



City Council Priority: **Promote Thriving Neighborhoods**

Planning Department

City of Oklahoma City | May 31, 2016

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 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.



What the Planning Department does to promote thriving neighborhoods



PLANS & INITIATIVES

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

PROGRAMS

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

The City's Comprehensive Plan



- 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

planokc
planning for a healthy future

City Council Progress Indicators



Physical

- *Where are people living and moving?*



Social

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



Governmental

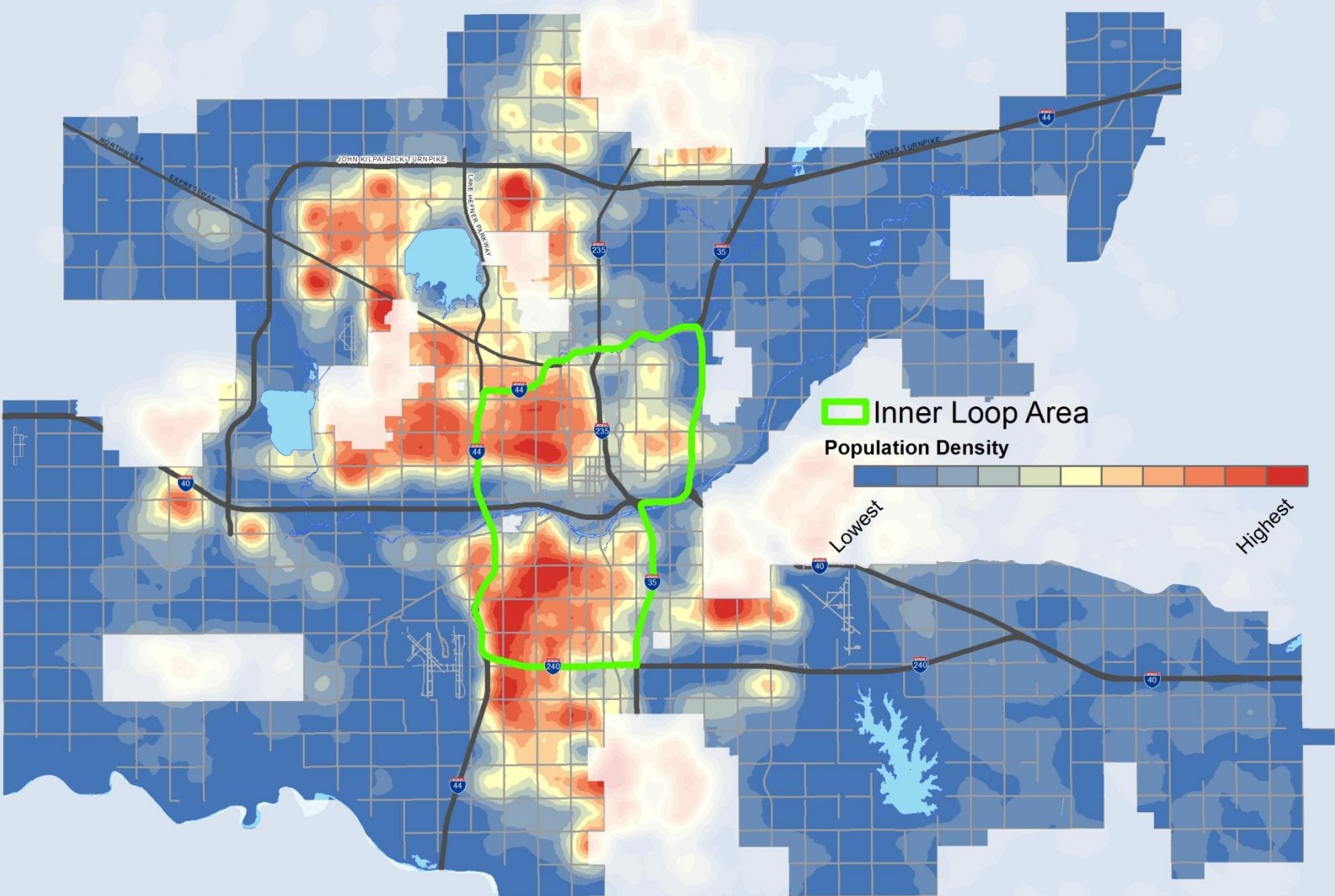
- *What services can the City provide to help neighborhood stability and safety?*

City Council Progress Indicators

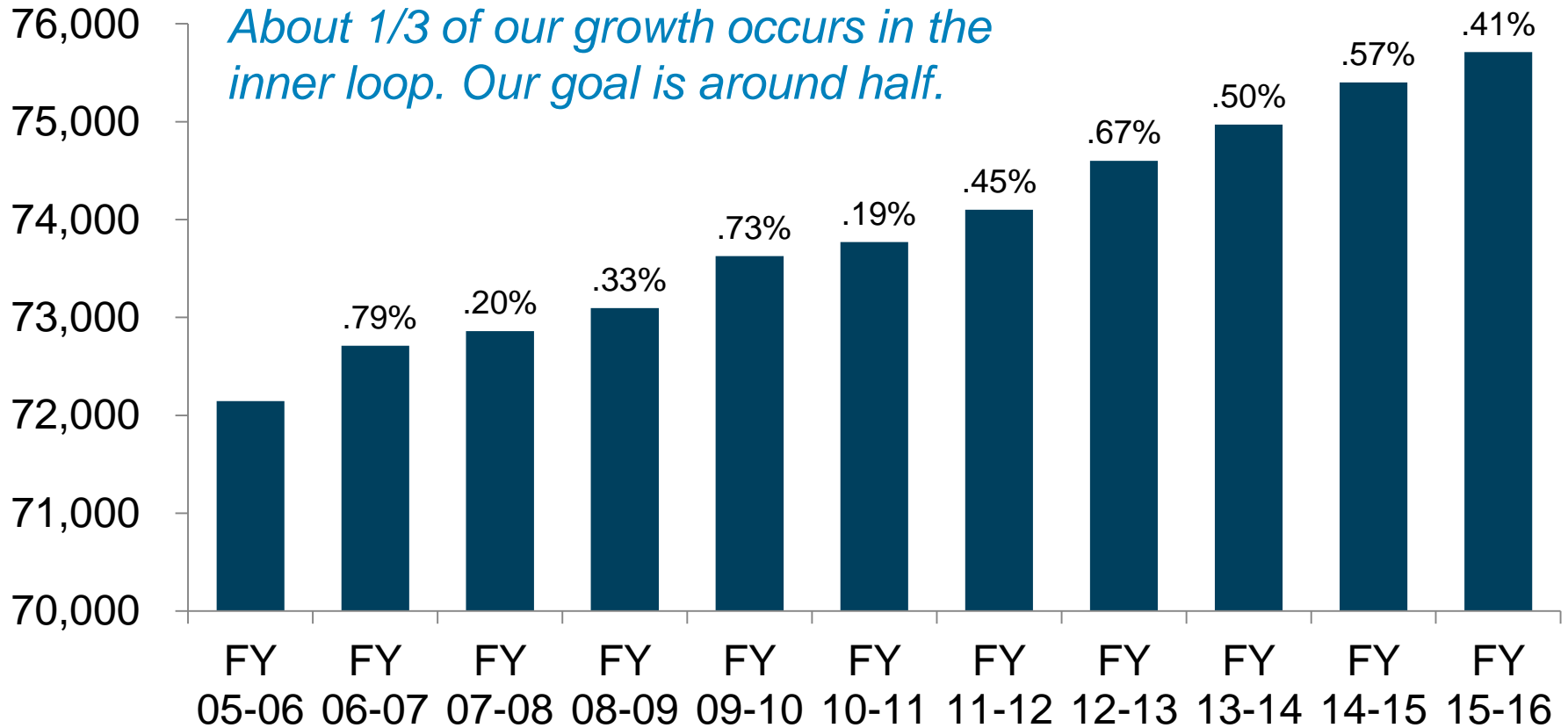


- *Where are people living and moving?*
Measure the percent of our population living within the “inner loop”
(I-44 / I-240 / I-35)

Population Density Map

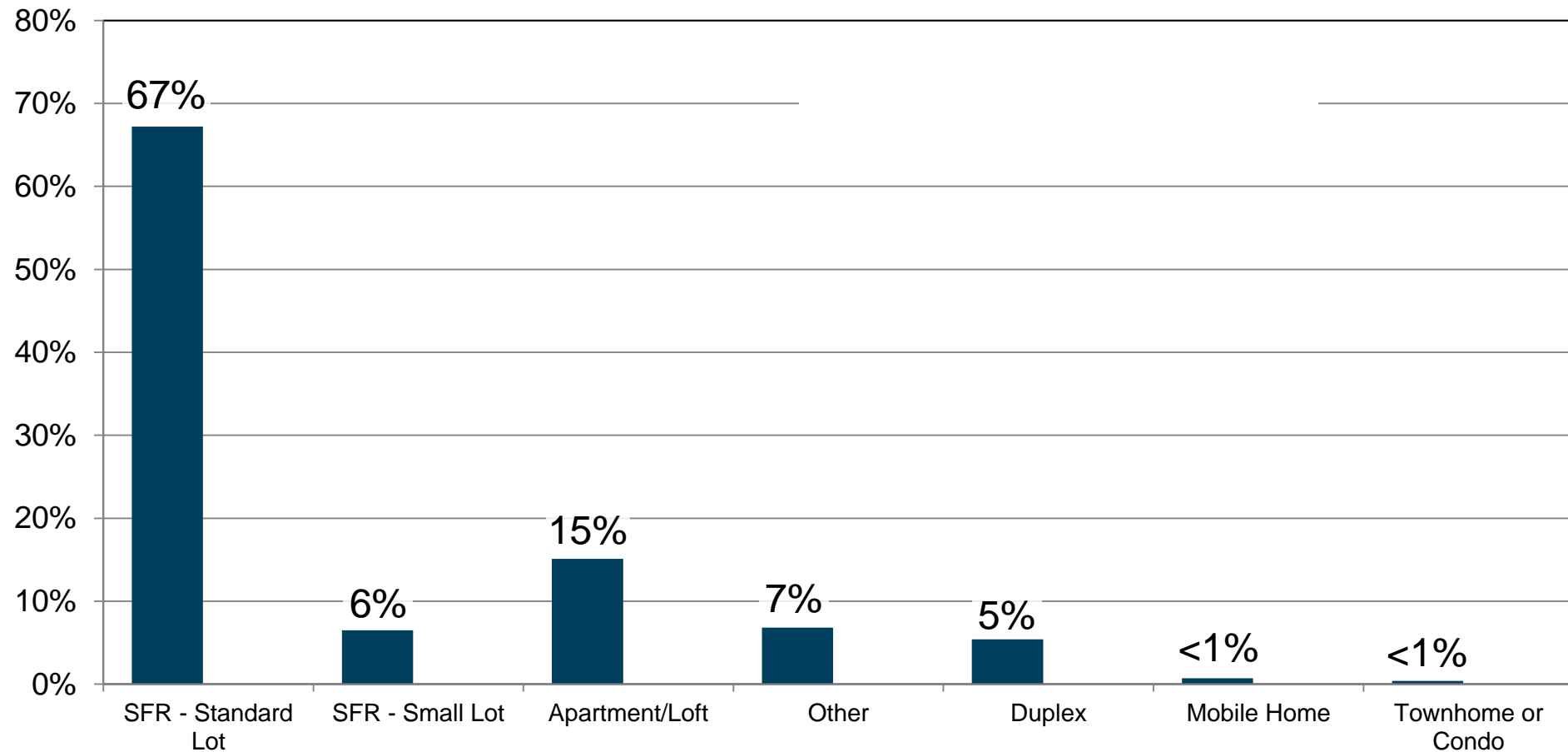


Increase in dwelling units in the inner loop



Existing Housing Stock Built Since 1993

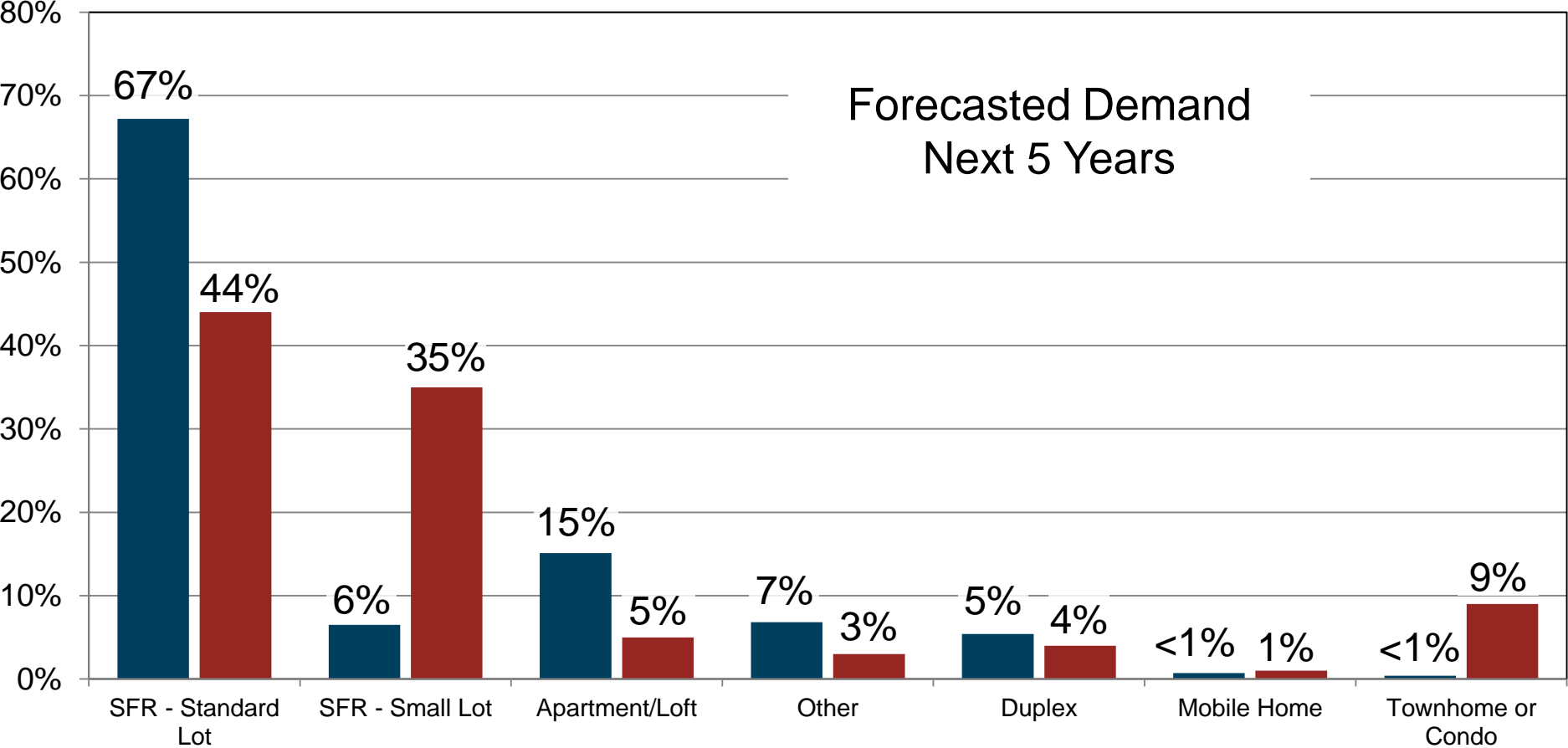
2013 planokc Housing Study



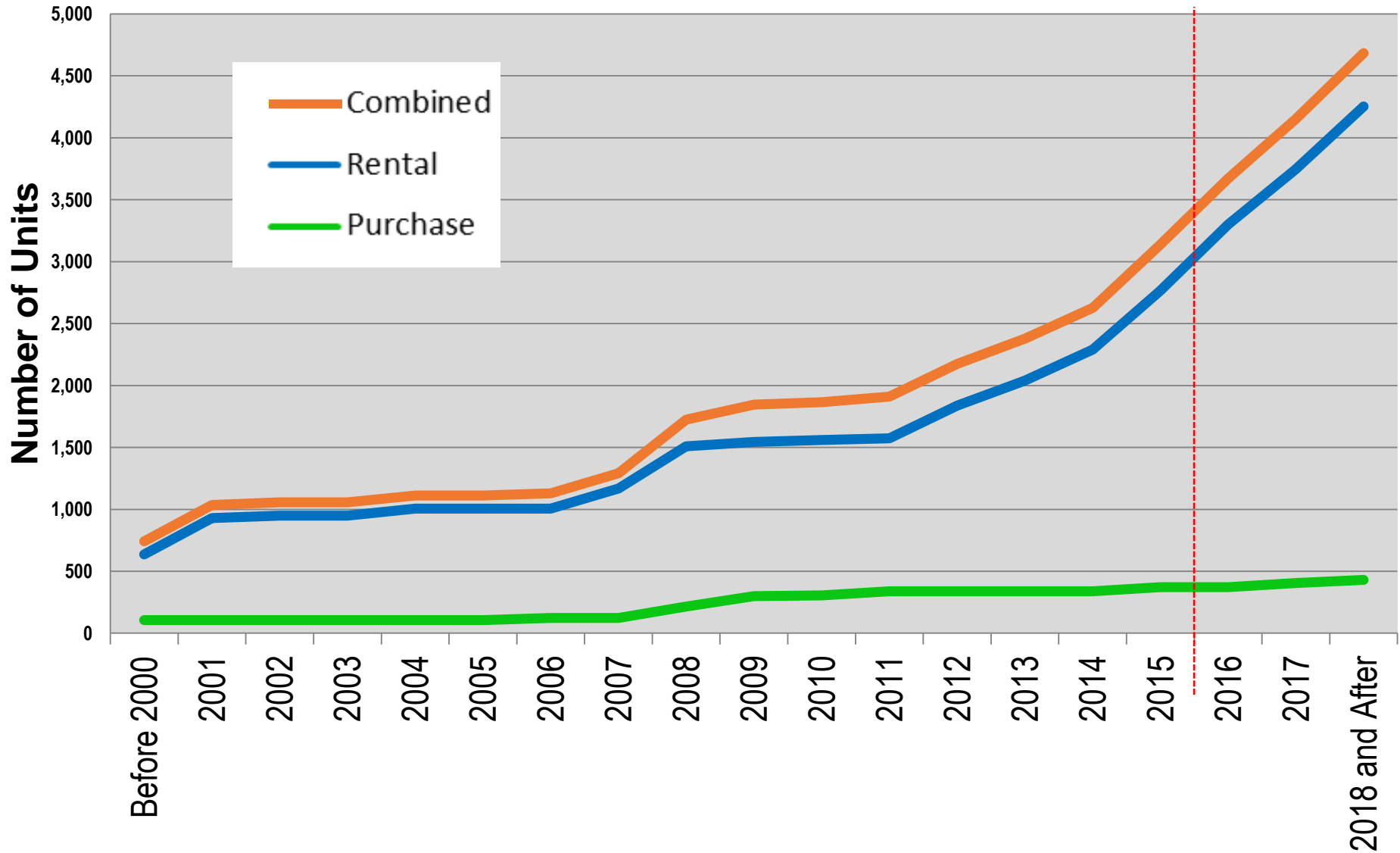
The way we do business

Forecasted Housing Demand

2013 planokc Housing Study




Downtown housing is increasing



Downtown housing distribution

April, 2015



Area	Existing	Planned/ Underway	Total
CBD	616	0	616
Bricktown	30	250	280
Deep Deuce	842	282	1,124
Auto Alley	396	0	396
Midtown	640	469	1,109
West Downtown	476	85	561
	3,000		4,086

Assistance with single-family homes



Down Payment Assistance Program

- Assisted **59 families** in buying new homes
- Leveraged over **\$4.9 M** in private mortgages, developer funds, & buyer contributions

HOME Program

- Built **7 CHDO / HOME** funded projects
- Total sales value nearly **\$1M**
- Focus areas - SNI neighborhoods and Jefferson Park Historic District

Assistance with single-family homes

Housing Rehabilitation Program

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

Emergency Home Repair Program

- Repaired approx. **80** homes
- Invested **\$587,242**



City Council Progress Indicators



- *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?

Citizen Survey Measure

FY 14 target is 65%

2013

Percent of residents that **agreed / strongly agreed** that their neighborhood is a great place to live: **71%**

2014

Percent of Residents **Satisfied / Very Satisfied** with:

Safety	67%
Appearance	65%
Property maintenance	61%
Sense of community	55%
Amenities	46%
Overall quality	66%

Active Neighborhood Associations



City contracts with NACOK to provide support for **345** neighborhood associations and add an average of 5 new associations per year.

At Council's direction in 2014, NACOK has focused efforts towards assisting south Oklahoma City.

NACOK has assisted SNI in several measurable ways:

- 300+ Volunteers recruited
- \$120,000 in corporate contributions of time & supplies
- 20+ Homes painted by Catholic Heart Work Camp
- 11 SNI Neighborhood Leaders for Today Graduates

City Council Progress Indicators



Governmental

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

Strong Neighborhoods Initiative



**STRONG
NEIGHBORHOODS
INITIATIVE**

better communities together



collaboration



visioning



commitment



placemaking

Strong Neighborhoods Initiative



SNI Goals

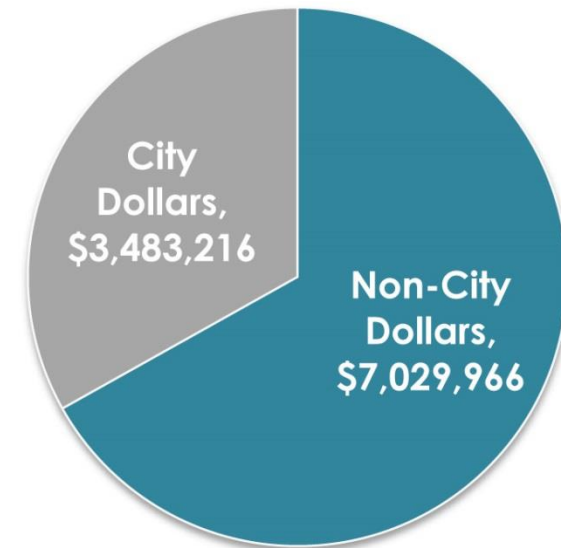


1. Tip declining neighborhoods toward self-sufficiency.
2. Rebuild the physical fabric and stability of neighborhoods.
3. Empower neighborhood stakeholders to take action.
4. Improve economic and educational opportunities.
5. Develop healthy and safe environments.

SNI Accomplishments

2013-2015 Progress Report

- 24** New homes built
- 24** Homes rehabbed
- 158** Trees planted
- 34** Blocks of sidewalks
- 4** New EMBARK bus shelters
- 27** Neighborhood signs
- 1** New Park w/Public Art
- 28** Hazardous trees removed
- 400** STEAM students



**SNI Investment Dollars
2013-2015**

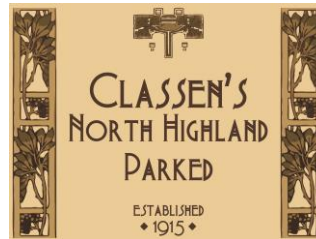
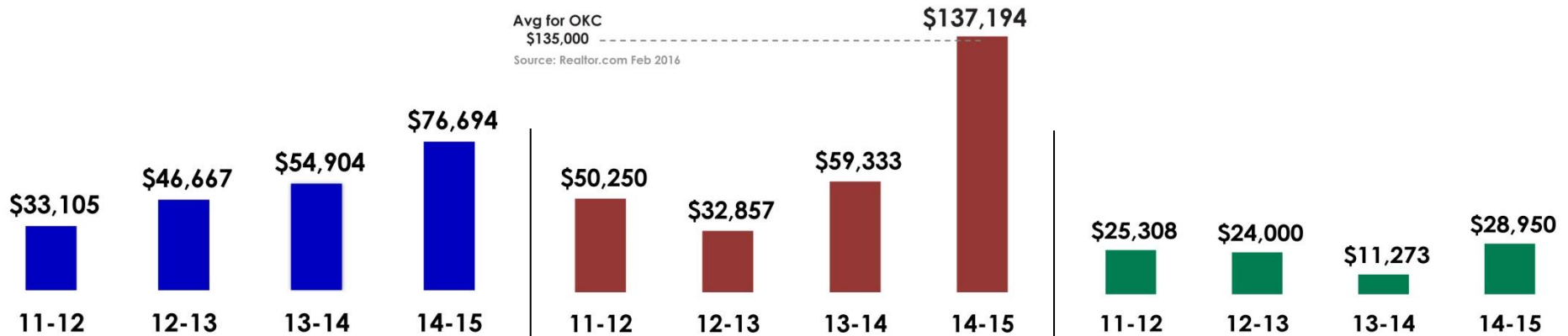
Source: City of OKC Permits & City of OKC Accounting

SNI Accomplishments

2013-2015 Progress Report

Average Homes Sales Price

Source: OK County Tax Assessor

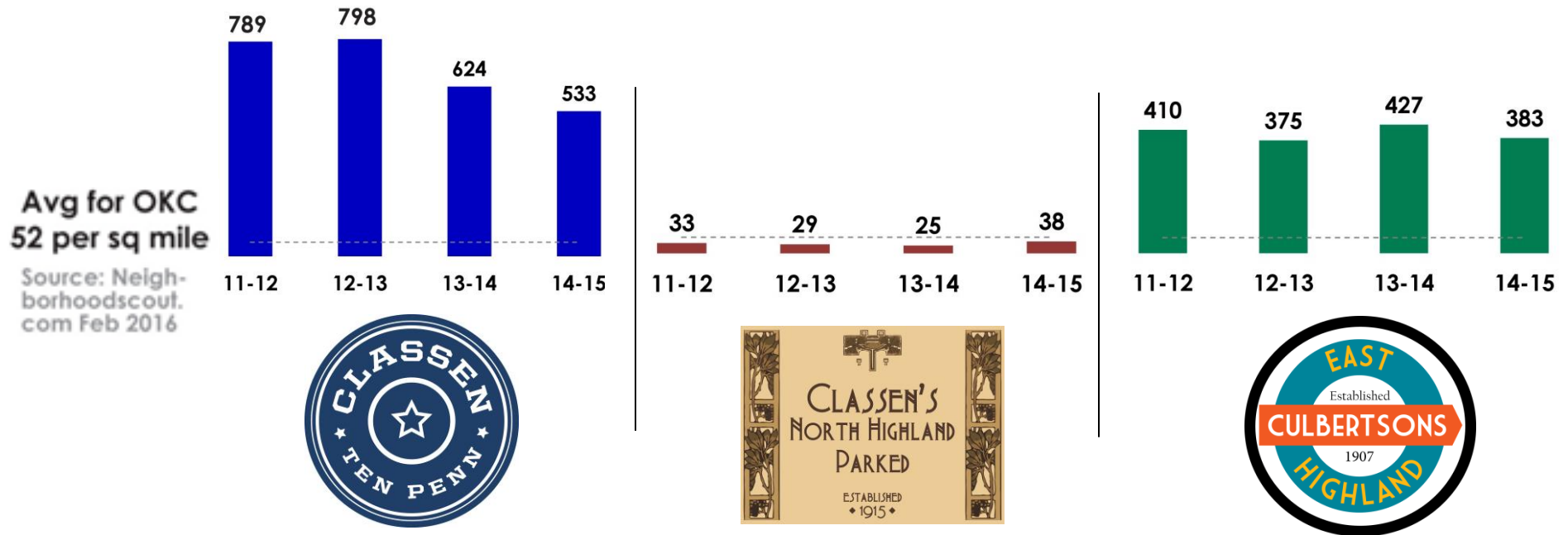


SNI Accomplishments

2013-2015 Progress Report

Number of Crime Incidents

Source: OKCPD





City Council Priority: **Promote Thriving Neighborhoods**

Development Services Department

What Development Services does to promote thriving neighborhoods

PROVIDING SERVICES

- Code Enforcement
- Animal Welfare
- Inspection Services
- Plan Review
- Permits
- Subdivision & Zoning



Working with residents to stay connected and feel safe

Animal Welfare

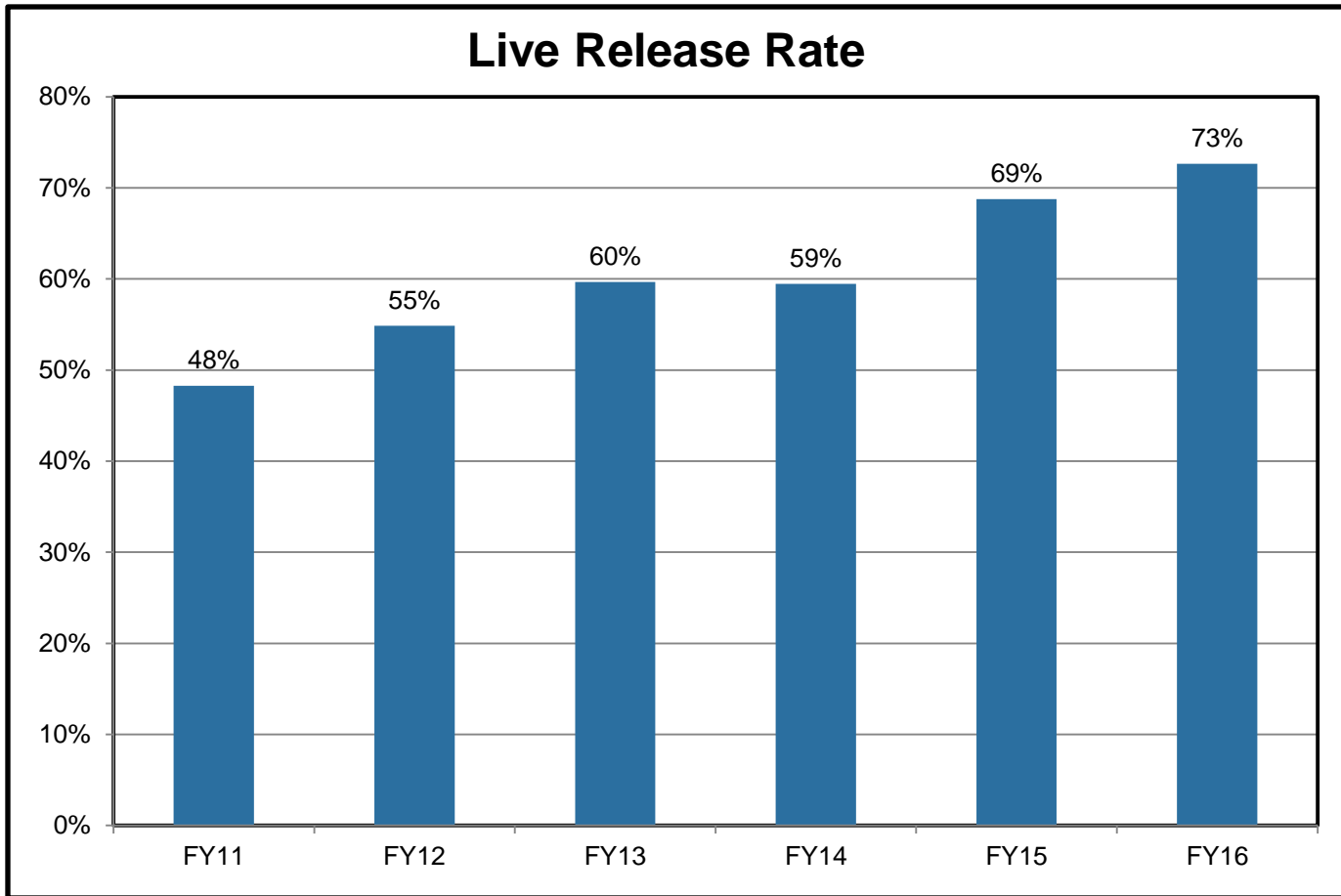
- Community Programs
- Outreach Programs
- Adoption Events
- Volunteer Programs
- Animal Welfare Disaster Brigade

Development Center

- Building Safety Month



Animal Welfare Live Release Rate



The way we do business

Community Involvement – Building Safety Month



Working with residents to improve and stabilize neighborhoods

Code Enforcement

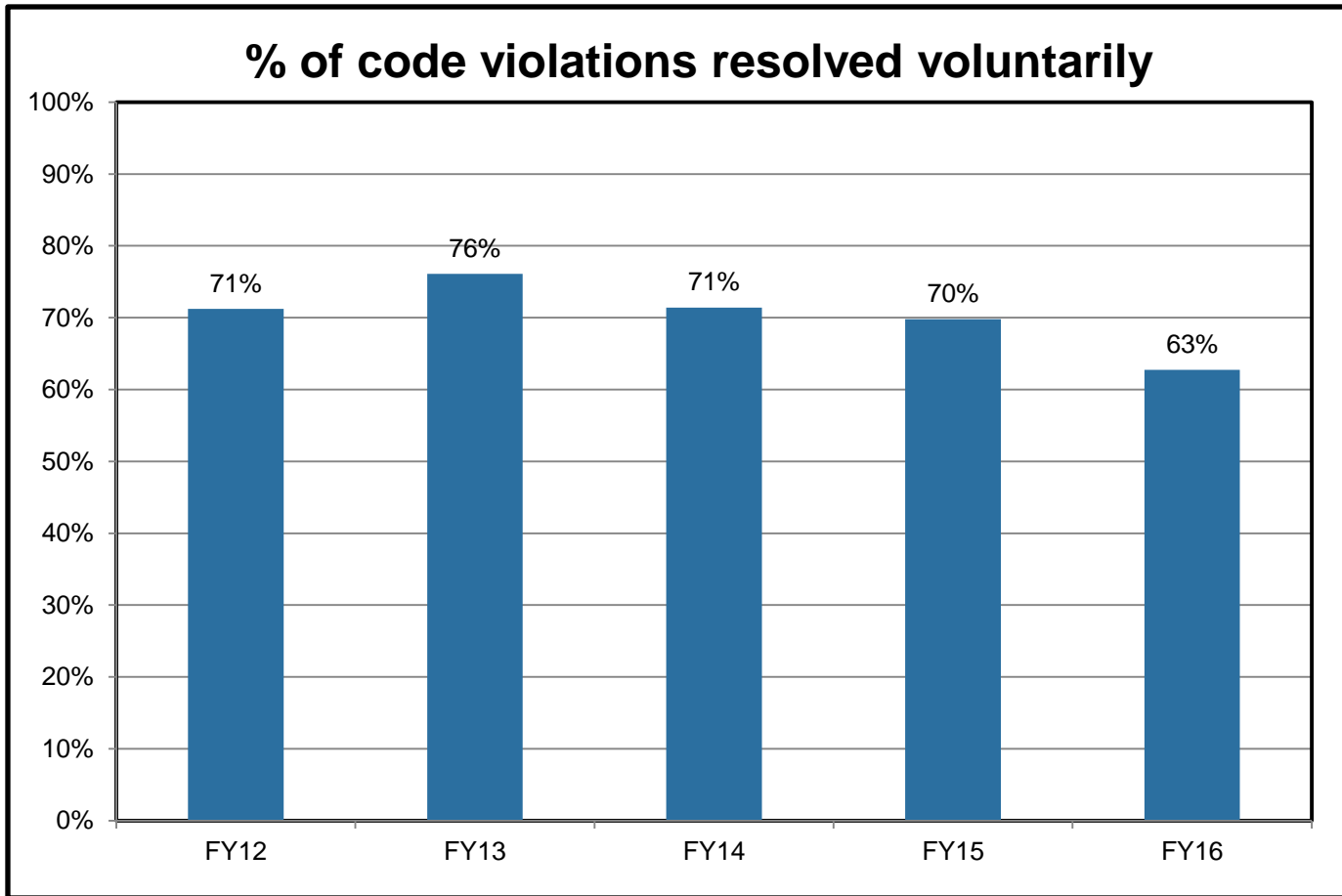
- Neighborhood Association Meetings
- Neighborhood Advisory Groups
- Public Service Messages
- Code Enforcement Sign Training
- Neighborhood Association Sign Update and Contract Meetings
- Code Enforcement 101



Inventory of Abandoned Buildings As of April 30, 2016

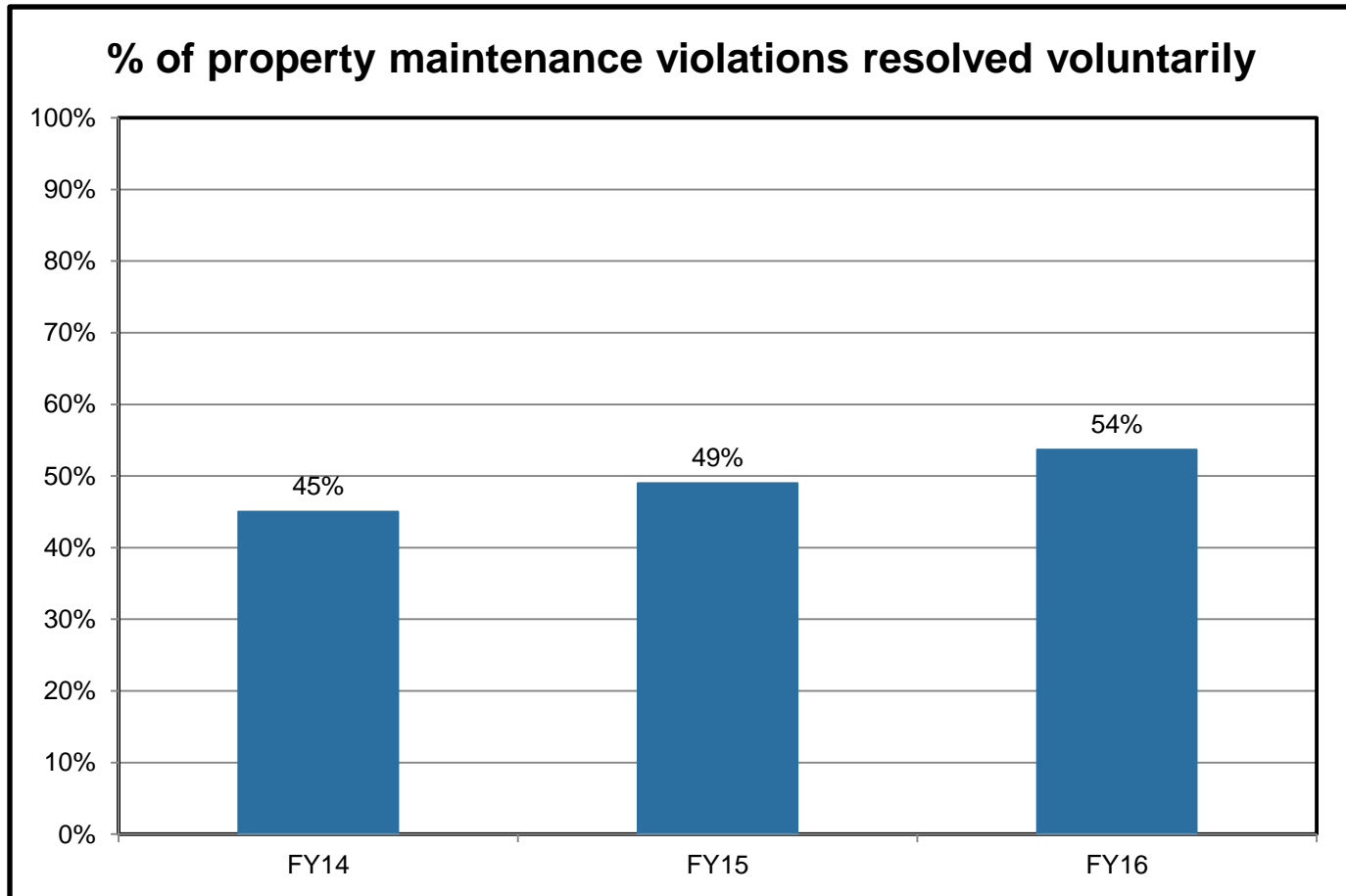
Ward	Count
1	15
2	78
3	53
4	84
5	30
6	145
7	119
8	4
Total	528

Code Enforcement Violations Resolved Voluntarily



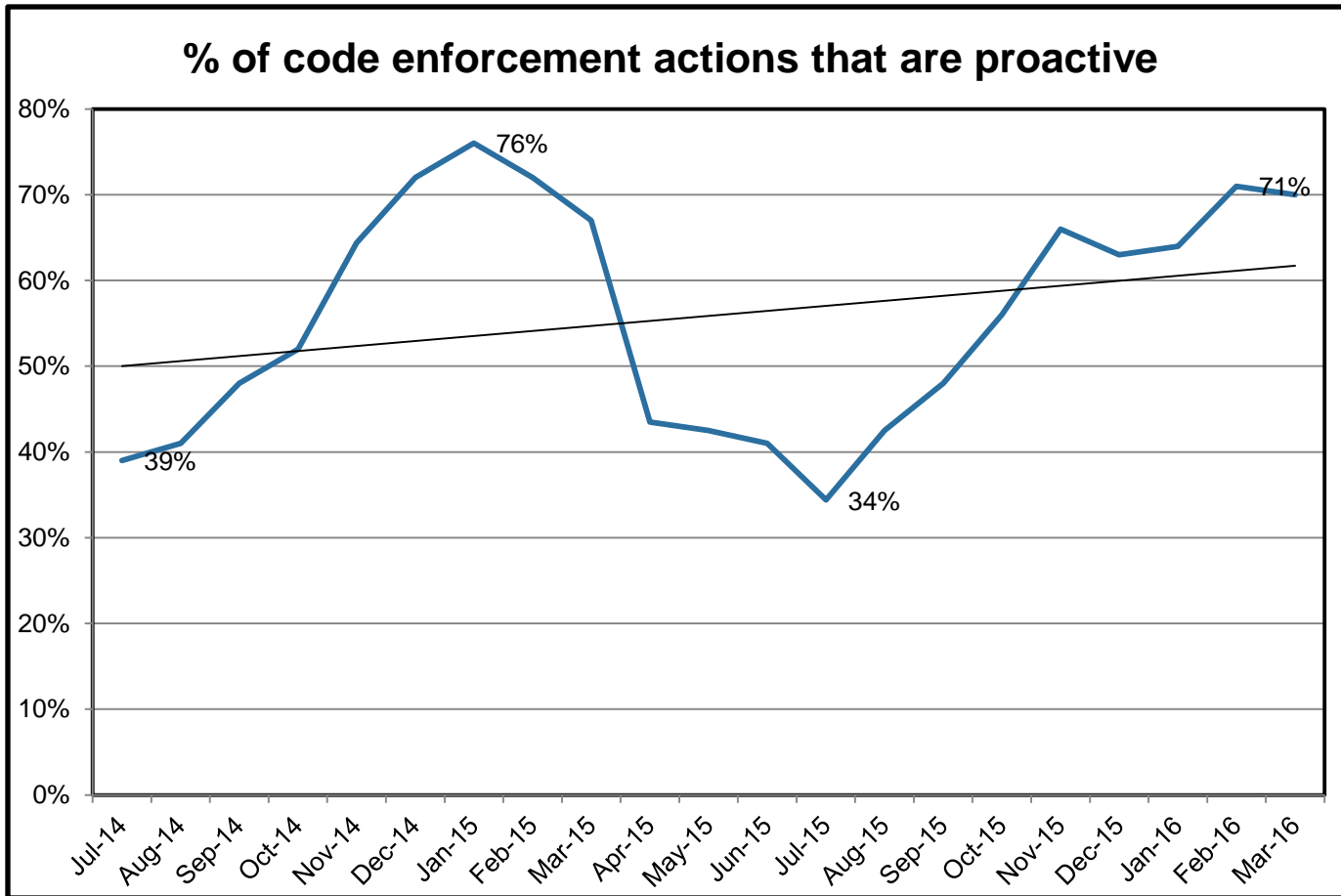
The way we do business

Property Maintenance Violations Resolved Voluntarily



The way we do business

Code Enforcement Proactive vs. Reactive



The way we do business



City Council Priority: **Promote Thriving Neighborhoods**



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

Maintain Strong Financial Management

Progress Indicators

External Indicator

- Average weekly earnings

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

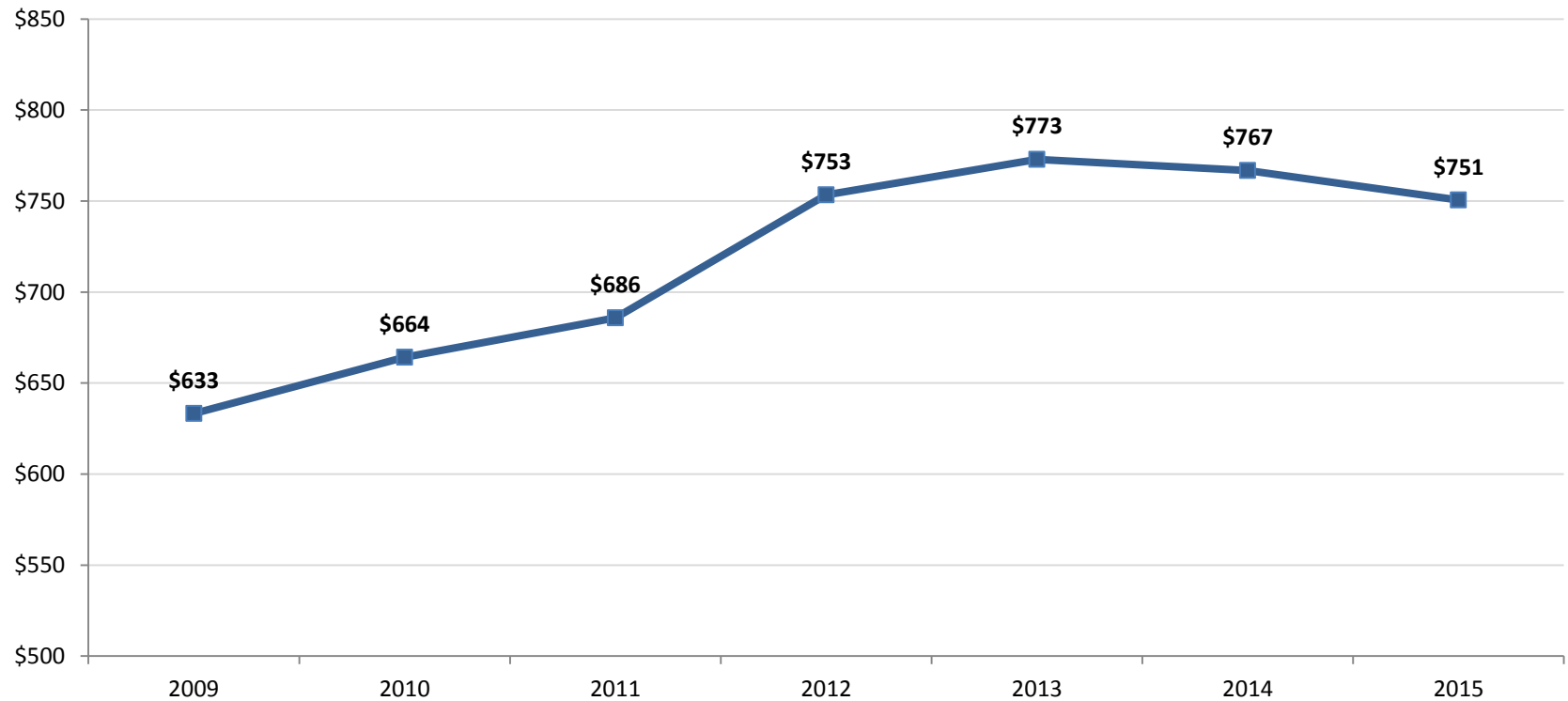


Average Weekly Earnings

Source: US Bureau Labor Statistics

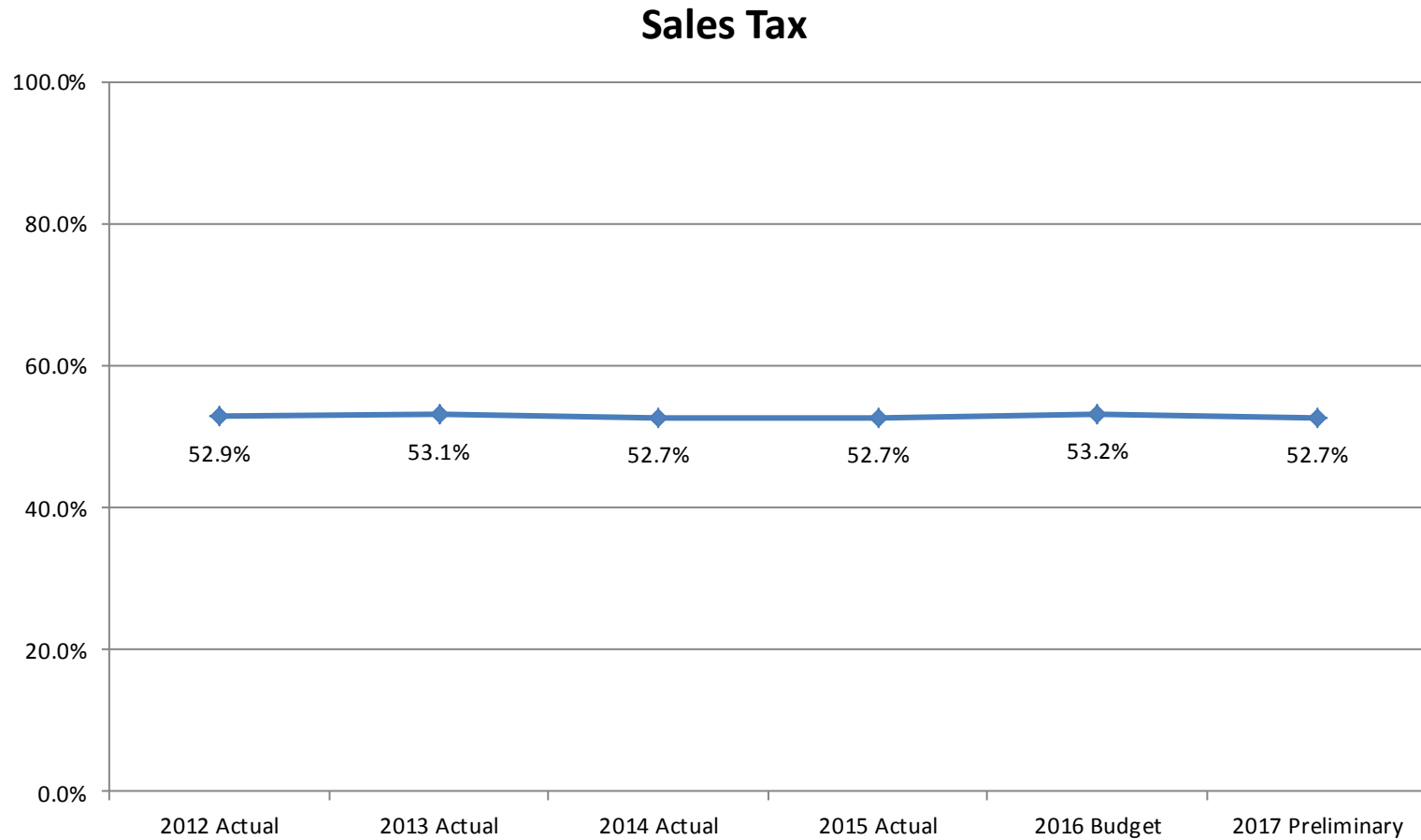
Average Weekly Earnings, OKC, Private Sector

Fiscal Year

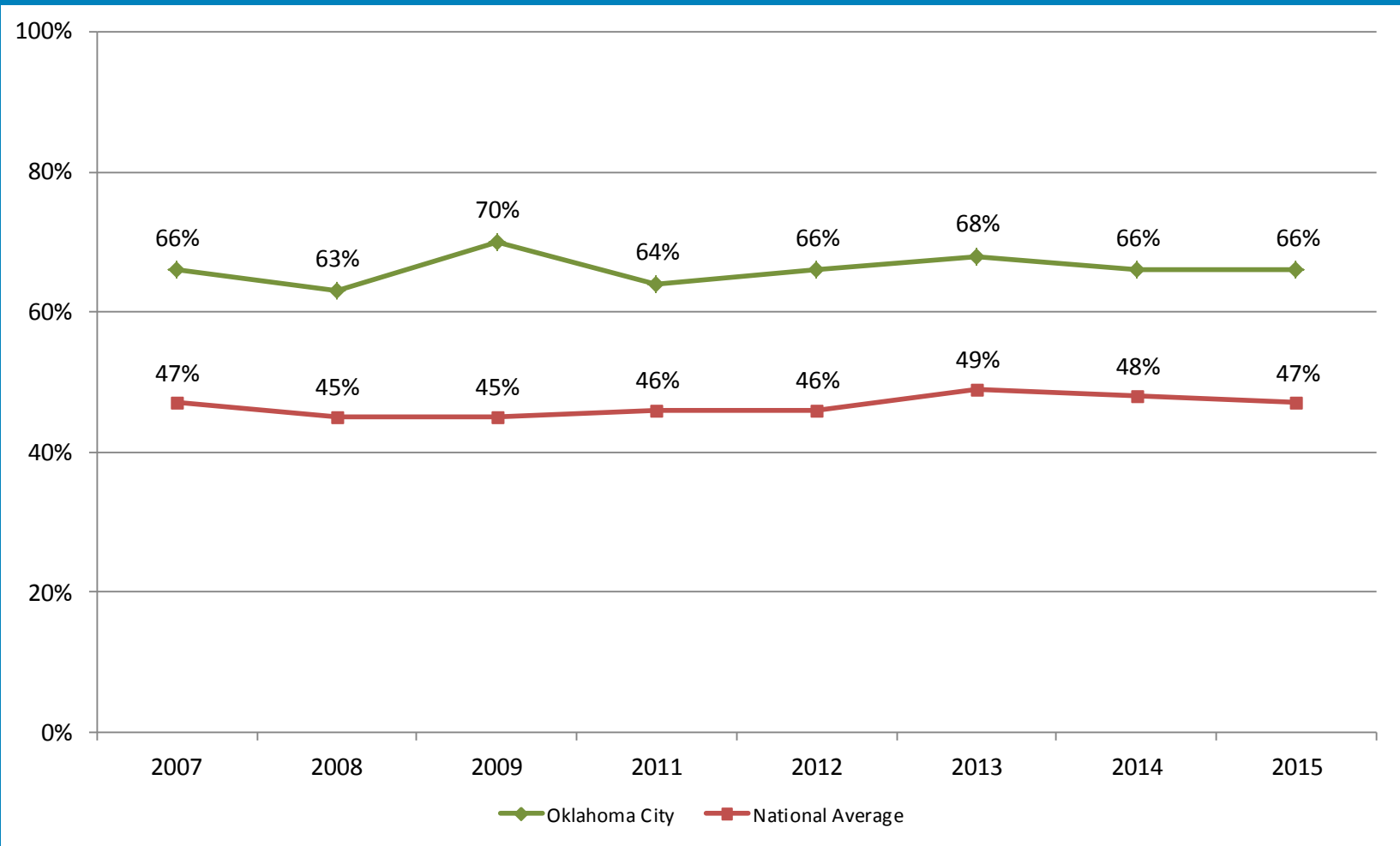


The way we do business

% of general fund budget from sales tax



% of citizens satisfied with the quality of City services



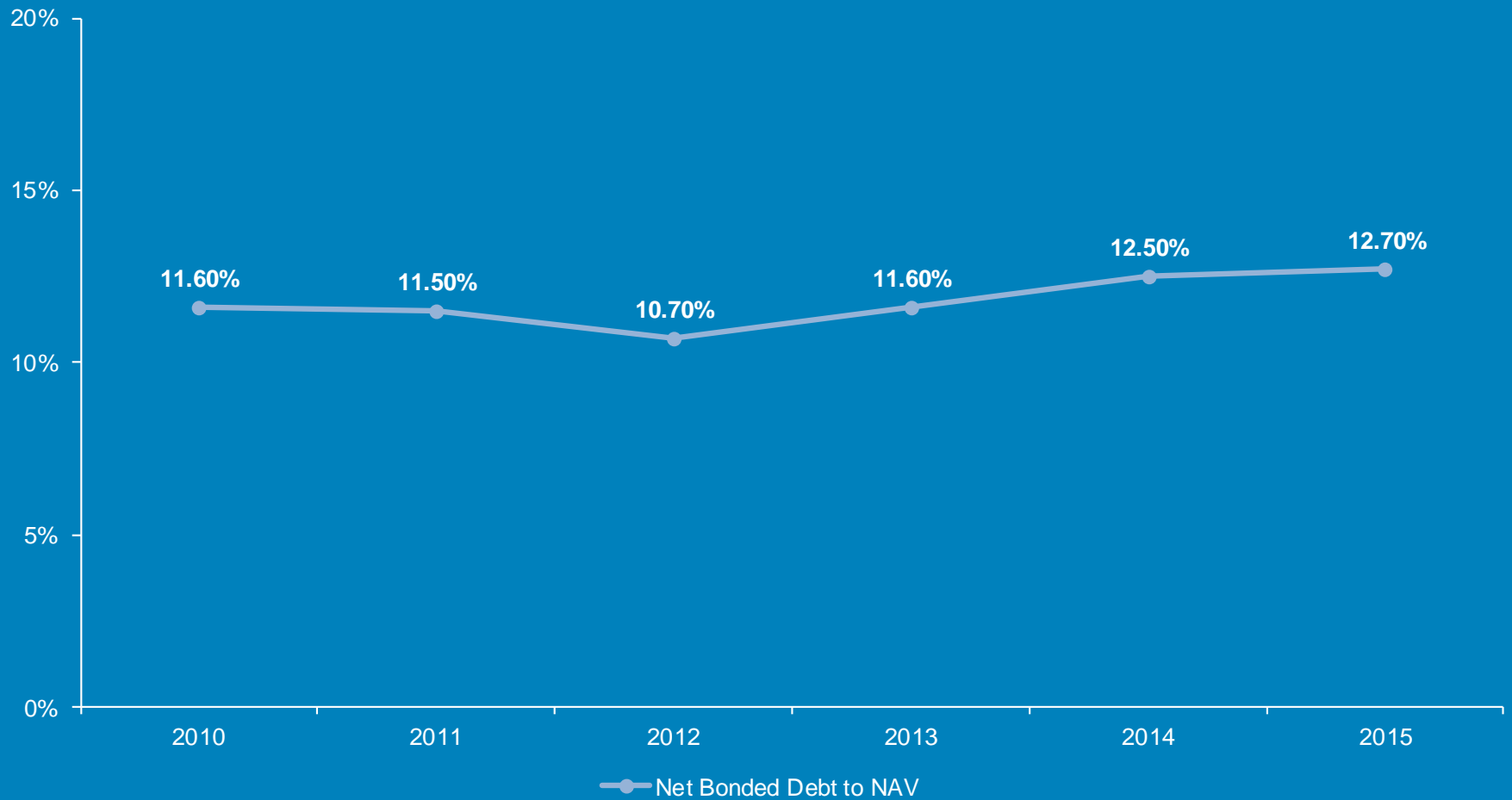
Maintain AAA bond rating



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

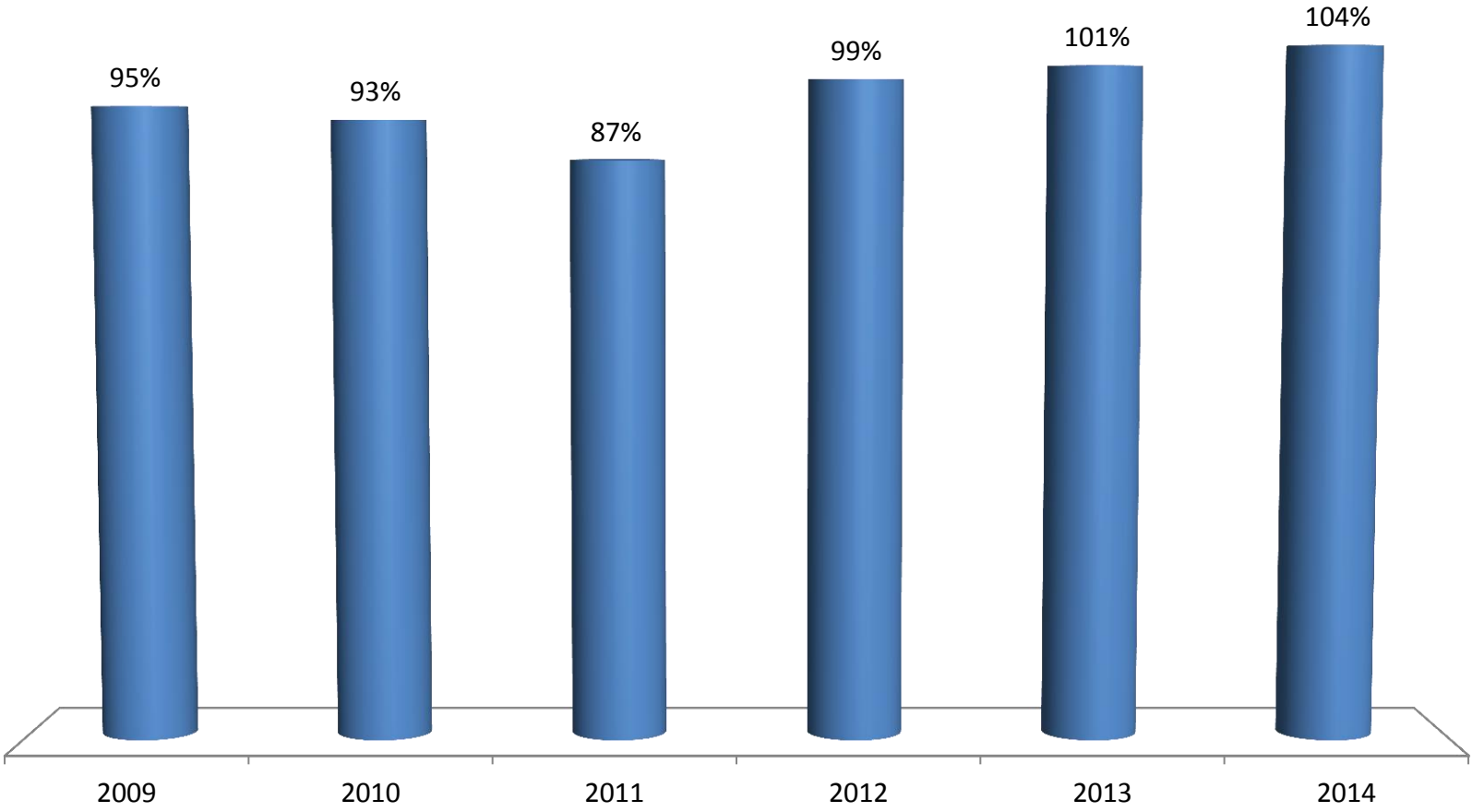
Maintain AAA Bond Rating

Bonded Debt to NAV



Maintain AAA Bond Rating

Pension Funding Status



The way we do business

Maintain AAA Bond Rating



Moody's says: "The Aaa reflects the present track record of strong financial management with very high fund balance levels."

– Moody's Investors Service

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

– Standard & Poor's Ratings Services

Maintain AAA Bond Rating



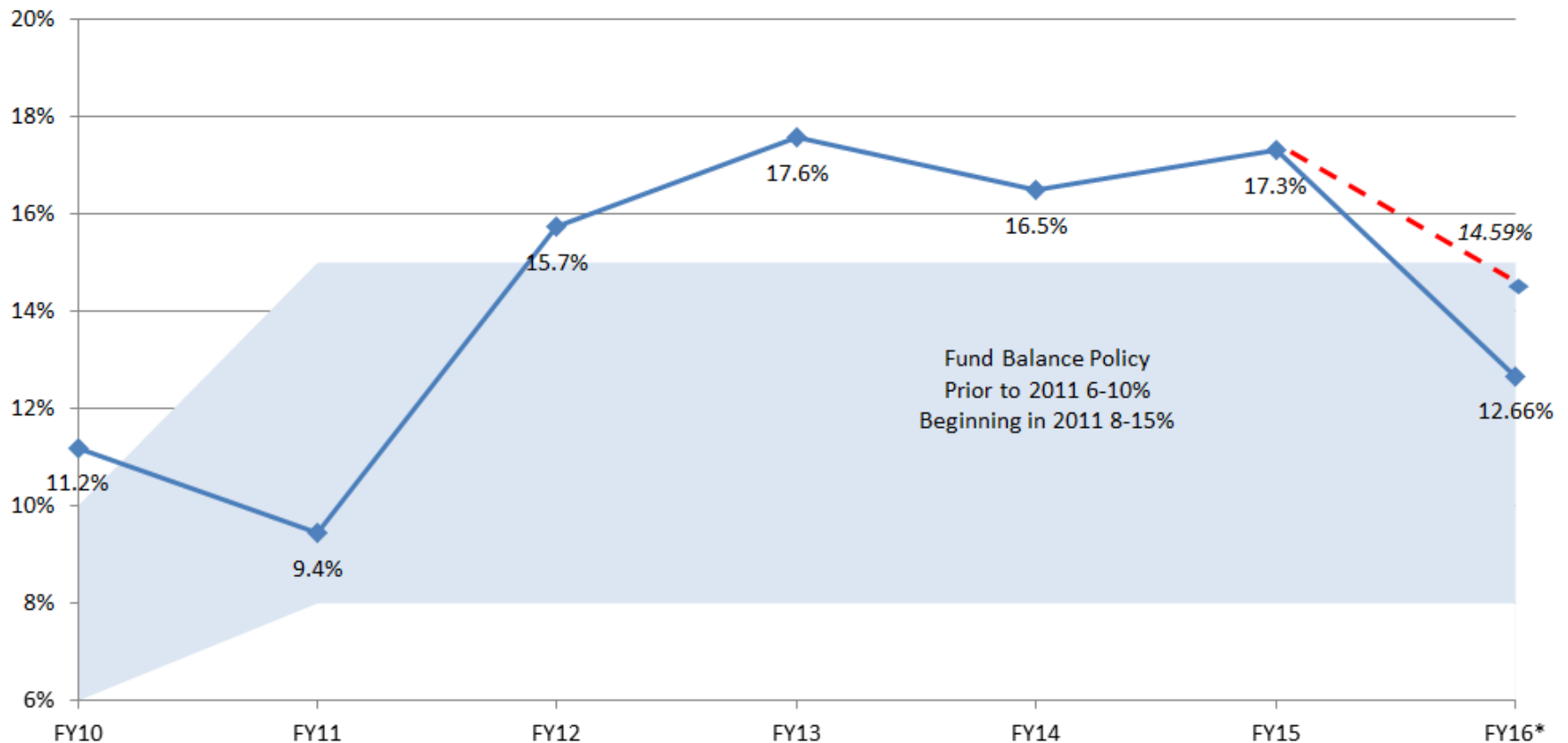
Moody's Rating Outlook – Negative

“The negative outlook reflects the challenge that management faces in light of the negative revenue trends and budget gap, and the possibility that the city's financial profile may weaken as a result.”

Factors that Could Lead to a Downgrade

- Fund balance reduction that is materially worse than current projections for FYE 2016 decline
- Inability to close the budget gap in fiscal 2017 or continued reliance on reserve levels to close the gap, further weakening reserves
- Further economic deterioration
- Substantial increases in debt absent corresponding tax base growth

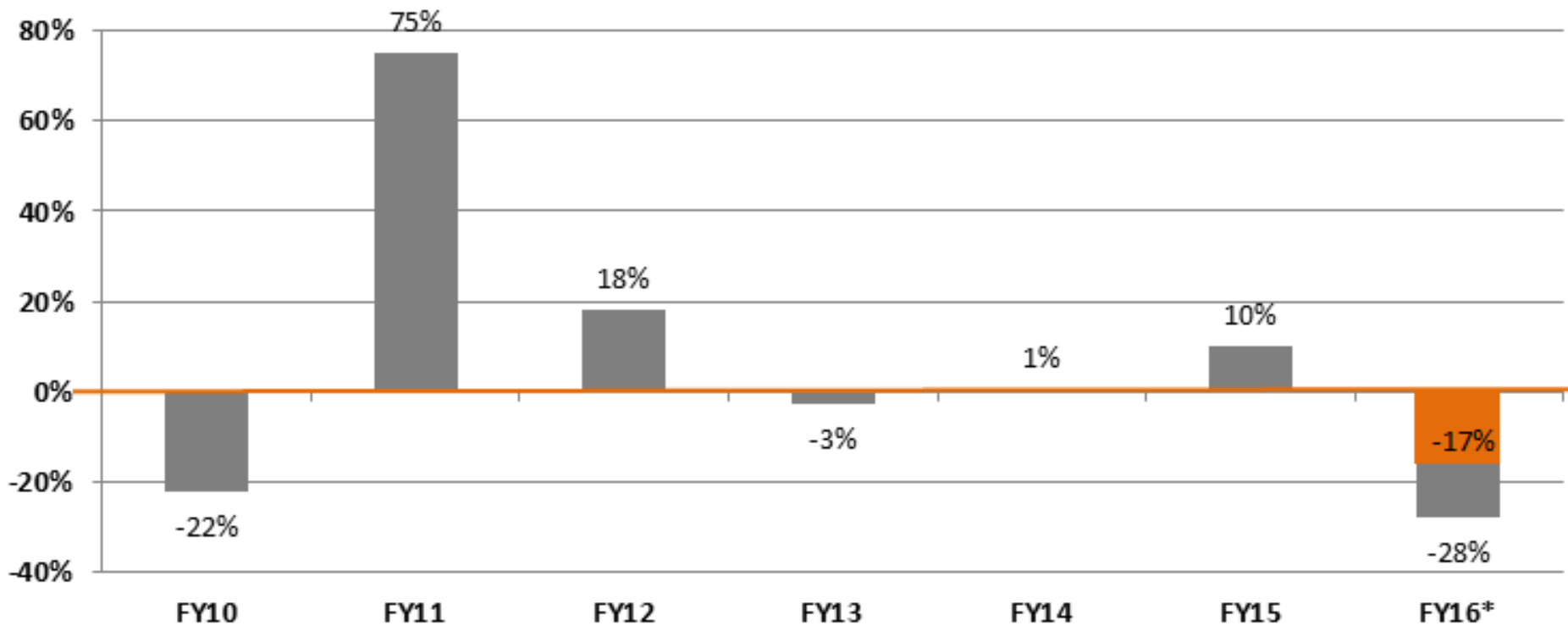
% of General Fund budget maintained in unbudgeted reserve (before amendments)



Recent Use of Fund Balance

Year	Amount	Purpose
FY16	\$8 million	Streets
FY15	N/A	
FY14	\$8 million	Streets or other capital
FY13	\$8 million	Streets or other capital
FY12	\$8 million	Streets
FY11	N/A	
FY10	N/A	

Percent Change in Fund Balance





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