



## COMMUNITY REVITALIZATION PLANNING CHECKLIST

### DEFINITIONS

**Community / Neighborhood** – The project area for a Community Revitalization Strategy. An area of a pre-designated size that is larger than a parcel, PUD, or subdivision, but small enough that one municipality or county (or a small conglomerate of municipalities or counties) can have jurisdiction over it. A Community or Neighborhood can also align with an existing Community Development Block Grant (CDBG) Target Area, Neighborhood Strategy Area (NSA), or Community Revitalization Strategy Area (CRSA).

**Affordable Housing** – For the purposes of Community Revitalization Strategy, the term “Affordable Housing” is defined by one of the following criteria:

- ✓ Rent-Restricted rental units (legally restricted via use of programs such as Low Income Housing Tax Credits, HOME, Housing Trust Funds, etc) where rent is restricted to levels affordable to households earning under 30%, 50%, 60%, or 80% of the Area Median Income;
- ✓ Rent-Subsidized rental units (examples of rental subsidies are Project Based Rental Assistance, Project Based Vouchers, Housing Choice Vouchers, Section 811, Rental Housing Support Program, etc);
- ✓ Affordable Homeownership Programs – Use of subsidized mortgage credit certificates, mortgage revenue bonds, or down payment assistance that are limited to households earning less than 120% of Area Median Income.

### BASIC PLAN COMPONENTS:

1. **Community participation:** Local resident and stakeholder participation in the creation and/or guidance of a community revitalization strategy is crucial to the success of the strategy. The strategy should take input from community meetings, such as public comments, SWOT analyses, and design charrettes into account. Participation by community-based organizations is also key, because those organizations can help shepherd the strategy through implementation. Participation by local businesses and business owners in the creation of the strategy will also strengthen it by ensuring that job creation is part of the plan from the beginning.
  - **Public meetings – attendance sheets, public comments**
  - **Participating budgeting**
  - **Design charrettes**
  - **SWOT analysis**
  - **Community based organization participation**
  - **Local business participation**
2. **Adoption, approval, or local champion:** Local government approval or adoption of a resolution or ordinance that clearly states a community revitalization strategy's goals and objectives helps ensure that any “plan” is funded and implemented, rather than gathering dust on a shelf. Lacking this, an existing local “champion” or “quarterback” that has the capacity for mobilizing and coordinating resources and funding, such as a community action agency or community/economic development corporation, can serve a similar role. Local governmental/organizational support of a community revitalization strategy ensures that the plan fits with overall planning goals and objectives for the community and can create incentives for different stakeholders to work together to bring about common goals.
  - **Local government resolution/ordinance**
  - **Elected official/city council support**
  - **Local champion**
  - **Implementation timeline**
  - **Funding sources and uses**
3. **A concerted effort for a specific community/neighborhood:** Solid community revitalization strategies focus on specific, contained areas. These areas may align with CDBG target areas, Neighborhood Strategy Areas, Choice Neighborhoods, Special Service Areas, community areas, etc. Please note that a larger comprehensive plan can be the basis for a more focused community revitalization strategy, and many, in fact, do draw out specific neighborhoods

for particular goals and objectives. Generally, this is because different neighborhoods/communities typically have different needs, even within a single municipality. A community revitalization strategy should address a community with a need for specific revitalization, whether that need is for demolition and greening, infill development, single family rehabilitation, greater walkability, or simply safe, decent, affordable housing.

- Existing conditions (land use, zoning, demographics, employment, etc.) ■
- Vision for community/neighborhood ■
- Goals and objectives (housing, jobs, infrastructure, business development, retail, etc.) ■
- Desired outcomes for community/neighborhood ■

4. **Consideration of affordable housing:** A solid community revitalization strategy targets affordable/workforce housing in order to prevent displacement of lower income residents when the strategy begins to bring greater investment into the neighborhood. Neighborhoods undergoing revitalization may see decreasing vacancy and crime, and the resulting gentrification has the potential to displace longtime community members. The revitalization strategy should benefit current community members and ensure that housing remains affordable, while also addressing the concentration and/or isolation of affordable housing by promoting mixed income housing and mixed uses.

- Single family rehabilitation ■
- Demolition/greening/infill development ■
- Land banking ■
- Rent-restricted housing mixed with market rate ■
- Weatherization ■
- Down payment assistance ■
- Employer-assisted housing ■
- Tax abatement ■

5. **Economic development integration:** An effective community revitalization strategy will also address economic development within the strategy area. Residents need access to meaningful jobs as well as the ability to do their daily errands within their community. Goals and objectives that encourage new businesses to form and/or relocate within the strategy area will promote the substantial revitalization of the community. Infrastructure improvements, such as streetscape improvements to encourage pedestrians, form-based zoning, street repairs, water improvements, broadband internet, etc., help new and existing businesses know that they will have access to the infrastructure they need. Economic development also ensures that residents have access to a range of community amenities, such as health care and supportive services, public transportation, quality educational facilities, parks and recreational facilities, civic amenities, grocery stores, and entertainment; in short, enabling local residents as well as non-locals to be a part of a complete community.

- Streetscape improvements (gateway signage, greening, pedestrian and/or bicycle safety improvements, form-based codes, etc.) ■
- Infrastructure improvements (streets, water, broadband internet, etc.) ■
- Public transportation access ■
- Business incubator/education ■
- Industrial corridor ■
- Business incentives ■
- Recreational facility/park improvements ■
- Retail improvements ■
- "Downtown" improvements ■
- Educational opportunities ■
- Improved access to fresh foods ■
- Workforce training programs ■