



# HOUSING & NEIGHBORHOODS

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***“Civilization needs an honorable dwelling place, and the conditions of making that place ought to depend on what is most honorable in our nature: on love, hope, generosity, and aspiration”***

*– James Howard Kunstler*

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# VISION FOR SUCCESS

This plan envisions the active preservation and support of Milwaukee's many safe, diverse, thriving, culturally rich and walkable neighborhoods that provide residents with ample housing, recreational, and lifestyle alternatives.

The vision of success for Housing and Neighborhoods includes:

## Quality Housing Choices

Neighborhoods will have a range of high-quality, well maintained housing options for residents from all income groups

## Economic Vitality

Family supporting jobs with benefits will be available and accessible to all city residents, with a good many located within walking distance or biking distance of neighborhoods

## Sustainable Neighborhoods

Neighborhoods will be safe, healthy, and sustainable and ideally will have jobs, educational institutions, health care providers, shopping, and recreational opportunities available to residents within walking distance or via multiple transportation alternatives, ultimately resulting in decreased dependence on fossil fuels and improved cleanliness of air and water.

## OVERVIEW AND INTRODUCTION

Milwaukee has a long and rich history of ethnic settlements that have created strong diverse neighborhoods throughout the city. The traditional urban pattern of development in the city located good quality housing near employment centers and public transit options. The most dynamic city neighborhoods tend to have strong neighborhood centers, vibrant commercial main streets, parks, churches and schools, and cultural facilities all of which supported a core sense of community and neighborhood identity. These strong urban neighborhoods have been retained as Milwaukee has grown and redeveloped through the years and have ensured that Milwaukee has a wide range of housing and traditional neighborhood choices.

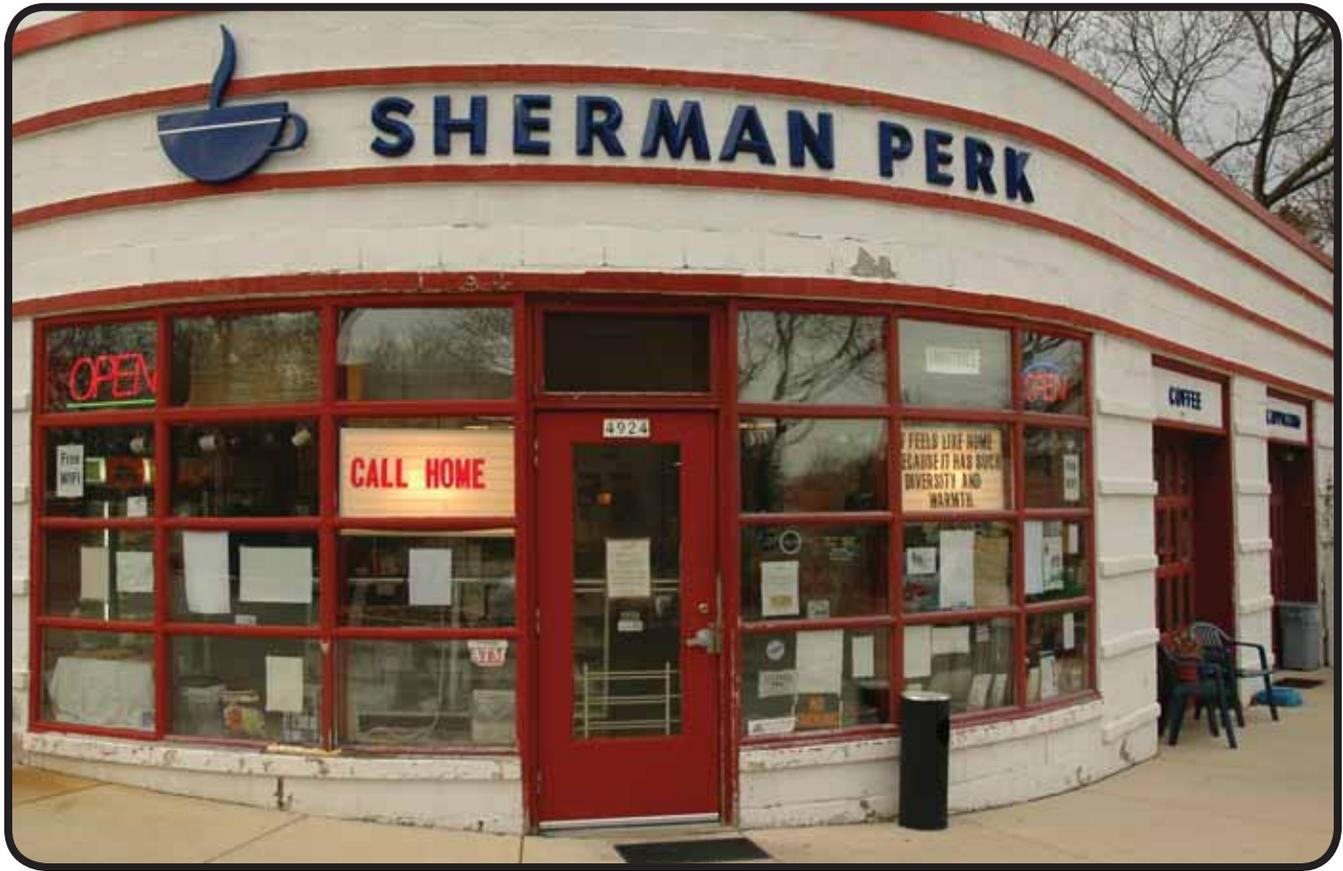
### HOUSING

Housing is an important land use occupying 41% of the developable land area of the city and accounting for approximately 70% of the assessed value. The City of Milwaukee has over 249,000 housing units, according to the 2008 U.S. Census American Community Survey, 70% of which are single family, condominium or duplex buildings, the remaining 30% are in multifamily buildings. In 2009, the average assessed value of a single family home in the city was \$124,644 and approximately 1,300 square feet. Over 60% of residential structures (single family, duplexes, and multifamily) in Milwaukee are owner occupied.

Over 42% of the housing in the city was built before 1940 and is located in the central city. Another 32% of the city's housing was built between 1940 and 1959, the majority of them located in the northwest side and far south side of the city. 18% of Milwaukee's housing was built between 1960 and 1979 and tends to be located on the periphery of the city. The remaining 8% of the city's housing units, built since 1980, have developed in the central city, in and around downtown, and the far northwest side of the city.

Neighborhoods offer a variety of housing styles including Victorians, bungalows, duplexes, ranches, and Cape Cods. More recently, there has been an increase in condominium and apartment development in and around the downtown area. Between 2000 and 2007, over 2,400 housing units have been built in downtown alone.

Milwaukee, like many major US cities, experienced population decline for several decades following its historic peak of 741,324 in 1960. The migration from the city to the suburbs was fueled by massive freeway development in the fifties, and supported by newer, sprawling housing developments in outlying areas, resulting in central city population loss over several years.



Since the 2000 Census, the trend of population loss in the city seems to be reversing itself. The 2000 Census found Milwaukee's population at 596,974. The updated July 1, 2006 Census estimate places the city population at 602,782 – a gain of 5,808 people. This population increase can largely be accounted for by the considerable new housing unit construction which has occurred in many areas of the city. A surge in downtown condominium housing (both new construction and warehouse conversions), central city single family subdivisions, scattered site lot development, and suburban-style subdivisions on the city's far northwest and southwest sides account for the increase in housing and population. Within the last several years, these new housing developments have provided more housing choices at a range of price points, from low cost housing to high priced condominium units. These developments include new investment and reinvestment in existing neighborhoods, allowing residents to enjoy the benefits of new construction and amenities of urban living.

#### NEIGHBORHOODS

While housing represents real estate value and physical asset, most Milwaukee residents also call their neighborhoods home. Milwaukeeans speak with pride about the characteristics, personal and social value of neighborhoods. As noted earlier, many of Milwaukee's neighborhoods include a strong neighborhood center such as a vibrant commercial core, and a traditional neighborhood form of blocks, sidewalks, connected streets, and schools within residential areas. Most neighborhoods are well-maintained and human scale with housing, shops and meeting places suited to various lifestyles.

Traditionally, as waves of new immigrants have moved into older neighborhoods, new types of business opportunities and new skill sets, along with unique cultural traditions, become established. This pattern is most evident on Milwaukee's near north and near south sides. As these neighborhoods transition and redevelop, the City, with its partners, is working to

maintain and expand the commercial areas.

In 2005 the City launched a Main Street program to attract new businesses, leverage private investment and improve properties along four of Milwaukee's neighborhood main streets. Main Street Milwaukee, modeled after the successful national program to revitalize historic small town downtowns, is a collaboration between the City of Milwaukee and Local Initiatives Support Corporation (LISC) and has now been expanded to six neighborhood commercial districts. The City of Milwaukee also partners with many nonprofit community development organizations to promote strong neighborhood commercial districts.

Many other factors contribute to strong neighborhoods. Schools, libraries, cultural centers, natural amenities, transportation hubs, faith-based and other community institutions are only a few that are addressed more completely in other chapters of this plan.



In order to hold its dominant place in the region, Milwaukee needs to strengthen its position as the place of choice for middle and upper income families and individuals to grow the economy. Many neighborhoods that once were home to a mix of income levels now are dominated by lower income families. A greater range of incomes within the city will help stabilize and increase the value of neighborhoods and of the city as a whole.

**CITY GOVERNMENT COMMITMENT**

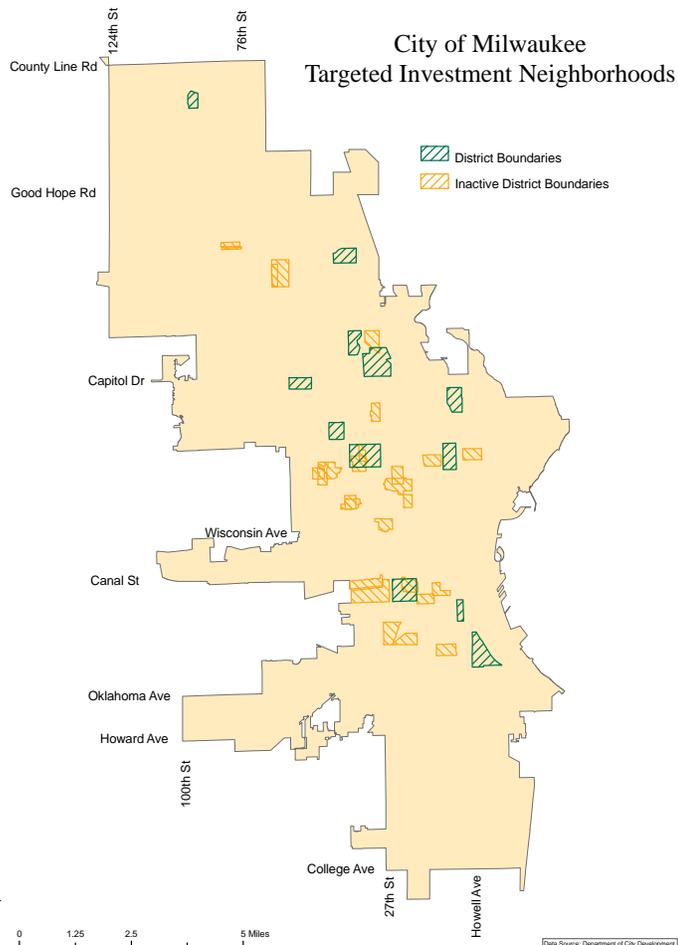
City government has a long history of commitment to providing a mix of housing choices and programs that connect housing development with quality of life initiatives to create strong and sustainable neighborhoods. These efforts include:

- The allocation of federal, state and local housing resources for the rehabilitation of the city’s housing stock, particularly for low and moderate income residents and special needs populations
- The City’s real estate efforts include: discounted sale of City-owned land for new housing development, including scattered site lots for new single family home construction, and larger parcels for new multi-family or single family subdivision development.
- Creative use of financing tools such as tax incremental finance districts to provide incentives for new home construction and rehabilitation, as well as to fund infrastructure for new subdivision development.
- Promoting high quality design through use of traditional neighborhood design principles and creation of a new house catalog to guide new housing development.
- Targeted neighborhood initiatives (e.g., Targeted Investment Neighborhoods, Healthy Neighborhoods, and Neighborhood Improvement Districts or NIDs) that link housing efforts with quality of life initiatives to preserve and strengthen neighborhoods.

More specific examples of City of Milwaukee government efforts include:

- The Housing Authority of the City of Milwaukee (HACM), as the largest landlord in the state, manages approximately 4,000 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development and also administers 5,600 HUD Section 8 vouchers.
- The Milwaukee Department of Neighborhood Services (DNS) ensures that housing is suitable for residents through its inspection program. DNS also conducts an award-winning Landlord Training Program, which prepares new landlords to handle the challenges of renters. The Residential Rental Inspection program requires more stringent inspections of non-owner-occupied rental units in two areas of the city.

- The Main Street Milwaukee program, which is a partnership between City of Milwaukee, local BID’s, and LISC, provides resources and technical assistance to attract new businesses, leverage private investment and improve properties along several of Milwaukee’s neighborhood Main Streets.
- There is a strong City commitment to ‘supportive housing’ options for persons with special needs as well as the disabled and homeless. The Milwaukee Continuum of Care 10 Year Plan to End Homelessness, details the strategies, goals and action steps to be undertaken and prioritizes needs and allocations as determined by the Milwaukee Continuum of Care (CoC) which consists of 85 agencies. Some of the specific goals of CoC include: coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems.



## OPPORTUNITIES

### 1. A strong sense of neighborhood identity and sense of community in Milwaukee.

Milwaukee enjoys a foundation of strong vibrant neighborhoods. Neighborhoods feature walkability, open space, natural features, and arts and cultural amenities. The density of older neighborhoods, some with no minimum lot size, is a marketable asset to promote economic development, new public transit options, and transit oriented development (TOD).

### 2. Transit Oriented Development.

Density impacts the viability of TOD. 14.7% of households live in blocks with densities of eight households per residential acre or greater and 47.3% of households live on blocks with densities of four households per residential acre or greater, the 17th highest density in the nation. A 2007 emerging trends real estate report from ULI/Price Waterhouse Coopers ranked TOD as one of the best bets for investors three years in a row. The city already has housing close to job centers such as downtown, the Menomonee Valley and the 30th Street Industrial Corridor. Living in

dense urban areas with close

proximity to jobs, educational institutions, health care facilities, arts and cultural institutions, restaurants and entertainment, and recreational opportunities improves the feasibility of Transit Oriented Development and in turn reduces the cost of transportation and dependence on the automobile. Money saved or recaptured by owning fewer cars or commuting less can be redirected to housing or other basic family needs.

### 3. Committed Residents.

Milwaukee residents have demonstrated a strong commitment to improving neighborhoods and the city. Residents have played a major role in stabilizing neighborhoods, keeping homes well-maintained and providing positive contributions to redevelopment efforts.

### 4. Diverse Housing.

Milwaukee neighborhoods offer a variety of housing styles and prices and is well positioned to take advantage of changing demographics and preferences.

Beginning in the late 1960's and early

1970's, there has been a steady drop in household size from six people

per average household in 1970 to an average of 2.6 persons per household in 2000. With shrinking family size, rising costs for heating and maintenance of large homes, and ever increasing costs of commutes, many people are choosing to cut costs by locating in denser areas with the type of amenities offered in Milwaukee. Milwaukee has many choices of housing units in a variety of styles including older homes with quality craftsmanship and rich architectural styles. Housing is affordable with the average assessed value of a single family home at \$124,644 and is attractive to the young professionals Milwaukee is trying to retain and attract, as well as a growing number of seniors and young families attracted to urban areas near jobs, services, and recreation.

### 5. Government Programs and Services.

Milwaukee has an award winning array of housing choices linked to programs that connect housing development efforts with quality of life initiatives to create strong and sustainable neighborhoods.





- The Housing Authority of the City of Milwaukee (HACM) is a well-established and successful provider of a range of affordable housing choices and services to citizens. The Housing Authority has developed award-winning programs that provide safe environments for families and children. Their five major initiatives include: economic self-sufficiency, home ownership, public safety, health care services, and physical improvements to ensure the long-term viability of city housing.

As facilities require redevelopment, HACM continues to be a leader in changing the face of affordable housing and rethinking the design of housing. In partnership with private developers, projects include mixed use, such as retail space and computer labs, and incorporate sustainable and healthy elements such as community gardens, green roofs, rain gardens, geothermal heating, porous paving, carpets made of recyclable materials and HVAC units that supply better indoor air quality for residents.

- The Department of Neighborhood Services (DNS) provides basic services by ensuring housing is suitable for residents through building inspection. In addition, DNS has also been proactive in pursuing landlords that have a negative effect on properties and neighborhoods. DNS also conducts an award-winning Landlord Training Program, which prepares new landlords to handle the challenges of renters. The Residential Rental Inspection program requires more stringent inspections of non-owner-occupied rental units in two areas of the city.

- Both the City and County have shown strong a commitment to develop safe, decent and affordable supportive housing for persons with special needs. Collaboration between the public and private sector has proven successful in providing supportive housing choices within the city. Building on this commitment and encouraging the state and federal government to increase their commitment to provide funding for housing development, operation and service delivery

will be critical to meet expanding needs.

## 6. A Regional Approach.

SEWRPC has begun preparation of a regional housing plan for the seven-county Southeastern Wisconsin Region to identify and abate housing problems. The recommendations will address affordable and market rate housing, adequacy of the region's subsidized housing stock, issues such as housing discrimination, and whether there area sufficient accessible housing units for persons with disabilities. As a housing provider, the City of Milwaukee assumes by far the greatest share of the need to provide subsidized and affordable housing within the seven-county region.

## 7. Abundant Development and Redevelopment Opportunities.

Development and redevelopment opportunities exist side by side in Milwaukee and benefit from the physical and social infrastructure already in place for new or rehabilitated buildings. It



is usually not necessary to create new streets, blocks, commercial districts, or neighborhoods, but rather strengthen the existing successful areas. Milwaukee does not need large contiguous tracts of open land to develop new housing, and can take advantage of land available on scattered sites throughout the city for development through private partnerships. The housing catalog of appropriate housing types provides a strong guide for developers to ensure that the physical neighborhood fabric is maintained while they provide new modern construction updated choices for citizens. Lindsay Heights and Walnut Circle are examples of developments where Milwaukee has been proactive in providing resources for infrastructure improvements to facilitate new development. The City has successfully

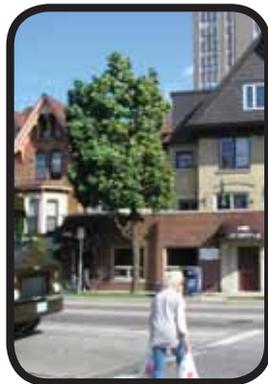
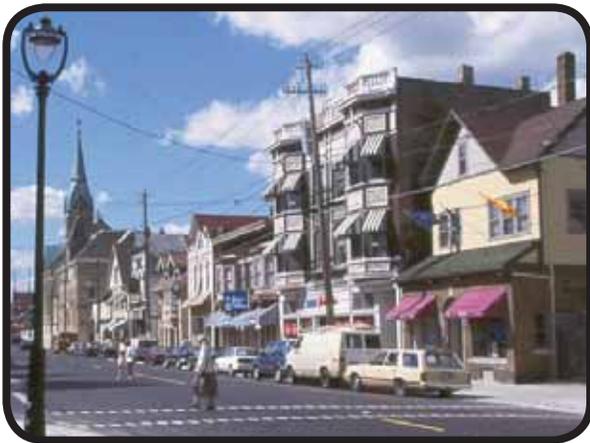
supported neighborhood revitalization efforts via Target Investment Neighborhoods, Healthy Neighborhood Initiatives, Neighborhood Improvement Districts (NIDs) and other programs which continue to be expanded across the city.

As a whole, the City's land use and zoning practices promote development of a variety of housing types at a variety of price points. Milwaukee continues to support and encourages new housing development by the sale of city-owned land, by its programs for housing rehab and development, and by processes, reviews and approvals that are efficient, consistent and user friendly. The city has been a strong partner in housing development efforts and related program outreach. As a result, the city

has been able to attract national, regional, local nonprofit and for profit housing developers to assist with neighborhood and housing redevelopment efforts.

## 8. Additional Resources.

Milwaukee has continually shown a great deal of success securing additional resources for neighborhood development and redevelopment efforts, such as the Milwaukee Foreclosure Program, TID funding and competitive programs like the HOPE VI program and low income housing tax credit programs. As federal resources have declined, the city has also enlisted new partners, including the local philanthropic community, national nonprofits like the Local Initiatives Support Corporation (LISC) and private corporations.





## CHALLENGES

### 1. Affordability and relation to employment.

Compared to other regional housing markets and sub-markets within the Milwaukee region, Milwaukee has many homes that are considered reasonably priced. However, there are still many people who cannot afford housing due to low incomes. The health of our neighborhoods is linked to the ability of residents to own homes and be employed in family supporting jobs.

- As Milwaukee's economy has become more diversified, high-wage manufacturing jobs have been replaced by lower wage service jobs. For those with no job and no steady income, subsidized housing may be the only remaining option.
- In 2000 nearly 18.1% of renter households in Milwaukee County were paying more than 50% of

their income for housing and by 2007 that number had grown to 26.3%. More than 56,000 people are spending 70% or more of their income on housing, possibly increasing the risk of foreclosure.

- According to the 2000 U.S. Census, Milwaukee saw a decline of nearly 5,000 housing units from 1990. Although approximately 7,000 housing units were constructed during the 1990's, approximately 12,000 housing units were lost during the same time period. The housing vacancy rate has more than doubled since 1990. In 2008, it was 11.3% which is up from 5.4% in 1990. Milwaukee's vacancy rates also tend to be high in the least expensive rental stock. However, numerous units are of such poor quality that many of the poorest households choose more expensive units where they either double up or live alone and

become rent burdened. Vacant units are often a blighting influence that contributes to neighborhood instability and decline.

- In Milwaukee, probably due to a high number of households experiencing economic hardship, there was an increase in the number of households with six or more persons and an increase in the number of households living in overcrowded conditions likely caused by families doubling up. The U.S. Census defines overcrowded as a household that has more persons than the number of rooms it occupies. In 2000, 6% of the city's households were overcrowded compared with 4.3 percent in 1990.

### 2. Nationwide collapse in the housing market.

After sustained increases in homeownership rates and housing values nationwide, home prices have collapsed, foreclosures have increased,



lending standards have tightened, unemployment has increased, while more families have been driven to the rental market. With a struggling economy, problems that plague low income neighborhoods such as drug and alcohol abuse, domestic violence, prostitution, property crimes, and homelessness become more prevalent. Even before this most recent economic downturn, the Midwest had experienced an increase in renter households while homeownership decreased. Milwaukee owner occupancy rates have held steady around 66% since 2000. However, in some parts of the city, there has been a noticeable decrease in owner occupancy coupled with a steep rise in foreclosures. If these are purchased by investors, there is usually a marked destabilizing influence on neighborhoods, contributing to further decline.

### 3. Aging housing stock.

Milwaukee has an aging housing stock with over 42% of the city's housing stock constructed before 1940 and another 32% constructed between 1940 and 1959. The age of a housing unit is not an absolute predictor of housing quality and Milwaukee has many neighborhoods with very old housing units which are attractive, safe, and well-maintained. However, the older the housing stock, the greater the need for investment and that is not always the case. The age of a housing structure does raise some concerns, in particular, an increased likelihood of the presence of lead-based paint, poor energy efficiency, outdated electrical and plumbing fixtures, and obsolete units lacking amenities the current market demands such

as large closets, family rooms, etc. Some structural changes may be necessary to address the issues of obsolete housing stock, along with a concerted effort to promote education and widespread support/incentives for housing maintenance and rehab.

### 4. Lack of coordinated Regional Housing, Land Use, and Transportation Planning.

Transportation from residential areas to job centers outside of the city can be a challenge for residents. New job growth has been concentrated in the outlying areas of the city and metro area, resulting in a spatial disconnect between job openings and individuals who need work who reside in dense central urban areas. Affordable housing and





public transit are often nonexistent in outlying areas where new jobs are being created. Reduction in existing public transit service and lack of new public transit options prevents people without personal vehicles from accessing these jobs, services, and recreation opportunities. For those that do have a personal vehicle, the rising costs of fuel, long distance commuting and maintaining a car can add between \$5,000 and \$8,000 to expenses annually, further burdening struggling households and limiting their housing choices.

**5. Coordination and limited resources.**

Coordinating services among City agencies can be a challenge and coordinating services between City agencies and other government, nonprofit, and private entities providing resources can be even more challenging. Quality neighborhoods require

coordination of resident groups and many agencies within and outside of city government to address problems including the physical, economic, social, and quality of life issues. Many government and private agencies play a role in keeping neighborhoods strong. In municipal government alone, the Department of Neighborhood Services, Department of City Development, Department of Public Works, Community Development Agency, Health Department, and Police and Fire Departments all provide resources.

Resources used to address social concerns have become more limited and restricted. Funds are typically limited for programs such as TIN, Community Development Block Grants and other rehab programs. Leveraging or advocating for social and quality of life resources is a challenge even though social organizing

is very important to creating lasting and sustainable change in neighborhoods. Recently the Greater Milwaukee Foundation, working with several Community Block Grant areas, has funded community organizers to assist in critical or key neighborhood functions.

**6. Attracting middle and upper class families.**

Attracting and retaining middle and upper income families and individuals to live in the city is critical to grow the city's economy. Many neighborhoods that once enjoyed a community with a mix of income levels are now dominated by lower income families. A greater upper range of incomes within the city will help stabilize and increase the value of neighborhoods and of the city as a whole, a critical aspect of the long term sustainability of city neighborhoods.



## POLICIES

I. IMPROVE THE QUALITY, DIVERSITY, AND AFFORDABILITY OF HOUSING STOCK WITHIN THE CITY. **High quality, affordable housing is not only a basic necessity but a critical quality of life asset that increases Milwaukee's desirability as a place to live and raise a family. Furthermore, an increasing diversity of households and family structures requires greater housing choices that reflect these changing demographics, socioeconomics, and different lifestyle preferences.**

**A. Promote preservation and improvement of existing housing stock**

1. Seek additional resources for the maintenance and rehabilitation of housing
2. Support programs and standards that allow residents to age in place and remain in homes through different life stages
3. Assist in the creation of partnerships with developers and lenders to implement programs to upgrade the housing stock
4. Utilize a variety of code enforcement and incentives to improve housing based on the needs of the individual neighborhoods
5. Provide incentives and programs to preserve historic and architecturally significant housing

**B. Aggressively market Milwaukee for infill and new housing development for residents of all income levels**

1. Identify and promote opportunities to integrate new housing, mixed use, and a variety of housing options into existing neighborhoods
2. Promote development of new market rate housing throughout the city
3. Assemble, prepare and market sites for new residential development
4. Work with community partners to market and promote housing development and redevelopment opportunities
5. Continue to develop long and short range plans for the productive reuse or disposition of city-owned vacant lots
6. Adopt best practices models of residential construction to encourage the building of energy efficient new residential infill development
7. Consider changes in zoning to allow for zero lot line development or detached single family housing on small lots with minimal setbacks and yards
8. Concentrate housing development to provide encourage additional neighborhood investment
9. Coordinate with surrounding municipalities to increase the affordable housing supply in all areas of the region to complement jobs, infrastructure and services





**C. Support and encourage housing diversity to accommodate a variety of housing needs**

1. Guide policy and development to assure a mix of housing options to meet the need of all residents, regardless of age or ability
2. Continue to promote fair housing practices
3. Consider affordable housing as a component of higher end market rate housing in upper income neighborhoods to avoid economic segregation
4. Increase the regional supply of supportive housing with features and services for people with special needs
5. Work with nonprofit organizations to generate awareness of city programs intended to help homeless persons and those at risk of becoming homeless to find suitable housing

**D. Provide and maintain high quality public housing and community service programs**

1. Continue to integrate a variety of housing types and price points with public housing and the surrounding community
2. Maximize and manage federal and state funds to ensure quality, safe, and affordable public housing
3. Adapt public housing for a broad range of uses such as assisted living for seniors and provide services for aging in place
4. Help public housing residents acquire the skills needed to increase income and self-sufficiency by integrating critical services within public housing
5. Continue to expand the use of sustainable practices in public housing such as green roofs, community gardens, solar power, geothermal heating and cooling, etc.



**E. Promote programs to increase home ownership and responsible rental property ownership**

1. Work with partners in the housing delivery and support system (lenders, Community Development Corporations, counseling agencies, and employers) to create a citywide marketing plan to promote city living and home ownership
2. Work with lenders, owners, and tenants to develop additional funding sources for maintenance and rehabilitation of aging properties
3. Support home buyer education to ensure successful and stable homeownership
4. Continue the Landlord Training Program offered through Milwaukee's Department of Neighborhood Services

**G. Improve the energy efficiency and sustainability of new and existing housing**

1. Promote and support weatherization programs and incentivize the use of alternative energy sources
2. Promote products that improve indoor air quality, conserve water, and reduce waste
3. Promote sustainable best practices in new and rehabilitation housing projects





II. PROVIDE A RICH MIX AND BALANCE OF HOUSING TYPES, WORKPLACES, SHOPS, SCHOOLS, RECREATION AREAS, AND PLACES OF WORSHIP WITHIN NEIGHBORHOODS. **Neighborhoods that can accommodate daily demand for goods and services within close proximity to residences promote healthier, more sustainable lifestyles. A greater range of choices can increase diversity, strengthen neighborhood integrity, and improve marketability and property values.**

**A. Support viable neighborhood centers, public places and local retail development**

1. Enhance public destinations and gathering places for residents and visitors
2. Increase sense of security and safety in neighborhoods particularly in and near commercial and industrial areas
3. Create and enhance retail destinations that utilize existing commercial land and infrastructure
4. Enhance the marketability of viable commercial nodes to promote economic stability and growth
5. Continue to support Business Improvement Districts, Main Street Programs, and other neighborhood improvement programs

**B. Ensure access and proximity to jobs**

1. Maintain and expand existing neighborhood job centers and workforce training programs and support creation of new centers and programs
2. Provide incentives for employers to locate their businesses near the city's available workforce
3. Encourage employer assisted housing initiatives to encourage people to live near their workplaces

**C. Promote public transit options for citizens**

1. Expand public transit routes and public transit options such as rapid transit lines, streetcars, and commuter rail that can connect housing to jobs and services across the region
2. Promote the inclusion of transportation options so renters and buyers can easily compare the real cost of housing choices
3. Provide zoning incentives for Transit Oriented Development where feasible



III. COORDINATE RESOURCES TO SUPPORT AND ENHANCE NEIGHBORHOOD DEVELOPMENT, REINVESTMENT, AND STABILIZATION EFFORTS. **Gradual or incremental improvements can significantly enhance the quality and stability of neighborhoods, while reinvestment and development can catalyze large scale neighborhood transformation. Coordinate with and build upon existing initiatives to improve the overall quality of life in neighborhoods.**

A. ***Establish or enhance partnerships which help improve neighborhoods and build capacity***

1. Create a resource inventory and assessment that identifies physical and economic assets, boundaries, and potential partnerships such as neighborhood associations, faith-based organizations, etc.
2. Continue to involve the neighborhood in decision making by identifying and addressing nuisances
3. Promote neighborhoods to private developers
4. Facilitate access to capital and credit for development activities that promote the long-term economic and social viability of the community
5. Focus on high impact residential, commercial, civic, and infrastructure projects that represent a significant and visible investment in the neighborhood and have potential to leverage additional investment
6. Promote neighborhoods and target projects with strong neighborhood and/or private sector partners and forge additional partnerships among lenders, philanthropies, private businesses, universities, and neighborhood groups
7. Work within neighborhoods to build capacity and strengthen the ability of Community Development Corporations and nonprofit organizations to perform effectively as vehicles for neighborhood renewal
4. Continue to encourage formation of community organizations, neighborhood associations, block clubs, etc.





**B. Improve the physical environment of neighborhoods**

1. Support efforts to provide clean, safe and well maintained residential and commercial areas
2. Strive to create a strong neighborhood identity and emphasize high-quality design and landscape
3. Provide needed capital improvements such as commercial streetscape, alley and street resurfacing, tree planting and landscaping, curb and gutter replacement and new street lighting, while taking advantage of opportunities to increase multi-modal transit such as walking, biking, and public transit
4. Manage vacant land assets and promote opportunities to develop vacant lots for productive neighborhood use such as agriculture, recreation, stormwater management, etc.

**IV. PRESERVE AND ENHANCE THE SOCIAL ENVIRONMENT AND HEALTH OF NEIGHBORHOODS.**

**Safe, clean, and socially supportive neighborhoods are stronger and more attractive to residents and businesses. Attractive and well maintained neighborhoods also instill a sense of pride and ownership among residents, business owners, and neighborhood organizations.**

**A. Take action to make neighborhoods safer**

1. Continue neighborhood policing and community block watch efforts
2. Assure public works projects include design elements that improve safety, such as street lighting, street and sidewalk repairs, bike lanes, and other improvements
3. Expand initiatives such as Safe and Sound that provide safe after school options for children or Safe Routes to School for school children's commute

**B. Promote wellness and sustainable practices within neighborhoods.**

1. Support and expand healthy transportation choices within neighborhoods such as walking, biking, car sharing, expansion of public transit, and use of alternative fuel vehicles
2. Promote healthy food choices and provide options such as green markets, community gardens, and urban agriculture
3. Continue to use the City website and other available resources to promote wellness, energy efficiency and sustainability
4. Support access to green space and recreational opportunities
5. Expand efforts to reduce neighborhood environmental hazards such as brownfields and uses incompatible with healthy neighborhood goals

