



Boosting Neighborhood Strategy: Collecting and Mapping Primary Parcel-Level Data

The National Middle Neighborhoods Community of Practice

Middle Neighborhoods Initiative

A **National Initiative** focused on mobilizing attention to reverse the disappearance of middle neighborhoods through decline or gentrification. The initiative does this through

- A **Community of Practice** that facilitates peer-to-peer learning among middle neighborhood practitioners. The CoP connects more than 800 practitioners, policymakers and researchers to each other through webinars, events, case studies, newsletters, and virtual site visits.
- **Research** into topics relevant to middle neighborhood practitioners and policymakers.
- **Policy analysis and advocacy** around housing, lending and other community development issues.
- **Communications** strategies to advance awareness and technical knowledge among a wide variety of audiences.

The initiative is coordinated by the **National Community Stabilization Trust** and **NeighborWorks America** and is advised by a **Steering Committee** of 20 prominent researchers, practitioners, and policy makers.





Characteristics of Middle Neighborhoods

- Mostly single-family homes built for families with children.
- Still well more than 50% owner-occupied, but slowly eroding.
- Housing stock is aging, still in generally acceptable condition, but often lacks features and updates to compete well for today's homebuyers.
- More racially, ethnically and economically diverse.



Many Middle Neighborhoods Are Faltering In Their Sustainability

- Ability to ***reliably attract replacement owner occupants*** and other neighborhood-friendly buyers
- Ability to ***generate home values that support quality maintenance***, repairs and updates without appraisal gaps
- Ability to ***repel irresponsible investors***
- Ability to ***maintain engaged residents taking stewardship*** of the neighborhood
- Ability to ***deliver home equity to owners and revenue to municipal government***



Some Middle Neighborhoods Are Facing Gentrification and Displacement

- Regions with strong economies and/or housing supply shortages
- Loss of affordable housing
- Risk displacement of lower-income renters, homeowners, and commercial tenants.
- A critical opportunity to:
 - Ensure that existing residents and businesses share in the community's growing prosperity.
 - Preserve affordable housing before it is lost.

Click [here](#) to learn more about defining Middle Neighborhoods

Refresh Your Map Zoom Questions or feedback? Type in location GO

Your Map

Map Satellite

Choose a 2014-2018 layer to display

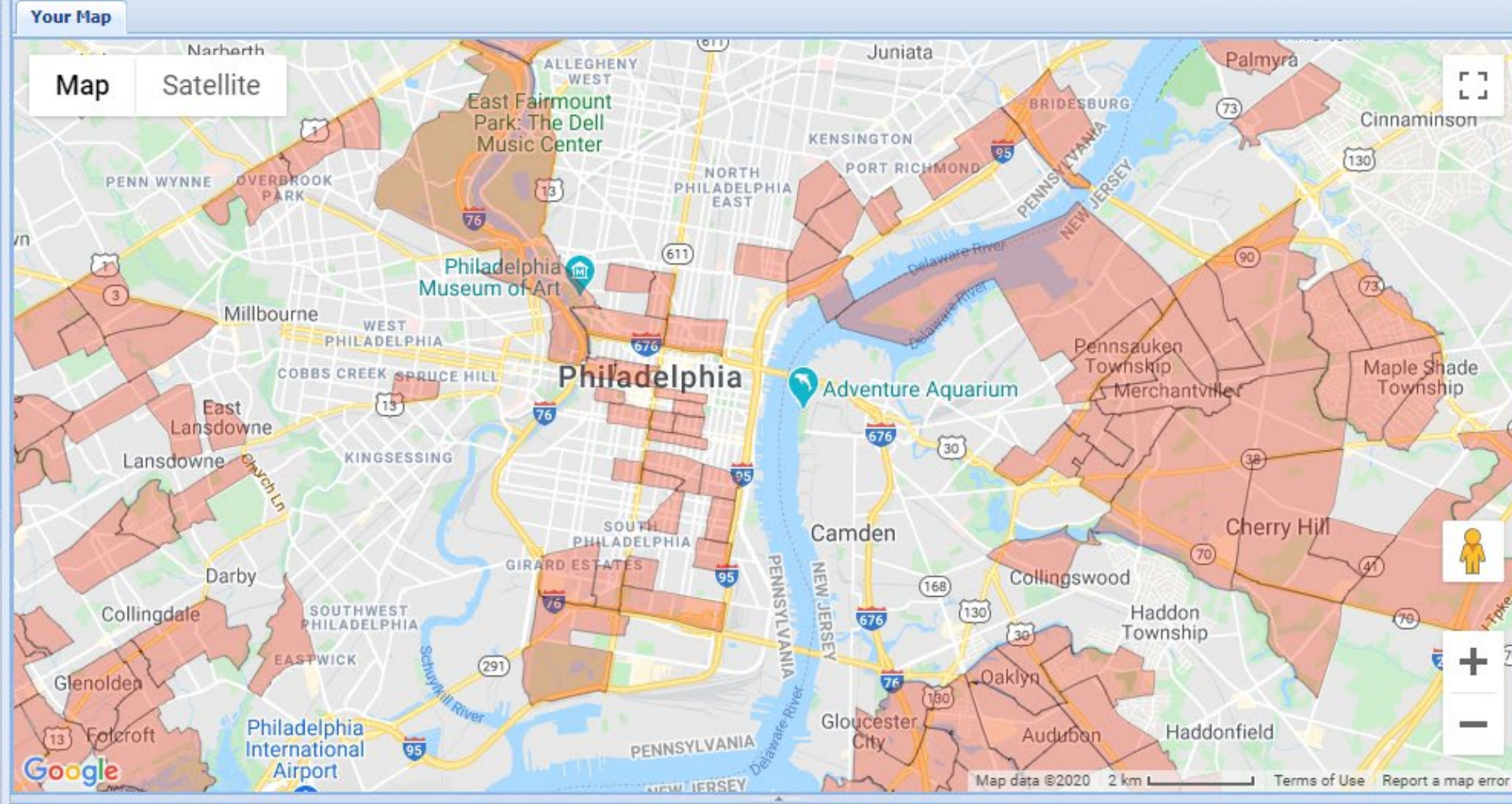
- 2018 City Test 1: 60-100% CMI
- 2018 City Test 2: 80-120% CMI
- 2018 National Test 1: 60-100% NMI
- 2018 National Test 2: 80-120% NMI
- 2018 Regional Test 1: 60-100% AMI
- 2018 Regional Test 2: 80-120% AMI
- 2018 Regional Test 3: 100-160% AMI

Choose a 2006-2010 layer to display

- 2010 City Test 1: 60-100% CMI
- 2010 City Test 2: 80-120% CMI
- 2010 National Test 1: 60-100% NMI
- 2010 National Test 2: 80-120% NMI
- 2010 Regional Test 1: 60-100% AMI
- 2010 Regional Test 2: 80-120% AMI
- 2010 Regional Test 3: 100-160% AMI

MSAs

- Panama City, FL Metro Area
- Parkersburg-Vienna, WV Metro Area
- Pensacola-Ferry Pass-Brent, FL Metro Area
- Peoria, IL Metro Area
- Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area
- Phoenix-Mesa-Scottsdale, AZ Metro Area
- Pine Bluff, AR Metro Area
- Pittsburgh, PA Metro Area
- Pittsfield, MA Metro Area



Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$69,465), or \$55,572 - \$83,358

Guests

Jack Daugherty

- Neighborhood Stabilization Director
- Youngstown Neighborhood Development Corp
- Youngstown, OH

Becki Kenderes

- Program Director
- Grandmont-Rosedale Development Corp.
- Detroit, MI

Agenda

Intro to Middle Neighborhoods

Strategies for Collecting and Mapping Data

Using Data to Engage Residents and Shape
Strategy

Q & A

REVITALIZE

WWW.YNDC.ORG



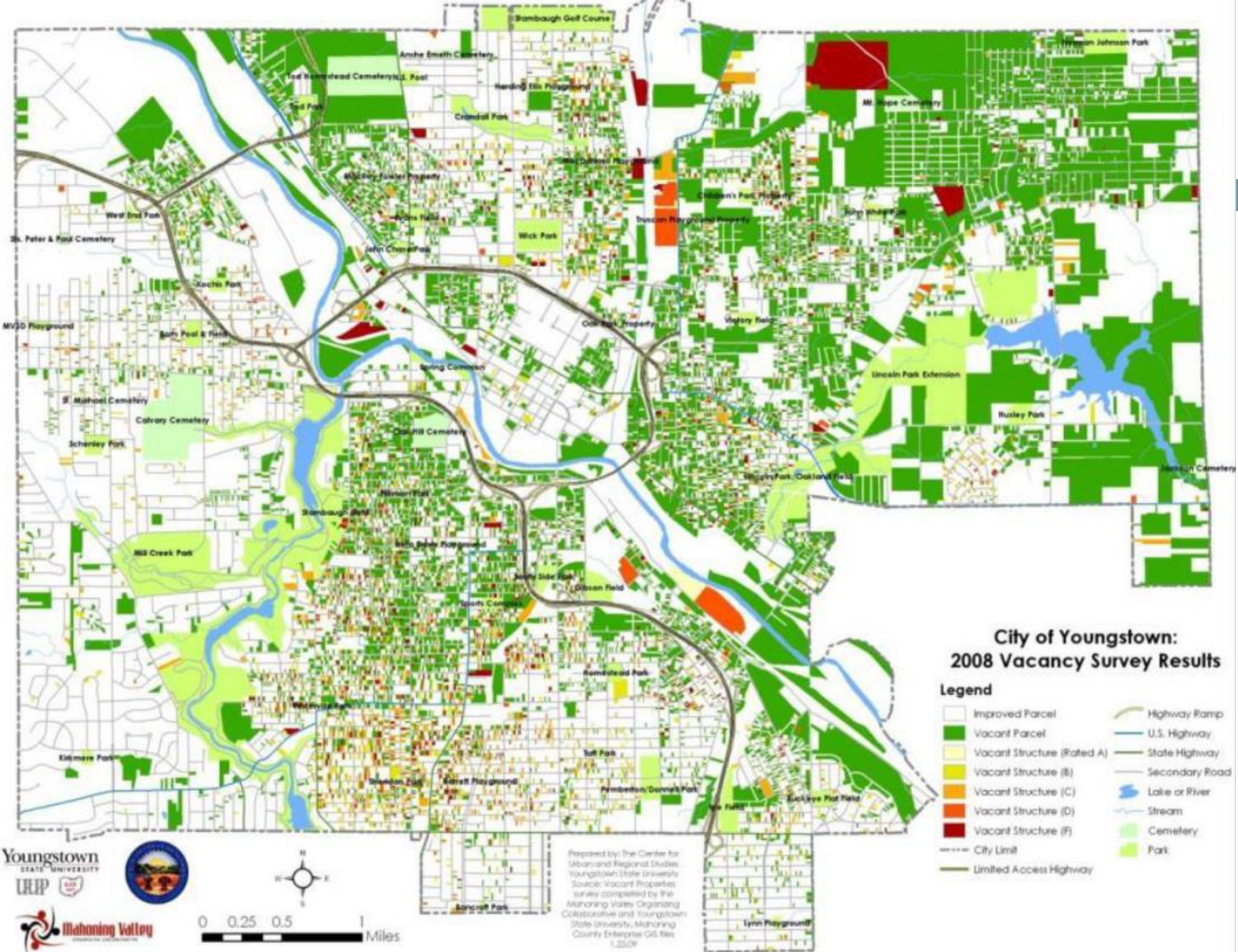
YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

Jack Daugherty

Tuesday, May 3, 2022

Youngstown, Ohio Context

- Lost over 60% of its peak population
 - ▣ 1930 -- 170,002
 - ▣ 2020 -- 60,068
- Thousands of vacant homes and buildings – Over 4,500 in 2008
- Nearly 1 vacant lot for every 2-3 residents
- Housing quality crisis throughout the city
- Aging and overbuilt infrastructure – built for 250,000
- Over 1/3 of the population living in poverty – limited resources to address issues



Overview of YNDC

- Began professional operations in 2010
- Focus on the Basics with Residents at the Center
- Strategically Focus Resources – Have a Plan
- Performance-Based
- Layer Partnerships
- Incremental Implementation of Vision

Housing and Commercial Development

- Vacant Property Rehabilitation
 - Homes for Sale
 - REVITALIZE Rentals
 - Glenwood Ave Commercial Corridor (“Vanilla Box”)
- New Construction
- HUD-Approved Housing Counseling
- Home Repair
 - Roof Replacement
 - Emergency Home Repair

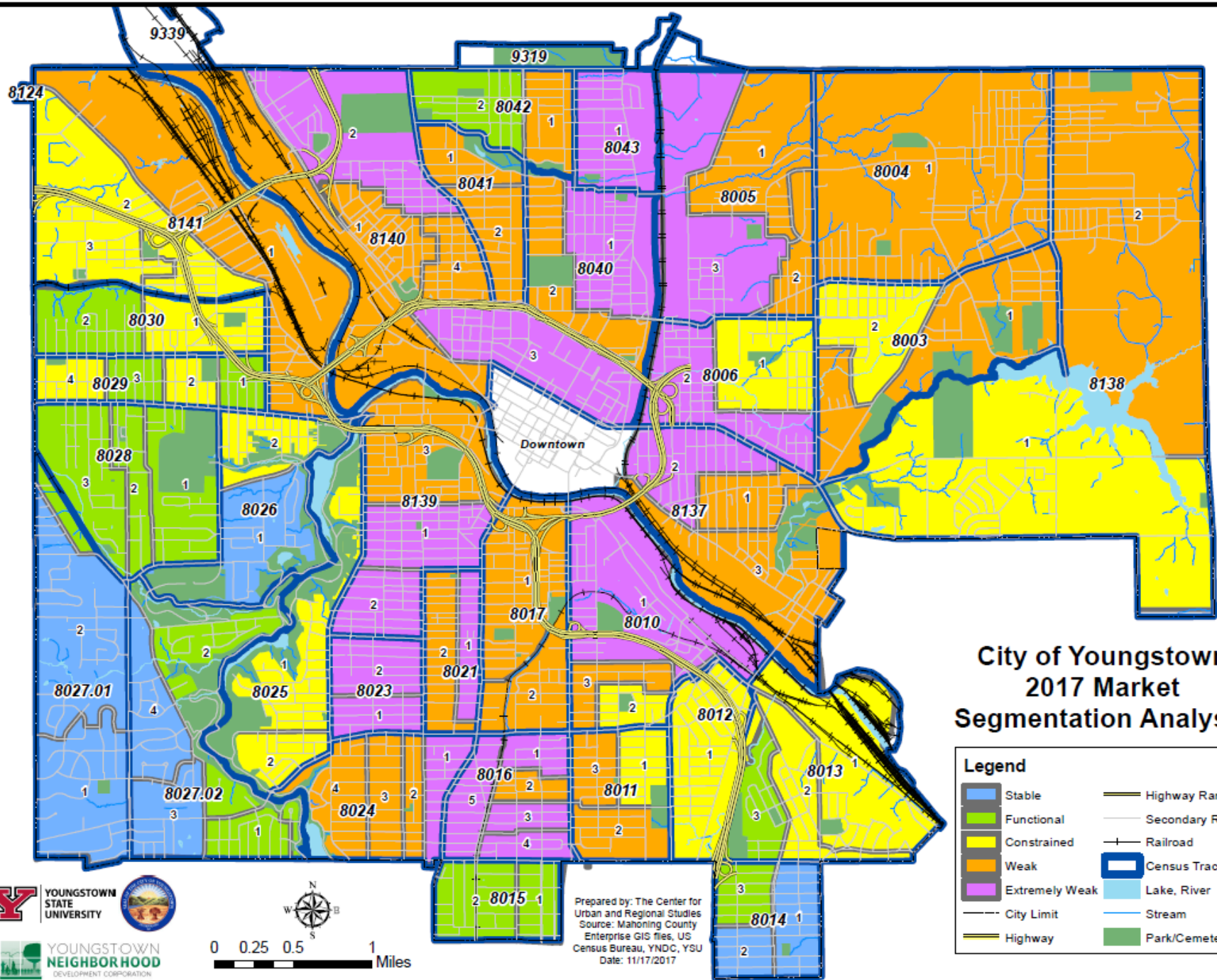
Neighborhood Planning/Stabilization



- Neighborhood Planning
- Neighborhood Organizing
- Board Up/Cleanup
- Grass Cutting/Vacant Lot Cleanup
- Neighborhood Infrastructure – sidewalks, streetscapes, trees, parks
- Volunteer Workdays
- Glenwood Fresh Market

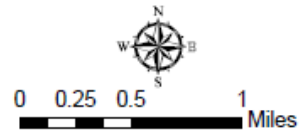
Importance of Neighborhood Data

- Systematically identify resident priorities
- Understand the scope and scale of issues
- Develop a plan/strategy to address the issues
(inform our work / work of partners)
- Leverage resources
- Track progress
- Evaluate / demonstrate the impact



City of Youngstown 2017 Market Segmentation Analysis

Legend			
	Stable		Highway Ramp
	Functional		Secondary Road
	Constrained		Railroad
	Weak		Census Tract
	Extremely Weak		Lake, River
	City Limit		Stream
	Highway		Park/Cemetery



Prepared by: The Center for Urban and Regional Studies
 Source: Mahoning County Enterprise GIS files, US Census Bureau, YNDC, YSU
 Date: 11/17/2017

Parcel-Level Data We Collect

- Detailed Resident feedback – door-to-door surveys to identify resident priorities / evaluate progress
- Housing and property conditions - vacancy, exterior issues
- Infrastructure issues – broken sidewalks, dead street trees, high grass, etc.
- Track/document our work – Houses rehabbed, homes boarded, lots cut/greened, etc.
- Use REGRID mapping/data collection tool – versatile intuitive, easy to train people, easy to manipulate

Resident Feedback Survey

- Neighborhood-scale door-to-door canvassing survey of all households
- Focus on middle neighborhoods – areas of most intervention
- Approximately 30 questions answered at the door –
 - ▣ How the neighborhood is doing?
 - ▣ What are the most important things that can be done to improve neighborhood?
 - ▣ What amenities would you like to see / not like to see in your neighborhood?
- Demographic information – ensure the survey is representative of the neighborhood
- Contact information – for those who are interested in staying involved – ongoing engagement / organizing

Resident Feedback Survey

- Hire 1-2 longtime residents to complete the survey – Stewards
- Use **Housing Conditions Survey** data to identify where all occupied homes are located
- Visit each house where no one answers at least 2 times
- Leave flyer with link to web version of the survey for those who don't answer



The Elliotts

BLESSED

HOME HOME

RETAIL

www.dcc.org
stand
Neir
de

Over the past few years, do you feel the neighborhood has...? Improved

Why? Property owners caring about There property

Out of the following list of priorities, which would you say is the MOST important? Eliminating blight/abandoned properties

How safe do you feel overall in your neighborhood? Safe

What makes you feel safe/unsafe? (Blank)

Thanks! Next, I'm going to run through a list of possible priorities see how important you feel they are for the neighborhood. For each one, I'd like you to tell me how important this priority is or you: VERY important, SOMEWHAT important, NOT THAT important, or NOT IMPORTANT at all, or UNDECIDED: Increasing neighborhood involvement and pride

Ensuring the neighborhood is a safe place to live Very important

Creating a vibrant neighborhood commercial corridor on Market Street Very important

Repair occupied homes throughout the neighborhood Very important

Build new housing in the neighborhood Very important

Reclaim and rehabilitate vacant properties and land for productive use Very important

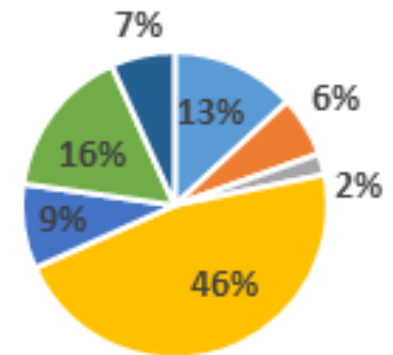


My name is XXXX and I live on the south side and work for Youngstown Neighborhood Development Corporation (YNDC) with residents in this community for over a many years to help improve quality of life in the neighborhood. YNDC is s...

Resident Feedback Survey

- 40% of all households responded
- Demographically representative
- Inform programs/strategies (Fresh Market example)
- Evaluate impact of work

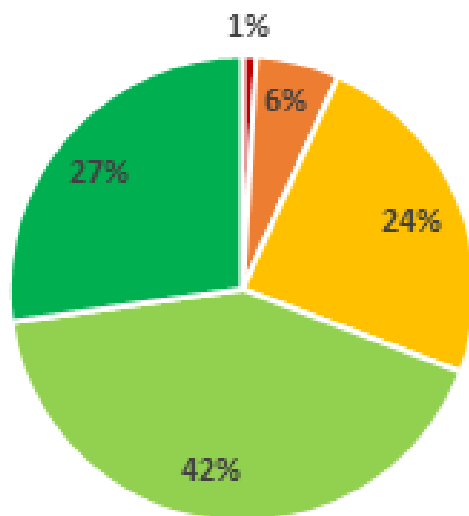
Which of the following list is the highest priority?



- Eliminating blight/abandoned properties
- Fixing streets and sidewalks
- Improving parks/recreation
- Improving safety/reducing crime
- Programs for youth
- Renovating and improving housing
- Revitalizing Glenwood Avenue

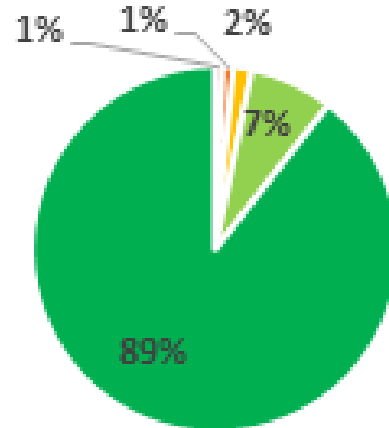
Resident Feedback Survey

How safe do you feel overall in your neighborhood?



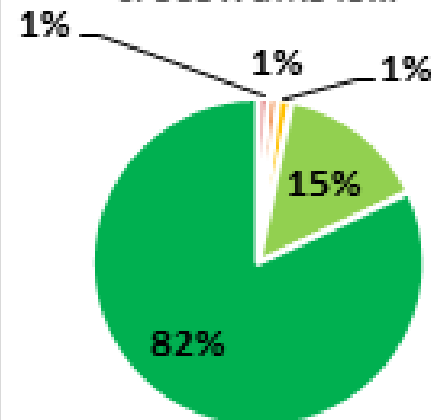
- Very unsafe ■ Unsafe
- Neutral/unsure ■ Safe
- Very safe

Addressing nuisance properties is...



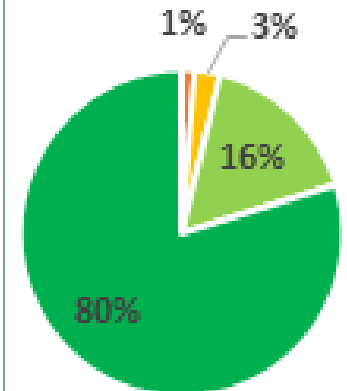
- Not important at all
- Not that important
- Undecided
- Somewhat important
- Very important

Fixing streets, sidewalks, and crosswalks is...



- Not important at all
- Not that important
- Undecided
- Somewhat important
- Very important

Repairing occupied homes throughout the neighborhood is...



- Not that important
- Undecided
- Somewhat important
- Very important

Resident Feedback Survey

- *“I think YNDC has the right approach...I purchased my home back in 2017 and I have witnessed a marked improvement in the area.”*
- *“Keeping up the properties; we have lived here since ‘91 we have seen a lot of problems. This is how you bring your property back up.”*
- *“The most important thing is to get rid of the drug houses... because the drug houses bring crime and they destroy property.”*
- *“Improvement to the Glenwood corridor is really important. **No bars no vape stores, no corner stores, no gas stations, no car dealerships.**”*

Housing Conditions Survey

- Walking survey of all residential properties using tablets
- Includes:
 - ▣ All vacant houses in any condition (abandoned, empty and maintained, and for sale
 - ▣ Occupied houses with serious exterior issues
- Neighborhood-based and citywide
- 2 trained staff/interns, covered 34 square miles in approximately 6 weeks
- Basic questions -- make it easy for surveyors to identify / evaluate properties

Housing Conditions Survey

- Efficient Quality Control
 - ▣ Using the REGRID Dashboard –
 - Spot check the surveys on the map, look at the photos to verify they are on the right parcel and the survey response reflects what's in the photo.
 - ▣ Import Useful Data for Field Checks –
 - Import other relevant data to the map and field check – USPS vacancy data, inactive water accounts, active code violations, tax delinquency, etc.
- Import useful data to develop strategies (i.e. tax delinquency, owner-occupancy)

159 Lowell Ave

Parcel Data

ACTIONS

2021 Citywide Housing Conditions Survey (6-21-2021)

Housing_Survey_CoY_2021.xlsx

PREV [Icons] NEXT



2021 Citywide Housing Conditions Survey

From Joe Jadue · 9:30 AM, Jun 21 2021

Is there major dumping?	No
Is the property obviously abandoned?	No
Is the roof deteriorated?	No

Map navigation controls: +, -, BACK OUT, BOUNDS, LAYERS, LOCATE ME, DRAW, PRINT



Legend is Vacant and Tax Delinquent Legend is Vacant and Taxes Current Legend is Occupied with Other Exterior Issues Legend is Occupied with Roof Issues

Pleasant Grove Housing and Property Conditions



Legend - Oct 2014

- Registered Rental (93)
- Registered Vacant (21)
- Occupied w/Exterior Code Violations (78)
- Vacant Properties (65)
- Unmaintained Vacant Lots (11)
- X** Illegal Dumping Site (4)
- City Limit
- Neighborhood Boundary
- Secondary Road
- Railroad
- Lake, River
- Other Properties



4329 Helena Ave: DEMOLITION

4329 Helena Ave

Overgrown vegetation; unsecure windows and doors; peeling paint on trim; roof and gutter damage; porch and outside stairs in disrepair; infested with raccoons and groundhogs.



4329

2014-2018

NEIGHBORHOOD ACTION PLAN IMPACT ANALYSIS

YNDC analyzed various factors measuring neighborhood health and stability over time to determine the impact of YNDC and our partners' work in the neighborhood action plan areas. The neighborhood action plans were completed in 2014 and 2015; thus data points in 2014 and 2015 were used as baselines to measure progress through 2018. Some historic data, dating from before 2014, was used to provide historic context. Primary findings are listed below.



Vacancy has decreased dramatically citywide, from 3,927 vacant structures in 2014 to 2,226 in 2018.



The rate of new vacancy has slowed, particularly in action plan areas; between 2008-2014 approximately 278 structures became vacant citywide each year, but between 2014-2018 only 25 structures became vacant each year in all action plan areas combined.



Crime has decreased significantly, with decreases in the majority of action plan areas outpacing citywide declines.



Tax delinquency has decreased in action plan areas with the most intervention from the Mahoning Co. Land Bank and YNDC; half of action plan areas had a decrease in tax delinquency while the citywide rate increased between 2014-2018.

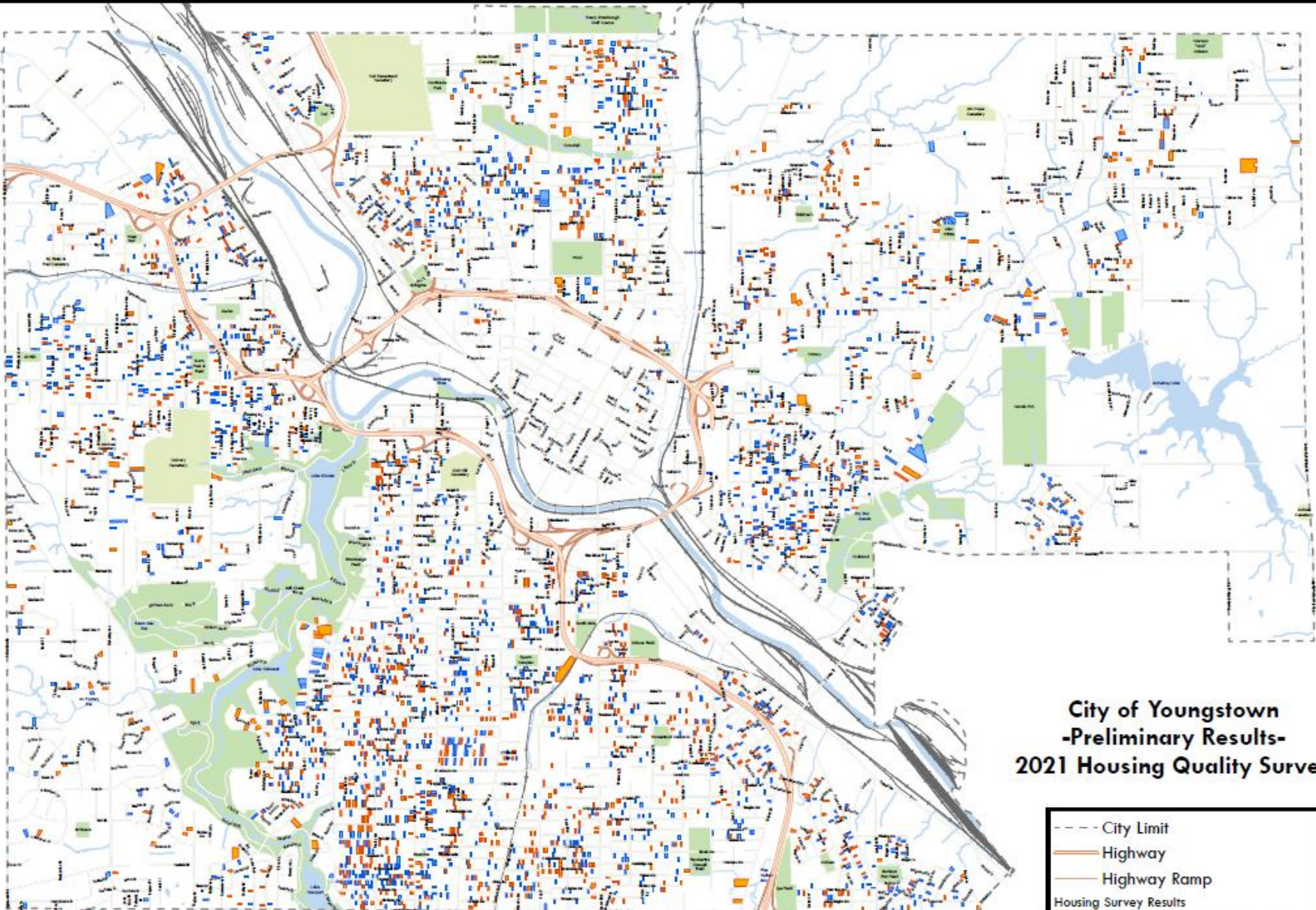


Property values have increased significantly, from an average sale price of \$35,235 in 2014 in action plan areas to \$50,544 in 2018.

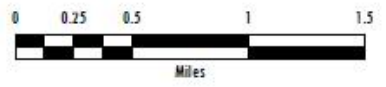


Homeownership rates have stabilized in multiple action plan areas in contrast to long-term trends of rapidly decreasing homeownership in most neighborhoods in the city.

City of Youngstown -Preliminary Results- 2021 Housing Quality Survey



- - - City Limit
 Highway
 Highway Ramp
 Housing Survey Results
 Vacant Residential Structure (1,727)
 Occupied w/Code Issues (1,803)



Prepared by:
 Youngstown State University
 Department of Humanities
 and Social Sciences
 Geography and Urban-
 Regional Studies Program
 Source: Mahoning County
 Enterprise GIS files, YNDC,
 YSU 8/17/2021 2:39 PM



Housing Conditions Survey

- Catching up on vacancy for the first time in decades –
 - ▣ 4,500+ in 2008 to 1,727 in 2021
 - ▣ Only ~750 need demolished
 - ▣ Identify potential candidates for rehabilitation by YNDC/partners
- Need for home repair remains great –
 - ▣ Over 1,000 homeowners with significant exterior issues
- Poor quality rental housing persists throughout the city
 - ▣ Identify and address problem landlords.
- Can be examined at neighborhood-level too to inform our work in middle neighborhoods.

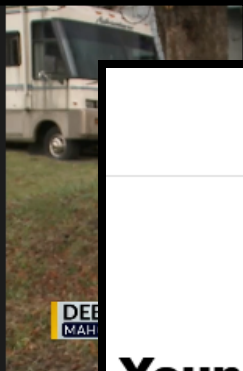
LOCAL NEWS

Non-profit looks to demolish nearly 800 abandoned houses in Youngstown

by: [Jacob Thompson](#)

Posted: Nov 15, 2021 / 10:29 PM EST

Updated: Nov 15, 2021 / 10:29 PM EST



SHARE    ...

YOUNGSTOWN, Ohio (WKBN) — Youngstown could be close to getting rid of many of the abandoned houses in the city.

The Mahoning County Land Bank said with the help of a state grant, the project could be finished within the next two years.

The Vindicator

Youngstown council OKs demolition of 500 homes

YOUNGSTOWN — City council plans to spend about \$5.1 million to demolish 500 of the worst abandoned houses.

LOCAL NEWS

Grant helps YNDC tackle roofing issues in Youngstown

by: [Jacob Thompson](#)

Posted: Dec 21, 2021 / 05:33 PM EST

Updated: Dec 21, 2021 / 04:33 PM EST

SHARE    ...

YOUNGSTOWN, Ohio (WKBN) – Every family wants to be safe and warm all year long. But with a proper roof, some families are left without that protection.

The Youngstown Neighborhood Development Corporation (YNDC) is using a grant to help with the need.

MAHONING COUNTY LAND BANK SECURES \$500,000 TO DEMOLISH HOUSES, BUILDINGS – MAHONING MATTERS

[Home](#) » [Mahoning County Land Bank secures \\$500,000 to demolish houses, buildings - Mahoning Matters](#)

The Mahoning County Land Bank recently secured \$500,000 in state funds to demolish houses and commercial buildings next year and is in line for more dollars to support potentially hundreds of additional demolitions in the next several years, officials say.

“The end of Youngstown’s inventory of vacant, abandoned, unsafe and beyond-repair housing is in sight,” Debora Flora, executive director of the land bank, said in a news release.

“The initial funds will allow us to raze about 40 houses,” she said.

The land bank and its partners believe that, after many years of demolitions, Youngstown is about 800 demolitions away from clearing the city’s inventory of beyond-repair housing, the release states.

To see the full story from Mahoning Matters, click [here](#).

Other Parcel-Level Data

- **Mapping/Documenting infrastructure issues** in a systematic manner for neighborhood planning and improvement projects (sidewalks, dead street trees, street light issues, illegal dumping, etc.)
- **Documenting work completed**, especially in coordination with partners (e.g. boarding up vacant houses, cutting high grass)

Overview

Save

Share ⚙️

Bookmarks

Filter

Style

List

Datasets

Import

Export

Census

Survey

Need to download county data?

[Visit the Data Store](#)



2022 Sidewalk Survey

From [jdaugherty](#) · 3:54 PM, Jan 13

What type of property?	Lot
Is it vacant?	No
How many sidewalk squares are broken?	4
Is there an orphan approach that needs removed?	Yes
How many?	1
Is there a curb ramp that needs replaced?	No
Did you take a photo of the issues?	Yes
Coordinates	,
Notes	(Blank)
Tags	(Blank)



CURRENTLY VIEWING: [US](#) > [OHIO](#) > [MAHONING COUNTY](#) > **YOUNGSTOWN**

- Overview
 - Save
 - Share ⚙️
 - Bookmarks
 - Filter
 - Style
 - List
 - Datasets
 - Import
 - Export
 - Census
 - Survey
 - Feed
 - Charts
- Need to download county data?



Youngstown Board Ups

From [jdaugherty](#) · 10:38 AM, Nov 30 2021

Before or After Survey?	After
Number of openings boarded	10
Did you take a photo at completion?	Yes
Coordinates	,
Notes	(Blank)
Tags	(Blank)

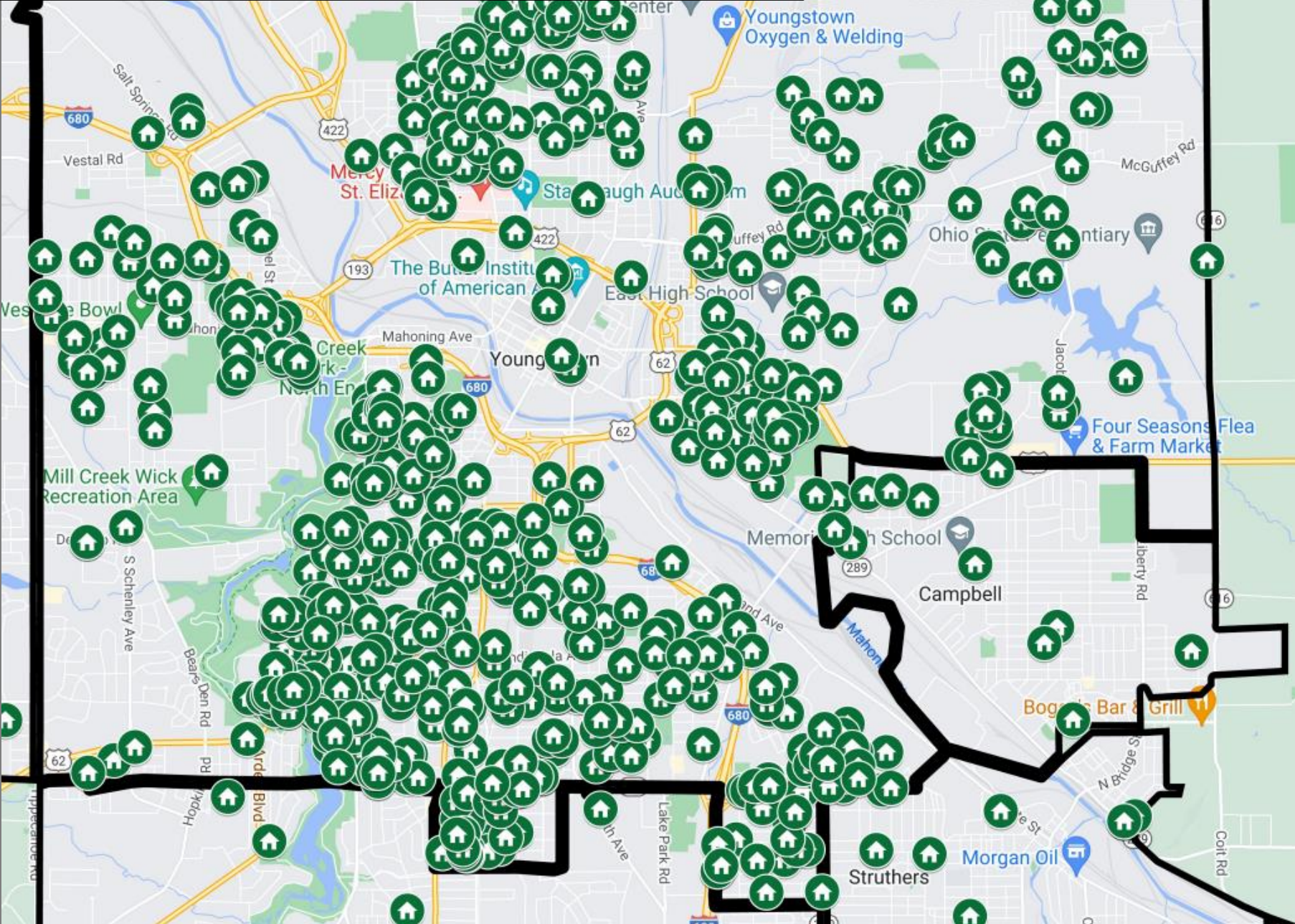
+
←
+
🌐
➔
✎

BACK OUT
BOUNDS
LAYERS
LOCATE ME
DRAW

■ Before or After Survey? is After
 ■ Before or After Survey? is Before

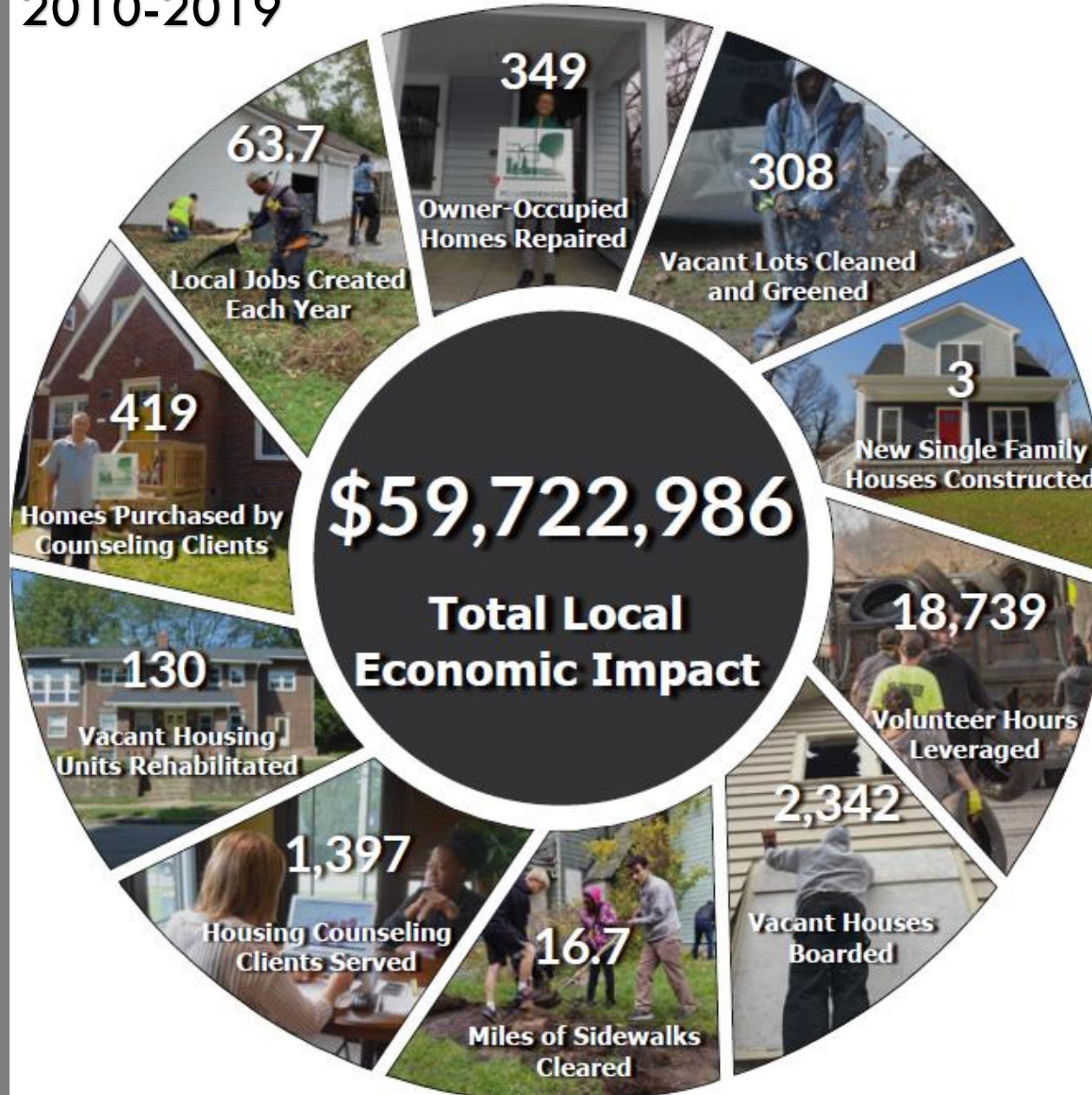
Address	Parcel No.	City	County	Date
628 Almyra	53-129-0-009.00-0	Youngstown	Mahoning	10/1/2019
524 Spring	38-016-0-332.00-0	Struthers	Mahoning	10/3/2019
330 Randolph	53-093-0-061.00-0	Youngstown	Mahoning	10/3/2019
1534 Republic	53-104-0-086.00-0	Youngstown	Mahoning	10/3/2019
12205 Goshen Lot 61	13-010-0-010.00-0	Salem	Mahoning	10/3/2019
1507 Wakefield	53-192-0-127.00-0	Youngstown	Mahoning	10/4/2019
4271 Lake	48-074-0-024.00-0	Struthers	Mahoning	10/7/2019
797 Dean	53-206-0-536.00-0	Youngstown	Mahoning	10/9/2019
2002 Logan	53-011-0-583.00-0	Youngstown	Mahoning	10/9/2019
4555 Rita	48-075-0-056.00-0	Austintown	Mahoning	10/10/2019
26 E Chalmers	53-047-0-268.00-0	Youngstown	Mahoning	10/11/2019
240 Breaden	53-049-0-248.00-0	Youngstown	Mahoning	10/11/2019
2874 Penny	48-093-0-013.00-0	Austintown	Mahoning	10/11/2019
74 E Warren	53-054-0-108.00-0	Youngstown	Mahoning	10/22/2019
531 Oxford	53-077-0-036.00-0	Youngstown	Mahoning	10/22/2019
1026 Mercer	53-063-0-369.00-0	Youngstown	Mahoning	10/22/2019
445 Carroll	53-054-0-423.00-0	Youngstown	Mahoning	10/22/2019
510 Francisca	53-081-0-246.00-0	Youngstown	Mahoning	10/22/2019
1716 Oak	53-029-0-374.00-0	Youngstown	Mahoning	10/23/2019

YNDC Home Repairs – 2012 - 2022



Ten-Year Economic Impact Report

2010-2019



Getting the Work Done

- Developed 15 publicly-adopted neighborhood plans and a citywide housing strategy
- 169 Vacant Buildings Renovated
- 555 Home Repair Projects Completed
- 490 Emergency Home Repair Projects Done
- More than 2,400 Vacant Homes Cleaned and Boarded
- Cleaned and Greened More than 300 Vacant Lots,
- Over 1,000 Trees Planted
- Millions of dollars leveraged for sidewalks around schools and improving city parks
- Replaced and Reclaimed Approx. 20 Miles of Sidewalk
- Leveraged over \$70 million in direct investment in Youngstown's neighborhoods since 2010
- Tangible progress at improving homeownership, safety, and quality of life

Key Lessons

- Keep it simple –
 - ▣ Collect ONLY what you need ; know how you will use it
 - ▣ Simple survey questions and process – easy to collect and easy to train
- Build a sustainable routine for collecting the info – e.g. every 2 years for housing conditions
- Track and document the results of your work continuously!

Thank You!

Jack Daugherty, AICP



- Youngstown Neighborhood Development Corporation
- 820 Canfield Road, Youngstown, OH 44511
- 330.480.0423
- jdaugherty@yndc.org
- www.yndc.org
- Instagram: @YoungstownNDC
- www.facebook.com/YtownNDC

Grandmont Rosedale - Detroit, Michigan

- Grandmont Rosedale Development Corporation
- 5 neighborhoods with associations
- Network of block clubs
- Resident committees



Grandmont Rosedale - Detroit, Michigan

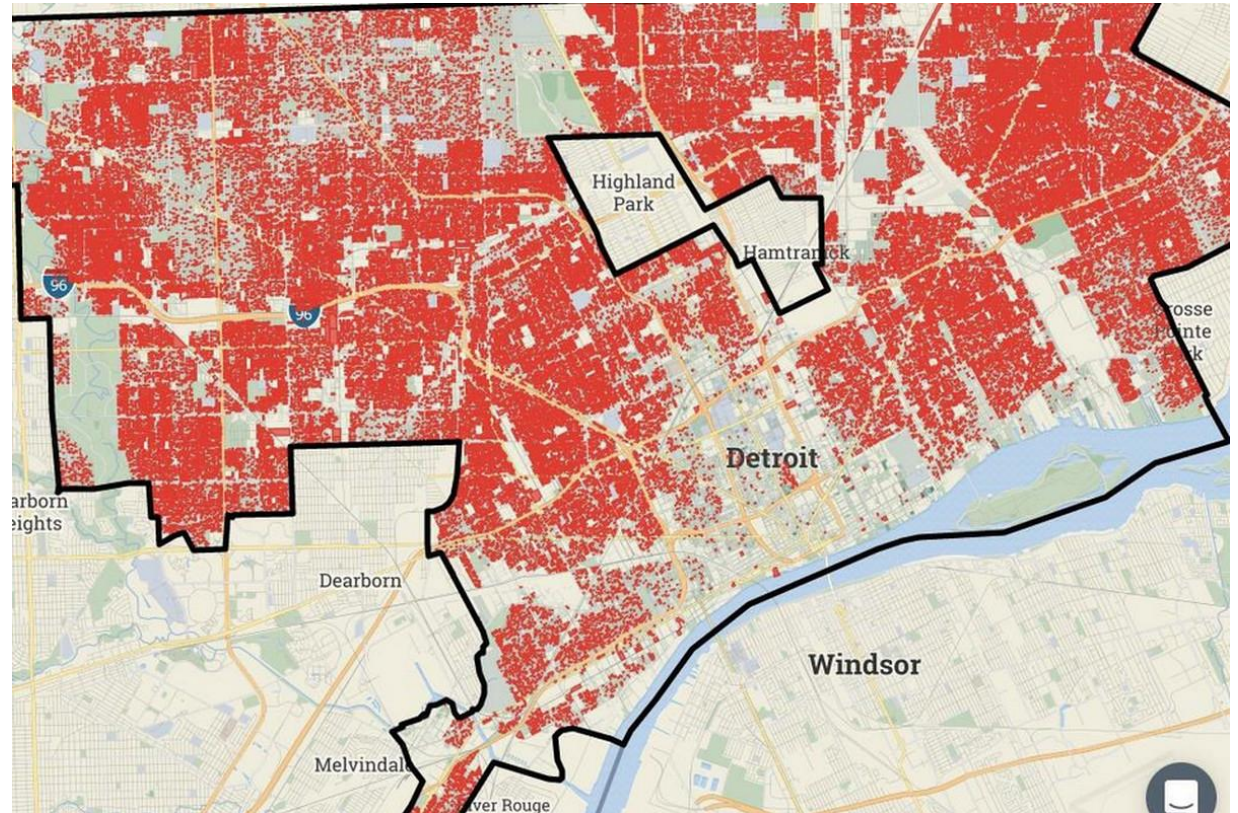


The Problem

This map shows every Detroit property that reached the Wayne County tax foreclosure auction from 2002 - 2016.

In a city of 384,840 properties, there have been 143,958 tax foreclosures at auction over the last 15 years, with the vast majority since 2008.

*This map does NOT include mortgage foreclosures.



The Problem Visualized

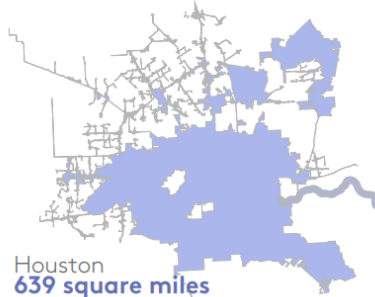


Vacant Land in Detroit

- Estimates range between 24 - 40 square miles of vacant lots in Detroit.
- At 40 square miles, you could fit all of Miami or San Francisco inside all that emptiness.

Size

Since 1926, Detroit's size has been fixed at 139 square miles. Detroit is larger in area than Manhattan or cities with larger populations, such as Boston or San Francisco. However, when compared to the 25 largest cities in the United States by population, 19 are larger in size.



THE CHALLENGE



The Grandmont Rosedale neighborhoods have had a stable history of home sales, occupancy, and overall quality of life, covering several decades. However, macro-level forces and recent changes in the local market have contributed to unprecedented neighborhood instability. The four most prominent factors leading to instability in the Grandmont Rosedale neighborhoods are rising foreclosures, increasing vacancies, declining housing values and decreasing market sales.

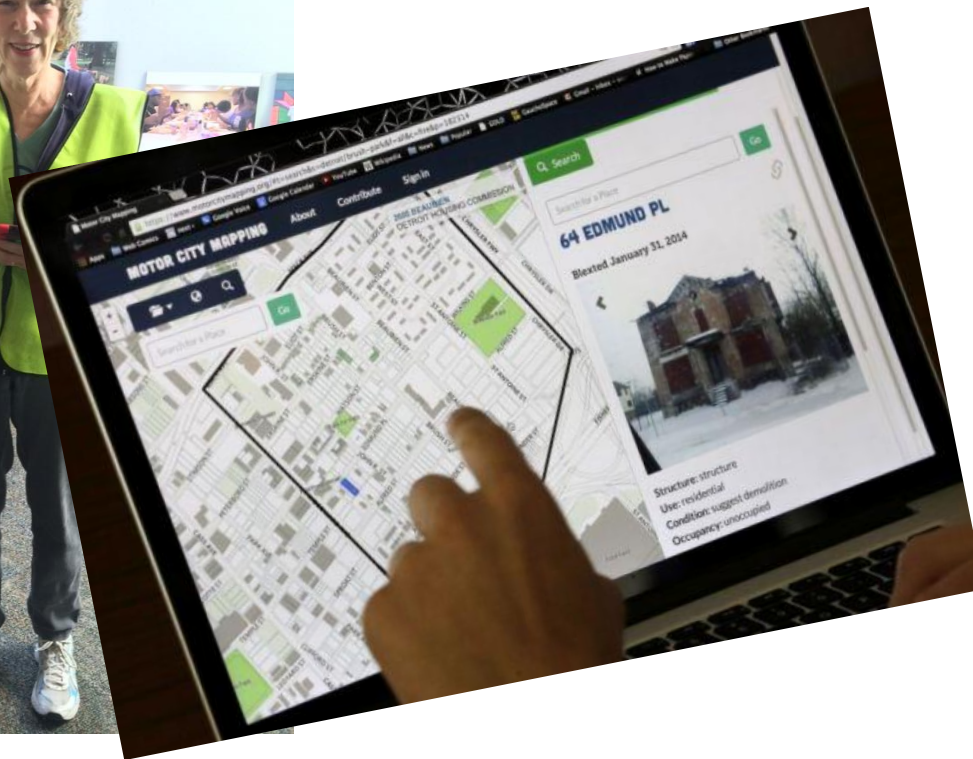


Vacant Property Task Force is Formed



Monthly meetings since 2009!

Using Regrid to survey all 5,500 homes



- Trainings
- Tablets
- Safety Vests
- Car magnets

Regrid Custom Surveys

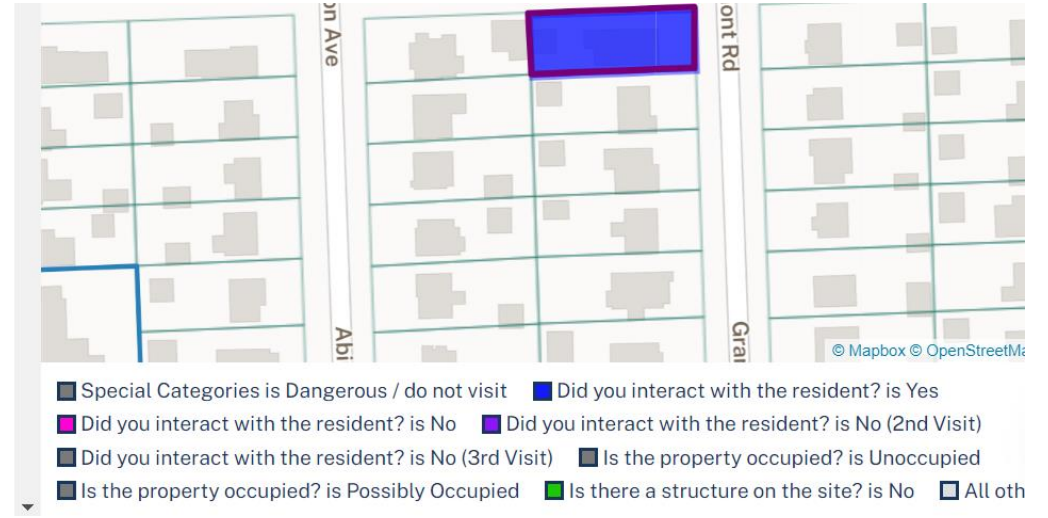
Is there a structure on the site?	Yes
How many residential units?	Single Family
What is the condition of the structure?	Fair
Is the property occupied?	Occupied
Did you interact with the resident?	Yes
What is your relationship to the property?	Owner
Are you aware this property is behind on its property taxes?	Unsure / Maybe
Are you familiar with Detroit's property tax exemption program that can wipe out your current year's property taxes?	No
Do you think you are eligible for a property tax exemption?	Yes
Can we follow up with you with further property tax resources?	Yes
Does your home need any major repairs?	Yes
What would you say is the most important repair your home needs?	Roof, basement walls



TAX STATUS ▶

Premium Fields

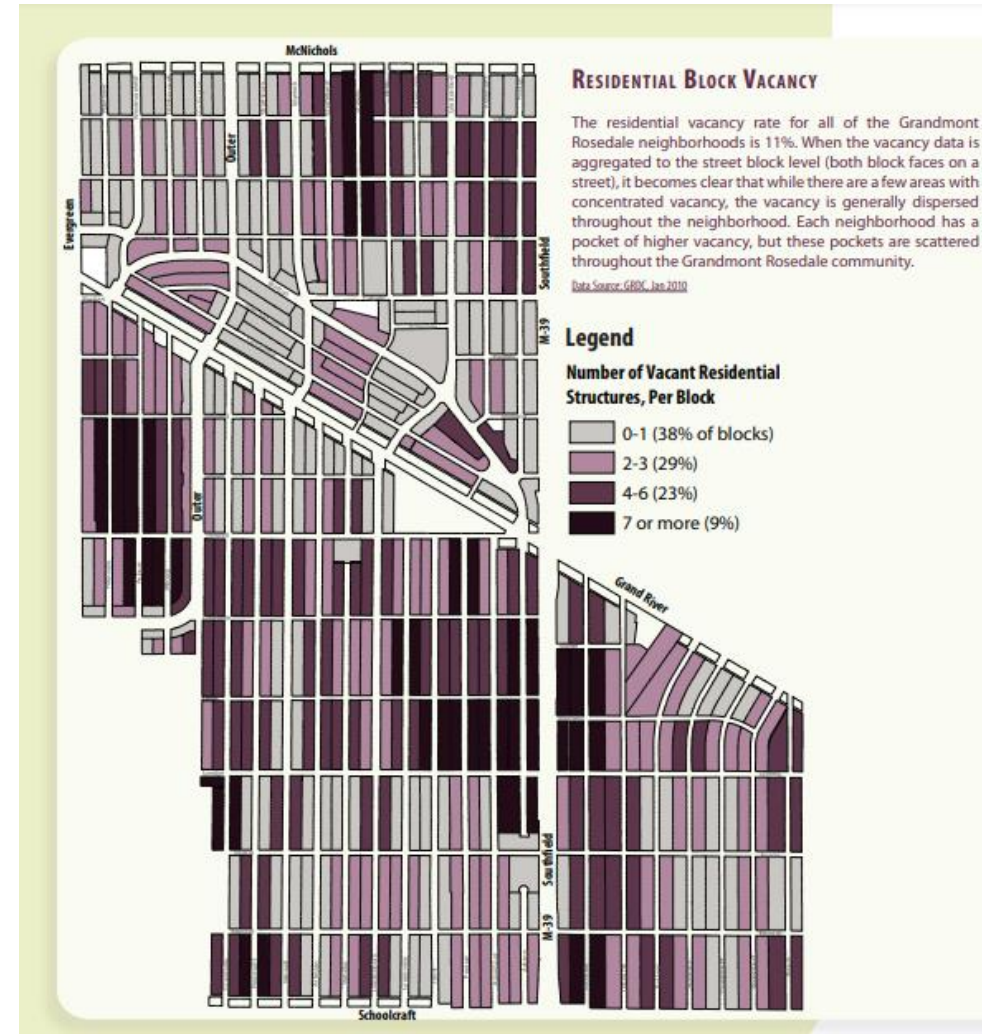
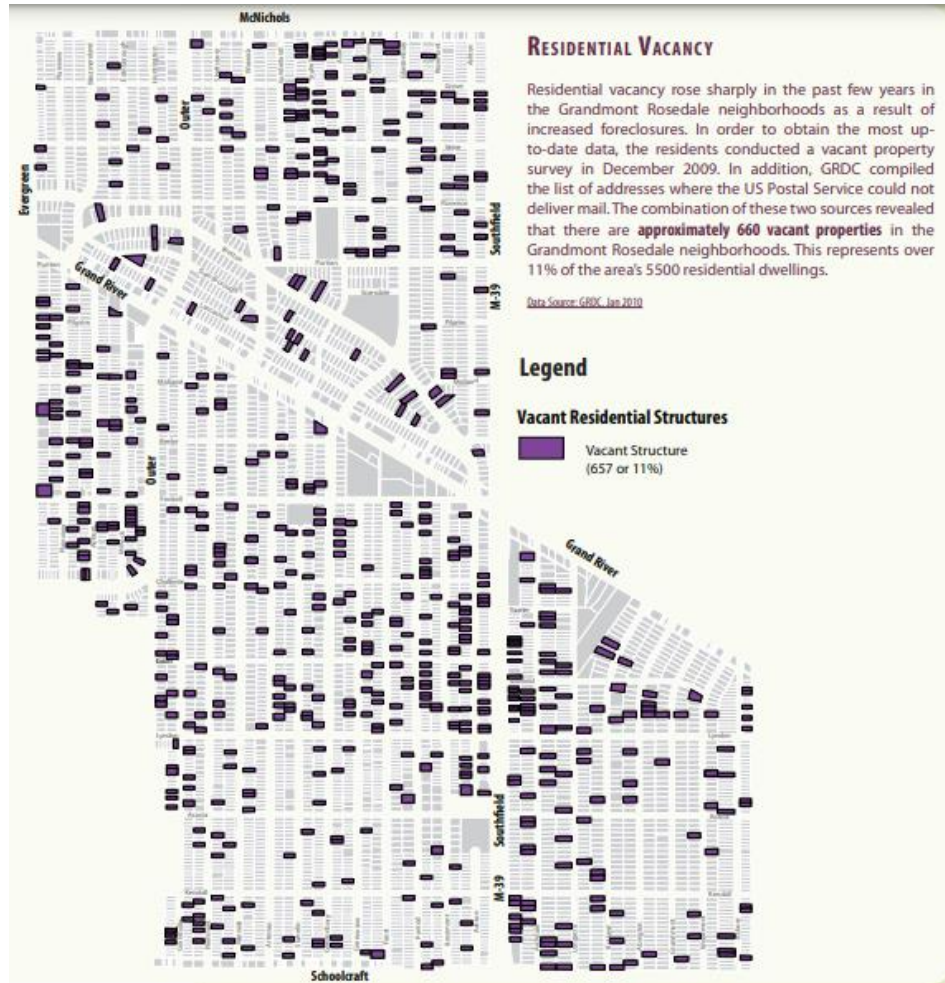
to-neighbor-data



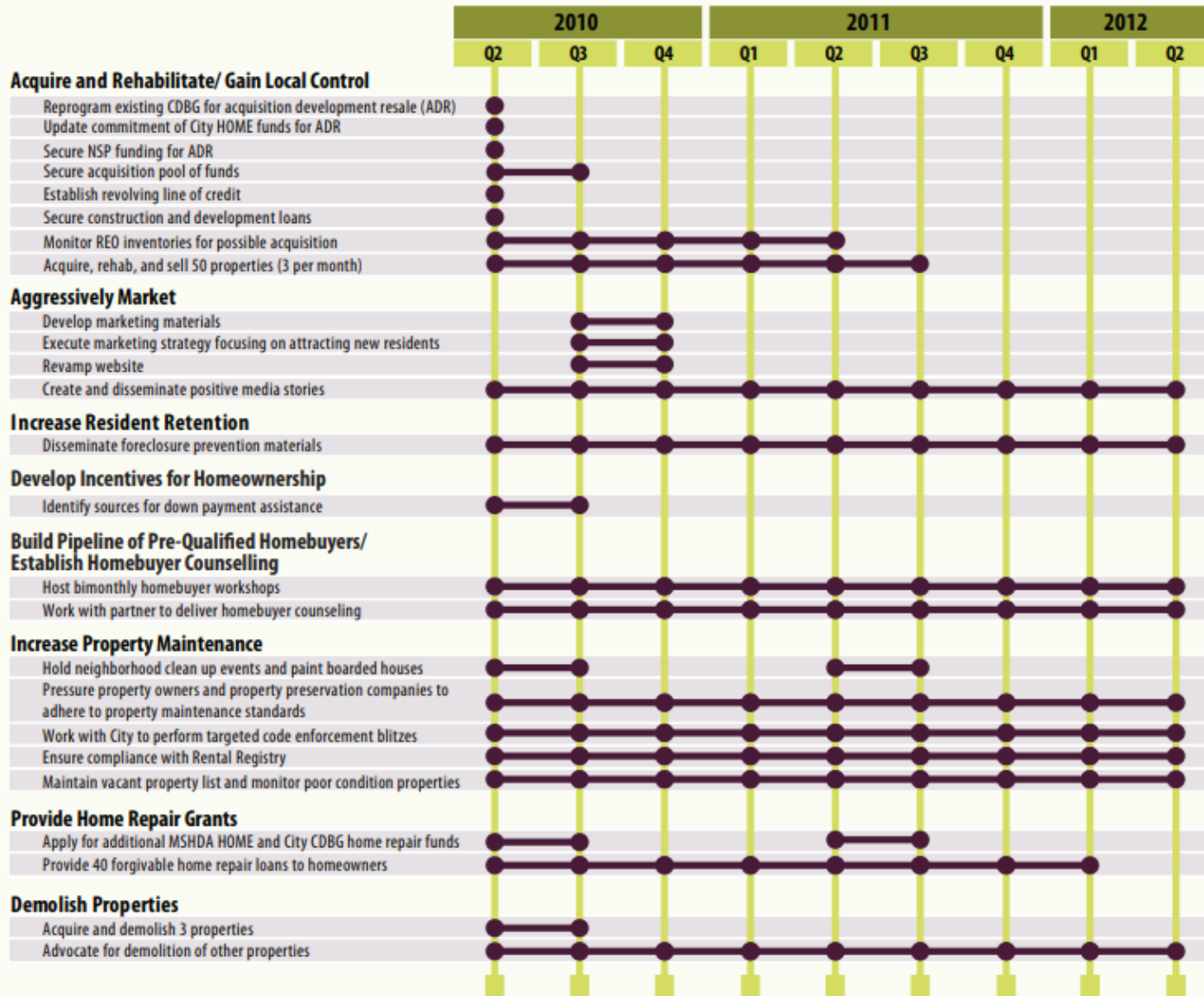
Some data (i.e. ownership, parcel data, photos, assessor's office) is pre-populated by Regrid, but varies by region

The rest is custom-built surveys by the user!

Results



ACTION STEPS AND TIMELINE



Sharing Resources with Community



- Door to door outreach
- Foreclosure prevention workshops
- “Who to call” lists

Fundraisers & Donation Drives



Detroit's Oldest Community Theater

THE PARK PLAYERS
present:



A benefit for the Grandmont Rosedale
VACANT PROPERTY TASK FORCE

Sunday, March 13th
18445 Scarsdale • Detroit, MI 48223

1:30pm - Doors open	Tickets: \$25
2:00pm - Showtime	Light refreshments provided

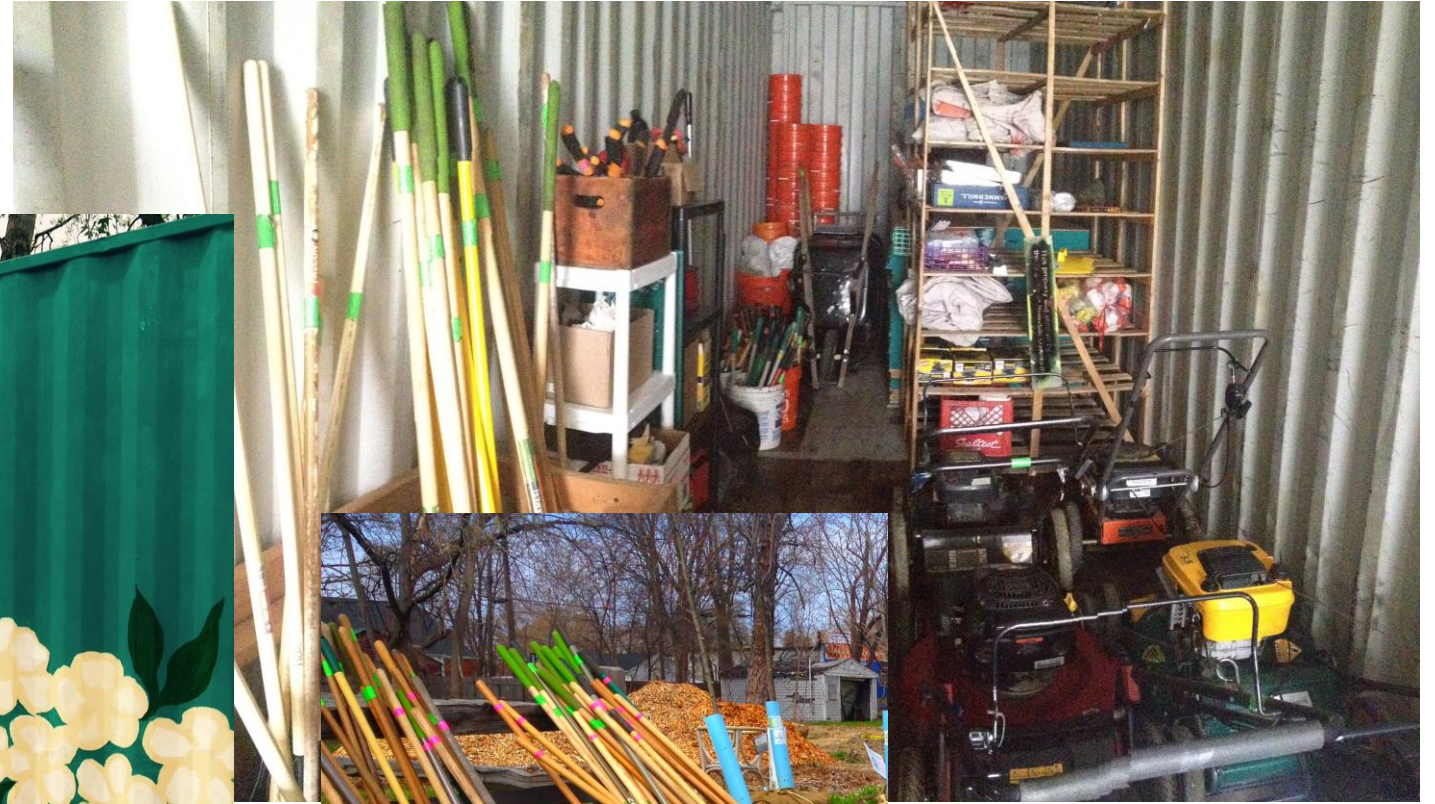
For Tickets and information,
contact **Becki Kenderes**:
313-387-4732 x 101
bkenderes@grandmontrosedale.com



GRANDMONT
ROSEDALE
DEVELOPMENT
CORPORATION



Tool Library



Graffiti Removal



Board-ups & board paintings

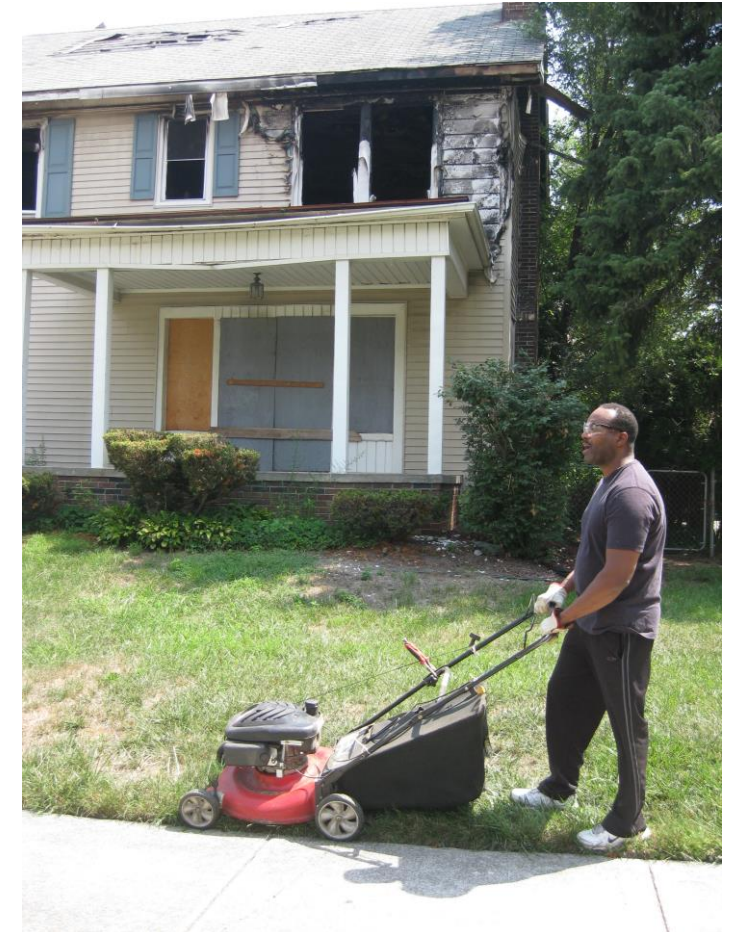


Disguising Vacancies

- Disguise board ups
- Lawn care
- Decorate for holidays
- Put out trash receptacle
- Tire tracks on snowy driveways



Mowing Vacant Lots and Lawns



Clean-ups of Litter & Illegal Dumping



Reporting Violations & Partnering with City Depts.



Deed Fraud

Bernard J. Youngblood, the Wayne County Registrar of Deeds honored the Vacant Property Task Force volunteers for their persistence in bringing a fraudulent homeowner who had stolen 24 houses in northwest Detroit to justice.

“This task force was so diligent in protecting their neighborhood – they took copious notes, kept records of license plate numbers, makes of cars, times the fraudulent homeowner came and went – this criminal plead guilty to stealing 24 homes. It’s tremendous!”



Demolition Advocacy



Fencing & Bollards



Repurpose Vacant Lots

- Tree nursery
- Flower gardens, rain gardens
- Walking path
- Permeable parking pad
- Gathering spaces



Neighborhood Marketing



Home Repair & Rehab



Us Today

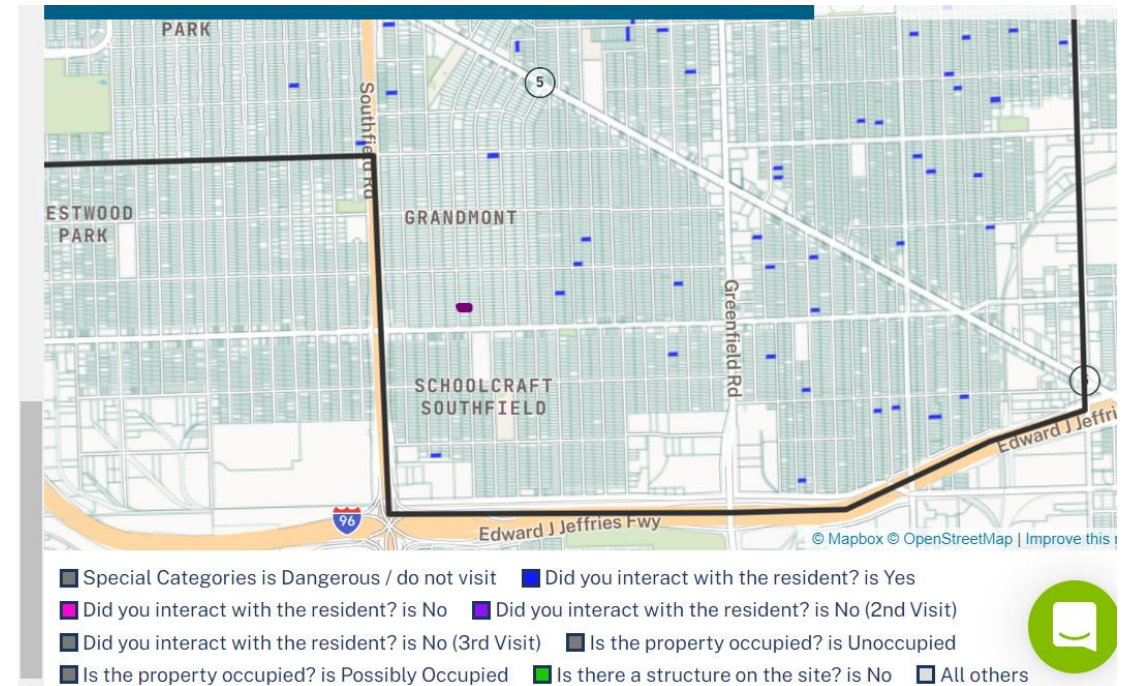
- GRDC renovated over **120 single family homes**
- GRDC provide home repair assistance to **over 156 homeowners**
- **Vacancies are at 2%**, only a handful of problem properties
- GRDC purchased the majority of vacant lots in the community and has **activated them for community gatherings**
- VPTF still meets monthly, but has **broadened their scope of work** to include general beautification activities and code enforcement of occupied rental properties

Using Regrid Now

- Special canvassing activities (i.e. Child Tax Credit)
- Foreclosure outreach
- Custom survey questions (i.e. home repair)

Map is filtered to show homes that were subject to foreclosure in 2019, but have been redeemed and require home repairs.

[FOR HOMEOWNERS ONLY] If you think you qualify for the property tax exemption, would you need help with transportation getting to a free workshop where you can apply?	<u>Yes</u>
Does your home need any major repairs?	<u>Yes</u>
What would you say is the most important repair your home needs?	<u>Plumbing</u>
How many people live in your home?	<u>3</u>
Special Categories	<u>None of the above</u>
Coordinates	
Is there any other housing related help or information you might need? / Any Notes	<u>(Blank)</u>
Tags	<u>(Blank)</u>



Contact Info

Becki Kenderes, *Program Director*

Grandmont Rosedale
Development Corporation

becki@grandmontrosedale.com

313.387.4732 x 120



Resources

- Regrid.com
- Detroit Future City - *Field Guide to Working with Vacant Lots*
- Michigan Community Resources – *Vacant Property Toolbox*
- United Community Housing Coalition
- Detroit Land Bank Authority

JOIN US!
**The Middle Neighborhoods
Community of Practice
(CoP)**

The Middle Neighborhoods CoP is an informal, facilitated network of practitioners, researchers and policymakers engaged in revitalizing middle neighborhoods. CoP members share learnings through topical webinars, referrals, site visits, phone calls, and occasional larger group events.

There are currently more than 800 people in the CoP. Please join us!

middleneighborhoods.org



Subscribe

Center for Community Progress

Check out: The Cornerstone Webinar Series

Thank you for
joining us!

Please email us if you have ideas for webinars, case studies, news stories, etc.

Tell us about your experience today!