

# Neighborhood Revitalization Strategy Areas (NRSA)



COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)



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## OVERVIEW

What is a  
Neighborhood  
Revitalization Strategy  
Area (NRSA)?

- Assesses and identifies the needs of residents and businesses in the neighborhoods, and community.
- Identifies strategies and action steps to meet those needs.
- Brings together a variety of stakeholders in cross-sector partnerships.
- Identifies collaborative opportunities between the public sector, non-profit sector, private sector, residents, and community efforts.

# NRSA Process



## Concerns

Increasing Crime

Increasing Poverty

Increasing Property Deterioration



## Mapping

Crimes against people & property

Average Income

Code violations, rentals, property values



## Community Outreach

Community Survey

Summit with Community Leaders & Residents

Listening Sessions



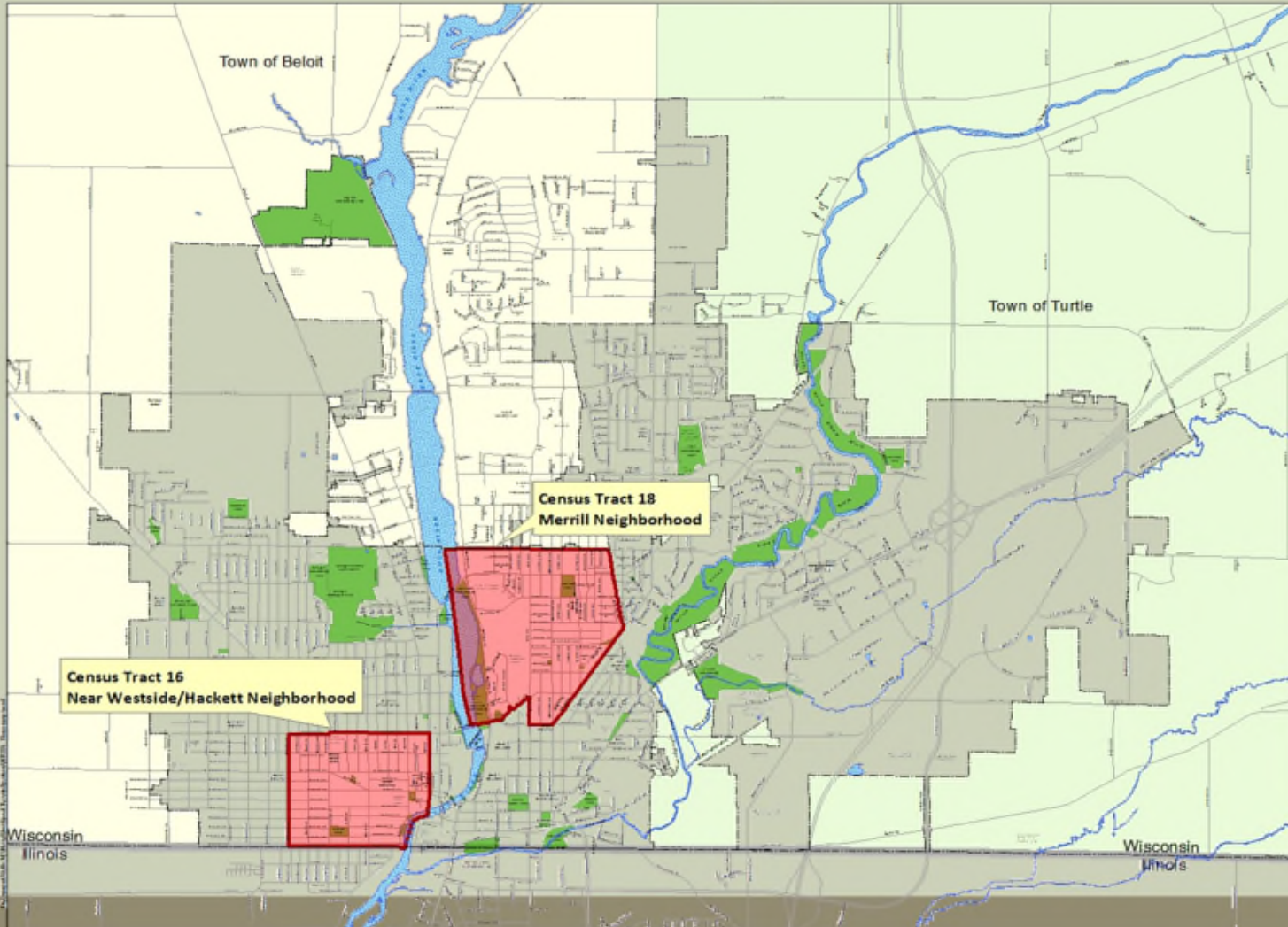
## Consult Local Agencies & Research

City Departments

Non-Profit Public Services Providers


Private Sector Businesses

# NRSA Neighborhoods



## Neighborhood Revitalization Strategy Areas (NRSAs)

Map 1 : Location Map

 Neighborhood  
Strategy  
Areas



0 0.25 0.5 1 Miles

Map Created: April 2016  
Data Source: City of Beloit

# Community Concerns & Needs



NEIGHBORHOODS	PEOPLE	PUBLIC SAFETY
<ul style="list-style-type: none"><li>○ Increased vacant/abandoned properties</li><li>○ High percentage of rental units/ concentrations of rental units</li><li>○ Transient populations</li><li>○ Low property values</li><li>○ Deteriorating properties</li></ul>	<ul style="list-style-type: none"><li>○ Criminal behavior</li><li>○ Lack of youth programming</li><li>○ Lack of life skills</li><li>○ Disconnect between available jobs with education/training</li><li>○ Lack of systems navigation services</li><li>○ AODA</li><li>○ Poverty</li><li>○ Race Relations</li></ul>	<ul style="list-style-type: none"><li>○ Need to enhance overall sense of safety and security</li><li>○ Criminal activity involving both:<ul style="list-style-type: none"><li>• Crimes against people</li><li>• Crimes against property</li></ul></li><li>○ Specific concerns raised about the number of homicides</li></ul>

# Strategies



NEIGHBORHOOD REVITALIZATION	RESIDENT EMPOWERMENT	PUBLIC SAFETY
<p><b><u>Objective 1:</u></b> Improve the quality of the housing stock.</p> <p><b><u>Objective 2:</u></b> Reduce the number of vacant and abandoned properties.</p> <p><b><u>Objective 3:</u></b> Increase the percentage of long-term residents in the neighborhoods.</p>	<p><b><u>Objective 4:</u></b> Increase programming for job training and life skills education.</p> <p><b><u>Objective 5:</u></b> Create additional programming for youth, and facilitate coordination between local agencies that provide services to youth.</p> <p><b><u>Objective 6:</u></b> Increase the involvement of residents in their neighborhoods.</p> <p><b><u>Objective 7:</u></b> Connect residents to financial and supportive resources they need to be successful.</p> <p><b><u>Objective 8:</u></b> Improve race relations</p>	<p><b><u>Objective 9:</u></b> Implement Community Policing strategies.</p> <p><b><u>Objective 10:</u></b> Enhance statistical data analysis in order to assist with crime analysis, goals, and strategic development.</p> <p><b><u>Objective 11:</u></b> Improve transparency and communication regarding crime and prevalence of crime.</p>



## STRATEGY

### Neighborhood Revitalization

#### Lead Agency:

City of Beloit,  
Community Development  
Department

## OBJECTIVES

**Objective 1:** Improve the quality of the housing stock.

**Objective 2:** Reduce the number of vacant and abandoned properties.

**Objective 3:** Increase the percentage of long-term residents in the neighborhoods.



## STRATEGY

### Neighborhood Revitalization

#### Lead Agency:

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#### OBJECTIVE 1

**Objective 1:** Improve the quality  
of the housing stock.





## STRATEGY

### Neighborhood Revitalization

**Objective 1:** Improve the quality of the housing stock.

#### Older Housing Stock

### Housing stock built before 1949:

- 75% in the Hackett Neighborhood
- 55% of the Merrill Neighborhood
- 41% citywide

The older the home, the more likely the wooden exterior elements may become rotted and if not repaired the property can quickly become deteriorated. Older homes are also more likely to have outdated electrical wiring, deteriorated plumbing, and lead based paint



## STRATEGY

### Neighborhood Revitalization

**Objective 1:** Improve the quality of the housing stock.

Low-moderate Income Population

- High percentage of low-moderate income residents, who may not have the financial resources to fully maintain their properties, or deal with emergency maintenance issues.
- In two studies conducted by the City of Beloit, it was determined that there is an adequate amount of affordable housing in Beloit, but there is a lack of quality affordable housing.



## STRATEGY

### Neighborhood Revitalization

**Objective 1:** Improve the quality of the housing stock.

High Percentage of SF  
Rental Properties

- City of Beloit is currently 45% rental
- Tenants do not have the means or authority to repair a property they do not own.
- Landlords are less likely than owner occupants to invest in or improve rental properties beyond minimum maintenance.



## STRATEGY

### Neighborhood Revitalization

**Objective 1:** Improve the quality of the housing stock.

#### ACTION STEPS

1. Continue to utilize the City's Code Enforcement program
2. Conduct targeted marketing of the City's Housing Rehab Loan Program
3. Partner with Rock County Health Department to identify properties that contain health hazards
4. Identify and facilitate non-profit and private sector investment in existing housing stock



## STRATEGY

### Neighborhood Revitalization

**Lead Agency:**

City of Beloit,  
Community Development  
Department

#### OBEJECTIVE 2

**Objective 2:** Reduce the number of vacant and abandoned properties.

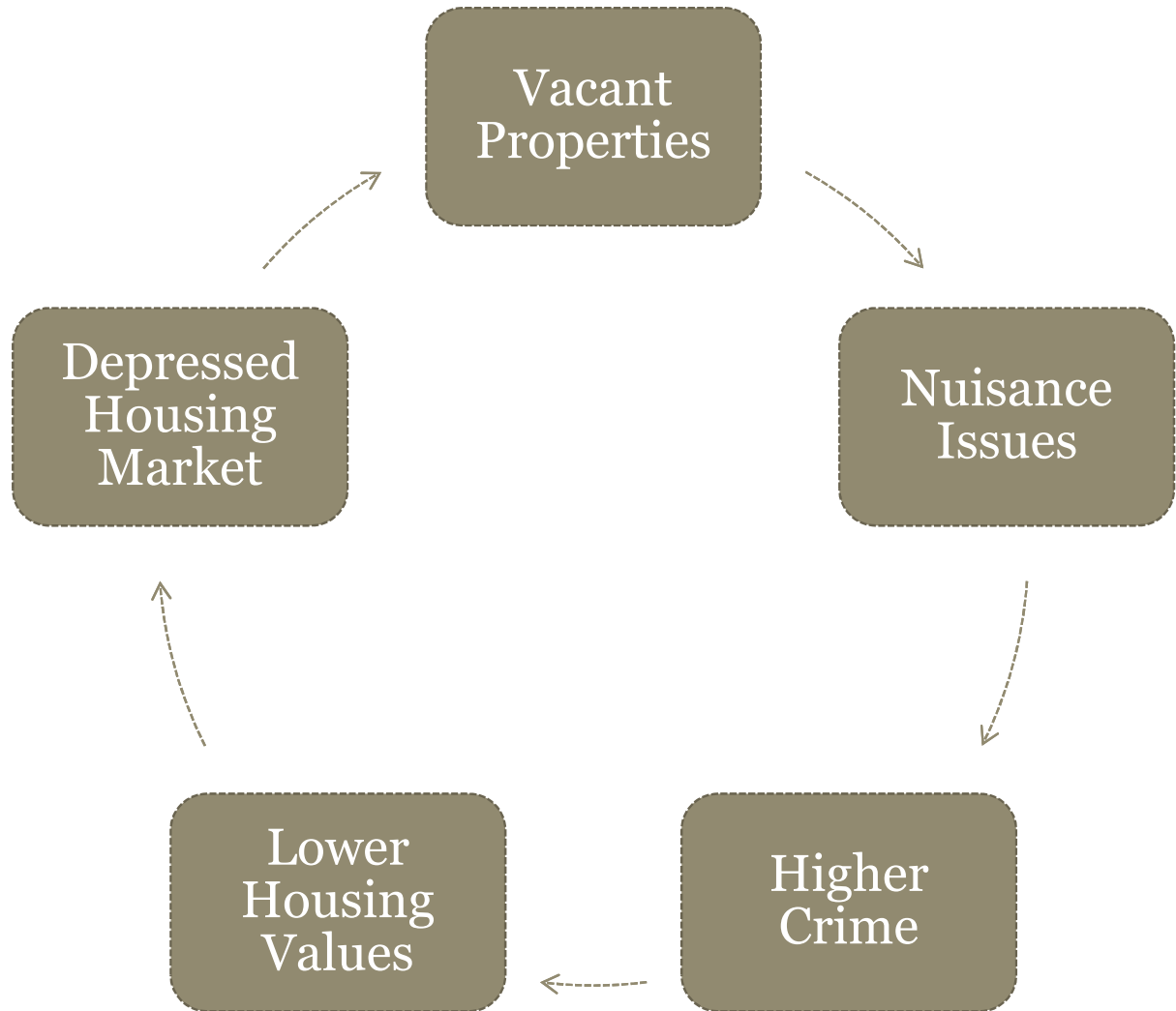


## STRATEGY

### Neighborhood Revitalization

**Objective 2:** Reduce the number of vacant and abandoned properties.

Nuisance Issues





## STRATEGY

### Neighborhood Revitalization

**Objective 2:** Reduce the number of vacant and abandoned properties.

Amount of Vacant Properties

## Vacant Residential Properties

*(US Census, ACS 2012-2016)*

- City of Beloit = 9.6%
  - 5 of 11 Census Tracts > 10%
  - 2 of these Census Tracts > 15% vacant
- Rock County = 7.8%
- Local Data and “Zombie” Properties



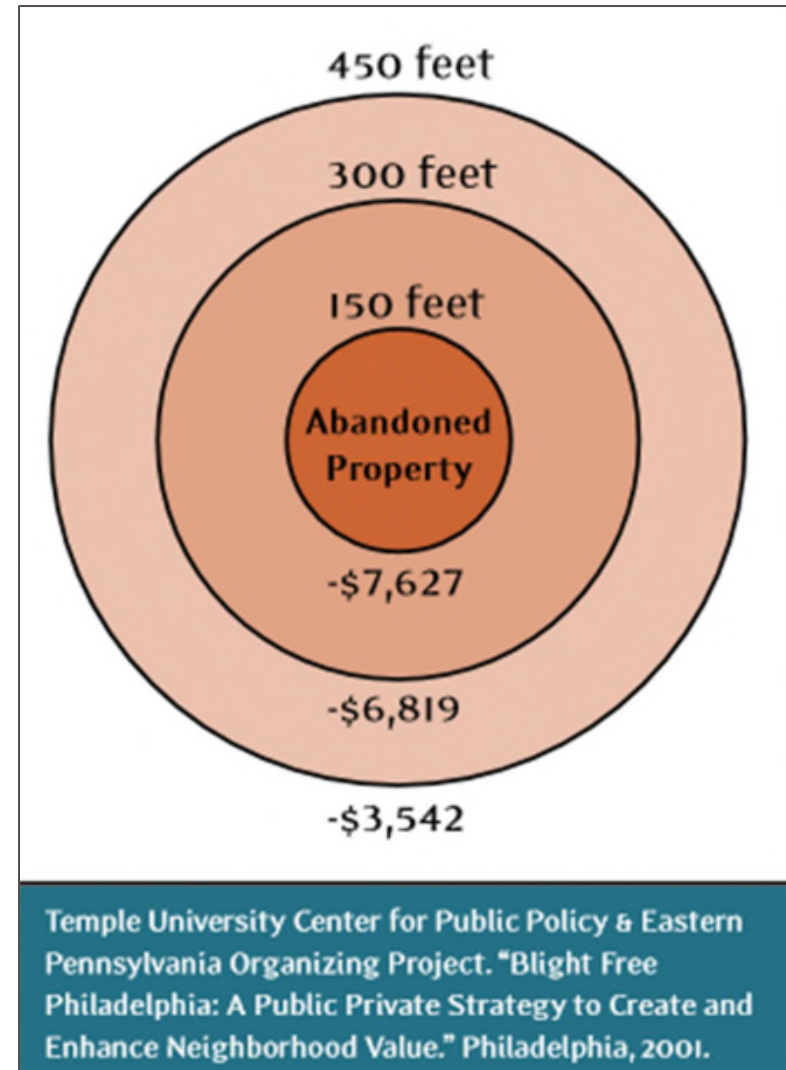
## STRATEGY

### Neighborhood Revitalization

**Objective 2:** Reduce the number of vacant and abandoned properties.

Lower Property Values

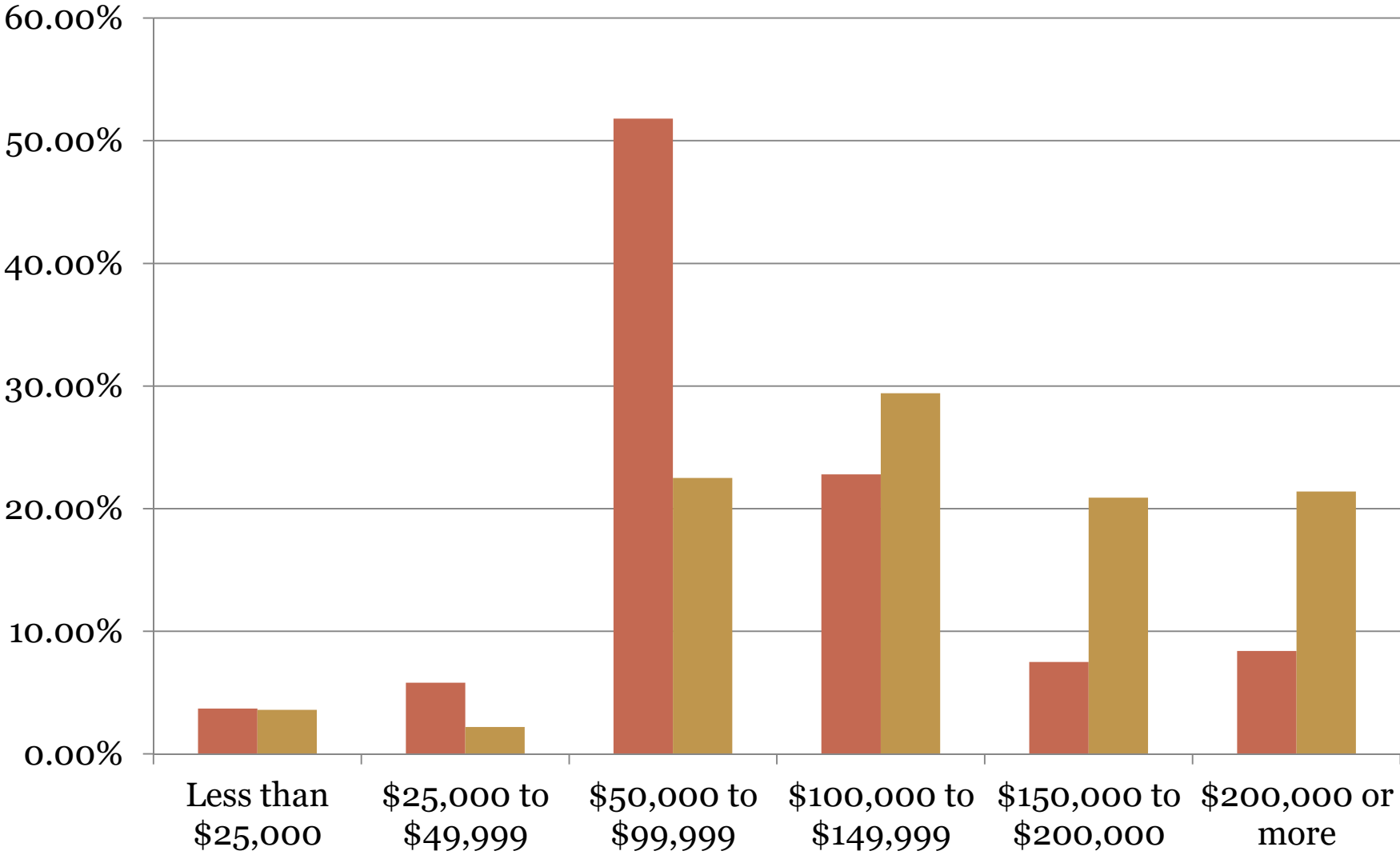
- Abandoned properties can reduce property values of neighboring properties by \$3,542 - \$7,627
- 17.6% of the owner-occupied properties in the Merrill Neighborhood, Census Tract 18, are valued less than \$25,000



*Vacant Properties Campaign, "The True Cost to Communities"*



■ City of Beloit ■ Rock County



*US Census, American Survey Data, 2012-2016*



## STRATEGY

### Neighborhood Revitalization

**Objective 2:** Reduce the number of vacant and abandoned properties.

#### ACTION STEPS

1. Enhance data collection to more accurately track vacant and abandoned properties.
2. Work closely with the Police Department to coordinate enforcement and monitoring of vacant/abandoned homes.
3. Create partnerships and facilitate development of programs to increase financial opportunities for acquisition of vacant homes and decrease the number of unfinished foreclosures.



## STRATEGY

### Neighborhood Revitalization

**Objective 2:** Reduce the number of vacant and abandoned properties.

#### ACTION STEPS

4. Coordinate efforts and resources to strategically target City and partner resources for purchase vacant/abandoned homes for rehab and resale to owner-occupants.
5. Continue to promote new loan products through the City's Housing Rehab Loan Program that provide incentives for purchasing these properties.



## STRATEGY

### Neighborhood Revitalization

#### Lead Agency:

City of Beloit,  
Community Development  
Department

#### OBEJECTIVE 3

**Objective 3:** Increase the percentage of long-term residents in the neighborhoods.



## STRATEGY

### Neighborhood Revitalization

**Objective 3:** Increase the percentage of long-term residents in the neighborhoods.

High Percentage of SF Rental Properties

- 14,803 dwelling units in the City of Beloit
- 45% of these (6,611 units) are rental
- Over 40% of these rental units (roughly 2,700 units) are single family homes
- Rock County = 30% rental



## STRATEGY

### Neighborhood Revitalization

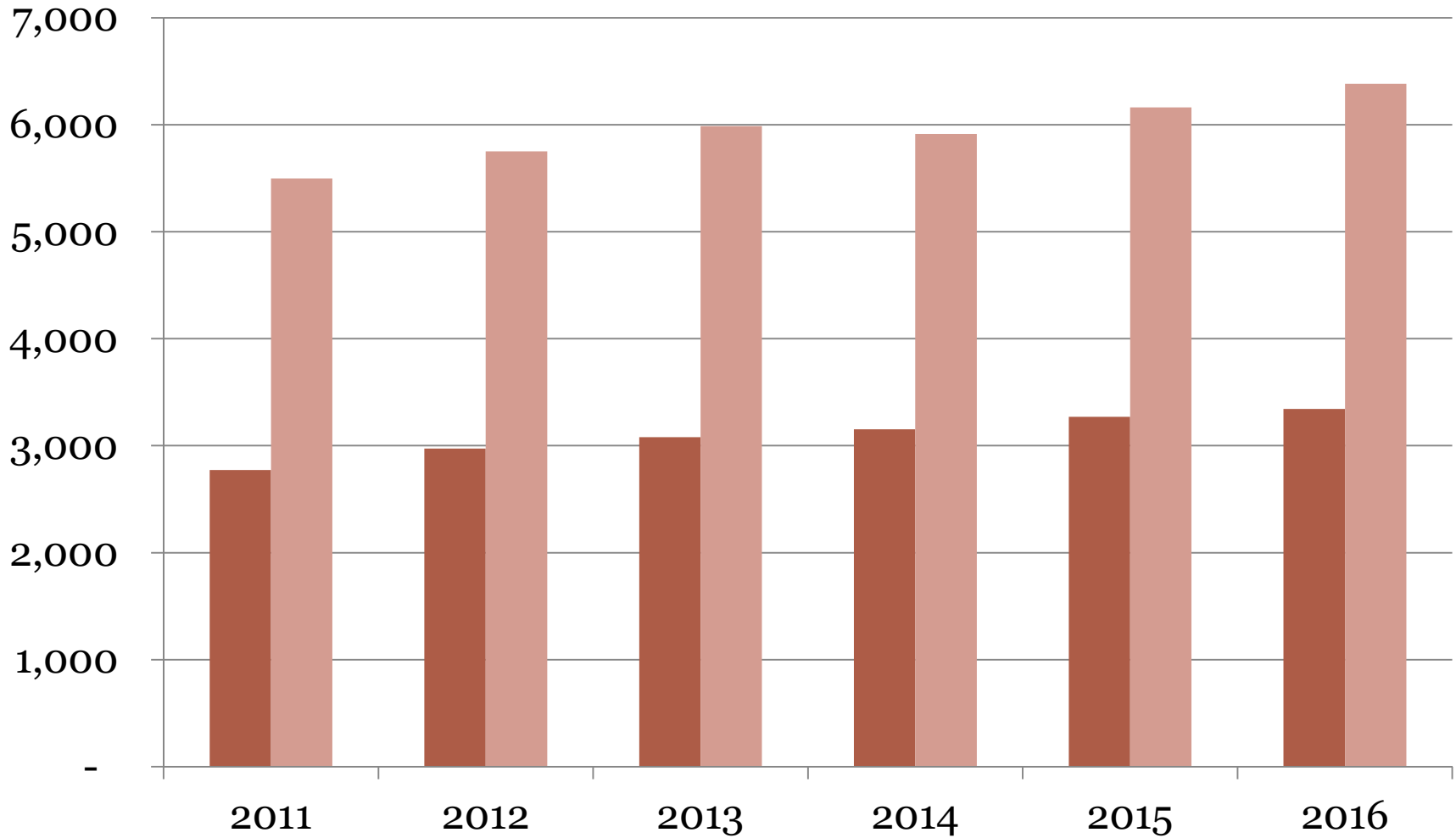
**Objective 3:** Increase the percentage of long-term residents in the neighborhoods.

High Percentage of SF Rental Properties

- Residential transiency and people not having a long-term stake in the neighborhoods' futures was an ongoing concern throughout the consultation and strategic planning process.
- Many residents expressed concerns that the number of rental properties are rising.
- Residents in both neighborhoods expressed concerns regarding the turnover rate of renters and not knowing who their neighbors are anymore. Some residents indicated they are so unfamiliar with their neighbors they cannot tell who is just visiting and who actually lives in the properties.

# Citywide Rental Properties

■ PERMITS ISSUED ■ UNITS





## STRATEGY

### Neighborhood Revitalization

**Objective 3:** Increase the percentage of long-term residents in the neighborhoods.

#### ACTION STEPS

1. Increase and retain owner-occupancy residents
2. Reduce the percentage and density of rental units
3. Encourage and facilitate quality private Investment



		Neighborhood Revitalization			Resident Empowerment				Public Safety			
Objectives		1	2	3	4	5	6	7	8	9	10	11
Collaborative Agencies		Improve quality of housing stock	Reduce number of vacant properties	Increase the percentage of long-term residents	Increase programming for job training and life skills	Create and facilitate additional youth programming	Increase involvement of residents in their neighborhoods	Connect residents to resources	Improve Race Relations in the Community	Implement Community Policing Strategies	Enhance statistical data analysis	Improve transparency and communication
Lead Agencies	City of Beloit - Community Development Department	X	X	X	X	X	X	X				
	City of Beloit – Police Department						X	X	X	X	X	X
	Community Action, Inc.	X	X	X	X	X	X	X	X			X
Partners	Beloit Equal Opportunities Commission (EOC)								X			X
	Family Services				X	X		X				X
	Wisconsin Housing Partnership	X				X						
Potential Partners	NeighborWorks Blackhawk Region	X	X	X	X	X		X				
	Beloit Public Library				X	X		X				
	Local Youth Programs				X	X		X				
	School District of Beloit				X	X						
	Neighborhood Associations	X		X			X	X				X
	Blackhawk Technical College				X	X		X				
	Local Businesses				X	X						
	Economic Development Department				X							
	Rock County Health Dept.	X										
	Rock Co. Human Services				X			X				
	Rock Co. Job Center				X			X				
	CrimeStoppers							X				X
	SWWR				X							



## STRATEGY 1

### Revitalize Neighborhoods

#### Lead Agency:

City of Beloit,  
Community  
Development  
Department

#### Activities Already Underway

### City

- Systematic review of deteriorated properties listing
- Coordinated enforcement efforts
- Purchase/Rehab/Resell
- City Rehab and Construction Loan Program

### Partners

#### Purchase/Rehab/Resell:

- Community Action
- NeighborWorks Blackhawk Region (NWBR)

#### New Construction:

- WI Partnership for Housing Development

#### 1st Mortgage Loans & DPA:

- NWBR

# Neighborhood Revitalization Strategy Areas (NRSA)



THANK YOU!



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