

Infill Development and Rehabilitation



The majority of the study area consists of relatively stable residential neighborhoods that are experiencing some deterioration, but do not require substantial redevelopment to achieve community livability goals. However, several fairly stable neighborhoods are in danger of becoming blighted due in part to a small number of substandard structures, and a large number of vacant lots in the area.

We strongly recommend that the City and the CRA continue to promote aggressive infill development and the rehabilitation of existing structures. This strategy should increase the immediate availability of affordable housing options to off-set displacement in areas targeted for major redevelopment.



The presence of two non-profit, community development corporations (CDC's) should serve as a major asset in the development of quality, affordable housing in the area. CDC's are generally better suited (and more willing) to handle the smaller, less profitable projects that are entailed in infill development. It is important however, that quality and architectural detail not be sacrificed for the sake of affordability. Creative financing and resource development will be required to deliver the product envisioned by community stakeholders, without pricing current residents out of the rental and home ownership market.

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Housing Rehabilitation and Urban Design

Like infill development, rehabilitation of existing housing provides an opportunity to improve the area's housing stock and enhance the local architecture without displacing current residents.



After



Before



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Many of the existing businesses provide jobs and valuable services to the surrounding residential communities. By enhancing the facades of existing structures and adding landscape features, commercial districts can be upgraded to blend with proposed new development projects.

Commercial Property Facades

After



Before

