



MOVING FROM BLIGHT MANANGEMENT TO PROACTIVE LAND USE DECISIONS

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OUTLINE

Landscape
Partnerships
Presenters

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Nigel Griswold, Director, Dynamo Metrics

Questions



ABOUT DELTA INSTITUTE



Learn more at delta-institute.org.

Founded in 1998 to work at the nexus of environmental sustainability and economic development.

Our Staff: Multidisciplinary team
18 FTE, including urban planners, civil engineers, economists, scientists, architects, LEED APs, GIS.

What we do:

- Develop innovative programs and market-driven solutions
- Build sustainable markets
- Convene diverse stakeholders
- Inform better policy

JOCELYN'S SLIDES

THANK YOU



S S L B D A
SOUTH SUBURBAN LAND BANK
and DEVELOPMENT AUTHORITY

Suburban Blight Solutions:
South Suburban Land Bank and Development Authority

Land Banking Overview: Definition

A land bank is a public entity that focuses on the conversion of vacant, abandoned, and tax-delinquent properties into productive use.



SSLBDA

- **MISSION STATEMENT:**
- The South Suburban Land Bank and Development Authority will facilitate the redevelopment of acquired properties through strategic partnerships with developers, community organizations, lenders, and local governments to improve quality of life, stabilize the tax base, and enhance economic activities that promote sustainable, healthy, and stable communities in a manner consistent with local government plans and priorities.

Map



SSLBDA

- SSLBDA Member Communities:

- Oak Forest Park Forest Blue Island
- Richton Park Sauk Village Midlothian
- Hazel Crest Phoenix Summit
- Dolton Joliet Steger
- Chicago Heights Ford Heights Robbins
- Lansing Olympia Fields Homewood
- University Park

- ***Able to work throughout Southern Cook and Will Counties with support from the municipality.**

SSLBDA Abilities & Benefits

- ❑ Intergovernmental Agency made up of member municipalities.
- ❑ Land Bank members appoint a representative to our Board of Directors.
- ❑ No fees or cost to join. No financial liability to the City.
- ❑ Quick acquisition and disposition process – more efficient than municipality.
 - ❑ Access to some REO properties before they hit open market
- ❑ Can acquire, hold, redevelop, renovate, assemble, rent and sell properties.
- ❑ Can hold property tax exempt.
- ❑ Can clear back taxes in limited circumstances.
- ❑ Able to acquire residential and commercial properties.
- ❑ The Board or its Committee approves all acquisitions and sales with input from the local municipal Board Representative.

SSLBDA Funding

\$2,500,000 Funding from Illinois Attorney General's National Foreclosure Settlement

- Uses: Operations, Acquisitions, Renovation, Demolition
- Seed money provided by HUD and the JP Morgan Chase Foundation (through the SSMMA)

\$550,400 Funding From IHDA's Abandoned Property Program

- Uses: Demolition, Exterior Repairs, Property Maintenance
- Funds will be leveraged with AG funds on specific projects

\$630,000 Funding From IHDA's Blight Reduction Program – Hardest Hit Funds

- Uses: Acquisition, Demolition, Greening
- Funds will be leveraged with AG funds on specific projects

Bank Funding/Private Funding Sources

- Private Bank Program - Uses: Acquisition & Renovation
- **\$250,000 Revolving Line of Credit from Old Plank Trail Bank – flexible use**
- **\$1,000,000+ Property Donations and donations from REO holders.**

Other Funding: IHDA, Brownfields/EPA, Foundations, CDBG, Municipal funds, HUD

Efficiencies for funders dealing with one agency vs. multiple municipalities

Fay's Point Marina, Blue Island IL



3244 Sangamon Steger IL – Deconstruction with Cook County Sheriff & Delta training



16958 Trapet Hazel Crest IL – w Sheriff



3642 Morgan Steger IL – Deed Program



3642 Morgan Steger IL – Buyer construction



14753 Greenwood Dolton IL



14753 Greenwood Dolton IL – new business & jobs



14753 Greenwood Dolton IL - investment



14700 Harvard, Dolton – Transit Oriented Development Site (13 acres formerly industrial)



SSLBDA

- Examples of Current Properties



- 406 Suwanee, Park Forest

- 2336 Union #1, Blue Island (condo)

- 22417 Chappel, Sauk Village

- 15644 S Cicero, Oak Forest

- We have more inventory at www.SSLBDA.org. Many other properties coming soon!!!

Special Programs

- Cook County Sheriff's RENEW Program – Deconstruction and Job Training
- High Bridge – Green Infrastructure Job Training and installation/maintenance NFP
- Deed Agreement Program
- Marina

Lessons learned

- Each property has separate and unique issues- have flexibility and creativity
- Use Target Areas, but be opportunistic
- Engage residents and businesses – many properties, projects, and buyers come from our communities

Challenges

- Funding
- State legislation
- Green Infrastructure and Wetlands
- Real Estate Taxes
- Economy and Jobs
- Educating about land banking

Partners

- Municipalities
- South Suburban Mayors and Managers Association
- Cook County and its various agencies
- Will County
- Businesses
- Realtors
- Developers
- Residents
- Banks
- CDFI's
- Private individuals/residents
- Housing Counseling Agencies
- Not for Profits

Contact info:

- More information available at:
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- Executive Director
- russellrydin@sslbda.org
- 708-381-0871 office
- 630-886-6171 cell



SSLBDA
SOUTH SUBURBAN LAND BANK
and DEVELOPMENT AUTHORITY

An aerial, black and white photograph of a dense urban environment, likely New York City, showing a grid of streets and numerous high-rise buildings. The image is used as a background for a text overlay.

dynamo metrics
data.analytics.policy



dynamo metrics

data.analytics.policy

Mission: Help elevate how the public sector uses its data.

- Build spatially oriented time-series data systems.
- Predictive analysis and tracking of economic and social outcomes.

Michigan gets OK to use \$100M to demolish vacant homes, fight blight

U.S. Treasury decides Hardest Hit Funds can be used for Ohio home demolitions

15,000 homes need demolition in Cuyahoga Co. alone

Bulldoze-war truce: Feds say Ohio can divert \$60 million to demolish vacant homes

Treasury Dept. to help demolish Illinois' vacant, blighted homes

March 27, 2014 | By Mary Ellen Podmolik | Tribune reporter

BALL STATE DAILY

Indiana will use \$75 million to demolish abandoned houses



Report touts rise in property values from blight demos



By John Gallagher, Detroit Free Press 10:36 p.m. EDT October 9, 2015



Blight blitz builds up Detroit property values



Louis Aguilar, The Detroit News 7:10 a.m. EDT October 7, 2015



Detroit to get \$21 million more for blight demolition



By Todd Spangler and Paul Egan, Detroit Free Press 7:07 p.m. EDT October 28, 2015

Detroit Free Press
PART OF THE USA TODAY NETWORK

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Start-up firm mines data to aid Detroit blight fight

Detroit Free Press

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Unlikely partners get \$2B blight deal done in Congress

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Data Driven Gary Initiative & Building the Gary Space Time Analytics Data System (G-STADS)

February 13th, 2016



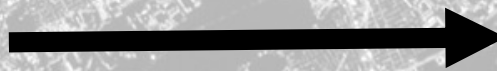
Building a Parcel-Level Spatial Data System

<u>Parcel ID Number</u>	<u>Address</u>
21014456.21	123 Fake St
21028565-7	8111 Jordan
21020743.25	1313 Nickels
21020738-9	2424 Something
21020737.25	9171 Kilpatrick
21021134.25	7070 Dugan
21021138.25	2222 Cadillac
21021147-8	321 Jones
21020723.25	8411 Clark
21021150.25	100 Warren
21020717-22	3412 Jefferson
21021152.25	755 Jackson St.



Building a Parcel-Level Spatial Data System

<u>Parcel ID Number</u>	<u>Address</u>
21014456.21	123 Fake St
21028565-7	8111 Jordan
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21021138.25	2222 Cadillac
21021147-8	321 Jones
21020723.25	8411 Clark
21021150.25	100 Warren
21020717-22	3412 Jefferson
21021152.25	1872 Fake St.



Building a Parcel-Level Spatial Data System

<u>Parcel ID Number</u>	<u>Address</u>	<u>Fire Damage</u>
21014456.21	123 Fake St	Yes
21028565-7	8111 Jordan	No
21020743.25	1313 Nickels	No
21020738-9	2424 Something	Yes
21020737.25	9171 Kilpatrick	Yes
21021134.25	7070 Dugan	No
21021138.25	2222 Cadillac	No
21021147-8	321 Jones	Yes
21020723.25	8411 Clark	No
21021150.25	100 Warren	No
21020717-22	3412 Jefferson	Yes
21021152.25	1872 Fake St.	Yes



Taxation



Condition



Housing Market



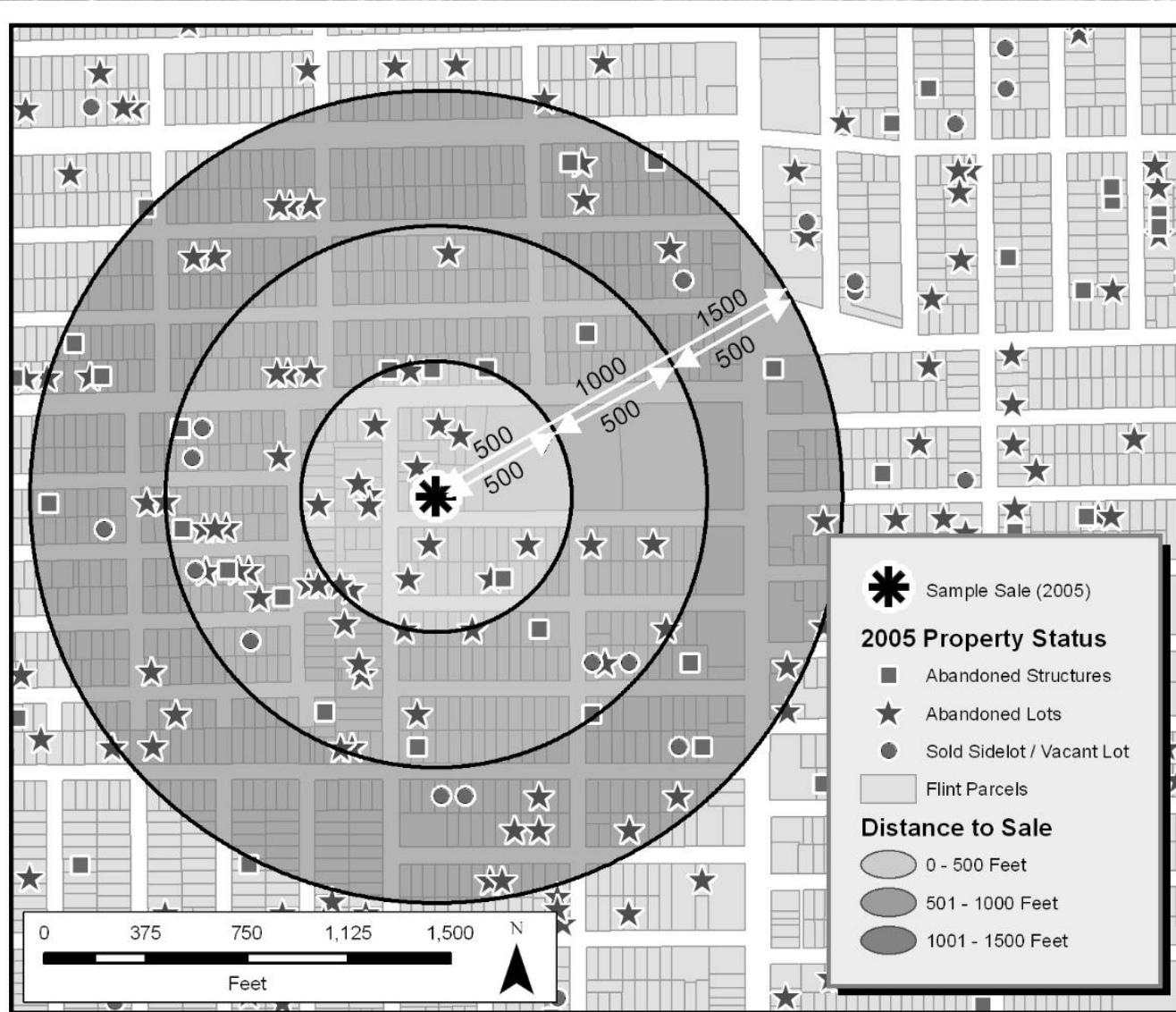
Crime



Utilities

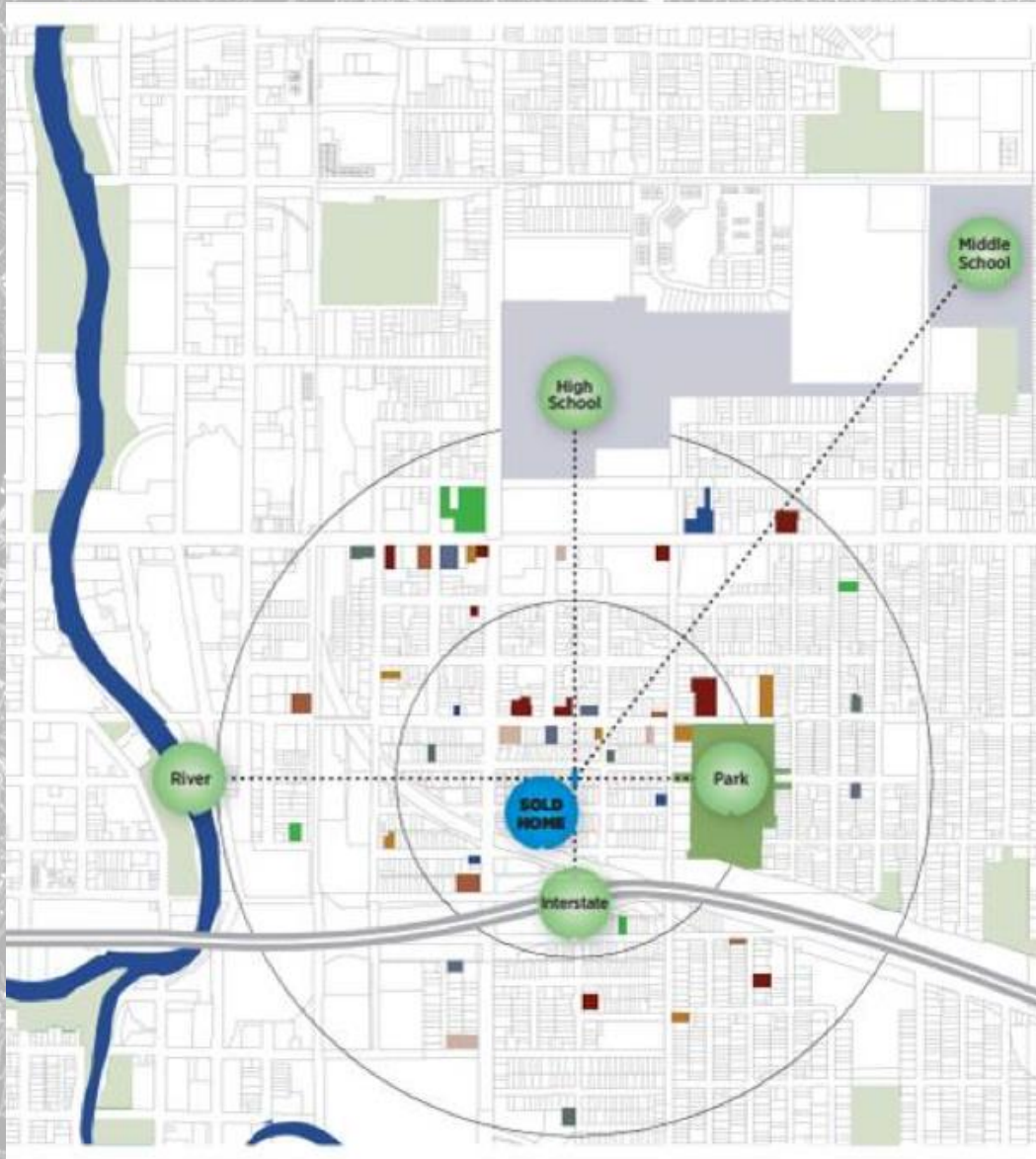
...and many more.

Building a Parcel-Level Spatial Data System



- Time Series
- Key Datasets
 - Property Sales
 - Property Characteristics
 - Bedrooms, bathrooms, sq. ft., etc.
 - Tax Foreclosure
 - Tax Delinquency
 - Occupancy/Vacancy
 - Crime
 - Gary Property Survey
 - Demolition
 - Vacant Lots

Building a Parcel-Level Spatial Data System



- Proximity to Key Features:
 - Schools
 - Lakes, rivers, etc.
 - Amenities
 - Parks, groceries, shopping, etc.
 - Interstate

Building a Parcel-Level Spatial Data System

<u>Parcel ID Number</u>	<u>Address</u>	<u>Neighborhood Health Index (NHI)</u>
21014456.21	123 Fake St	62
21028565-7	8111 Jordan	53
21020743.25	1313 Nickels	60
21020738-9	2424 Something	9
21020737.25	9171 Kilpatrick	48
21021134.25	7070 Dugan	81
21021138.25	2222 Cadillac	65
21021147-8	321 Jones	91
21020723.25	8411 Clark	57
21021150.25	100 Warren	72
21020717-22	3412 Jefferson	86
21021152.25	1872 Fake St.	32

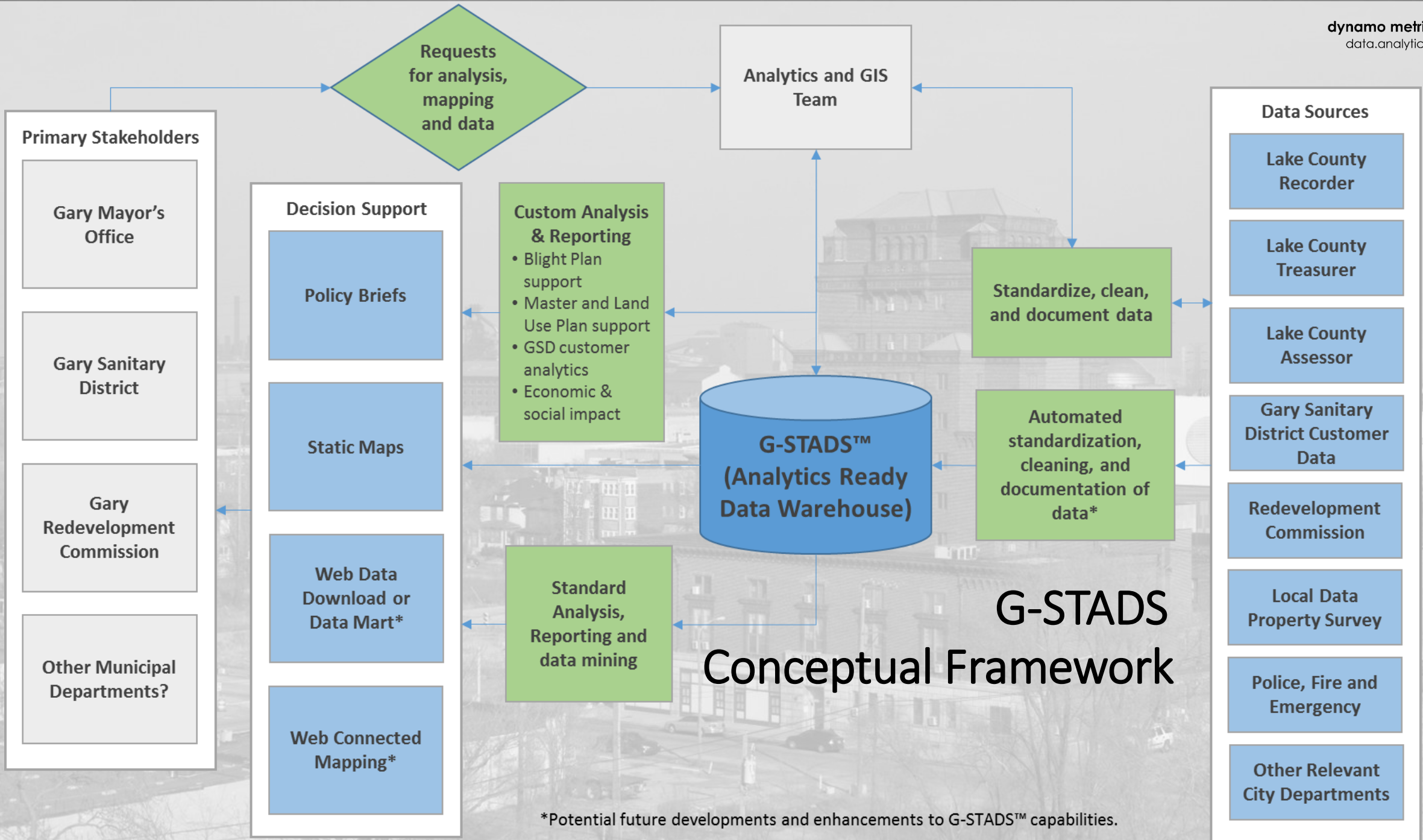


$$* NHI = OCC(.25) + COND(.25) + MKT(.25) + CRIME(.25)$$

What is possible with a functional STADS?



- Organization!
- Tactical Management
 - Day-to-day
- Strategic
 - Planning
 - Targeting
 - Discerning ROI

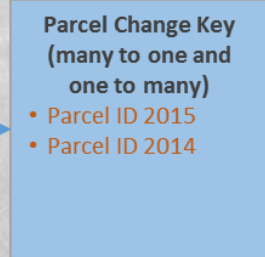
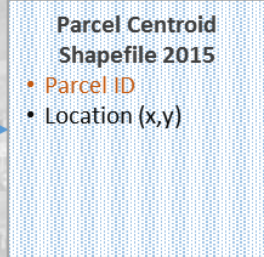
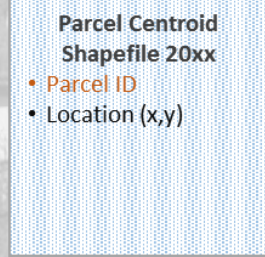
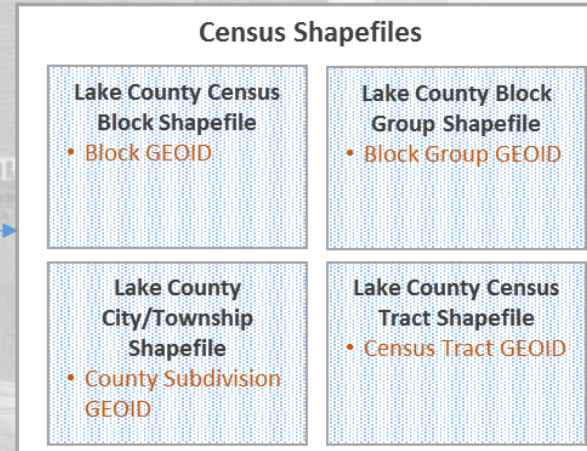
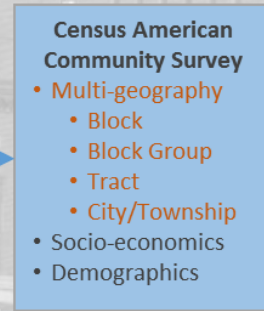
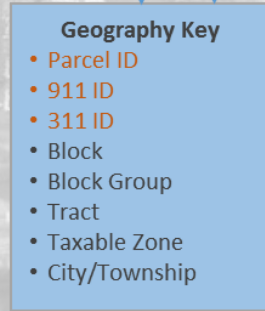
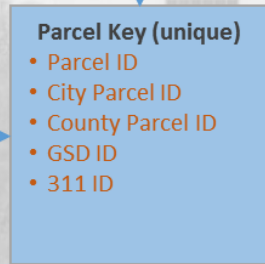
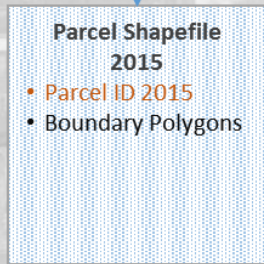
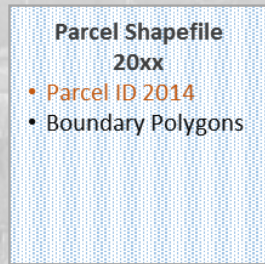
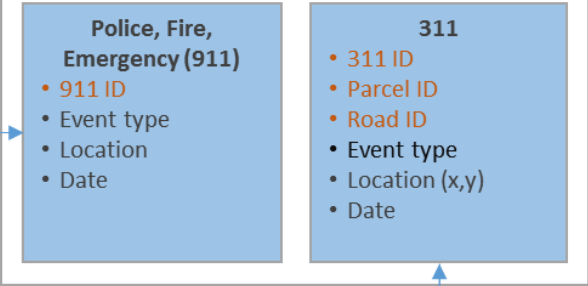


*Potential future developments and enhancements to G-STADS™ capabilities.

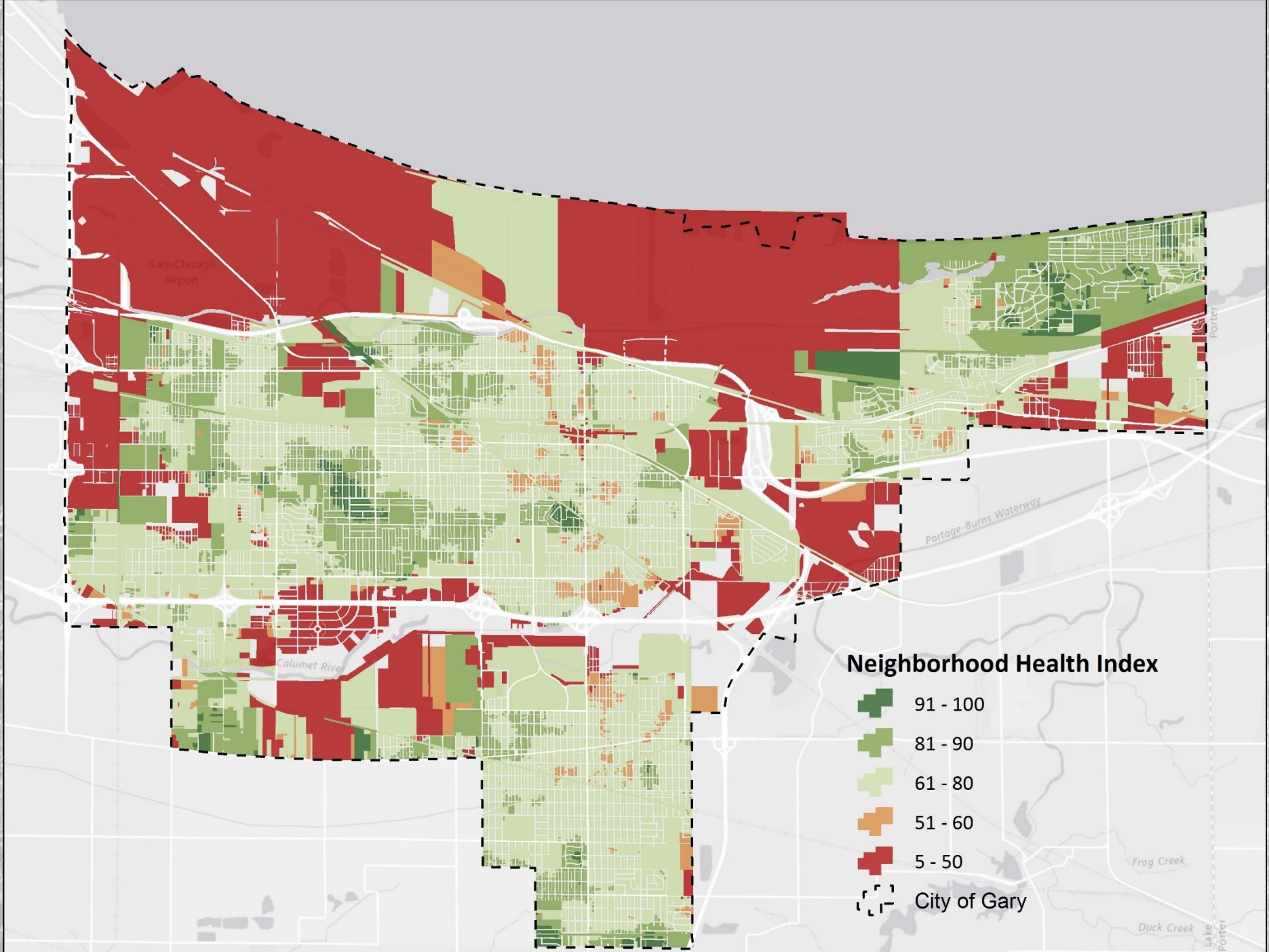
Parcel Data

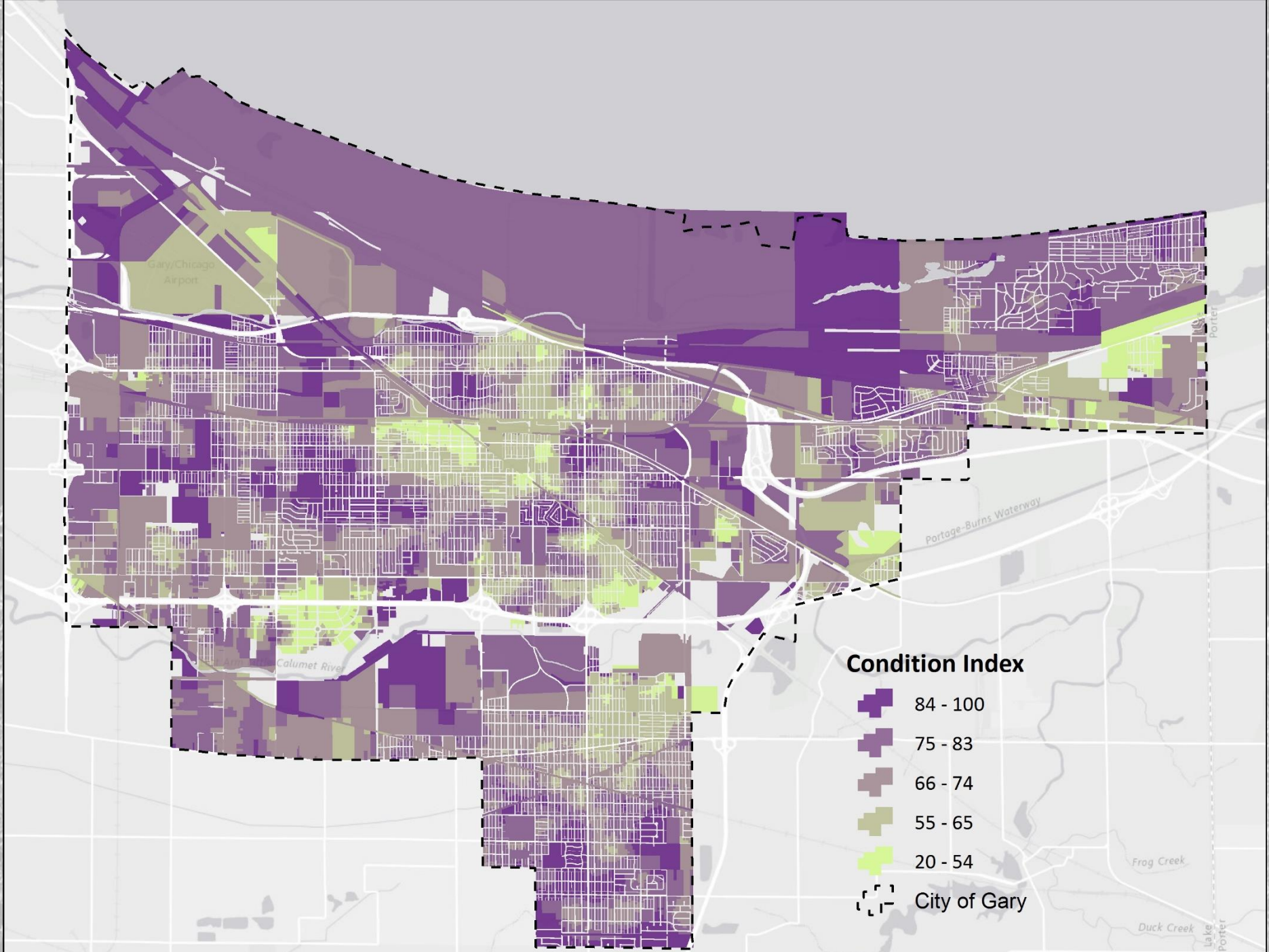


Non-Parcel Based Locational Data



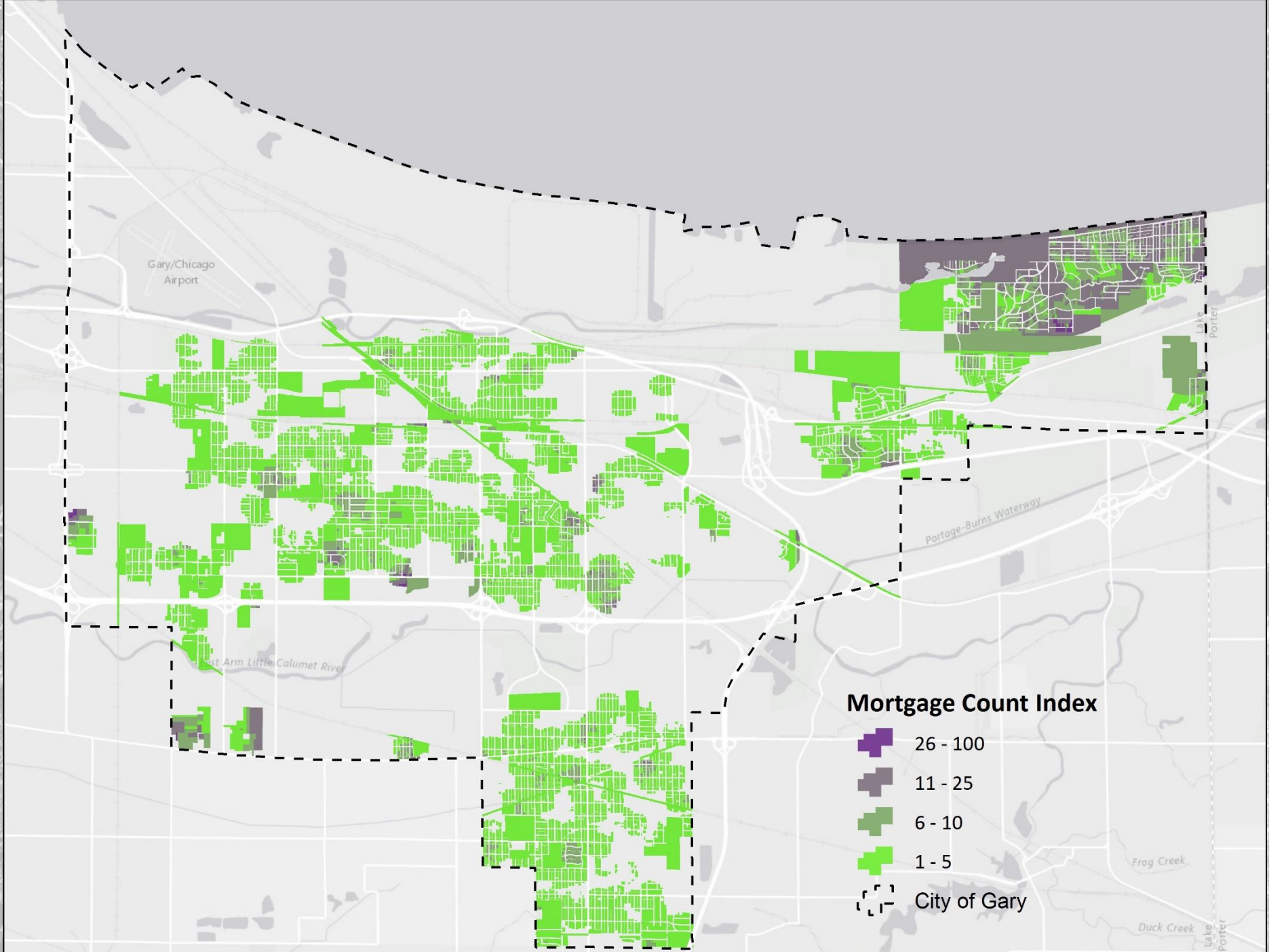
- Join field
- Data Field

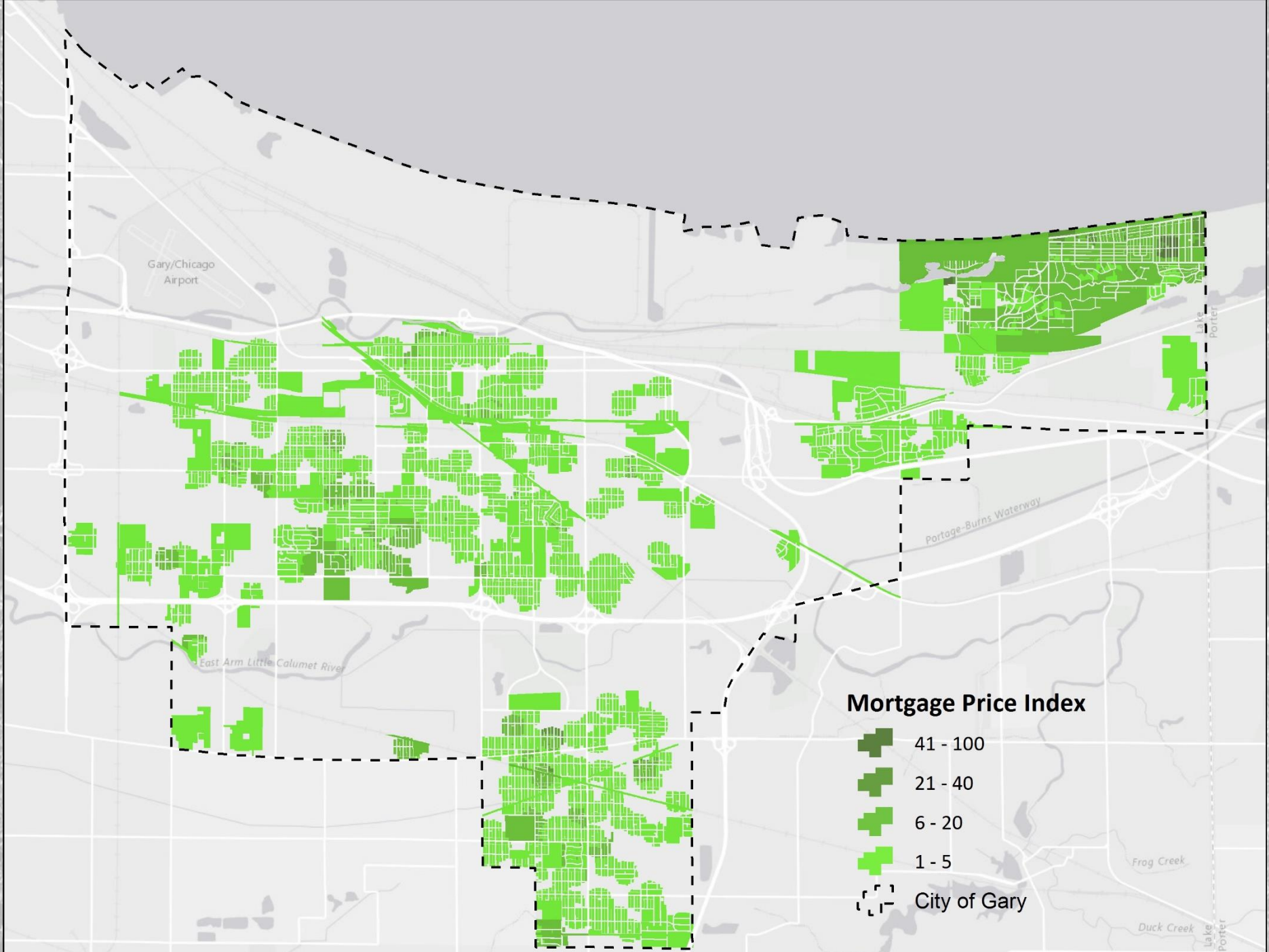




Condition Index

- 84 - 100
- 75 - 83
- 66 - 74
- 55 - 65
- 20 - 54
- City of Gary





Gary/Chicago
Airport

East Arm Little Calumet River

Portage-Burns Waterway






Frog Creek

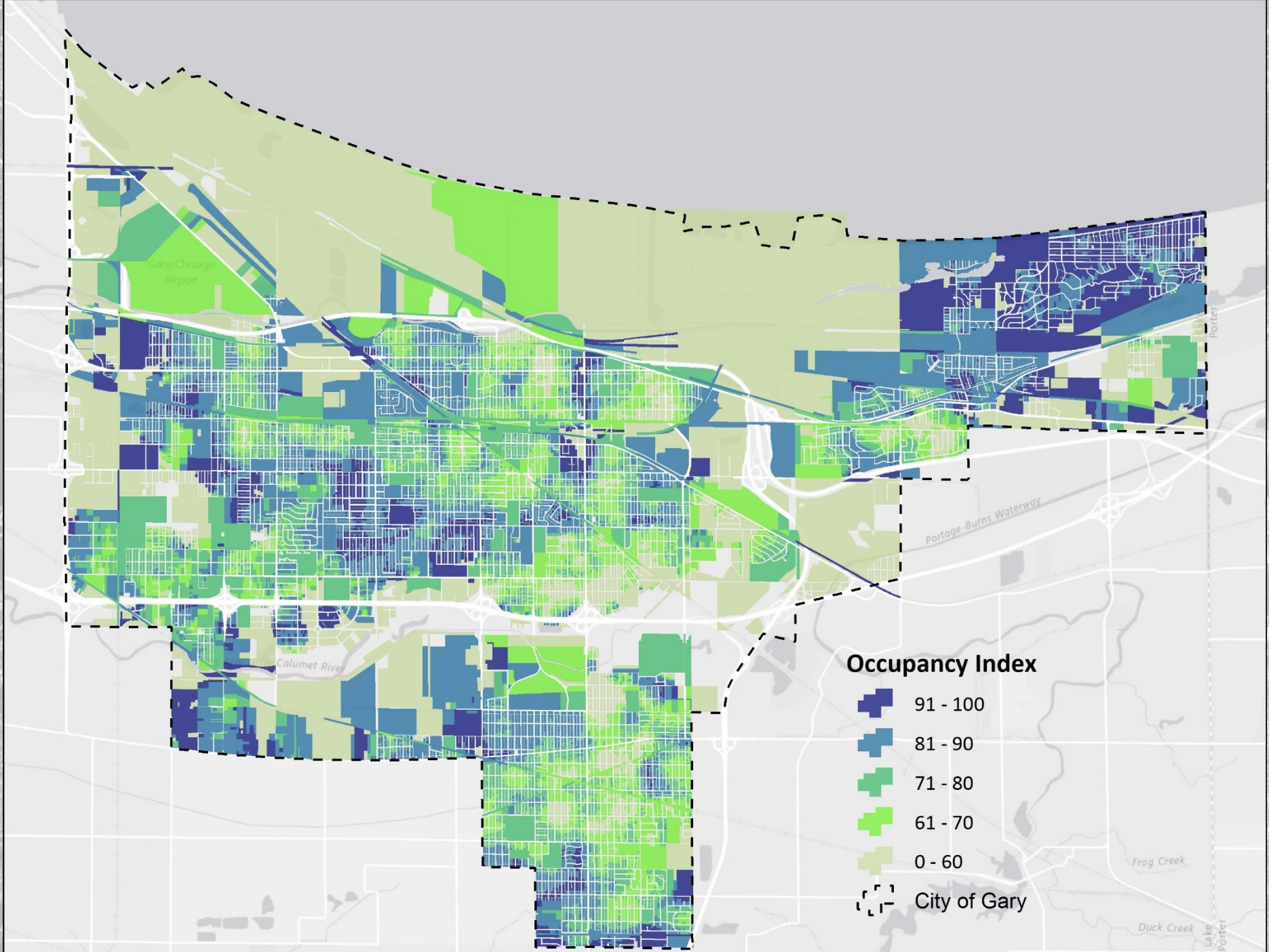
Duck Creek

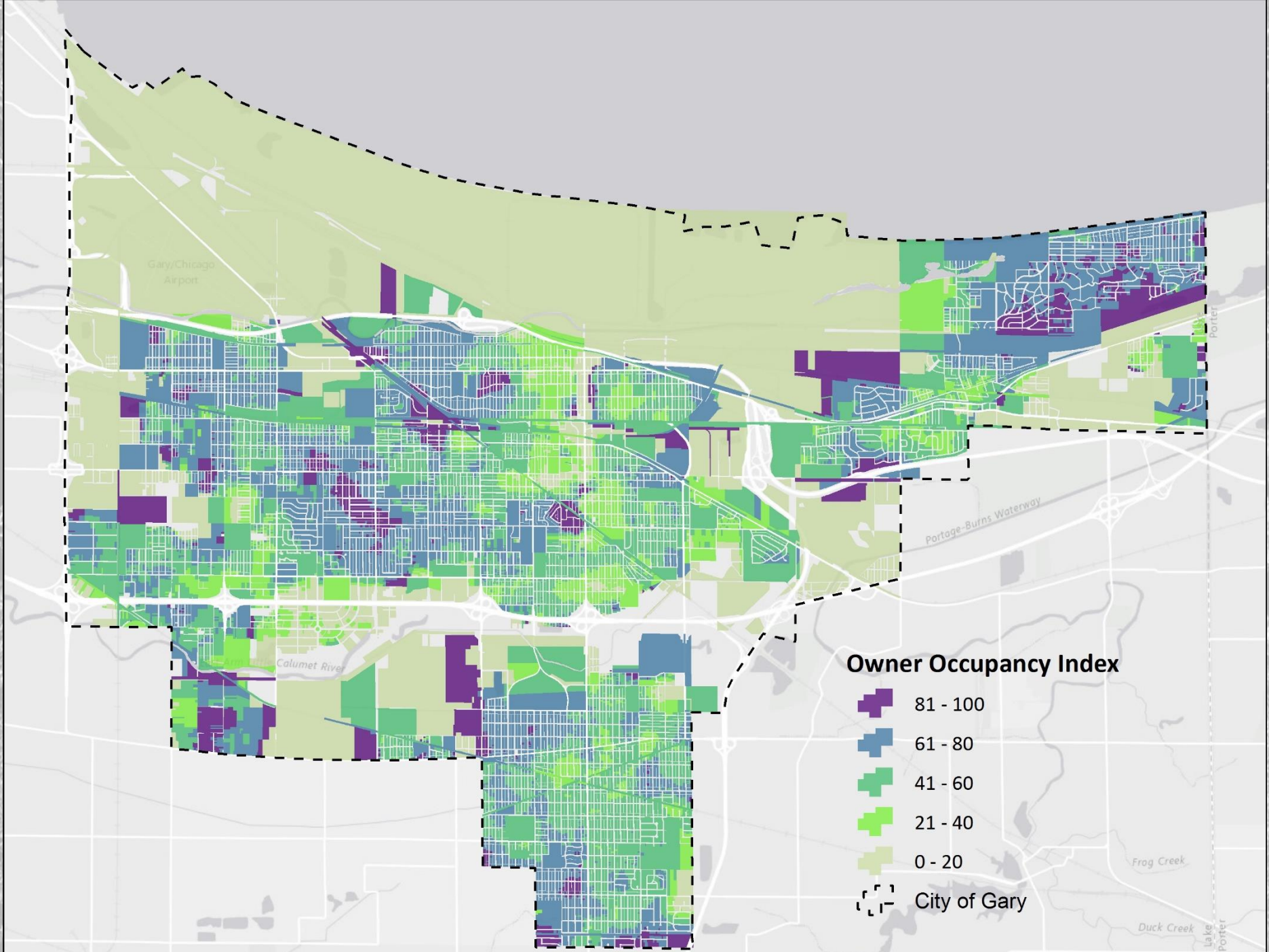
Lake
Porter

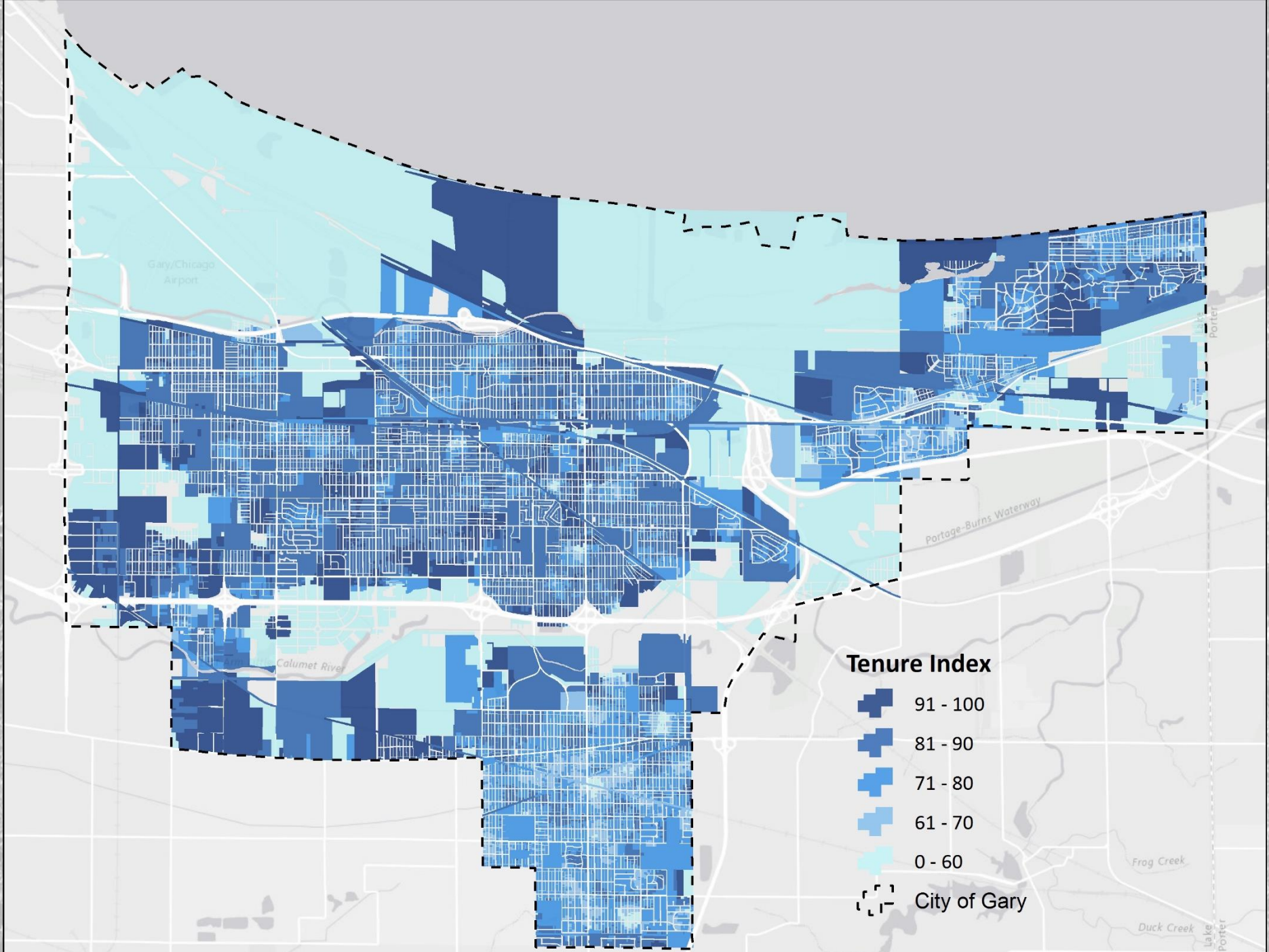
Lake
Porter

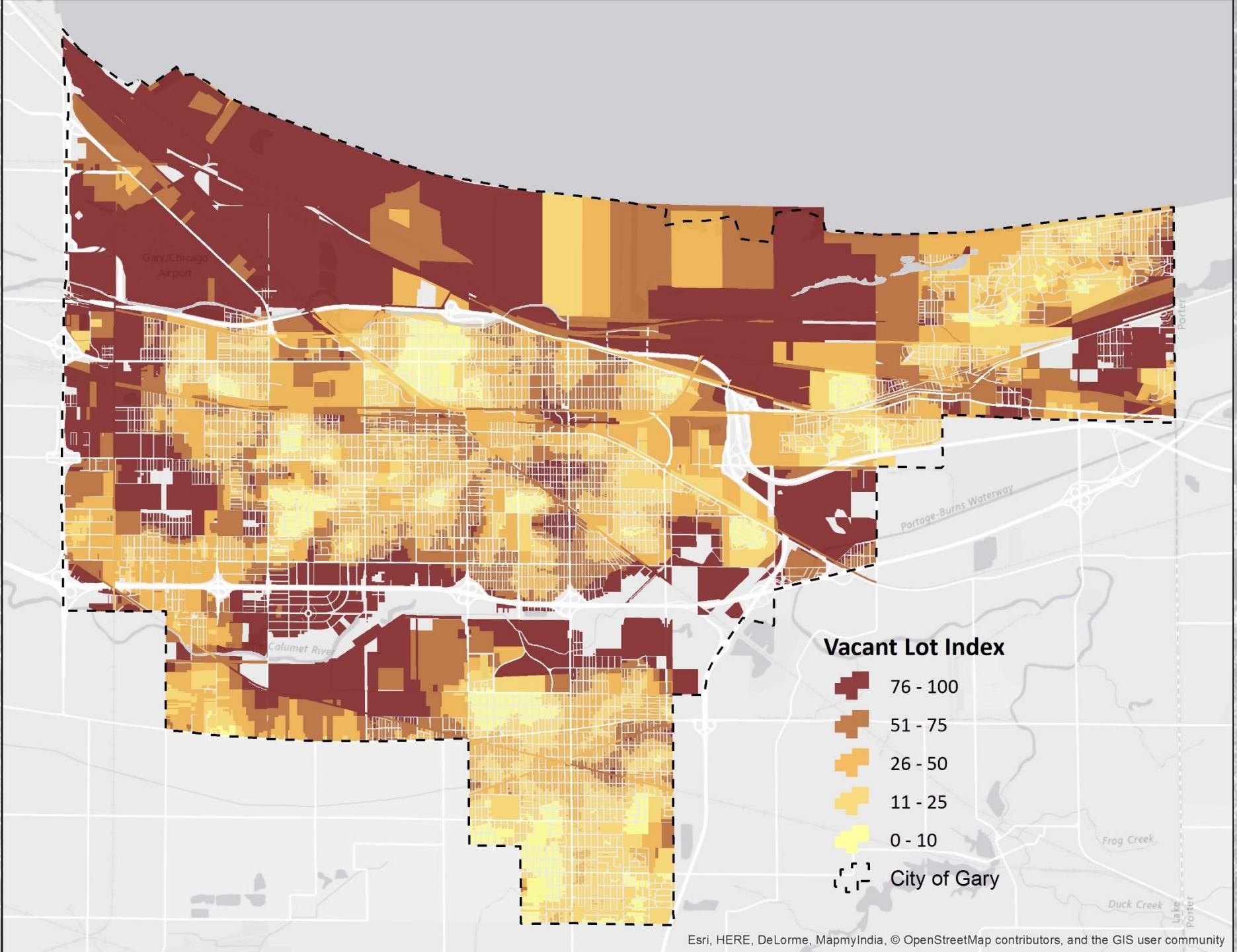
Mortgage Price Index

-  41 - 100
-  21 - 40
-  6 - 20
-  1 - 5
-  City of Gary

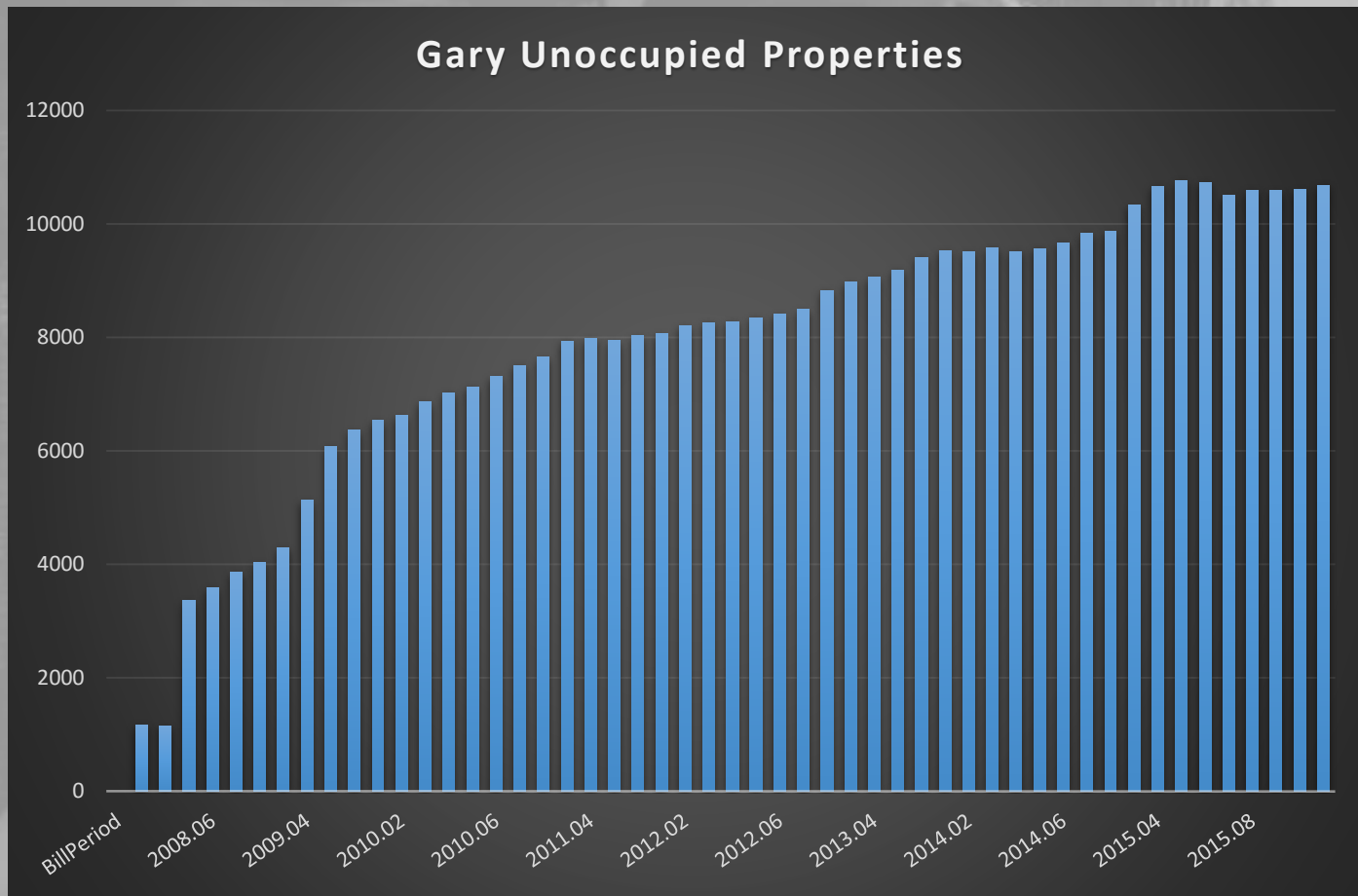








GSD Business Analytics: Customer Trends & Types



- Trend Analysis: Tracking customer behavior over time and space to gain new insight.
- Typology Analysis: Using statistical methods to break out consistent customer behaviors into typology groupings for customized management strategies.

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February 13th, 2016

Future Opportunities

- Causal modeling.
 - Ex. Airport TIF
- Operational databases for departments.
- Web-based map service for public.
- GSD Business Plan
- GRC Blight/Land Use Plan
- Master Planning