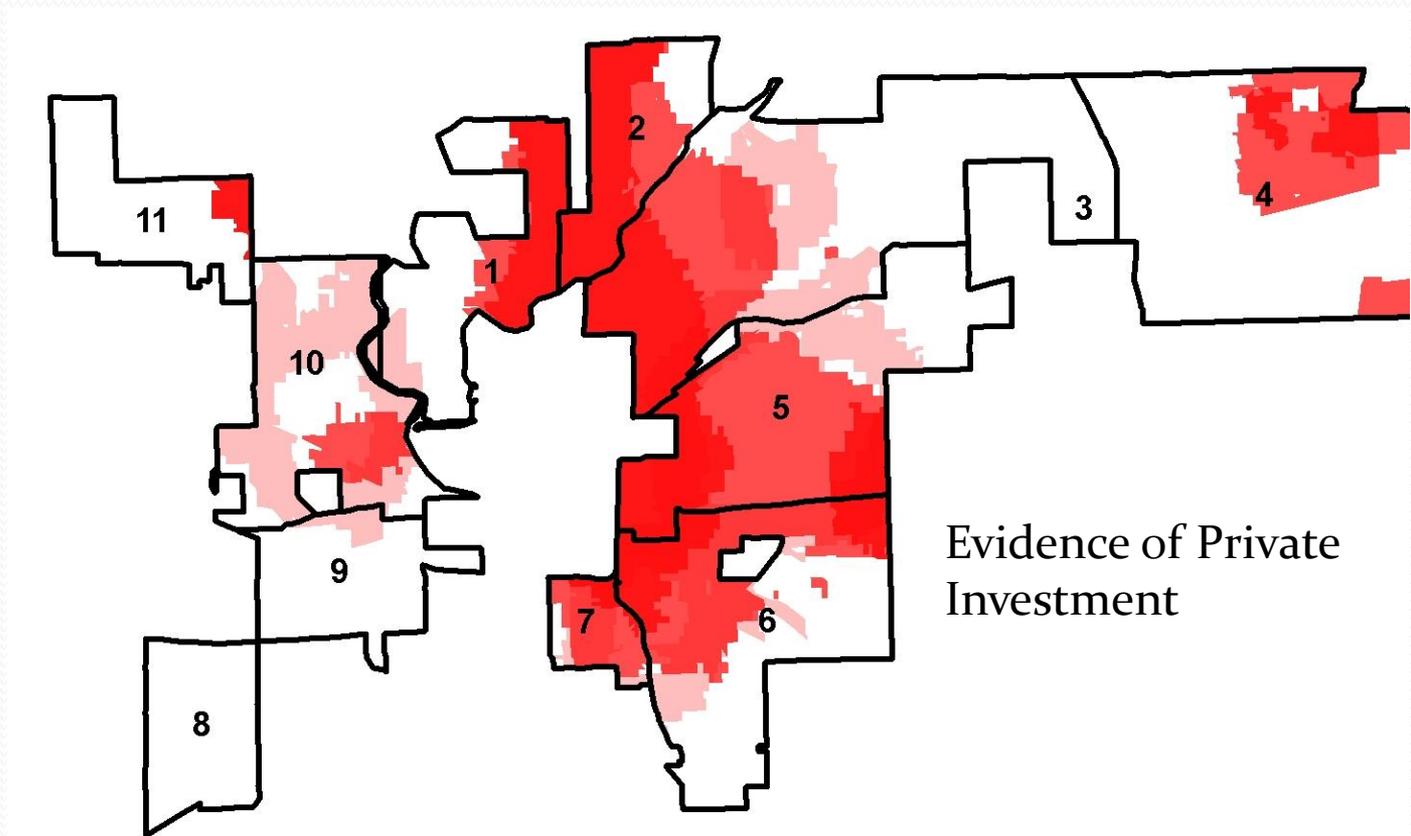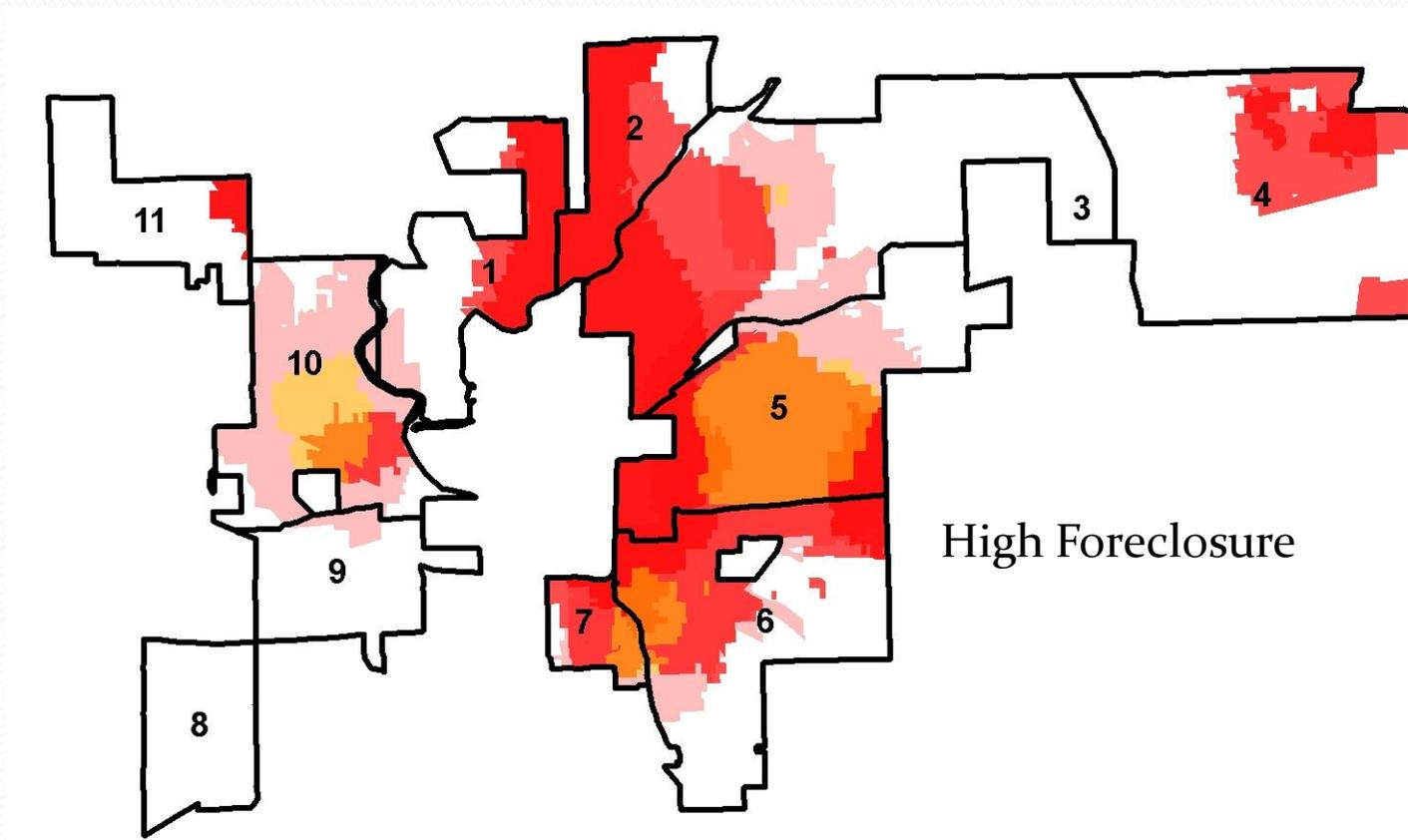| Criteria	Total Points	Measures
Existing resources of infrastructure to build on - community capacity, stakeholders (make accountable)	119	Planned Neighborhood Initiated redevelopment projects \GINI
Concentrate on areas of (readily available) high foreclosure/vacant/abandoned	83	Avail08\GROWTH\Extreme HI
Comprehensive approach involving public/private partners - commercial and homes	69	
Evidence of private investment	54	Structural & Improved Location Permits
Leverage other resources - private/public stakeholders	51	
Available marketable amenities - schools, parks, etc	35	
Areas on geographic edge of high foreclosure	31	EDGE

Edge Foreclosures

Areas on Edge of Existing High Foreclosure

Improved Location Permits

Evidence of Private
Investment

Structural Permits

Evidence of Private Investment

Extreme High Concentration

High Foreclosure

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New Foreclosure Growth
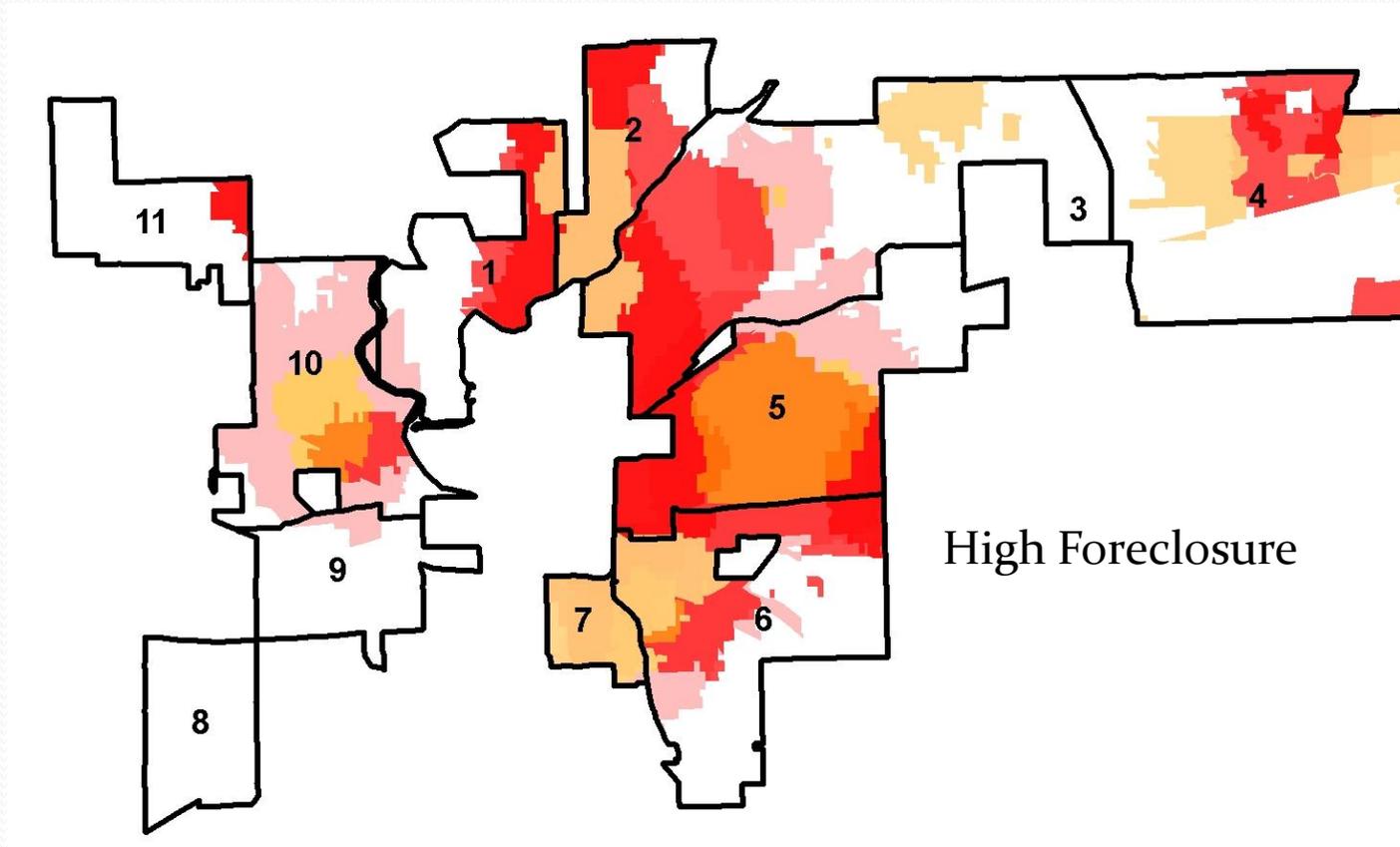
High Foreclosure

Available Foreclosures MIBOR 11/1/08

High Foreclosure
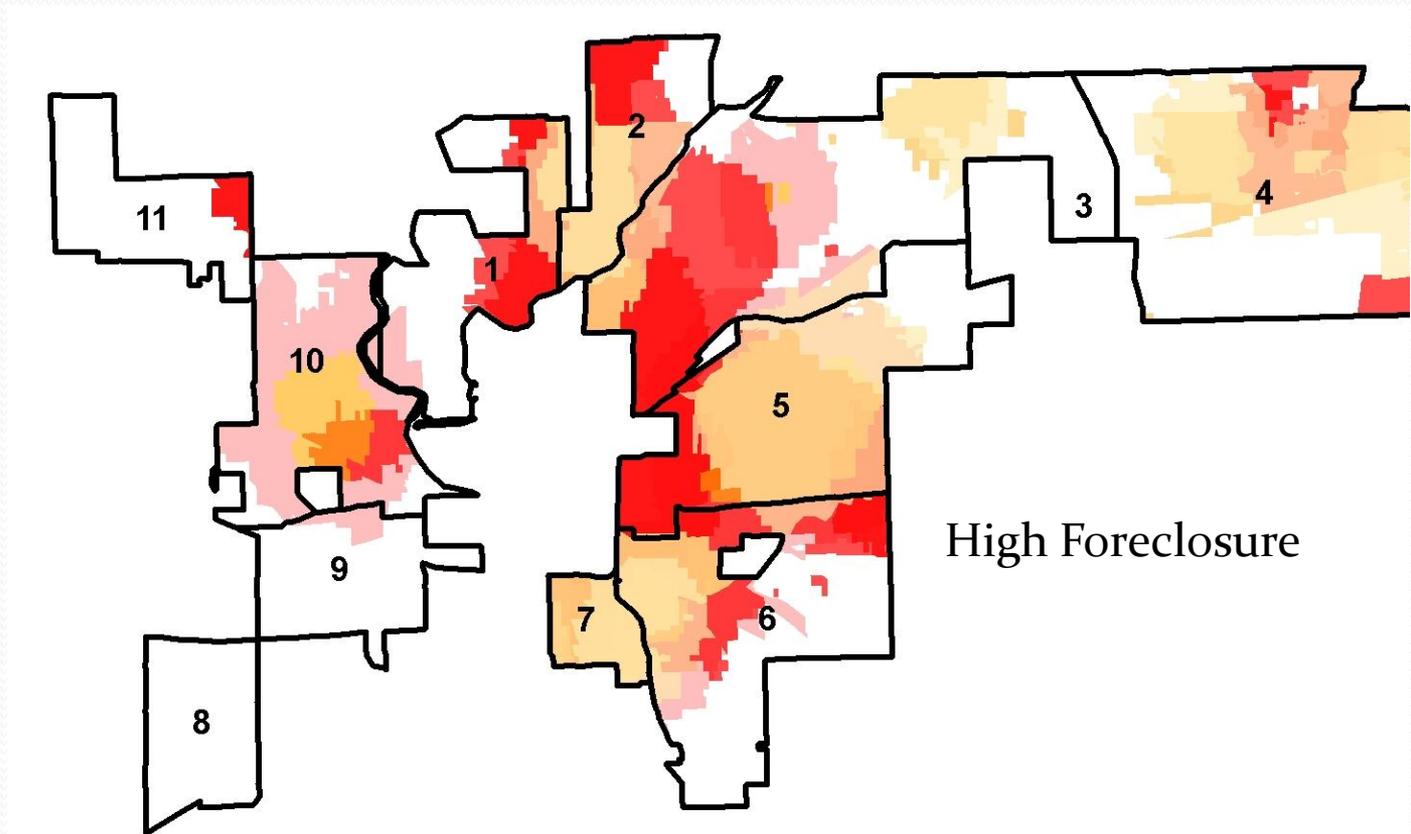
Planned Initiated Redevelopment Plus ½ Mile

Existing resources of infrastructure to build on - community capacity, stakeholders (make accountable)

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GINI Neighborhoods

Existing resources of infrastructure to build on - community capacity, stakeholders (make accountable)

Straight Tally

Point Tally

Proposed Target Areas

42nd St. (NORTH)
21st St. (SOUTH)
Andrew J. Brown (EAST)
Capital Ave (WEST)

I-70 (NORTH)
Washington St. (SOUTH)
Emerson Ave (EAST)
I-65 (WEST)

Washington St. (NORTH)
Raymond St. (SOUTH)
Keystone Ave (EAST)
Meridian St. (WEST)

30th St. (NORTH)
I-70 (SOUTH)
Harding St. (EAST)
Holt Rd. (WEST)

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Objective 2

- Develop recommendations and strategies to maximize local resources

- Facilitation process:
  - How can the city maximize resources?
    - Improve quality of housing stock for current residents and prepare the community to guide redevelopment efforts
    - Coordinate capital investment with current and anticipated activities of all City departments
    - Strategically target investments (geographically)

Objective 2 (continued)

- Facilitation process (continued):
  - How can the City leverage other activities (for-profit & not-for-profit)?
    - Create smaller version of redevelopment council to facilitate a sustained, targeted, comprehensive community and economic development approach
    - Establish relationship with nonprofit organizations to focus resources on target areas
    - Collaborate with foundations to foster and reward a comprehensive and targeted approach
    - Engage and facilitate the for-profit sector to establish innovative initiatives to support targeted areas
    - Lead efforts to attract, funding, developers, and investors (e.g. change culture and perception through marketing campaign)

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