
A Seven Step Process For Revitalizing Neighborhoods From The Inside-Out

Mission: Make every neighborhood in Decatur an attractive places where a significant portion of the residents of the city would want to live, work, visit or do business.

The seven principles:

- 1) Designate and organize official neighborhood communities (associations)
- 2) Create an image (general plan) that projects what each neighborhood could become and prepare a believable annual action plan for each.
- 3) Capture value through the development process by recycling surplus properties.
- 4) Capture value through investing in human capital. (focus on high school drop-outs)
- 5) Capture value through leveraging limited public funds along with recycled properties and human capital.
- 6) Create whole new ways of thinking and acting about social issues that contribute to slum conditions and social disorganization
- 7) Create new design standards and processes for our neighborhood and overall city development

Estimating the Value of Captured and Leveraged Resource

(Assuming the estimates below are rough values of the potential resources available on a Citywide basis there would seem to be no reason why every neighborhood could not start a successful revitalization process with funds left over for other non neighborhood projects.)

Annual Human Capital Investment Value

Target for High School Trades Projects (140 students x\$ 4,000 = \$560,000
Youthbuilt annual supplement = \$1,000,000

Annual Surplus Property (1400 foreclosed properties)

value of properties = \$1,500,000

Federal Entitlement Funds

CDBG Funds	=	\$1,000,000
Home Funds	=	\$ 500,000
<u>OEO Wetherization Funds</u>	=	<u>\$ 1,000,000</u>
Total Annual Potential		\$ 5,560,000

Assuming 2 to 1 Leverage	\$ 16,800,000
Assuming 3 to 1 leverage	\$ 22,400,000
Assuming 4 to 1 leverage	\$ 28,500,000

Ten year Investment potential \$168,000,000- to \$285,000,000

Most to the investment should be in taxable resources