

# Transforming Neighborhoods:

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## Helping your Community Solve a Challenging Real Estate Problem

September 11, 2024

With

- Tim Hur, NAR 2024 Community Engagement Liaison
- Keenan Hughes, CRE, Consulting Corps Chair
- Eric Johnson, Past President, Spokane Association of REALTORS®
- Kristie Engerman, Local Governmental Affairs Director, Illinois REALTORS®
- Jennifer Hamm, Chief Executive Officer, Peoria Area Association of REALTORS®
- Lore Hislop, REALTOR® / 2024 President Huntsville Area Association of REALTORS®
- Dennis Madsen, City of Huntsville - Manager of Urban & Long-Range Planning

# The Counselors of Real Estate® Consulting Corps

## The Counselors of Real Estate®

- International Professional Association founded in 1953
- 1,000 members; peer review; invitational; CRE® credential
- High-level expertise across many specialties (60+ disciplines)
- Objective real estate advice and counsel

## The CRE Consulting Corps: Public Service Initiative

- Members volunteer professional time and expertise
- Experience — reliable solutions
- Objectivity — non-partisan, objective advice
- Cost-Effective — good value
- Time-Efficient — recommendations provided on site
- Advisory only: Consulting Corps does not implement the recommendations



# 71 Assignments Completed



## Economic Development

- Fairborn, Ohio
- Central State Hospital, Milledgeville, GA



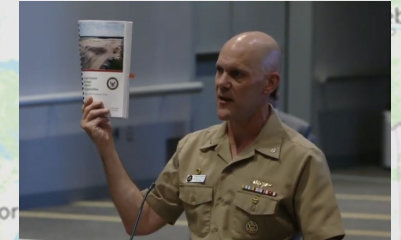
## Brownfield Redevelopment

- Rome, New York
- Preston, Connecticut



## Disaster Response

- Paradise, Calif.
- New Orleans



## Military

- Naval Air Station Oceana
- Fort Ritchie



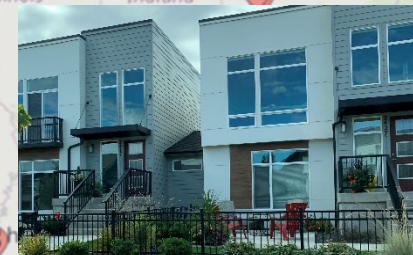
## Universities and Schools

- Univ of Texas El Paso
- San Antonio Ind. School District



## International

- Polish National Railway
- ADIS Bulgaria



## Affordable Housing

- Spokane, Wash.
- Orlando Coalition for the Homeless

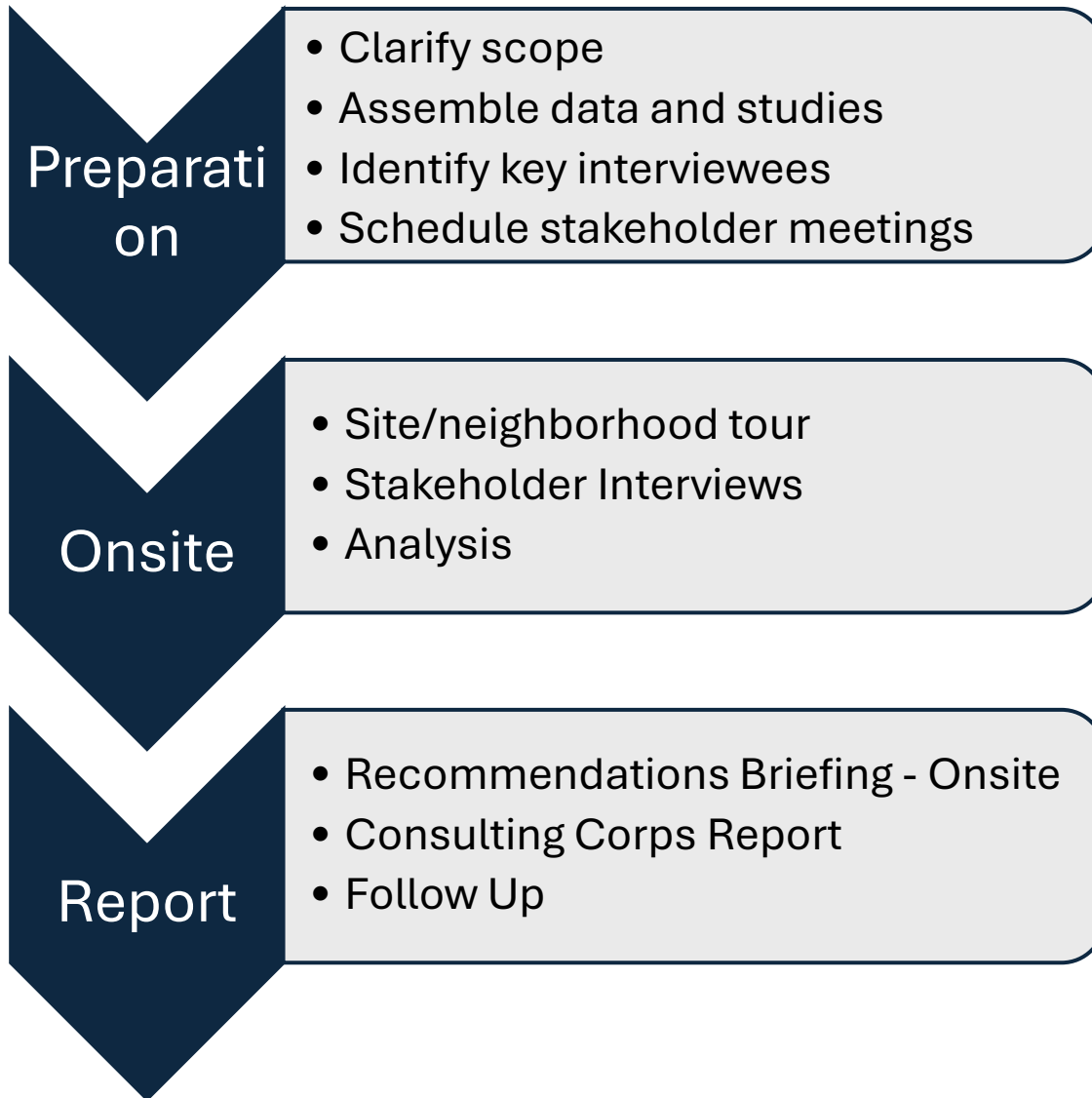


## Faith-Based Institutions

- St. Andrews Presbyterian Church
- Diocese of Charleston

Not shown: International (Gdansk, Polish Railway, Adis Bulgaria)

# The CRE Consulting Corps Process



# Consulting Corps Partnerships with REALTOR® Associations

- Tucson, Arizona (2019)
- Spokane, Washington (2021)
- Paradise, California (2021)

Transforming Neighborhoods – launched 2022

- Peoria, Illinois – PAAR®
- Huntsville, Alabama - HAAR®
- Knoxville, Tennessee – East Tennessee REALTORS®
- Greensburg, Pennsylvania - RAWIM
- Brainerd Lakes, Minnesota – GLAR
- Bangs, Texas – Heartland REALTORS®
- Springfield, Oregon - Springfield REALTORS®
- San Antonio, Texas – San Antonio Board of REALTORS®
- South Lake Tahoe, California – STAR®
- Billings, Montana – Billings Assoc of REALTORS®

[Read More](#)



# Does Your Community Have a Real Estate Challenge that Needs the Consulting Corps?

- NAR Transforming Neighborhoods application will open in December
  - <https://realtorparty.realtor/community-outreach/housing-opportunity/resources/transforming-neighborhoods>
- Talk to partners now: identify your project & align priorities
- More Info: [www.cre.org/initiatives/consulting-corps](http://www.cre.org/initiatives/consulting-corps)

Further questions? Contact:

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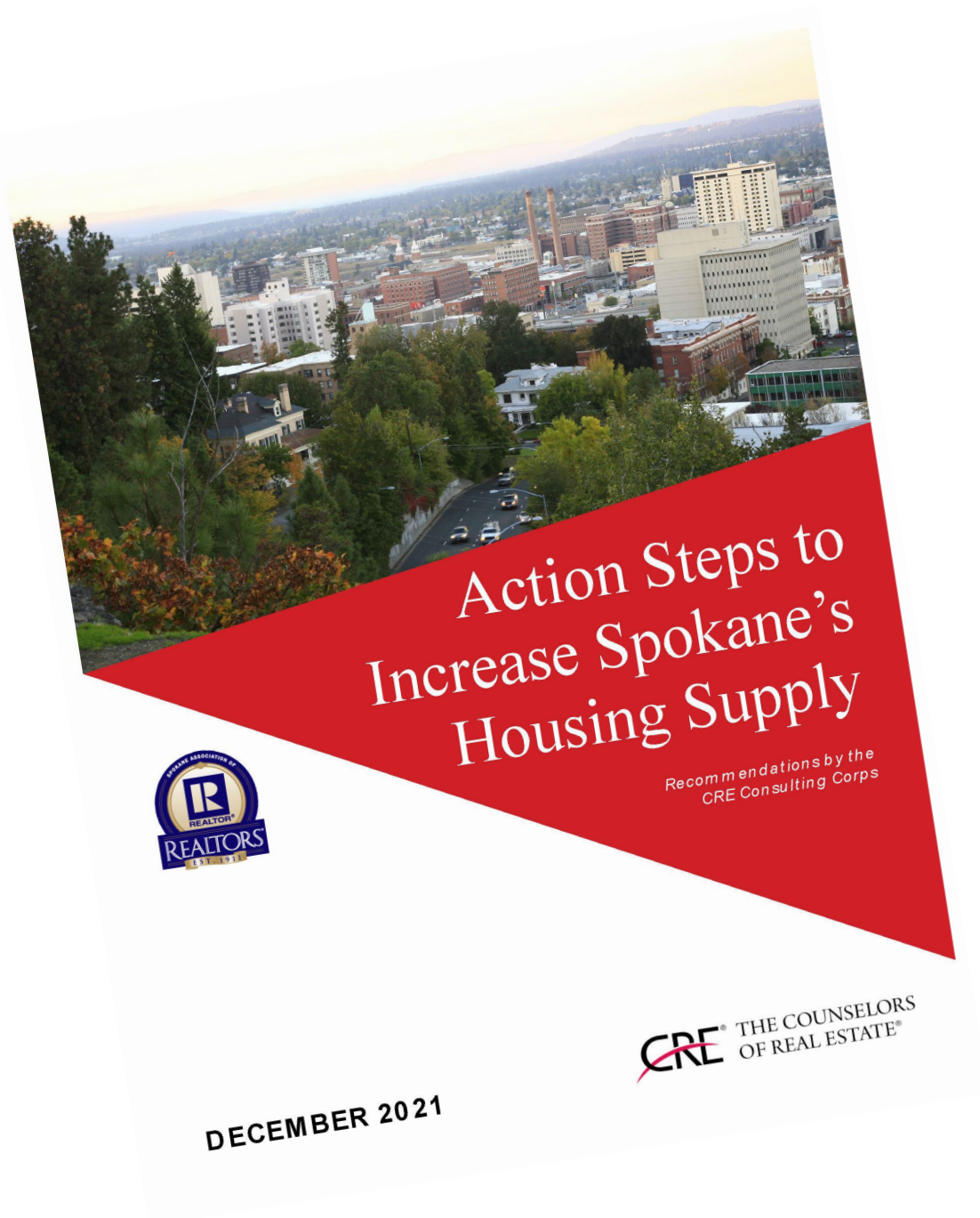
# Additional Resources

Transforming Neighborhoods Website: <https://realtorparty.realtor/community-outreach/housing-opportunity/resources/transforming-neighborhoods>

CRE Consulting Corps Website: <https://cre.org/initiatives/cre-consulting-corps/>

Project Pages (includes project overview, final report, and video/other resources)

- Huntsville: <https://cre.org/initiatives/cre-consulting-corps/project-summaries/making-a-difference-in-huntsville-alabama/>
- Peoria: <https://cre.org/initiatives/cre-consulting-corps/project-summaries/making-a-difference-in-peoria-illinois/>
- Spokane: <https://cre.org/initiatives/cre-consulting-corps/project-summaries/cre-consulting-corps-making-a-difference-in-spokane/>



# Action Steps to Increase Spokane's Housing Supply

Recommendations by the CRE Consulting Corps



DECEMBER 2021

# The Counselors of Real Estate Consulting Corps

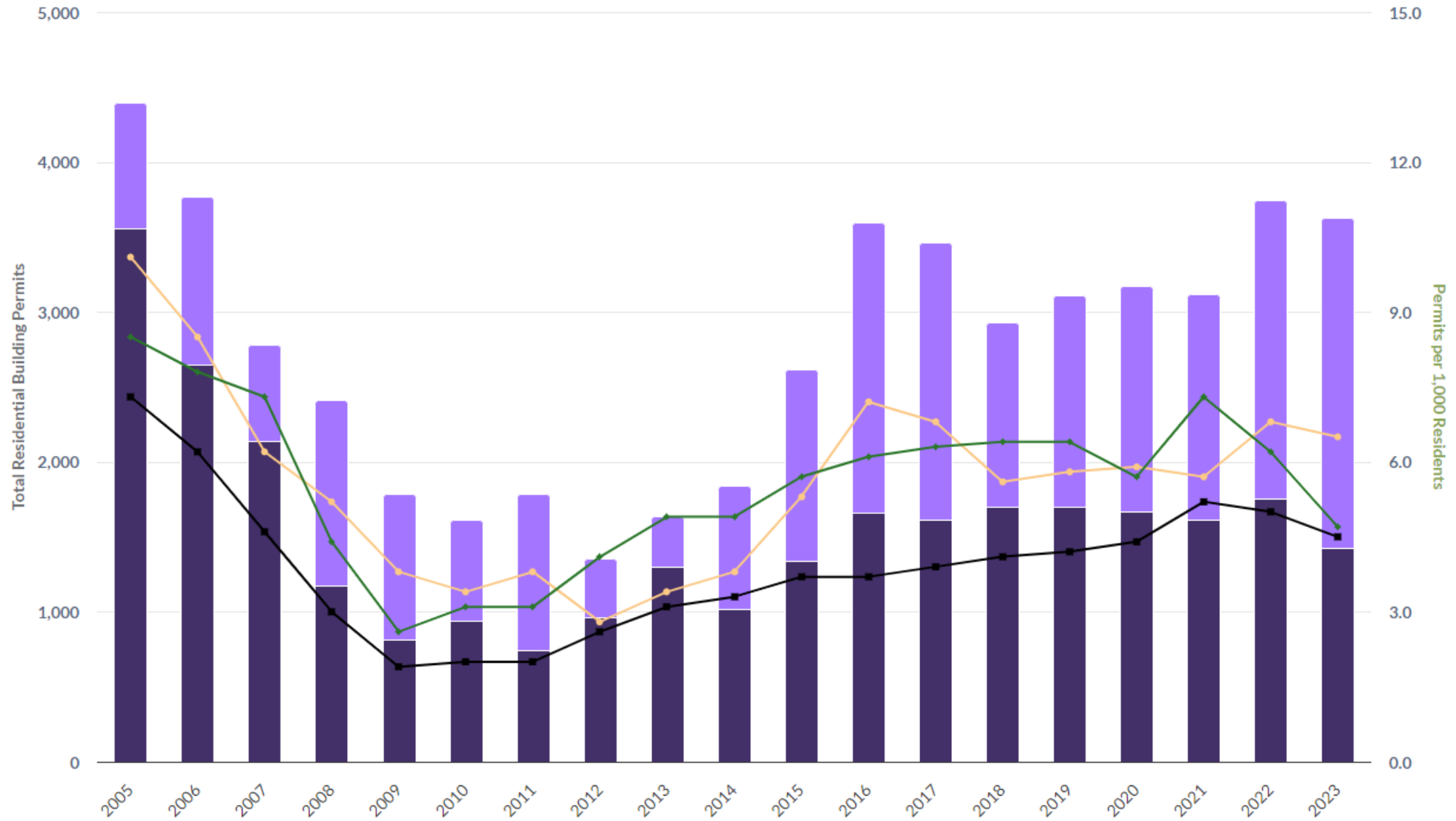
## Recommended Actions





1. There are viable recommendations from previous plans that should be implemented. This should include the identification of barriers that would make implementation difficult and taking steps to mitigate barriers in order to make the recommendations actionable.
2. Create and implement zoning changes that support diversity in housing type and lot sizes. – **Emergency ordinance was passed increasing density allowing for duplexes and fourplexes in previous R-1 zones 1 year before it was addressed at the state.**
3. Reduce Parking requirements- **Parking requirements have been greatly reduced.**
4. Allow all different housing types- **ADU rules were significantly changed.**
5. Revise and shorten review/approval process- **City implemented a pre-development process to assist in streamlining approval for new development.**
6. Encourage the City to hire a Planning Director as soon as possible to lead and provide direction and prioritization to the department staff. - **Planner appointed January of 2022 and has been an amazing asset.**

### 2.3.3 Total Number of Residential Building Permits & Number per 1,000 Residents

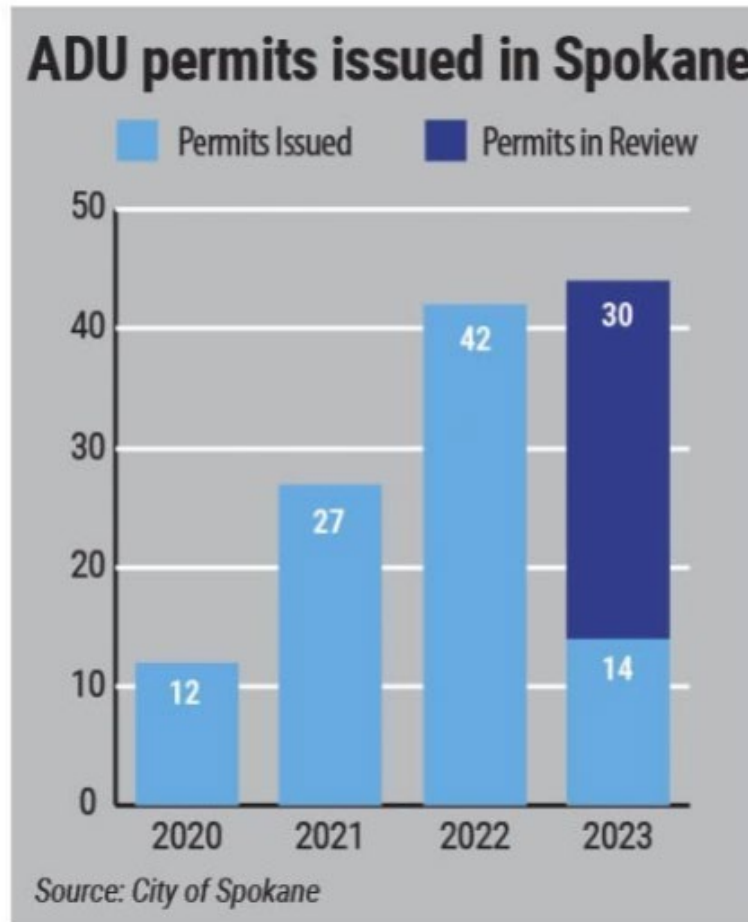


- Spokane County - Single-Family Residential Building Permits
- Spokane County - Multi-Family Residential Building Permits
- ◆ Spokane County - Permits per 1,000 Residents
- ◆ Washington State - Permits per 1,000 Residents
- United States - Permits per 1,000 Residents



# Loosening of housing regulations leads to uptick in permitting

Still, fewer than 50 units approved, in process so far in city this year





**CRE**<sup>®</sup>  
Consulting  
Corps

# Redeveloping McKinley and Harrison School Sites

The CRE Consulting Corps

Presentation for  
City of Peoria, Illinois Stakeholders

Onsite Briefing: October 20, 2022

# CRE Consulting Corps Team

- Wendy Timm, CRE
- Beth Beckett, CRE
- Randal Dawson, CRE
- Matt Rueff, CRE
- Lloyd Thomas, CRE



# Issue the Team was Asked to Address

Assignment: Provide recommendations for appropriate development scenarios for the Harrison and McKinley School sites.



# Recommendations of CRE Consulting Corps Team

- Demolish McKinley & Harrison Schools
  - Both schools demolished and land prepared for future development in 2023

# Recommendations of CRE Consulting Corps Team

- Pursue funding opportunities, such as Promise Neighborhoods; determine if/when to seek Choice Neighborhoods grant or use alternative HUD program(s) for Harrison redevelopment.
  - Promise Neighborhoods application is ongoing
  - Peoria Housing Authority and City of Peoria received \$500k HUD Choice Neighborhoods Planning Grant.
  - Focus Groups are meeting regularly working through planning process



# Recommendations of CRE Consulting Corps Team

- Support investors who are rehabbing existing single-family homes
  - City of Peoria had two IHDA funded rehabilitation grants (will rehab 33 homes)
  - Peoria Citizens Committee for Economic Opportunity (PCCEO) Housing Rehab Grant from the Federal Home Loan Bank and City of Peoria South Village TIF (\$360,000 to rehab 24 homes)

# Recommendations of CRE Consulting Corps Team

- Expand homeownership programs
  - Peoria Opportunity Group is planning to build 47 homes in the 61605 corridor in the next several years.

# Recommendations of CRE Consulting Corps Team

- Develop the McKinley School Site with affordable and quality housing, and in the McKinley neighborhood, develop six scatter site single-family homes via lease/equity to own.
  - Habitat for Humanity is preparing to begin building at least 8 homes on the McKinley school site with completion in next 2-3 years.

# Additional Reinvestment and Redevelopment in 61605

- Infrastructure Improvements
  - \$12.5M project including local and federal funding completed in 2022
  - \$7M project funded by Illinois Department of Commerce and Economic Opportunity (DCEO) started this summer and expected to be completed in 2025

# Additional Reinvestment and Redevelopment in 61605

- Brownfield remediation
  - City of Peoria used US-EPA, DCEO (Rebuild Illinois programming) and local TIF funds to test and remediate the property.

## Additional Reinvestment and Redevelopment in 61605

- Peoria Park District made improvements to two parks in the neighborhood, as well as building a new Water Pad.



# Value of CRE Consulting Corps & NAR Transforming Neighborhoods Program

- McKinley School

Before



Current



- Harrison School



Huntsville, AL  
The **Meridian** Corridor





# Meridian Corridor

- Proximity to downtown, employment, education, and transportation have it primed for reinvestment
- “Education Corridor” - Preschool through post-doc opportunities can be found along Meridian



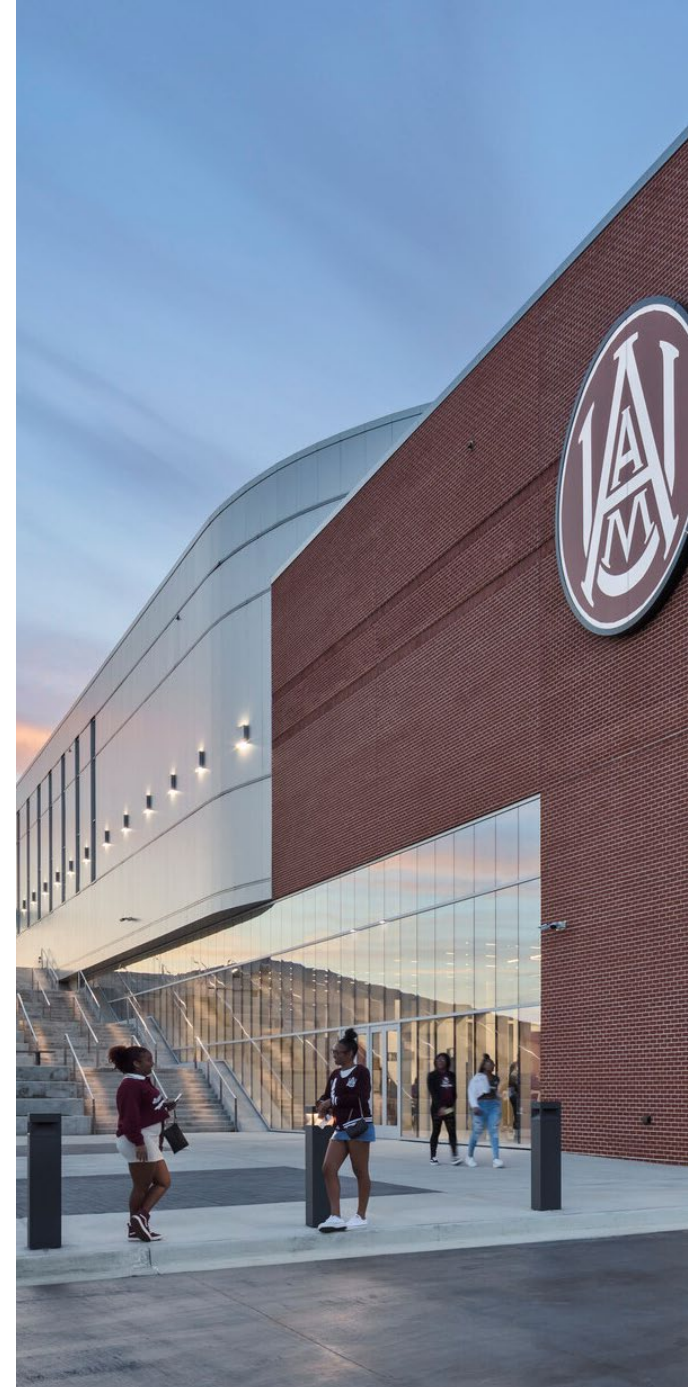
# Huntsville City Schools

- Significant educational resources along the corridor
- Proximity to new Administrative Building and Career Tech Academy



# University Anchors

- AAMU and Drake State are major stakeholders at the north end
- “Town and Gown” is a core element in each



# North Huntsville Greenway

- The next generation of greenway development
- Case studies include the Atlanta BeltLine and Birmingham Rotary Trail



# For more information

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[NAR's Transforming Neighborhoods  
The Counselors of Real Estate Consulting Corps.](#)

## **Transforming Neighborhoods Engagement Reports:**

- [Spokane Project Page with link to download Consulting Corps report](#)
- [Peoria Project Page with link to download Consulting Corps report](#)
- [Huntsville Project Page with link to download Consulting Corps report](#)

## **Thinking of applying for the 2025 Transforming Neighborhoods Resource?**

- The [resource web page](#) will be updated by mid-December with the 2025 application
- For a look at the 2024 application questions, click [HERE](#).

## **For more information, questions, and to discuss your project idea:**

- Samantha DeKoven: [sdevoken@cre.org](mailto:sdevoken@cre.org)
- Hugh Morris: [hmorris@nar.realtor](mailto:hmorris@nar.realtor)

# THANK YOU.



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