



Harnessing the Power of Existing Data in Community Development

Presented by:

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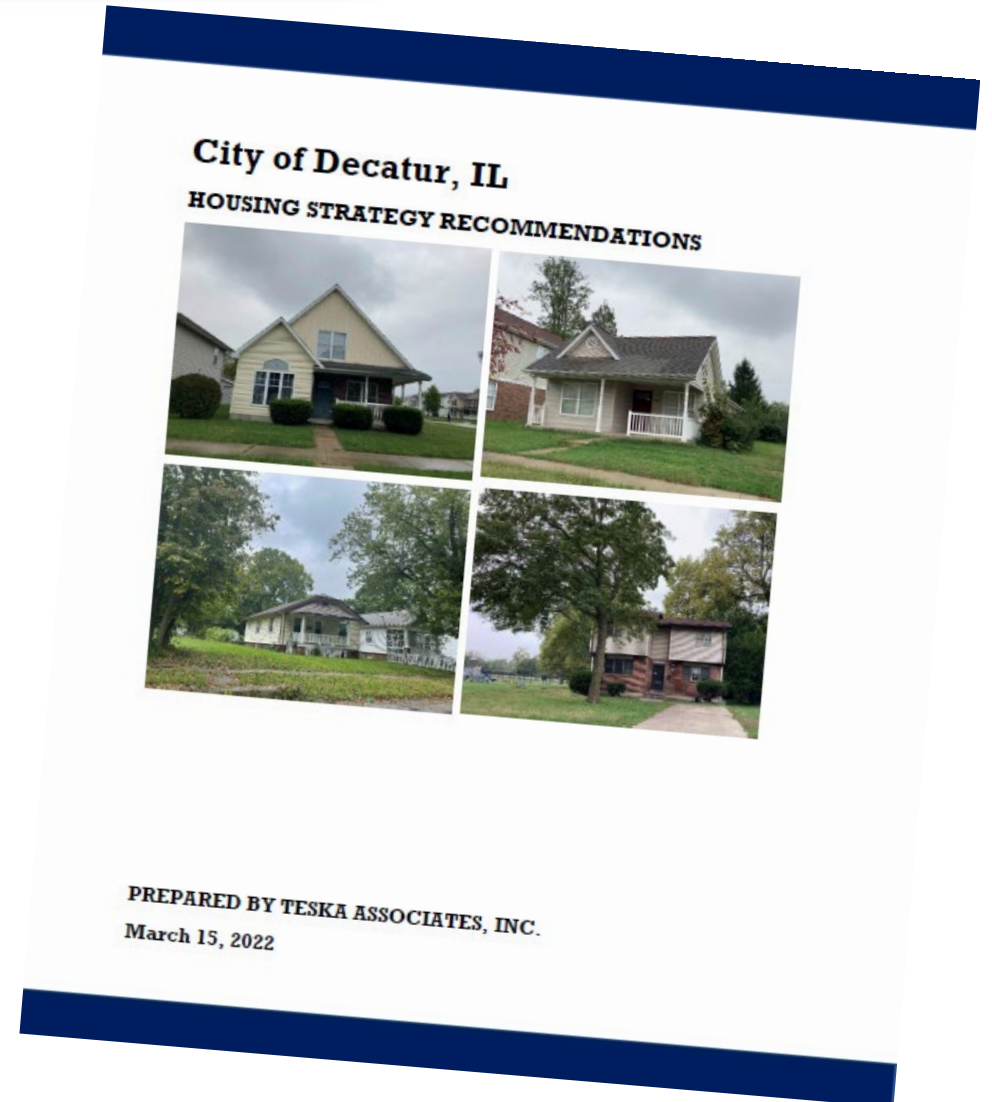
Framing the Discussion (Our Approach)

- Housing Improvement and Development
- Workforce Development and Training
- Economic and Business Development
- Neighborhood Capacity Building
- Neighborhood Cleanup and Safety

Housing Strategy Recommendations

OVERVIEW

- What are the key housing challenges facing Decatur?
- How can barriers to investing in Decatur's housing stock be addressed?
- How can the housing market be stabilized to improve local conditions efficiently and effectively?



STRATEGIES

Build Demand	Create a pool of prospective homeowners
Preserve	Act early to save properties from demolition
Target	Strategically invest resources in focused areas
Repair	Repair existing housing
Rehab	Rehab properties with partners
Leverage	Resources with internal and external partners
Pride	Serve as a model for reinvestment that can be replicated in other neighborhoods

KEY PRINCIPLES

- Target neighborhoods should be selected BOTH on a basis of statistical blight indicators AND where neighborhoods (or sections of neighborhoods) should remain residential (as opposed to being eventually repurposed).
- The city will use its 2019 baseline data (or a modified version of it) and update the data base every three years to quantify progress toward the city's neighborhood revitalization objectives.
- In the short-term, residential rehabilitation will be a more cost-effective strategy for providing more affordable housing in Decatur than new construction projects.

KEY PRINCIPLES (CONT'D)

- **The city should not financially support rehabilitation of structures that are likely to be demolished in 5 to 10 years.**
- **Government subsidy of residential rehabilitation will be required until trend lines for fair market values meet trend lines for acquisition/rehabilitation costs.**
- **The types of rehabilitation and repair needed in Decatur vary greatly; consequently, there should be different types of assistance programs anticipating these different needs.**

COMMUNITY REVITALIZATION HOUSING INITIATIVES: OBJECTIVES

- **Remove unhealthy or hazardous housing conditions in low- and moderate-income neighborhoods.**
- **Encourage homeowners in low- and moderate-income neighborhoods to improve their homes and community.**
- **Revitalize and preserve the existing housing stock.**
- **Reduce utility costs of low- and moderate-income families.**
- **Preserve and increase the property values in low- and moderate-income neighborhoods.**
- **Create sustainable mixed-income neighborhoods in the urban core.**

FOCUSING OUR EFFORTS: The Role of Data

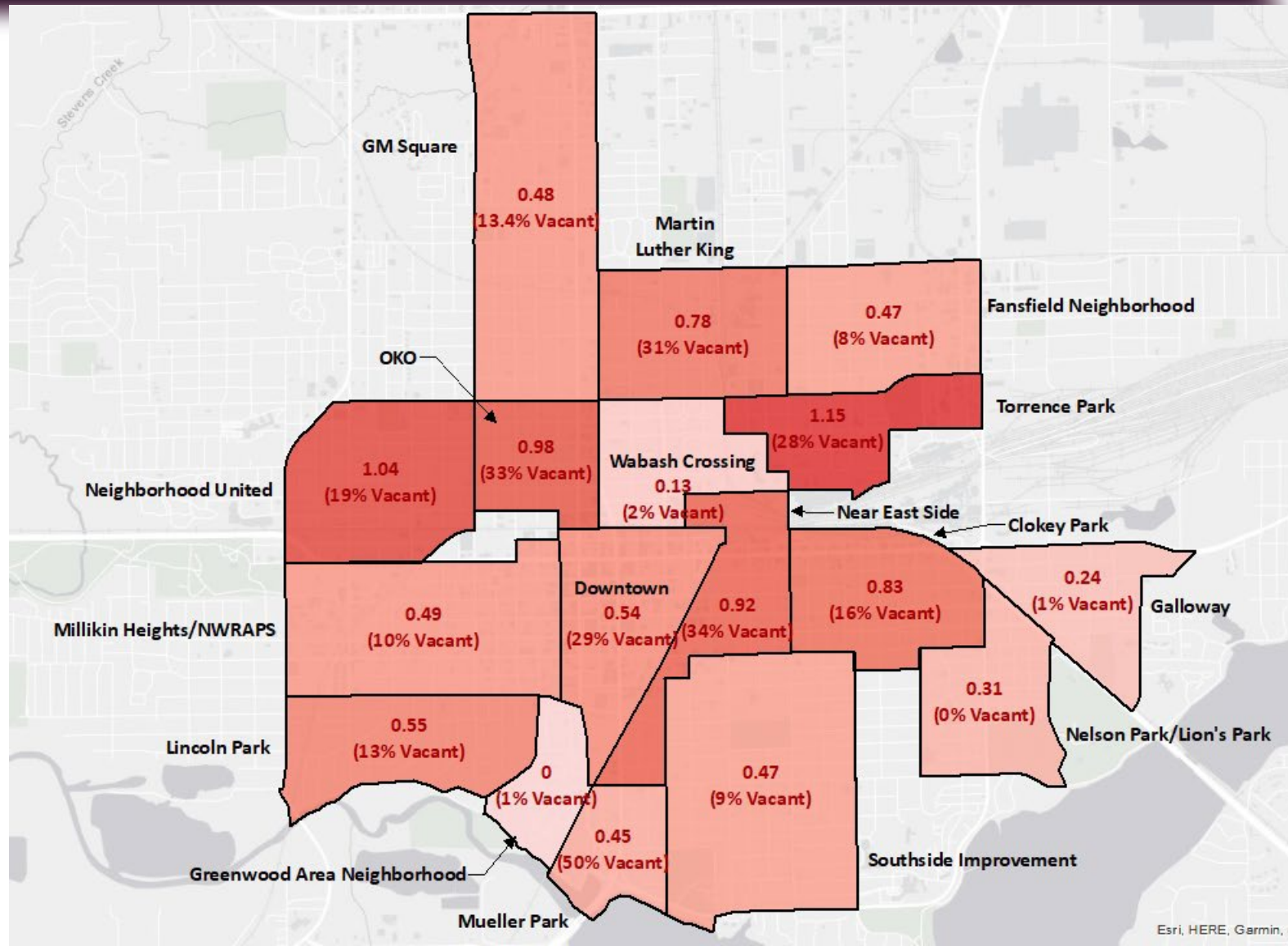
- **2019 Neighborhood Conditions Survey**
- **2022 Neighborhood Conditions Survey**
- **Utility Billing Data**
- **Code Enforcement Data**

Examples of Blight Indicators

- Is there a structure on the lot?
 - Roof Damage
 - Door/Window Damage
 - Siding Damage
 - Overgrown Lot



Neighborhood Blight Scores (Vacancy)



NEIGHBORHOOD STRUCTURE SCORES
AND PERCENTAGE OF VACANT PROPERTIES
WITHIN
2019 COMMUNITY REVITALIZATION
STUDY AREA NEIGHBORHOODS

Legend

Neighborhood Boundaries

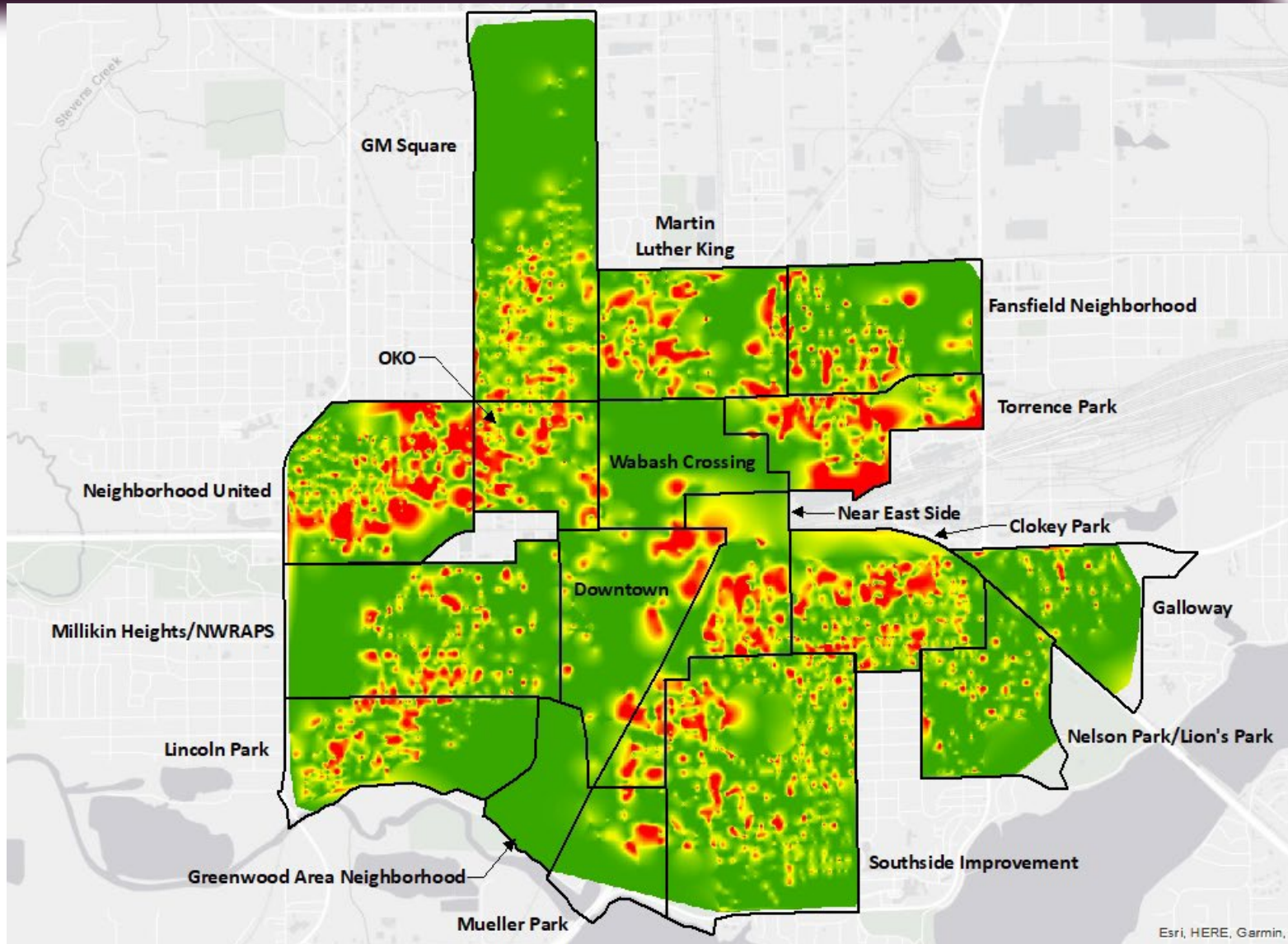
Neighborhood
Structure Scores

Torrence Park	1.15
NUA	1.04
OKO	0.98
Near East...	0.92
Clokey Park	0.83
MLK	0.78
Lincoln Park	0.55
Downtown	0.54
Millikin...	0.49
GM Square	0.48
SIA	0.47
Fansfield	0.47
Mueller Park	0.45
Nelson Park	0.31
Galloway	0.24
Wabash...	0.13
Greenwood	0

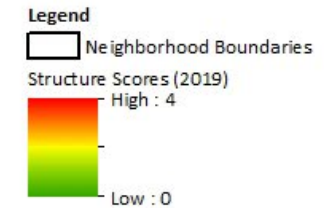
Higher Scores = More Frequent Blight Indicators

Present

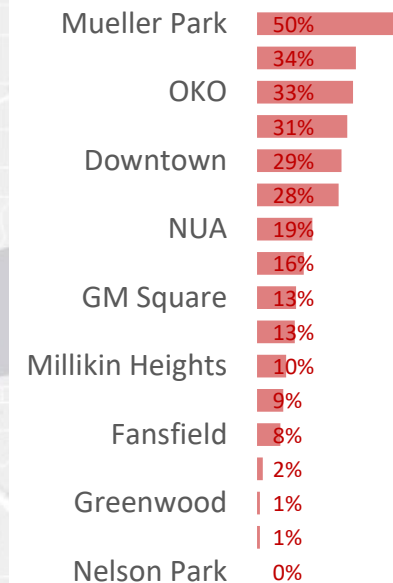
Neighborhood Blight Scores (Targeted Area)



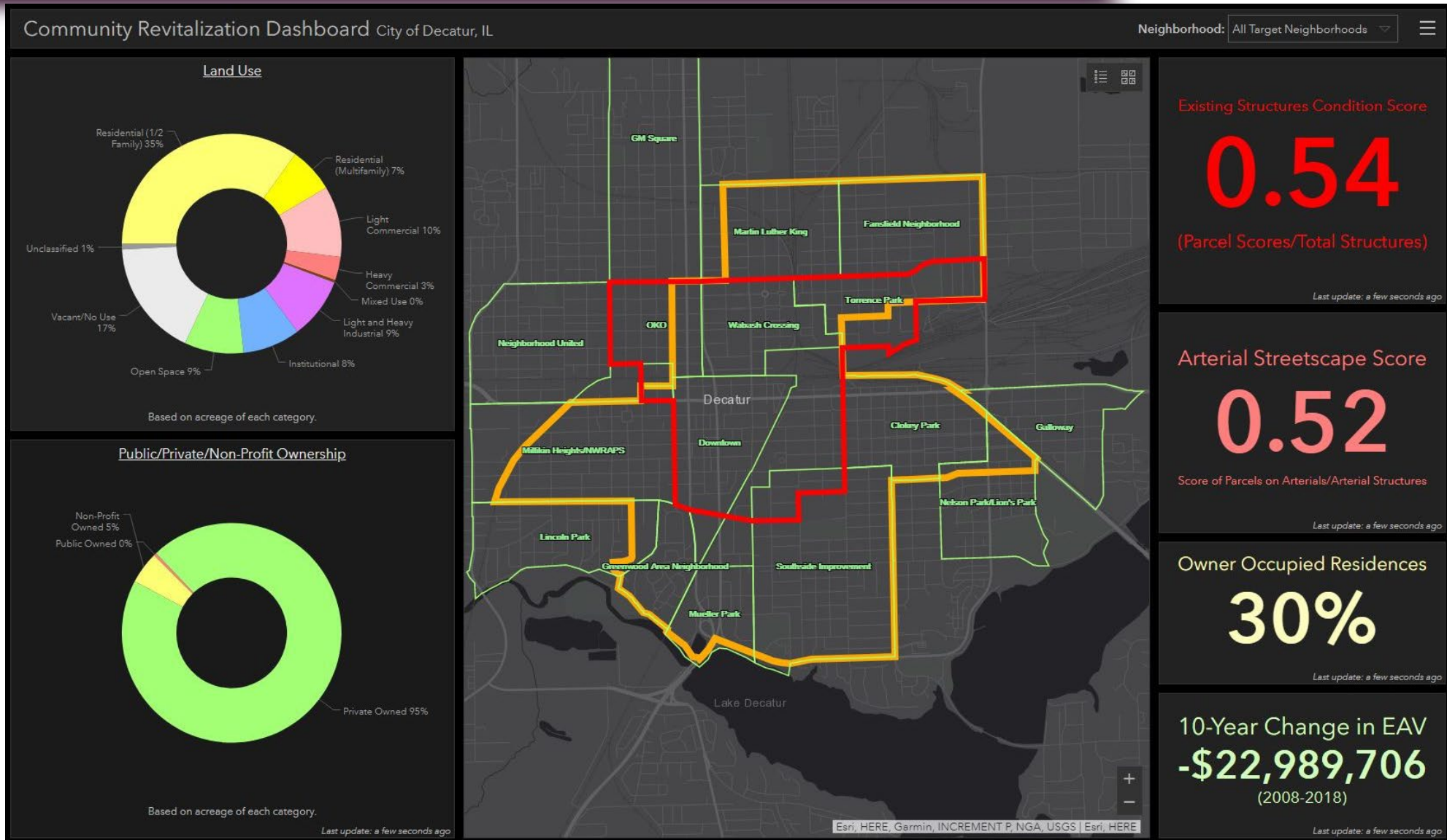
DISTRIBUTION OF
STRUCTURE SCORES WITHIN
2019 COMMUNITY REVITALIZATION
STUDY AREA NEIGHBORHOODS



% Vacant Properties

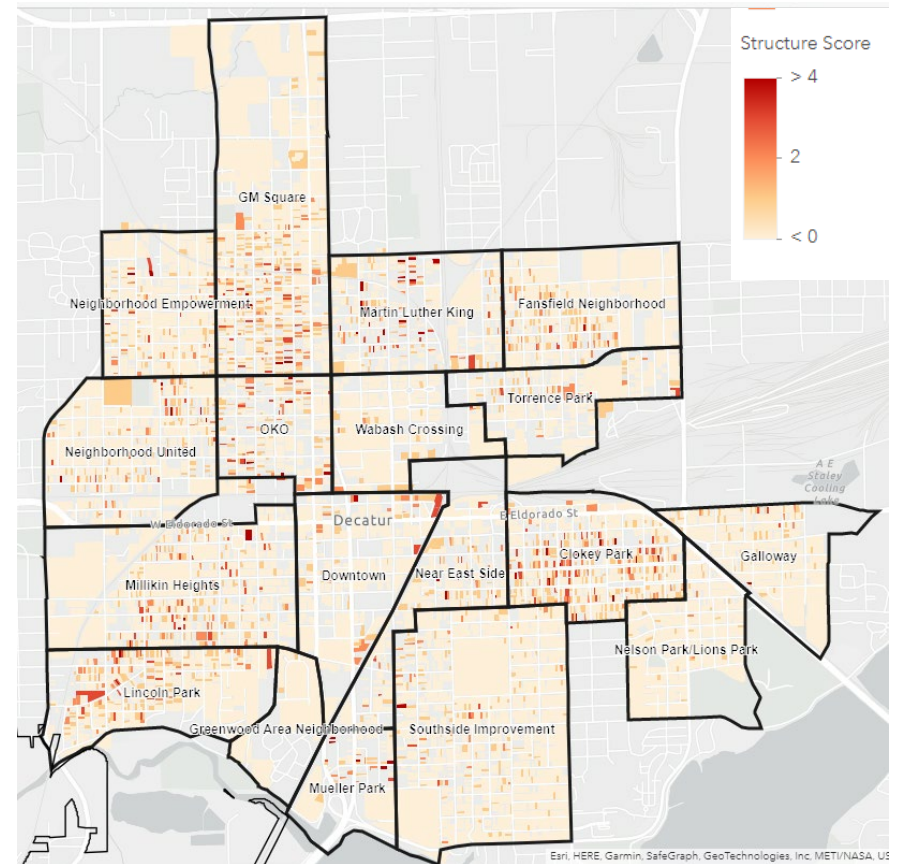
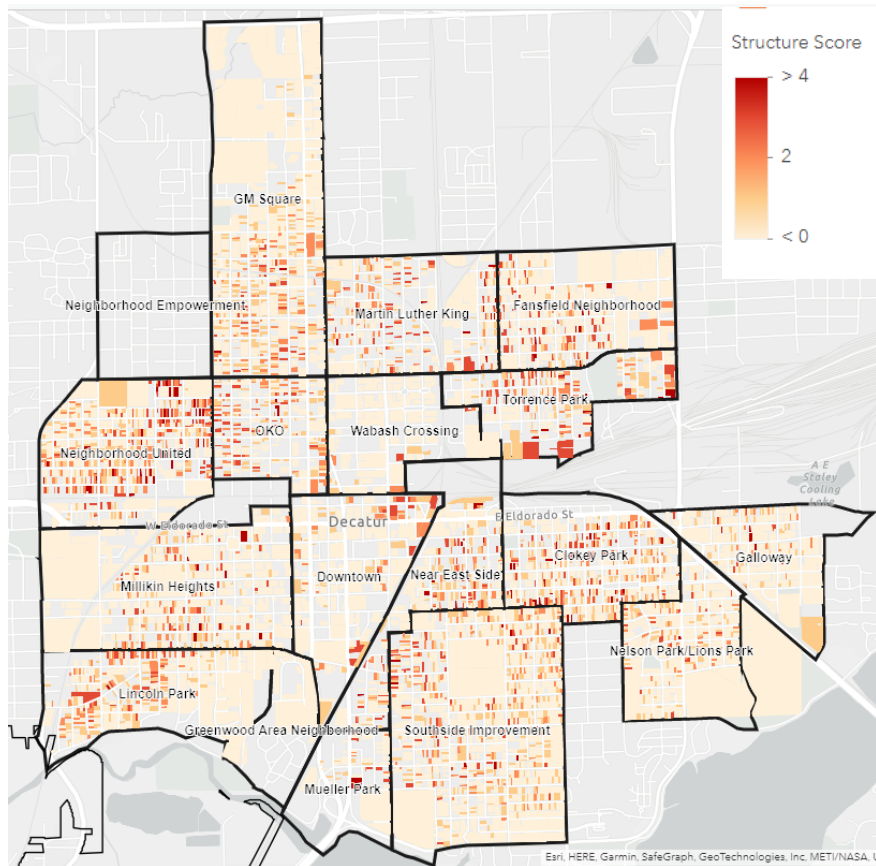


2019 Neighborhood Survey Results Dashboard



Comparing 2019 & 2022 Results

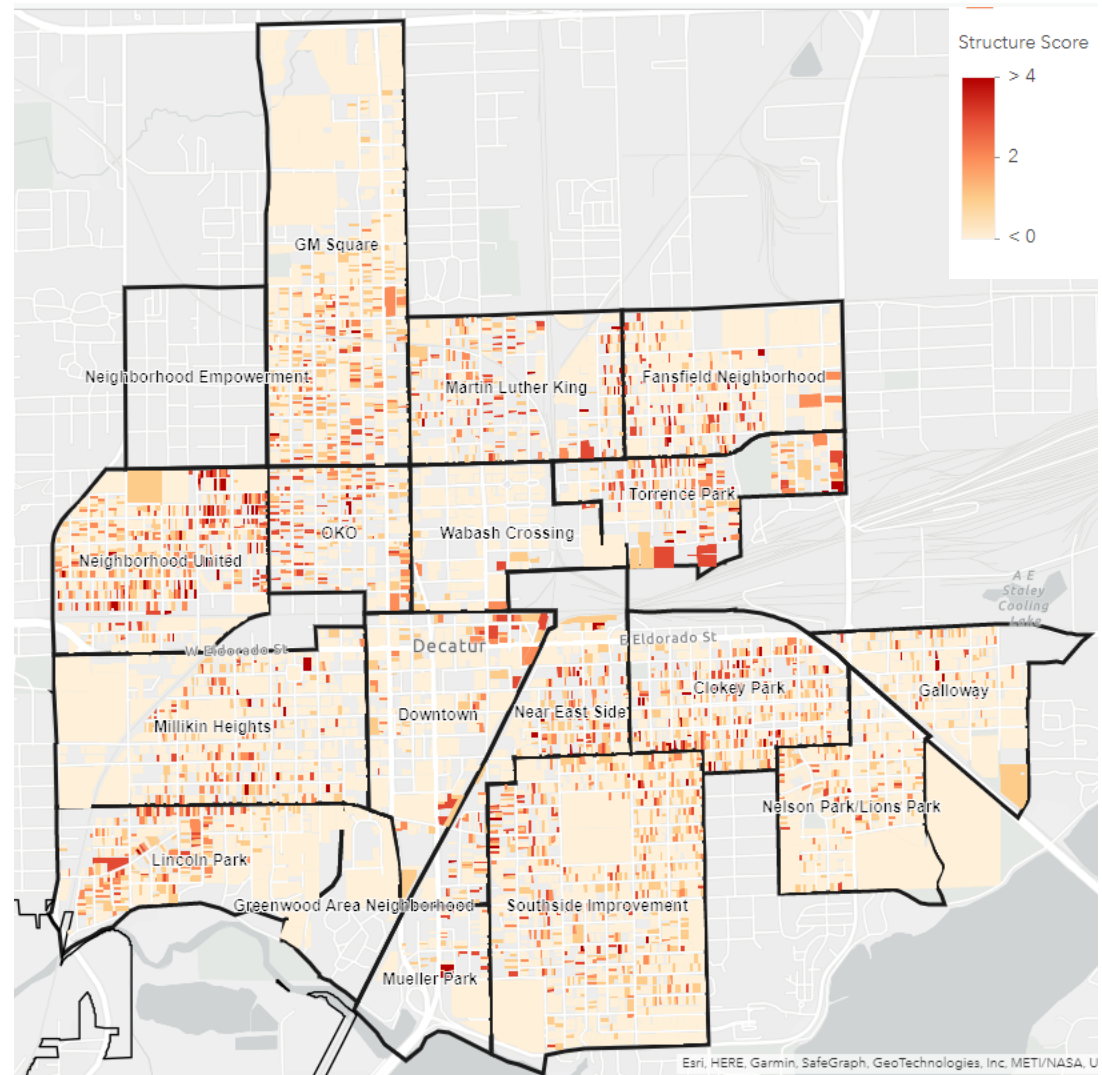
2019 Existing Structure Condition Score 2022 Existing Structure Condition Score



Comparing 2019 & 2022 Results

2019 Results

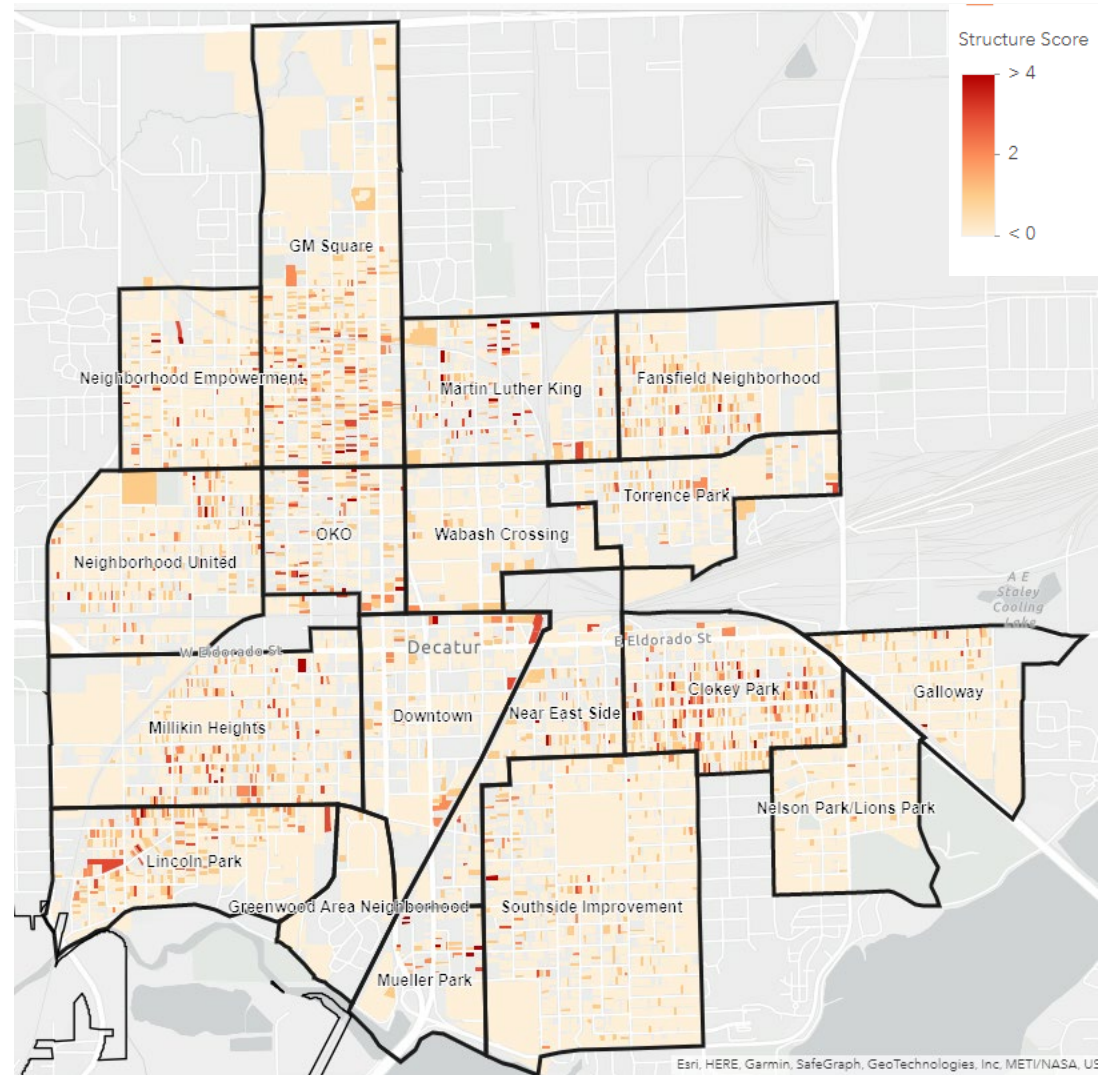
Existing Structure Condition Scores



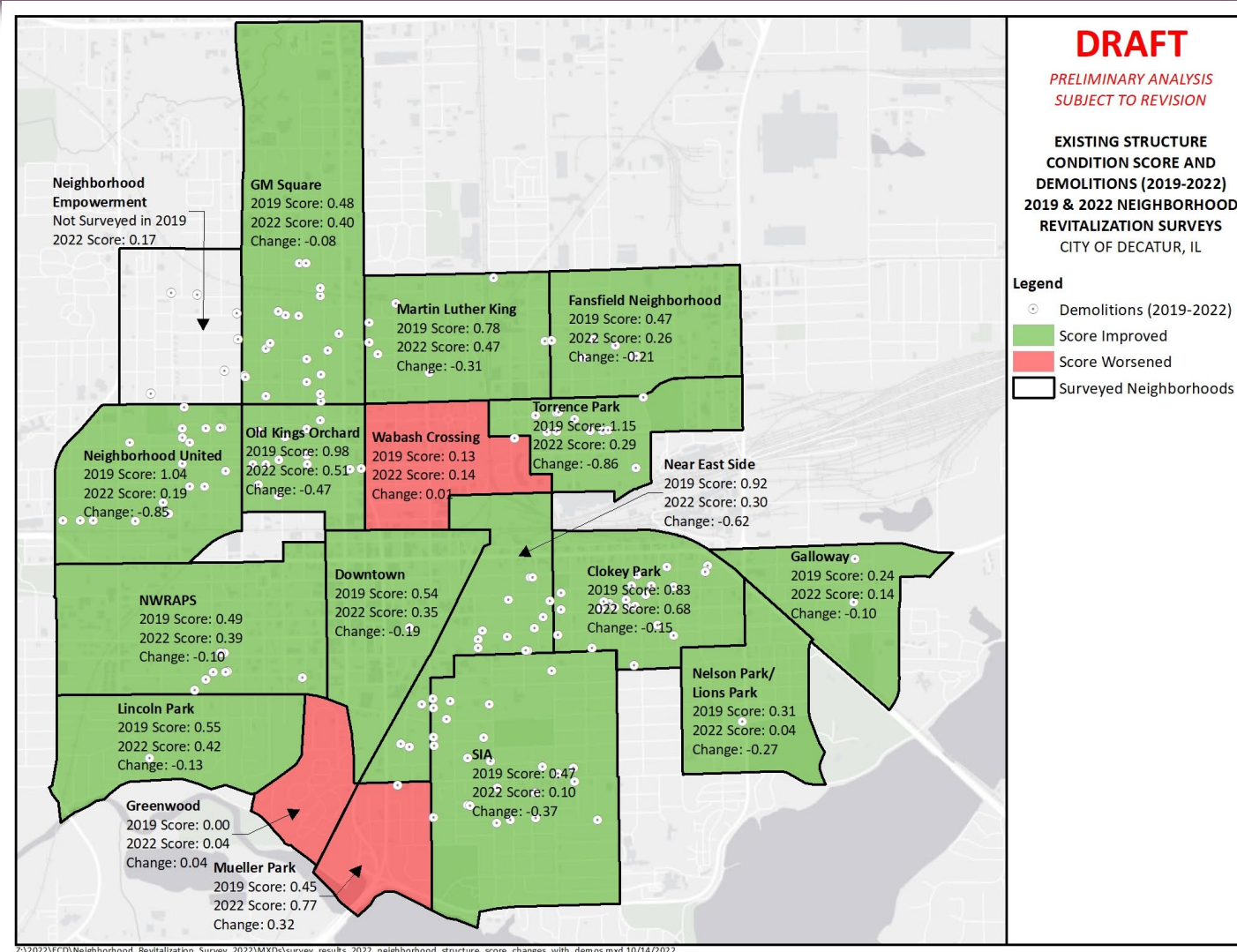
Comparing 2019 & 2022 Results

2022 Results

Existing Structure Condition Scores

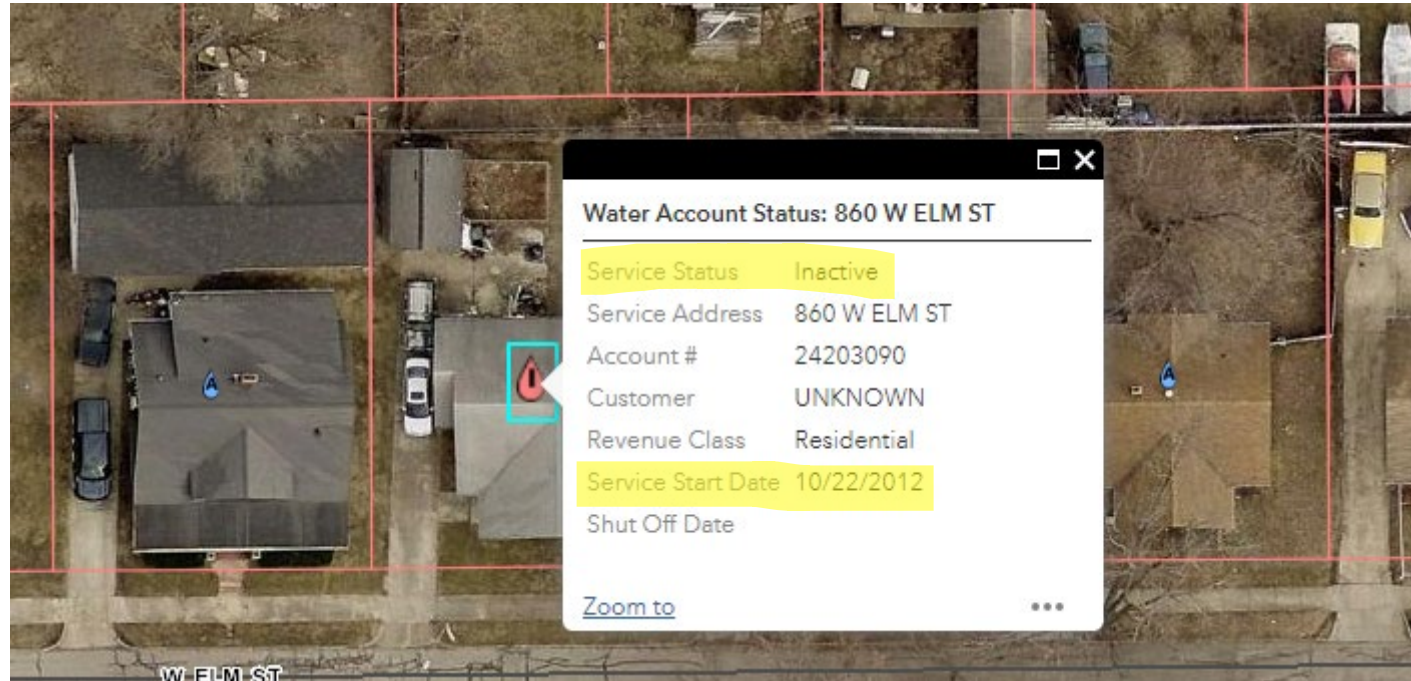


Comparing 2019 & 2022 Results



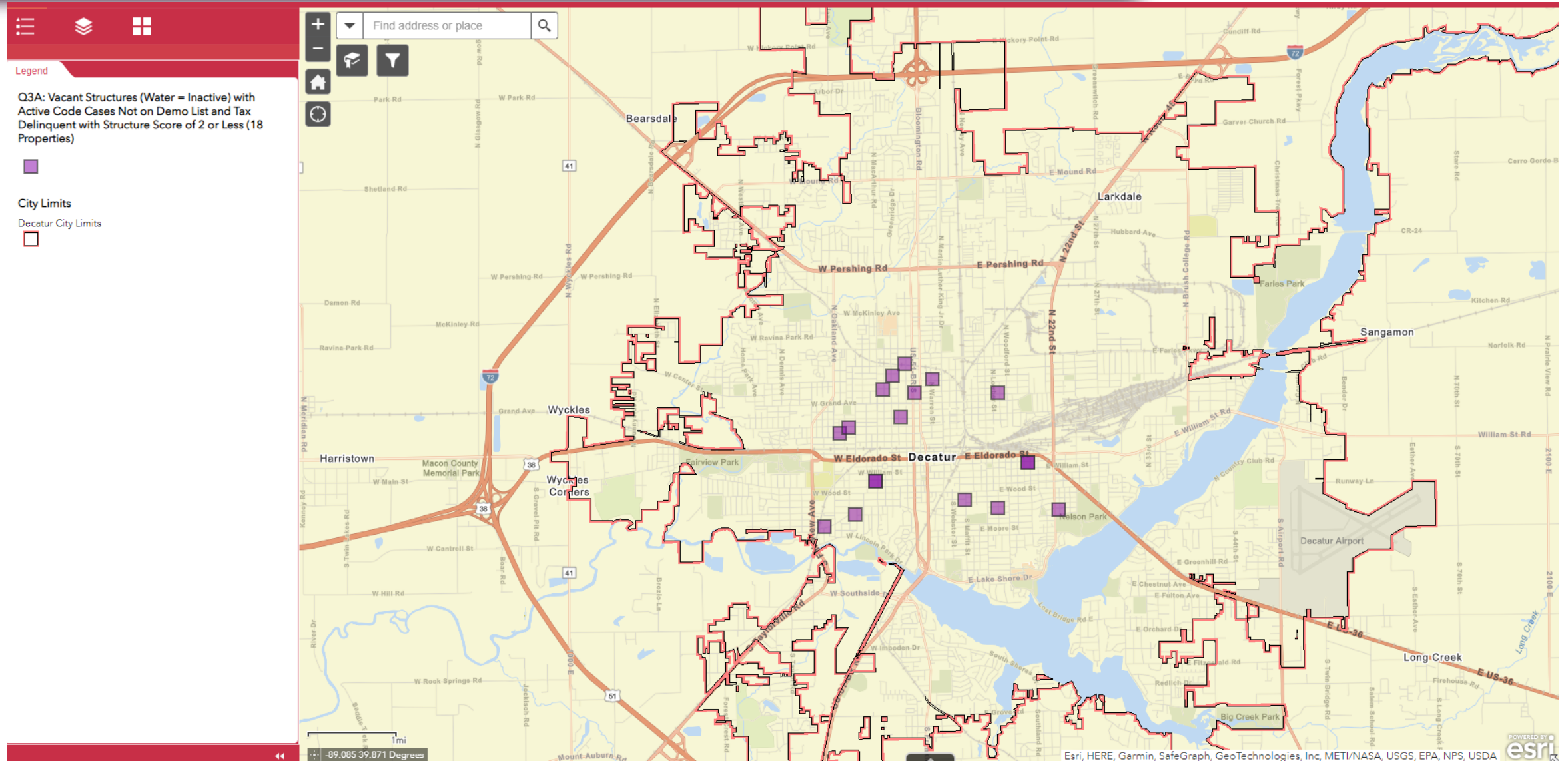
156 Demolitions in
the Study area
between 2019 and
2022

Utility Billing Data

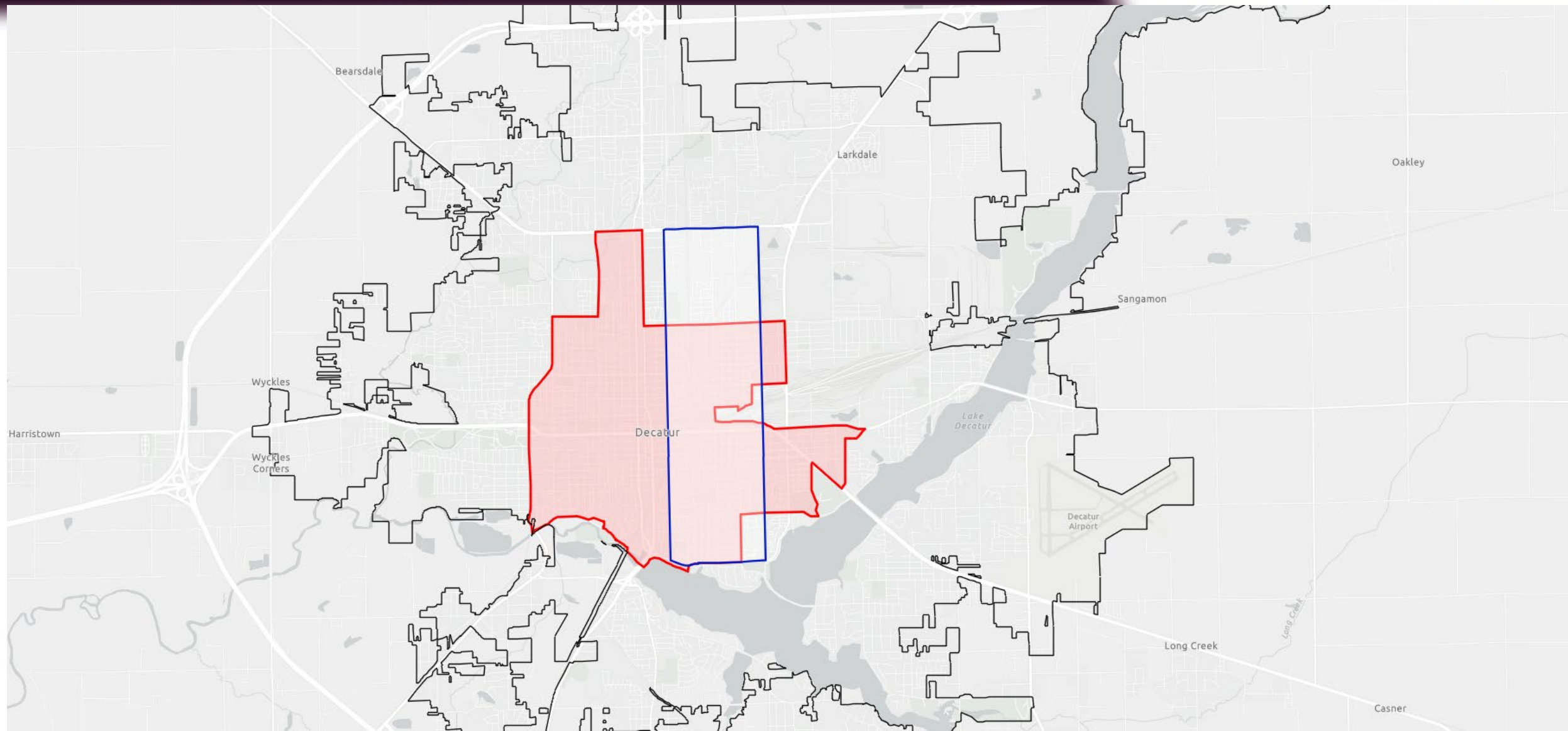


The screenshot displays a web-based mapping application. On the left, a legend identifies the green diamond markers as 'Q2: Housing Code Violations with Inactive/Unpaid Water Accounts (133 Properties)'. It also shows a red outline for 'City Limits' and a white outline for 'Decatur City Limits'. The map itself shows Decatur, Georgia, with numerous green diamond markers clustered in the central urban area. Major roads like I-75, I-20, and I-85 are visible. The Decatur Airport is marked on the right. The interface includes a search bar at the top left, a scale bar at the bottom left, and a coordinate display at the bottom center. The Esri logo is in the bottom right corner.

Combining Data Sources to Answer Complex Questions



MAP OF URBAN CORE + JASPER STREET PROJECT AREA

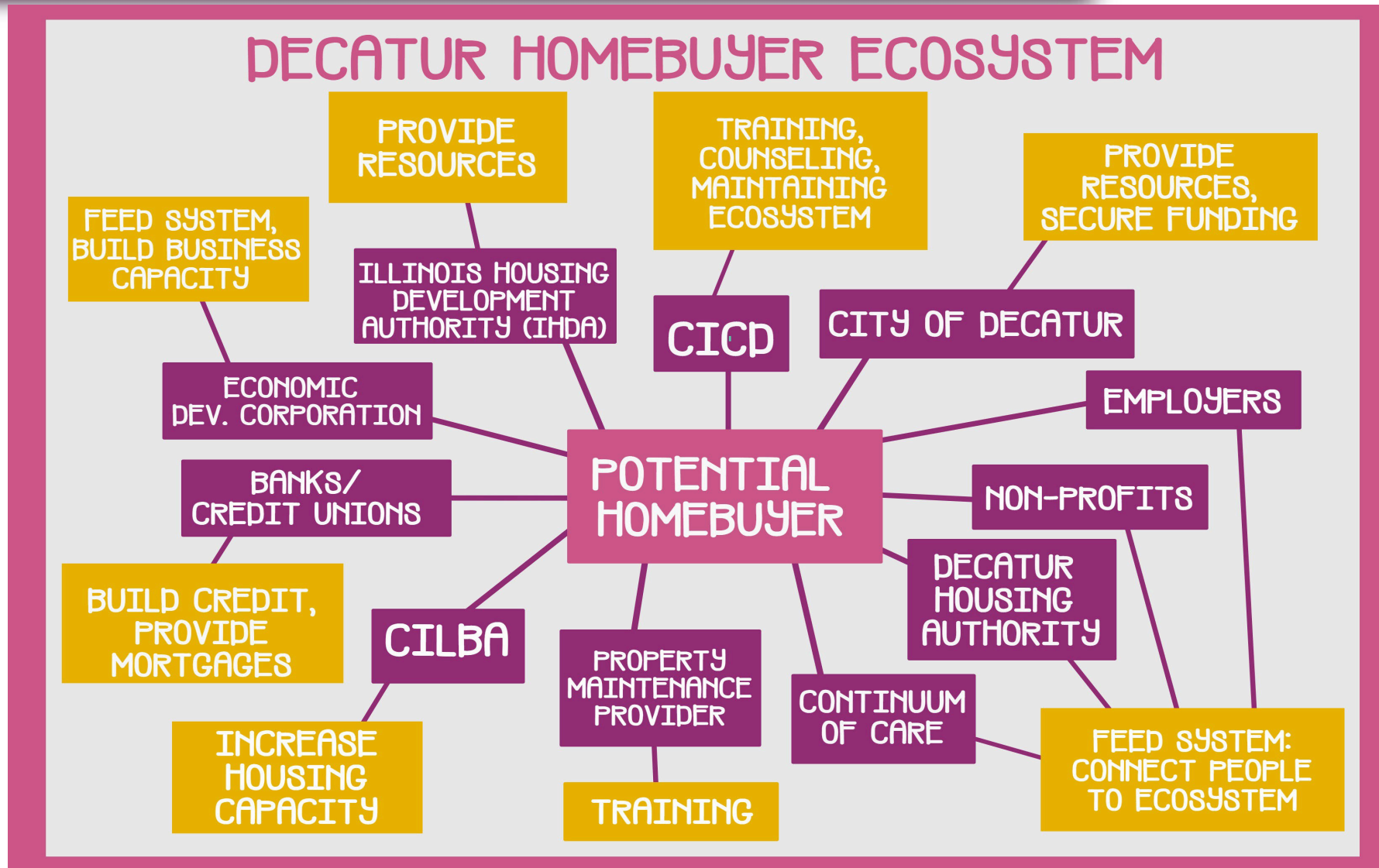


Act Early to Save Properties from Demolition

- Joined the Central Illinois Land Bank Authority (CILBA).
- Created a partnership with Decatur Building and Construction Trades.
- Created Abandonment to Rehabilitation Program



Create a Pool of Prospective Homeowners



Repair Existing Housing



- Created Small Housing Improvement Program (SHIP).
- Partnered with Northeast Community Fund (\$800,000 in ARPA Funds).
- Certified local contractors in Repair, Renovate and Paint (RRP)

Rehabilitate Properties with Partners

- Launched Owner-Occupied Rehab Program.
- Allocated \$4 million ARPA Funds.
- Focusing on energy efficient, roofs, windows, doors, HVAC system, and other code corrections.
- Certified local contractors in Repair, Renovate and Paint (RRP)

Leverage Resources with Internal and External Partners



- Created Contractor Loan Fund.
- Allocated \$500,00 in ARPA Funds.
- Created Landlord Improvement Loan Fund (\$350,000 ARPA Funds).
- Received grant for property maintenance training.
- Reimagining how we utilize CDBG and HOME Funds.

Catalyst Projects, Placemaking, and Community Pride

Launched Great Streets Great Neighborhoods Initiative: Transform Vacant Properties into Neighborhood Assets



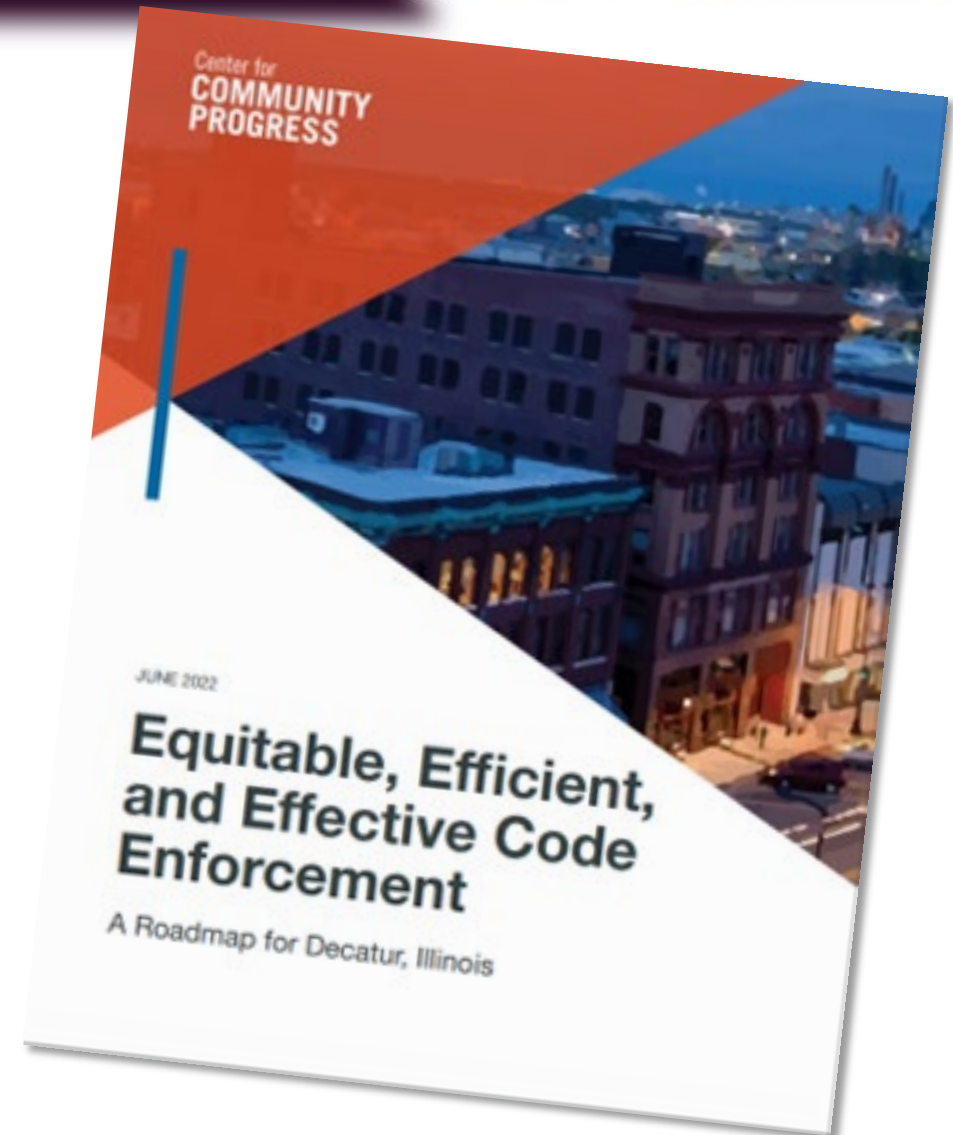
Catalyst Projects, Placemaking, and Community Pride

Repurposing Garfield School (1077 W. Grand Ave.)



Code Enforcement

REIMAGINING HOW WE DO CODE ENFORCEMENT



Code Enforcement

“Reimagine How We Do Code Enforcement”

- **Distressed/Vacant Property Registration**
- **Chronic Nuisance Ordinance**
- **Rental Registration and License**
- **Rental Inspections**

Demolition



\$6 million in
ARPA Funds





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