

## **Bristol Park Neighborhood Plan Talking Points – September 2012**

1. The Bristol Park area, specifically the Bristol Place neighborhood, is as important to the City of Champaign as any other neighborhood. Bristol Place is comprised of roughly seven blocks located at the northeast corner of Market Street and Bradley Avenue. This area is home to approximately 200 people. This former railroad community currently includes residents ranging from new to the area to those who have lived here for 60+ years. Some homeowners have talked to staff about promising that they would not let the criminals run them out of their house. However, they have encountered bullets in their bedroom wall and seeing a man lying in the street outside of their home after a shooting. They have slept in shifts (husband/wife) in order to protect their property from being burglarized during heightened crime sprees. Another long-term resident stated that living in Bristol Place is “like living in Beirut”. His own daughter and grandchildren won’t come visit his house because of the crime and conditions of the neighborhood, so he travels to their Champaign home instead.
2. The improvement of the Bristol Place neighborhood includes several previous attempts at piece-meal efforts:
  - 1998: City implements one-way street pattern system to fight quick sale of drugs (drug transactions reported to occur every 2-3 minutes);
  - 1998: Acquisition and demolition of the “Green Apartments”
  - 2002-2006: City partners with local nonprofits for infill projects in Bristol Place
3. The 2006 Neighborhood Wellness Action Plan highlighted the need for improving the housing and public safety:
  - 2007: City council goal to develop a redevelopment plan for Bristol Place
  - 2008-2010: Public meetings, surveys led to an existing conditions report and vision for the neighborhood for three subareas of Bristol Park: Bristol Place, Garwood Area Addition and Shadow Wood
  - February 2011: Council adopted the Bristol Park Neighborhood Plan with five goal areas: public safety, human development, housing and land use, transportation and parks/open space
  - November 2011: Bristol Park Neighborhood Steering Committee formed with community stakeholders
  - May 2012: Council directed staff to finalize the implementation of the housing goal, including the acquisition, relocation and clearance of the Bristol Place neighborhood
4. The Housing and Land Use Goal of the neighborhood plan has been given the highest priority because of the housing conditions:
  - Homes in Bristol Place have some of the lowest values citywide
  - A home built in the last decade sold originally for >\$80K, last year it sold for \$27K and today is assessed around \$26K
  - Homes are typically much older (a few are newer, infill homes) and smaller than today’s homes
  - Equity for improving homes is almost nonexistent due to the extremely low home value
  - Landlords are unable/unwilling to invest further due to the return on investment
  - Tenants are frequently uninterested once they learn of a landlord’s address
  - Past publically funded infill development efforts have not increased the value of surrounding properties, nor reversed the decline of the neighborhood.
  - Without greater investment, the neighborhood will continue to decline to dangerous levels.
5. The Bristol Park Neighborhood Plan calls for the acquisition, relocation and demolition of all parcels within the Bristol Place neighborhood.
  - Federal funding will require, at a **minimum**, guidelines to protect the existing residents.
  - Based on the public input received, Council provided direction to staff to enhance the relocation plan to protect the ongoing housing affordability for the most vulnerable residents (seniors and persons with disabilities).
  - A holistic approach is already underway with quarterly events scheduled to keep residents informed while offering workshops or neighborhood networking events.
  - Staff has included funding for items such as credit counseling for the residents to help them improve their housing choices during this process.

- Relocated households will have the first opportunity to move back to the neighborhood through the tenant application and a small niche of homeownership units.
  - Nine resident meetings conducted in addition to the steering committee meetings; more are planned.
6. To provide a “complete neighborhood” as defined in the City’s Comprehensive Plan and provide residents with Decent, Safe, and Sanitary housing, a substantial amount of investment will be required from both the public and private sectors. A potential partnership with the Housing Authority could reduce the overall relocation cost to the City by an estimated \$1.1 million as well as provide a development partner for the new neighborhood. This type of partnership could be similar to previous successful HACC/City partnerships (Oakwood Trace Townhomes, Taylor Thomas Subdivision, Douglass Square) where a variety of ownership structures and subordinate loans made ongoing affordable housing possible in our community.
  7. A preliminary funding model demonstrates a substantial city investment of approximately \$6.3 million in order to acquire, relocate and clear the Bristol Place subdivision. This model also highlights the need for debt financing in order to complete the project (acquisition through construction) within a five year period.
  8. Once completed, the new neighborhood will be...
    - The new development is expected to contain mostly rental housing but with one ownership structure providing consistent tenant selection criteria and a small niche of homeownership units.
    - Will incorporate the five elements of the Bristol Park Neighborhood Plan: public safety, human development, housing and land use, transportation and parks/open space
    - An inclusive community that welcomes all and its residents will be able to enjoy a great quality of life in a healthy neighborhood.
    - An oasis of public safety with a Fire Station relocating to this neighborhood; offering storm shelter to residents in Shadow Wood and the surrounding neighborhoods.