

USING DATA TO DRIVE NEIGHBORHOOD INVESTMENT

Strategic Data Use to Stabilize Neighborhoods | Federal Reserve Bank of Richmond, Baltimore Branch | December 6, 2011



Connecting Lawyers and Communities

ABOUT COMMUNITY LEGAL RESOURCES

Michigan nonprofit delivering
LEGAL + POLICY, EDUCATION + OUTREACH, and PLANNING + TECHNICAL ASSISTANCE
services to nonprofit organizations



PLANNING + TECHNICAL ASSISTANCE PROGRAM

CLIENTS: not for profit organizations focused in Detroit (block club to City)

SERVICES: GIS mapping, analysis, and planning

FOCUS: Detroit, neighborhood stabilization, housing, and market

CLR is getting a new name ---- Michigan Community Resources

COMMUNITY + DATA + PLANNING



DECISIONS

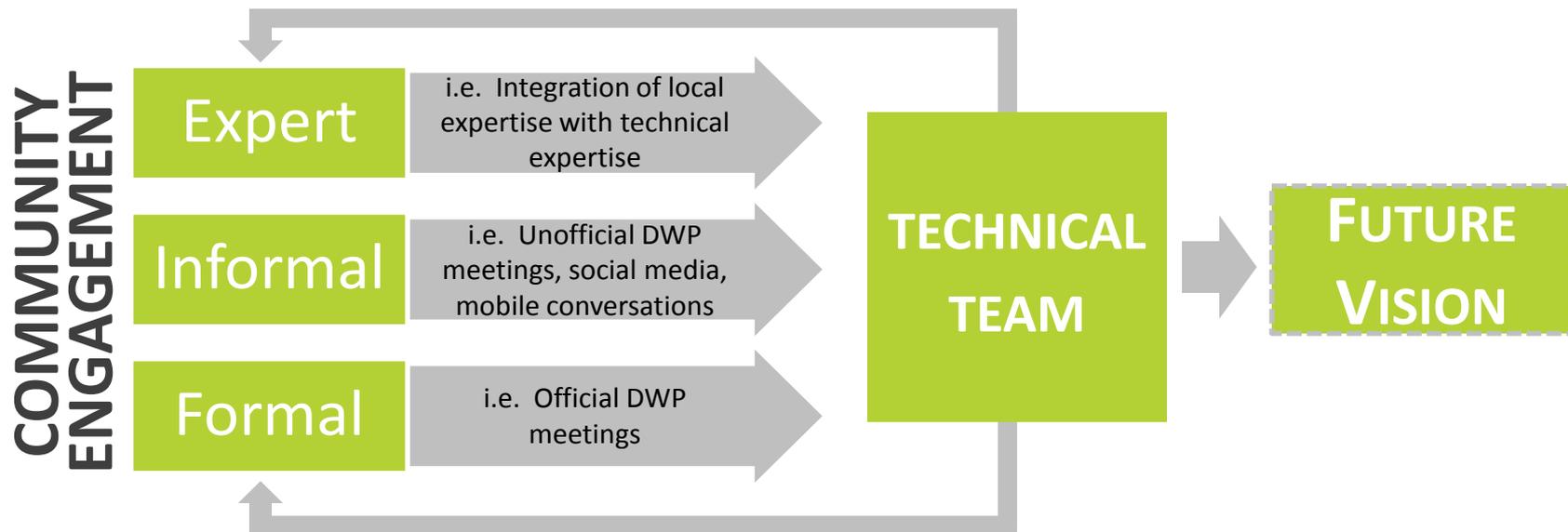
DETROIT WORKS PROJECT LONG TERM PLAN

GOAL: To create a blueprint that redefines Detroit's physical, social, and economic landscape

- + Physical vision of what Detroit can look like, policies recommendations and implementation strategies
- + Will address future land use, neighborhoods, jobs/economic growth, and infrastructure

GOAL: To engage a diverse community in a meaningful way that shapes the future vision and creates lasting capacity for implementation

- + Challenge: collecting, analyzing, and summarizing feedback from multiple types of input

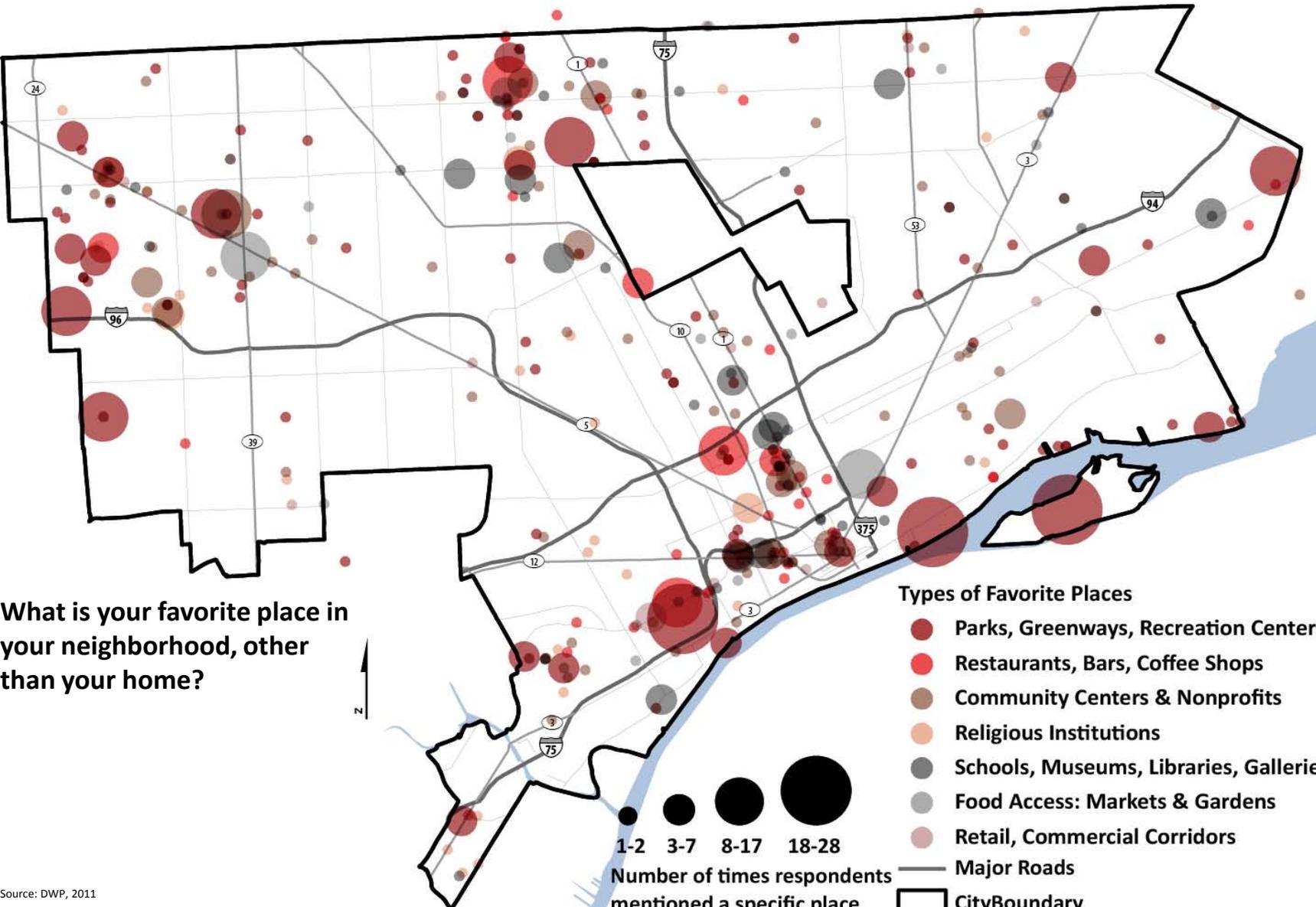


DETROIT WORKS PROJECT LONG TERM PLAN

SCALE

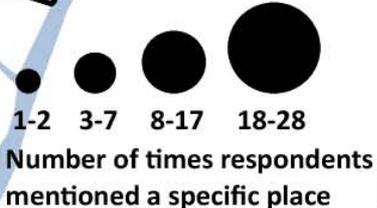


parcel
short-term



What is your favorite place in your neighborhood, other than your home?

- Types of Favorite Places**
- Parks, Greenways, Recreation Centers
 - Restaurants, Bars, Coffee Shops
 - Community Centers & Nonprofits
 - Religious Institutions
 - Schools, Museums, Libraries, Galleries
 - Food Access: Markets & Gardens
 - Retail, Commercial Corridors
 - Major Roads
 - ▭ CityBoundary

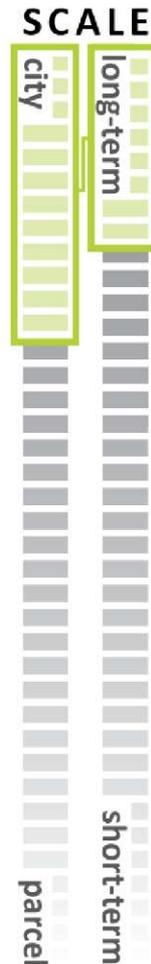


Source: DWP, 2011

DETROIT WORKS PROJECT LONG TERM PLAN

What would you like the city of Detroit to look like in 30 years?

525 Responses

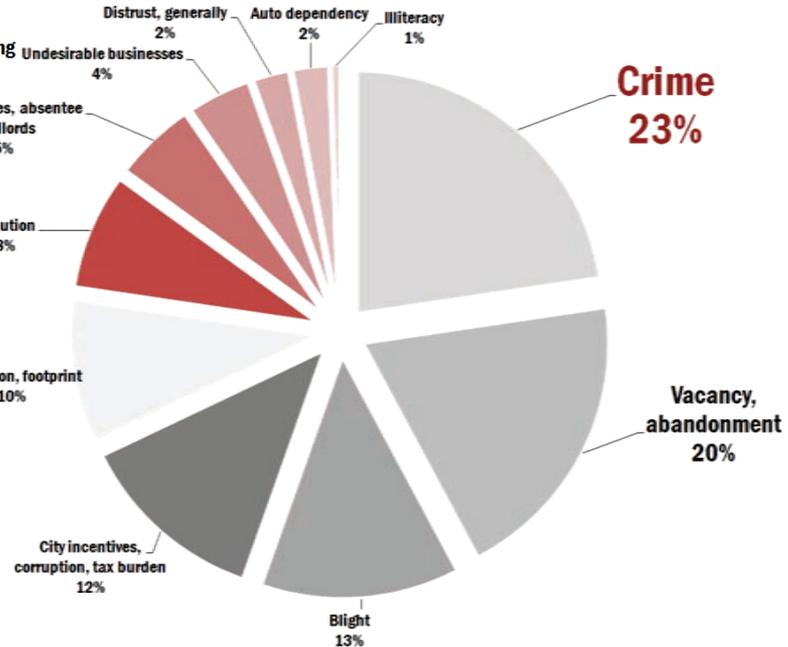
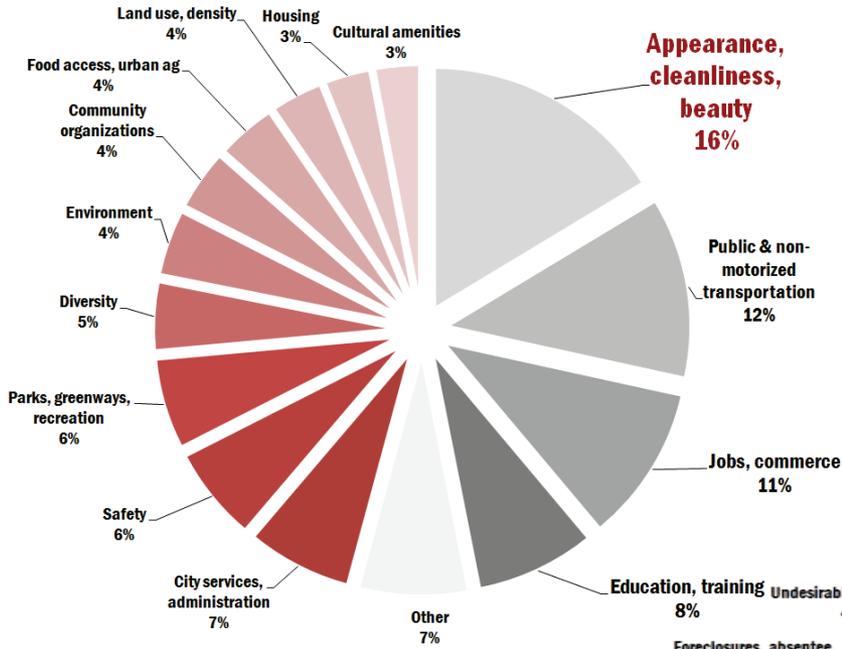


NOTE: LARGER FONTS INDICATE THAT MORE RESPONDENTS MENTIONED A PARTICULAR ASPECT OF FUTURE IMPROVEMENTS FOR DETROIT.

Source: DWP, 2011

DETROIT WORKS PROJECT LONG TERM PLAN

IMPROVE



SCALE



REDUCE

parcel

short-term

Source: DWP, 2011

DETROIT WORKS PROJECT LONG TERM PLAN

DECISIONS:

- + Community feedback will be used to help shape the long term plan which will address: neighborhoods, land use, investment, jobs/economy, and infrastructure



DETROIT RESIDENTIAL PARCEL SURVEY

GOAL: To create a comprehensive picture of residential condition and vacancy

- + Windshield survey of residential parcels, completed in 2009
- + Joint project of Detroit Office of Foreclosure Prevention and Response, Data Driven Detroit, the University of Michigan's Ginsburg Center, and CLR
- + Funded by Living Cities
- + Surveyed around 350,000 parcel and gathered parcel level information on structure condition and vacancy, fire damage, and vacant lots
- + detroitparcelsurvey.org : access to interactive mapping, prepared maps and reports

SCALE

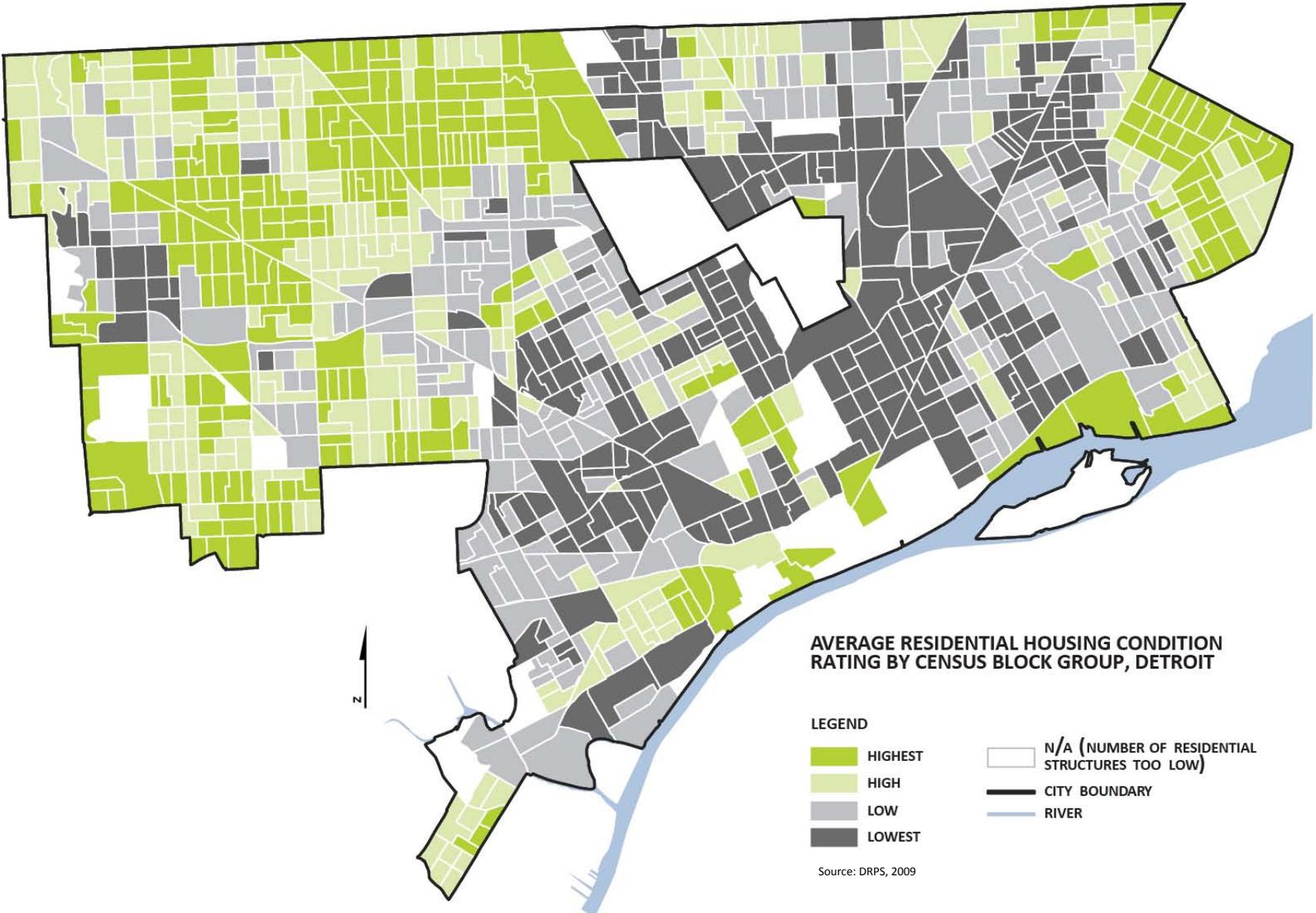


DETROIT RESIDENTIAL PARCEL SURVEY

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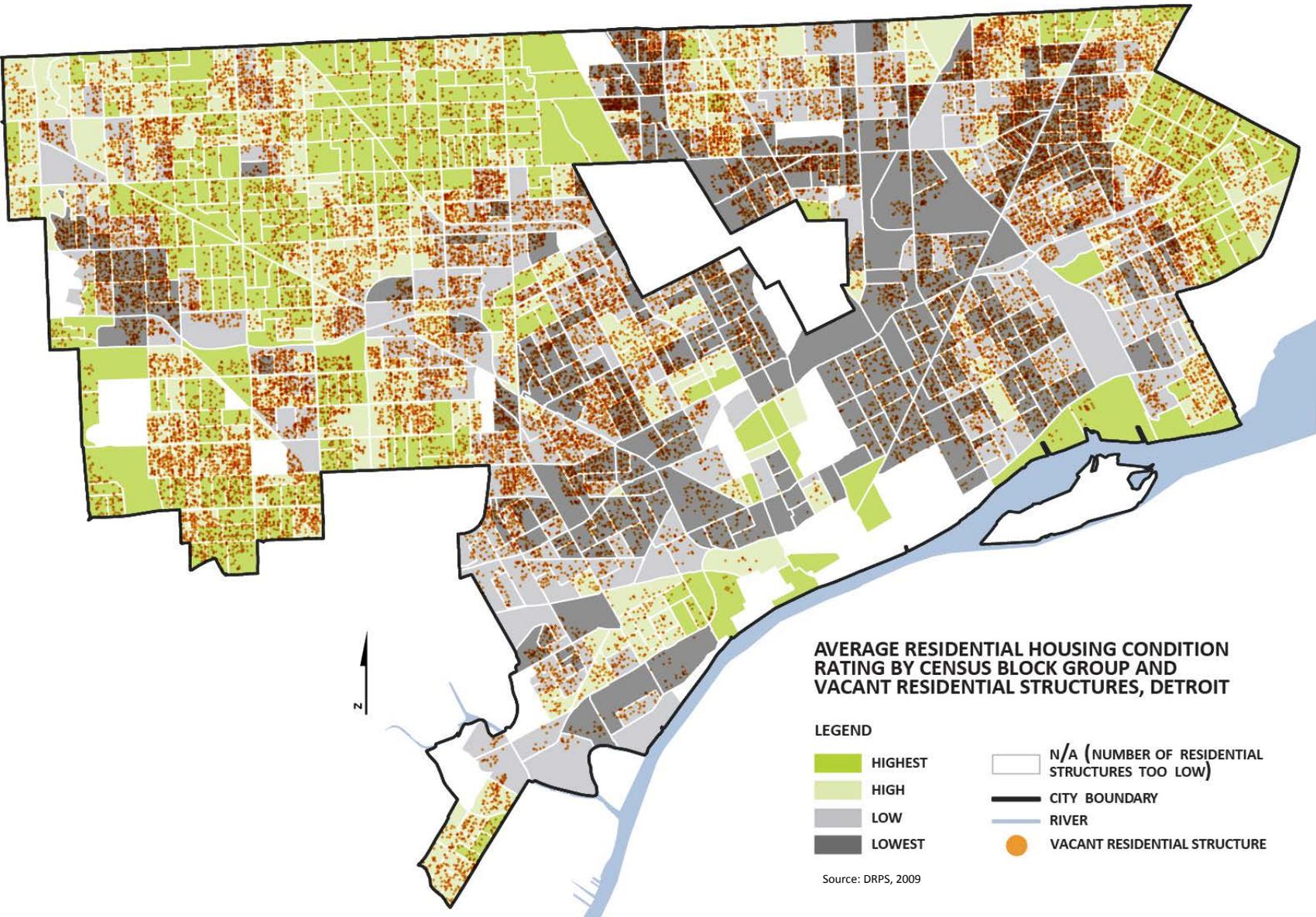
city
long-term

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DETROIT RESIDENTIAL PARCEL SURVEY

SCALE



AVERAGE RESIDENTIAL HOUSING CONDITION RATING BY CENSUS BLOCK GROUP AND VACANT RESIDENTIAL STRUCTURES, DETROIT

LEGEND

- HIGHEST
- HIGH
- LOW
- LOWEST
- N/A (NUMBER OF RESIDENTIAL STRUCTURES TOO LOW)
- CITY BOUNDARY
- RIVER
- VACANT RESIDENTIAL STRUCTURE

Source: DRPS, 2009

DETROIT RESIDENTIAL PARCEL SURVEY

DECISIONS:

- + Data is being used at a variety of levels, by various decision makers
- + **Parcel Level:** Where and what to acquire - join parcel condition data to city-wide lists of properties available for acquisition (often tax or mortgage foreclosures), for a first pass
- + **Aggregated:** Condition trends and vacant land aggregation has helped in overall current neighborhood condition analysis, currently being used by the long-term planning process

SCALE



BOARDING COALITION

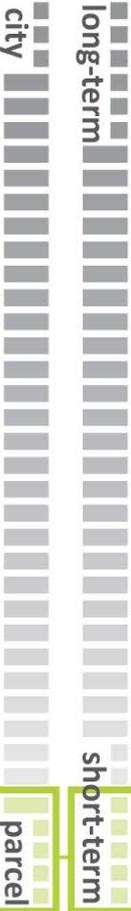
GOAL: To marry neighborhood priorities with City's boarding practices

- + City had available funds to perform large scale boarding of vacant properties
- + Some neighborhoods viewed boarding as a blight, others as a necessary step to secure property
- + Boarding Coalition formed to convey neighborhoods' recommendations on boarding and specific priority properties
- + CLR staffed Coalition, developed, and managed mechanism for community to share boarding requests and neighborhood boarding preferences
- + Just under 1400 properties boarded

DECISIONS:

- + Where and how to board properties in the city

SCALE

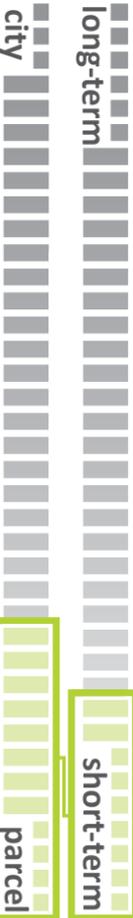


VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING

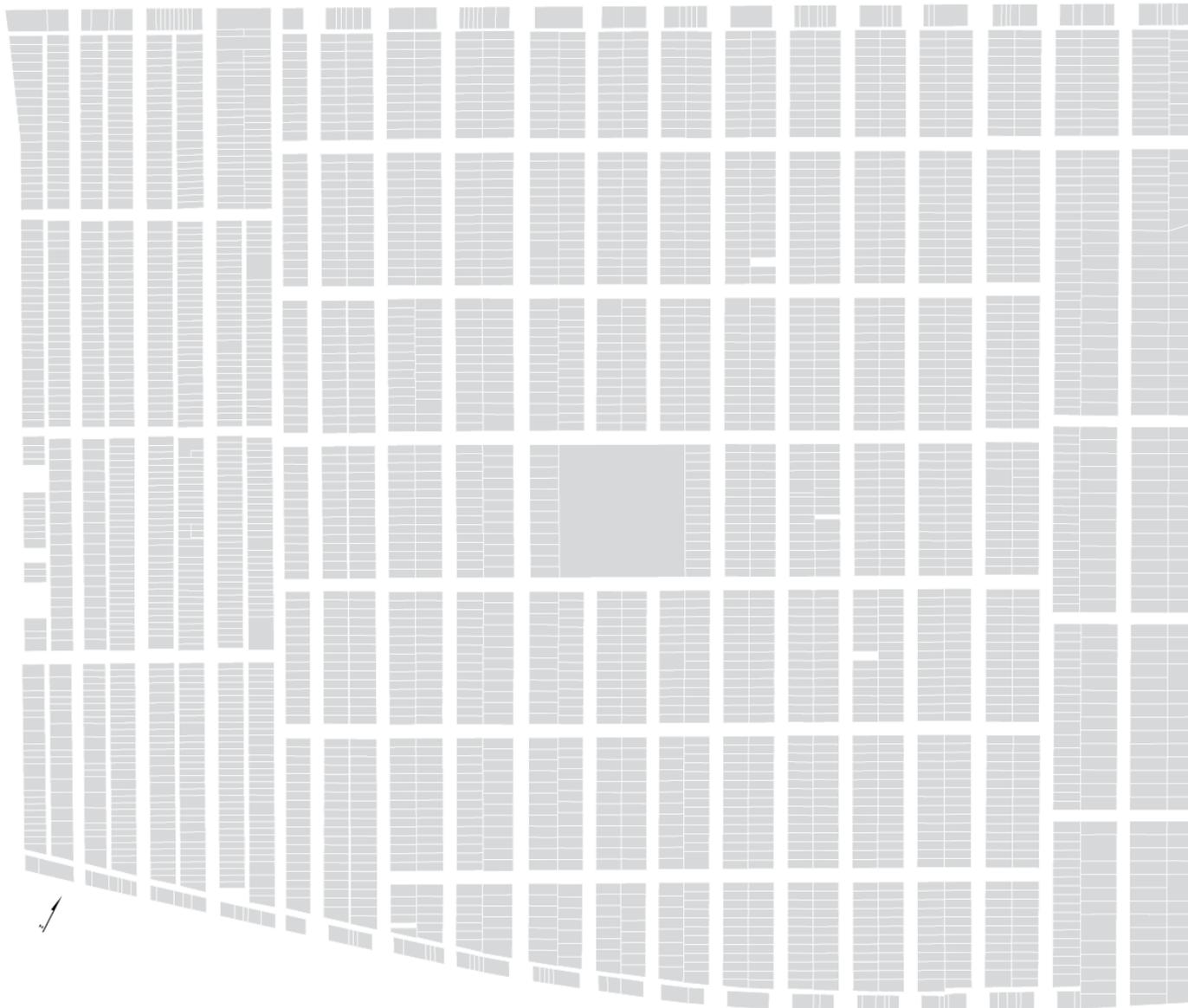
GOAL: To determine how to reduce the negative impact of vacant properties and increase neighborhood stability

- + Develop a roadmap for short-term neighborhood stabilization action, tool for fundraising and aligning community work
- + Community stakeholders serve as lead planners, CLR provides framework for facilitation and data
- + Data on housing characteristics is presented to inform strategies to meet the plan's goal, such as vacancy, ownership information, sales, and foreclosures

SCALE



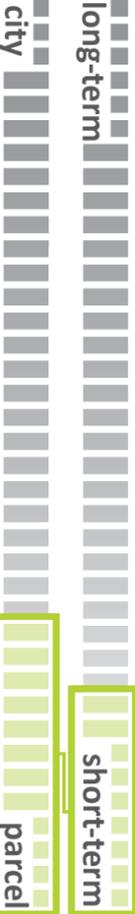
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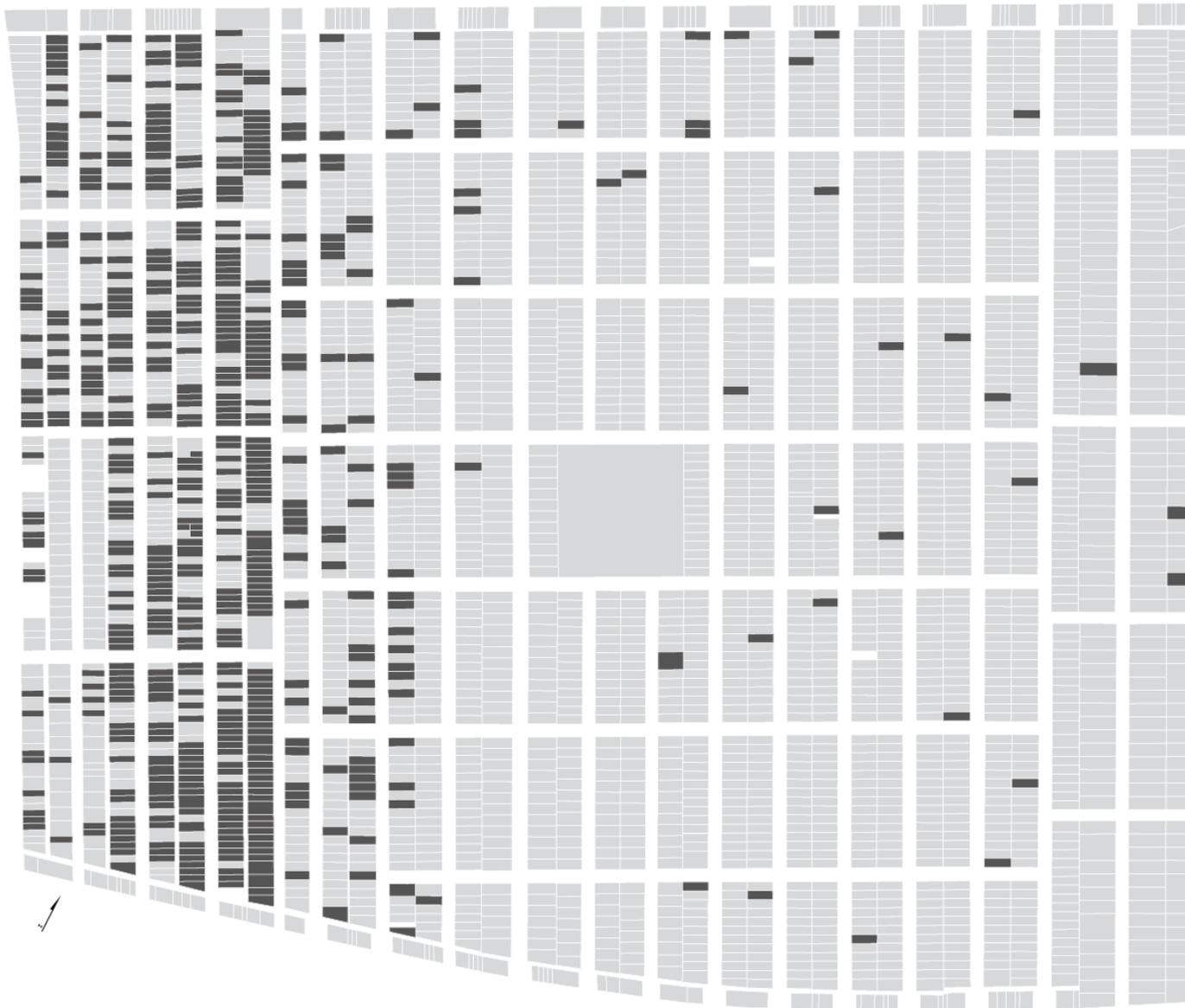
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Parcel

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VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING



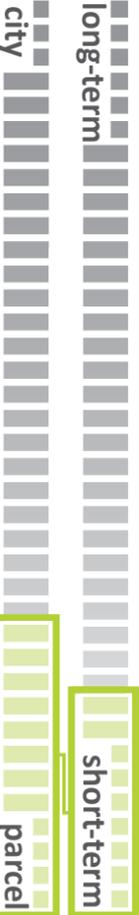
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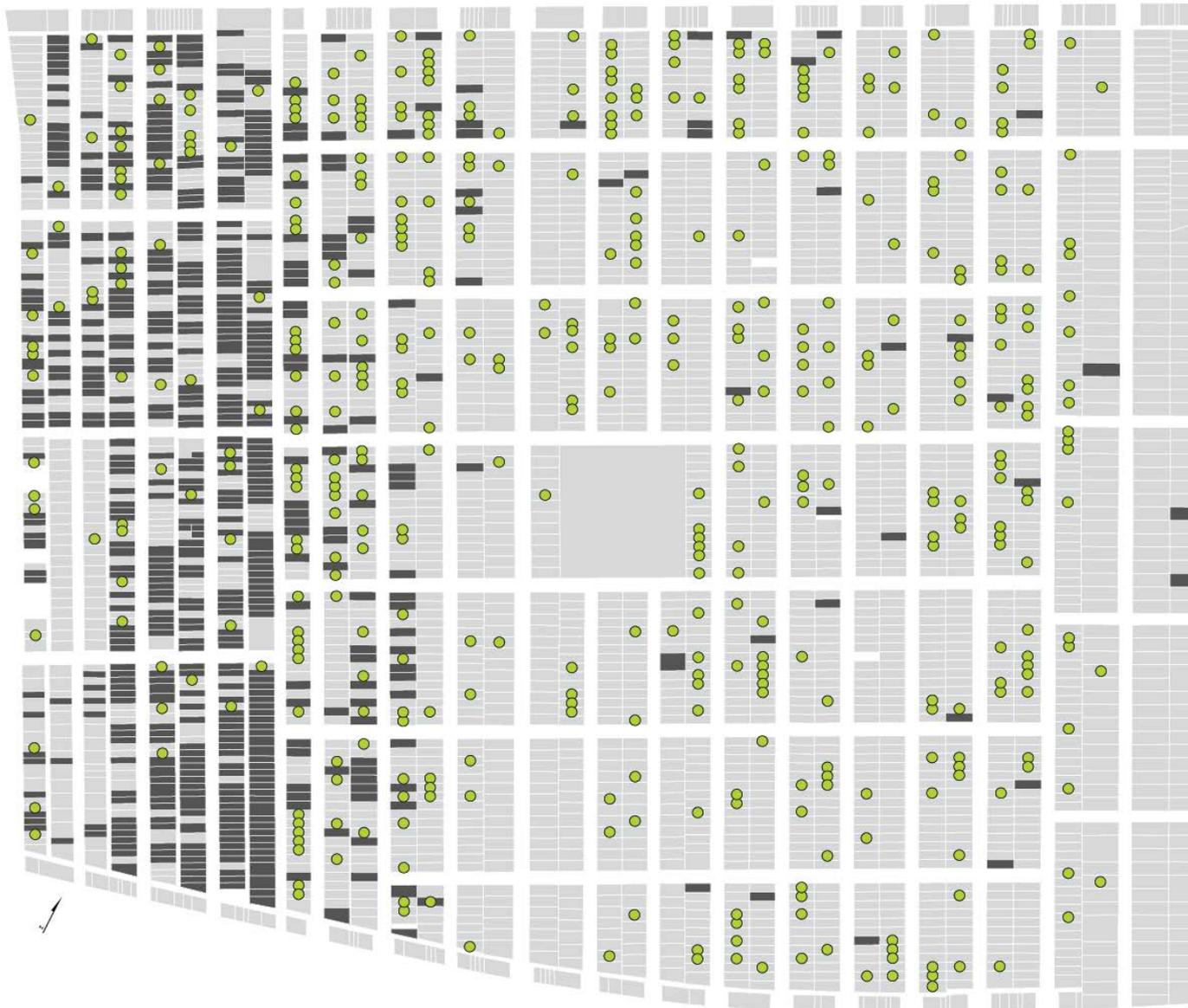
Vacancy

Vacant Lot

SCALE



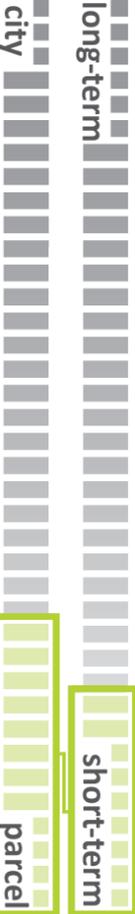
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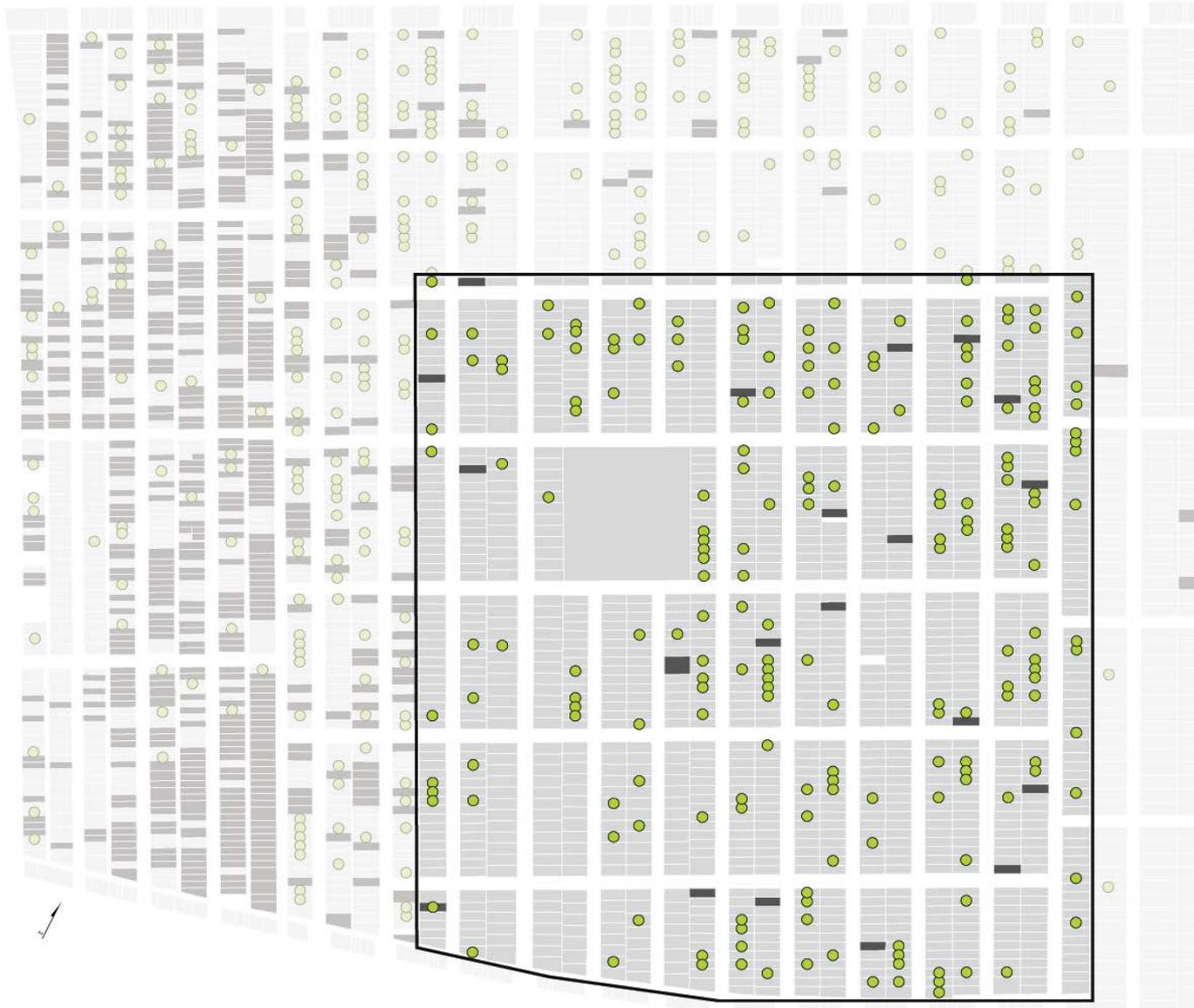
Legend

- Parcel
- Vacancy
 - Vacant Lot
 - Vacant House

SCALE



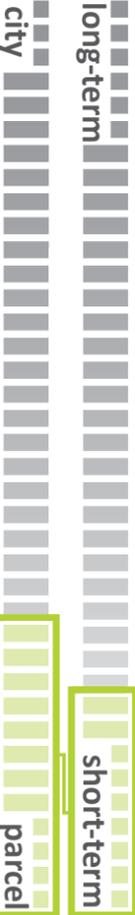
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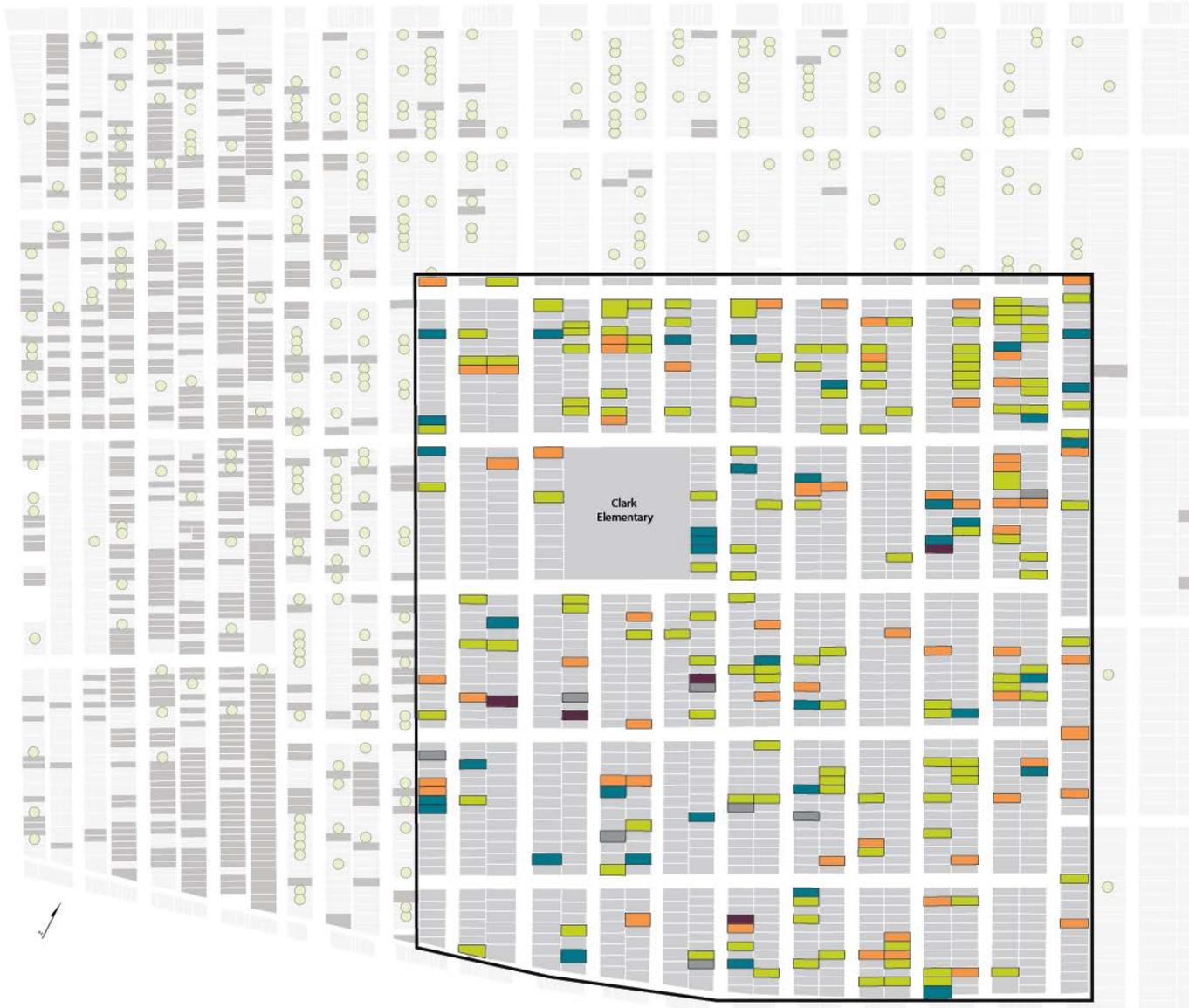
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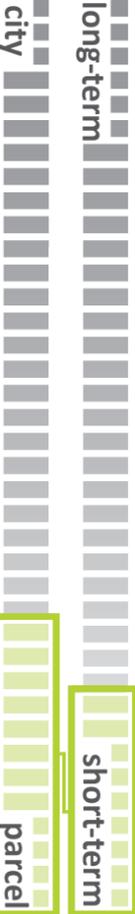
VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING



Legend

- Parcel
- Vacancy
 - Vacant Lot
 - Vacant House
- Ownership
 - Investor
 - Individual
 - REO
 - Other

SCALE



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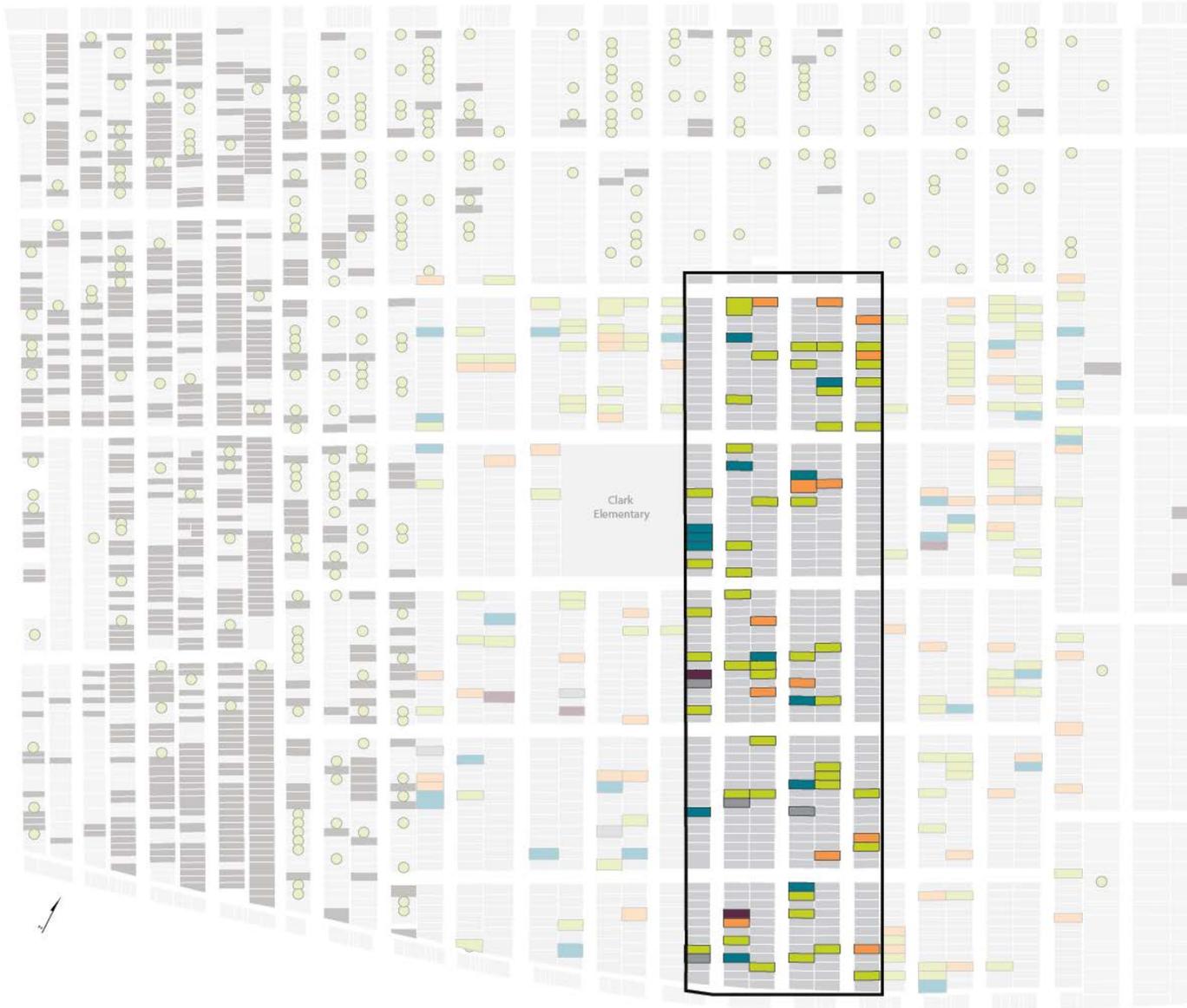
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VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING



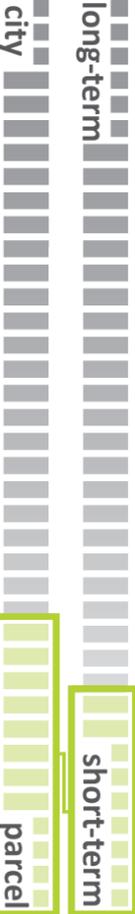
Legend

- Parcel

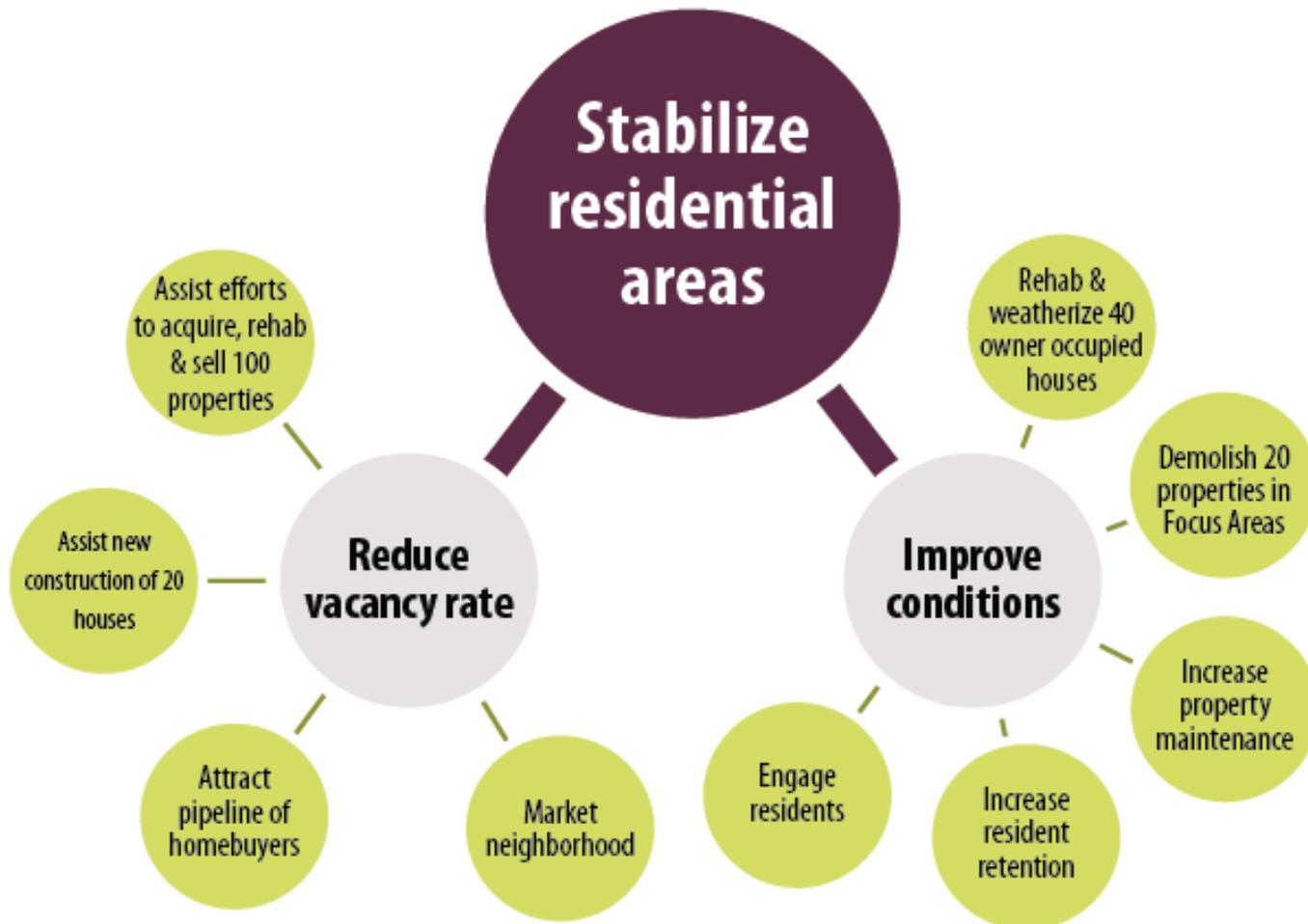
- Vacancy**
- Vacant Lot
- Vacant House

- Ownership**
- Investor
- Individual
- REO
- Other

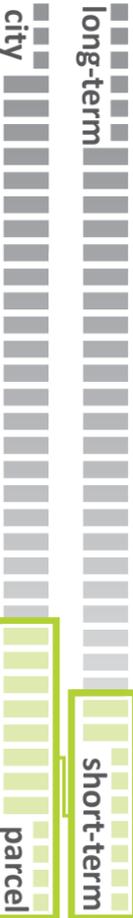
SCALE



VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING



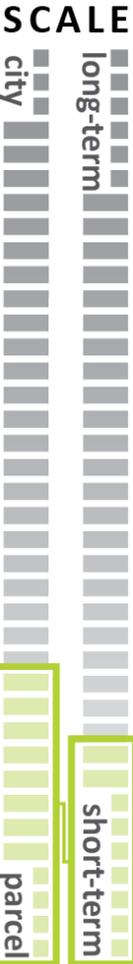
SCALE



VACANT PROPERTY + NEIGHBORHOOD STABILIZATION PLANNING

DECISIONS:

- + How community stakeholders can focus action and investment in the neighborhood to address particular destabilizing characteristics
- + What level of investment needs to occur, along what timelines, and by what entity



REQUEST FOR TECHNICAL ASSISTANCE PROGRAM

GOAL: To inform decisions on how to reduce the negative impact of vacant properties and increase neighborhood stability

- + Not for profit Detroit organization can request technical assistance related to vacant properties and neighborhood stabilization
- + Nearly 300 requests from over 85 organizations
- + Our most frequently requested services are:
 - + **Ownership information:** parcel specific data on a limited basis as well as bulk ownership information and ownership type maps
 - + **Vacancy data:** maps of DRPS data, mapping of community-generated data
 - + **Market data:** trend analysis and maps of mortgages, mortgage/tax foreclosures, REO sales, market sales
- + Providing data is not enough, must deliver strategy and planning assistance

SCALE



DECISIONS:

- + Where and how to take action in neighborhoods to increase stability

CONTACT

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