



## **Agenda: Battle Creek City Commission**

**Meeting Type:** Workshop

**Meeting Date:** January 19, 2016

**Chair:** David A. Walters, Mayor

**Prepared By:** City Hall Room 302A - 5:30 pm

City Commission

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### **ATTENDANCE**

#### **Attendance**

Mayor Dave Walters	Rebecca Fleury, City Manager
Vice Mayor Susan Baldwin	Ted Dearing, Assistant City Manager
Commissioner Mark Behnke	Jill Steele, City Attorney
Commissioner Kaytee Faris	Victoria Houser, City Clerk
Commissioner Kate Flores	Chris Lussier, Community Development Supervisor
Commissioner Lynn Ward Gray	Marcie Gillette, Community Services Director
Commissioner Andy Helmboldt	
Commissioner Deb Owens	
Commissioner Mike Sherzer	

### **PUBLIC COMMENT LIMITED TO THREE MINUTES PER INDIVIDUAL**

Reece Adkins, 57 Jericho, requested assistance working with his father to apply for the program.

Mark Jones commented on possible land contract and tax foreclosures in Ward 2.

### **COMMUNITY DEVELOPMENT**

Chris Lussier, Community Development Supervisor, presented the Community Development 2016 - 17 Annual Action Plan to the Commission. Mr. Lussier noted they would be presenting information to the public for the planning process, stating the budget for the Annual Action Plan (AAP) would be published February 5, 2016, with the Environmental Review to follow on March 10, 2016. Mr. Lussier further stated a resolution would be presented to the City Commission on May 3, 2016 for adoption of the Annual Action Plan.

Mr. Lussier discussed the various program funding from the 5 Year Consolidated Plan, providing information on the 2016-2017 estimated funding amounts. Mr. Lussier discussed the 8 high priority community needs identified in their analysis. Mr. Lussier presented block area maps from 2013 to 2015 indicating improving neighborhood health, including a reduction of bank foreclosures and vacant buildings.

Mr. Lussier discussed new activities for 2016-2017, including a new Downtown Rental Unit Development program, NPC support, neighborhood level plans, vacant building inventory, an analysis of rental data, maintenance of vacant lots and public spaces and some changes to the City's Home Repair Program.

Marcie Gillette, Community Services Director, discussed a partnership with EPaint, an new program located in Battle Creek to provide recycled paint and painting supplies to assist residents with maintenance issues. Ms. Gillette estimated they could provide assistance to 85 homeowners for a \$10,000 investment, noting no CDBG funds were associated with this project.

## **ADJOURNMENT**

Mayor Walters adjourned the meeting at 6:44 pm.

Citizens who wish to address a specific issue on the floor may do so at any time after being recognized by the Mayor or presiding Commission. At the time for public comments, after being properly recognized, citizens may address the commission on any subject. Citizens will be subject to the following limitations:

1. Citizen comments on any Resolution before the Commission may be made either before or after the Commissioners have had an opportunity to discuss the Resolution, at the discretion of the Chair;
2. Citizens wishing to speak to a particular Resolution should raise their hands and wait to be recognized before speaking;
3. Citizens will confine their remarks to matters currently pending on the floor, and be brief and concise in making their remarks;
4. If a citizen becomes repetitive or, in the opinion of the Chair, takes an inordinate amount of time in making comments, that citizen will be ruled out of order and the Commission will continue with its business;
5. Citizens should address all remarks to the Commission as a whole, and not to individual Commissioners.

These Rules will apply to comments by citizens during the Public Comment section of the Agenda. The City of Battle Creek will provide necessary, reasonable, auxiliary aids and services, such as signers for the hearing impaired, and audiotapes of printed materials being considered in the meeting, upon seven days' notice to the City of Battle Creek. Individuals with disabilities requiring auxiliary aids or services, should contact the City of Battle Creek by writing or calling the following:

Victoria Houser  
Office of the City Clerk  
Post Office Box 1717  
Battle Creek, Michigan 49016  
269/966-3348 (Voice)  
269/966-3348 (TDD)



# Community Development

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*2016-17 Annual Action Plan Presentation*

**Presenter:**

*Chris Lussier*

*Community Development Division*

*City of Battle Creek*



The **Community Development Department** coordinates planning and administers federal grants from the **Department of Housing & Urban Development (HUD)**.

### Current Year Funds

- *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*



The **Community Development Department** coordinates planning and administers federal grants from the **Department of Housing & Urban Development (HUD)**.

**Estimated 2016-17 Funds**

- *Community Development Block Grants (CDBG)*     *\$1.1 Million*
- *HOME Investment Partnership (HOME)*     *\$200,000*
- *Neighborhood Stabilization Program (NSP)*     *???*
- *Hardest Hit funds – Demolition*     *???*



# The Annual Action Plan (AAP) Cycle

<b>July</b>	<b>Beginning of Program Year</b>
<b>Aug – Sept</b>	<b>Federal Reporting (CAPER Report)</b>
<b>Sept – Dec</b>	<b>Community Needs Workshops</b> Follow up Key Issue discussions with stakeholders
<b>Jan – May</b>	<b>Creation of Annual Action Plan</b> Data Analysis Publish Budget (Feb 5) Environmental Review (March 10) Adoption of AAP by City Commission (May 3)



## Program Budget from 5 Year Consolidated Plan

<b>Activity</b>	<b>5 Year Amount</b>	<b>2016-17 Estimated Amount</b>
Program Delivery (Admin)	\$500,000	\$118,000
Housing Code Enforcement	\$1,400,000	\$290,000
Rehabilitation of Existing Rental Units	\$171,273	\$0
Production of New Rental Units	\$650,000	\$150,000
Rehab and Repair of Homeowner Housing	\$1,850,000	\$570,450
Rental Assistance	\$146,892	\$25,000
Demolition	\$230,000	\$0
Public Infrastructure/Street Improvements	\$100,000	\$0
Public Services (Fair Housing, Anti-Poverty)	\$221,271	\$25,000
Strategic Planning	\$600,000	\$122,772
	<b>\$5,869,436</b>	<b>\$1,301,222</b>



# 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



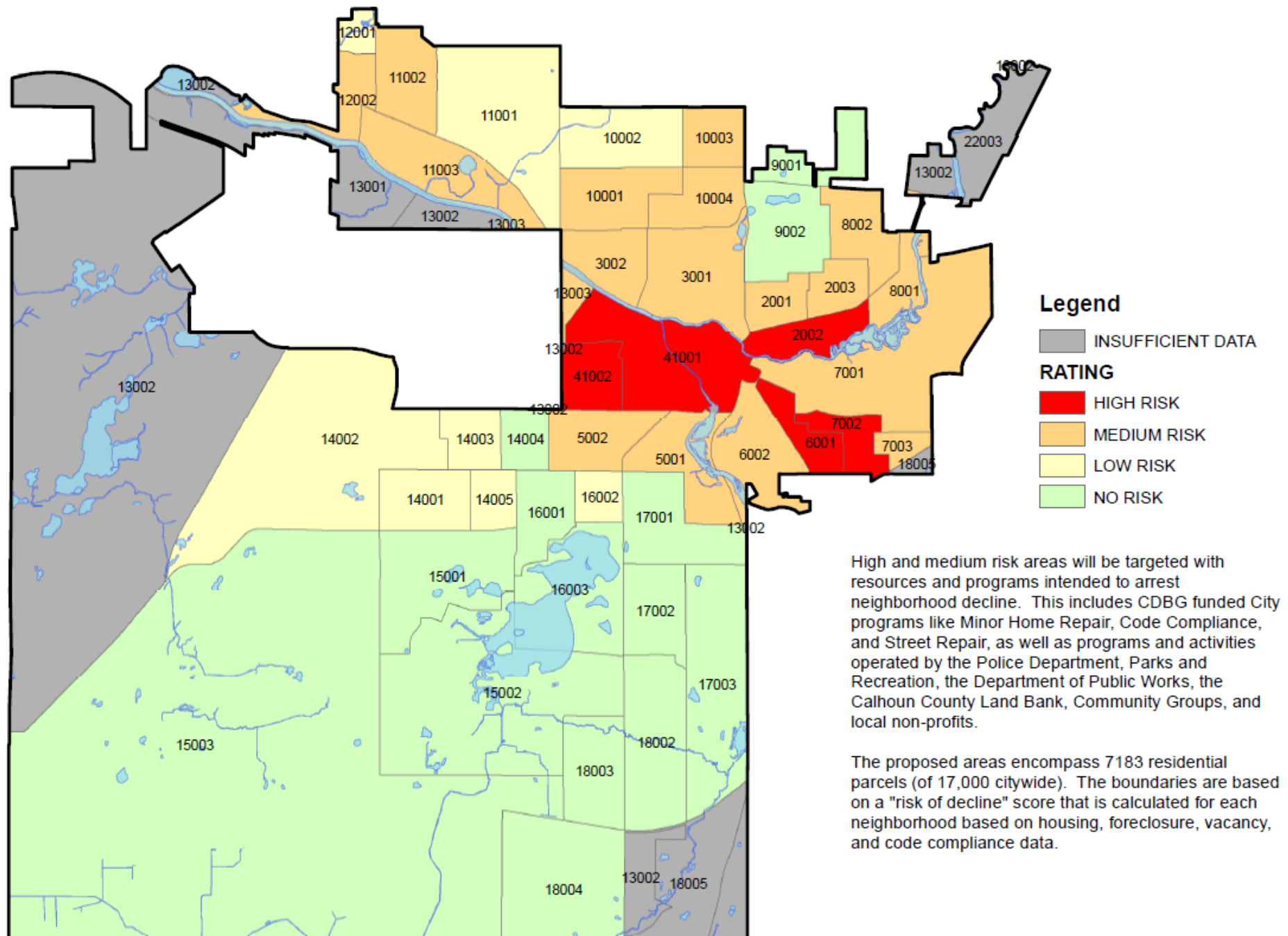
Support collaborative homelessness efforts



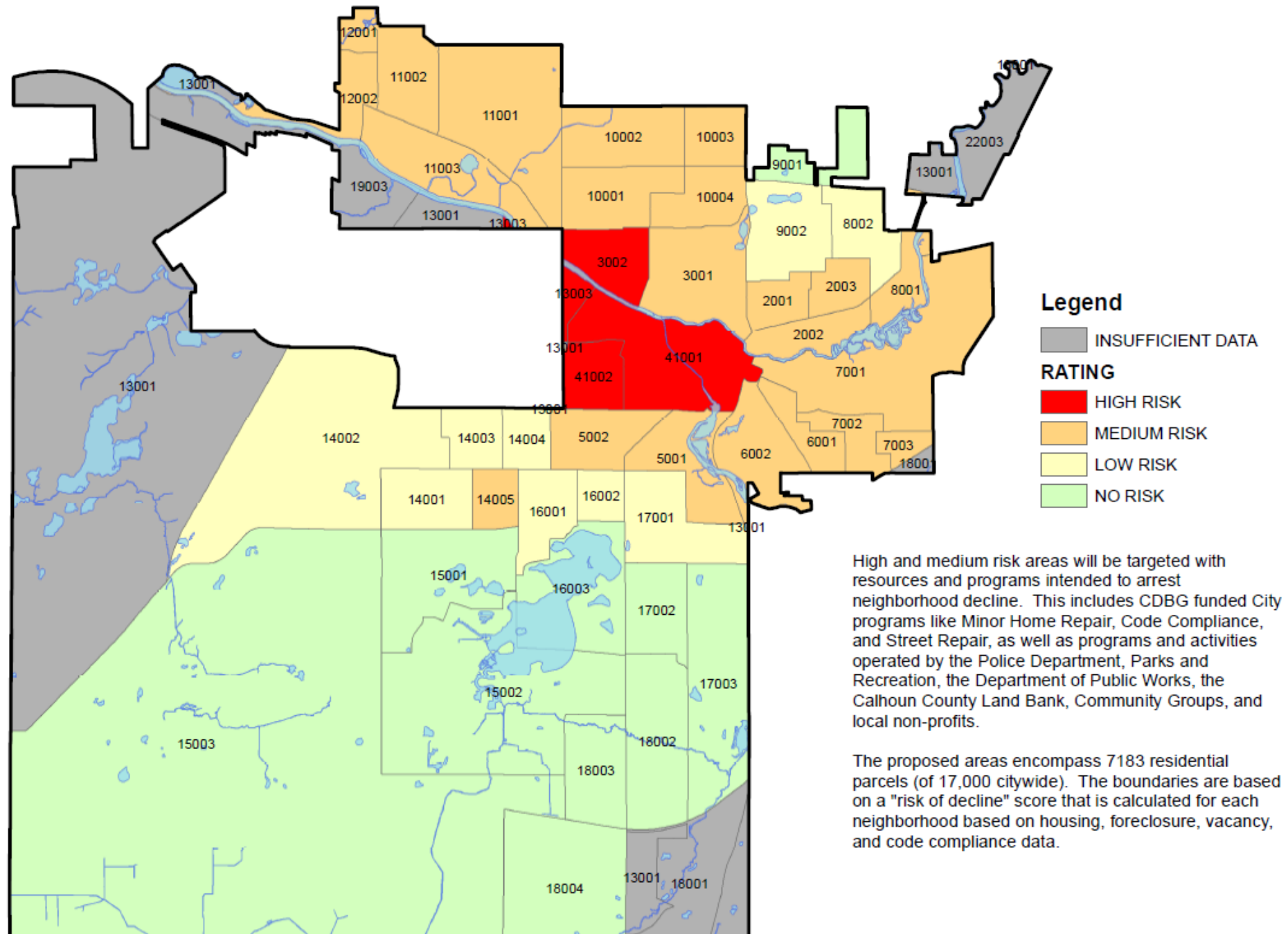


Based on the eight indicators Community Development uses to track neighborhood health, Battle Creek neighborhoods are improving.

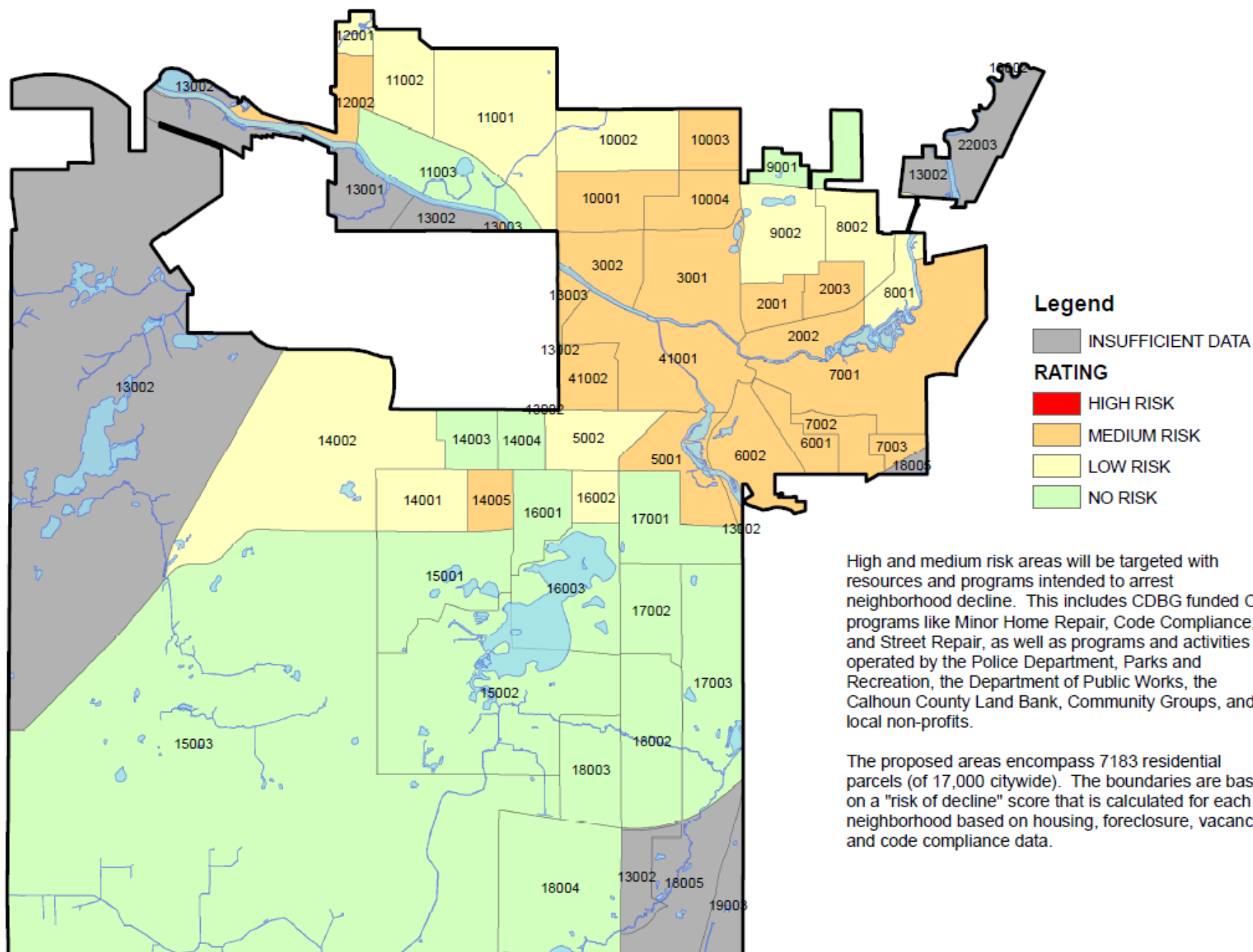
### 2014 Community Development Target Area Metrics: Risk of Decline Rating



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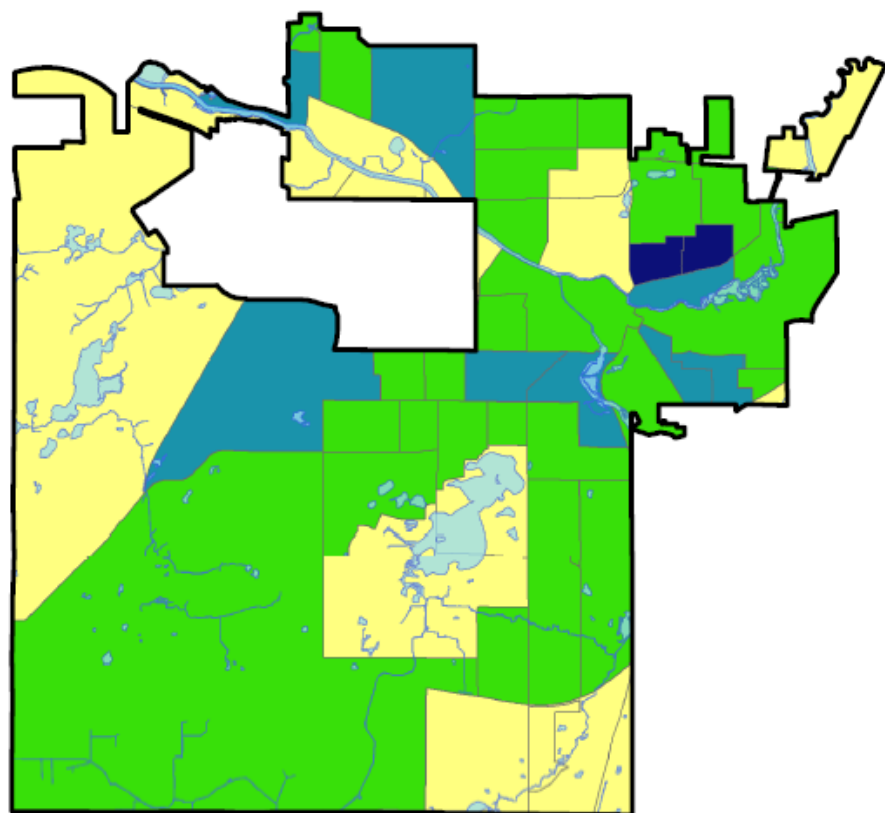
## 2015 Community Development Target Area Metrics: Risk of Decline Rating





Improving neighborhood conditions is largely driven by the end of the foreclosure crisis.

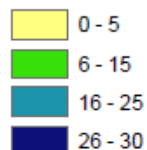
## 2013 Community Development Target Area Metrics: **Foreclosures**



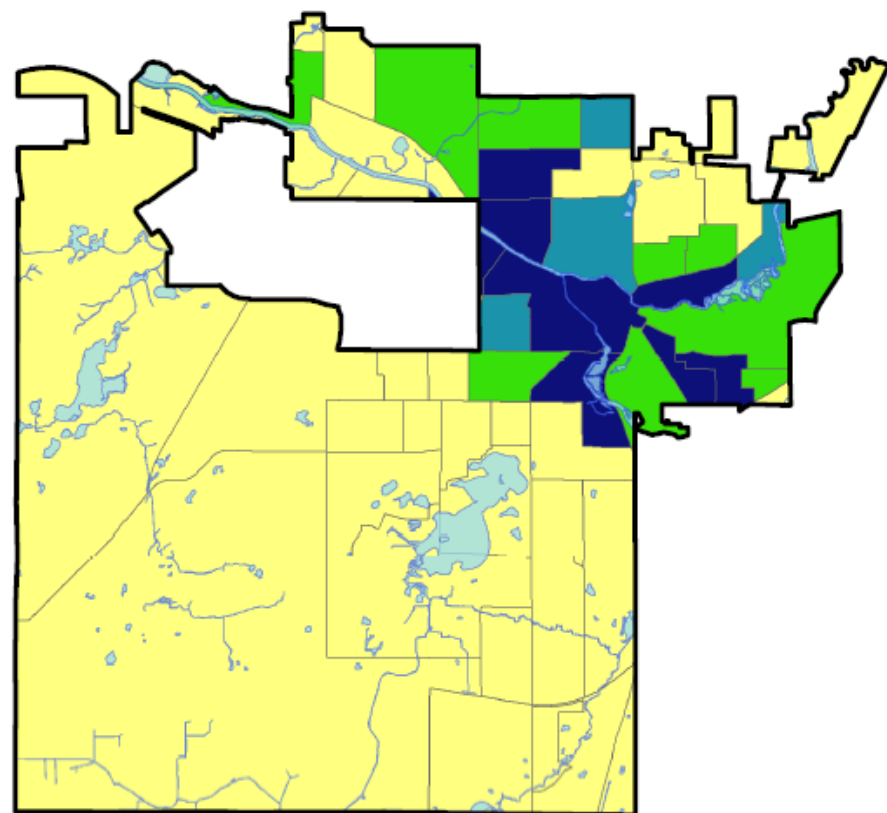
Bank Foreclosures Per 1000 Parcels (2013)

### Legend

#### Bank Foreclosures Per 1000 Parcels



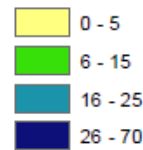
Bank foreclosures occur when a lender seizes a property due to the nonpayment of a mortgage. They can happen in all types of neighborhoods and to families of all incomes. Bank foreclosures in high numbers within a neighborhood indicate instability, but not



Tax Foreclosures Per 1000 Parcels (2013)

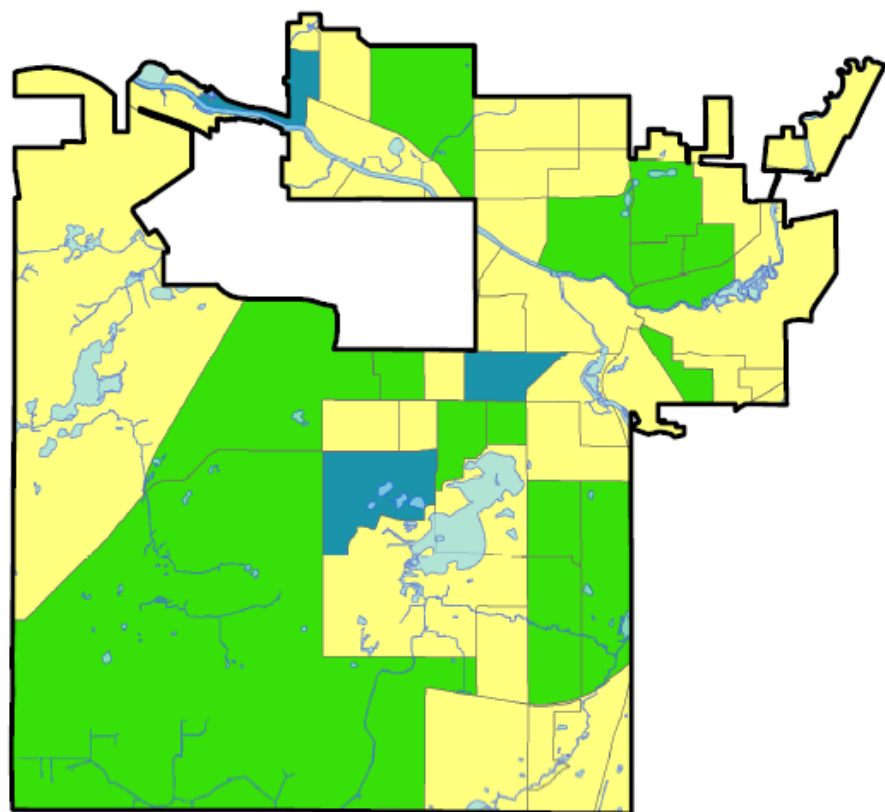
### Legend

#### Tax Foreclosures Per 1000 Parcels



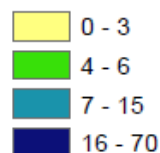
A tax foreclosure is when a homeowner loses a property to the County due to the nonpayment of taxes. Tax foreclosures are rare in even moderately healthy housing markets, as lenders will typically pay the taxes on a property to protect their interest in it.

## 2014 Community Development Target Area Metrics: **Foreclosures**

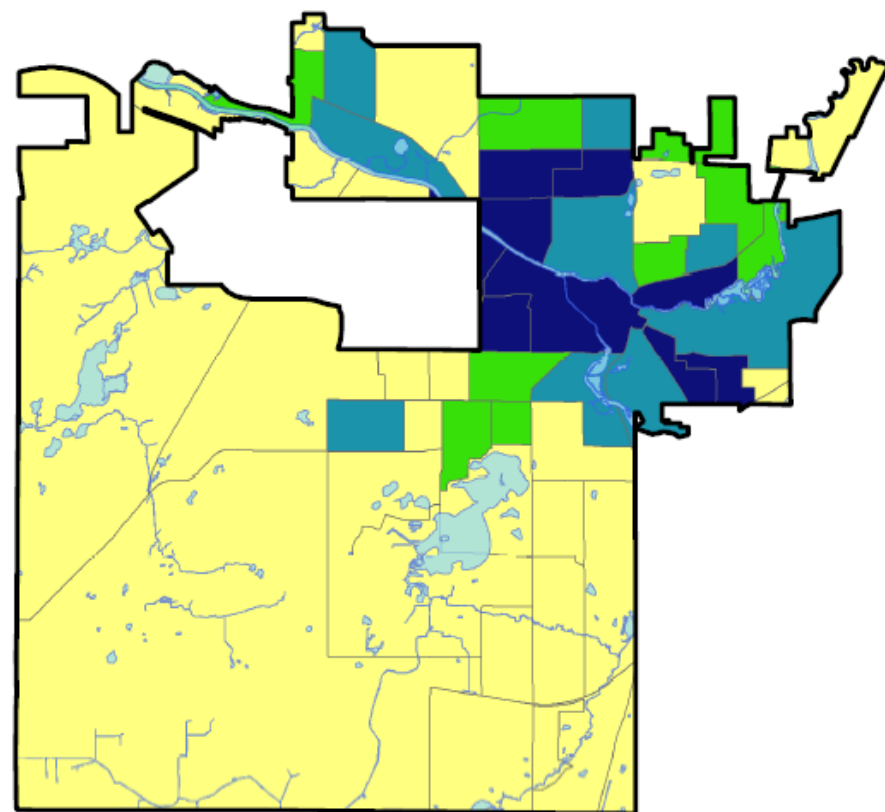


Bank Foreclosures Per 1000 Parcels (2013)

### Legend

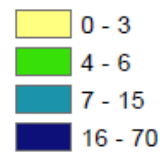


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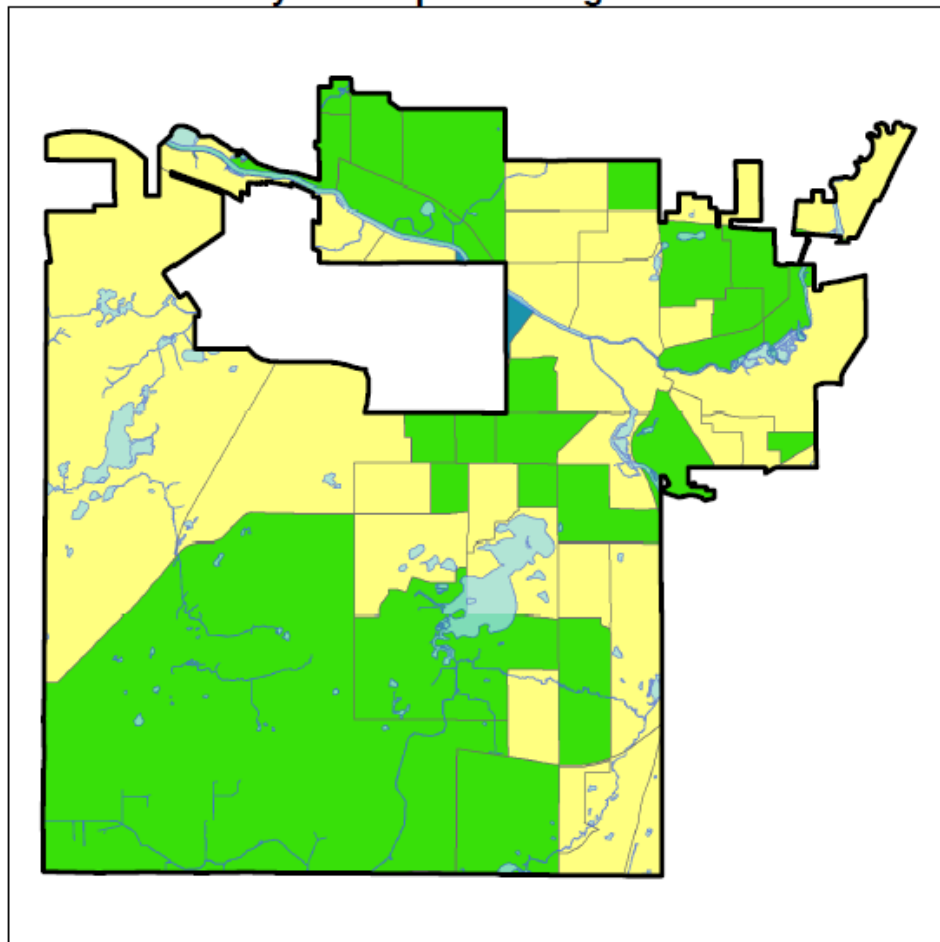
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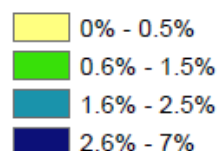


## 2015 Community Development Target Area Metrics: **Foreclosures**

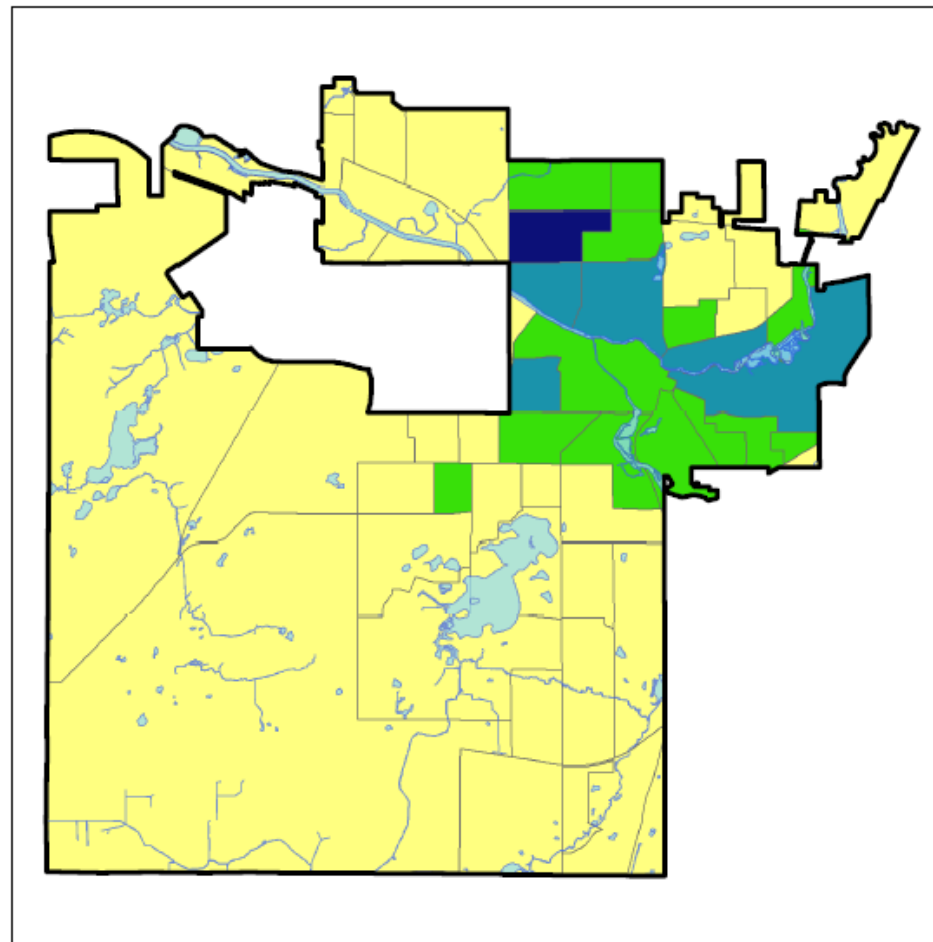


Percent of Homes with a Mortgage Foreclosure (2015)

### Legend

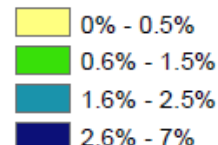


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Percent of Homes with a Tax Foreclosure (2015)

### 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 foreclosures indicate a high level of financial distress in a neighborhood.





# Key Issues from 2015 Workshops

- **NPC #1:** A review of neighborhood data and resident input from the NPC suggests this neighborhood is one of the hardest hit and should be one of those targeted first for neighborhood planning efforts.
  - **From the Data:** Property condition data from Code Compliance and the 2014 NIBC Windshield Survey suggest conditions are worse in Post/Franklin than any other neighborhood in the city; home sales values are some of the lowest; and NPC 1 led all NPC's in foreclosures for 6 straight years during the housing crisis.
  - **From last years meeting:** "I like my house but I would like to pick it up and move it elsewhere."
  - "I would like to see some positive change in the Michigan Avenue corridor to feel better about driving home each day."



# Key Issues from 2015 Workshops

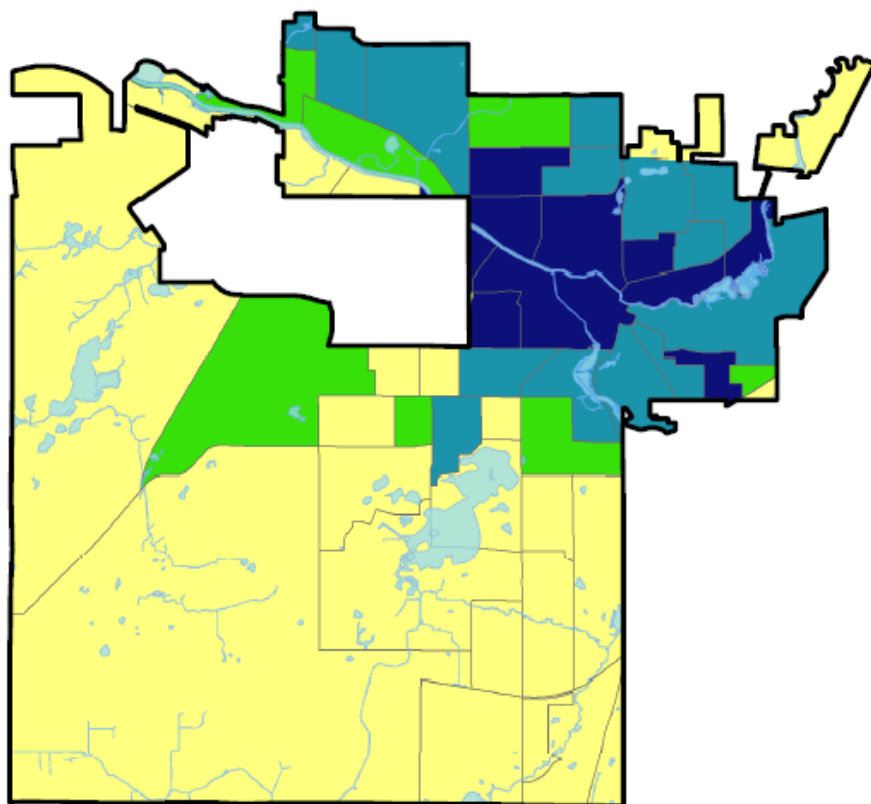
- **NPC #2:** data and resident input suggest this neighborhood could use more resources directed towards stabilizing the housing market.
  - **From the Data:** Both survey respondents and resident leaders from the neighborhood stress the need for assistance to home owners and property owners in maintaining their homes and making ends meet
  - Tax foreclosures are high, bank foreclosures low
  - Anemic housing market, with few sales and almost none that aren't on land contract
  - **From meeting with residents:** "What is the plan for making our neighborhood a place people respect and want to live in?"



# Key Issues from 2015

- **Vacant buildings:** the foreclosure crisis is over, but the vacant buildings remain and are serious problem.
  - **From the data:** Vacant buildings decreased from 882 in July 2015 to 815 in January 2016. However, the number of vacant buildings that have been on the registry for at least 18 months has increased to 518.
  - **From meetings with residents:** “Remove blight, for example 431 Fairfield. Another problem with vacant buildings is the lawns not mowed with too many overgrown trees”

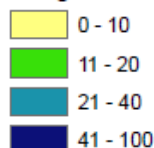
## 2013 Community Development Target Area Metrics: **Vacancy**



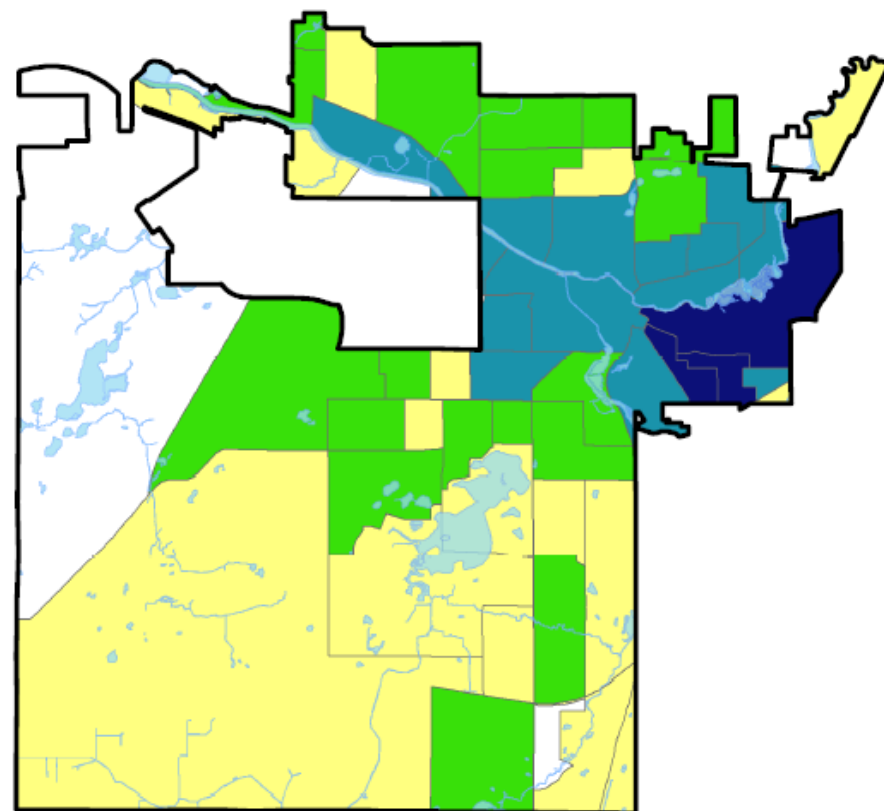
Longterm Vacant Buildings Per 1000 Parcels (2013)

### Legend

#### Longterm Vacants Per 1000 Parcels



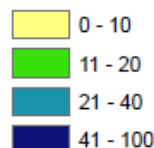
Longterm Vacant buildings are those that have been on the vacant buildings registry for at least 12 months. High numbers of longterm vacant buildings depress housing values throughout a neighborhood,



New Vacant Enforcements Per 1000 Parcels (2013)

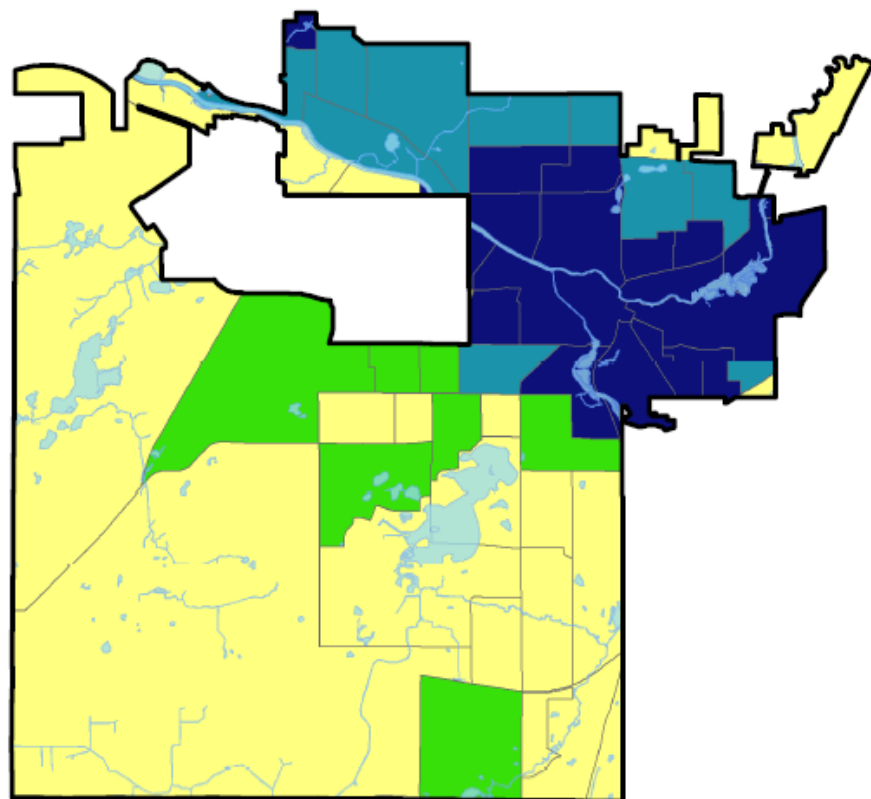
### Legend

#### New Vacant Enforcements Per 1000 Parcels



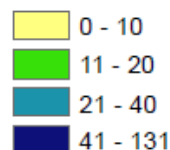
A New Vacant Enforcement means that a building has been added to the vacant buildings registry at some point during the year. High numbers of new vacant buildings can signal increased instability. In neighborhoods that also have high levels

## 2014 Community Development Target Area Metrics: Vacancy

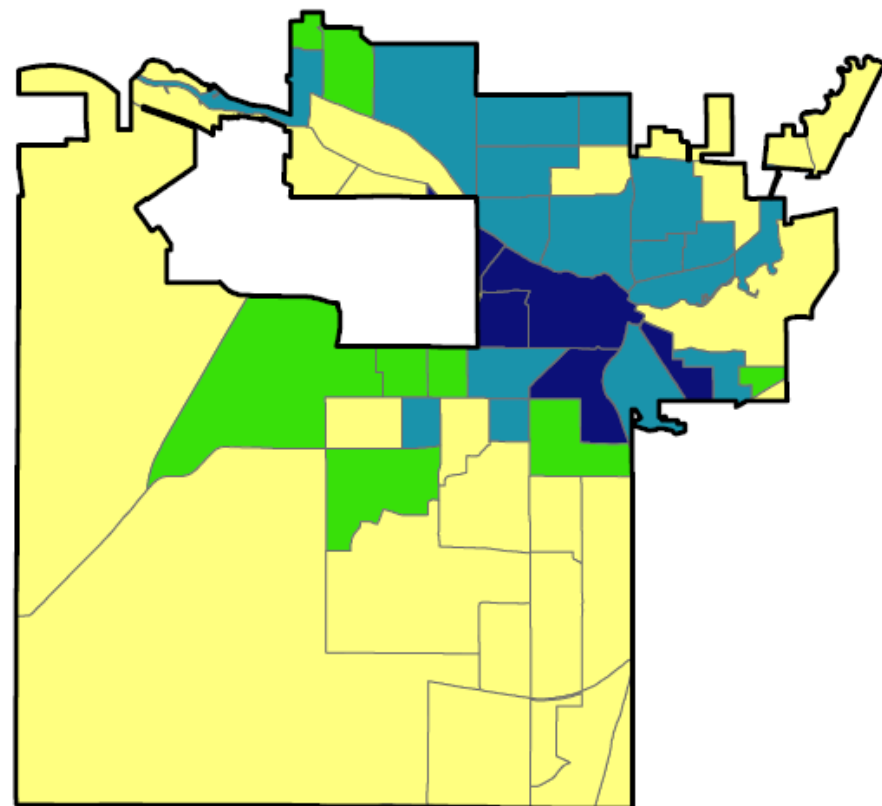


Longterm Vacant Buildings Per 1000 Parcels (2013)

### Legend

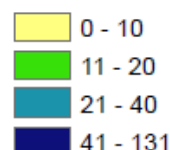


Longterm Vacant buildings are those that have been on the vacant buildings registry for at least 12 months. High numbers of longterm vacant buildings depress housing values throughout a neighborhood, and are a predictor of increased blight and future disinvestment.



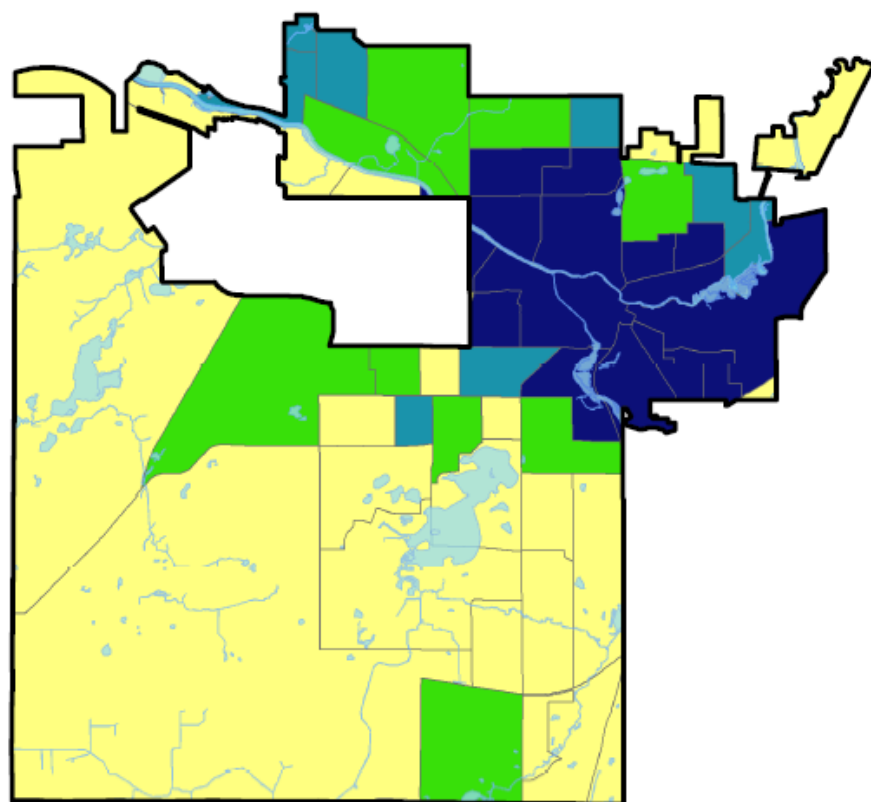
New Vacant Enforcements Per 1000 Parcels (2013)

### Legend



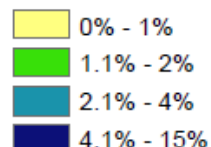
A New Vacant Enforcement means that a building has been added to the vacant buildings registry at some point during the year. High numbers of new vacant buildings can signal increased instability. In neighborhoods that also have high levels of longterm vacant buildings this typically means an entrenched cycle of decline and

## 2015 Community Development Target Area Metrics: **Vacancy**

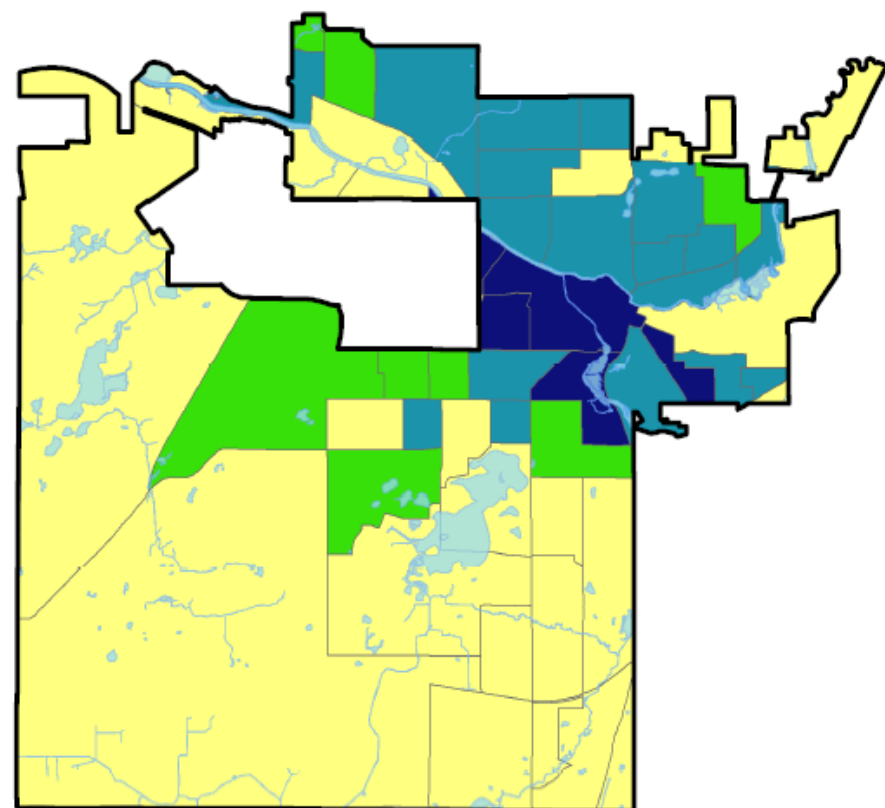


Percent of Homes That Are Longterm Vacant (2015)

### Legend

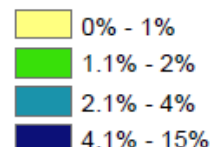


Longterm vacant buildings are those that have been on the vacant buildings registry for at least 18 months. High numbers of longterm vacant buildings depress housing values throughout a neighborhood,



Percent of Homes with a New Vacant Enforcement (2015)

### 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

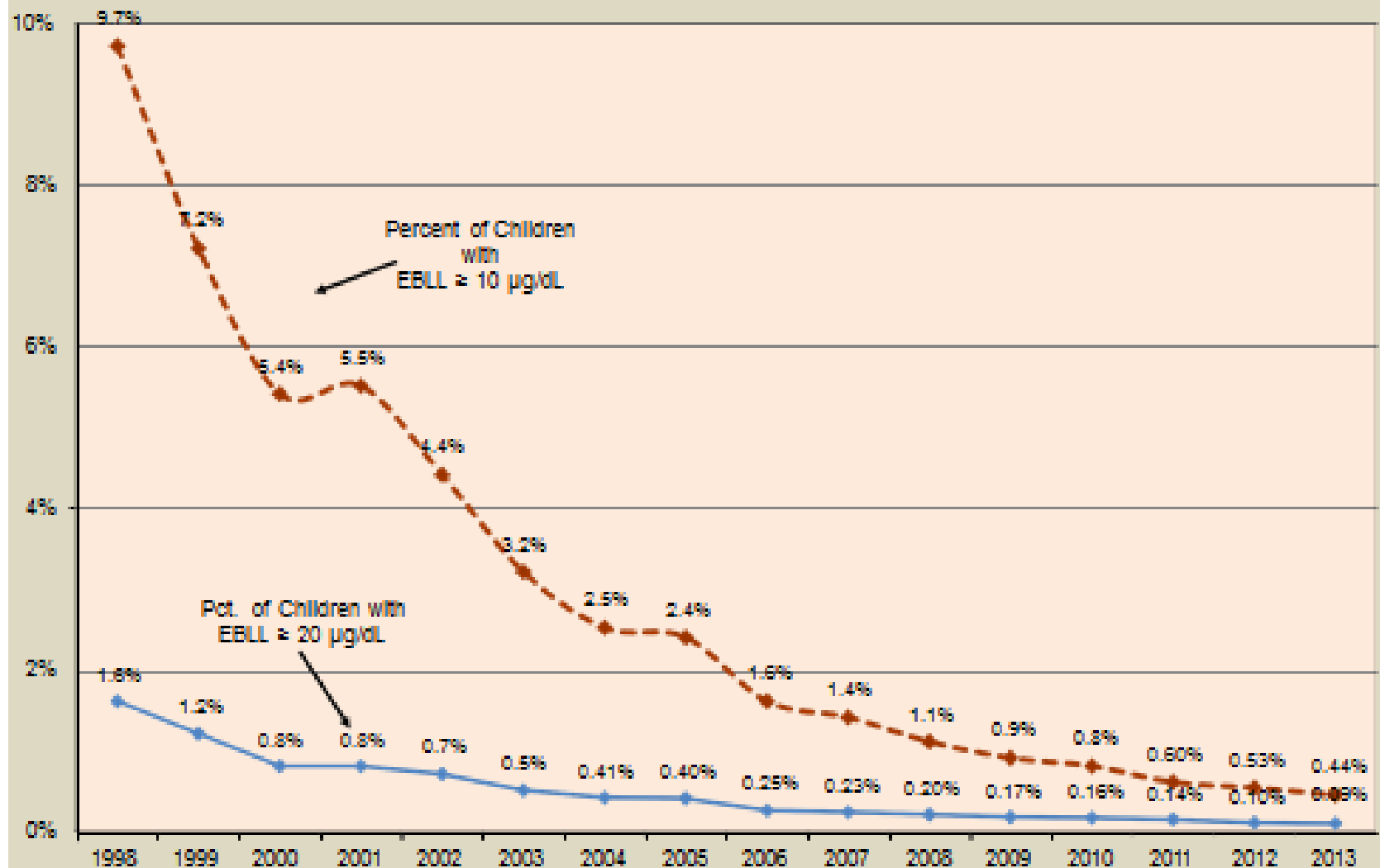


# Key Issues from 2015

- **Lead Based Paint Hazards:** ConPlan Requires Reporting on efforts to reduce the impact of lead based paint in Battle Creek
  - **From the headlines:** Flint crisis has renewed public interest in lead.
  - **From the data:** High rates in Post/Franklin and low levels of testing
  - **City Action:**
    - Convened January 14, 2016 workgroup
    - 16 interested people including the State of Michigan, Calhoun County Public Health Depart., and the City of Albion
    - Next meeting: Thurs, Feb. 11, 2016 at 1:30pm

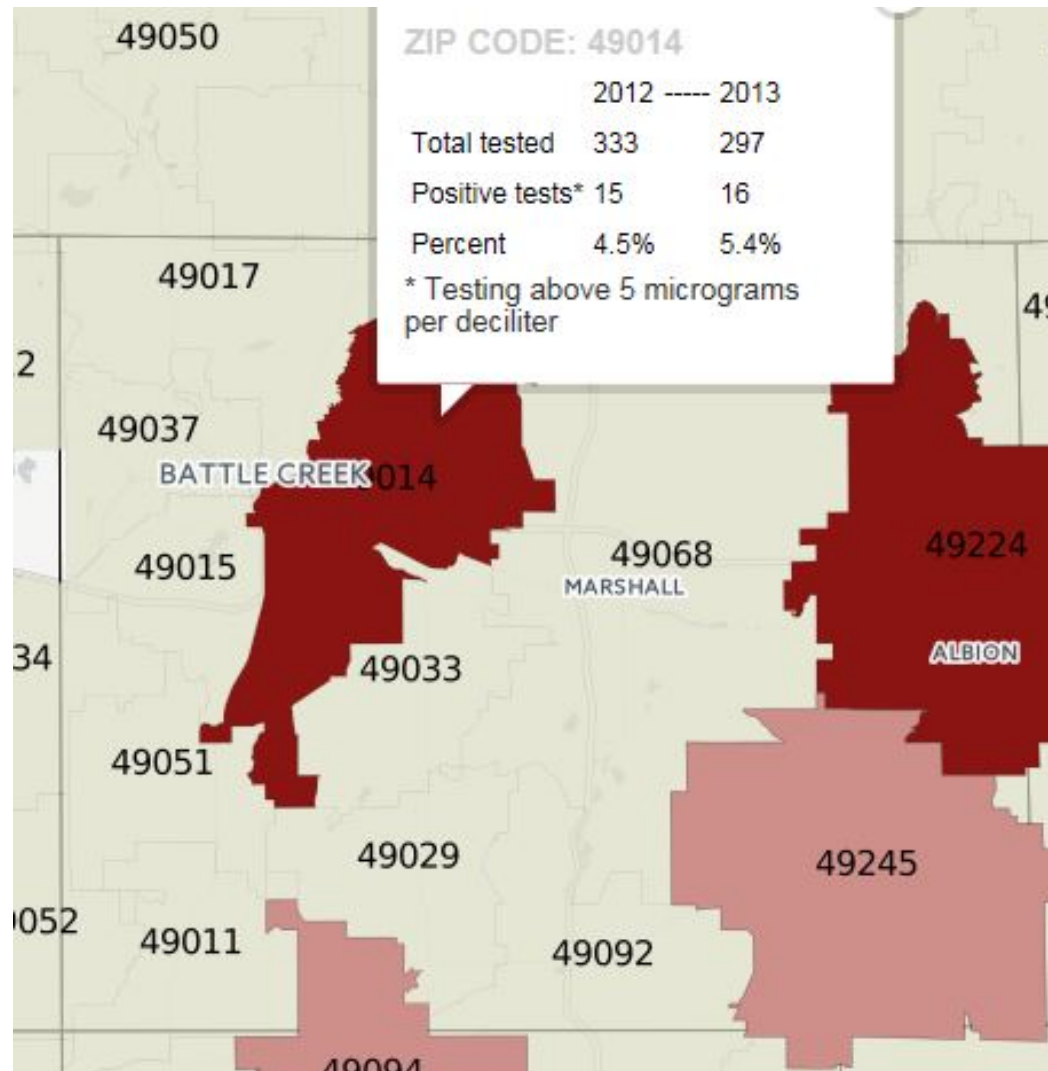
# Elevated Blood Lead Levels (EBLL) in Michigan 1998 - 2013

## Children less than Six Years of Age

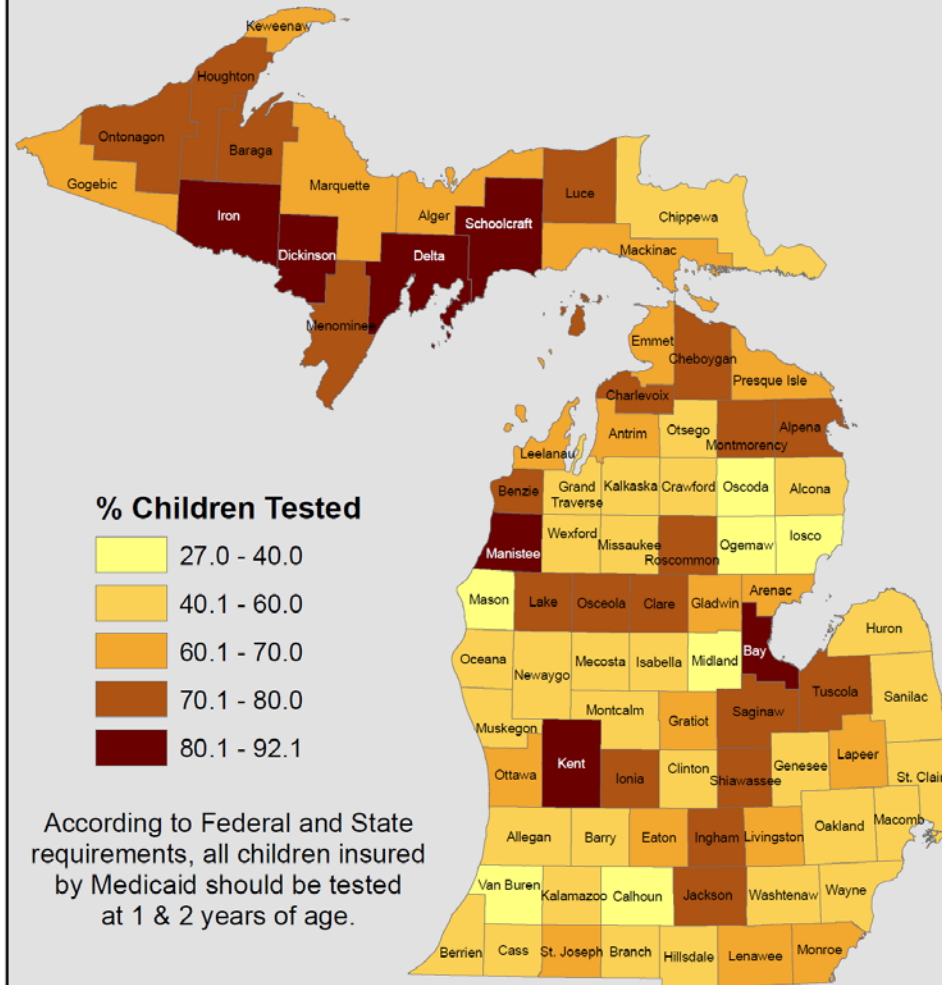




## Areas of high concentration of children under age six with elevated blood lead levels – Post neighborhood, Albion and Homer



# Children 1 & 2 years of age, Insured by Medicaid Percentage Tested for Lead Poisoning in 2013





# Key Issues from 2015

- **Low levels of lending in some NPC's:** some low/moderate income neighborhoods have few home sales, and what sales they have are on land contract.
  - **Outreach to Banks:** the City met with local lenders in December and plans to continue conversations about how to improve lending outcomes in low/moderate income neighborhoods.



- Banks have credit repair programs and are interested in partnering.
- Little to no rehab loans being made—housing values too low.
- There is concern about protections for land contract purchasers.



# Key Issues from 2015



- **Support to the Greater Battle Creek Homeless Coalition:**
  - City has historically coordinated activities, but has had limited involvement in the past 3-5 years
  - Community receives \$588,000 per year from HUD and MSHDA for Homeless Assistance
  - City is required to report on Coalition activities in its Annual Action Plan.
  - Currently supporting the Coalition in the following ways:
    - Member of the Housing Solutions Board
    - As part of a four member team, conducted Organizational Assessment, Summer 2015
    - Report issued November 2015/Facilitating process
    - Coordinating outreach to rental property owners, next event, Wed, Jan. 27, 2016 from 5pm-6:30pm at the Salvation Army
    - Homeless Health Fair/VA Stand Down scheduled at Full Blast for Friday, Oct. 21. 530 attended in 2015.



# Key Issues from 2015

- **Other key issues that staff are discussing in focus groups:**
  - **Support for resident organizations**
  - **Maintenance of Vacant Lots and Public Spaces**



# New Activities for 2016-17

- **New Rental Unit Development Downtown**
  - \$150,000 in subsidies for development of 5 new affordable units, mixed income developments, target properties where rental is highest and best use.
- **NPC Support**
  - Quarterly meetings
  - NPC member handbooks
- **Neighborhood Level Plans**
- **Vacant Building Inventory**
- **Analysis of Rental Data** (including rental performance metrics)
- **Maintenance of Vacant Lots and Public Spaces**
- **Home Owner Repair Program changes**



# Contact Information

Chris Lussier

Community Development  
Supervisor

City of Battle Creek

269-966-3267

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