

Block redevelopment toolkit

The list below suggests some of the tools that could be deployed to redevelop a block that has been troubled by the presence of City-owned foreclosed properties. The circumstances and needs of the block and availability of resources would determine which of these tools would be deployed at any particular location.

- 1) Context-sensitive raze priority – take down everything on the block that has a raze order or is City-owned property that has been referred for demolition by DCD; let factors such as availability of City-owned property for sale or high rate of crime at a vacant property influence razing priority
- 2) Vacant lot treatment following razing – stormwater management features such as rain gardens, fence, sell lot to adjacent owner, ECO vacant lot improvement
- 3) Offer rehab resources to other property owners on the block
 - a. Code compliance loan
 - b. NIDC rehab loans
- 4) Targeted code enforcement by Dept. of Neighborhood Services
- 5) Provide owner/occupant purchase incentive for City-owned properties on the block
 - a. Price reduction
 - b. Forgivable rehab grant
 - c. Friends and Family purchase incentive
 - d. ROOTS
- 6) Designate the block as a targeted location for sale of City-owned properties to MERI developers.
- 7) Package multiple City-owned properties on the block for responsible investor purchase, possibly with financial incentive to defray rehab costs
- 8) Sell vacant lots to adjacent owners
- 9) Offer a \$1 sale price for City-owned properties that are on the demolition list
- 10) Provide CIP grant for community-building project
- 11) Block club organizing assistance
- 12) Facilitate security infrastructure improvements, such as lighting
- 13) Assign City employee liaison to the block for occasional “check-ins,” expedite treatment of complaints, etc.

- 14) Love Your Block program
- 15) Involve Safe and Sound if block is within one of the S&S priority areas
- 16) Housing ownership succession planning assistance for elderly home owners
- 17) Assign housing navigator/ombudsman to the neighborhood
- 18) Develop a common application for City housing assistance programs

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