



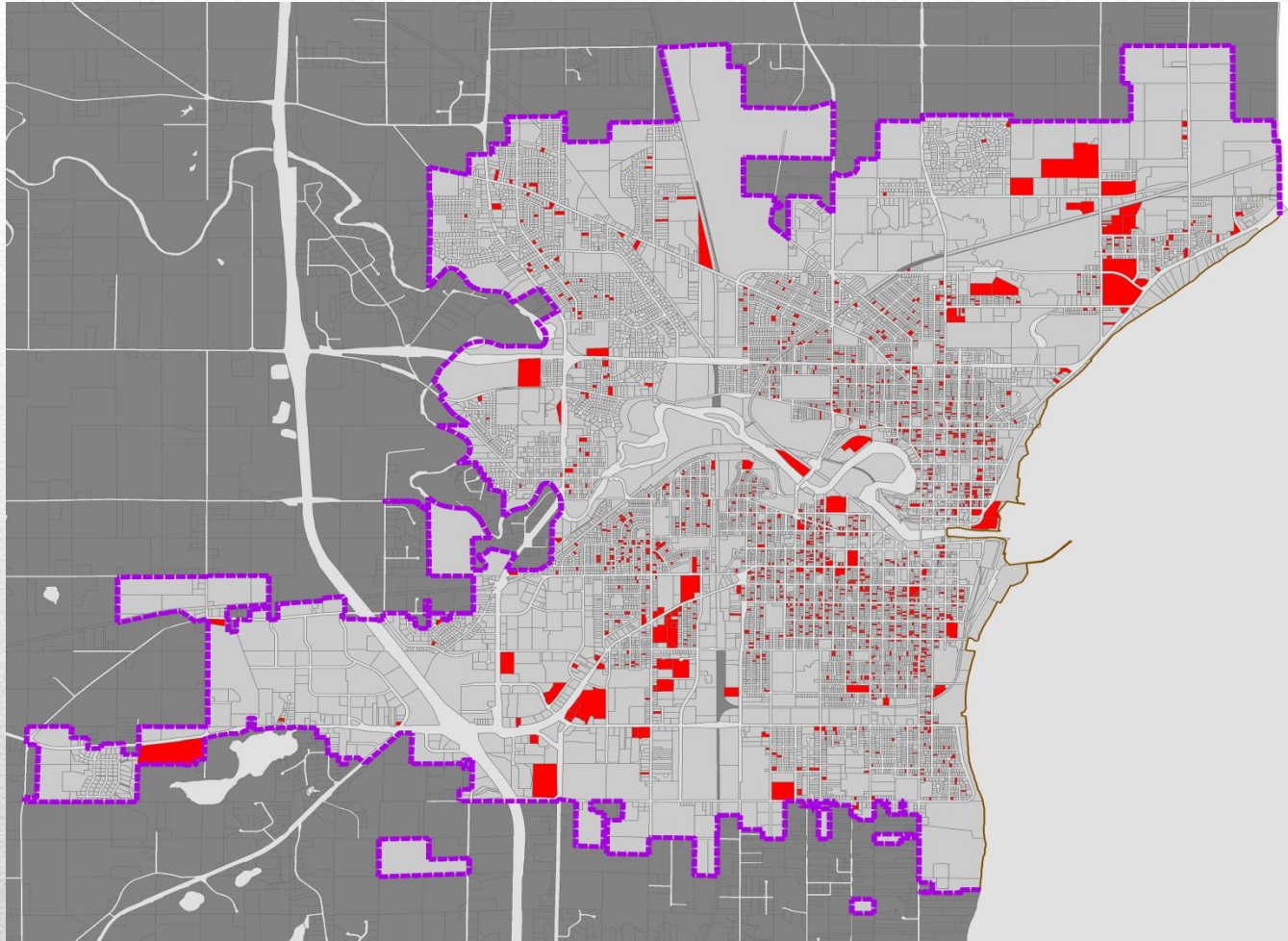
Manitowoc's Housing and Commercial Stock Rehabilitation

- *Promote collaborative, complimentary, and effective blight elimination by directing blight elimination activities.*
- *Eliminate blight in neighborhoods and commercial properties to improve the quality of life for our residents and increase property values.*

Purpose

- *Clear direction for all departments involved*
- *Improve current blight removal practices*
 - *Cost effective*
 - *Sustainable*
- *New efforts for blight*
- *Create a common understanding*
- *Create benchmarking matrix for future*

Objectives



Activity in 2017

- FY 2018
 - West-East gateways from I-43
 - North-South gateways through City
 - Nuisance properties
- FY 2019
 - Gateways through City with encroachment from gateways
 - Concentrated Code & Contact issues
- FY 2020
 - Citywide

Program Tactics

- Condition of:
 - Roof & Gutter
 - Foundation and Chimney
 - Stairs and accessory structures
 - Windows
 - Exterior Protective Surfaces
 - Garbage and junk storage
 - Yard maintenance



Property Criteria for Blight

- Code Enforcement
 - Blight-free structures both occupied and unoccupied
 - This will be a continuous and regular activity throughout the entire city
- Boarding
 - Short term solution for vacant properties
- Demolition of blighted/dangerous properties
 - “Blight Program”
 - \$250,000 budgeted in 2017
- Rehab/Redevelopment
 - Create useful and productive properties

Process for Eliminating Blight



Code Enforcement



Before



After

Code Enforcement

Division Life Safety Neighborhood Services

- 953 issues documented (FY15-FY17)
 - Staff Hours: 1.50 per contact
 - Inspector average wage: \$47.50
 - Accounts for 69% of inspector calendar year
(# issues x contact hrs./2080 FY hrs.)
- Revenues projected at:
 - Average citation: \$150-\$250
 - 2016: \$6,695
 - 2017: \$20,887

Code Enforcement Cost & Revenues

- Violation observed
- Notice to correct violation sent to property owner
- Citation issued if property remains noncompliant
- Raze order issued

- If citation contested:
 - Initial appearance
 - Pretrial conference
 - Trial

Citation Process



Vacant property boarded up

Boarding



- Property 1: May 16, 2017
 - Contractor Cost Time/Material: \$917.62
 - Code Enforcement Cost: \$95 (\$47.50/hr.)
 - Total: \$1,012.62

- Property 2: October 31, 2017
 - Contractor Cost Time/Material: \$947.65
 - Code Enforcement Cost: \$95 (\$47.50/hr.)
 - Total: \$995.15

Boarding Cost



Demolition of Blight

Residential Demo: \$9,000

- *Administrative: \$925*

- *Admin Assistance: 1 hr. @ 33.16/hr.*
- *Inspector: 4.5 hrs. @ 45.57/hr.*
- *Deputy Fire Chief: 8.75 hrs. @ 52.74/hr.*
- *Independent Contractor: 3 hrs. @ \$75/hr.*

- *Demo work Cost Time/Material: **\$9,925***

Commercial Demo: TBD

Demolition Costs

• Raze Order

- Title Search

- Initial document drafting
 - Raze order
 - Cover letter
 - Publication

- Legal advice

- If contested
 - Litigation document
 - Hearing prep

City Attorney's Role

- Condemnation/Acquisition in Donation Scenario
 - Where raze order results in property donation
 - Ch. 66.1333(5)(c)1.g, Wis. Stats. process
- Collect and Analyze Neighborhood/Housing Data
 - Cost/affordability
 - Market supply/demand
 - Trends mapping
- Integration with Other Neighborhood Programs
 - CDBG home improvement loan program
 - Down payment assistance program
- Encourage Redevelopment
 - Publicize available CDA properties
 - Facilitate reuse where possible

Community Development Roles

- When to Accept Donated Property for Demolition
 1. Opportunity to meet a public/City need
 - Like public parking, park space, other public facility
 2. Opportunity for private redevelopment
 - Included in designated Redevelopment Plan area
 - CDA “jurisdiction” (downtown area)
 - Adjacent to a business/development that is expanding
 - Good location and marketability as a stand-alone development site
 3. And not severely contaminated or other potential liability

Criteria for Acquisition

- Leveraging Other Housing and Neighborhood Programs
 - Community Development Block Grant Program
 - Since 1988
 - “Shuttered” from 2012 to 2015
 - Active again since 2016
 - Program purpose:
 - No interest, no payment loans
 - Rehabilitation of owner-occupied, single-family homes
 - Low to moderate income households qualify
 - Repair to decent and safe – bring it up to HUD standards

Rehabilitation/Redevelopment Impacts

Leveraging Other Housing and Neighborhood Programs

- Community Development Block Grant Program
 - Impacts:
 - Portfolio of \$2.5 million in existing loans
 - Since program re-launched in 2016
 - \$177,000 in new loans approved
 - \$217,000 in loans paid off



Rehabilitation/Redevelopment Impacts

- Leveraging Private Funds
 - Example: Forefront Dermatology parking expansion
 - CDA acquired property
 - \$90,000 in City/EPA brownfields funds
 - Resulted in \$1.1 million office renovation and creation of 150 jobs



Rehabilitation/Redevelopment Impacts

- Leveraging Private Funds
 - Example: Artist Lofts
 - CDGB housing loan of \$255,000
 - Plus EPA brownfields loan of \$218,000
 - Resulted in \$8 million historic renovation and 40 unit apartment



Rehabilitation/Redevelopment Impacts

- Removing Blight

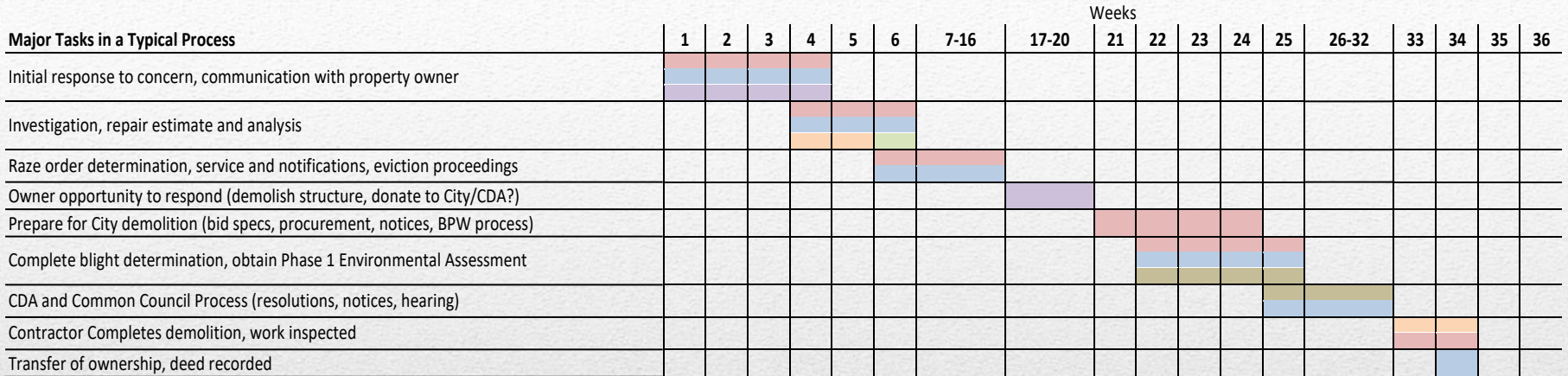
- Example: Former Mirro Plant 9

- City and CDA acquired property
 - Significant blight to community removed
 - Financial results = future



Rehabilitation/Redevelopment Impacts

Scenario: Raze Order (Repairs Too Costly) with Property Donated to City/CDA



Projected Timeline

City of Manitowoc

Financial Report for Blight Program

Year Ending 2017

| | Bond/Revenue | Payments | Vendor / Customer | Description |
|------------|--------------|-------------|---------------------------------|--|
| 1/1/2017 | \$250,000.00 | | | Borrowing |
| 6/8/2017 | | \$917.62 | JRC INC | 1727 Johnston Dr - Blighted Property |
| 8/16/2017 | | \$562.50 | SEILER BROS CONSTRUCTION | Blighted property. Review and estimate for 316 Riverview Drive. |
| 8/29/2017 | | \$1,425.00 | BJK OF MANITOWOC COUNTY | Blighted Property Riverview Apts Estimate Preparation |
| 9/27/2017 | | \$262.50 | BJK OF MANITOWOC COUNTY | Housing Blight. 1908 Western Ave Gather Info & Prepare Estimate |
| 9/27/2017 | | \$300.00 | BJK OF MANITOWOC COUNTY | Housing Blight. 1015 Washington Gather Info & Prepare Estimate |
| 9/27/2017 | | \$262.50 | BJK OF MANITOWOC COUNTY | Housing Blight. 1912 Western Ave Gather Info & Prepare Estimate |
| 10/31/2017 | | \$4,000.00 | STANTEC CONSULTING SERVICES INC | Housing Blight. 422 & 424 N 10th St. Phase 1 Site Assessment |
| 12/6/2017 | | \$947.65 | JRC INC | Housing Blight Program 1220 S 11th St Board Up Services |
| 12/6/2017 | | \$24,550.00 | KARL'S EXCAVATING INC | Housing Blight Demo 1727 Johnston Dr and 422 & 424 N 10th St |
| 12/13/2017 | | \$1.00 | BRUCE & RENEE CONARD | Payment in lieu of taxes for blighted 422 & 424 N 10th St |
| 12/15/2017 | | \$36.73 | WISCONSIN MEDIA | Package Advertising - Notices of Order to Raze Blight Properties |
| 12/8/2017 | \$8,325.00 | | Jerry T Decker | 1727 Johnston Dr Demolition Costs |
| 12/8/2017 | \$947.65 | | Nancy Glasow | 1220 S 11th St Board Up Services |
| | \$259,272.65 | \$33,265.50 | | \$226,007.15 FUND BALANCE YEAR END 2017 |

Code Enforcement Cost & Revenues

• Public/Private Partnerships

- Community education
- Temporary housing options
- Neighborhood volunteers
- Corporate support
- Financial assistance for repairs (loans, grants)

Future Considerations



Questions