“Blight Elimination Program” Initiative of IHCDA’s Hardest Hit Funds:

Site selection, control, reuse

Repurposing Demolished Sites Reinvesting in Neighboring Properties

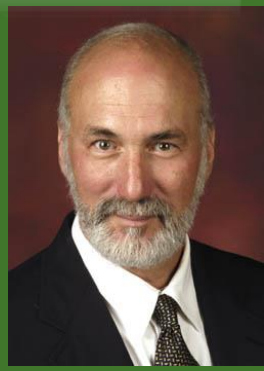
Presentations 4/8 – 4/22/2014

PART A
10:00-noon

Bruce Frankel

Professor of Urban Planning

Director, Real Estate Development Programs



Indiana City Corporation

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Indiana Housing & Community Development Authority

PARTS

1. Guidelines to Conduct Workshop
2. Myths & Premises
3. Getting Started
4. Repurposing
5. Break for Lunch
6. Afternoon Workshop

PART 1
Guidelines to Conduct Workshop

1. Interactive
2. For & Beyond BEP
3. Why me?
   a. Not You
   b. Not IHCDA
4. 2 sets of workshops

In need of gadflies and facilitators:

Roles
Political
Practical
Financial
Market
Equitable

The BEP

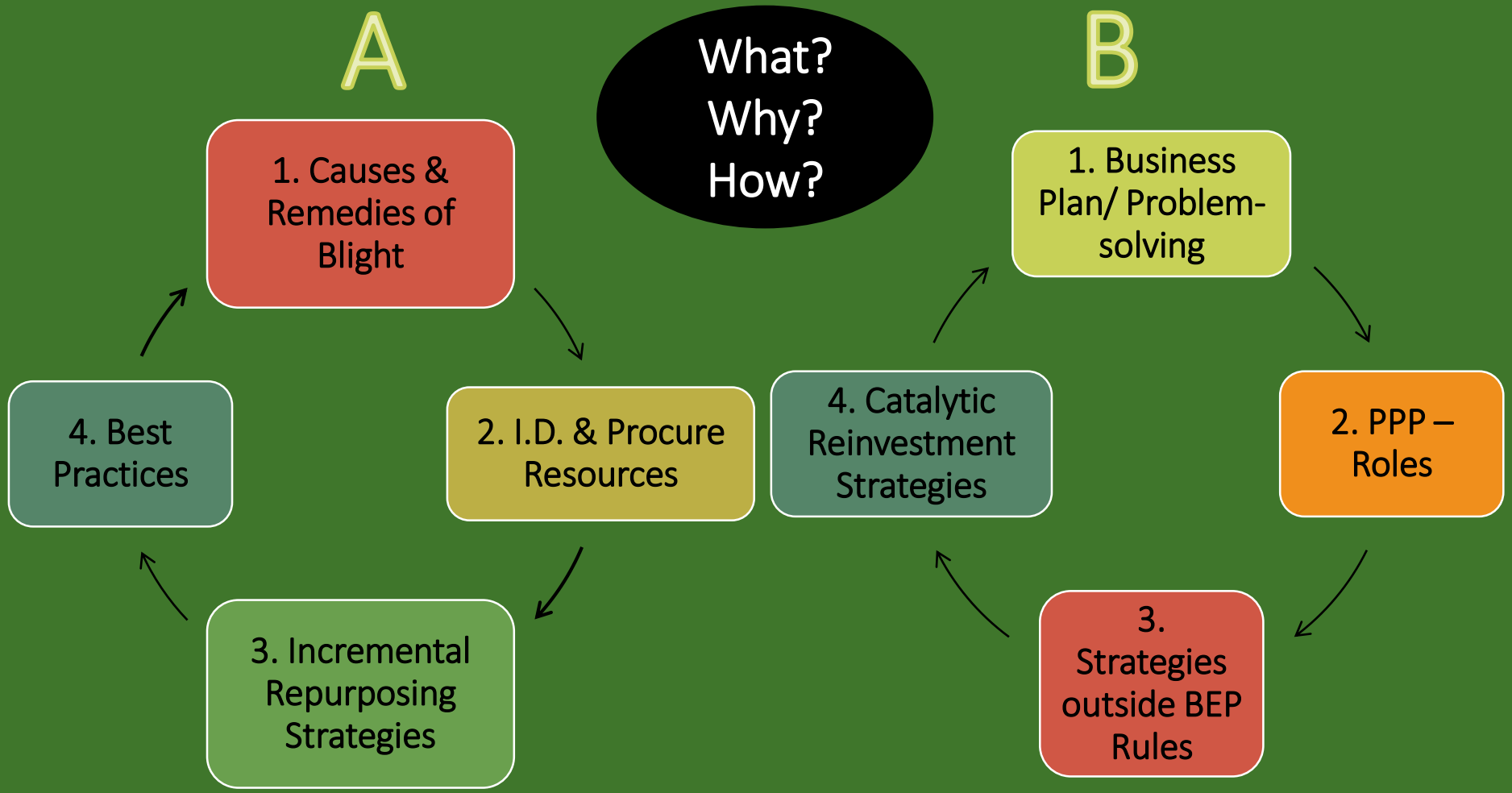
Incentive to expend funds

- U.S. Treasury
- Hardest Hit Fund [HHF] 2/2010
- $7.6B
- 18 states + DC
- Indiana $221M end 12/2017
- BEP $75M
- 6 Divisions

Schedule

Division	Application Deadline	Awards Made
1 Marion & Lake	4-21	5-22
2	5-19	6-26
3	6-16	7-24
4	7-21	8-28
5	8-18	9-25
6	9-15	10-23

Workshops A & B – IHCDA/ICC Contract



Absence EPA, FNMA

Workshops A
Preliminary to BEP Application

- BEP site selection, site control & potential post-demolition uses
- as part of a strategic community & business planning process

A. **Causes of and remedies** for blight and divestment of real property.

B. **Options to work with the Federal National Mortgage Association** ("Fannie Mae") to identify Fannie Mae properties that may qualify for the BEP.

C. **Identify and procure resources** to develop or stabilize properties after demolition.

D. **Reinvestment strategies** for specific sites and whole neighborhoods.

E. **Best practices** business reinvestment plan for BEP properties post-demolition, including exploring options of developing former residential sites into commercial sites and marketing, financing and managing such sites.

Workshops B
Post BEP Awards

What?
Why?
How?

- long-term strategies to eliminate blight and revitalize communities
- after BEP resources have been exhausted & regardless of whether BEP funds have ever been used

A. Developing and executing a **business plan** for blighted

B. Roles of private and public players and their resources within the business plan, including, if applicable, options to work with the **Fannie Mae** to identify Fannie Mae properties that may be appropriate for demolition and revitalization.

C. Strategies [outside IHCDA rules] to stabilize sites and maintain site control while redevelopment resources are unavailable **[not yet procured]**, including the appropriate role of demolition.

D. Problem solving for the business plan

Schedule

	Workshop by Region	Location	Venue	Day/Date 2014
1	A – northern: Lake County	**La Porte** City Hall	801 Michigan Ave.	Tuesday, 4/8
2	A – central: Marion County	**Indianapolis** Old City Hall, Atrium	202 N. Alabama St.	Thursday, 4/10
3	A – southern: Bartholomew	**Columbus** City Hall, 1st Floor	123 Washington St.	Tuesday, 4/15
4	A – southern: Knox County	**Vincennes** Fortnightly Bldg.	421 N Sixth St.	Thursday, 4/17
5	A – northern: Allen County	**Ft. Wayne** City Hall	Citizens Square, 200 E. Berry St.	Tuesday, 4/22
6	B – northern: Howard	**Kokomo**	TBD	Monday, 10/27
7	B – central: Hancock	**Greenville**	TBD	Wednesday, 10/29
8	B – southern: Dearborn	**Aurora**	TBD	Monday, 11/3
9	B – northern: Tippecanoe	**Lafayette**	TBD	Wednesday, 11/5
10	B – southern: Brown	**Bloomington**	TBD	Monday, 11/10

http://www.877gethope.org/blight

http://www.in.gov/ihcda/2340.htm

PARTNERweb www.in.gov/myihcda

CONSUMER WEB www.ihcda.IN.gov

Website

PowerPoints

Resources Round 1 Workshops as “primers”, “best practices” & “position papers”

Resources Round 2 Workshops on “elements” & “calculators” for business plan

Blog

IHCDA Materials

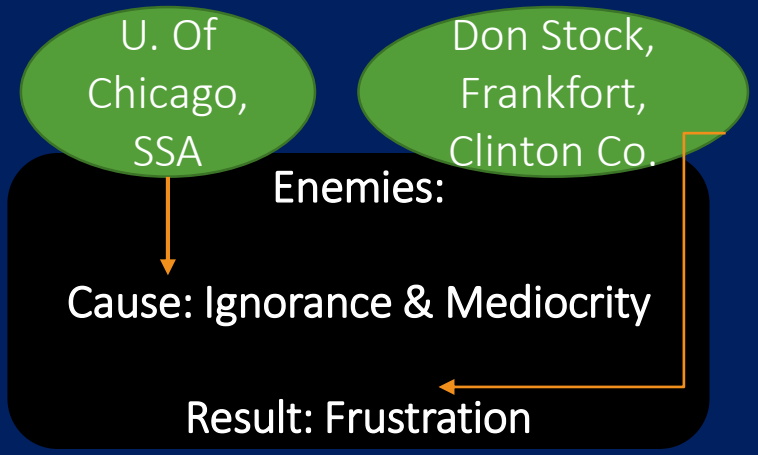
Webcast April 10 2:00-4:00 pm

Follow the event on Twitter #PDRupdate and email in questions during the webcast to PDRQuarterlyUpdate@hud.gov.

Panelists include:

- Yolanda Chavez, Moderator, *Deputy Assistant Secretary for Grant Programs, Community Planning and Development*, HUD
- Alan Mallach, *Nonresident Senior Fellow*, Brookings Institution
- Terry Schwarz, *Director*, Kent State University's Cleveland Urban Design Collaborative
- Sara Toering, *Counsel*, Center for Community Progress

Reports on BEP website



PART 2

Myths & Premises

1. Removing blight remedies blight
2. Resources are shrinking & I don't have any
3. My community is shrinking & there is no demand to move here
4. Successes in other places not applicable here
5. Acting not at all at least is not costly
6. Solving the problem does not require its diagnosis

1. Removing blight remedies blight

In areas of "disinvestment"

Blight is the proximate cause of property value decline, …but

Demolition alone will not cause a value reversal

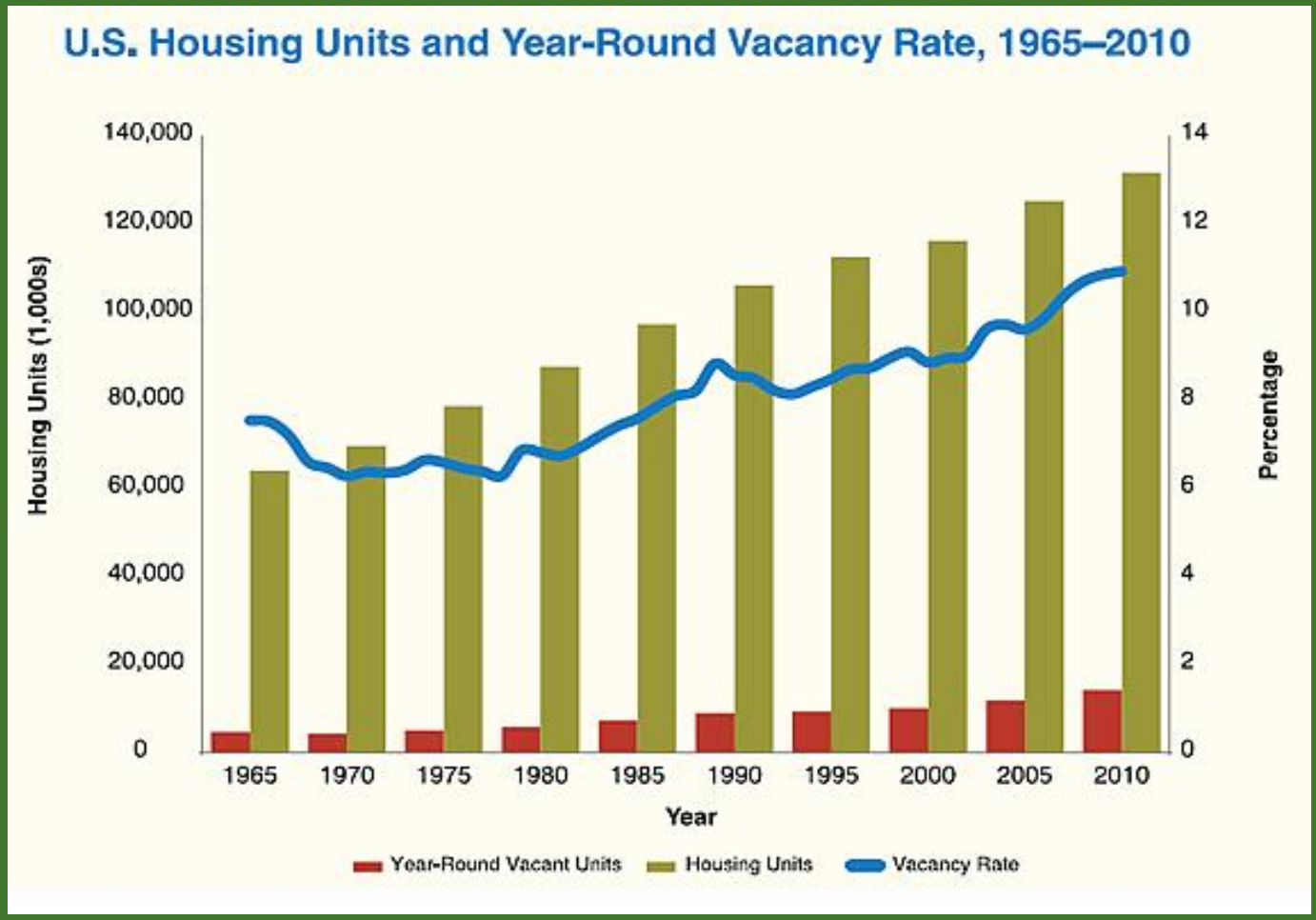
Historic Districts Sandwiching Downtown

Demolitions Impact on Neighboring Properties Muncie Disinvestment Neighborhoods		
	2011	2013
Average	$26,875	$21,425
Absolute		-$5,450
Relative		-20%

Demolitions Impact on All Properties Muncie Disinvestment Neighborhoods		
	2011	2013
Average	$21,150	$12,163
Absolute		-$8,988
Relative		-42%

See #6 for why

National Historic Trend
Vacant & Abandoned Housing Stock



Source: U.S. Department of Housing & Urban Development, 2014

Effect of Blight [Vacant & Abandoned] on Neighborhood Property Values

Strategies HUD Study Set

Website

STRATEGIES FOR VACANT & ABANDONED PROPERTIES – HUD STUDY SET

HUD, *Evidence Matters: Transforming Knowledge into Housing & Community Development Policy*, Winter 2014

HIGHLIGHTS IN THIS ISSUE:

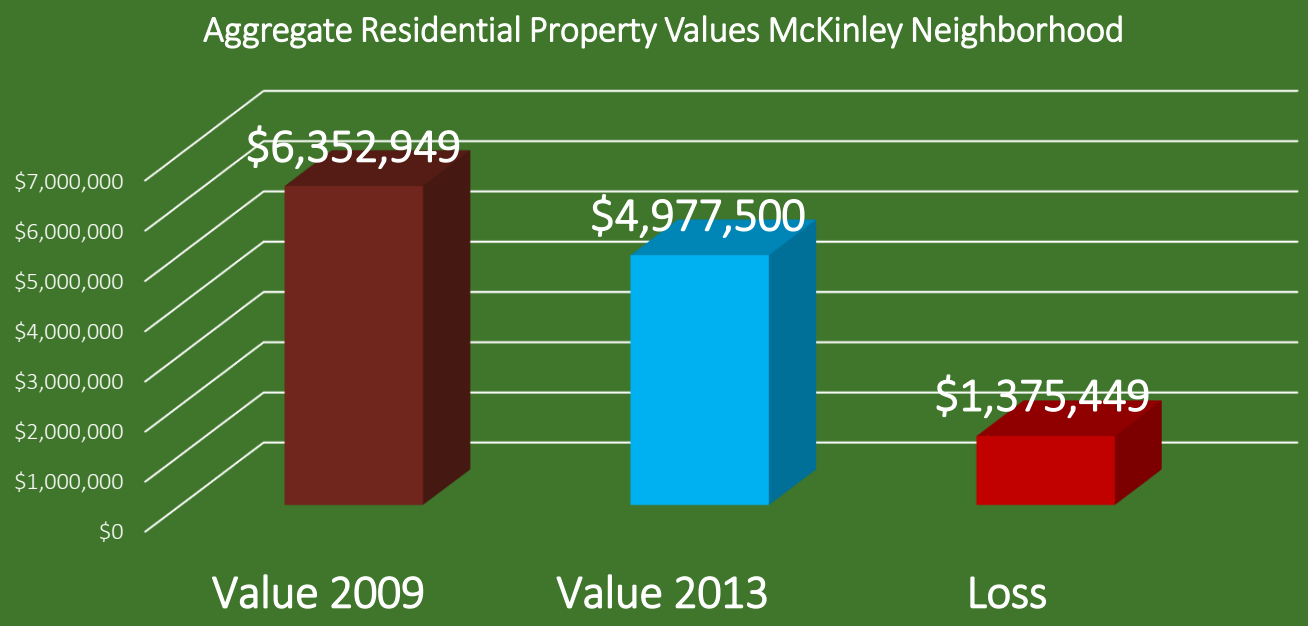
Vacant and Abandoned Properties: Turning Liabilities Into Assets
Targeting Strategies for Neighborhood Development
Countywide Land Banks Tackle Vacancy and Blight
Temporary Urbanism: Alternative Approaches to Vacant Land

Study Baltimore 1991-2010

- Longer the blight the stronger the effect [value, geographic scope]
- Match strategy to market conditions
- Detroit, Youngstown > 30% vacant & population not stabilizing → Alternative use
- Milwaukee, < 10% vacant & population stabilizing → Rehab/ Replace

…but, Frankel has a different take in the afternoon… and in Workshop B

Study of McKinley Neighborhood

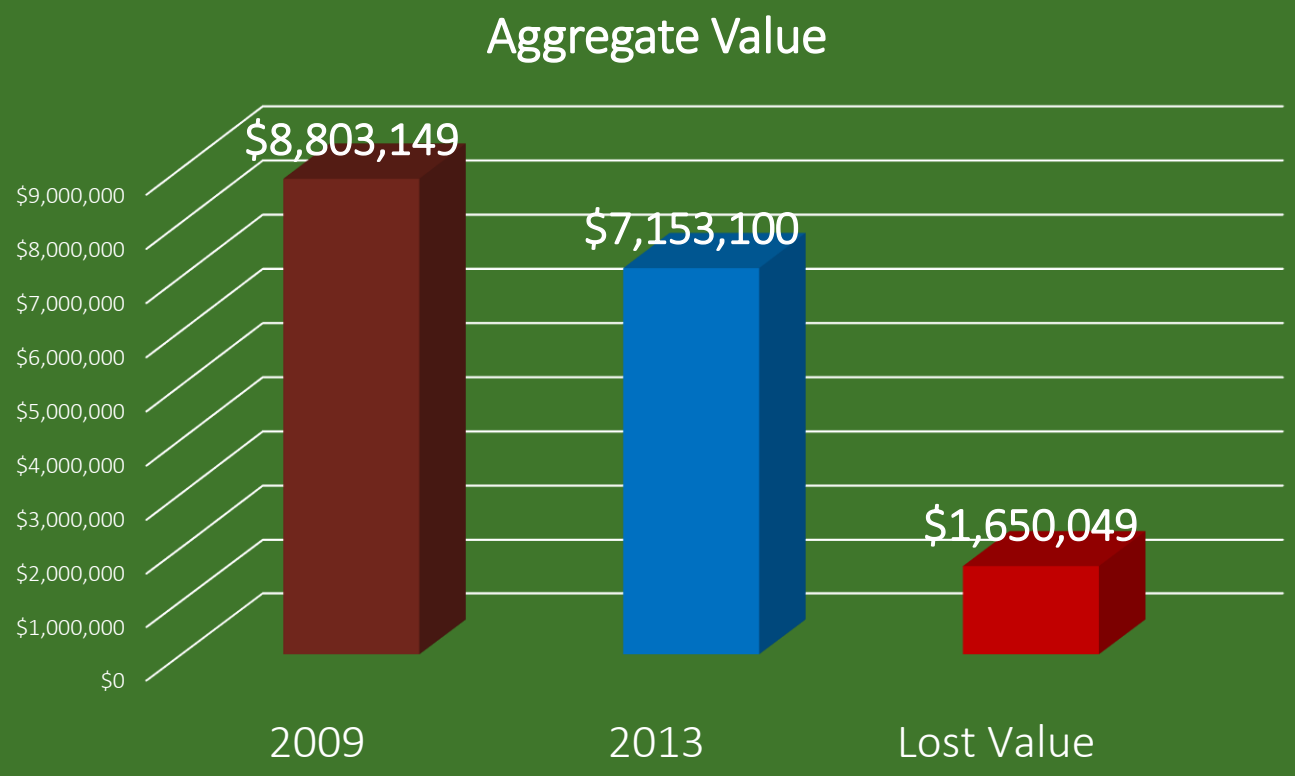


22% decline;
5.4% annual;
$138K in taxes

225 of 282 properties
excludes demolished [21], vacant land [24], investment properties [12]
Demolitions in 2010 with NSP funds, with exceptions

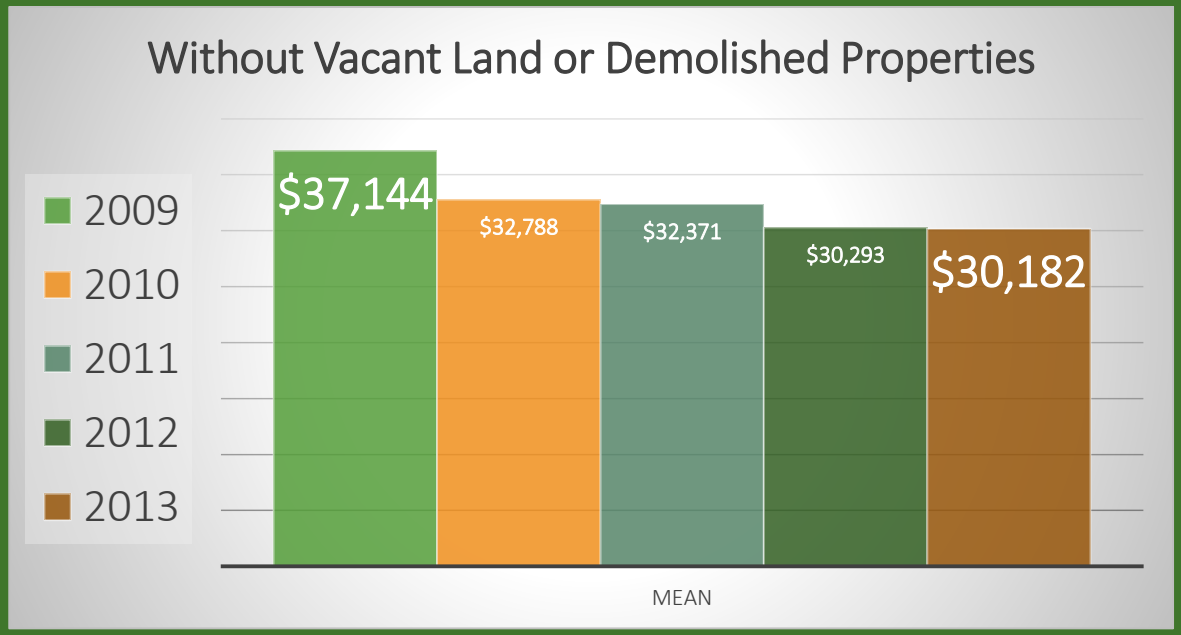
Includes all properties [now with investment uses] less demolished and vacant land

MF + C



$274,600 in lost investment
[$1,650,049 - $1,375,449]

Average Home Value



Demolished Homes [21]

Value 2009	Value 2013	Loss
$363,800	$96,900	$266,900
$17,324	$4,614	$12,710

73% Loss

Findings:
Direct + Indirect Impacts

2. Resources are shrinking & I don’t have any

Some, while others are expanding

… & Yes

A. Underutilized Resources/ Proven Strategies

Under-utilized tools

1. Mortgage Guarantees
2. Tax-increment Financing [HoTIF]
3. Tax-credit Financing
   a. LIHTC [yes]
   b. NMTC
   c. HTC – IRC Sec. 50a – 5 yrs
4. Affordable Housing Program [AHP] – engage the lenders through FHLBI

Under-utilized strategies

1. Homestead rehabilitation program – financially sutainable
2. Developer-financed subsidies for affordable housing, urban amenities
3. Neighborhood Strategy
   a. Block by block
   b. Mixed Use
4. Laws of
   a. Large Numbers
   b. Small Numbers

Pedestrian Short List

3. My community is shrinking & there is no demand to move here

If you build it, will anyone come?

A. Essential role of neighborhood organization
   i. *Every household is named Hughes or Thornburg*

B. Market Capture
   i. *College: matriculants + graduates*
   ii. *What is venture capital funding?*
   iii. *What is an offer that can't be refused? What is the role of price?*
   iv. *Quid pro quo on new businesses [catalytic projects in the afternoon]*

C. What if housing contained a means of living & livelihood?
   i. *Mixed uses "urban amenities" ["strategy of indirection" in October workshops]*
   ii. *Live/work*

NVCA

6 VC firms headquartered in Indianapolis

National Venture Capital Association

- http://www.nvca.org/
- *Considerable Membership*
- *>50% investing from public/ private pension funds*
- *Rest from endowments, foundations, insurance companies, banks, fat cats*
- *Also, Dun & Bradstreet DMI indicators [by product and credit ratings of each new venture]*
- *NVCA Partners*

Venture Capitalism

Finance

Direct Investment for equity share

Seed or Early Stage [typically 3-5 years]

Mezzanine [typically year 5-7]

Also – acquisition, turnaround, recapitalization stage

Add managerial credibility or credit for debt financing

Higher risk for higher reward

What is a security? A tranche? A place-based tranche?

Develop product or service lines

technical, managerial support

Types

Independent

Affiliates/ subsidiaries of commercial bank or insurance company

Subsidiaries of non-financial companies [e.g., manufacturer]

Dare I say public or private nonprofit

Corporate form as LP [GP + LP's] or LLC

Your opportunity to fill empty buildings or to build a business park

cheap is requisite when revenues are nil

Socially Responsible Banking

UrbanPartnershipBank

Since 2010

SHOREBANK
Let's change the world.

1973-2010

1974

Concept: depositors are also stakeholders in their community
- *Local banking marries stakeholders with investment*

Concept: investing in neighborhoods, instead of properties, is less risky

People, Planet, Profit =
"*mission-based banking*"

Chicago, Illinois
Cleveland, Ohio,
Detroit, Michigan
Arkansas
Pacific NW
NOT Indiana

$18M awards
59 lenders

CDFI FUND

But can induce through Federal mortgage sureties

https://www.upbnk.com/

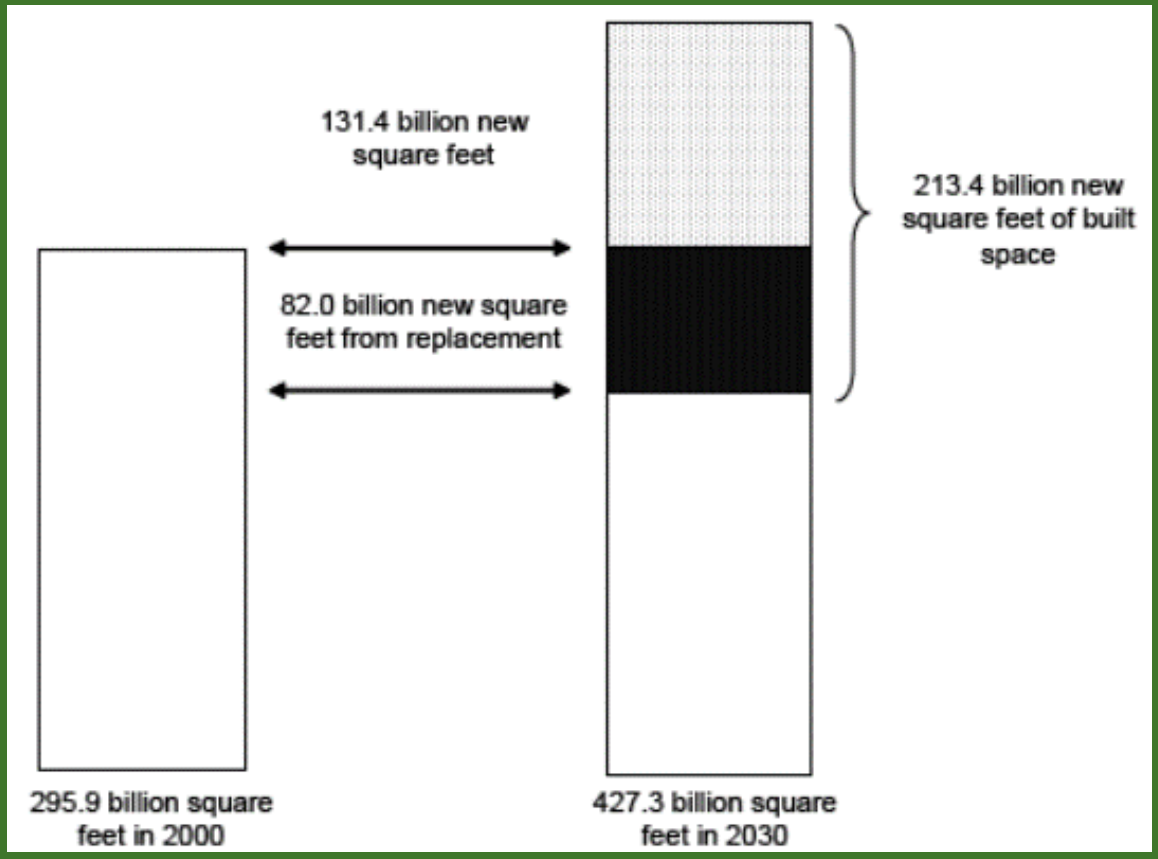
first bank holding company to combine commercial banking, real estate development, nonprofit loan funds: $900 million 2000-2006

cifi community investment fund of indiana

Brookings Study endorsed by Urban Land Institute – Enough Demand to Reverse Blight

"THE PROSPECTIVE MARKET FOR REAL ESTATE DEVELOPMENT" WEBSITE

By
Bruce Frankel
11/15/2010



213.4B / 427.3B
= ~50%

A. Opportunity: Extent of the Challenge

2000-2030
Market for gray zones: 82 B s.f.

Additionally, the “smart growth” and “sustainable cities” movements are emerging and may redirect investment from cornfields to urban redevelopment.

40% of 50% = 20%
Muncie’s vacant/ abandoned housing stock = 15%

ULI Endorsed

Arthur Nelson, TOWARD A NEW METROPOLIS: THE OPPORTUNITY TO REBUILD AMERICA, The Brookings Institution Metropolitan Policy Program, 2004

~40% of real estate investment in the near term shall be infill and adaptive reuse, and most of that in markets of disinvestment

Excerpts from Frankel Paper 2010

44% increase dwellings Indiana

88% increase in non-residential Midwest

Indiana will require another 1,118,417 dwelling units by 2030, a 44.2% increase over the 2,532,319 units in 2000.

Of this demand 441,003 will be from existing dwellings lost to neglect and disinvestment, largely in our economically distressed cities and towns, and reflecting a notable inefficiency in our allocation of resources as well as an opportunity for rehabilitation and renewal.

Indianapolis alone will require another 388,000 dwellings, a 57% increase.

Albeit less significant in absolute terms, the national demand for commercial and institutional space toward 2030 will almost double the rate of growth relative to residential, a 90% cf. 51% increase.

For the Midwest the demand will be for another 23,289,021,000 s.f. of such space and ***for Indiana that demand is 2,128,130,000 s.f., an increase of 88% over its current inventory.*** *For such Midwest cities as Indianapolis the growth is 743,661,000 s.f. [95% increase], and for Grand Rapids the increase is 106% [468,681,000 s.f.]. For our largest Midwest city, Chicago, the growth is 3.3 billion s.f.*

Excerpt

70% increase in industrial Midwest

Though a small component of overall growth, the projected demand for industrial space in the Midwest outpaces that of the other regions, unlike the other major land uses.

States with a strong industrial presence will see the largest amount of growth in industrial space even though other areas may witness faster growth. After California, which far outpaces the nation in terms of absolute square feet of new industrial construction, the next four largest producers of industrial space are all Rust Belt states in the Midwest: Ohio, Michigan, Illinois, and Indiana. Indiana alone will generate 442,571,000 s.f. of industrial space, 12% of the growth of 3.8 billion s.f. projected for the Midwest. By 2030, 70 percent of the Midwest's industrial space will be less than 30 years old.

Overall 50% increase in all uses nationwide

While these projections may seem overwhelming, they also demonstrate that nearly half of what will be the built environment in 2030 doesn't even exist yet, giving the current generation a vital opportunity to reshape future development.

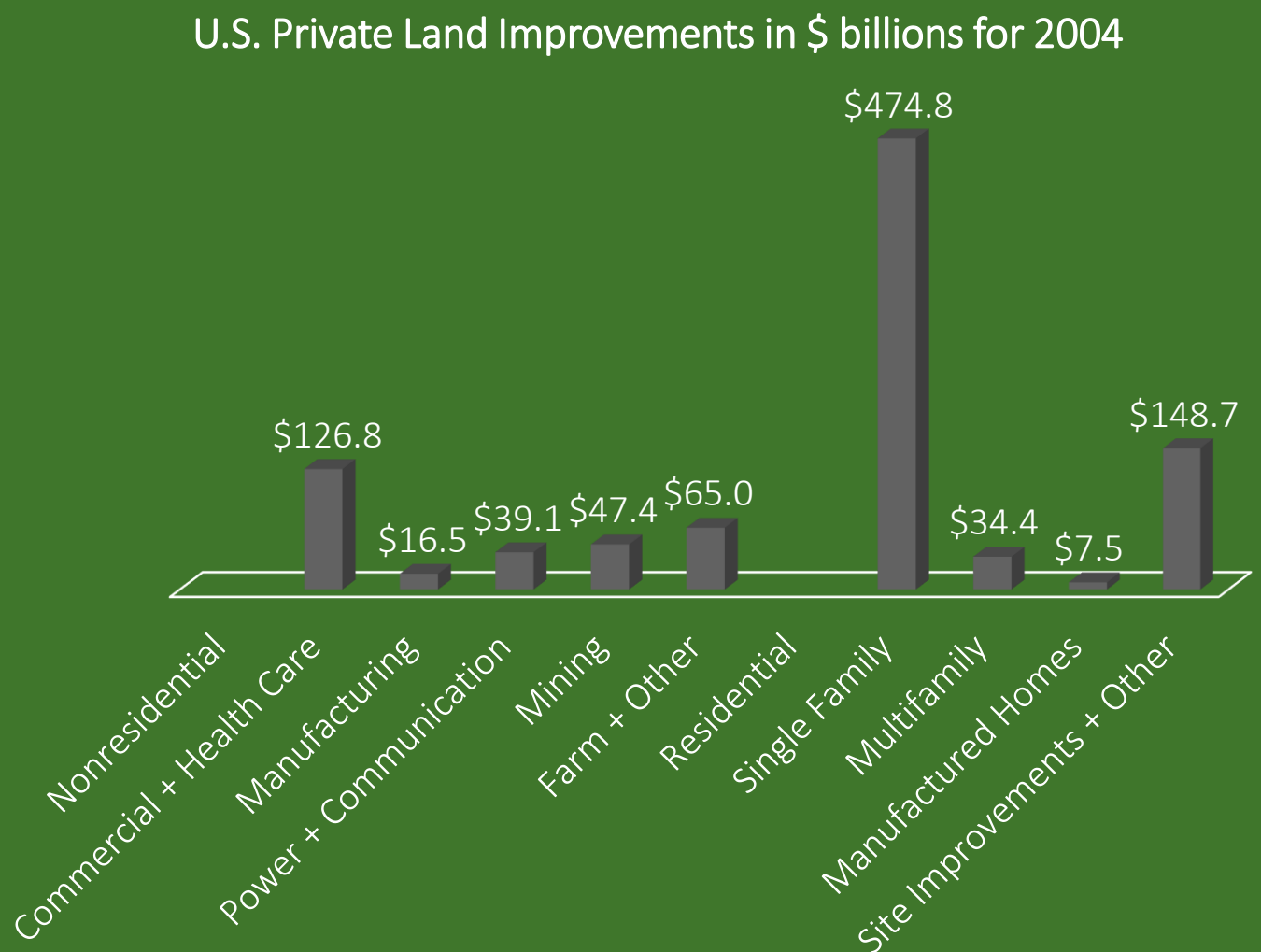
Recent trends indicate that demand is increasing for more compact, walkable, and high quality living, entertainment, and work environments. The challenge for leaders is to create the right market, land use, and other regulatory climates to accommodate new growth in more sustainable ways.

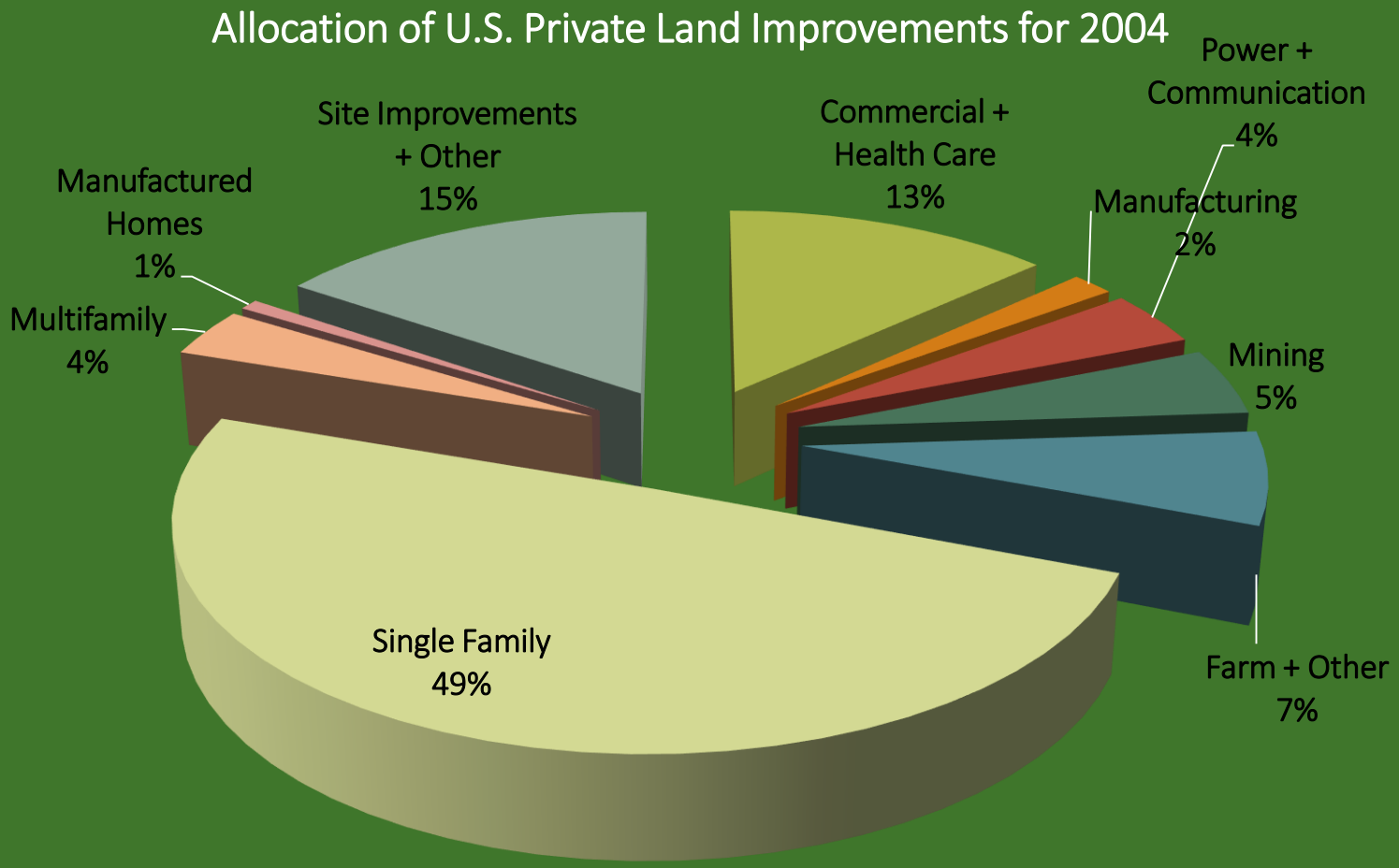
Excerpt on Affordable Housing

The LIHTC may be combined with Indiana's HoTIF [Housing Tax Increment Financing]. The State's share of the **5.5 million units currently needed** presents a virtually bottomless need and demand for affordable housing development here. That need is multiplied throughout other states, and especially those with a higher cost of housing. This special need was not highlighted in the aforementioned Brookings' study of Nelson.

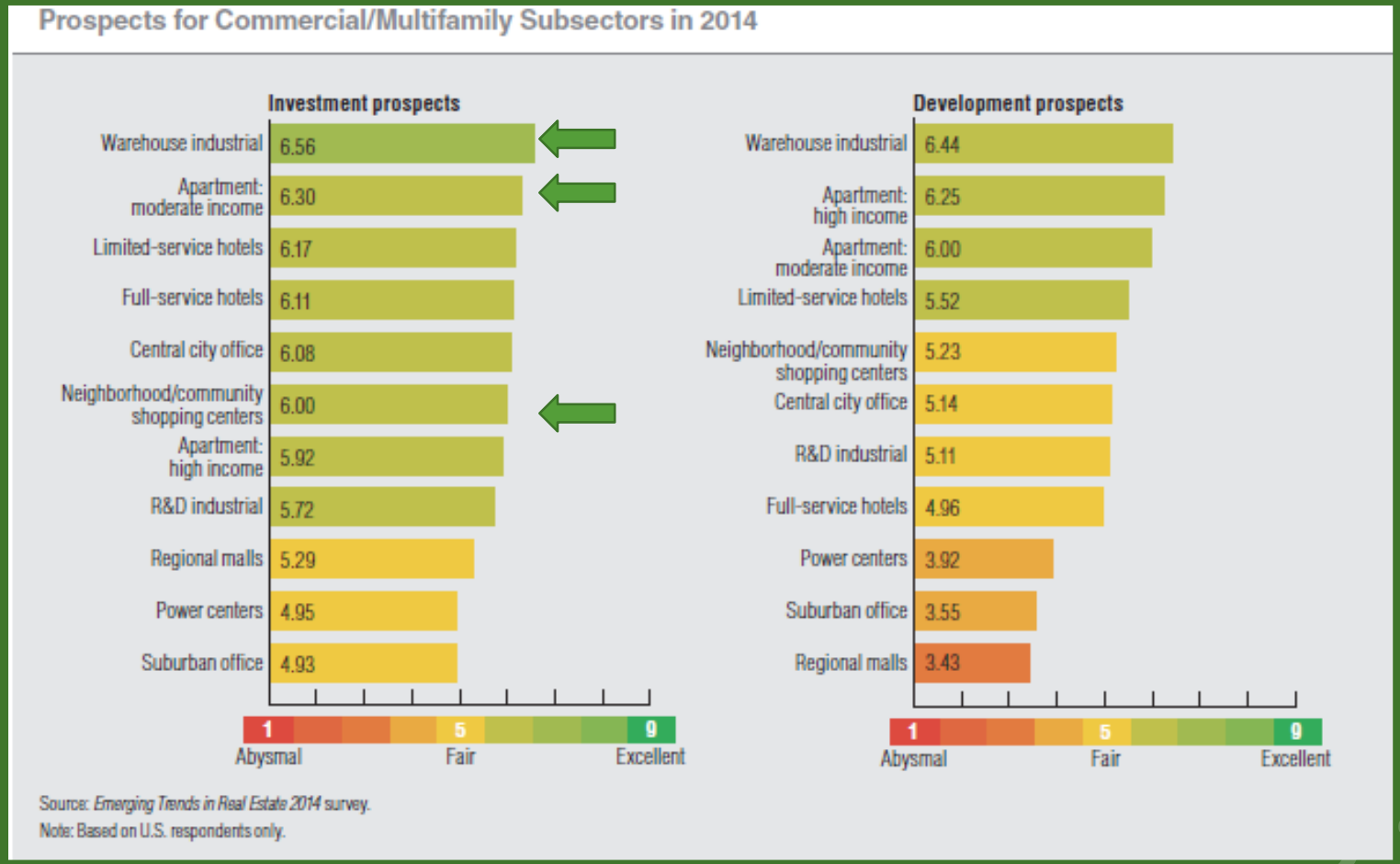
Nationwide need for 5.5 M affordable dwellings; since 1987 satisfied 2.318 M = "bottomless need; ready market"

Land Improvements 2004



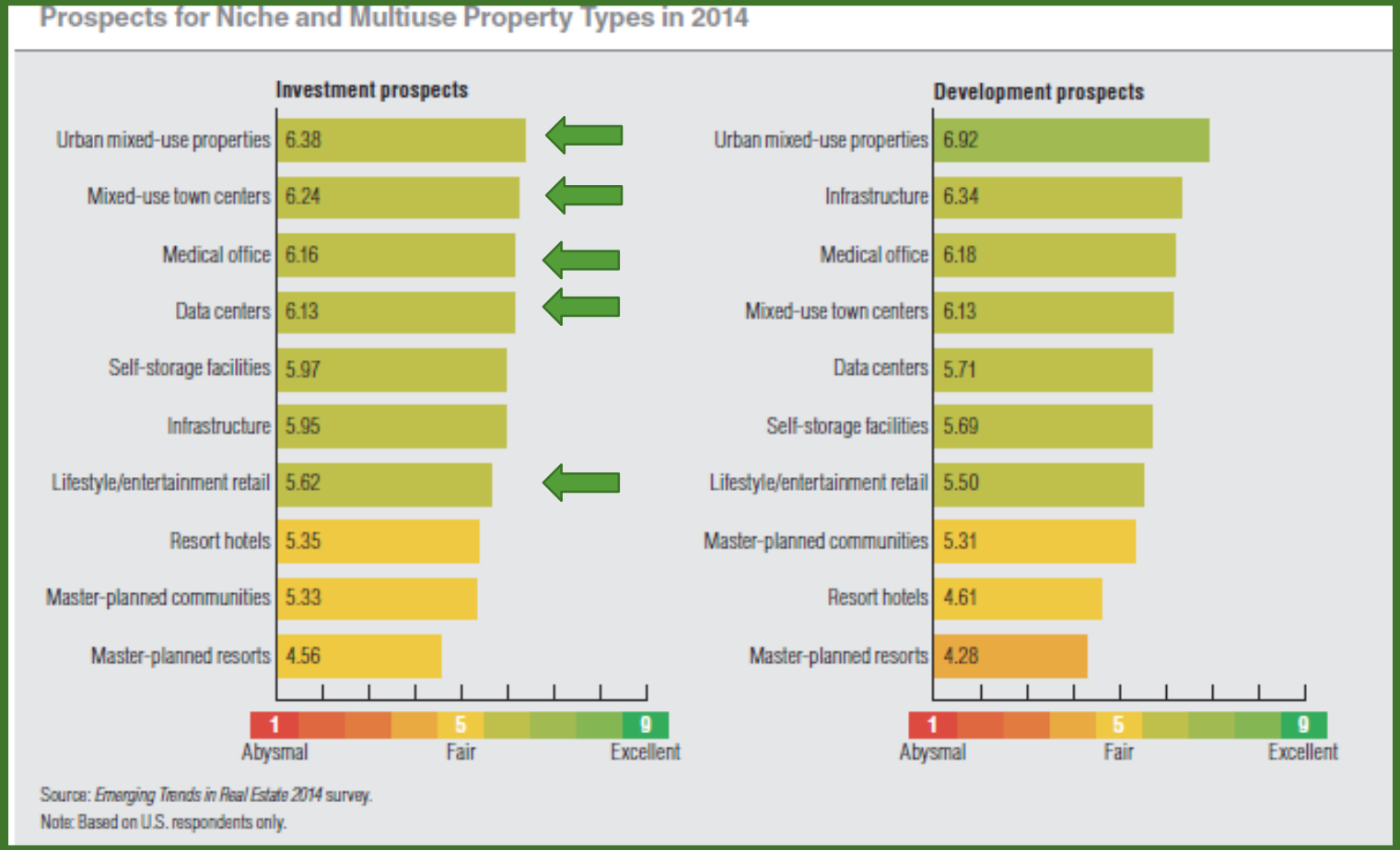

Allocation of U.S. Private Land Improvements for 2004
Power + Communication 4%
Site Improvements + Other 15%
Commercial + Health Care 13%
Manufactured Homes 1%
Manufacturing 2%
Multifamily 4%
Mining 5%
Single Family 49%
Farm + Other 7%

Prospective Land Uses 2014



Source: ULI Survey 2014

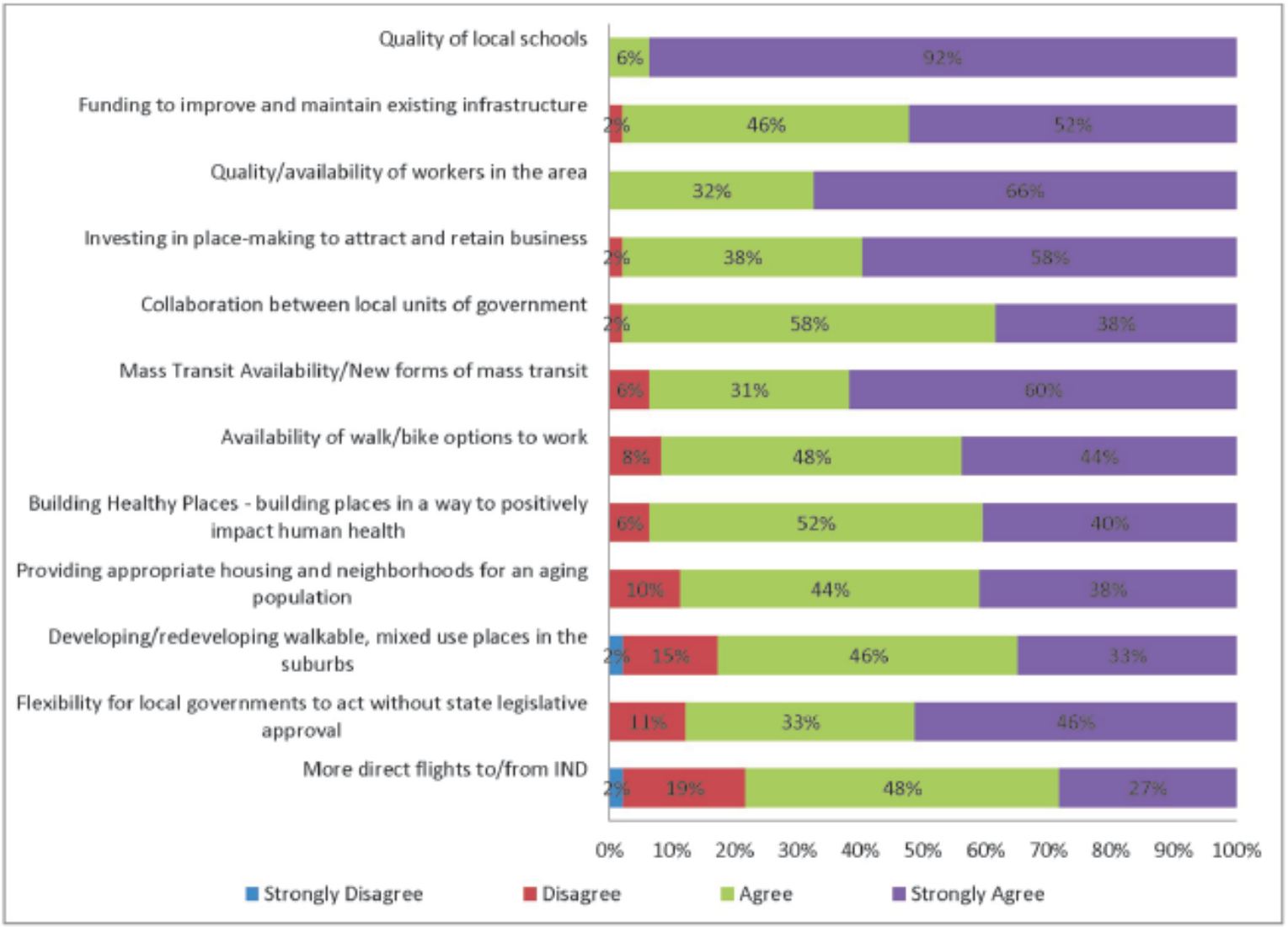
Niche Markets 2014



Source: ULI Survey 2014

Indiana Prospects

Issues Important to Thriving Communities



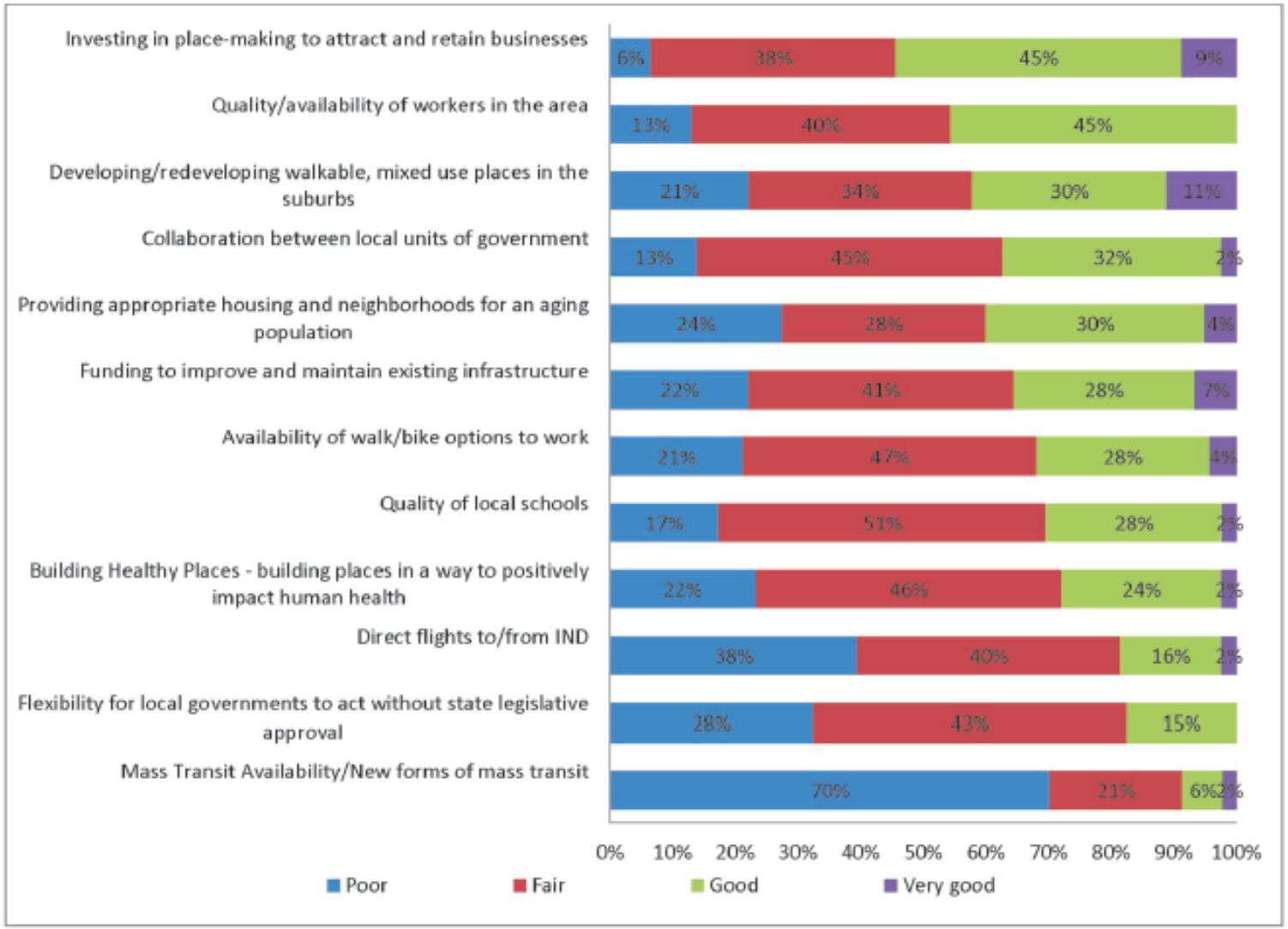
Urban Land Institute Indiana

Source: ULI Survey-Indiana 2013

How Central Indiana Rates

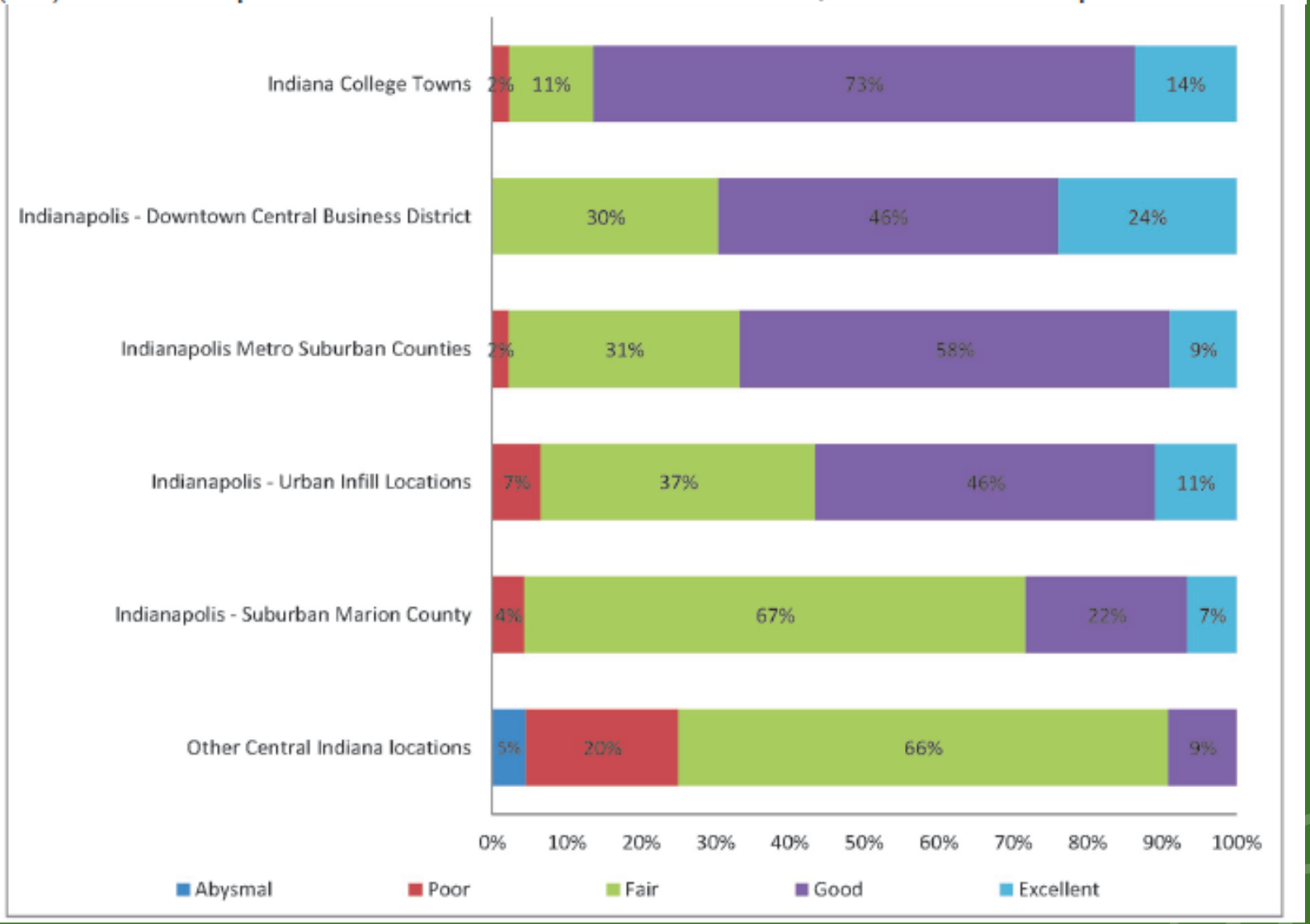
Only 15% respondents outside 8-county Indianapolis metro

Transit 92% important, but 70% rated poor



Expectation by Type of Place

When asked to describe their expectations for the real estate markets across a variety of geographies, the overall sentiment of respondents was most positive for Indiana College towns, where 87% rated expectations as good or excellent. Also strong were the Indianapolis Downtown CBD (70%) and Indianapolis Metro Suburban Counties (67%). The lowest expectations were for other Central Indiana locations, where 66% ranked expectations as fair.



4. Successes in other places don't apply here

Cincinnati Mayor, Mark Mallory

2005-2013

Banks riverfront district

Streetcar

Over-the-Rhine neighborhood

"Project Persistence"

If you say you can or if you say you can't, you're right!

Henry Ford

January 2013 - Chester Group Inc., a Pennsylvania-based engineering services firm, as senior vice president and national director of community economic development.

5. Acting not at all at least is not costly

What are “opportunity costs?”

- Commonly realized costs of “action”
- Hidden costs of “delay” or “wrong choice”
- the value of the best alternative forgone

Historic Preservation

Defer @ $0 public
Invest @ $2.7M

This is an argument

Defer Blight

- $0 direct costs [or demolition @ $1.2M]
- Loss of subject ratables [e.g., 10% per annum x 135 properties of $50K = $5K x 135 = $675K/ yr.]
- Loss of neighborhood ratables [e.g., 5% x 400 properties of $150K = $7.5K x 400 = $3.0M/ yr.]
- Loss of economic development [e.g., 1,000 jobs – 250 jobs = 750 jobs x $35,000 wages = $26.25M/ yr.

Over 10 years defer: - $6.75M - $30M - $262.5M = -$299.25M = "indirect costs"

Reinvestment Strategy

- $100K rehab @ 20% public investment x 135 properties = $20K x 135 = $2.7M as one time investment [$13.5M counting both sectors]
- Over 10 years: $13.5M

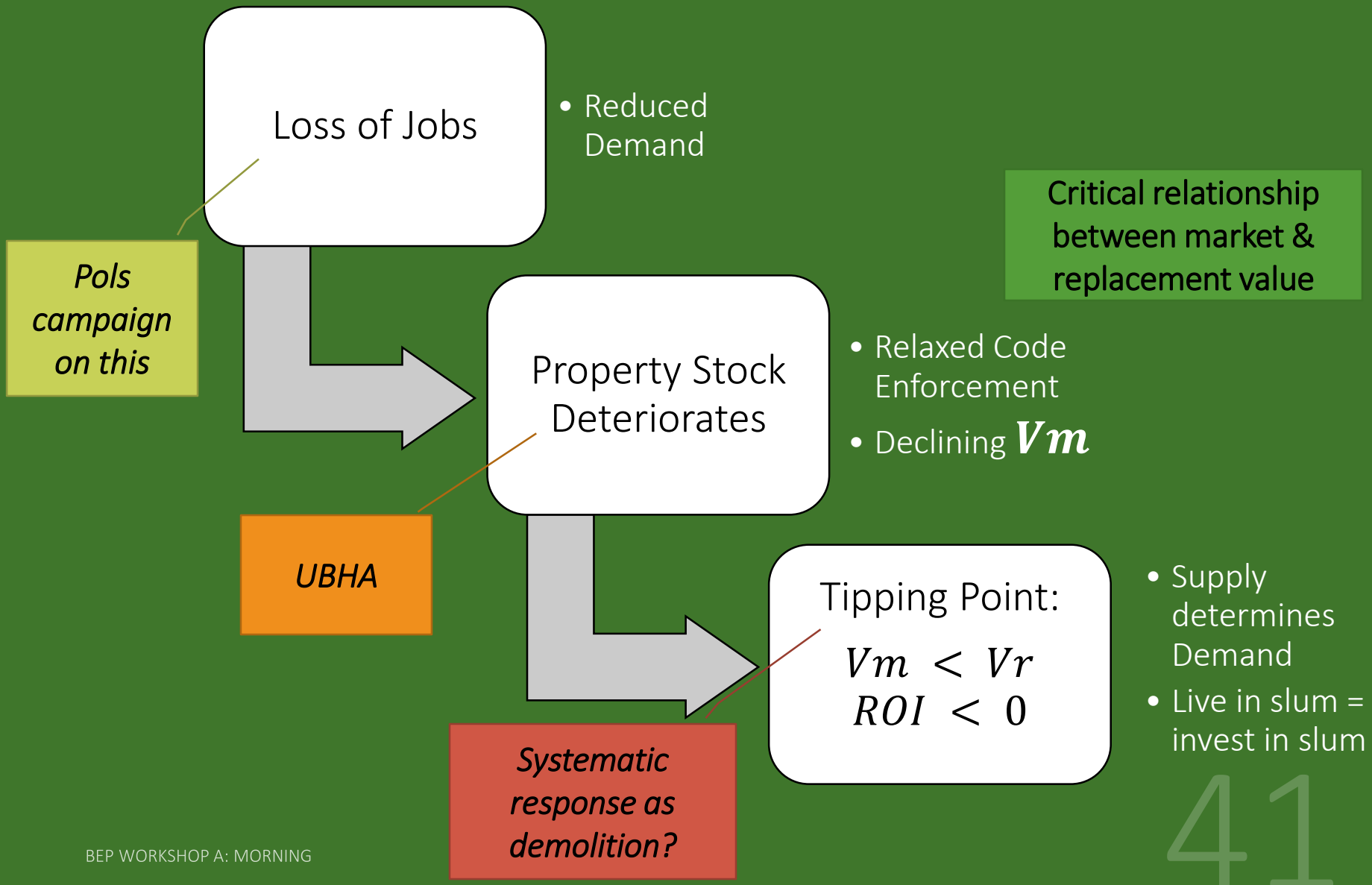
"Opp. Cost" over 10 years invest: ($100K * 135 + $3.0M + $26.25M) * 10 = $135M + $292.5M = $427.5M - $2.7M as public investment = $424.8M [Note: benefits could be reduced to tax revenue added @ 1-2% of assessed value per annum]

6. Solving the problem does not require its diagnosis

Monumental mistake of planning

- Rush to goals, objectives, strategies
- Equal time to understanding the problem

A. Causes Vacant & Abandoned



PART 3
Getting Started

Partner Selection

Site Selection

Partners

1. **Function**
2. **Form**
3. **Local / Not local**
4. **Type of Strategy**

Local Government Awardees & Program Partners execute with IHCDA "Participation Agreements"

1. Function

A. Hold title and

B. **Control site**

C. Serve as land developer and GC

D. Lease or sell to end user

E. Reversion under performance contract

2. Form

Partner

A. Controlling the Partner to control the site – an option

B. All private entities, except those IHCDA disqualifies

- ❑ For-profit [unrestricted repurposing]
- ❑ Nonprofit [some more restricted than others]
- ❑ Individual property owner
- ❑ Associations & Entities NGO's

Investor/ End User

A. Any eligible Partner

B. Public

Suggest:
Establish your applicant/ grantee local government under the City or County Redevelopment Commission, then a special select committee… e.g. Neighborhood Investment Committee

Nonprofit Forms

Primer on website

IRC presents under Section 501-521, 33 nonprofit forms

- 501c3 – charitable & highly restricted
  - **Private charity** [e.g., foundation]
  - Independent of government <10% public support
- 501c6 – promotes business & commerce [e.g., IEDC]
- 501c14 – credit unions, mutual funds

Carefully consider

- 509a - public charity
  - Established to carry out public purpose or governmental role
  - e.g., land bank, redevelopment corporation
  - "Public-private" - may be controlled by public
  - >10% public support with other factors OR
  - > 33.3% public support *prima facie*

In general, the broad interests of the public will be served by a governing body comprised of public officials or their representatives; persons with expertise in the organization's field of operation; community leaders; or persons elected by a broadly based membership.

3. Local/ Nonlocal as Partner, Developer or End User

Local

- ❑ Homeowners Association [HoA]
  - HoA adopts common area
  - Indiana's Barrett Law, *IC 36-9-36* as municipal or county special assessment
  - Public bond unwritten by special assessment
  - HoTIF
- ❑ Adjoining property owner
- ❑ CDC, CDE, CHDO
- ❑ Local Builder
- ❑ Local Lender with REO
- ❑ Housing Authorities [developer alter-ego]
- ❑ Redevelopment Commissions or Authorities [developer alter-ego]

Nonlocal

- ❑ National/ Regional Developer, e.g. any public interest developer
- ❑ Local Initiatives Support Corporation [LISC]
  - *Metro in Indianapolis*
  - *Rural Outside*
- ❑ Enterprise Foundation
- ❑ IACED

List of public interest developers on website

Source of Demand & Supply

4. Type of Strategy

Introduced afternoon session & more fully explored in Workshop B

Incremental

✓Stabilize Area of Investment

✓Incrementally approach Area of Disinvestment

- Extend adjoining lot
- Single project
- *urban farm*
- *neighborhood park*

afternoon

- *house*
- *non-residential*
- *mixed-uses*

Catalytic

➢Neighborhood Reinvestment

➢Systematic block by block

➢Entails catalytic programs

➢Business Plan

➢16 criteria [conditions] for neighborhood selection

➢6 distinct strategies to match neighborhood conditions + 7th as synthesis

➢Introduced afternoon session

➢Topic of 2nd workshop

PART 4
Repurposing

1. Extended Lot
2. Urban Agriculture
3. Public/ NGO
4. Residential
5. Nonresidential
6. Mixed Use

1. Extended Lot

What are the net merits of subdividing V?

…of relying on the Property Maintenance Code or a Deed reversion clause?

SIDEYARD EXPANSION

Sample site size – 4,560 sq. ft. with a frontage of 38 ft.

	OPTION 1 - LAND BANK LOT IS COMBINED WITH ONE ADJACENT PROPERTY			OPTION 2 - LAND BANK LOT IS SPLIT AND APPENDED TO TWO ADJACENT PROPERTIES		
COST ESTIMATES	**cost per unit**	**units**	**total cost**	**cost per unit**	**units**	**total cost**
construction						
site grading	contingent on site conditions		TBD	contingent on site conditions		TBD
plant materials						
magnolia galaxy tree	$150	2	**$300**	$150	2	**$300**
furnishings						
wood picket fencing (optional)	$17/linear foot installed	180	**$3,060**	$17/linear foot installed	180	**$3,060**
lot consolidation						
lot purchase	$1	1	**$1**	$1	2	**$2**
property transfer fees and county recording fee paid to city of cleveland	$28 (2 pages) of the deed & 8 for each addl. page		**$70**			–
professional survey of property and adjacent vacant lot			**$700**			**$1,500**
city of cleveland division of engineering and construction survey review	$100	1	**$100**	$100	2	**$200**
deed preperation	$100	1	**$100**	$100	2	**$200**
recording the consolidated plat map with cuyahoga county recorders office	$0.10/sq. in. of plat map - 40 minimum		**$45**	approx. $45 (0.10/sq. in. of plat map - 40 minimum)	2	**$90**
recording of the consolidated deed with cuyahoga county recorders office	$28 /2 pages of the deed & 8 for each addl. page		**$70**	approx. $70 (28 /2 pages of the deed & 8 for each addl. page)	2	**$140**
subtotal cost	$0.98/s.f.		**$4,446**	$1.20/s.f.		**$5,492**
contingency 5%			**$222**			**$275**
TOTAL PROJECT COST			**$4,668**	**$2,883/neighbor**		**$5,767**

Cost

1 side yard
$4,668

2 side yards
$5,767

2. Urban Agriculture

1. Soil Conditions
   a. Pollutants
   b. Debris
   c. Compacted
2. Water Access
3. Permits
   a. Zoning Code
   b. Building Code
4. Equipment
5. Fencing/ Security
6. Native Plant Selection
7. Budgets
   a. Vineyard
   b. Orchard
   c. Market Garden
   d. Community Garden

A. Vineyard $4,923

VINEYARD

Sample site size – 12,000 sq. ft.

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
landscape materials			
compost	$20/cu. yd.	15	$300
topsoil	$20/cu. yd.	38	$760
20-20-20 fertilizer (25 lb. bag)	$39	2	$78
plant materials			
frontenac grape vines	$3.95/each	140	$553
traminetle grape vines	$3.95/each	34	$135
furnishings			
wood garden shed	$1,000	1	$1,000
trellis materials (posts, wire, and fasteners)			$1,350
drip irrigation system (not including spigot & meter)	$300	1	$300
subtotal cost	$0.37/s.f.		$4,476
contingency 10%			$447
TOTAL PROJECT COST			$4,923

IDEAL LOCATION

- A large lot or a few adjacent vacant lots where future development is not planned.
- Vineyards are best situated in areas with good air circulation and full sun exposure.

BENEFITS AND OPPORTUNITIES

- Depending on the scale of the project, a vineyard can provide economic opportunities for the neighborhood.
- As the project develops, it may become a location that attracts tourists and business to the neighborhood in which it is located.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a high level of teamwork to install the trellis and irrigation systems. Once the vineyard is planted it will only require a few people who are dedicated to making the project a success for years to come.
- Maintenance will include regular litter pick-up, frequent watering and seasonal fertilizing and pruning. Caring for vineyards is more difficult than other gardens, so involving an expert grower early on will make for a more successful project.

ORCHARD

Sample site size – 34,000 sq. ft.

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
walkway/paving materials			
compacted crushed gravel	$26/cu. yd.	11	**$286**
landscape materials			
compost	$24/cu. yd.	22	**$528**
mulch	$35/cu. yd.	4	**$140**
plant materials			
apple tree - goldrush whip	$25	6	**$150**
apple tree - enterprise whip	$25	6	**$150**
apple tree - jonomac whip	$25	5	**$125**
apple tree - macintosh whip	$26	5	**$130**
apple tree - liberty whip	$25	5	**$125**
peach tree - red haven whip	$25	5	**$125**
cherry tree - montmorency whip	$24	5	**$120**
cherry tree - compact stella whip	$24	5	**$120**
strawberry early glow bush	$9	10	**$90**
strawberry everbearing bush	$9	10	**$90**
raspberry carolina bramble	$14	5	**$70**
raspberry ann bramble	$15	5	**$75**
blackberry arapaho bramble	$14	4	**$56**
furnishings			
wood garden shed	$1,000	1	**$1,000**
subtotal cost	$0.10/s.f.		**$3,380**
contingency 10%			**$338**
TOTAL PROJECT COST			**$3,718**

B. Orchard
$3,718

IDEAL LOCATION

- A minimum of two lots (8,000 sq. ft.) where future development is not planned.
- To avoid frost and freezing conditions, orchards are best situated atop a ridge or high ground as compared to a valley.
- Fruit trees do best in areas that receive direct sunlight throughout most of the day.

BENEFITS AND OPPORTUNITIES

- This project will provide food and engage neighbors for generations to come. Many community activities can be planned around the orchard as it begins to bear fruit. (Think apple cider and jam-making parties!)
- The chance to share recipes and traditions among neighbors and establish and/or increase community dialogue around healthy, local food selection and production.
- Add a community inspired mural, horseshoe pit, gazebo, picnic tables or outdoor chess table to create a neighborhood gathering space.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a group of people who will be committed to its success for years to come.
- Maintenance will include regular litter pick-up and seasonal mowing. During the first year watering will be required. Fruit trees require annual spraying and pruning. It is helpful to have someone experienced in tree care with whom to consult.

C. Market Garden $3,659

MARKET GARDEN

Sample site size – 14,400 sq. ft.
Total growing space – 5,687 sq. ft

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
landscape materials			
compost	$20/cu. yd.	35	$700
mulch (can be substituted with low cost or donated wood chips)	$28/cu. yd.	17	$476
plant materials			
dwarf fruit trees	$50	10	$500
annual seed costs			
seed (dependent on number of plantings in each bed and variety of seeds)	$300-$1,000 annually		$650
furnishings			
wood garden shed	$1,000	1	$1,000
subtotal cost	$0.23/s.f.		$3,326
contingency 10%			$333
TOTAL PROJECT COST			$3,659

IDEAL LOCATION

- Multiple adjacent parcels in a residential or commercial area that is unlikely to be developed in the future.

BENEFITS AND OPPORTUNITIES

- Economic opportunities for market gardeners.
- If produce is sold on site or nearby, the garden provides healthy eating options to the community.

THINGS TO CONSIDER

- Previous vegetable gardening experience and/or training is recommended for project leaders.
- Unlike a community garden, participants are growing food to sell and should plan on running the garden as a business.
- Soil testing is an important first step to ensure that daily contact with bare soil will not pose health risks to gardeners or neighbors. (See previous section on Things to Consider)
- Site conditions such as soil type (compacted, clay, sandy, etc.), southern sun exposure and access to water should be considered.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- Depending on the size of the garden, this project requires a number of people who will be committed to dedicating a significant amount of time to maintaining the project, particularly during the growing season from March through October.

Earthworks - Detroit

Earthworks


The Garden of Unity brings people together as they garden side by side on their individual plots.
GARDEN OF UNITY Mon. 9:30
Darryl Howard, a founding member of this community garden, says he loves getting to know everyone who comes to the Garden of Unity.
t's amazing what we can make happen on a 4x4 plot!
Here in the Garden of Unity, we rebuild our connection to the Earth, our food, and each other. We believe building strong community is the heart and soul of a just, beautiful food system.
Who can have a plot in the Garden of Unity? Anyone in our community! Neighbors, Capuchin friars, guests, staff and volunteers from the Soup Kitchen, youth, elders, first-time and experienced gardeners... We are all brothers and sisters, growing side by side.
Come join us! Contact Earthworks at (313) 579 2100 ex. 204 for more information.
EARTHWORKS URBAN FARM
The Capuchin Soup Kitchen
Garden of Unity

Earthworks

Earthworks

To Market

D. Community Garden $5,577

COMMUNITY GARDEN

Sample site size – 4,800 sq. ft.
Total growing space – 1,536 sq. ft.
12 plots with 128 sq. ft. of growing space each

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
landscape materials			
planting mix (can be substituted with less expensive topsoil with organic compost content)	$30/cu. yd.	60	**$1,800**
mulch for pathways (can be substituted with low cost or donated wood chips.)	$28/cu. yd.	17	**$476**
raised growing beds			
8' x 2" x 12" fir timbers	$11.27	24	**$271**
16' x 2" x 12" fir timbers	$23.39	48	**$1,123**
8' x 4" x 4" fir timbers (if your budget allows, fir timbers can be substituted with cedar)	$12.50	18	**$225**
hardware for bed construction			**$100**
plant materials*			
fruit trees	$25	3	**$75**
furnishings			
wood garden shed	$1,000	1	**$1,000**
subtotal cost	$1.06/s.f.		**$5,070**
contingency 10%			**$507**
total project cost			**$5,577**

IDEAL LOCATION

- Very near an elementary school, senior living home and/or apartments or homes with small yards.
- The number of willing participants should determine the size of the garden and the number of adjacent vacant lots.

BENEFITS AND OPPORTUNITIES

- This project provides the opportunity for people who have limited yard space to grow vegetables and herbs.
- Community gathering space for residents and students.
- Healthy eating options for gardeners and their friends and family.
- A network of neighbors committed to increased health and quality of life.

THINGS TO CONSIDER

- Soil testing is an important first step to ensure that daily contact with bare soil will not pose health risks to gardeners or neighbors. (See previous section on Things to Consider.)
- Site conditions such as soil type (compacted, clay, sandy, etc), southern sun exposure and access to water should be considered.
- For lots with buried debris or poor soil, raised beds should be considered.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a number of committed community members who will spend approximately 5 hours per week tending the garden during the growing season.
- Several individuals will need to take on leadership roles to coordinate the logistics and maintenance of the garden during the growing season.
- Maintenance may include regular litter pick-up, mowing, and weeding of common areas. Individual plots will need to be tilled, planted, watered, weeded and harvested throughout the growing season.
- Community gardens require an annual source for plants and soil amendments. Many gardens charge a small plot fee to cover these costs.

Kent State Urban Design

3. Public/ NGO

1. Public Open Space
   a. Land Bank Street Edge Improvements
   b. Neighborhood Pathway
   c. Neighborhood Pocket Park
   d. Rain Garden [Neighborhood Hydrology]
   e. Public Art
2. Public Facility
   a. Community School
   b. Community Center
   c. Economic Development Incubator

STREET EDGE IMPROVEMENT

Sample site size – 4,000 sq. ft.

COST ESTIMATES: OPTION 1	cost per unit	units	total cost
construction			
site grading	contingent on site		TBD
landscape materials			
topsoil	$25/cu. yd.	1.5	$38
mulch	$35/cu. yd.	3	$105
plant materials			
sea green juniper	$30	1	$30
rosanne geranium	$8	12	$96
palibin dwarf lilac	$35	3	$105
galaxy magnolia tree	$150	1	$150
dwarf fountain grass	$10	3	$30
black eyed susan	$8	6	$48
blue cadet hosta	$8	12	$96
myrtle	$50	1	$50
subtotal cost	$0.19/s.f.		$748
contingency 10%			$75
TOTAL PROJECT COST			$823

COST ESTIMATES: OPTION 2	cost per unit	units	total cost
construction			
site grading	contingent on site		TBD
landscape materials			
topsoil	$25/cu. yd.	1.5	$38
mulch	$35/cu. yd.	0.5	$18
plant materials			
sea green juniper	$30	1	$30
galaxy magnolia tree	$150	2	$300
maiden grass	$20	1	$20
anthony waterer spiraea	$30	3	$90
subtotal cost	$0.12/s.f.		$496
contingency 10%			$50
TOTAL PROJECT COST			$546

A. Land Bank Street Edge Improvements $546

IDEAL LOCATION

- A vacant lot in an area where development may occur in the foreseeable future.

BENEFITS AND OPPORTUNITIES

- Multiple vacant lots in one area can be planted with the same design adding a unified feel to the street or block.
- A low cost beautification strategy for neighbors and visitors to enjoy.
- Discourages illegal activities such as debris dumping.

THINGS TO CONSIDER

- If possible, trees should be planted strategically along the front of the lot so if development occurs the trees will not have to be relocated in order to build.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a medium level of community involvement to install. Once the plants are established, it requires a low to medium level of involvement depending on the size of the lot and landscape design. Choose drought tolerant, hardy perennials and grasses to reduce maintenance needs.
- Maintenance will include regular litter pick-up and seasonal mowing. During the first year, weekly deep watering will be required. Depending on your plant selection, periodic mulching may be required.

I would add a 3’ fence

Streetedge improvement options;
prepared by Plan it Green Designs LLC.

B. Neighborhood Pathway $8,446

NEIGHBORHOOD PATHWAY

Sample site size – 20,000 sq. ft.

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
walkway/paving materials			
compacted crushed gravel	$26/cu. yd.	63	**$1,638**
landscape materials			
topsoil	$20/cu. yd.	20	**$400**
plant materials			
4' upright shrub, viburnum	$40 ea.	80	**$3,200**
6' flowering tree, flwg. plum	$95 ea.	12	**$1,140**
wildflowers	$0.20/s.f.	500	**$100**
furnishings			
waste receptacle	$600 ea.	2	**$1,200**
subtotal cost	$0.38/s.f.		**$7,678**
contingency 10%			**$768**
TOTAL PROJECT COST			**$8,446**

IDEAL LOCATION

- An area where blocks are very long and vacant parcels can be used to create a walkway mid block. The project space should be a minimum of two lots wide and two lots deep.
- Large vacant parcels on the corner that already serve as informal walkways.

BENEFITS AND OPPORTUNITIES

- A park-like passive space for neighbors to enjoy.
- Creates a formal walkway connecting two parallel or perpendicular streets.

THINGS TO CONSIDER

- Creating a design that allows neighbors to see from one end of the pathway to the other will make this an appealing place to walk.
- Depending on the site, solar lighting should be considered.
- Because pedestrian traffic may be directed through a residential area, neighbors living on all sides of the project should be consulted and in support of the project.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a high level of teamwork during the installation and throughout the life of the project. It is important to get a group of people together who will be responsible for the long-term upkeep of the neighborhood pathway. This could be an informal group of neighbors, a block club, a church group or a community development corporation.
- Maintenance will include regular litter pick-up and seasonal mowing and pruning. Until plants are established weekly deep watering will be required. Depending on your plant selection, seasonal mulching may be required.

Mid-block walkability
I would add fencing

View showing a neighborhood pathway layout

C. Neighborhood Pocket Park $6,094

POCKET PARK

Sample site size – 4,000 sq. ft.

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
walkway/paving materials			
compacted crushed gravel	$26/cu. yd.	34	**$884**
landscape materials			
topsoil	$20/cu. yd.	44	**$880**
plant materials			
woodland edge seed mix	$0.31/s.f	500	**$155**
native plant seedlings	$105/flat	10	**$1,050**
8' evergreen - spruce, fir	$137	8	**$1,096**
6' flowering tree - flowering plum	$95	3	**$285**
furnishings			
waste receptacle	$600	1	**$600**
4' commercial garden bench	$590	1	**$590**
subtotal cost	$1.39/s.f.		**$5,540**
contingency 10%			**$554**
TOTAL PROJECT COST			**$6,094**

IDEAL LOCATION

- Vacant lot on residential street or unbuildable odd shaped lot on a commercial street

BENEFITS AND OPPORTUNITIES

- Community gathering space for neighbors or a passive green space that beautifies the neighborhood.
- Add a community inspired mural, horseshoe pit, gazebo, picnic tables, or outdoor chess table for all to enjoy.

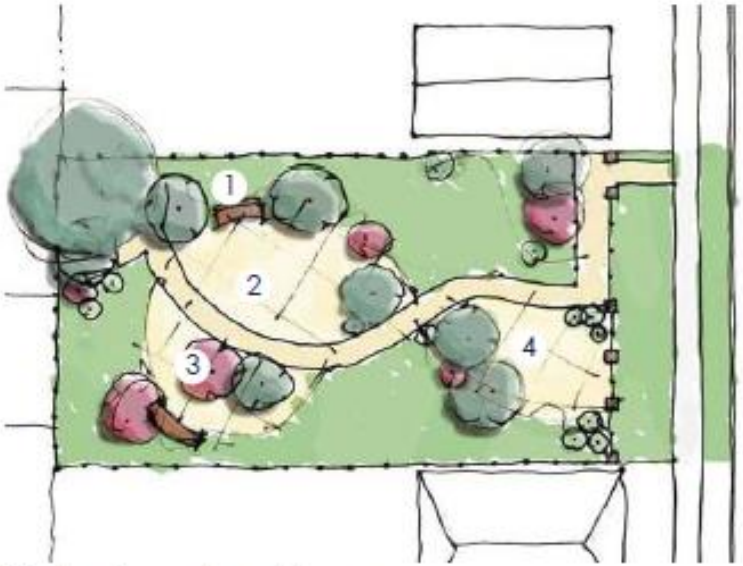
THINGS TO CONSIDER

- If the lot is between two buildings, then plants selected for this project will need to thrive in the shade.
- Ideally, if your budget allows, the side and rear edges of a pocket park should have fencing, hedges, or other screening to buffer adjacent land owners from noise and activity in the park.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project requires a high level of teamwork during the installation and throughout the life of the project. It is important to get a group of people together who will be responsible for the long-term upkeep of the park. This could be an informal group of neighbors, a block club, a church group or a community development corporation.
- Maintenance will include regular litter pick-up and seasonal mowing and pruning. Until plants are established, weekly deep watering will be required. Depending on your plant selection, seasonal mulching may be required.

Pocket Park



Plan showing a pocket park layout

1 seating
2 crushed stone
3 fruit trees
4 gardens

View showing a pocket park layout

Public Park - Detroit
Barrett's Law

Campus Martius - Detroit

D. Neighborhood Rain Garden [Hydrology]
$1,128

RAIN GARDEN

Sample site size – 4,000 sq. ft.
Rain Garden size is 300 sq. ft.

COST ESTIMATES	cost per unit	units	total cost
construction			
site grading	contingent on site conditions		TBD
landscape materials			
Bioretention rain garden soil mix	$45/cu. yd.	4	$180
mulch	$35/cu. yd.	2	$70
plant materials			
Rain garden plant kit (available for sunny and shaded garden)	$120/100 s.f.	3	$360
12' shade tree-river birch, maple	$225	1	$225
6' flowering tree-flowering plum	$95	2	$190
furnishings			
Piping for downspout connections from adjacent homes (optional, depends on distance)			TBD
subtotal cost	$0.26/s.f.		$1,025
contingency 10%			$103
TOTAL PROJECT COST			$1,128

View showing a raingarden layout

Rain Garden considerations

IDEAL LOCATION

- A vacant lot with a neighbor who will divert their downspouts to the rain garden area.

BENEFITS AND OPPORTUNITIES

- Rain gardens trap stormwater allowing it to seep back into the ground or nearby waterways instead of overwhelming storm sewer systems and nearby streams.
- Rain gardens planted with native plants provide needed habitat for insects and birds and are beautiful year round.
- Rain gardens help to filter contaminated stormwater from roofs, driveways and parking lots before it enters back into natural waterways.
- Add benches to create a resting place and birdhouses and plant identification signage to educate neighbors and passersby.

THINGS TO CONSIDER

- Diverting stormwater has many benefits. However, proper planning and construction of downspout disconnects is very important. Incorrect construction can lead to flooded yards or wet foundations. To ensure proper construction, the City of Cleveland requires a permit to disconnect your downspout. Permits can be obtained from the Department of Building and Housing, Division of Construction Permitting.
- Utility fees for the Northeastern Ohio Regional Sewer District are rising. Contact the Sewer District to learn about incentives for homeowners that disconnect their downspouts and reduce impervious surfaces on their property. http://www.neorsd.org/

LOCATING AND SIZING YOUR RAIN GARDEN

- Consult the Rain Garden Manual for Homeowners for more detailed information http://www.cuyahogaswcd.org/PDFs/RainGardenManual.pdf
- Rain gardens should not be within 10 ft. of your home. Creating a rain garden requires some excavation, so be sure to avoid trees and tree roots.
- If the lot collects water, the rain garden should not be in the natural depression. Instead it should be located just up the slope to trap the water before it collects in the depression.
- For areas with sandy soils, determine the size of your rain garden using a 5:1 ratio. Determine the surface area that will drain into your garden (sq. ft. of roof) and divide it by 5 to get the square footage of your garden. For example, if 500 sq. ft of your roof will drain into the garden, then the garden should be 100 sq. ft. For areas with compacted, poorly drained or clay soils, use a 2:1 ratio.
- The depth of your rain garden is determined by the slope of the property. Gardens in vacant lots with a very slight slope should be 3 to 5 inches deep, medium slope should be 5 to 7 inches and lots with a larger slope should be 8 to 12 inches deep. The lot should have a slope no greater than 12% to prevent your rain garden from washing away.

LEVEL OF COMMUNITY COMMITMENT NEEDED

- This project takes about 6 to 10 volunteers to install the garden by hand in one day. Once the garden is installed it requires limited community involvement. Neighbors on either side of the lot can easily maintain the garden once it is installed.
- Maintenance may include regular litter pick-up, mowing (around the garden), and seasonal trimming and mulching. Until the plants are established, bi-weekly watering may be necessary.

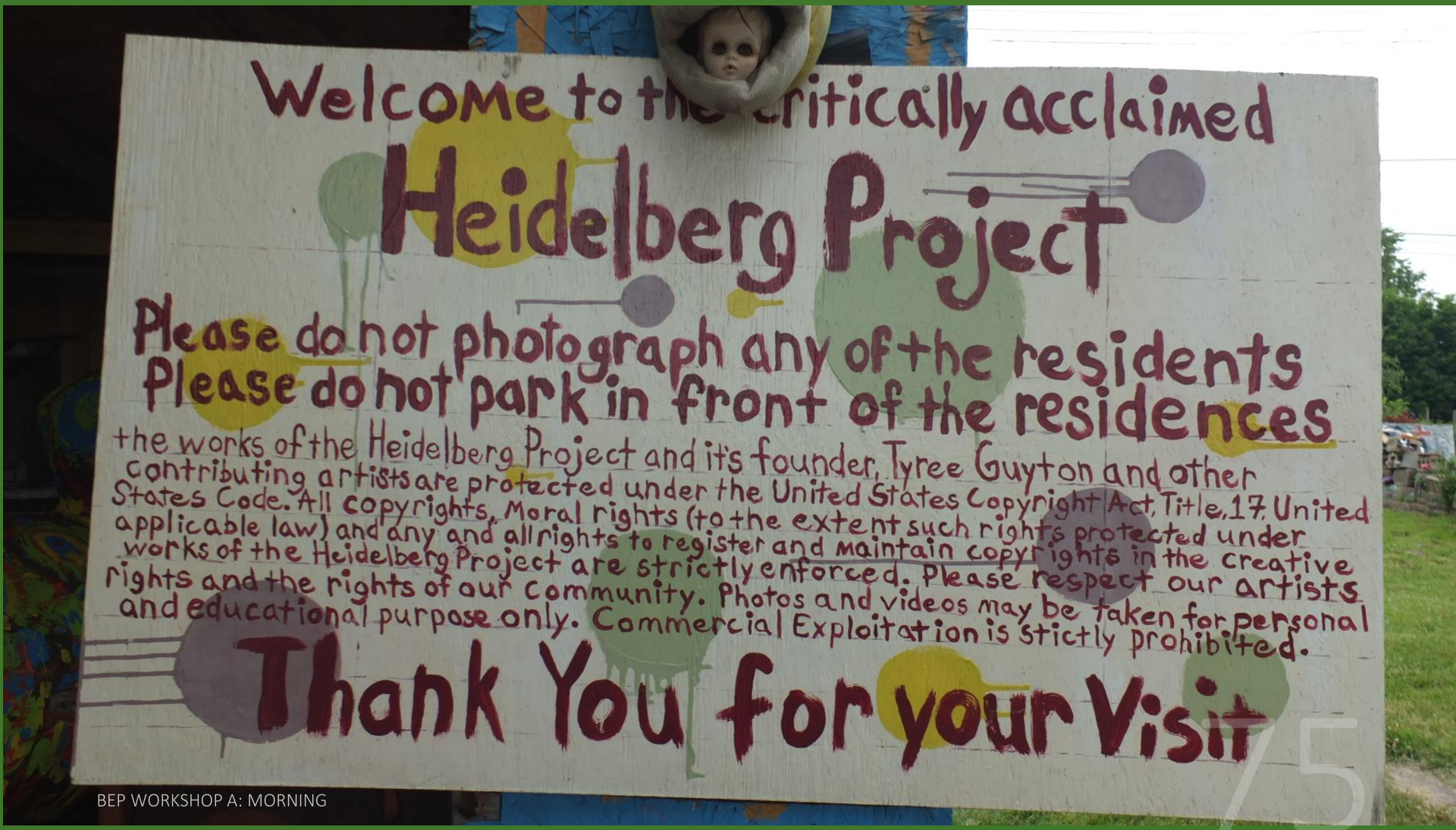
Images showing public art as a component of vacant land enhancement strategies

E. Neighborhood Art + Park - Detroit

Detroit

2nd most popular tourist attraction

The Heidelberg Project,
3600 Heidelberg Street



Heidelberg

Heidelberg

Heidelberg

Heidelberg

Heidelberg


BEACON FOR BROKEN HEARTS
DETROIT CURRENTLY ONLY HAS PRIMARY CARE RESOURCES TO MEET THE NEEDS OF APPROXIMATELY 1/4 OF THE 200,000 RESIDENTS THAT ARE UNINSURED.
"I'M NOT THE ONLY ONE WHO THIS IS HAPPENING TO. MY DAD WAS IN THE HOSPITAL FOR AN AORTIC ANEURYSM AND HAD TO SELL HIS MOTOR-CYCLE TO PAY THE HOSPITAL BILL
"THEY HAVE TO TREAT YOU, BUT THEY DON'T TREAT YOU LIKE THEY SHOULD. ONCE YOU'RE DONE, IT'S SEE YOU LATER
AND LIKE ME, I HAVE CANCER, IT'S A WHOLE BIG RUNAROUND.
IT HASN'T HIT ME YET, BUT WHEN IT DOES, WHAT AM I GOING TO DO?
"EVEN IF IT ISN'T FULL COVERAGE A VISIT HERE AND THERE COULD HELP YOU SEE SOMETHING COMING, YA KNOW?
PREVENTATIVE.

Heidelberg

Resources

Guides to Demolition & Redevelopment

http://www.877gethope.org/blight

http://www.in.gov/ihcda/2340.htm

PARTNERweb www.in.gov/myihcda

CONSUMER WEB www.ihcda.IN.gov

Website

PowerPoints

Resources Round 1 Workshops as “primers”, “best practices” & “position papers”

Resources Round 2 Workshops on “elements” & “calculators” for business plan

Blog

IHCDA Materials

Folders

Morning Session Workshop A

Afternoon Session A + Workshop B

PowerPoints Frankel

Workshop A
- Morning
- AFTERNOON

Workshop B
- Morning
- Afternoon

PowerPoint IHCDA

For BEP Program

Repurposing Strategies

- Incremental Repurposing
- Corporate Partner
- Scholarly Studies Redevelopment
- Ordinances

Repurposing Strategies

- Catalytic Redevelopment
- Finance
- Income Limits Federal Programs

Repurposing
- Residential
- Non-residential
- Mixed Uses

Resources

Introduction - Strategies for Neighborhoods
- NRSA

Break

Preview of Afternoon Session

1:00 – 3:00 pm