



# City Council Priority: **Maintain Strong Financial Management**

# Maintain Strong Financial Management

## Progress Indicators

### External Indicators

- Per capita income
- Median household income
- Average weekly wage

### Internal Indicators

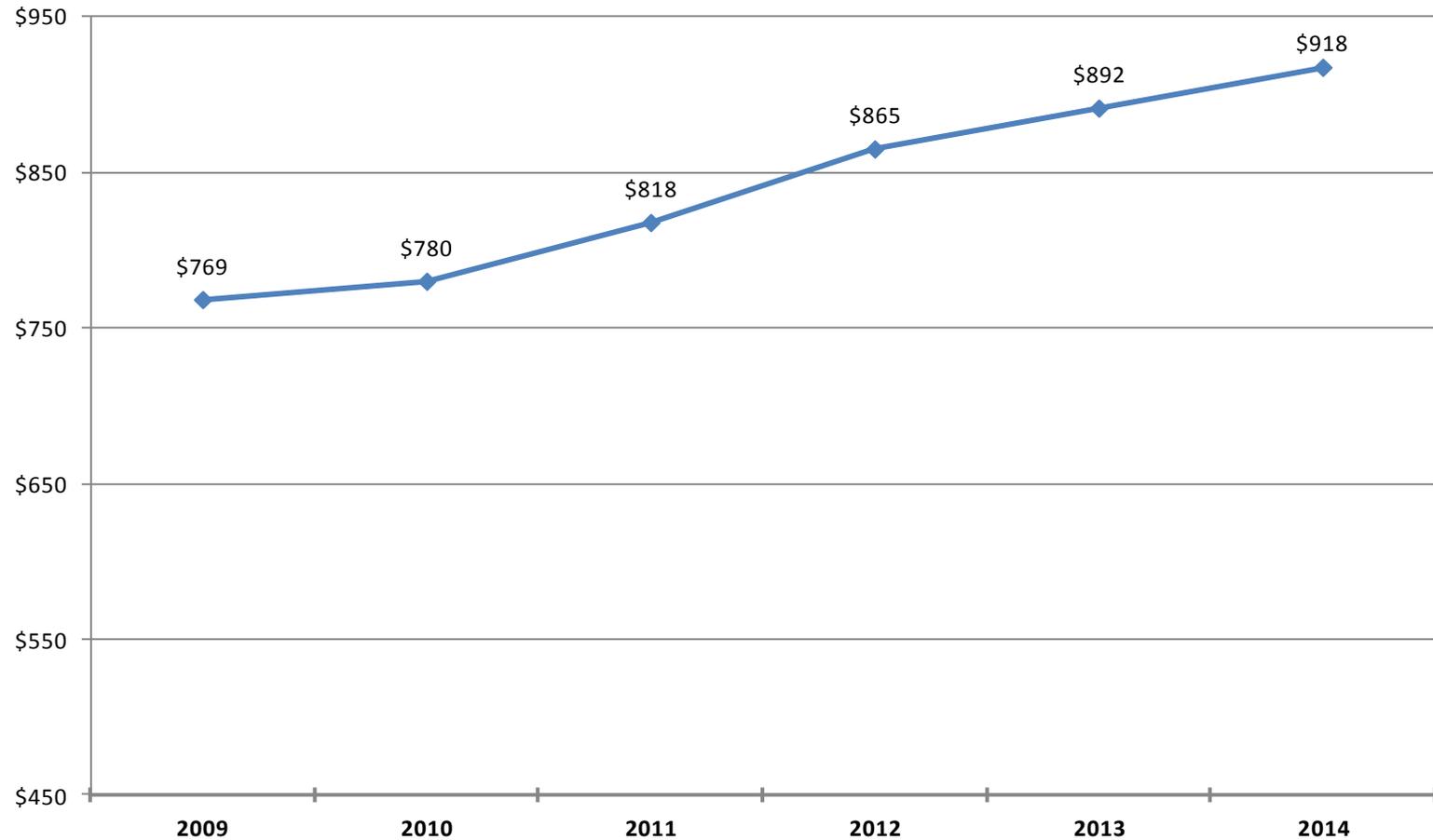
- % of general fund budget from sales tax
- % of general fund budget maintained in unbudgeted reserve

### Outcomes

- Maintain AAA bond rating
- % of citizens satisfied with the quality of City services

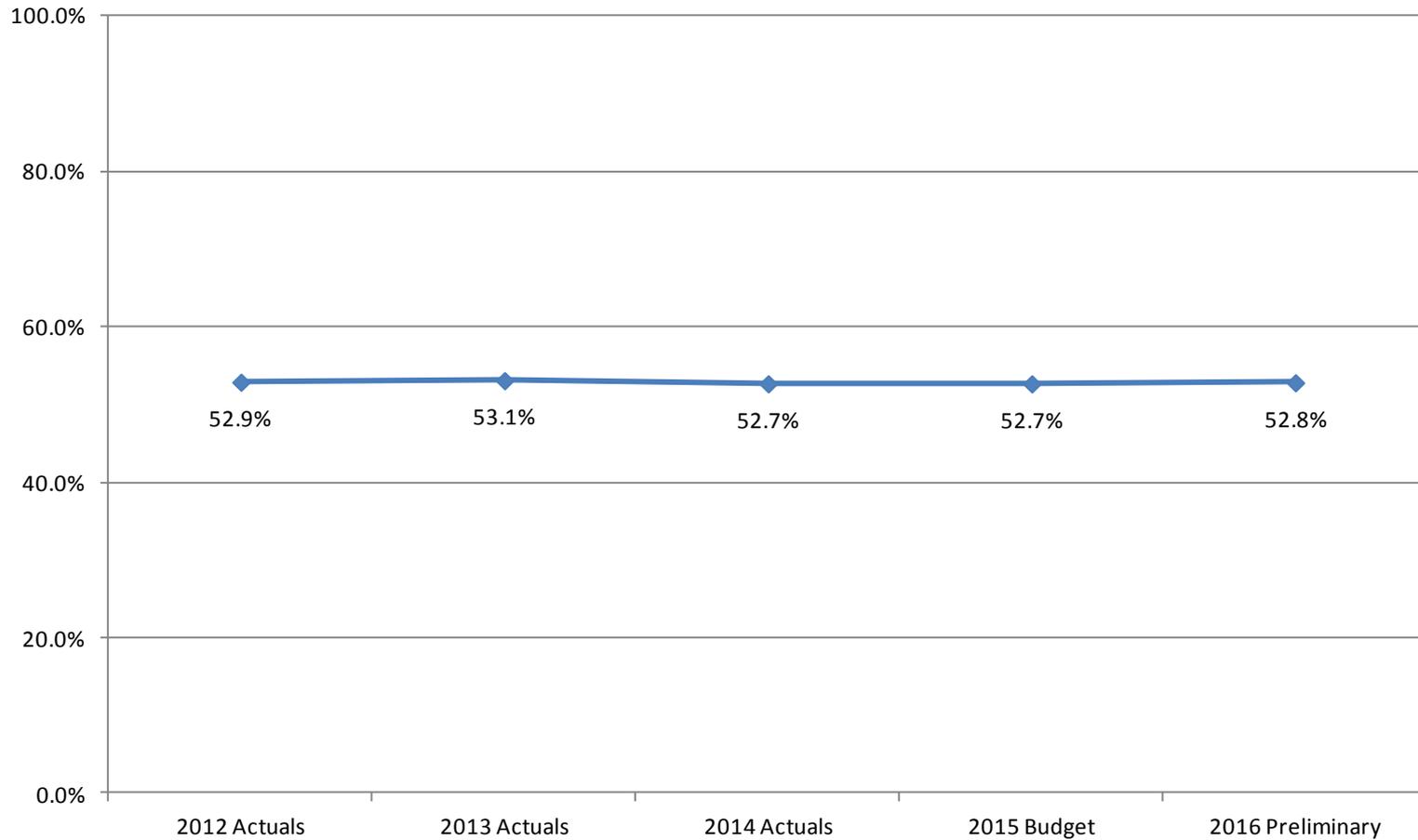


# Average Weekly Wage



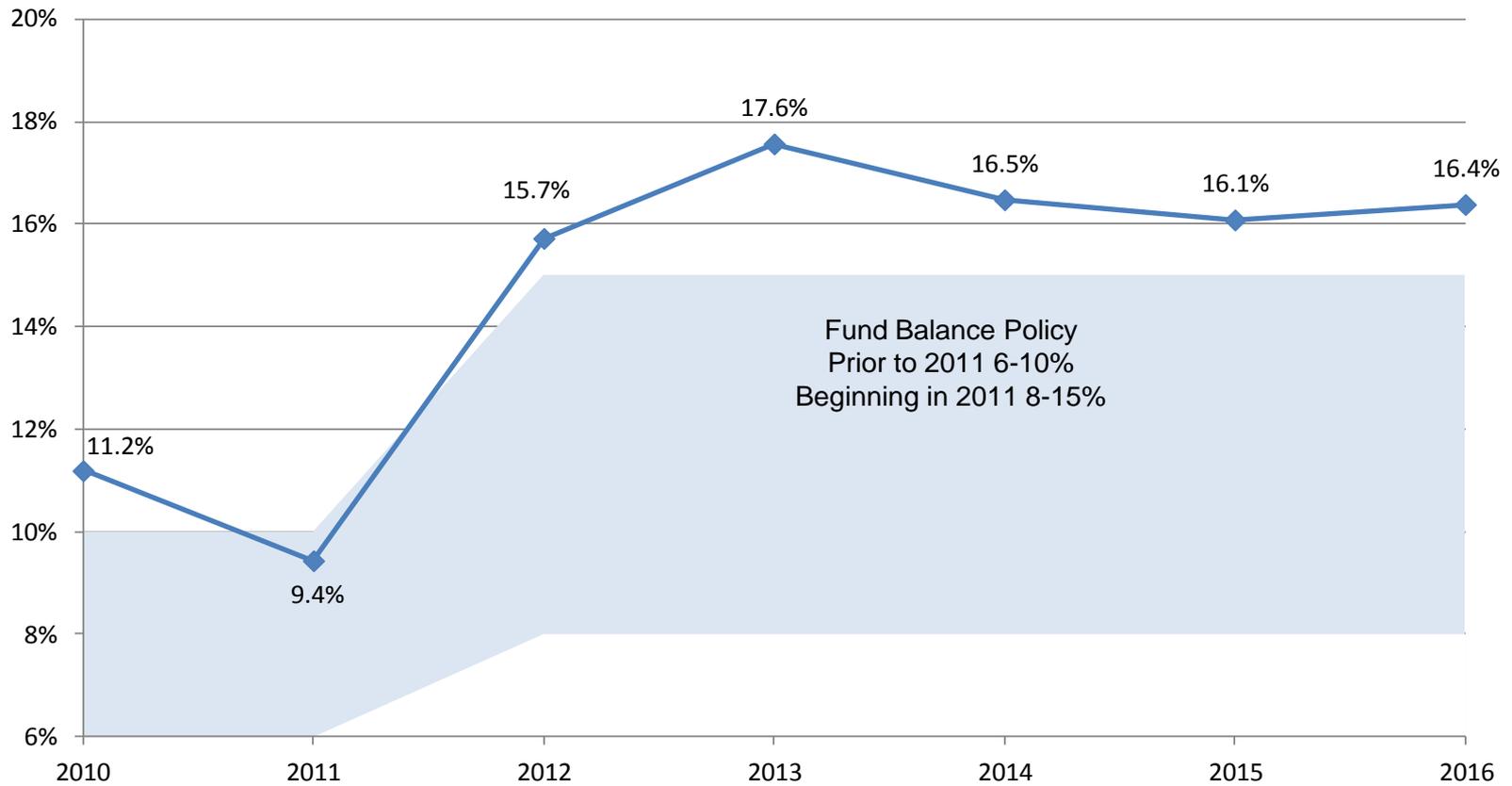
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# % of general fund budget from sales tax



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# % of General Fund budget maintained in unbudgeted reserve (before amendments)



# Maintain AAA Bond Rating



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Moody's believes "...the city will remain well poised as the regional economic center and its financial performance will continue to remain favorable...."

– Moody's Investors Service

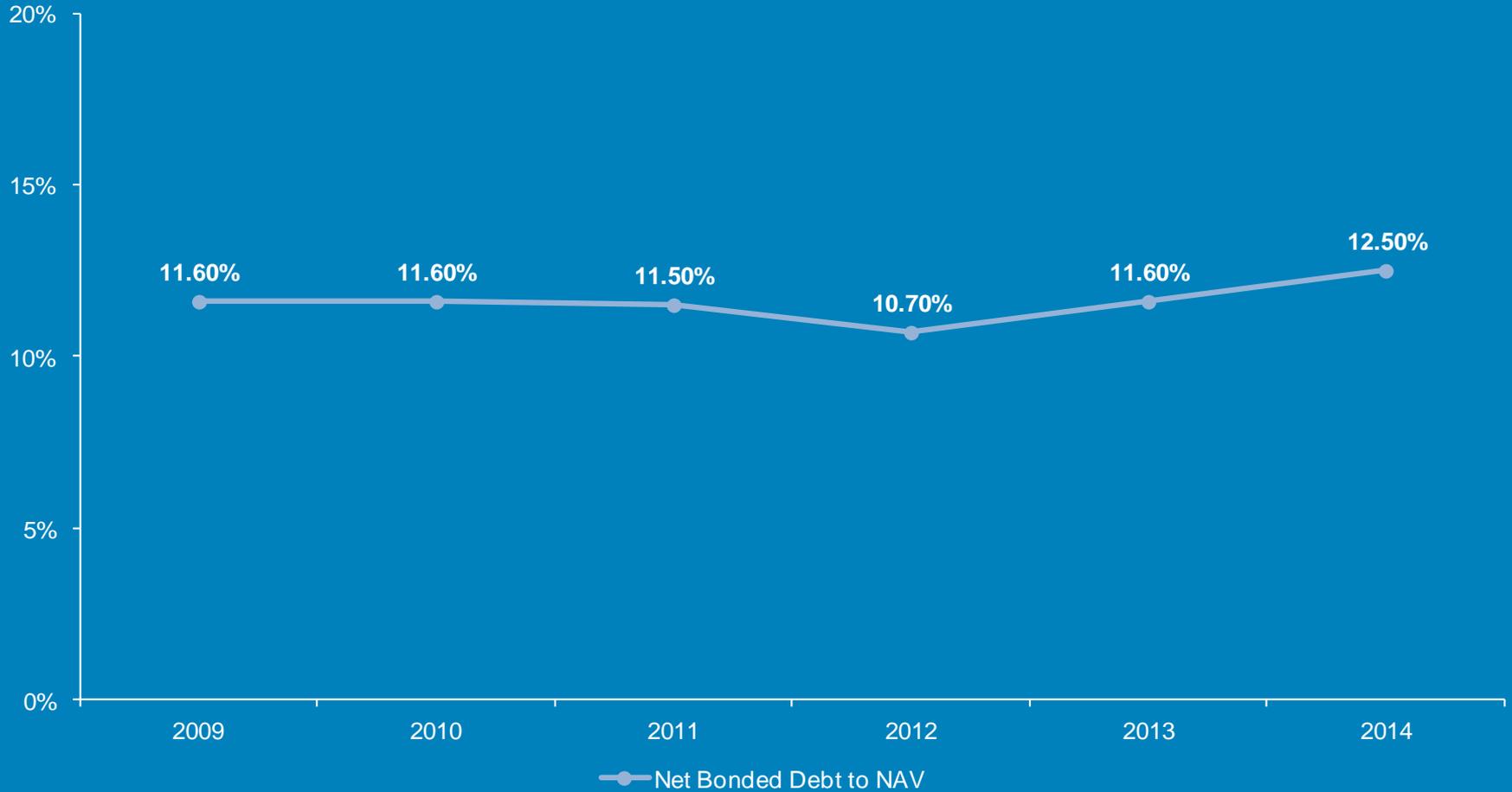
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Standard & Poor's deems Oklahoma City's financial management practices "...are strong, well embedded, and likely sustainable."

– Standard & Poor's Ratings Services

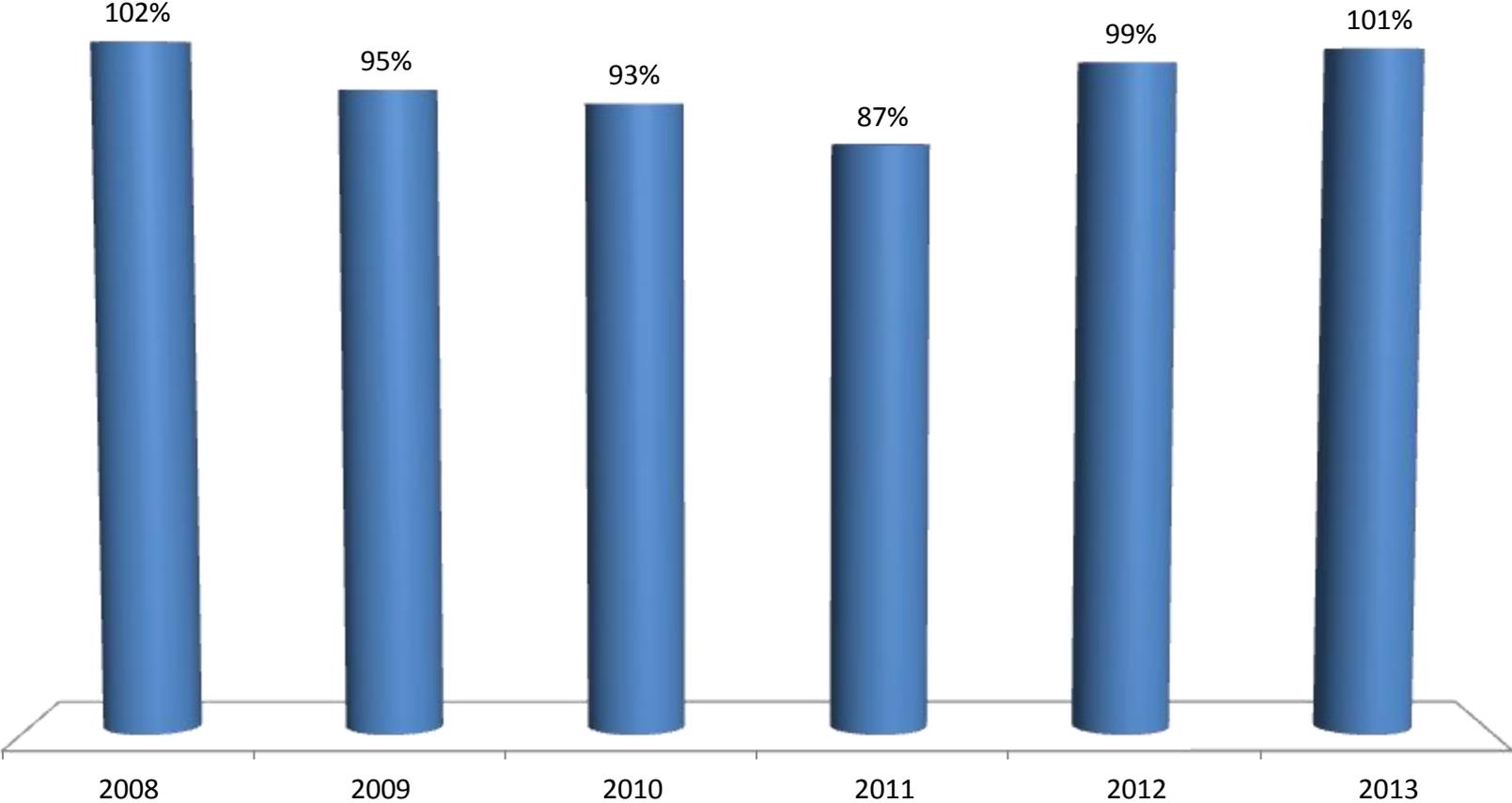
# Maintain AAA Bond Rating

Bonded Debt to NAV



# Maintain AAA Bond Rating

## Pension Funding Status



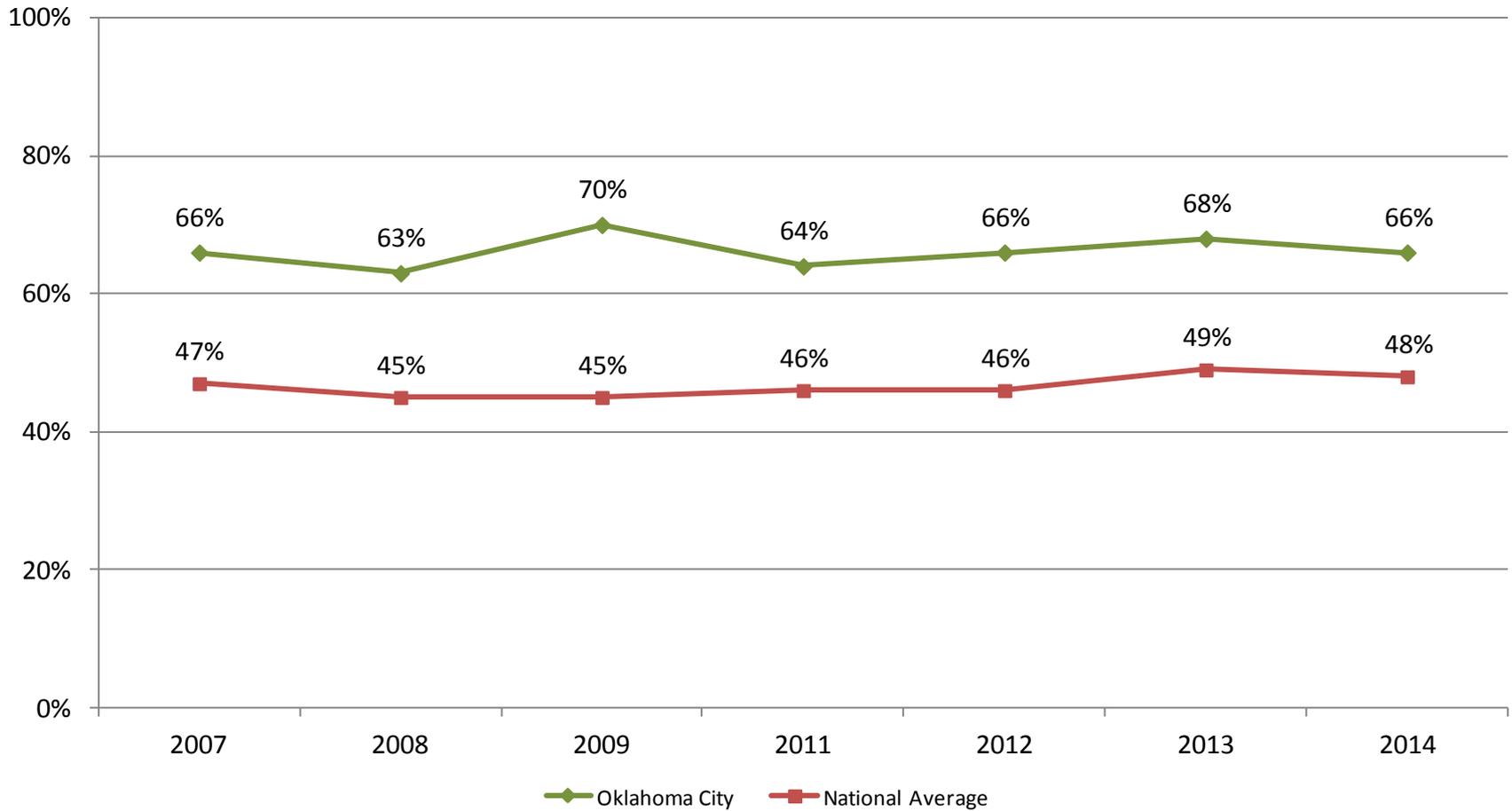
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# Maintain AAA bond rating



- Lower borrowing costs
- Additional funding for projects
- Provide support to other City entities
- Indication of strong financial health

# % of citizens satisfied with the quality of City services





# City Council Priority: **Maintain Strong Financial Management**



# City Council Priority: **Promote Thriving Neighborhoods**

Development Services and Planning Departments  
City of Oklahoma City | May 5, 2015

# City Council Priority



Vibrant and diverse neighborhoods are the building blocks of a great city.

The City will continue to promote strong neighborhoods by providing

- effective code enforcement,
- policing, and
- support for neighborhood revitalization efforts.

The City's strategic land use development policies will help our city grow without compromising the ability to achieve our other priorities.

# City Council Progress Indicators



## Physical

- *Where are people living and moving?*
- *What is the status of our neighborhoods?*



## Social

- *How do residents feel about their neighborhoods?*
- *How are neighborhoods engaged and organized?*



## Governmental

- *What services can the City provide to help neighborhood stability and safety?*

# What City departments do to promote thriving neighborhoods



## SERVICES

- Code Enforcement
- Animal Welfare
- Inspection Services
- Disaster Recovery

## PLANS & INITIATIVES

- Comprehensive Plan
- District and Special Area Plans
- Strong Neighborhoods Initiative
- Abandoned Buildings Coalition

## PROGRAMS

- Commercial District Revitalization Program
- HOME Program
- Down Payment Assistance Program
- Housing Rehab Program
- Community Housing Development Organizations (CHDOs)
- Neighborhood Stabilization Program

# City Council Progress Indicators



## Physical



- *Where are people living and moving?*

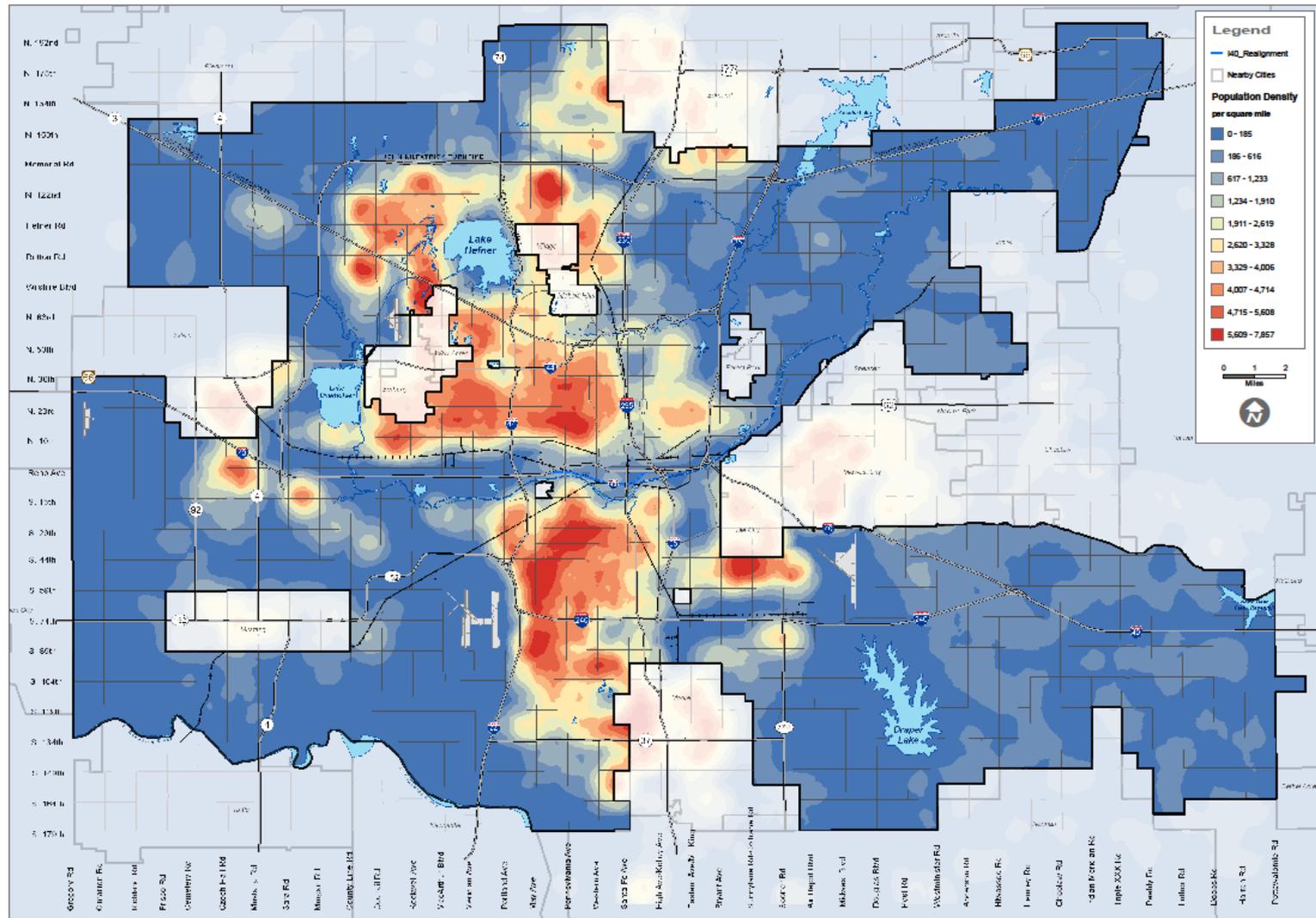
Measure the percent of our population living within the “inner loop” (I-44 / I-240 / I-35)

- *What is the condition of our neighborhoods?*

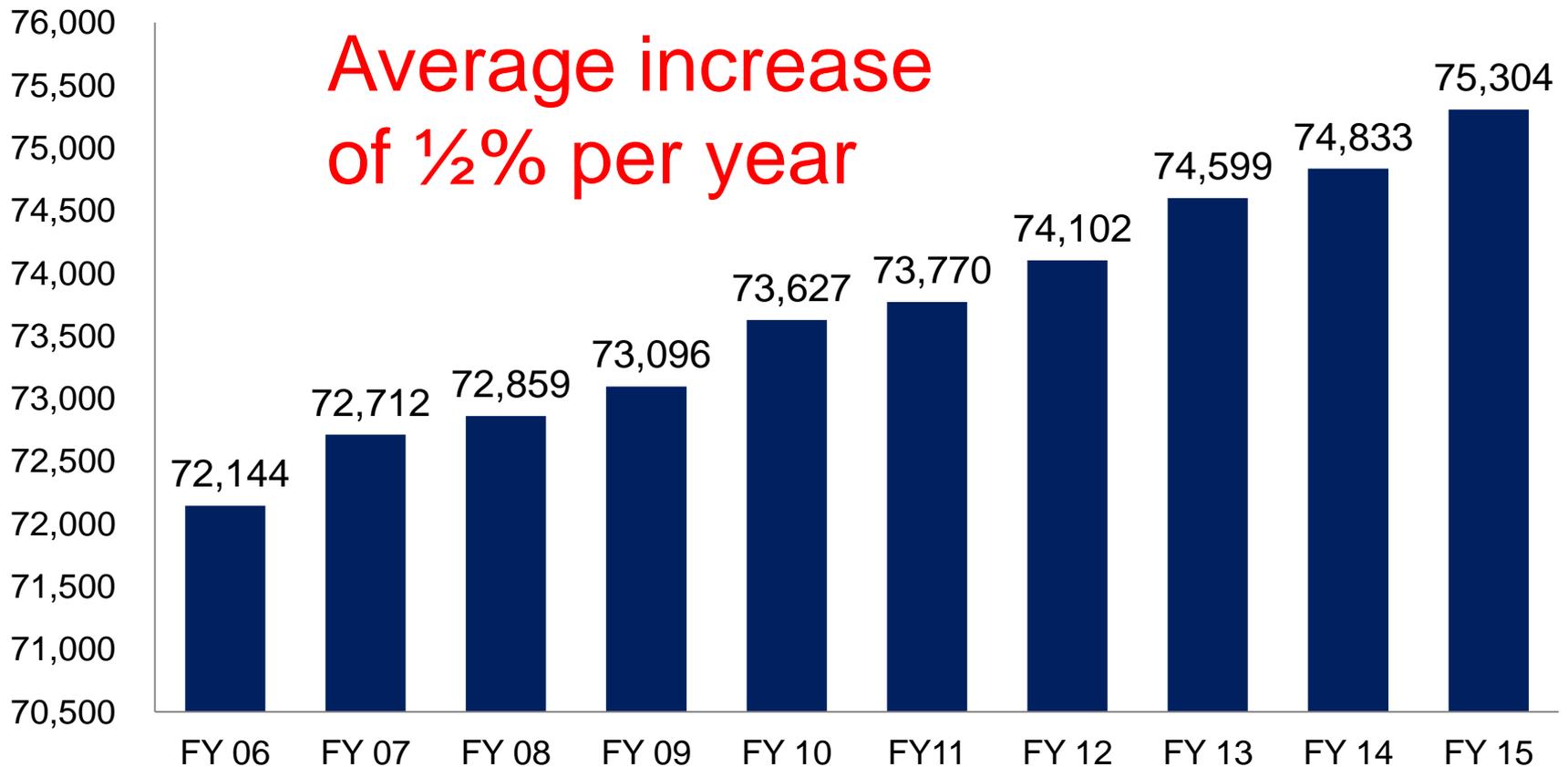
Measure abandoned buildings

# Where are people living and moving?

## Population Density Map

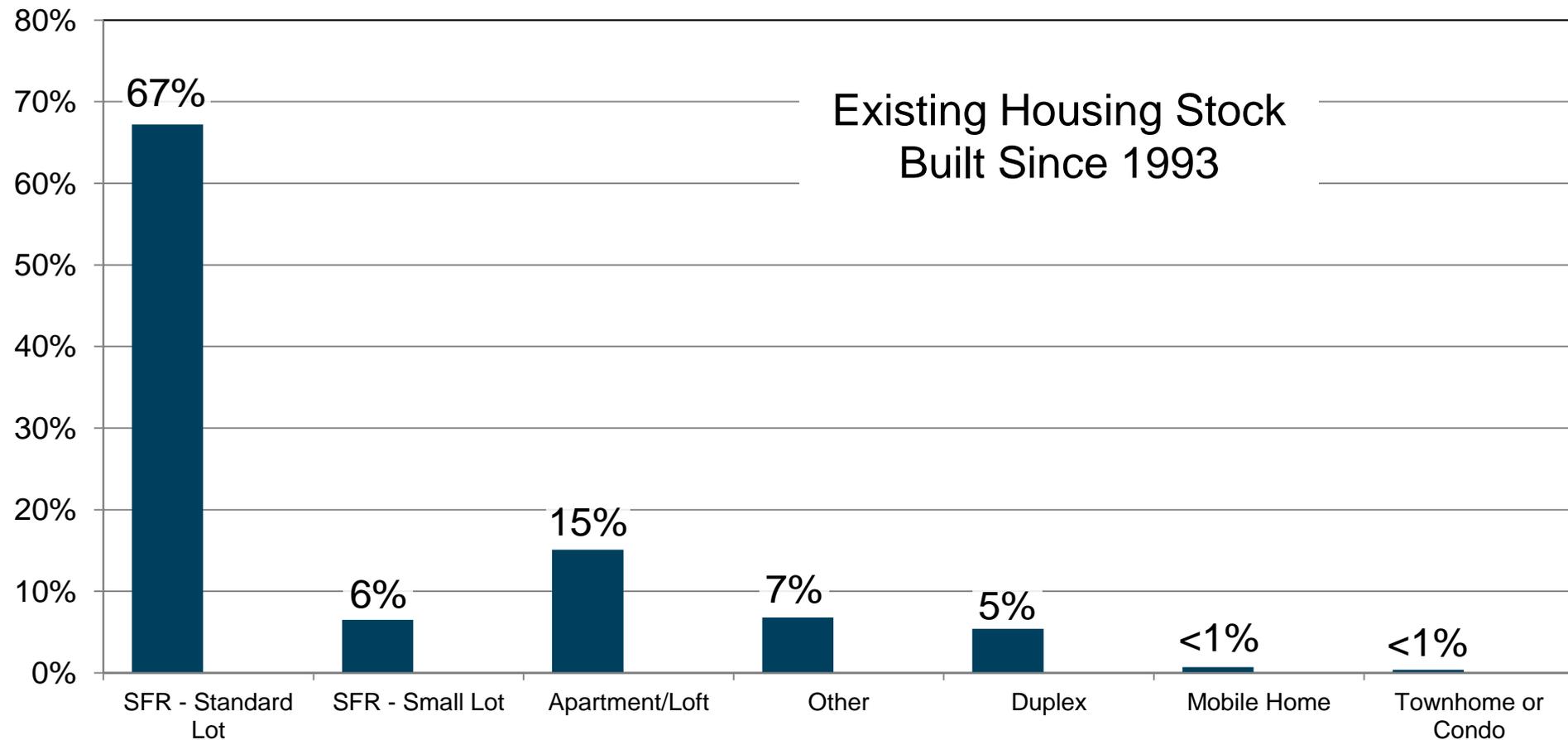


# Population increasing in “inner loop”



# What types of housing do we have?

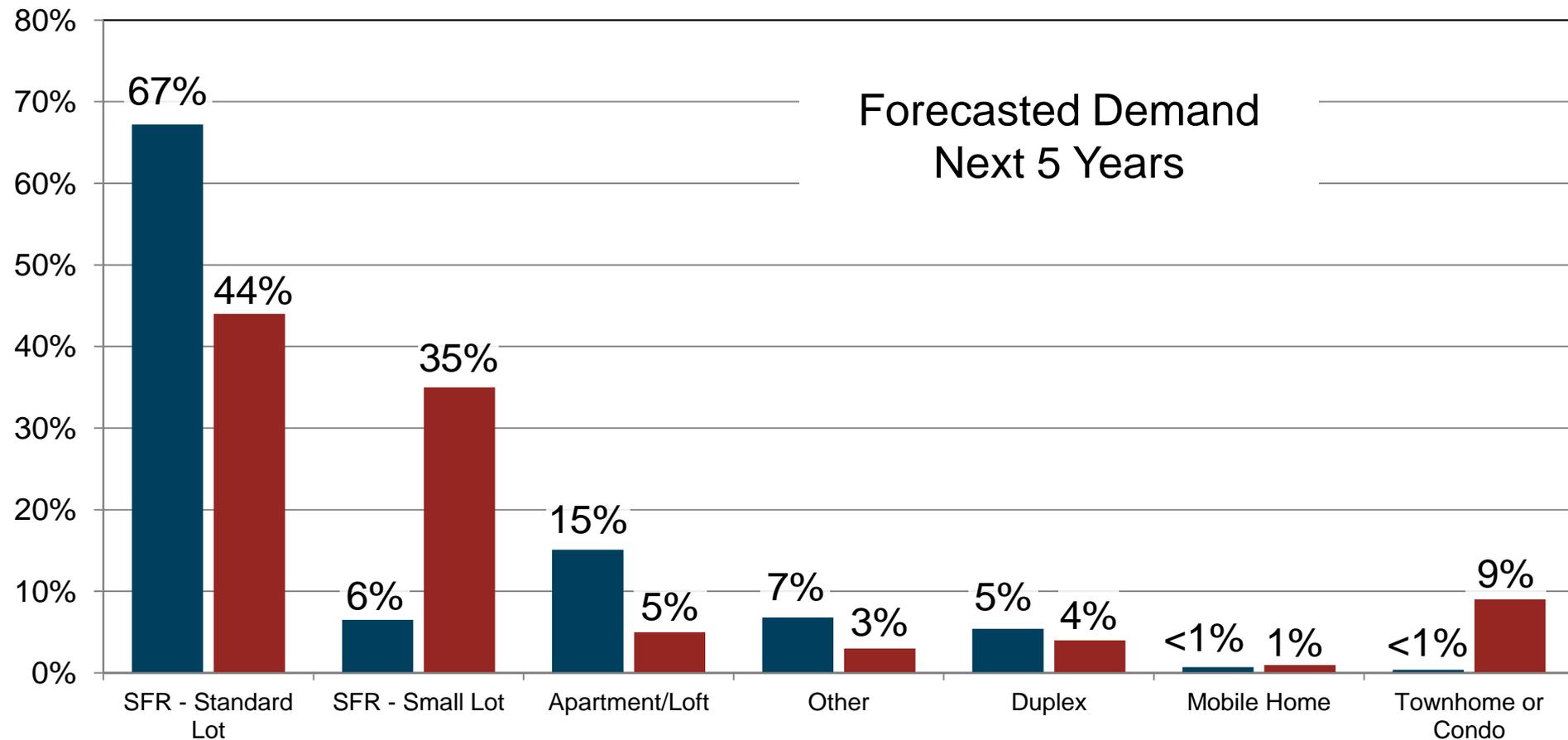
2013 planokc Housing Study



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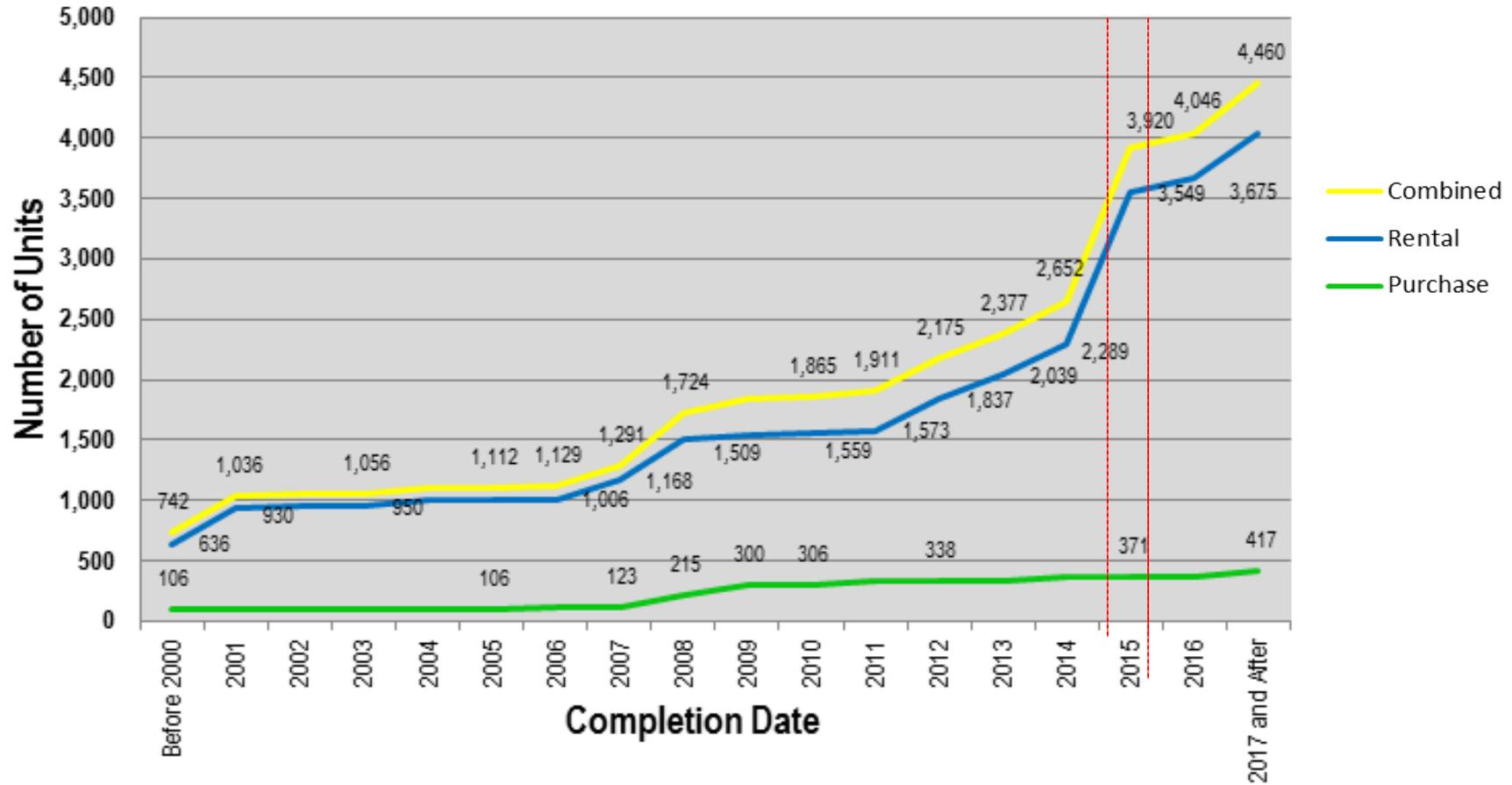
# What types of housing do people want/need?

2013 planokc Housing Survey



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# Downtown housing is increasing



# Downtown housing distribution



Neighborhood	Existing	Planned/ Underway	Total
CBD	597	19	<b>616</b>
Bricktown	30	250	<b>280</b>
Deep Deuce	840	283	<b>1,123</b>
Auto Alley	57	340	<b>397</b>
Midtown	640	388	<b>1,028</b>
West Downtown	476	98	<b>574</b>
	<b>2,640</b>		<b>4,018</b>

April, 2015

# Assistance with single-family homes



## Down Payment Assistance Program

- Assisted **62 families** in buying new homes this year
- Leveraging over \$5.1M in private mortgages

## HOME Program

- Built **11 CHDO and HOME funded** projects this year
- Sales value just over \$2.1M
- Includes sales of current year, prior year unsold units, and three market rate homes from mixed-income projects
- Focus on Neighborhood Revitalization Strategy Area infill development

# Assistance with single-family homes

Before



## Housing Rehabilitation Program

- Rehabilitated approx. 60 homes
  - Invested \$1.2 Million
  - Installed 55 storm shelters

After



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# How can we address abandoned buildings throughout the city?



## **STRONG PUBLIC SUPPORT** (2014 planokc surveys)

- **83% support charging fees to owners of abandoned buildings**
- **92% want programs that reduce the number of abandoned buildings**

# Impact of abandoned buildings on neighborhoods

- Negatively impacts neighborhood appearance
- Depresses surrounding property values
- Decreases investment interest
- Results in higher crime rates
- Requires increased City services
  - ✓ Police
  - ✓ Fire
  - ✓ Code Enforcement
  - ✓ Animal Welfare

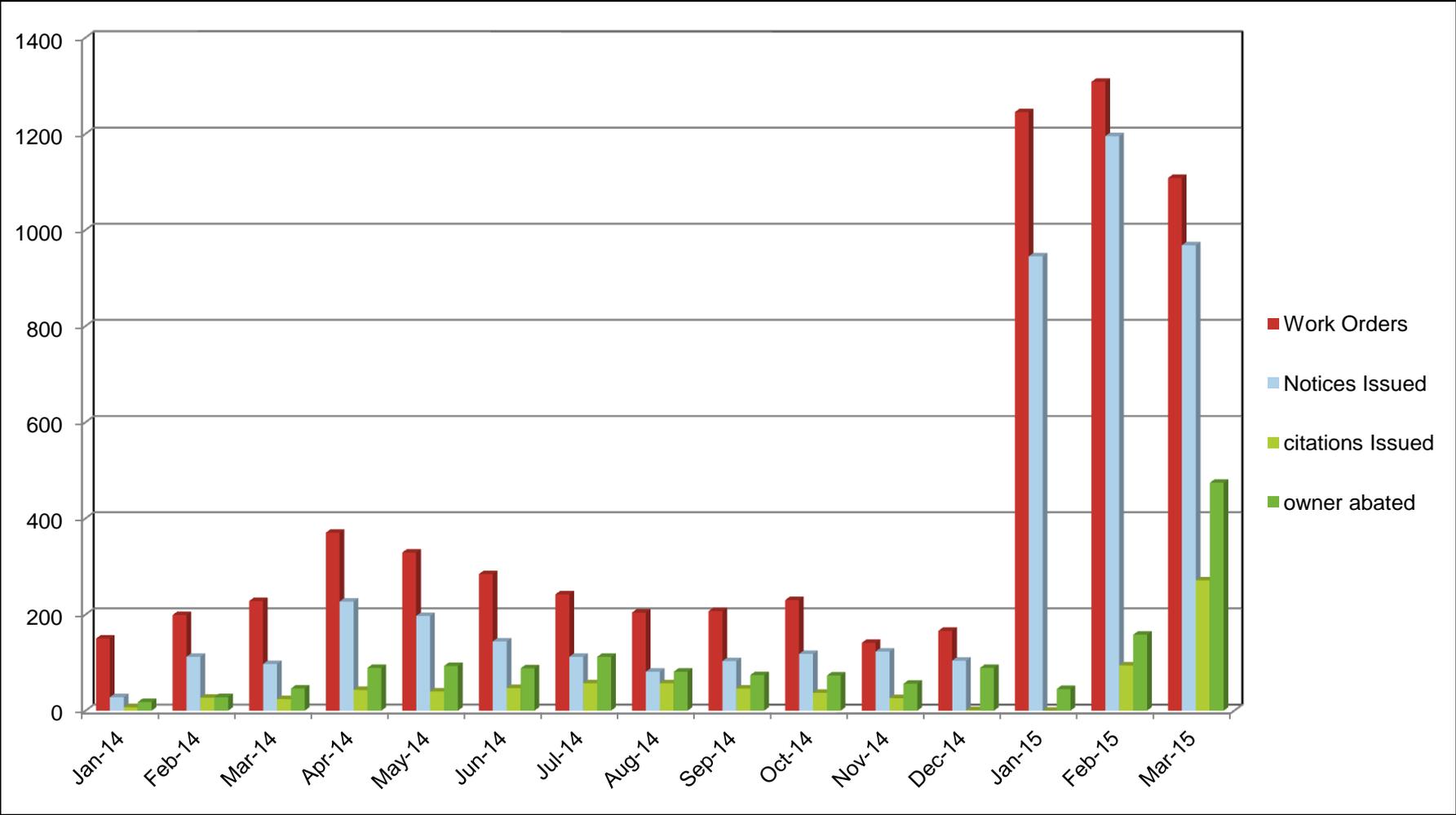


# Abandoned Buildings Program

- December 2013, OMB establishes funding for VAB program.
- May 2014, State adopts Protect Property Rights Act that modifies VAB.
- December 2014, staff presents Enhanced Property Maintenance Program; Council adopts escalating fine structure.
- February 2015, Council declares first list of Abandoned Buildings.
- From February 2015 through March 31, 2015, 68 properties were declared abandoned.



# Exterior Property Maintenance



# Abandoned Buildings Coalition



## Purpose

- Provide leadership and direction through public/private collaboration and coordination
- Identify obstacles, challenges and viable means of dealing with the issue
- Make recommendations to Council for ordinance, administrative, procedural or programmatic change
- Promote awareness among public, media and law makers

# Abandoned Buildings Coalition

- Composed of 15 members
  - Builders, realtors, large scale property developers, investors
  - Real estate attorneys
  - County Assessor
  - School Board
  - Neighborhood leaders
  - Policy makers
  - City staff from Planning, Development Services and the Municipal Counselor's Office
- Began meeting in April
  - Anticipate monthly/bi-monthly meetings



# Strong Neighborhoods Initiative



**STRONG  
NEIGHBORHOODS  
INITIATIVE**

*better communities together*



collaboration



visioning



commitment



placemaking

# Strong Neighborhoods Initiative

**2013-15: Approx.  
\$4 Million Federal  
Investment**



# SNI Goals



1. Tip declining neighborhoods toward self-sufficiency.
2. Rebuild the physical fabric and stability of neighborhoods.
3. Empower neighborhood stakeholders to take action.
4. Improve economic and educational opportunities.
5. Develop healthy and safe environments.



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# SNI Neighborhood Vacancy Rates

	Total Homes (% Vacant)	Owner- Occupied	*Vacant or Abandoned Buildings	Vacant Lots
Classen Ten Penn	938 (18%)	31%	176	110
Classen's N. Highland Parked	301 (12%)	38%	36	171
Culbertson's East Highland	721 (29%)	27%	209	349

\*There is at least one VAB on every street in all 3 SNI neighborhoods.

# SNI Strategies



- New construction of in-fill housing
- Owner-occupied housing rehabilitation
- Homebuyer assistance & education
- Sidewalks, lighting and street trees
- Public Art & Enrichment Programs for after-care in the two elementary schools
- Neighborhood outreach, events & volunteer opportunities
- Clearance & hazardous tree removal
- Park enhancements
- Business façade assistance



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# City Council Progress Indicators



## Social

- *How do residents feel about their neighborhoods?*  
Measure the percent of residents that say their neighborhood is a great place to live
- *How are neighborhoods engaged and organized?*  
Measure the number of active neighborhood associations

# How do residents feel about their neighborhoods?

- 2013 Citizen Survey asked residents if they would say their neighborhood is a great place to live
  - 71% of residents agreed or strongly agreed
- 2014 Citizen Survey asked residents how satisfied are you with the various aspects of your neighborhood?

## Satisfied or Very satisfied

- |   |     |
|---|-----|
| – Safety  | 67% |
| – Appearance                                    | 65% |
| – Property maintenance                          | 61% |
| – Sense of community                            | 55% |
| – Amenities                                     | 46% |
| (i.e., sidewalks, parks, shopping, trees, etc.) |     |
| – Overall quality                               | 66% |



# Active Neighborhood Associations

- Currently have 345 active Neighborhood Associations
  - Average 5 new Neighborhood Associations per year
- 25-30 new Home Owners Associations forming per year
- Contract with Neighborhood Alliance for coordination, organization and capacity building
  - Neighborhood Leaders for Today program
  - Neighbors Night Out Events
  - Workshops / trainings (36 per year)
  - Crime prevention programs
  - Grant writing assistance
  - New position dedicated to concentrating on south Oklahoma City neighborhoods



**NACOK**  
NEIGHBORHOOD ALLIANCE  
OF CENTRAL OKLAHOMA



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# City Council Progress Indicators



## Governmental

- *What services can the City provide to help neighborhood stability and safety?*

Measure percent of code enforcement violations resolved voluntarily and code enforcement actions that are proactive vs. reactive

# Working with residents to stay connected and feel safe

## Animal Welfare

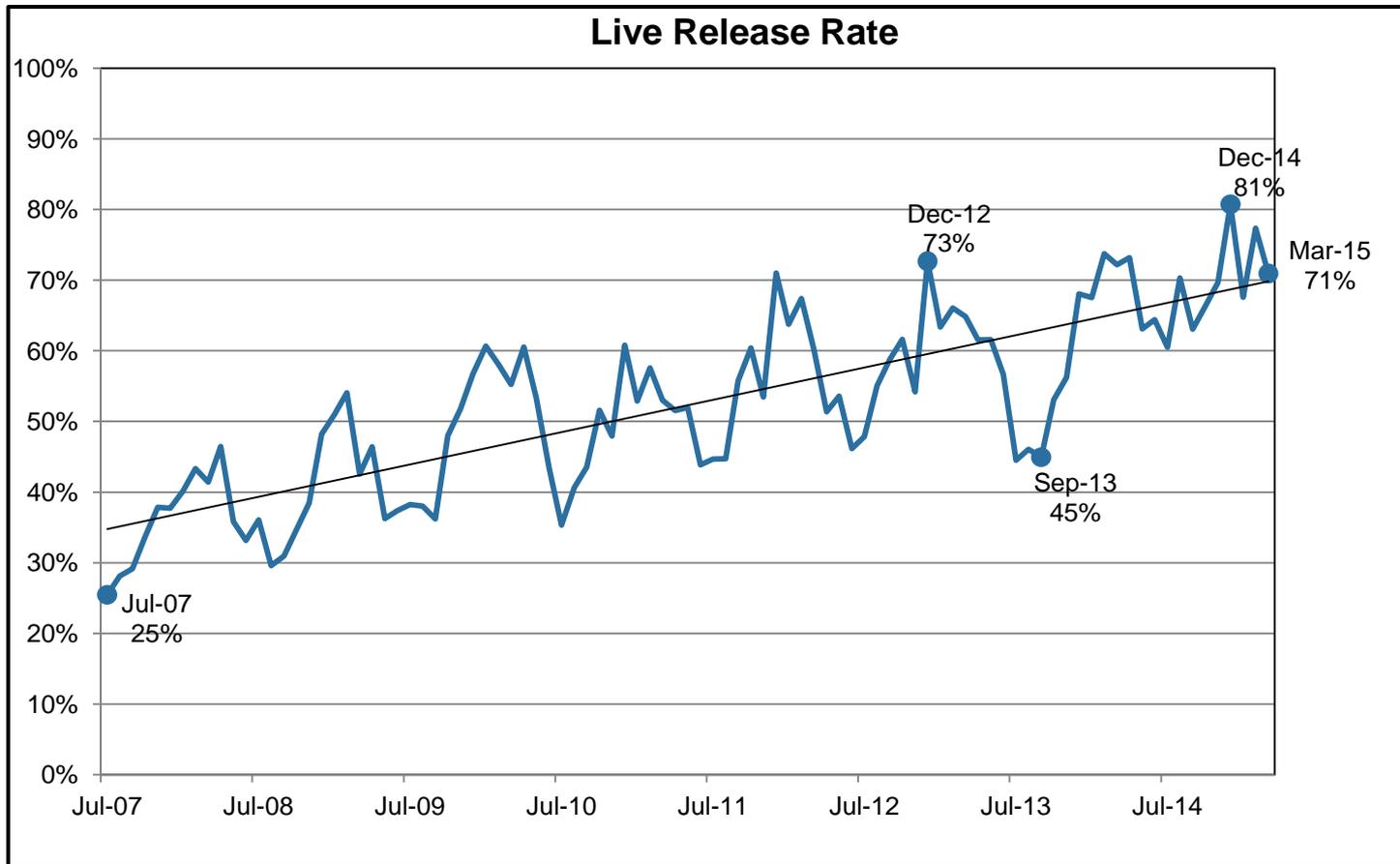
- Community Programs
- Outreach Programs
- Adoption Events
- Volunteer Programs
- Animal Welfare Disaster Brigade

## Development Center

- Building Safety Month



# Animal Welfare Live Release Rate



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# Community Involvement – Building Safety Month



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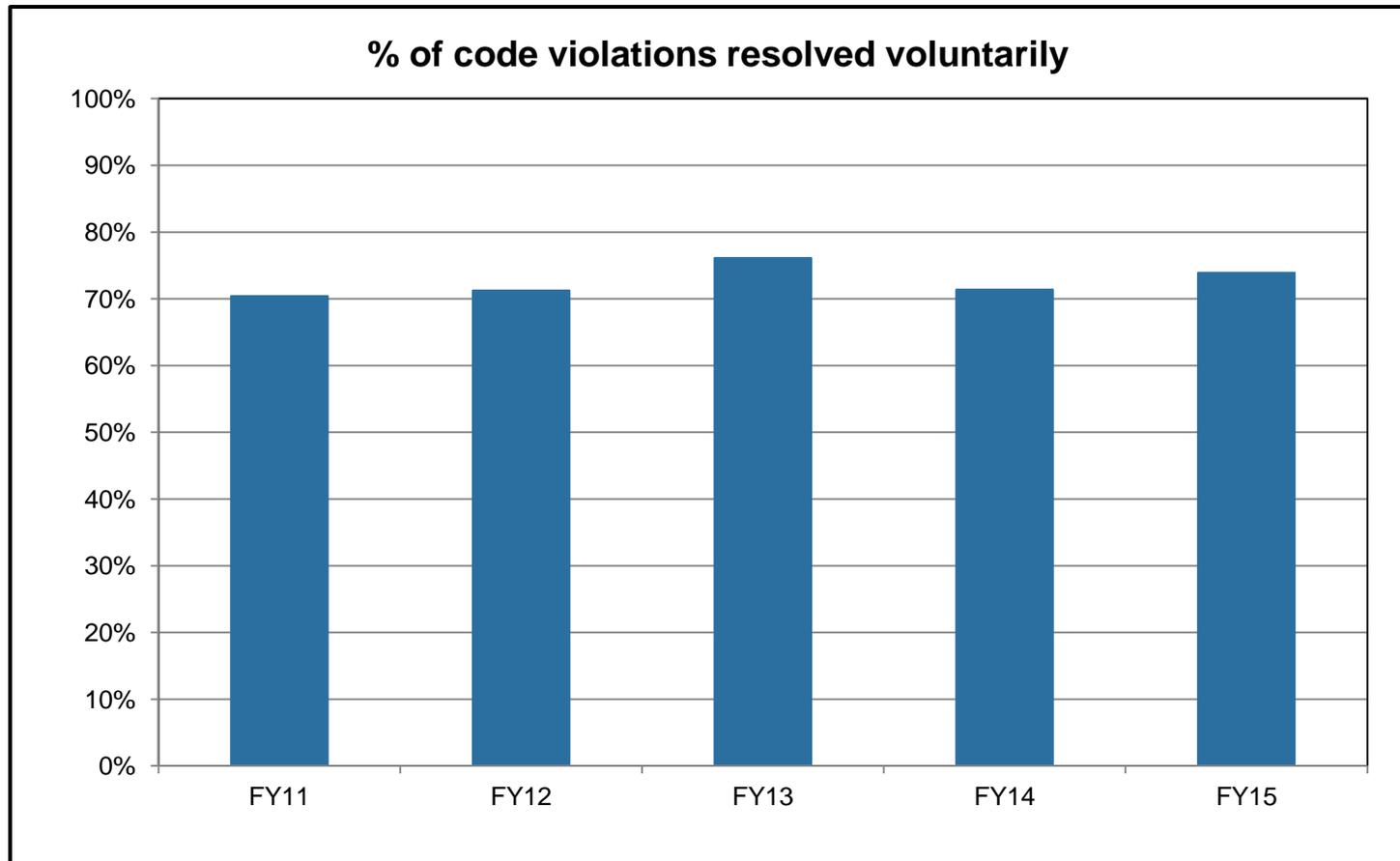
# Working with residents to improve and stabilize neighborhoods

## Code Enforcement

- Neighborhood Association Meetings
- Neighborhood Advisory Groups
- Public Service Messages
- Code Enforcement Sign Training
- Neighborhood Assoc. Sign Update and Contract Meetings
- Code Enforcement 101

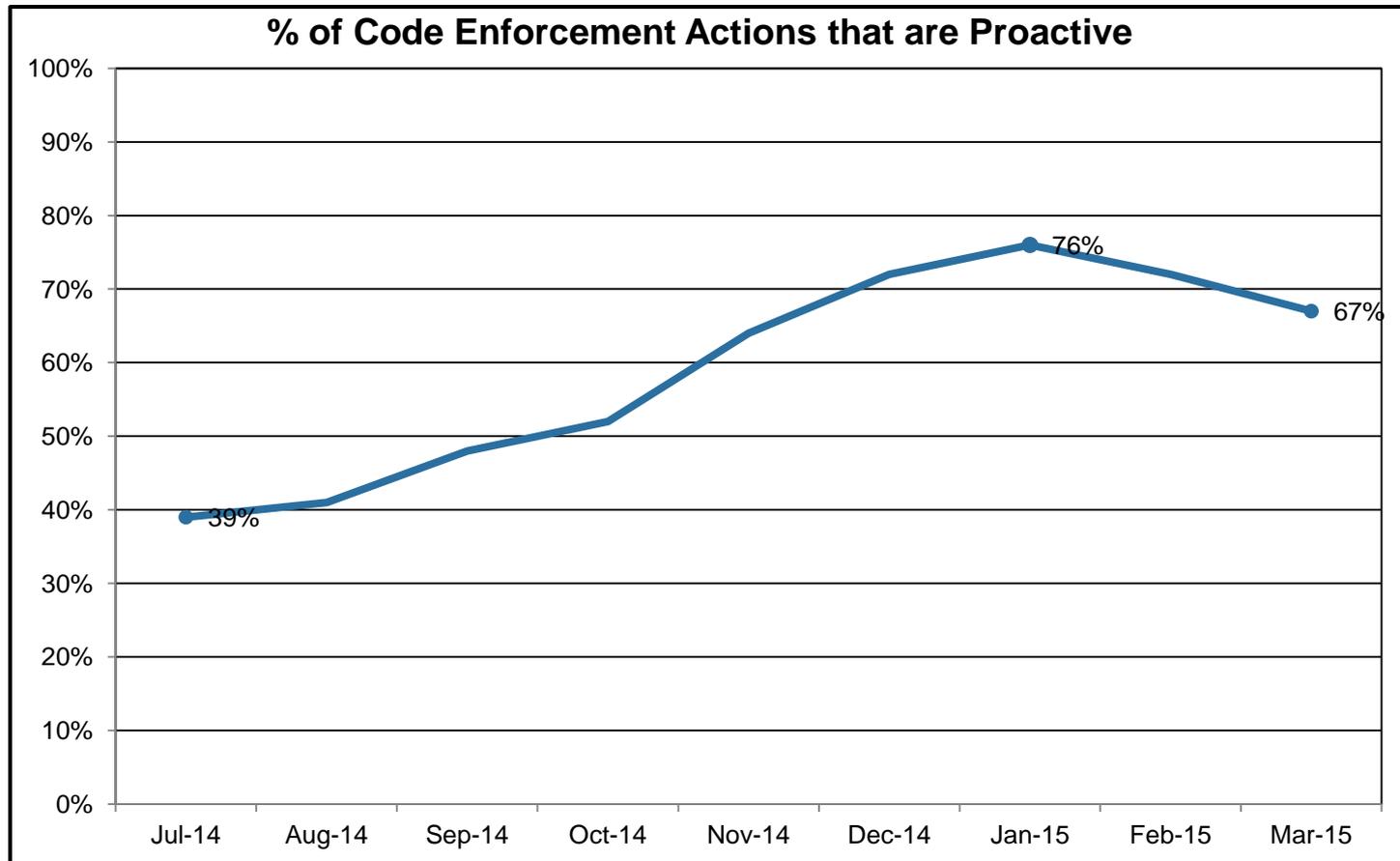


# Code Enforcement Violations Resolved Voluntarily



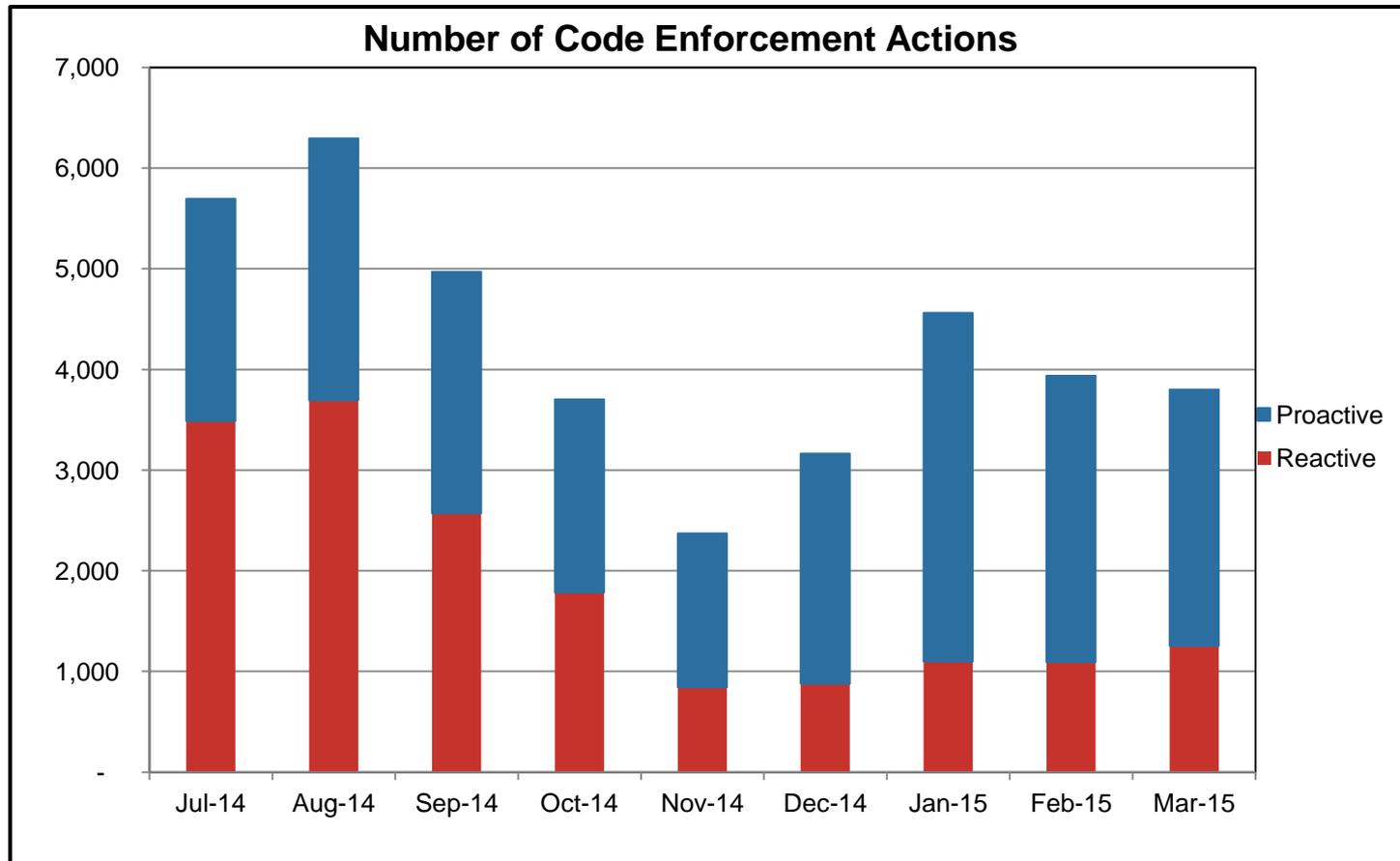
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# Code Enforcement Proactive vs. Reactive



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# Code Enforcement Proactive vs. Reactive

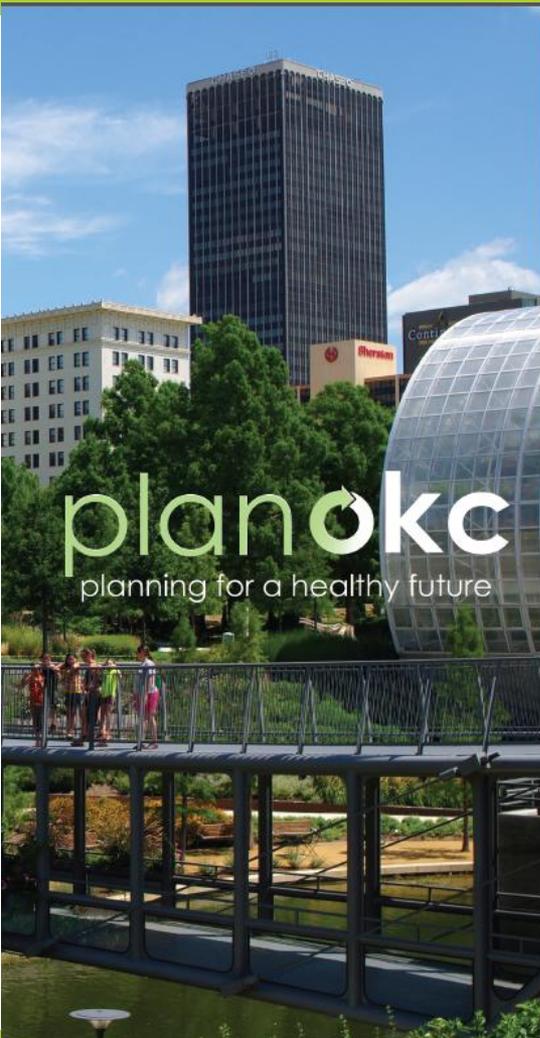


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- Policy framework and tool for creating **diverse, stable, mixed-income communities**
- Establishes priorities for **revitalizing and strengthening neighborhoods**
- Encourages **preservation** of existing neighborhoods and **high quality** new development

# Major theme of planokc: Revitalize, Redevelop and Reinvest



- Prioritize **fixing what we have** over building new
- Maintain **focus on public safety**
- Improve **health and wellbeing** by investing in our built environment
- Reverse **underutilization, vacancy, abandonment**
- Enhance **quality of schools and education** by improving neighborhoods
- Achieve **thriving and attractive neighborhoods** through place-making



# City Council Priority: **Promote Thriving Neighborhoods**

Development Services and Planning Departments  
City of Oklahoma City | May 5, 2015