MOVING FROM BLIGHT MANAGEMENT TO PROACTIVE LAND USE DECISIONS

By: Jocelyn Hare, Russell Ryden, Nigel Griswold, Cindy Winland
OUTLINE

Landscape
Partnerships
Presenters
Jocelyn Hare, University of Chicago Fellow
Russel Ryden, South Suburban Land Bank, Chicago
Nigel Griswold, Director, Dynamo Metrics
Questions
ABOUT DELTA INSTITUTE

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

Learn more at delta-institute.org.
THANK YOU
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.
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.
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](http://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:
• www.SSLBDA.org
• Russell Rydin
• Executive Director
• russellrydin@sslbda.org
• 708-381-0871 office
• 630-886-6171 cell
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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

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 26, 2015
Start-up firm mines data to aid Detroit blight fight

Unlikely partners get $2B blight deal done in Congress
Data Driven Gary Initiative & Building the Gary Space Time Analytics Data System (G-STADS)
February 13th, 2016
# Building a Parcel-Level Spatial Data System

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...and many more.

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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
  - Natural Features
    - Lakes, rivers, etc.
  - Amenities
    - Parks, groceries, shopping, etc.
  - Interstate
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\[ \text{NHI} = \text{OCC}(0.25) + \text{COND}(0.25) + \text{MKT}(0.25) + \text{CRIME}(0.25) \]
What is possible with a functional STADS?

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

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G-STADS™ Conceptual Framework

Primary Stakeholders
- Gary Mayor’s Office
- Gary Sanitary District
- Gary Redevelopment Commission
- Other Municipal Departments?

Decision Support
- Policy Briefs
- Static Maps
- Web Data Download or Data Mart*
- Web Connected Mapping*

Custom Analysis & Reporting
- Blight Plan support
- Master and Land Use Plan support
- GSD customer analytics
- Economic & social impact

Analytics and GIS Team

G-STADS™ (Analytics Ready Data Warehouse)

Standardize, clean, and document data

Automated standardization, cleaning, and documentation of data*

Data Sources
- Lake County Recorder
- Lake County Treasurer
- Lake County Assessor
- Gary Sanitary District Customer Data
- Redevelopment Commission
- Local Data Property Survey
- Police, Fire and Emergency
- Other Relevant City Departments

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

*Gary Unoccupied Properties*
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