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 tracts 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 that 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
Above all, neighborhoods are just as much about people as they are about architecture.
Finally

Teach neighbors that--

Preservation doesn’t cost

IT PAYS!!!!!!