

SEP 12 2024

Bianca Tirado
City Clerk, South Bend, IN



Department of Community Investment

September 12, 2024

AGENDA

1. DCI Mission
2. Organizational Structure
3. Accomplishments
4. Proposed 2025 Expenditures
5. Overview of Redevelopment Funds
6. 2025 Goals



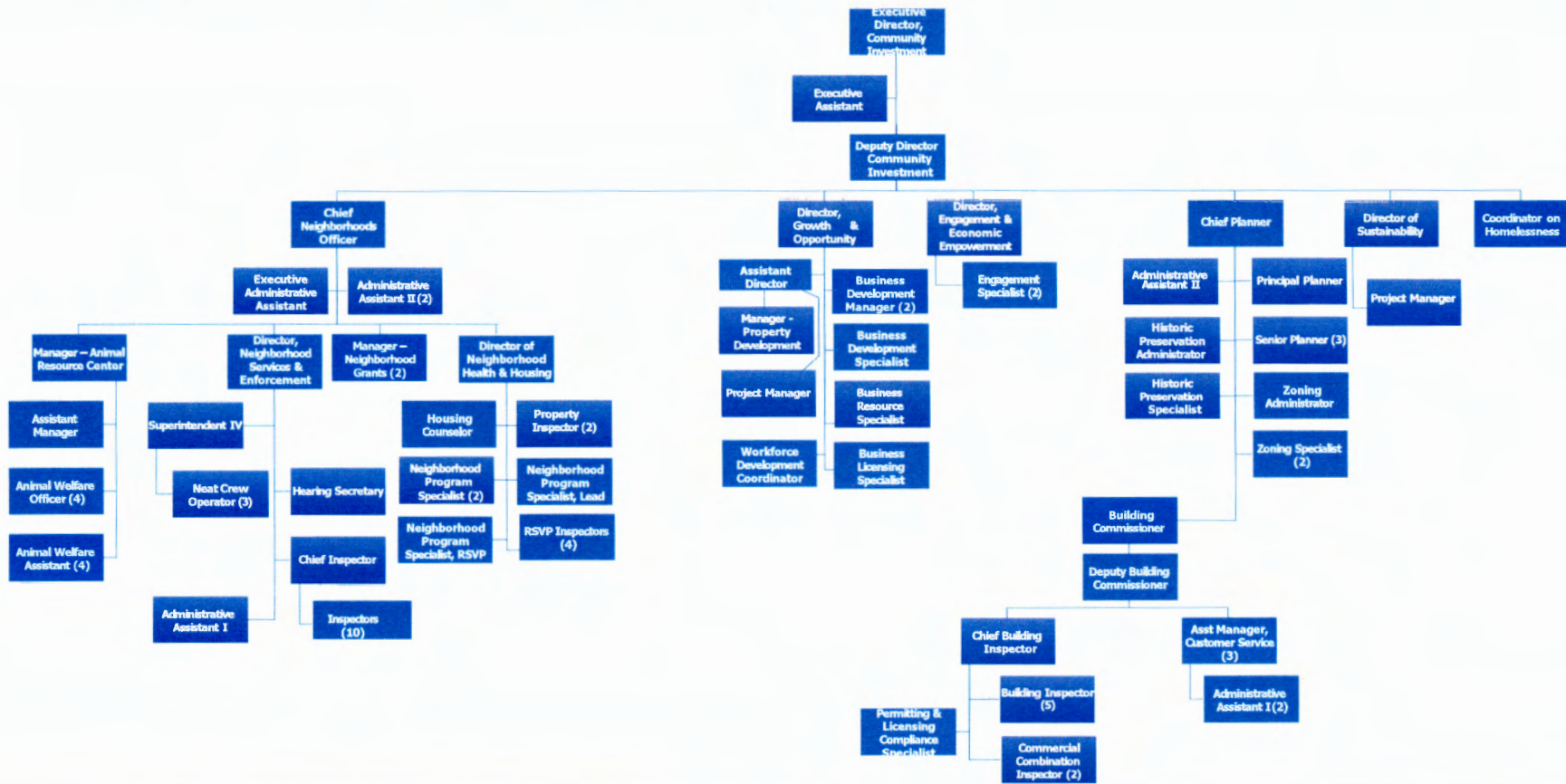
DEPARTMENT MISSION

To spur investment in a stronger South Bend

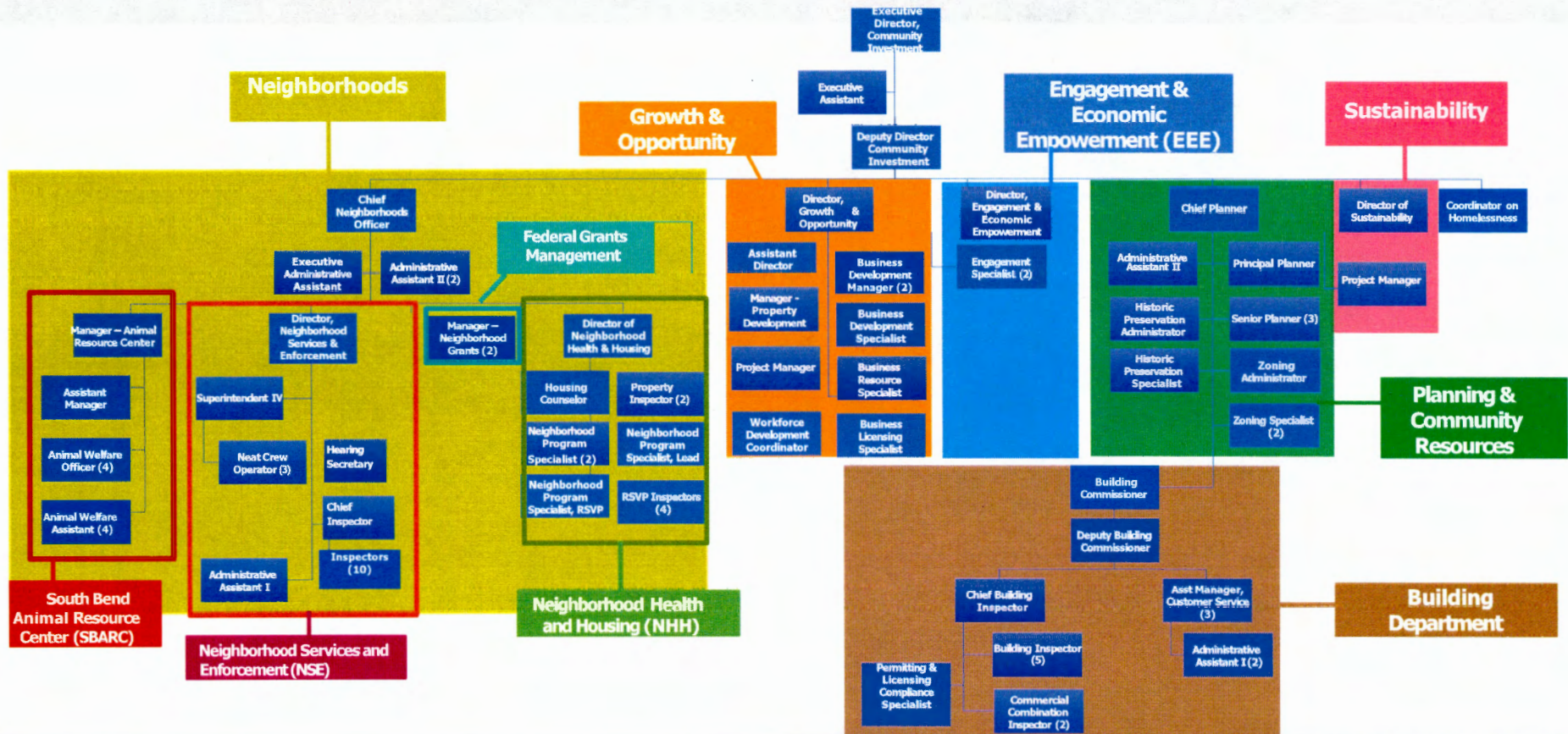
1. Attracting & retaining growing businesses
2. Connecting residents to economic opportunities
3. Planning for vibrant neighborhoods



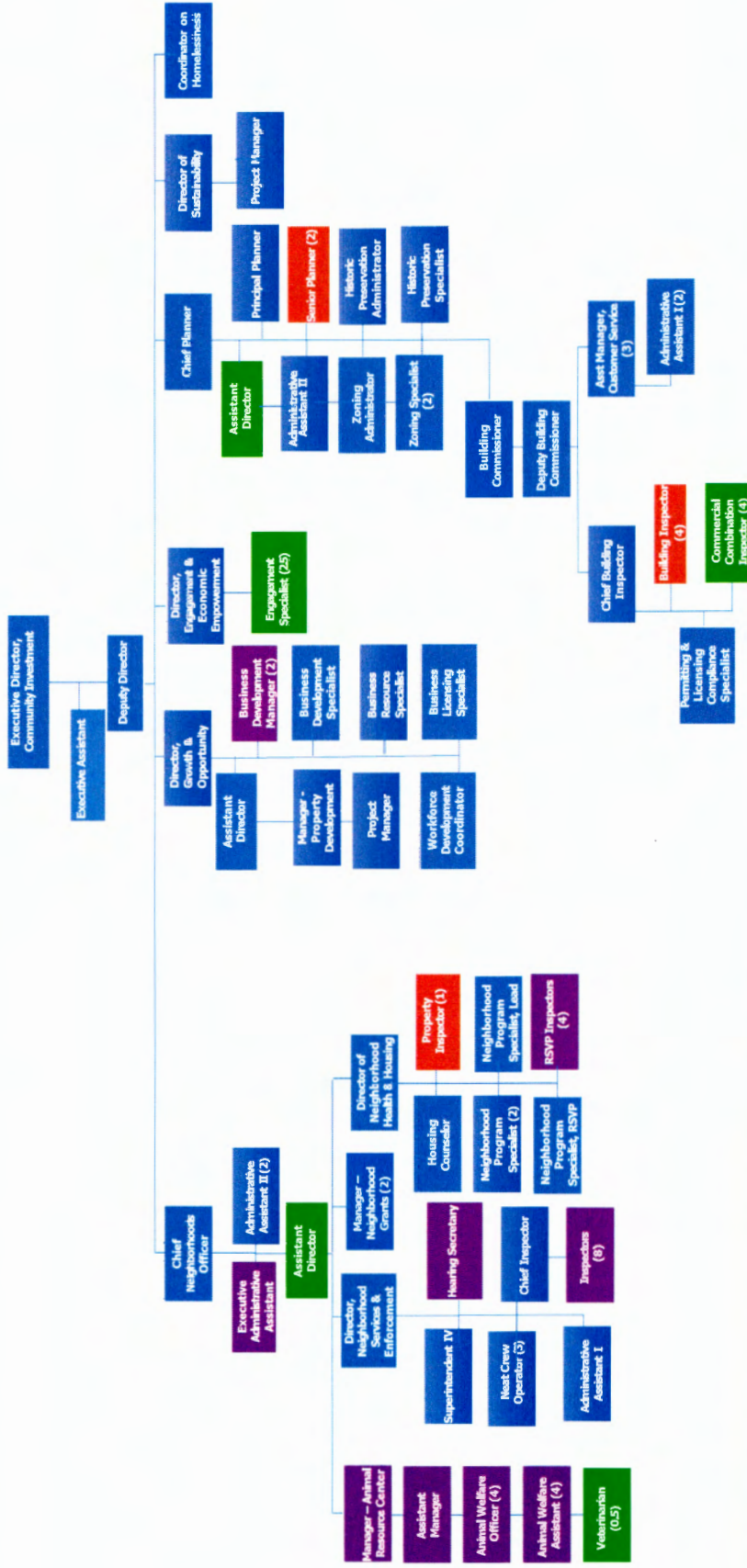
CURRENT ORGANIZATIONAL CHART



CURRENT ORGANIZATIONAL CHART



PROPOSED ORGANIZATIONAL CHART



SUMMARY OF PROPOSED 2025 ORGANIZATION CHANGES

- Additions
 - 1 Assistant Director for Neighborhoods
 - 1 Assistant Director for Planning
 - 2 Building Commercial Combination Inspectors
 - .5 veterinarian for SBARC
 - .5 Engagement Specialist
- Decreases
 - Eliminate 1 Neighborhood Admin Assistant I
 - Eliminate 1 Property Inspector
 - Eliminate 1 Senior Planner
 - Eliminate 1 Building Inspector
 - Eliminate funding for third-party veterinary services and EEE contractors

Net: 1 new position



SUMMARY OF PROPOSED 2024 ORGANIZATION CHANGES

Higher-than-standard increases:

Neighborhoods:

- Sr. Inspector – 5.4%
- Inspector – 5.7%
- Executive Assistant – Neighborhoods – 33% (title change with responsibility increase)
- Hearing Secretary – 6.8%
- SBARC Manager – 7.9%
- SBARC Assistant Manager – 10.7%
- Animal Welfare Assistant – 12.7%
- Animal Welfare Officer – 16.5%

Manager – Business Development – 4.6%



2024 ACCOMPLISHMENTS

Strong Neighborhoods

- Completed more than \$725,000 in repairs for 54 homeowners through the Home Repair Program
- Awarded \$81,000 to neighborhood associations through the 2023 IGNITE grant and received 9 applications from neighborhood associations for the 2024 grants. In 2024, the maximum grant award increased from \$10,000 to \$15,000. IGNITE has resulted in the creation or revival of 4 neighborhood organizations
- Completed Monroe Park/Edgewater Neighborhood plan. Launched public planning process for River Park and LaSalle Park
- Implementation of \$34M in Neighborhood Improvement Bonds, with more than \$9.4M expended and an addition \$9.2M encumbered to make quality of place investments in neighborhoods throughout South Bend
- Received and reviewed 4 National Historic Register nominations, which can unlock federal resources for preservation and redevelopment of historic structures



2024 ACCOMPLISHMENTS

Robust, Sustainable Infrastructure

- EASSI program: supported 10 nonprofits, 6 businesses to complete energy efficiency, solar, and electrification projects; 10 energy assessments. Estimated electricity solar production potential: 107kW
- \$500,000 in public and private investment in energy efficiency and solar projects
- Installing 16 EV Charging Stations in 8 City locations in the next 5 years (CFI Round 1 Funding and City procurement)
- Conducted energy assessments at 14 homes as part of the Greener Homes program pilot. Assessments include home shells – exterior, insulation, windows and roof – and HVAC, electrical, and water heater systems, safety concerns
- Working to update Climate Action Plan with community engagement and stakeholder input
- Only city in Indiana to receive the LEED Cities Gold Designation



2024 ACCOMPLISHMENTS

Equitable Access to Opportunity

- Continued and expanded Vibrant Places matching grant program, with more than 200 eligible business applications since launch in 2023, 42 of which have proceeded to the grant phase, and \$613,790 in City funds invested
- Issued 11 new low-interest revolving loans of \$1.64M total through the RBEF and RLF II programs, adding 63 jobs and retaining 28. Collected principal payments of \$1.6 million and interest and fee payments of \$400,257 to help sustain the two programs. 90.9% of loan recipients were minority owned and 45.4% were women-owned. The average number of employees among loan recipients is 2.6
- Issued Request for Proposals for an organization to manage the Opportunity Fund, which will provide low-interest microloans and business coaching to small businesses and entrepreneurs
- Received funding from the Cities for Financial Empowerment fund to launch the South Bend Financial Empowerment Center



2024 ACCOMPLISHMENTS

Youth and Workforce Development

- Pathways program has provided training (in areas such as advanced manufacturing, leadership skills, transfer of knowledge) to more than 188 participants year to date, with two classes left
- Upskill SB has 36 participants YTD in 2024. 7 participants are pursuing a solar credential and 15 are seeking project management certifications
- Hired a full-time Workforce Development Coordinator to support strategic use of workforce development funds, enhance partnerships with employers and job-seekers, and strengthen relationships with community partners
- Assisted with the opening of the downtown YMCA, preserving gym access for downtown residents and employees



2024 ACCOMPLISHMENTS

A Safe Community for Everyone

- Ongoing demolition at Drewrys Brewery site following removal of 14,000 tons of debris through EPA clean-up
- Fun F/X demolished after fire damage and property owner that was unwilling to resolve public safety issues
- 18 other properties demolished YTD
- NEAT crew assisted with 21 neighborhood cleanups and provided Tend the Bend trailer. Removed 466.7 tons of trash.
- Lead remediation work completed at 5 homes YTD, with over \$139,000 spent on lead-safe repairs. Nine households are in various stages of the grant process.
- Completed 661 inspections through the Rental Safety Verification Program (RSVP).
- Selected new software to streamline inspection and compliance reporting
- Nearly 600 individuals sheltered at least one night through Weather Amnesty program.
- 229 animals adopted from the South Bend Animal Resource Center YTD
- 405 interactions with unsheltered individuals to provide connections to services and resources YTD
- Assisted unsheltered individuals and seniors with more than 4,327 loads of laundry YTD



KPIs

Measure	2023 Actual	YTD (9/1/2024)
Jobs announced from projects supported by City	506 new 608 retained	362 new 163 retained
Private investment committed from projects supported by City	\$404M	\$432.5M
RSVP inspections	726	661
Housing Counseling (Households)	124	53
Homebuyers assisted (CHC)	2	4
Environmental Violations	12,285	7,657
SBARC Adoptions	390	229
COAs approved	117	82
All Construction Permits	2,392 \$319.8 M	1,726 \$169.8M



AMERICAN RESCUE PLAN IMPLEMENTATION

Highlighted lines are led by Department of Community Investment

ARP Programs	Total Allocated	Total Spending	Total Committed Capital Projects	Total Spent or Committed
Strong Neighborhoods				
Home Repair Assistance Programs (ARP001)	2,500,000	734,501	1,765,499	2,500,000
Housing Financing (ARP002)	2,500,000	374,422	2,125,578	2,500,000
Home Buying Assistance (ARP003)	1,000,000	55	-	55
Additional Neighborhood Infrastructure (ARP004)	2,500,000	2,164,236	75,852	2,240,087
City-wide Comprehensive Plan (ARP005)	500,000	310,841	27,005	337,847
Plan Implementation (ARP006)	300,000	268,541	12,109	280,650
Land Bank Startup Costs (ARP007)	250,000	46,775	203,225	250,000
Demolitions (Vacant & Abandoned / Commercial) (ARP008)	4,170,000	1,802,432	2,367,568	4,170,000
Neighborhood Development Assistance (ARP009)	150,000	30,000	58,000	88,000
Vacant Building Development Financing (ARP010)	2,000,000	500,000	1,500,000	2,000,000
Neighborhood Recovery Grants (ARP011)	200,000	80,000	-	80,000
Neighborhood Main Streets (Bike Racks, Trash Cans, etc.) (ARP012)	500,000	210,357	244,782	455,138
Athletic Court Repair (ARP013)	1,600,000	1,522,551	77,449	1,600,000
Safe Community for Everyone				
Homelessness Strategy Implementation (ARP014)	200,000	200,000	-	200,000
County Partnerships on Homelessness & Mental Health (ARP015)	5,800,000	5,800,000	-	5,800,000
Gun Violence Intervention (ARP016)	500,000	147,119	-	147,119
Public Safety Technology Upgrades (ARP017)	1,500,000	1,274,228	-	1,274,228
COVID Response (ARP018)	1,500,000	1,448,093	-	1,448,093
COVID Facilities Upgrades (ARP019)	2,000,000	1,988,508	-	1,988,508
ARP Premium Pay (ARP033)	1,910,000	1,889,660	-	1,889,660
Robust, Sustainable Infrastructure				
Green Infrastructure - Greener Homes (ARP020)	100,000	100,000	-	100,000
Green Infrastructure - Solarize, Switch & Save (ARP021)	300,000	224,560	72,440	297,000
Green Infrastructure - Commercial Recycling Partnership for CBD's (ARP022)	75,000	806	198	1,004
Green Infrastructure - EV Plan & Deployment (ARP023)	150,000	88,174	105	88,279
Green Infrastructure - Distributed Solar/Storage (ARP024)	1,000,000	150,000	850,000	1,000,000
Equitable Access to Opportunity				
Small Business Assistance (ARP025)	1,750,000	349,703	480,730	830,433
Utility Relief (ARP026)	5,500,000	5,499,794	-	5,499,794
Streamlined Assistance (ARP027)	600,000	415,994	-	415,994
Opportunity Fund (ARP028)	1,000,000	122,144	877,856	1,000,000
Immigration Support (ARP029)	100,000	100,000	-	100,000
Youth and Workforce Development				
Workforce Development (ARP030)	250,000	197,251	48,799	246,050
Dream Center (ARP031)	11,100,000	8,603,621	2,489,479	11,093,100
Pre-K Centers (ARP032)	4,500,000	2,600,486	-	2,600,486
Grand Total	58,005,000	39,244,855	13,276,673	52,521,527



2025 PROPOSED EXPENDITURES

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Change %
Building Department	1,242,212	1,381,591	1,468,919	1,584,077	1,711,621	8.1%
Community Investment (Legacy)	6,707,668	8,279,903	7,493,537	11,643,599	11,503,719	-1.2%
Neighborhoods	3,527,056	4,216,512	5,263,769	7,768,835	8,210,192	5.7%
Office of Sustainability	720,408	346,646	356,373	730,117	611,254	-16.3%
Strategic Initiatives	6,256,724	7,038,770	7,057,935	-	-	0%
Grand Total	18,454,068	21,263,422	21,640,533	21,726,628	22,036,786	1.4%



2025 PROPOSED: BUILDING DEPARTMENT

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Change
Building Department	1,242,212	1,381,591	1,468,919	1,584,077	1,711,621	8.1%
Salaries & Wages	800,589	870,751	913,016	941,465	1,029,318	9.3%
Fringe Benefits	316,605	392,308	407,406	439,914	489,810	11.3%
Debt Service	44,379	24,161	4,744	-	-	0%
Professional Services	8,000	8,000	8,000	8,000	8,000	0%
Education & Training	3,500	6,000	6,000	6,000	6,000	0%
Travel	6,000	6,000	6,000	6,000	6,000	0%
Printing & Advertising	4,763	4,200	4,200	4,200	4,200	0%
Repairs & Maintenance	25,000	15,000	16,245	17,590	29,743	69.1%
Other Services & Charges	17,015	35,310	41,310	38,570	35,550	-7.8%
Supplies	3,806	7,306	5,000	5,000	5,500	10%
Fuel	12,555	12,555	16,998	17,338	17,500	.93%
Capital	-	-	40,000	100,000	80,000	-20%
Community Investment (Legacy)	6,707,668	8,279,903	7,493,537	11,643,599	11,503,719	-1.2%
Neighborhoods	3,527,056	4,216,512	5,263,769	7,768,835	8,210,192	5.7%
Office of Sustainability	720,408	346,646	356,373	730,117	611,254	-16.3%
Strategic Initiatives	6,256,724	7,038,770	7,057,935	-	-	0%
Grand Total	18,454,068	21,263,422	21,640,533	21,726,628	22,036,786	1.4%



2025 PROPOSED: COMMUNITY INVESTMENT (LEGACY)

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Change
Building Department	1,242,212	1,381,591	1,468,919	1,584,077	1,711,621	8.1%
Community Investment (Legacy)	6,707,668	8,279,903	7,493,537	11,643,599	11,503,719	-1.2%
Salaries & Wages	1,921,625	2,596,240	2,036,414	2,072,146	2,173,010	4.9%
Fringe Benefits	716,373	1,040,324	793,448	847,543	899,447	6.1%
Debt Service	3,483,700	3,662,069	3,639,544	3,668,160	3,667,969	-0.1%
Grants & Subsidies	-	-	-	3,707,655	3,692,662	-4%
Professional Services	231,800	589,200	599,200	881,938	593,236	-32.7%
Education & Training	20,000	25,100	25,100	22,100	16,700	-24.4%
Expenses related to RDC-owned property	233,000	256,200	282,600	259,028	257,285	-7%
Travel	16,000	22,000	22,000	19,500	19,500	0%
Printing & Advertising	24,000	23,000	23,000	24,000	26,000	8.3%
Repairs & Maintenance	3,100	3,100	3,895	3,895	4,406	13.1%
Other Services & Charges	31,950	29,050	29,050	95,848	107,200	11.8%
Supplies	24,500	32,000	38,000	40,500	45,000	11.1%
Fuel	1,620	1,620	1,286	1,286	1,304	1.4%
Capital	-	-	-	-	-	
Neighborhoods	3,527,056	4,216,512	5,263,769	7,768,835	8,210,192	5.7%
Office of Sustainability	720,408	346,646	356,373	730,117	611,254	-16.3%
Strategic Initiatives	6,256,724	7,038,770	7,057,935	-	-	0%
Grand Total	18,454,068	21,263,422	21,640,533	21,726,628	22,036,786	1.4%



2025 PROPOSED: NEIGHBORHOODS

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Change
Building Department	1,242,212	1,381,591	1,468,919	1,584,077	1,711,621	8.1%
Community Investment (Legacy)	6,707,668	8,279,903	7,493,537	11,643,599	11,503,719	-1.2%
Neighborhoods	3,527,056	4,216,512	5,263,769	7,768,835	8,210,192	5.7%
Salaries & Wages	1,638,893	1,699,768	2,506,185	2,728,936	2,933,436	7.5%
Fringe Benefits	711,236	791,589	1,116,265	1,281,600	1,356,009	5.8%
Debt Service	94,961	216,780	271,762	264,116	334,518	26.6%
Grants & Subsidies	-	-	-	1,500,000	1,401,250	-6.6%
Professional Services	187,600	206,300	306,300	217,300	231,300	6.4%
Education & Training	7,000	22,900	29,900	29,900	29,900	0%
Travel	2,400	26,400	26,400	26,400	26,400	0%
Printing & Advertising	24,239	22,201	22,201	22,147	22,147	0%
Repairs & Maintenance	420,650	154,900	199,900	424,900	492,542	15.9%
Other Services & charges	245,210	495,835	295,835	696,800	732,800	5.2%
Utilities	30,667	41,389	41,389	41,389	41,389	0%
Supplies	120,950	108,200	135,200	154,935	171,990	11%
Fuel	43,250	45,250	80,412	80,412	80,511	.1%
Capital	-	385,000	232,000	300,000	356,000	18.7%
Office of Sustainability	720,408	346,646	356,373	730,117	611,254	-16.3%
Strategic Initiatives	6,256,724	7,038,770	7,057,935	-	-	0%
Grand Total	18,454,068	21,263,422	21,640,533	21,726,628	22,036,786	1.4%



2025 PROPOSED: OFFICE OF SUSTAINABILITY

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Change
Building Department	1,242,212	1,381,591	1,468,919	1,584,077	1,711,621	8.1%
Community Investment (Legacy)	6,707,668	8,279,903	7,493,537	11,643,599	11,503,719	-1.2%
Neighborhoods	3,527,056	4,216,512	5,263,769	7,768,835	8,210,192	5.7%
Office of Sustainability	720,408	346,646	356,373	730,117	611,254	-16.3%
Salaries & Wages	348,580	146,816	154,191	158,697	163,338	2.9%
Fringe Benefits	86,105	57,343	59,620	63,858	67,254	5.3%
Professional Services	97,051	120,000	120,000	485,000	315,000	-35.1%
Education & Training	5,024	1,400	1,400	1,400	1,500	1%
Travel	12,168	2,162	2,162	2,162	4,662	115.6%
Printing & Advertising	1,200	675	675	675	675	0%
Repairs & Maintenance	125,000	-	-	-	25,000	100%
Other Services & Charges	13,180	6,000	6,000	6,000	6,500	8.3%
Supplies	32,100	12,250	12,325	12,325	27,325	121.7%
Strategic Initiatives	6,256,724	7,038,770	7,057,935	-	-	0%
Grand Total	18,454,068	21,263,422	21,640,533	21,726,628	22,036,786	1.4%



SUMMARY OF DCI CAPITAL EXPENSES

Capital Expense Description	Cost
2 SUV w/ CNG or Hybrid – Building Dept	\$80,000
3 Neighborhoods 4x4 Truck	\$126,000
1 NEAT Crew Dump Truck	\$190,000
1 SBARC Van Cages	\$40,000
1 Fuel Site Project Allocation	\$37,085
Total	\$473,085



2025 PROPOSED: STRATEGIC INITIATIVES

	2021 Adopted	2022 Adopted	2023 Adopted	2024 Adopted	2025 Proposed	YOY Variance
Strategic Initiatives	6,256,721	7,038,770	7,057,935	6,889,135	5,828,855	-15.39%
Homelessness Strategy Implementation	650,000	450,000	650,000	1,100,000	1,100,000	0.00%
Home Repair Program	-	350,000	350,000	350,000	280,000	-20.00%
Demolitions (Vacant & Abandoned / Commercial / Emergency)	496,000	600,000	600,000	600,000	550,000	-8.33%
CDBG Housing (Federal Funding)	2,529,492	2,832,655	2,282,820	2,282,820	2,282,820	0.00%
CDBG - Public Service (Federal Funding)	329,835	329,835	329,835	329,835	329,835	0.00%
ESG (Federal Funding)	220,337	220,000	220,000	220,000	220,000	0.00%
Complete Streets Transportation projects	100,000	100,000	100,000			0.00%
On-going brownfield remediation work	50,000	50,000	50,000	50,000	30,000	-40.00%
Eviction Prevention		50,000	50,000	50,000	50,000	0.00%
Support for Public Art	-	15,000	15,000	15,000	15,000	0.00%
HPC Matching Grant	100,000	100,000	100,000	100,000		-100.00%
Monitoring Unsafe Buildings	17,500	23,000	23,000	23,000	25,000	8.70%
Neighborhood Engagement & Organization Support	175,000	225,000	250,000	150,000	150,000	0.00%
Revolving Loan Funds (IRF & RLF II)	498,560	482,280	482,280	482,280		-100.00%
Workforce Development	500,000	480,000	480,000	300,000	200,000	-33.33%
Neighborhood Planning	150,000	250,000	200,000	75,000	75,000	0.00%
Small Business Assistance	250,000	250,000	250,000	200,000	110,000	-45.00%
Chamber Support	115,000	115,000	115,000	115,000	115,000	0.00%
West Side Main Streets	35,000	35,000	35,000	35,000	35,000	0.00%
Commercial Recycling Partnership for CBD's			75,000			0.00%
Greener Homes		-	100,000	100,000	50,000	-50.00%
Installation of EV Chargers	-	41,000		11,200	11,200	0.00%
Solarize, Switch & Save			300,000	300,000	200,000	-33.33%



NEW NEIGHBORHOOD HOUSING

Goal: Use a comprehensive strategy to reduce appraisal gap citywide and spur new housing development on vacant lots

- Sewer Lateral Reimbursement Policy– Up to \$20,000 in savings
- System Development Charge waived
- Pre-approved plans made available at no cost –\$3,000 to \$5,000 savings. 7 plans are complete and 2 are in development. Five homes have been built using the plans and more than 90 homes in the pipeline are planning to use them.
- Kinder Institute analysis of appraisal gap by Census tract
- Larger assembled City-owned lot RFPs
- Housing funding award with ARP allocation (\$2.5 M) for workforce and affordable housing
- MOU signed with Housing Authority for funding to assist with vacancy reduction at scattered site units; scopes of work are underway



SECURING AFFORDABLE HOUSING

Goal: Support competitive LIHTC applications to the state of Indiana and maximize points controlled by City

Under construction:

- Diamond View - \$20.6M project; 60 low-income units
- SB Thrive - \$14.5M project with 54 affordable units

Announced:

- The Monreaux - \$22M project; 60 units, 46 affordable
- Advantix Development Corp. – \$13M project with 50 low-income units



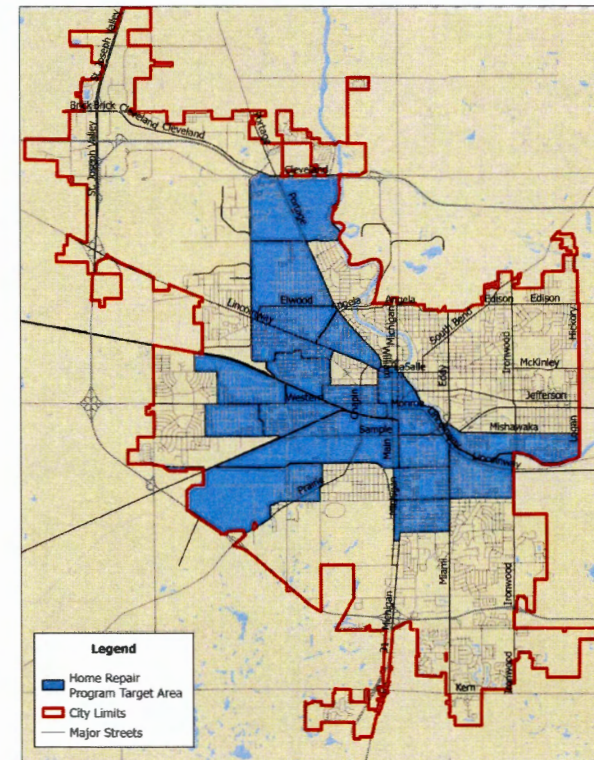
HOME REPAIR

Goal: Use ARP funds to scale home repair programming focused on life-safety repairs and those that preserve housing stock, with focus on Census tracts with highest poverty rates.

Fewer eligible expenses to focus on roof and furnace repairs and replacements that keep homes livable and safe for residents

- Streamlined inspection process
- Simple application

Status: More than \$725,000 invested in repairs at 52 homes to date, 19 other still in process



CLIMATE ACTION PLAN 2.0

2024 Engagement Activities – Reached over 1,000 people

Events (~200)

- DTSB First Fridays (May, June)
- Linden Avenue Farmers Market (June, July)
- Climate Action Planning Open House (July 11, IU Civil Rights Heritage Center)
- Green Ribbon Coalition Quarterly Meeting

Climate Action Ambassadors (~200)

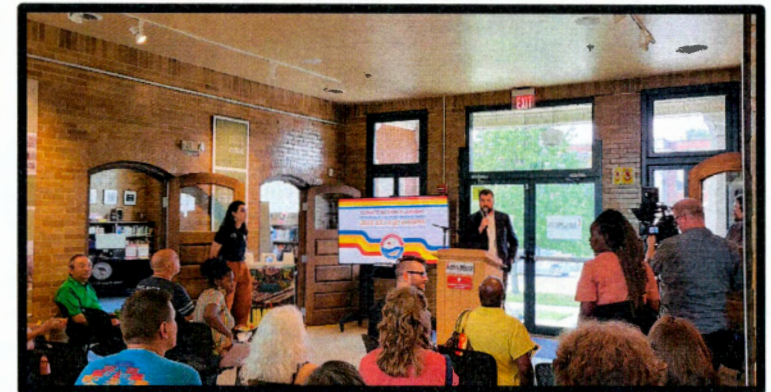
- 8 ambassadors: outreach and feedback on CAP via deep dives

Together South Bend (~800)

- Hub for announcing progress on CAP and upcoming engagement opportunities
- Virtual engagement that mirrors in-person engagement

Next Steps

- Finalize draft CAP (September/October), share with public for final comment period, submit to Council in fall/winter



DOWNTOWN PLAN 2045

Goal: Develop a strategic and cohesive vision for the next 20 years of downtown; focused on generating ideas and visions for Downtown South Bend, together with the community.

February/March: Visioning workshops

- 180+ attended workshops
- 200+ attended public kickoff with Casey Steinbacher of Durham, NC
- 172 responded to an online survey

June: Design Week

- 70+ attendees participated in workshops providing feedback on design ideas
- 130+ attended the Design Week final presentation

October: Draft plan presented

December: Plan presented to Council



NEIGHBORHOOD PLANS

Neighborhood Plans in progress for 2024:

- Lasalle Park
- River Park
- Potawatomi Park

Neighborhood Plans for 2025:

- Twyckenham Hills



COMMUNITY INVESTMENT BUDGET

Redevelopment Funds

454 - AUEZ

436 - River East Res.

435 - Douglas Road

433 - Redevelopment Admin

430 - South Side

429 - River East

422 - W. Washington

324 - River West

Capital/Trustee/Debt Service Funds

759, 760 - Eddy Street

753, 756 - Smart Streets

752 - Redevelopment Auth.

754 - Industrial Revolving

677 - Hall of Fame

439 - Certified Tech Park

410 - UDAG

317 - Coveleski

Civil City Funds

600 - Building

408 - EDIT

404 - COIT

227 - Loss Recovery

217 - Gifts, Donations*

212 - Fed Grants

211 - DCI Operating

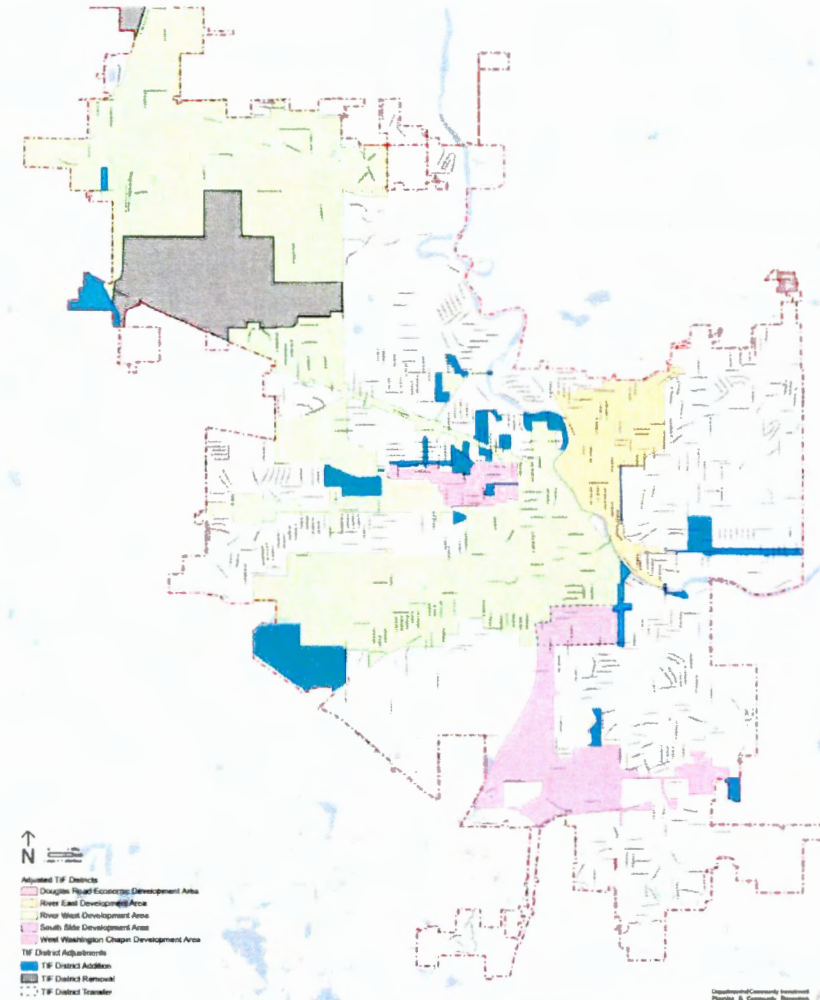
210 - State Grants

209 - Studebaker/Oliver

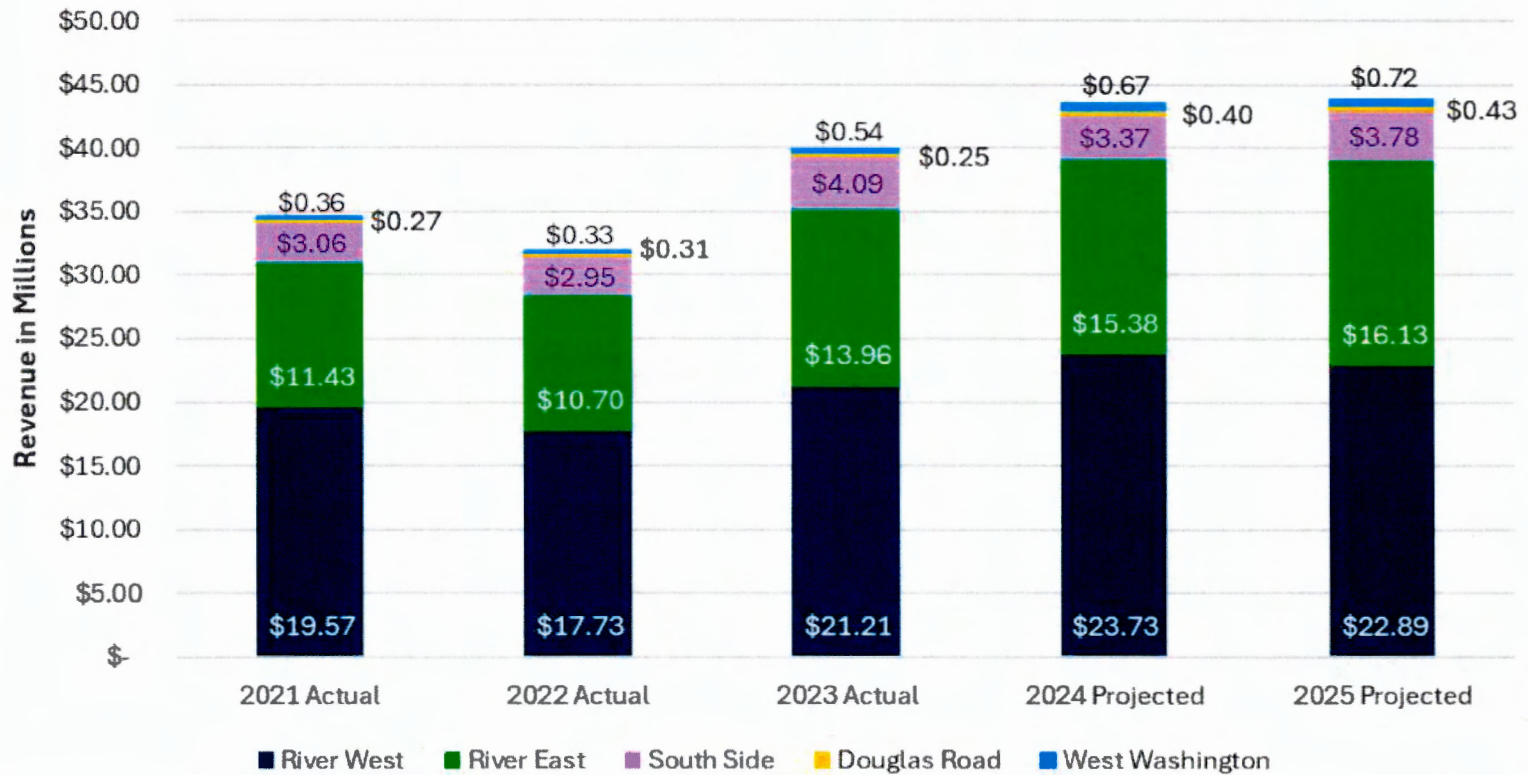


Redevelopment Funds (For Information Only)

- 324 - River West TIF District
- 422 – West Washington TIF District
- 429, 436 – River East TIF District
- 430 – South Side TIF District
- 433 – Redevelopment Admin/Pokagon Fund
- 435 – Douglas Road TIF District



TIF Revenues (\$m)



REDEVELOPMENT FUNDS (INFORMATIONAL)

Major Upcoming/Ongoing Projects

- Union Station purchase
- \$8.5M investment to build 122 homes in Lincoln Park and Southeast neighborhoods
- \$102 million Madison Lifestyle District, \$232M Memorial Hospital Patient Tower
- Coal Line Trail; Trail between Downtown and Notre Dame
- Four Winds Field expansion
- \$34M Neighborhood Improvement Bond Projects



Walker Field Improvements	MLK Park Improvements
Southeast Park	Lasalle Ave. Streetscape
Kennedy Park	Mishawaka Ave. Streetscape
Portage-Elwood	Coquillard Park
River Bridge Connector	Hill Street trail
Linden Ave. Streetscape	SB Avenue Streetscape



REDEVELOPMENT FUNDS (INFORMATIONAL)

Major Upcoming/Ongoing Projects Continued

- Redevelopment of River Glen and old YMCA riverfront properties
- Completion of Drewrys demolition and pursuit of full redevelopment of the site
- Additional funding for street paving
- Downtown historic building redevelopment projects
- Colfax Avenue Streetscape
- Mishawaka Avenue Streetscape
- Kennedy Park Revamp



OPPORTUNITIES

READI 2.0

- Supported 7 local projects representing \$137.4M in total investment
- Lilly Endowment Inc. Blight & Redevelopment: Riverfront West (\$154M, 440 housing units); Westside Housing Revitalization (\$150.8M, 500+ housing units)

Lilly Endowment Inc., GIFT VIII

- County: \$10m for Western Avenue Transformation District
- Regional: \$20m for regional land bank and affordable housing investment fund

Federal grants

- EPA Community Change Grant – passed threshold review
- DOT Reconnecting Our Communities Grant Application – due 9/30
- USDA Forest Service grant (\$1.87 million) – awarded
- HUD PRO Housing – due 10/15



2025 GOALS

- Increase supply of quality housing accessible to residents at a range of affordability and revitalize neighborhoods through targeted public subsidy, leading to conditions that allow for private investment
- Advance redevelopment efforts at Housing Authority sites, former Drewrys Brewery, and YMCA site
- Reduce homelessness through increased shelter and permanent supportive housing options and improved outreach
- Develop a plan for returning Union Station to public use as a passenger rail stop
- Adopt and implement Downtown Plan, LaSalle Park, River Park, and Potawatomi Park Plans
- Improve access to capital for small businesses through loan programs, including the Opportunity Fund, and strengthen the financial capacity of residents through the Financial Empowerment Center
- Continue partnership with University of Notre Dame on investments in downtown
- Provide resources to build strong neighborhood associations
- Implement software solution for Neighborhoods Division inspectors (NSE & RSVP)
- Promote greater density within the urban core and surrounding neighborhoods
- Maximize impact of state, federal, and philanthropic grant opportunities; ensure continued implementation of grant projects, including the Madison Lifestyle District.

