

Neighborhood Revitalization Strategies



What is Neighborhood Revitalization?



Why Revitalize Your Neighborhood?



Businesses will be more attracted to downtown



Renovation puts dilapidated houses back on the property tax rolls.



**The National Association of Homebuilders study says,
“ Abandoned structures in neighborhoods reduce the
value of renovated and new houses by over 30%.”**



**Vacant lots are a
negative drain on our
property tax revenues.**

**Quality in-fill, both new construction
and house moving, puts these lots back
on the tax rolls**



Renovating existing homes cost less than new construction and saves taxpayers money by utilizing existing infrastructure they have already paid for



**Renovation keeps more
money in the community
than new construction**

The U.S. Department of Commerce tracks the impact of production within a given industry three ways:

- 1) The number of jobs that are created.**
- 2) Increase in local household income.**
- 3) Impact on other industries**

**The growing statistics in state
after state show that renovation
of existing structures outperforms
new construction in all three of
these measurements**

**If you take eight houses
being renovated for
\$1,000,000 and compare that
investment to eight new
houses for \$1,000,000 what
would the differences in
economic impact be?**

**\$120,000 more dollars will
initially stay in the community
with renovation than with new
construction**

**5 to 9 more construction jobs
will be created with
renovation than with new
construction**



**4.7 more new jobs will be created
elsewhere in the community with
renovation than with new construction**



**Household incomes in the
community will increase
\$107,000 more with
renovation than with new
construction**

**Retail sales in the community
will increase \$142,000
with the \$1,000,000 in
renovations---- \$34,000 more
than with the \$1,000,000 in
new construction**

Realtors, bankers, personal service vendors as well as restaurants and drinking establishments will receive more direct monetary benefit from the \$1,000,000 in renovations than from \$1,000,000 in new construction

Strategies

Create a neighborhood association



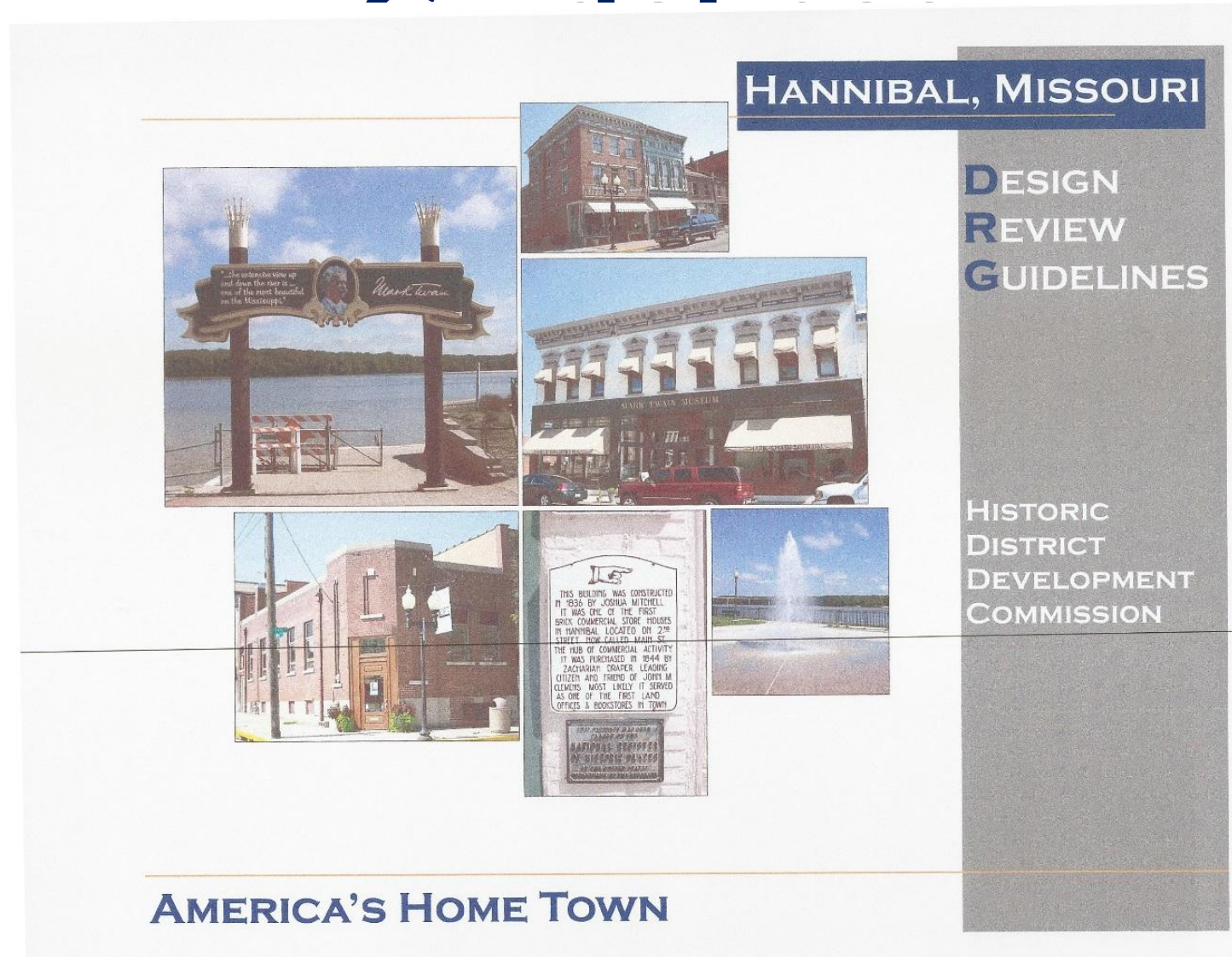
**Create a Neighborhood
Economic Development
Corporation (NEDC)**

Turn your historic neighborhood into a Local Historic District



Create a set of Design

Guidelines



**Down zone your
historic neighborhood**

**Work with the city to get
aggressive about code and
zoning enforcement**

Get rid of Slumlords

Work with the good landlords and encourage homeowners to buy houses on their block to protect their investment in the neighborhood

Aggressively chase out the “Slumlords” with mandatory rental inspections



**Work closely
with the Police**

Create a “Tool Lending Library”

This puts tools in the hands of existing residents to spruce up their homes and provide tools to new homeowners wanting to save a few dollars through sweat equity.

**Create a not-for-profit
architectural salvage
operation**

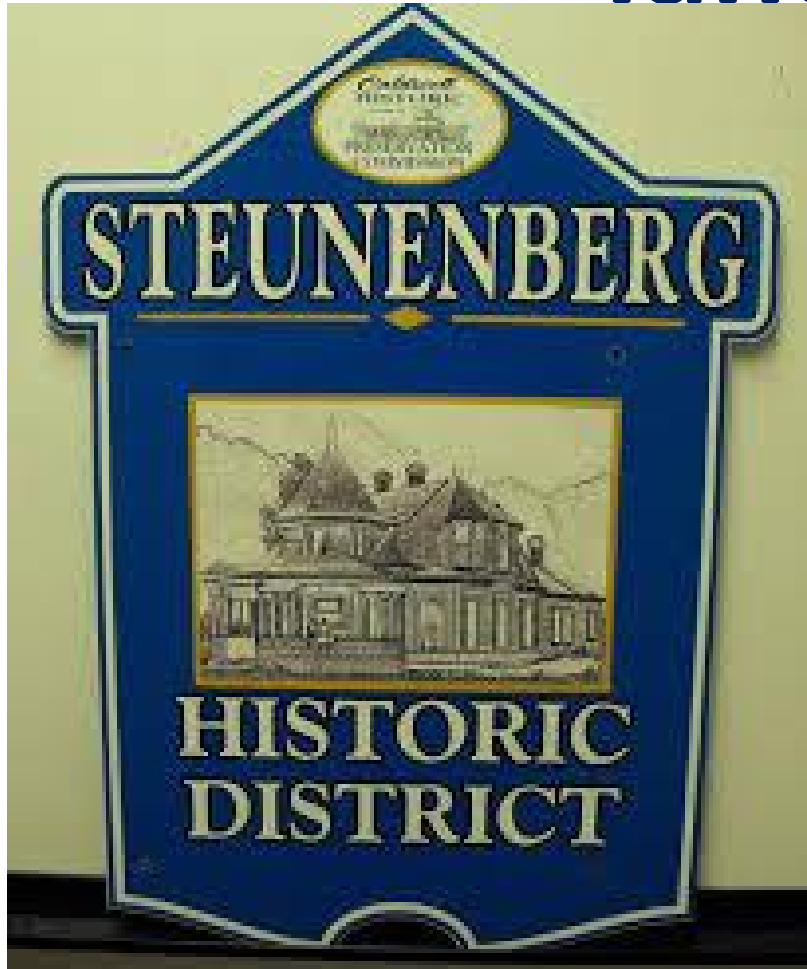
Utilize the vacant lots to create public spaces like gardens, basketball courts or a small park



Work closely with the businesses, other not-for-profits and churches in the neighborhood



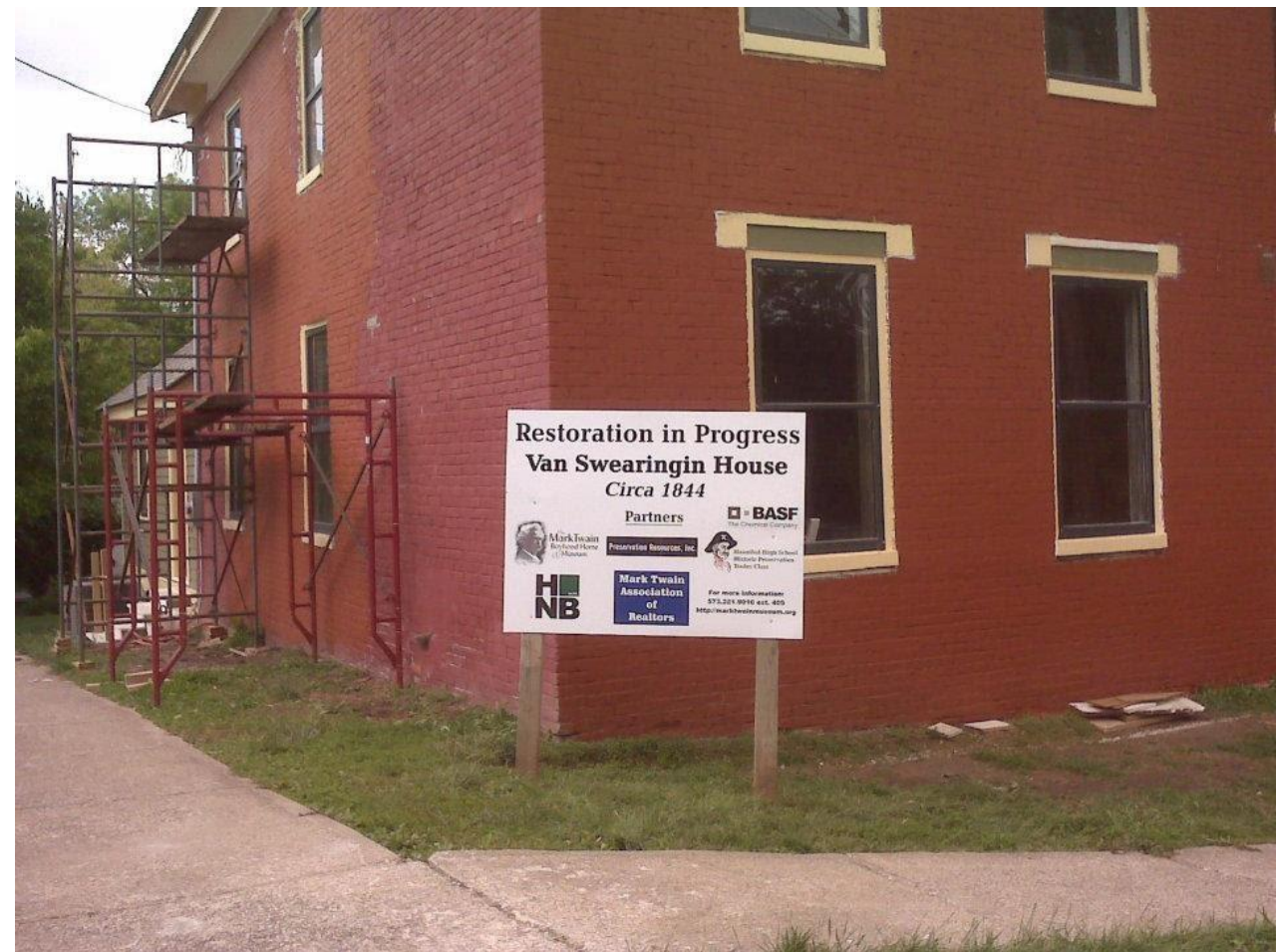
Create gateways into the target area with nice signage and landscaping



**To combat garbage & trash, put out garbage cans
The city will have to agree to a regular pick-up.**



Use signage everywhere





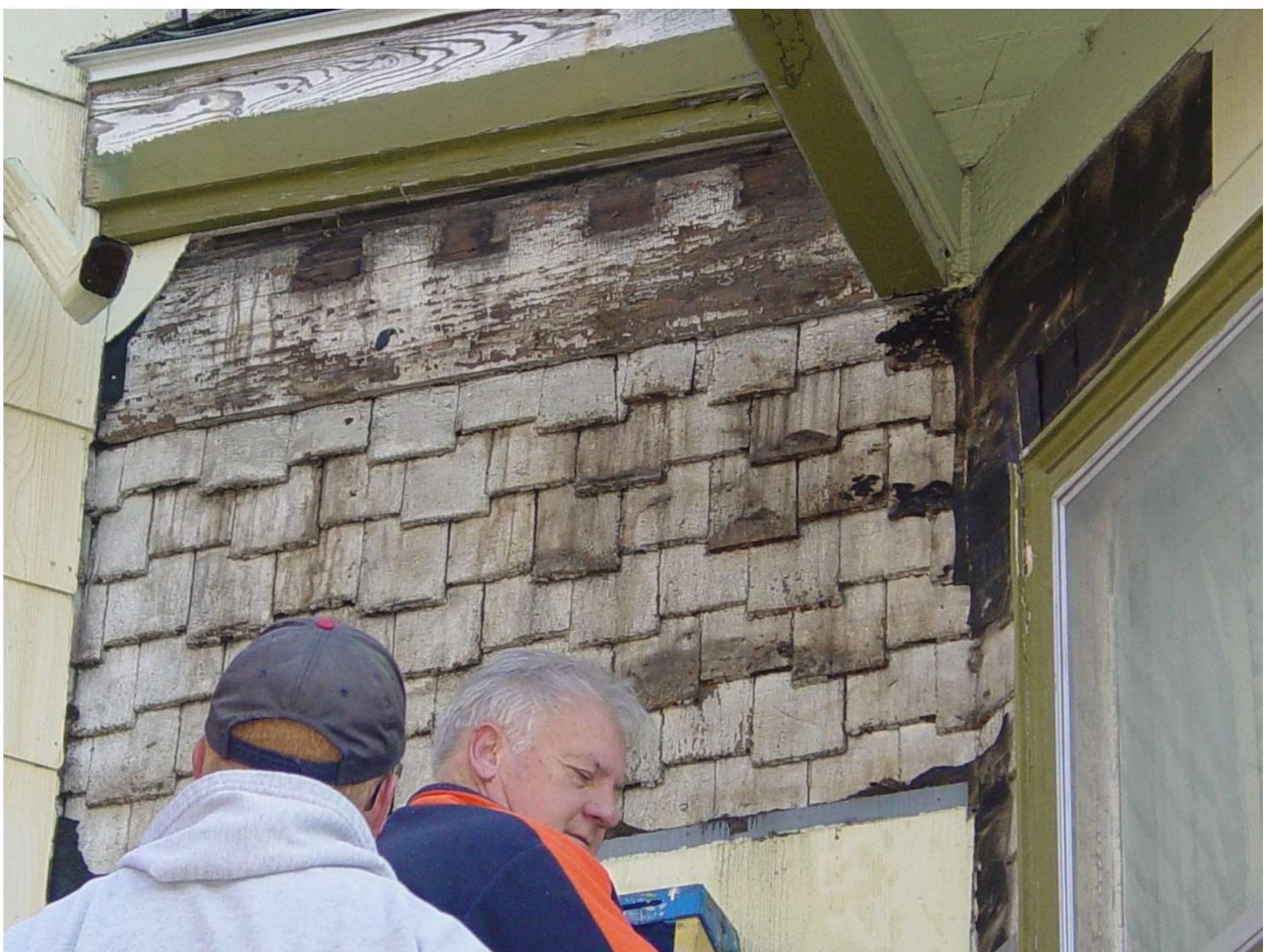
Conduct yearly historic house tours or bi-yearly designer show homes



Have an “Great Unveiling”.





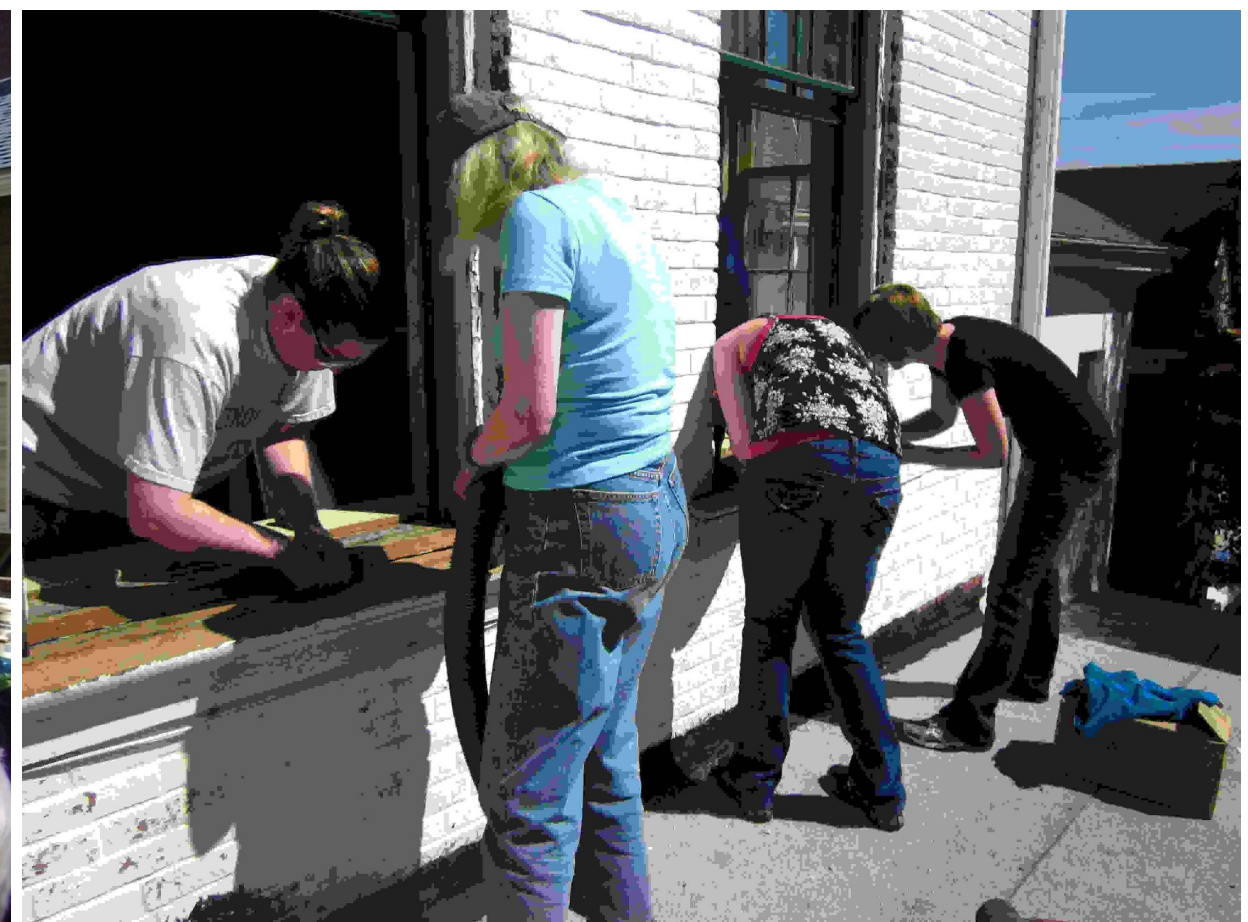








Conduct hands-on training events







Have a “Rehabathon”





**Work heavily with
Realtors. Begin to
change perceptions.**

**Work with city to
repair streets,
sidewalks and curbs**

Ne



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Finally

**Teach neighbors that--
Preservation doesn't cost
IT PAYS!!!!!!**