Best Practices: Neighborhood Revitalization

The City of Canton provided HOME and CDBG funds toward Habitat for Humanity East Central Ohio's Renewal Project, which combines new construction, home preservation, home repair, demolition, and lot beautification to holistically improve a northeast Canton neighborhood. Habitat has seen increased homeownership and property values while cultivating community pride and empowerment.

PROJECT BACKGROUND:

In 2016, Habitat launched, for the first time, a holistic neighborhood revitalization project called The Renewal Project - a 4-year, $3.5 million investment toward revitalization of a targeted northeast Canton neighborhood. Identified as tipping, the neighborhood showed signs of strength and weakness. Statistics indicated the neighborhood held a 64% owner-occupancy ratio and a tax delinquency rate of 20%, with 26% of the land vacant. A detailed rating system determined that 115 were excellent, 338 were fair, 256 were poor and 80 required demolition. The project is in its third year and has already shown that a holistic approach to revitalization results in improved quality of life for families, increased safety and livability, peace of mind for elderly residents, and stable home environments for children to lean and grow.

Project Partners:

The Renewal Project is a combined effort that brought together Habitat, the City of Canton, the Stark County Land Bank, more than 1,000 volunteers, and other private donors and partners.

> "Habitat's effort will keep the area stable and primarily owner occupied." - Ward Councilman

The City Councilman continued, "It is a strong, vital neighborhood that is facing some challenges and is well worth preserving through rehab of existing homes, construction of new homes, and demolition of homes that are beyond repair".

FUNDING SOURCES:

- City of Canton provided $290,00 in HOME funds for seven new homes; $75,000 in CDBG funds for sidewalks and ADA ramps; and $30,000 in Home Maintenance Training
- All additional funding came from private individuals, companies, and foundations
- Stark County Land Bank provides opportunities to acquire vacant properties at low cost

PROJECT IMPLEMENTATION TIMELINE:

2016

- Habitat for Humanity embarked on a four-year neighborhood revitalization mission

2017

- June (2017): Habitat raised the walls on their 500th build.
- Appraisal one of the highest to date

2017

- November (2017): Habitat completed a high-quality bus stop and neighborhood identify project

2017

- Stark County Land Bank, Habitat acquiring tax-delinquent, vacant land and homes for repurposing

ELIGIBILITY & APPLICABILITY

- Community Development Block Grant (CDBG) and other HUD programs provide affordable housing solutions to LMI homeowners, spurring economic development and community reviatlization.
- Families must earn between 30% and 80% of the area median income to qualify for an interest-free loan.
- The Ohio Development Services Agency (ODSA) makes CDBG funds available through various programs including the Annual Allocation Program and Targets of Opportunity grant program.
- All assisted activities require Section 106 review as outlined in 36 CFR Part 800.

PROJECT COMPLETED

EST. 1805 CANTON, OHIO

STARK COUNTY STATE OF OHIO

Habitat for Humanity® East Central Ohio

TIMKEN FOUNDATION of Canton

Ohio Development Services Agency