

Girardo Rosales

nasok.org

intersections of (race, poverty, crime, ecology)

inspired and  
my research  
program

# Neighborhood Improvement Program for the Douglass Park Neighborhood



Produced by:

The Concerned Citizens for Better Neighborhoods,  
City of Champaign, and  
University of Illinois at Urbana-Champaign, Department  
of Urban and Regional Planning

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August 1997

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## Acknowledgments

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# Executive Summary



## **Executive Summary**

The Neighborhood Improvement Program (NIP) planning process was designed to encourage the active involvement of neighborhood residents in the development of a strategic neighborhood action plan in the Douglass Park area. The NIP has two primary goals: (1) to encourage citizens to take an active role in organizing their neighborhoods, and (2) to prioritize neighborhood needs through a series of community meetings, data collection, and strategy development to ensure the best use of City resources.

The NIP involves a collaborative, neighborhood oriented planning process with input from residents in the identification of neighborhood strengths, weaknesses, and opportunities. The City Council approved a contract with the University of Illinois Department of Urban and Regional Planning to provide technical assistance to the neighborhood during the planning process and assist with plan research. The NIP is a true partnership between the neighborhood, the City, and the University of Illinois.

In December 1995, the City Council approved the implementation of a pilot Neighborhood Improvement Program (NIP). The planning areas chosen were Area 2 (Douglass Park Neighborhood), and Area 8 (Garden Hills). Area 2 was selected to support the initiative taken by the Concerned Citizens for Better Neighborhoods who had previously contacted the University about conducting a neighborhood planning process in their area. This report reflects the findings for the Douglass Park neighborhood. The borders for this neighborhood are: University Avenue on the south, Bradley Avenue on the north, Wright Street on the east, and First Street on the west.

Existing conditions within Planning Area 2 were gathered using a multi-step research process. The steps utilized by residents, staff, and students during the research process were: a windshield survey of the entire planning area, US Census Data, archival information, a land use survey, a resident perception survey, resident fieldwork, and a series of community meetings. All planning activities, including data collection, data analysis, and strategic planning were carried out in consultation with the residents during community meetings or with the Steering Committee representation of the entire neighborhood. The involvement of residents in the research process reduced the chance of faulty analysis or inappropriate conclusions.

Using an exercise involving photographing sections of the neighborhood, residents identified the strengths and weaknesses in Planning Area 2. They were then given the opportunity to join small groups to brainstorm strategies for addressing weaknesses. The strategies were later prioritized according to their importance to neighborhood residents and the neighborhood's ability to effectively respond to each problem. A complete listing of the strengths and weaknesses can be found in Appendix 10.



Through community meeting discussions and analysis of the area's strengths, weaknesses, and opportunities, the overall developmental goal and four planning objectives to address these issues were derived. The neighborhood objectives are:

- **Overall Development Goal** - Enhance the quality of life in the Douglass Park neighborhood by assisting and empowering the grass roots efforts of community organizations. Through a comprehensive stabilization strategy of the Neighborhood Action Plan, create and implement programs which address residents' concerns for strengthening neighborhood organizations, improving area housing, increasing awareness for public safety, and providing residents with opportunities for employment.
  - ⇒ **Community Organization** - Strengthen the neighborhood association through training, recruitment, staff support, and other activities to sustain planning and program strategies supported in the Douglass Park Action Plan.
  - ⇒ **Housing** - Beautify the neighborhood with programs to reduce the deterioration of the housing stock and provide self-help activities for improvements.
  - ⇒ **Public Safety** - Improve public safety and deter criminal behavior by altering traffic flow with infrastructure improvements and by creating alternative activities for youth at risk.
  - ⇒ **Economic Development** - Address unemployment and underemployment in the Douglass Park Neighborhood by providing residents with access to training on the elements of the job search (i.e., application and resume writing, interviewing skills, and improved information resources).

Strategies for each objective were developed by all participants in the planning process. During NIP community meetings, residents reviewed each strategy to determine whether each was a low or high priority for implementation in Douglass Park. The grids below illustrate the objectives, objective strategies, agencies responsible for strategy implementation, and approximate time required for initiation. High priority strategies (Table A) are described in detail in Section VIII of the Neighborhood Action Plan. Low priority strategies (Table B) are described in Appendices 5 - 8.

**Table A  
High Priority Objectives & Strategies in The Douglass Park Action Plan**

Objective	Strategy	Goal	Primary Agency	Secondary Agencies
Community Organization	Obtain 501 (C)(3) Status	Legal Recognition of Organization	CCBN	City NSD
	Hire Intern Neighborhood Organizer	Support Programs & Activities	CCBN	City NSD & Personnel, U of I
Housing	Minor Home Repair Team	Publicity of Home Repair Programs	CCBN & NSD	City NSD & Senior Services
	Home Repair Workshops	Teach Home Repair Methods	CCBN	City NSD
Public Safety	Fortify Neighborhood Organizations through Intense Recruitment	Improve Neighborhood Watch	CCBN	NSD & Police Department
	Traffic Modifications	Reduce Drug Traffic	CCBN & Public Works	Fire & Police Departments
	New Youth Programs	Provide structured Activity for Youth	CCBN	Libraries, Park District, Churches, School District
	Expand Tutoring Program	Improve Educational Opportunities	CCBN	Library, Park District, Churches, School District
Economic Development	Jobs in Sight	Improve Employment Information	CCBN	Libary, U of I, Job Services
	Learn to Earn	Enable Residents to Find Better Employment	CCBN	To Be Determined

**Table B**  
**Low Priority Objectives & Strategies in The Douglass Park Action Plan**

Objective	Strategy	Goal	Primary Agency	Secondary Agencies
Community Organization	Leadership Training	Capacitate Neighborhood Leaders	CCBN	To Be Determined
	Seeking Funding Sources	Obtain Grants to Support Programs	CCBN	U of I, City Legal
Public Safety	Women's Support Group	Discussion Forum for Single Parents	CCBN	Housing Authority, Health Care Providers, U of I
Housing	Major Rehabilitation Project	Rehabilitate Abandoned Housing	CCBN	Office of Affordable Housing, NSD
Economic Development	Regional Job Authority	Neighborhood Economic Data Base	CCBN & Chamber of Commerce	U of I Commerce Department
	The First Step	Small Business Assistance	Chamber of Commerce	CCBN

Although some infrastructure related issues were identified under the objectives above, the neighborhood residents placed greater emphasis on many of the non-infrastructure related issues when developing their solutions. The primary infrastructure need identified by the neighborhood was flooding along the Boneyard Creek; however, the neighborhood determined that this problem was too large for them to solve and the City was already in the process of addressing this issue.

## **I. Introduction**

- Introduction to the Neighborhood Improvement Program (NIP)
  - Supporting Documents for the Neighborhood Action Plan
  - Supporting Departments and Groups for the Neighborhood Action Plan

## **Introduction to the Neighborhood Improvement Program (NIP)**

### ***Development of the Neighborhood Improvement Program***

In January of 1995 the Champaign City Council approved a change in the City's Urban Renewal Fund policy establishing three programs: the Rapid Response Program, the Neighborhood Improvement Program, and support for major neighborhood capital improvement projects.

The Neighborhood Improvement Program (NIP) was initially designed to provide grants of up to \$100,000 for neighborhood supported infrastructure projects. The neighborhood's infrastructure priorities were to be established through neighborhood meetings and resident surveys. In December 1995, Council revised this approach and the NIP was restructured to involve the creation of neighborhood plans allowing residents to recommend how and where to best spend the funds provided to them by Council. The NIP planning process proposed a comprehensive approach to needs assessment and problem solving, rather than considering infrastructure needs separately from other neighborhood issues.

The Champaign City Council, identified Planning Areas 2 (Douglass Park) and 8 (Garden Hills) for immediate restoration and preservation activities. The City sought assistance from the Department of Urban and Regional Planning at the University of Illinois at Champaign-Urbana to assist the residents in Planning Areas 2 and 8 develop a neighborhood plan. This document presents possible solutions to priority neighborhood problems which can be initiated with existing funds and continued through other leveraged resources. The process used was designed to create a model which can be used in other neighborhoods. The plan will enhance the organizing, planning, and development capacity of the existing community-based organizations. The cooperative effort between the City, University, and neighborhood was also intended to forge a long-term, cooperative relationship between neighborhood leaders and municipal officials. The pilot project used a neighborhood participatory approach to planning, which the University has successfully pursued through its East St. Louis Action Research Project.

### ***Purpose of the Neighborhood Improvement Program***

The NIP planning process was designed to further the goals of the Neighborhood Wellness Plan by encouraging the active involvement of neighborhood residents in the development of a strategic neighborhood action plan. The NIP has two primary goals: (1) to encourage citizens to take an active role in organizing their neighborhoods, and (2) to prioritize neighborhood needs to increase the impact of City resources on the overall wellness concept. The NIP involves a collaborative, neighborhood oriented planning process with input from residents in the identification of neighborhood strengths, weaknesses, and solutions.

The Douglass Park Neighborhood Action Plan is designed to enhance the quality of life in the Douglass Park community and draws from the historical strength of the neighborhood to address its problems. The plan was developed through a "bottom-up" process, drawing on the residents' knowledge of the neighborhood and its resources. The Concerned Citizens For Better Neighborhoods (CCBN) provided leadership for the community planning process. An emphasis was placed on recruiting as many residents as possible into the planning process to ensure that the plan and its programs were representative of the community's needs.

### ***Organization of the Neighborhood Action Plan***

The Neighborhood Action Plan for the Douglass Park neighborhood (Planning Area 2) is divided into the following three parts:

1. **Descriptive Analysis.** This portion of the plan provides the data upon which the objectives and strategies are based in the prescriptive section. The collected data provides a "snapshot" of the physical, social, and economic conditions of Planning Area 2. Sections one through six make up the descriptive portion of the action plan.

2. **Prescriptive Section.** This part of the plan describes the high priority strategies listed under each objective in the Neighborhood Action Plan. Strategy information includes a description of the program, list of tasks, implementation time frame, lead agencies, estimated costs, and potential funding sources. The prescriptive portion of the plan can be found in sections seven and eight of the action plan.

3. **Appendices.** The Appendices contain the survey tools used in the data collection process and supporting data that was not included in the main body of the text. Low priority strategies are also described here.

### ***The Neighborhood Improvement Program Research Design***

The University's Community Development Workshop, in collaboration with staff from the City's Planning and Neighborhood Services Departments used a multi-step research process to gather information regarding existing conditions within Planning Area 2 (see map in Section II). The steps utilized by residents, Staff, and students during the research process were: a windshield survey of the entire planning area, US Census Data, archival information, a land use survey, a resident perception survey, resident fieldwork, and a series of community meetings. Throughout each of the separate data collection and analysis steps, residents were asked to verify perceptions, understanding of the community and researchers' conclusions. The involvement of residents in the

research process reduced the chance of faulty analysis or inappropriate conclusions. Descriptions of the steps utilized during the research process are as follows:

1. **Windshield Survey.** Student planners began their community research by completing a block by block survey of the existing physical conditions. Community leaders accompanied student planners and directed a tour of the community, its landmarks, problem areas, and characteristics. The students took detailed notes of the neighborhood's street conditions, housing stock, public facilities, businesses, and other important features. Following the tour, student planners and leaders discussed the most important positive and negative features of the neighborhood. This provided a broad overview of the neighborhood's conditions and potential concerns.
2. **Archival Research.** Students reviewed City plans, reports, and studies that examined neighborhood conditions within the planning area. These documents included the City's Neighborhood Wellness Plan, the City's Comprehensive Plan, and the City's Capital Improvement Plan.
3. **Census Analysis.** University students utilized data from the US Bureau of Census from 1970, 1980, and 1990 to create a statistical profile of the planning area. This profile is included in the following section and includes statistical information on population, household type, educational attainment, employment, income, and housing.
4. **Resident Fieldwork.** Cameras were distributed to residents at neighborhood meetings as a way to identify and document strengths, weaknesses, and opportunities within the planning area. The photographs were assembled on a series of display boards to provide a visual representation of neighborhood strengths, weaknesses, and opportunities.
5. **Land Use Surveys.** Students, residents, and volunteers evaluated building and lot conditions for every parcel in the area. The information gathered through this survey is presented in section four of this report and includes data on occupancy, size, material, condition, and use of each parcel within the neighborhood.
6. **Resident Interviews.** Students and volunteers interviewed residents in order to understand their perceptions of the neighborhood and to further involve them in identifying possible

solutions to problems. These interviews sought to gather residents' views and opinions regarding the neighborhood, their current housing, city services, strengths, and weaknesses in the community.

**7. Community Meetings.** A series of community meetings was held to verify the results of the data collection and to solicit greater resident involvement in the planning process. The meetings were held on the second Saturday morning of each month from February to May. Each resident in the neighborhood and numerous city officials were invited to the meetings and asked for input on the data collection and analysis, formulation of possible solutions, and implementation plans of selected strategies.

## **Supporting Documents for the Neighborhood Action Plan**

### *Champaign's Neighborhood Wellness Plan*

The City of Champaign has demonstrated a strong commitment to maintaining the quality of life in its residential neighborhoods. In December 1992, the City reinforced this commitment by initiating a Neighborhood Wellness Program. The city's planning department divided the city into sixteen residential districts (see Figure 1.1), and worked with neighborhood leaders to assess existing conditions in each area. Each planning area was then placed into one of the following categories based on a preliminary evaluation of physical, economic and social conditions: healthy, conservation, preservation, or restoration. These categories indicate the relative "health" of Champaign's neighborhoods, and serve to guide City staff in devising strategies that address the unique needs of each area. In 1993, the City of Champaign took an important step in the implementation of the Neighborhood Wellness Program by creating a Neighborhood Services Department within city government.

### *The Comprehensive Plan*

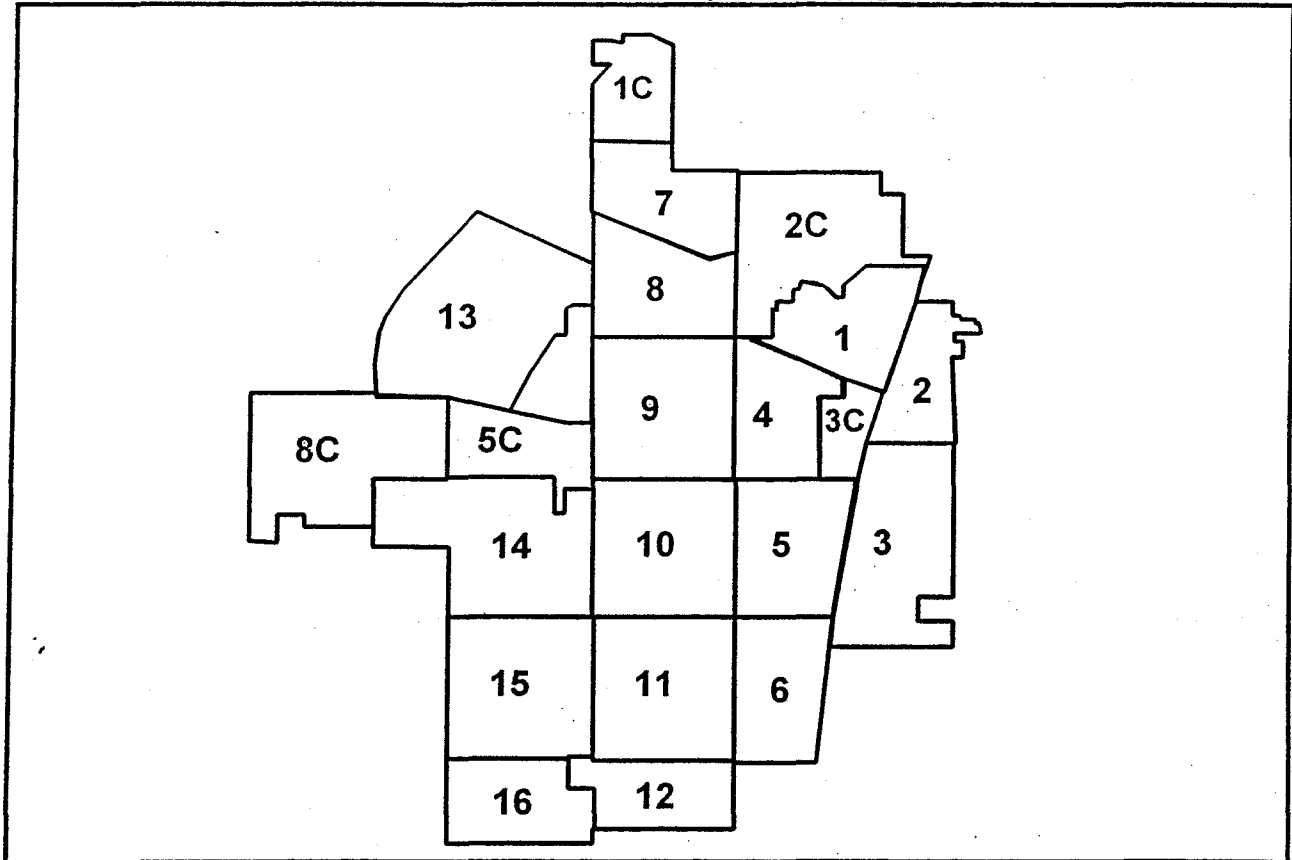
In May 1992, the City of Champaign adopted a new Comprehensive Plan which supports the City's commitment to the goals and objectives of the Neighborhood Wellness Plan. The plan also seeks to encourage citizen participation in policy-making by maximizing resident involvement in special committees and task forces. Champaign's City Manager has sought to achieve these two important policy objectives by adopting a "neighborhood-based customer service model" which recognizes the unique assets and needs of each neighborhood. Residents are encouraged to work with city officials in developing services that meet the particular needs of their individual planning area.



**The Capital Improvements Plan**

The City of Champaign adopted a \$102 million Capital Improvements Plan for a ten year period beginning in June 1996. The plan established eleven separate funds designed to extend and improve the City's community facilities and major infrastructure systems. Two of these funds were created specifically to improve infrastructure within the sixteen planning areas. The Wellness Area Urban Renewal Fund has approximately \$700,000 in planned improvement projects which are funded from a 0.75% utility tax to eliminate blight and deteriorated conditions in planning areas classified as "preservation" and/or "restoration". The City-wide Urban Renewal Fund has approximately \$300,000 from the same source to fund similar projects in "conservation" and "healthy" areas. In addition, the Champaign Public Works department manages a "Rapid Response Program" created specifically to address smaller neighborhood infrastructure problems with approximately \$120,000 annually.

Figure 1.1  
Planning Areas of the City of Champaign





## **Supporting Departments and Groups for the Neighborhood Action Plan**

### *Department of Neighborhood Services*

The mission of the Neighborhood Services Department is to implement the City's Neighborhood Wellness Action Plan and provide leadership and coordination of City activities using community input to ensure a comprehensive and effective response to neighborhood needs. The Neighborhood Services Department consists of three divisions: Neighborhood Services Coordination, Property Maintenance, and Program Services. The Neighborhood Services Coordination Division is responsible for citizen outreach, coordination of interdepartmental efforts to solve neighborhood problems, organizing neighborhoods, and promoting neighborhood self-help programs to address community priorities. The Property Maintenance Division is responsible for the maintenance and preservation of existing structures in the community through enforcement of property maintenance codes and coordination of efforts to achieve compliance with the City's blight and nuisance abatement programs. The Program Services Division is responsible for developing and managing programs to address neighborhood needs, including housing rehabilitation and home ownership programs, public service activities, and citizen education and outreach. The Division administers a variety of Federal, State, and local funds to support these programs and activities.

### *Neighborhood Action Teams*

In five neighborhoods, the City of Champaign has established Neighborhood Action Teams (NAT) consisting of six to eight people from different city departments. The Neighborhood Action Teams are responsible for working with residents to encourage participation in city government, identify area issues, and respond to critical needs of the neighborhood. NAT members can access information and resources in their individual departments to serve as liaisons for area residents, providing them with an understanding of City policies and better addressing their needs.

### *Concerned Citizens for Better Neighborhoods*

The Concerned Citizens for Better Neighborhoods (CCBN) was founded in March of 1987. At that time, the Douglass Park area was over-run with drug dealers, drug users, prostitutes, gamblers, and bootleggers. With innovative ideas and efforts by residents, the quality of life in and around Douglass Park was greatly improved. The group organized community based programs and projects to socially mend the area and to eradicate undesirable situations and actions in the community. CCBN is still very active in the neighborhood and is led by Ms. Vera Wesley, Ms. Katie Henry, and Mr. Muhammad Abdullah. CCBN became the lead community organization in the planning process for the NIP. CCBN acted as focal point for resident input, played a key part in bringing the project to the attention of area residents, and sponsored the community meetings. CCBN will provide an established organization for area residents to become involved as the plan is implemented in the community.

*Douglass Park Steering Committee*

Following the second community meeting, the Douglass Park Steering Committee was established from volunteers in the neighborhood. The purpose of the Steering Committee is to monitor the planning process, review plan strategies, and promote support of the plan by the neighborhood. Steering Committee members were made up from a cross section of Planning Area 2 residents and community leaders. Members include:

Mr. & Mrs. Bennie Drake, Sr.	CCBN Members
Mr. Antonio Cadena	CCBN Supporter, Resident MLK
✓ Mrs. Katie Henry	President CCBN, Resident MLK
✓ Rev. William Keaton	Minister Pilgrim Baptist Church, Supporter CCBN
Rev. Mary E. Mullen	CCBN Supporter, Pastor Church of the Living God
Mrs. Juanita Mason	Retired Nurse, Member Carver Park Neighborhood Watch and CCBN Member
✓ Mr. Muhammad Abdullah	Acting President CCBN
Mr. George Pope	CCBN Member, and Board Member
Mrs. Arnetta Rogers	Principal Booker T. Washington Elementary School, Supporter of CCBN
Mr. Willie Thomas	CCBN Member, and President MLK Subdivision Neighborhood Association
Mr. Clyde Walker	CCBN Member, and Resident of Parkside Apts.
✓ Mrs. Vera Wesley	CCBN Founder & Board Member

## **II. Overview of Planning Area 2**

- Location and Boundaries
- Landmarks and Community Facilities

## **Location and Boundaries**

The City's Neighborhood Wellness Plan divides the city into sixteen residential planning areas. Planning Area 2, the Douglass Park Area, is a neighborhood located in the northeast section of the City of Champaign (see map on next page). The area's west border is the Central Illinois Railroad track that runs roughly north-south, while University Avenue forms the area's southern boundary. The eastern border is defined by the Urbana City Limits on Wright Street. To the north, industrial uses and Urbana mark the boundary for this neighborhood.

During the first neighborhood meeting in February, residents of Douglass Park were asked to identify the boundaries of their neighborhood. While many differing views and opinions were shared, the overall result of that exercise corresponded relatively well with the City's definition of the neighborhood.

## **Landmarks and Community Facilities**

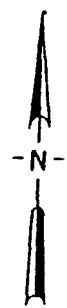
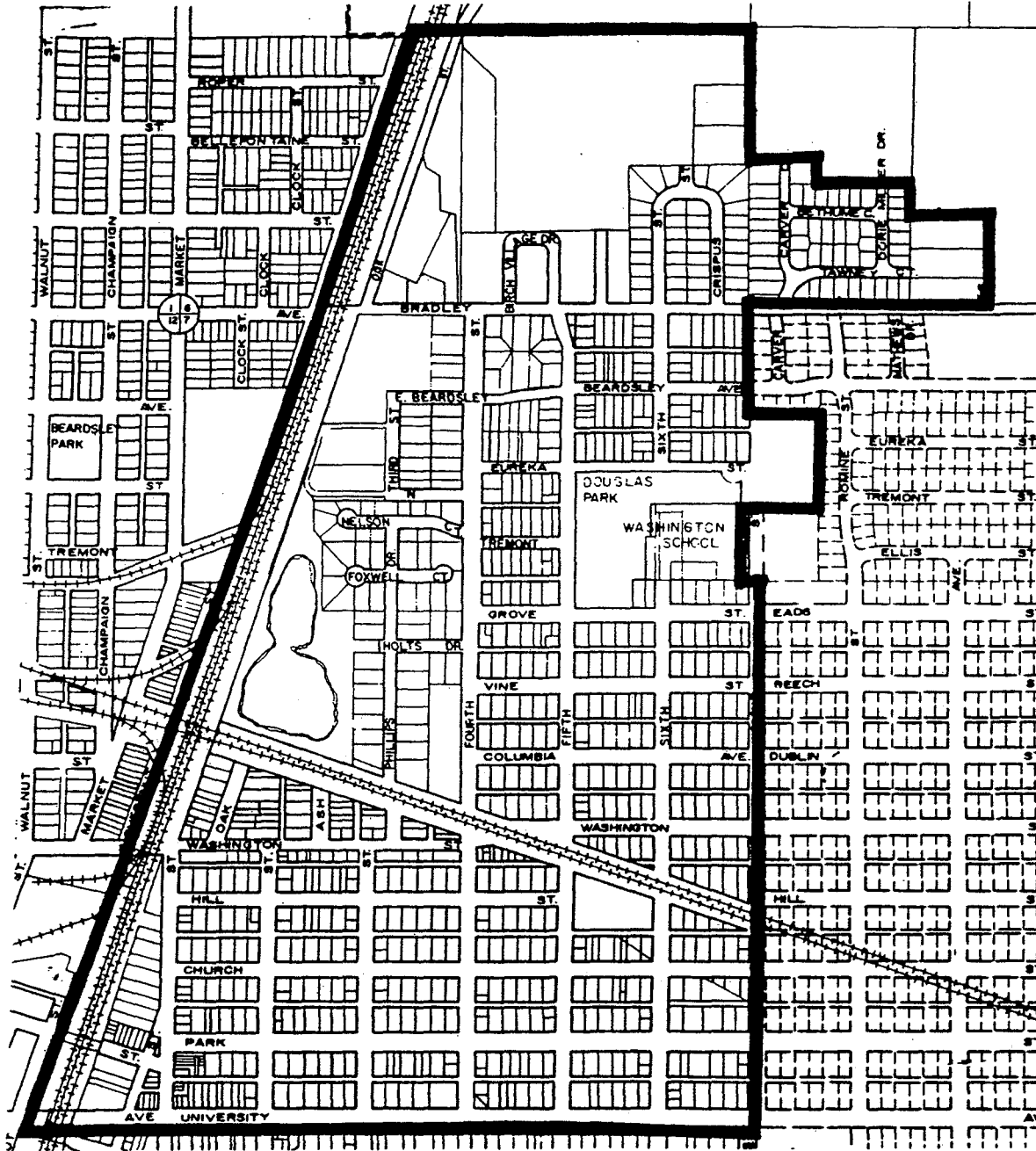
The people of the Douglass Park neighborhood (Planning Area 2) recognize and identify with a number of local landmarks. A landmark is defined as any building, site, or facility which can be used as a focal point within the area or which orients and distinguishes a neighborhood feature in a special way from the rest of the City.

A list of important landmarks in the Douglass Park area was compiled using three methods. First, students undertook a "windshield survey" which identified all non-residential institutions in the area. Secondly, seventy residents at the first Douglass Park community meeting used base maps to highlight locations within the neighborhood which they considered to be landmarks. Third, residents used disposable cameras to identify noteworthy buildings and facilities within the community. This use of multiple methods helped to identify a comprehensive and accurate list of landmarks, the most prominent of which follow:

- Douglass Park and Recreation Center
- Douglass Branch Library
- Booker T. Washington Elementary School
- Martin Luther King Subdivision
- Pilgrim Baptist Church
- Mount Olive Baptist Church
- Don Moyer Boys and Girls Club
- Francis Nelson Health Center
- Parkside and Mansard Square Apartments
- Burch Village Homes



# Map of Planning Area 2



## III. Census Profile

- Demographics
- Household Data
  - Education
  - Employment
    - Income
    - Housing



**Introduction**

US Census Bureau data was one of several sources used to obtain information about the Douglass Park area. This type of information was collected to examine population, household type, education level, labor force, occupational status, income, poverty, and housing occupancy from 1970 to 1990. The analysis of this data shows trends over time in the area and begins to offer some possible interpretations and significance of these trends. Information from the Census Bureau collected for the Douglass Park area was contrasted with data from the City of Champaign and Champaign County. The analysis and interpretation of the Census data were used to support ideas, decisions, and recommendations for projects, proposals and strategies.

**Demographics**

**Total Population**

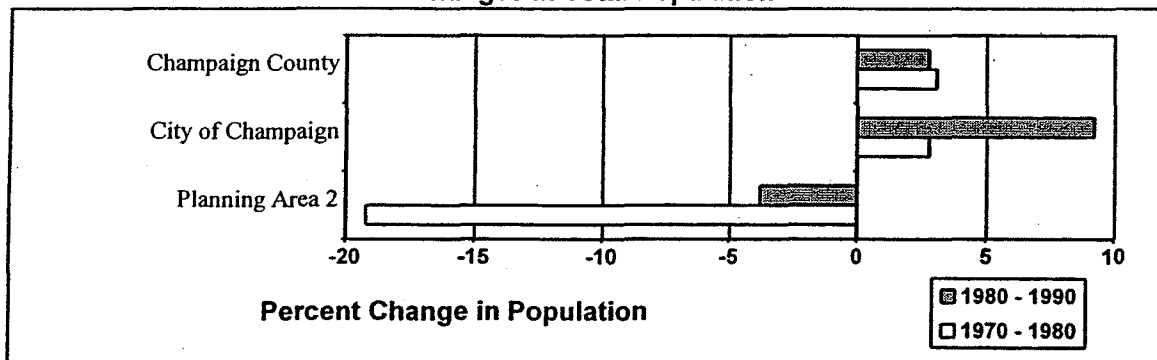
Between 1970 and 1990, population changes in Planning Area 2 were in marked contrast to the trends in both the City and County of Champaign (see Table 3.1 and Figure 3.1). The population of Planning Area 2 decreased considerably (by 22.3%) between 1970 and 1990. Most of the decline occurred during the period from 1970-80. However, the overall population of the City of Champaign increased between 1970 and 1990, with the greater increase occurring between 1980-1990. The population of Champaign County, which includes the cities of Champaign, Urbana, and Rantoul, increased steadily from 1970 through 1990, although at a slower rate than that of the City of Champaign.

**Table 3.1  
Total Population 1970-1990**

Area	1970	1980	1990
Planning Area 2	2,740	2,214	2,130
City of Champaign	56,532	58,133	63,502
Champaign County	163,281	168,392	173,025
County Minus City	106,749	110,259	109,523

Source: US Census, 1970, 1980, & 1990

**Figure 3.1  
Changes in Total Population**





*Age 65 Years and Over*

Throughout Planning Area 2, the City of Champaign, and Champaign County, the number of citizens aged 65 and older has increased significantly. Planning Area 2 however, has traditionally been home to a higher percentage of senior citizens than the other areas of the City and County. This pattern is still prevalent, with 13.3% of the residents of Planning Area 2 aged 65 and older, compared to 8.2% in the City of Champaign, 8.7% in the County, and 9.1% in the County excluding the City.

Increasing elderly populations in the Douglass Park area mirrors the national demographic trends of aging populations and increasing longevity. Planning Area 2 in comparison to the rest of the City has a higher percentage of elderly citizens which may in part be due to its position as an older neighborhood in which many of the original residents still remain. The large percentage of residents aged 65 or older indicates that there are fewer residents of wage-earning age living within Planning Area 2.

**Table 3.2  
Population Aged 65 and Older**

Area	1970	1980	1990
Planning Area 2	9.1%	12.5%	13.3%
City of Champaign	6.8%	7.5%	8.2%
Champaign County	6.0%	7.2%	8.7%
County Minus City	5.5%	7.0%	9.1%

Source: US Census, 1970, 1980, & 1990

*Ages 17 Years and Younger*

The changes in the percentage of people aged 17 years and younger in Planning Area 2 from 1970 to 1990 are different from the general trends of the City of Champaign and the County (see Table 3.3 below). The percentage of young people in Planning Area 2 decreased between 1970 - 1980, from 37.7% to 32.9%, and then increased to 38.9% by 1990. Throughout the City of Champaign and Champaign County, there was a significant decrease in the percentage of people aged 17 years and younger from 1970 through 1990. Not only is the population trend of young people in Douglass Park different from that of the City and County but the gap in the percentage of young people who reside in the neighborhood versus the City and County is widening.

Such a high percentage of people aged 17 years and younger in Planning Area 2 indicates that there are fewer people of wage-earning age than in most other areas of the City. This high percentage of youth has resulted in a growing need for youth services in the Douglass Park area. Currently, demand for youth services for youths ages 13 to 18 years old surpasses existing supplies available from such providers as the Don Moyer Boys and Girls Club. The Douglass Park



Neighborhood Action Plan recognizes the growing demand for youth services, employment opportunities, and activities in the development of its objectives and programs.

**Table 3.3**  
**Percentage 17 Years and Younger**

Area	1970	1980	1990
Planning Area 2	37.7%	32.9%	38.9%
City of Champaign	25.3%	17.9%	18.4%
Champaign County	29.4%	22.6%	21.8%
County Minus City	31.6%	25.0%	23.8%

Source: US Census, 1970, 1980, & 1990

## Household Data

### *Total Households*

Over the last 20 years, the total number of households in the City and County of Champaign has increased steadily. However, the data in Planning Area 2 shows a decreasing trend in the total households between 1970 and 1980. In the following decade from 1980 to 1990, the total household number remained relatively stable.

It is likely that the decrease of households in Douglass Park between 1970 and 1990 occurred for two reasons. First, there was an increasing movement of suburbanization in the United States which decreased population in urban centers. Second, Urban Renewal in the 1970's removed many single-family housing units. These trends stabilized in the 1980's when Douglass Park was recognized as an area with affordable housing, suburban homes became increasingly expensive, and the new Dr. Martin Luther King subdivision was constructed.

**Table 3.4**  
**Number of Households**

Area	1970	1980	1990
Planning Area 2	626	518	520
City of Champaign	11,634	11,200	12,031
Champaign County	36,649	37,105	38,604
County Minus City	25,015	25,905	26,571

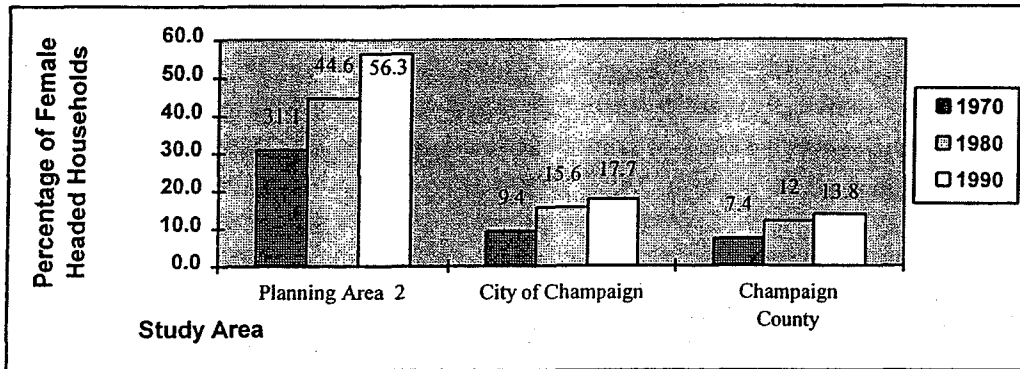
Source: US Census, 1970, 1980, & 1990

### *Single-Parent Headed Households*

Single-parent headed households in Planning Area 2 have increased significantly throughout the decade. As a result, many households have only one primary wage-earner and child care provider, factors important to consider in the development of housing and youth services.

Between 1970-1990 the percentage of female headed households nearly doubled in Planning Area 2 as well as in the City of Champaign and Champaign County. It should also be noted that Planning Area 2 has traditionally contained a larger number of female-headed households than other parts of the City and County since the 1970's. The rate of female-headed households in Planning Area 2 is currently triple that of the City or County.

**Figure 3.2**  
Percent Female-Headed Households

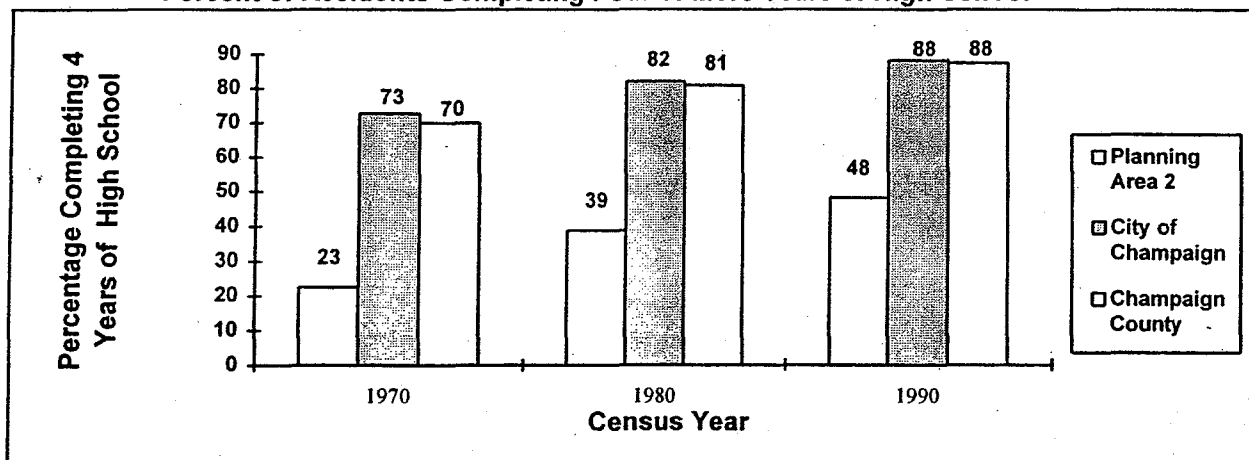


## Education

### High School Graduates

Since 1970, the percentage of residents completing four or more years of high school has increased in Planning Area 2, the City, and the County (see Figure 3.3). The percentage of residents who have completed high school is increasing in Planning Area 2, although the City and the County have traditionally had much higher rates of high school graduation.

**Figure 3.3**  
Percent of Residents Completing Four or More Years of High School



**College Graduates**

Planning Area 2 has traditionally had a much lower percentage of residents with four or more years of college than the City or County (see Table 3.5). Throughout the City of Champaign and the County, the percentage of people with four or more years of college has increased steadily between 1970 and 1990. The percentage of college educated residents in Planning Area 2 almost tripled between 1970 and 1980, but fell by 20% in the following decade.

Because such a low percentage of Planning Area 2 residents are college graduates, many residents must rely on employment not requiring a degree. These types of jobs are often low paying, provide few benefits, and little security. This has resulted in low average incomes for residents, as indicated by Figure 3.5.

**Table 3.5  
Percentage of Residents with Four or More Years of College Education**

Area	1970	1980	1990
Planning Area 2	2.5%	6.9%	5.5%
City of Champaign	29.5%	34.9%	39.9%
Champaign County	24.3%	30.0%	34.1%
County Minus City	21.5%	27.6%	31.1%

\*1990 defined as Bachelor's Degree/Respondents 25 years and older/Source: US Census

**Employment**

**Total Labor Force**

The total labor force in the Douglass Park area decreased by 43% from 1970 to 1990. Over the same time period, the City's labor force increased by 37.6% (see Table 3.6).

Labor force trends indicate a major decrease in the size of the employment force in the Douglass Park area. The local civilian labor force may have decreased as a result of population shifts within the neighborhood. There have been significant increases in population in residential age groups over 65 years of age and below 17 years of age, groups largely unavailable to seek employment.

**Table 3.6  
Total Labor Force**

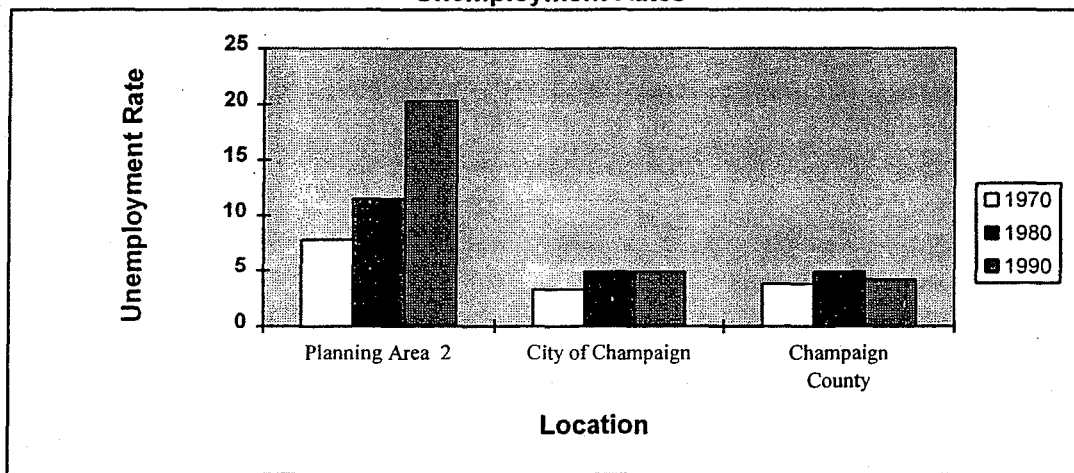
Area	1970	1980	1990
Planning Area 2	1,210	944	690
City of Champaign	25,007	30,533	34,412
Champaign County	63,922	82,603	90,973
County Minus City	38,915	52,070	56,561

Source: US Census, 1970, 1980, & 1990

**Unemployment Rate**

In 1970, the employment rate in Planning Area 2 was double that of the City of Champaign, and by 1990, the unemployment rate was four times higher than that of the City. Throughout this twenty year time span, both the City and County experienced less than a 2% increase in unemployment, while Douglass Park experienced an increase of 12.5%. The relatively high percentage of female-headed households may contribute to the unemployment as it is difficult for single parents to work and care for children alone. In addition, low educational attainment within Douglass Park may have an effect on the availability of jobs and the percentage of unemployment. It is important to once again stress the age trend of increasing numbers of residents 65 and older and 17 and younger. Members of these age groups are usually retired from work or are too young to join the workforce.

**Figure 3.4**  
**Unemployment Rates**



**Employment Occupations**

From 1970 to 1990 there has been little change in the breakdown of occupations within Douglass Park. Douglass Park has traditionally had a larger percentage of its workforce employed in service industries compared to the City or County (see Table 3.7). In 1970 and 1990, 41.9% and 46.2 % of workers from Planning Area 2 were employed in service jobs compared to 15.4% and 14.5% respectively for the City of Champaign. In 1990, only 10.4% of employed residents in Area 2 occupied managerial and professional positions compared to 35.3% in the City. In 1990, 66.5% of employed persons residing in Douglass Park were employed with occupations which provided a service or as operators, fabricators, and laborers; positions commonly referred to as "blue collar". In 1990, 68.8% of people residing in the City of Champaign held managerial and professional or technical sales and administrative support positions commonly know as "white collar" jobs. White collar jobs are more desirable because they offer chances for upward mobility, provide better benefits, have safer working conditions, and



compensate employees with higher rates of pay in comparison to blue collar jobs. This trend within Douglass Park may be a result of lower education levels and may have been made worse through the discriminatory hiring of African-Americans.

**Table 3.7  
Resident Occupations (by Percentage)**

1970	Planning Area 2	City of Champaign	Champaign County	County Minus City
Managerial & Professional	9.3%	36.4%	34.3%	33.0%
Technical Sales and Administrative Support	14.3%	29.0%	26.2%	24.3%
Service Industries	41.9%	15.4%	15.0%	14.8%
Farming, Forestry, and Fishing	0.5%	0.8%	3.6%	5.4%
Precision Production, Craft & Repair	10.9%	8.2%	9.3%	10.1%
Operators, Fabricators, and Laborers	23.1%	10.3%	11.6%	12.4%

1980	Planning Area 2	City of Champaign	Champaign County	County Minus City
Managerial & Professional	9.6%	30.6%	28.7%	27.5%
Technical Sales and Support	21.3%	33.9%	32.2%	31.2%
Service Industries	44.6%	17.1%	15.7%	14.8%
Farming, Forestry, and Fishing	0.0%	1.1%	3.1%	4.2%
Precision Production, Craft & Repair	5.4%	6.5%	8.6%	10.0%
Operators, Fabricators, and Laborers	19.2%	10.8%	11.7%	12.3%

1990	Planning Area 2	City of Champaign	Champaign County	County Minus City
Managerial & Professional	10.4%	35.3%	33.5%	31.9%
Technical Sales and Support	18.9%	33.5%	31.9%	31.0%
Service Industries	46.2%	14.5%	14.0%	13.7%
Farming, Forestry, and Fishing	0.9%	1.0%	2.1%	2.9%
Precision Production, Craft & Repair	3.5%	5.5%	7.4%	8.6%
Operators, Fabricators, and Laborers	20.2%	9.3%	11.0%	12.0%

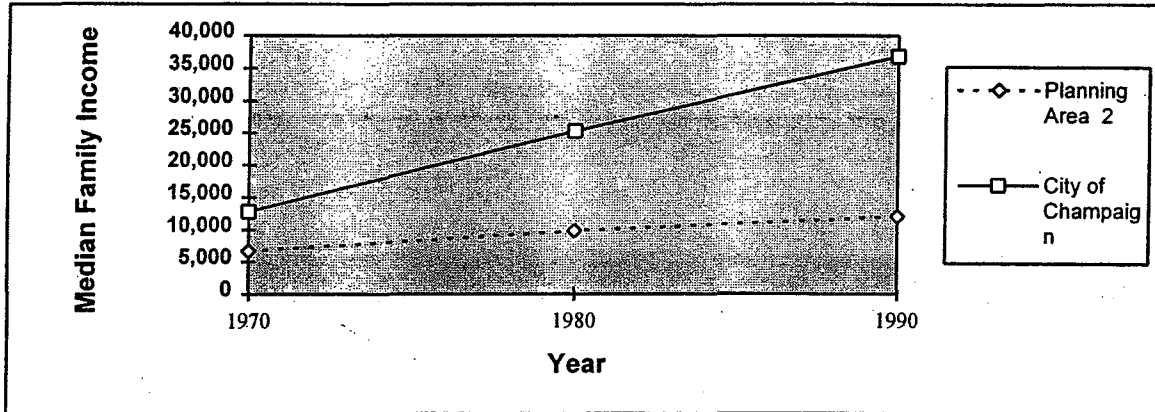
Source: US Census, 1970, 1980, & 1990

## Income Levels

### *Median Household Income*

In Douglass Park, the median household income is approximately one-third of the median income within the City (see Figure 3.5). This statistic can be attributed to factors including migration out of the area by employed persons and a decrease in the job skills needed to meet employers changing needs.

**Figure 3.5**  
**Median Household Income**



**Poverty**

The poverty rate within Douglass Park has significantly shifted during the last three decades. A 3% decrease between 1970 and 1980 was offset by a 20% rise during the 1980-1990 decade. In 1990, 47.9% of persons in Area 2 were living at or below the poverty level compared to 9.6% within the City of Champaign and 8% in Champaign County. Much of this can be attributed to the trends described earlier such as shifts in the national economy from manufacturing to service industries and decreasing job skills attainment.

**Table 3.8**  
**Percent of Residents Living at or Below the Poverty Level**

Area	1970	1980	1990
Planning Area 2	31.5%	28.1%	47.9%
City of Champaign	7.3%	7.8%	9.6%
Champaign County	7.2%	6.9%	8.0%
County Minus City	7.2%	6.4%	7.0%

Source: US Census, 1970, 1980, & 1990

**Housing**

**Total Dwelling Units**

The City of Champaign has experienced a significant expansion of housing and commercial uses over the last thirty years. As the City and County have experienced increases in total population and total number of dwelling units, Planning Area 2 has experienced a decline in both. Between 1970 and 1990, the City nearly doubled its total

number of dwelling units while Douglass Park experienced an 8% loss in dwelling units.

Some of the decrease in dwelling units in Planning Area 2 can be attributed to the Urban Renewal Projects development of the Martin Luther King Subdivision. Under this project, existing single-family dwelling units were demolished and replaced by properties with larger lots and a lower density.

**Table 3.9**  
**Total Dwelling Units**

Area	1970	1980	1990
Planning Area 2	907	874	835
City of Champaign	17,492	22,543	25,996
Champaign County	48,958	62,518	68,416
County Minus City	31,466	39,975	42,420

Source: US Census, 1970, 1980, & 1990

***Dwelling Units Built in 1939 or Earlier***

Planning Area 2 has a high concentration of housing built before 1939 compared to the rest of the city (see Table 3.10). In 1970, 60% of Douglass Park homes were built prior to 1939 compared to 35% for the City of Champaign. By 1990, these figures had decreased to about 25% and 15% respectively. Many older single-family housing units in Area 2 were demolished during the Urban Renewal Era of the 1970's and replaced with publicly subsidized housing complexes. Therefore, there is a potential need for single-family housing units in the area.

Since one-fourth of the housing stock in Douglass Park is more than fifty years old, this may imply that some units may become nuisances or property maintenance problems. Older housing typically demands a greater amount of major repair which is generally not affordable to people on low and/or fixed incomes.

**Table 3.10**  
**Dwelling Units Built 1939 or Earlier**

Area	1970	1980	1990
Planning Area 2	550	254	208
City of Champaign	6,226	4,465	3,950
Champaign County	16,717	13,141	10,562
County Minus City	10,491	8,676	6,612

Source: US Census, 1970, 1980, & 1990

***Total Occupied Dwelling Units***

Trends concerning the occupancy of dwelling units show a major difference between the City and County and Planning Area 2 (see Table 3.11). As the City of Champaign and the County have experienced an increase in the total number of occupied dwelling



units, the Douglass Park area has declined slightly over the last two decades. This indicates a sharper decrease in occupancy for Area 2 in comparison to other areas.

**Table 3.11**  
**Total Occupied Dwelling Units**

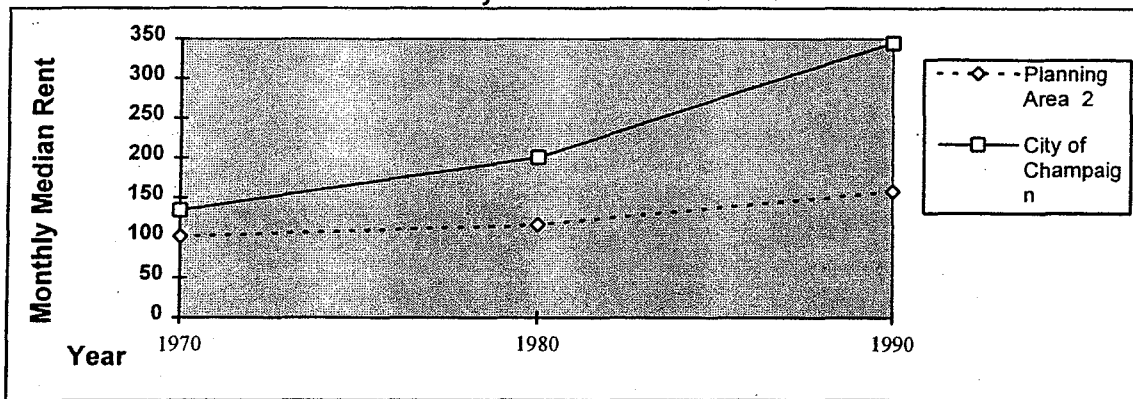
Area	1970	1980	1990
Planning Area 2	875	766	754
City of Champaign	16,982	21,238	24,173
Champaign County	47,361	58,405	63,900
County Minus City	30,379	37,167	39,727

Source: US Census, 1970, 1980, & 1990

**Monthly Median Contract Rent**

Average rents for the area are listed in Figure 3.6. While the monthly median contract rent has increased dramatically for the City as well as the County over the past two decades, it has not increased significantly in Planning Area 2. Between 1970 and 1990, rents doubled for the City and the County, yet only increased by 50% during the same twenty year time period in Planning Area 2. These lower rents reflect stagnant resident incomes, the high rate of residents living below the poverty level, and a potentially poor marketability of the area.

**Figure 3.6**  
**Monthly Median Contract Rent**



## IV. Physical Conditions

- Land Use and Building Condition Survey
- Land Use and Building Condition Survey Results

## Land Use and Building Condition Survey

### *Goals of the Survey*

The Land Use and Building Condition Survey for Planning Area 2 had the following goals:

1. To determine the physical condition of the housing stock and commercial structures
2. To identify and inventory lots not conforming to the City zoning codes.
3. To identify potential areas of land use concern.

### *Survey Administration*

A copy of the survey can be found in **Appendix 1**. Here is a summary of the information sought by this survey:

- Type of land use
- Existing structure on lot
- Size of structure (if applicable)
- Structure occupancy
- Condition of structure
- Site condition
- Presence of nuisances on lot

The inventory was performed by urban planning students from the University of Illinois in April of 1996. Students were divided into teams of two and assigned sections of the neighborhood to survey. For *each parcel in the neighborhood*, a land use and building condition form was completed and sent for analysis. There were a total of 733 parcels surveyed in Planning Area 2.

Survey teams were trained prior to performing any field work to ensure consistency in data collection. This training focused on accurately distinguishing between the different site and building condition categories, proper procedure for reading a Sidwell map, and accurate recording of parcel information.

## Land Use and Building Condition Survey Results

The following text and tables describe the results of the April 1996, Land Use and Building Condition Survey for Planning Area 2. A more complete set of data analysis and a map depicting land uses can be found in the *Data Book for Planning Area 2* (University of Illinois, 1996).



**Land Use Classification**

The various parcels in Douglass Park were identified according to ten land use categories (see Table 4.1). Once mapped using Geographic Information Systems (GIS) technology, potential conflicts between land uses could be visually displayed for analysis. In addition, this analysis illuminated major land use trends (such as abandonment or proliferation of multi-family units) affecting an area.

The majority of parcels were classified as single family residential. All other categories showed a good representation for the area except for retail. A small neighborhood-oriented commercial strip is located near Douglass Park on Fourth Street, but the range of services offered is limited. There does not appear to be a wide variety of retail goods and services available for area residents.

**Table 4.1  
Land Use in Douglass Park**

Land Use Classification	Number of Lots	Percent
Single Family Residential	435	59.3%
Vacant Lot	102	14.0%
Multi Family Residential (1 to 4 units)	74	10.1%
Retail/Office/Service	37	5.1%
Church/Religious Facility	18	2.5%
Parking Lot	18	2.5%
Multi Family Residential (5 or more units)	15	2.1%
Industrial/ Warehouse/Utilities/Communication	15	2.1%
Quasi Public (schools, social service, government, health)	10	1.4%
Parks & Recreation (Community Garden)	7	.95%
Lots with Missing Land Use Data	2	.25%
<b>Total</b>	<b>733</b>	<b>100%</b>

**Occupied Lots & Occupied Housing Units**

These questions determined how many lots were vacant within the planning area and how many of the lots with structures were actually being used. The majority of parcels in Douglass Park (81.6% or 598 of 733) have some type of free standing structure on them and nearly all of the structures (95% or 569) appeared to be occupied (see Appendix 2). The large number of vacant lots (102) provides ample opportunities for expansions in housing or commercial uses, thereby making Douglass Park more attractive for investment.

**Structure Size**

Structure size may determine the affordability of an area's housing. Surveyors estimated structure size by calculating the dimensions of structures. Structure size was divided into four categories: under 1000 feet, between 1000 and 2000 feet, between 2000

and 3000 feet, and over 3000 feet. The majority of the residential properties in the neighborhood are less than 2000 square feet (see Table 4.2).

**Table 4.2  
Estimated Size of Building**

Building Size	Frequency	Percentage
999 Square Ft. and Under	279	46.7%
1000 - 1999 Square Ft.	254	42.5%
2000 - 2999 Square Ft.	36	6.0%
3000 Square Ft. and Over	29	4.8%

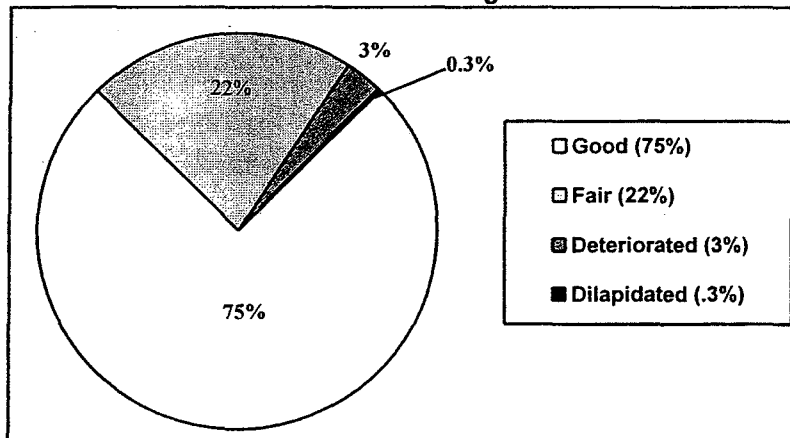
**Exterior Building Conditions**

Exterior building conditions were assessed for all types of structures in Douglass Park. This information was used in determining what types of housing programs might be needed in Planning Area 2. Surveyors examined the exterior of structures, recording conditions of roofs, foundations, windows, gutters, paint, porches, stairways, and siding. The following criteria were used to rate the overall building conditions:

- ◆ *Good* - No obvious maintenance or repairs necessary.
- ◆ *Fair* - Minor maintenance or cosmetic repairs needed.
- ◆ *Deteriorated* - Moderate structural damage; major material replacement required but building is salvageable.
- ◆ *Dilapidated* - Missing materials and structural damage beyond repair.

The exterior building conditions for Douglass Park are graphically illustrated below in Figure 4.1. The data used to produce this figure can be found in Appendix 2, Table A2.6. The majority of the structures were in good or fair condition, meeting the city’s established maintenance criteria. Of the deteriorated or dilapidated structures, four were found to have fire damage. The remaining 3.3% of structures in the neighborhood are in need of attention by the individual property owner.

**Figure 4.1  
Overall Exterior Building Condition**



### Active Improvement to Structures

Visual indications of improvements in progress indicate active neighborhood investment and revitalization. Surveyors identified structures with new additions, porches, or other indications of active improvement. Nearly one in six homes (16.9%), exhibited evidence of recent improvement activities (see Appendix 2).

### Parcel Condition

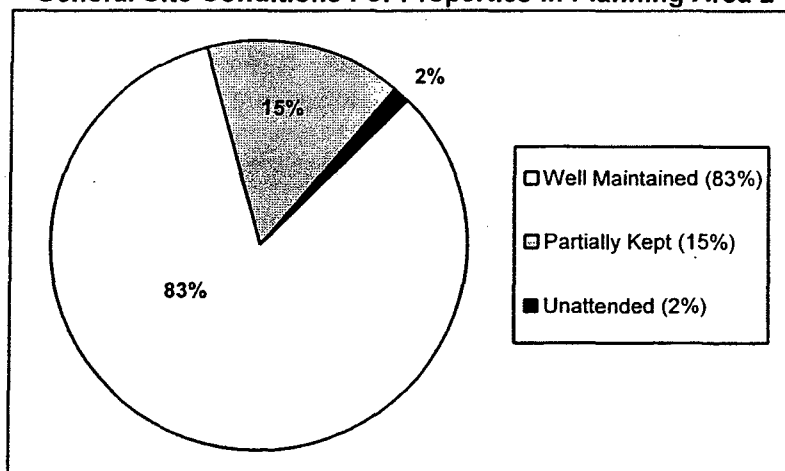
This question sought to determine the condition of parcels in Planning Area 2 excluding structures. This question rated property maintenance efforts by residents using the following criteria:

- ◆ *No trash* - No appliances or furniture; mowed lawn; shrubs trimmed
- ◆ *Partially kept* - Scattered trash, debris, overgrown grass and shrubs
- ◆ *Unattended* - Extensive trash or overgrown grass or shrubs

The analysis shows that parcels in the community are generally well maintained. The small percentage of unattended properties have become dumping grounds. The City, in conjunction with residents, can continue to keep the majority of the area free of debris through City-sponsored clean-ups using resident volunteers.

Landscaping, which indicates resident effort to maintain property, was found on two-thirds of occupied lots. Residents appear to be making a considerable effort toward enhancing the physical appearance of their homes. This data can be found in Appendix 2, Table A2.7.

Figure 4.2  
General Site Conditions For Properties in Planning Area 2





**Nuisance Present**

A nuisance is present on property if any of the following conditions are evident:

1. Vehicles parked on a non-gravel or unpaved surface.
2. Presence of inoperable or unlicensed vehicles.
3. The level of property maintenance is insufficient.
4. The general site condition is poor.

Surveyors recorded that 6.4% of lots contained one or more nuisances as defined above (see Table 4.3). Individual sites should be identified and dealt with through the Property Maintenance Division of the Neighborhood Services Department.

**Table 3.3  
Nuisance on Property**

Was a Nuisance Present?	Response	Percentage
No	683	93.2%
Yes	47	6.3%
Missing	3	.5%
Total	733	100%

## **V. Douglass Park: A View From the Community**

- Resident Perception Survey
- Resident Perception Survey Results



## Resident Perception Survey

### *Goals of the Perception Survey*

The goals of the Resident Perception Survey for Planning Area 2 were:

1. To gain an understanding of resident perceptions of key municipal services.
2. To corroborate the strengths and weaknesses of the community as determined in community meetings.
3. To determine potential programs for the Neighborhood Action Plan.

### *The Interview Instrument*

The first step in conducting a neighborhood-wide survey was to design questions that would lead to the collection and interpretation of meaningful data. Examples of resident perception surveys from Champaign and the East St. Louis Action Research Project were used as example instruments. A copy of the questionnaire can be found in Appendix 3.

The resident perception survey was divided into five sections, each section with a separate purpose. These sections and their goals are as follows:

1. **Resident Satisfaction.** Residents were asked for their level of satisfaction with their neighborhood and its strengths and weaknesses. Goals and programs in the Neighborhood Action Plan were written using this data.
2. **Municipal Services.** Residents were asked to rate various municipal services as very good, good, fair, or poor. They were also asked what services ought to be improved in their neighborhood.
3. **Retail Activities.** Residents were asked if a sufficient level of goods and services are accessible to the neighborhood.
4. **Residency & Housing.** Residents were asked their level of satisfaction with their own housing and the overall housing conditions in the area. This section of the questionnaire was developed as a result of resident concerns voiced during neighborhood meetings regarding deteriorating housing.
5. **Demographic Information.** This section asked for demographic information from interviewees. This information was compared to the overall demographics of the neighborhood to determine whether the survey results were representative of the entire population of Planning Area 2.

### Survey Administration

One-hundred and two surveys were administered to residents over a two day period during March of 1996. Surveyors were divided into teams of two: a scribe and a spokesperson who asked questions. Work teams consisted of students from the Departments of Urban Planning and Architecture at the University of Illinois, residents, and Neighborhood Action Team (NAT) members. Each work team was assigned an area of four or more square blocks within Douglass Park. Before administering any interviews, surveyors were given an orientation to reduce survey bias, and to learn proper survey techniques.

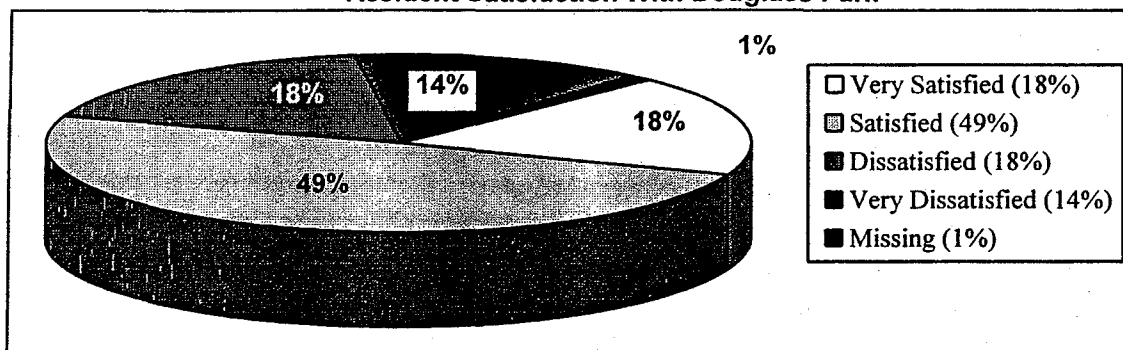
## Resident Perception Survey Results

### Neighborhood Satisfaction

Residents were asked to rate their overall satisfaction with their neighborhood as "very satisfied", "satisfied", "dissatisfied", or "very dissatisfied." Satisfaction levels may determine the likelihood that people will leave the area or participate in neighborhood organizations.

In general, residents of Douglass Park appear to be satisfied with their neighborhood. However, 30% of the residents surveyed expressed some form of dissatisfaction with their neighborhood. Program planning should focus on maintaining the high levels of satisfaction as well as decreasing the number of residents dissatisfied with the area. Please see Figure 5.1 below for the results of this question.

Figure 5.1  
Resident Satisfaction With Douglass Park



Number of respondents = 102

### Resident Satisfaction with Delivery of Services

Residents were asked to state their opinions on the quality and satisfaction with municipal and other services. The services they rated included infrastructure, municipal services, public services, social services, and educational services. The data from this question may be used to determine how well the City and other service agencies are perceived to be addressing community needs for this neighborhood as compared to other neighborhoods. It also indicates the areas which the neighborhood

sees as needing the most attention from the City. Many of these areas of concern can be addressed through the programs recommended in the Neighborhood Action Plan.

Table 5.1 provides a complete summary of the survey results regarding resident satisfaction with the delivery of public services. In general, Douglass Park residents rate services in their area as good to very good. However, there are several services which residents feel are less than adequate. The services with a high percentage of "fair" to "poor" ratings include street maintenance, curbs and gutters, stormwater drainage, police protection, substance abuse programs, job training, and youth programs. Based on these results, programs for improvement should be focused on the delivery of these services.

**Table 5.1  
Resident Satisfaction with Delivery of Public Services**

Type of Service	Service Satisfaction Response				
	Very Good	Good	Fair	Poor	No Response
<b>Infrastructure</b>					
Street Maintenance	7.8%	46.1%	28.4%	12.7%	4.9%
Street Lights	18.6%	57.8%	14.7%	5.9%	2.9%
Street Signs	18.6%	52.9%	13.7%	8.8%	5.9%
Curbs and Gutters	9.8%	43.1%	22.5%	19.6%	4.9%
Sidewalks	11.8%	56.9%	20.6%	7.8%	2.9%
Stormwater Drainage	6.9%	36.3%	23.5%	29.4%	3.9%
<b>City Services</b>					
Police Protection	11.8%	45.1%	23.5%	15.7%	3.9%
Fire Protection	19.6%	48.0%	13.7%	1.0%	17.6%
<b>Public Services</b>					
Mass Transit	37.3%	35.3%	8.8%	2.0%	16.7%
Gas/Electric Service	17.6%	59.8%	11.8%	3.9%	6.9%
Trash Service	20.6%	61.8%	7.8%	2.9%	6.8%
<b>Social Services</b>					
Health Services	18.6%	46.1%	11.8%	2.9%	20.6%
Recreation/Parks	15.7%	41.2%	18.6%	10.8%	13.7%
Community Meeting Space	13.7%	41.2%	17.6%	4.9%	22.5%
Child Care	12.7%	19.6%	12.7%	5.9%	49.0%
Substance Abuse Programs	2.9%	22.5%	19.6%	14.7%	40.2%
Job Training	6.9%	24.5%	15.7%	19.6%	33.3%
Youth Programs	13.7%	23.5%	24.5%	17.6%	20.5%
Senior Citizen Programs	15.7%	35.3%	12.7%	3.9%	32.4%
<b>Educational Services</b>					
Elementary School	16.7%	34.3%	15.7%	7.8%	25.5%
Secondary School	5.9%	36.3%	21.6%	4.9%	31.4%
Community College	29.4%	32.4%	10.8%	0.0%	27.4%

\* Indicates an unanswered survey question or an inapplicable response.



**Length of Residence and Housing**

This series of questions was asked to determine the desirability of housing and amount of housing turnover in the Douglass Park area. A high percentage of new residents or low percentage of home ownership may indicate transition. These factors contribute to undermine recruiting efforts of local neighborhood organizations.

Tables 5.2 - 5.4 (below) indicate that the majority of those residents interviewed in Douglass Park are single-family home owners who have lived in Douglass Park for more than 10 years. Almost one-third of the residents surveyed have lived in Douglass Park for five years or less and slightly more than one-third of those surveyed are renters. It has been difficult for long term residents to bring these two groups into the network of community organizations such as the Neighborhood Watch or church groups.

**Table 5.2  
Length of Residence in Douglass Park**

Length of Residence in Area 2	Number of Responses	Percent
Less than one year	6	5.9%
1 - 5 years	26	25.5%
6 - 10 years	10	9.8%
11 - 20 years	13	12.7%
21 - 30 years	14	13.7%
Over 30 years	33	32.4%
Missing/Not Answered	0	0.0%
<b>Total</b>	<b>102</b>	<b>100%</b>

**Table 5.3  
Housing Ownership**

Housing Ownership	Number of Responses	Percent
Renting Housing	36	35.3%
Homeowner	64	62.7%
Missing/Not Answered	2	2.0%
<b>Total</b>	<b>102</b>	<b>100%</b>

**Table 5.4  
Housing Type for Interviewees**

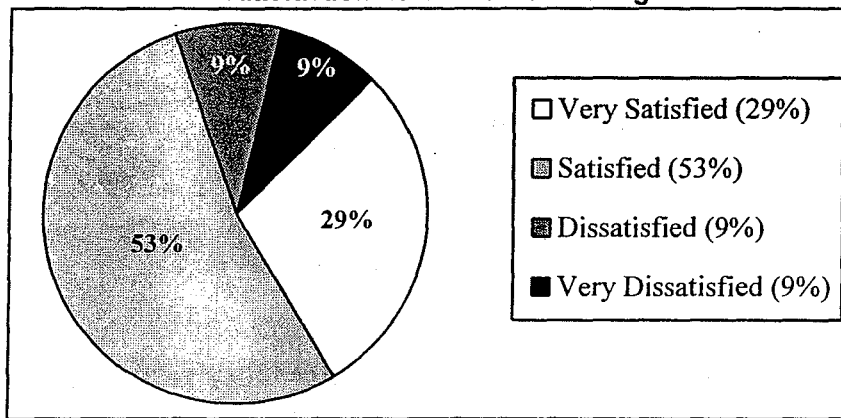
Housing Type	Number of Responses	Percent
Single family	83	81.4%
Duplex	1	1.0%
Boarding house	0	0%
Public housing	10	9.8%
Apartment	7	6.9%
Other	0	0%
No Response	1	1.0%
<b>Total</b>	<b>102</b>	<b>100%</b>

**Housing Satisfaction**

The housing satisfaction question was asked to determine whether residents were satisfied with their present housing and if sufficient housing options exist to accommodate potential residents from different income levels.

The resident surveys indicate that over 80% of the residents are satisfied to very satisfied with their present housing while less than 20% are dissatisfied to very dissatisfied. When comparing the results of the Figure 5.2 (below) with the neighborhood satisfaction data (Figure 5.1, Page 32), it appears that residents are more satisfied with their own housing conditions than the condition of the neighborhood.

**Figure 5.2  
Satisfaction with Current Housing**



**Perception of Neighborhood Housing**

This question asks the perception of maintenance and housing conditions for the neighborhood as a whole. If there is a poor perception, residents are less likely to invest in their current housing and more apt to leave the area.

Table 5.5 (below) indicates that 75% of respondents rated Douglass Park’s overall housing conditions as good to fair. Almost 18% of respondents considered neighborhood housing conditions to be in need of major rehabilitation. The ratings of neighborhood housing as perceived by the individuals surveyed are generally lower than those of the housing conditions acquired through the land use and building condition survey (97% buildings in good or fair condition).

**Table 5.5  
Perception of Neighborhood Housing**

Rating of Neighborhood Housing	Number of Responses	Percent
Good (repairs not necessary)	38	37.3%
Fair (minor maintenance needed)	39	38.2%
Poor (major rehabilitation needed)	18	17.6%
No Response	7	6.9%
<b>Total</b>	<b>102</b>	<b>100%</b>



**Housing Improvements**

Improvement activity indicates neighborhood investment and revitalization. Neighborhood improvements also indicate that people are willing to invest in their area and become long-term residents.

Table 5.6 (below) indicates that well over half of those surveyed had made some improvement to their home or property in the last 5 years. One-third of those residents surveyed have not made improvements in the last five years. This survey indicates that programs to address the needs of those residents who wish to improve their property but are physically or financially unable may be in need of better outreach or promotion.

**Table 5.6  
Housing Improvements**

Have Improved their Housing in the Last 5 Years	Number of Responses	Percent
Yes	59	57.8%
No	34	33.4%
No Response	9	8.8%
Total	102	100%

**Awareness of Neighbors**

Neighborliness promotes a positive and safe environment for residents. It promotes participation in neighborhood organizations like watch programs and community groups. It also provides an informal means of peer pressure to maintain housing and properties. The survey indicated that Planning Area 2 has a strong sense of neighborhood awareness. This was confirmed when 80% of respondents stated that they knew their neighbors on a first name basis.

**Table 5.7  
Residents Who Know their Neighbors on First Name Basis**

Response	Number of Responses	Percent
Yes	81	79.5%
No	18	17.6%
No Response	3	2.9%
Total	102	100%

**Perception of Financial Institutions**

This question was asked to determine whether there are sufficient banking services for neighborhood residents or if any unfair lending practices exist. The table shows that while over 45% of residents rated banking services in the neighborhood as good to very good, over 35% rated the services fair to poor. These statistics indicate that programs should be implemented to allow for a better working relationship between Douglass Park residents and area banks.

**Table 5.8  
Resident Perception of Banking Services Available in Planning Area 2**

Perception of Banking Services	Number of Responses	Percent
Very Good	11	10.8%
Good	35	34.3%
Fair	17	16.7%
Poor	19	18.6%
No Response or Opinion	20	19.6%
Total	102	100%

**Transportation**

This question was asked to determine the percentage of residents dependent on public transportation and whether a recommendation should be made to improve those services.

The most used mode of transportation in Douglass Park is the car, with bus travel rated second. Other types of transportation were used less frequently. A few teenagers and senior citizens made the comment that bus service should be expanded to reach additional shopping facilities and have later hours. Based on survey comments, it can be concluded that programs should be considered for those who are unable to drive due to age (elderly and teenagers) or physical limitation.

**Table 5.9  
Most Frequently Used Method of Transportation**

Type of Transportation	Number of Responses	Percent
Automobile	68	67.7%
Bus or Public Transportation	13	12.7%
Other	9	8.8%
No Response	12	11.8%
Total	102	100%

**Participation in Community Organizations**

The results stated that over 40% of residents were aware that the City of Champaign Neighborhood Services Department exists. For a City Department that is only three years old, this level of awareness is quite high.

An extremely high rate of respondents stated that they or a member of their household participates in a neighborhood organization. Over 73% stated that this was true. This level of participation in neighborhood organizations is at a much higher level than most other neighborhoods in Champaign. It should be noted that the term "neighborhood organization" was not limited to organizations such as CCBN. This term also included organizations such as church groups, youth groups, senior citizen groups, and the



attendance of religious services. Over 70% of respondents wanted to be made aware of CCBN events, indicating a high level of concern for the neighborhood.

**Table 5.10**  
**Participation in Community Organizations**

Response	Does anyone in your household participate in a neighborhood organization?	Would you like to be placed on the CCBN mailing list?	Are you Aware of Neighborhood Services Department?
Yes	73.5%	74.5%	41.2%
No	24.5%	23.5%	55.8%
No Response	2.0%	2.0%	3.0%
Total	100%	100%	100%

### *Demographics*

Demographics are statistics that are used to describe a population. Typical demographic information includes age, gender, race, income level, or marital status. The demographic information for those surveyed appears representative for the general population of Planning Area 2. This information can be found in Appendix 4 (Tables A4.5-A4.8).



## **VI. Analysis of Neighborhoods**

- Introduction of the Strengths and Weaknesses for Planning Area 2
  - Strengths
  - Weaknesses

## Introduction of the Strengths and Weaknesses for Planning Area 2

In order to gain an accurate analysis of conditions in Planning Area 2, the residents, the Neighborhood Services Department, and students of the University of Illinois completed an extensive series of data collection activities. The key tool in the analysis of area strengths and weaknesses was the resident camera exercise. In that exercise, residents physically documented their personal perception of strengths and weaknesses with cameras and shared their photographs at a community meeting.

Other activities which served to confirm the strengths and weaknesses that emerged from the camera exercise were: physical inventory of the area, a compilation of resident perceptions through interviews, census information, and a review of planning documents and reports. This additional information was also analyzed and refined by over one-hundred residents at community meetings. The information gathered from these exercises is summarized in previous chapters and may be found in the appendix.

This section of the Neighborhood Action Plan synthesizes the collected data into the major strengths and weaknesses of Planning Area 2. The majority of this information was provided through resident perceptions and their perceived needs for the area. This information was supported and supplemented through the other three data sources. These findings portray an accurate picture of the conditions in Planning Area 2 and provide a framework for the programs and initiatives recommended later in this plan.

### Strengths

The residents at community meetings generated a list of strengths for the area. This list was supplemented by responses from the resident opinion surveys. The strengths can provide a base upon which residents can organize and resolve the current concerns and problems of the area. Programmed activities in the Neighborhood Action Plan should not only address the area's weaknesses, but should use the identified strengths of the area as a resource.

#### ***1. Human Resources – a community of committed residents***

Planning Area 2 is made up of residents who are deeply committed to their neighborhood and determined to protect the future and well-being of their community. There have been impressive records of community volunteerism and citizen activism within the Douglass Park neighborhood. Also, a strong corps of long-time homeowners exists, who are deeply committed to maintaining and improving the area. An informal system of youth advising is operated by elders of the neighborhood. Moreover, local volunteers and park staff have carried out tremendous efforts to facilitate tutoring activities for area grade school children.

*"There is a watchful eye; people watch out for their neighbors to make sure nothing is wrong." - Bradley Avenue*

*"There are good people here in the neighborhood" - Eureka Avenue*

*"The people in the neighborhood are a real strength. I have lived here for 23 years and would not want to leave here for anything" - Grove Street*

## **2. Social Services & Unity**

A significant number of social service agencies are based in the Douglass Park area. In addition, a strong network of area churches has historically been active in the community. These institutions provide for open lines of communications between residents and keep the community informed of pertinent issues.

*"A lot of the people here grew up in Champaign, so we know each other." - Phillips Avenue*

*"The churches in the area are a real strength" - Columbia Terrace*

## **3. Convenient Location**

Planning Area 2 is located close to two major interstates, has major traffic arteries as its boundaries, and is served by Mass Transit District bus routes. These advantages permit convenient access to the major regional shopping center at Market Place Mall, as well as access to Chicago, Indianapolis, and St. Louis via Interstates 74 and 57. In addition, the region's health care facilities Carle Center and Covenant Hospital are just minutes away. This area is also adjacent to the University of Illinois. The University and the hospitals are among the region's largest employers and present employment opportunities for residents.

*"There is good health care located nearby" - Anonymous*

*"There are lots of churches and good health care in the area." - Vine Street*

## **4. Economic Potential and Zoning**

The variety and affordability of the local housing stock are viewed by area residents as great assets for the Douglass Park neighborhood. In addition, the existence of locally-owned small business centers on University Avenue and First Street is also a strength for this community. Vacant lots throughout the community may represent opportunities for future growth and development.

## **5. Government Agencies and Community Facilities**

Residents note the cooperative relationships with key municipal, county, and state agencies such as the Champaign Park District are a strength of this community. Also, the relationship between local residents and the Champaign Police Department has improved in comparison to past years.

There are numerous community facilities located in Planning Area 2, such as Douglass Recreation Center and Annex, churches, and Douglass Branch Library. These facilities are extremely important to the community because they enable interaction and communication between residents. They work to improve the quality of life and facilitate governmental and community services.

*"Douglass Center, Douglass library, and the churches are a strength of the area." - Third Street*

*"There has been a great improvement in controlling drug dealing" - Sixth Street*

*"There are excellent resource centers in the apartment complexes" - Third Street*

## **Weaknesses**

During community meetings and resident opinion surveys, residents were asked what weaknesses they believed exist in their neighborhood. Weaknesses were analyzed and discussed by residents in the series of monthly NIP meetings. Programmed activities in the Neighborhood Action Plan evolved as a result of efforts to remedy some of the weaknesses that residents identified.

### **1. Housing**

According to residents, there has been some negligence in maintaining housing and property in Planning Area 2. This is confirmed by the March, 1996 University of Illinois Land Use Survey which estimated that 25% of homes are in fair or dilapidated condition. Some public housing developments and commercial facilities in the community have inadequate property maintenance. In addition to property maintenance, there is need for a wider range of housing options to accommodate the various needs of area families.

*"Somebody needs to be made accountable for the scattered, boarded houses" - Eureka Street*

*"We need to upkeep houses, especially where people are moving out" - Phillips Street*

### **2. Illegal Activities**

Residents are concerned with the amount of illegal activities occurring in the neighborhood. These activities include underage loitering and drinking, prostitution, and, of special concern, the trafficking and sale of illegal drugs. Illegal drug

transactions frequently take place in highly visible locations in the neighborhood and are threatening to many residents including the elderly and children.

*"There are too many drugs in the area. As a result, there have been many robberies and break-ins to support these habits" - Nelson Court*

*"Drugs are the most serious problem in the neighborhood. We need to get the gangs off the street." - Crispus Drive*

### **3. Maintenance of Public Facilities**

There is uneven attention given to the maintenance of some Park District properties. A lack of consistent maintenance effort at parking and playground areas of the Washington School was noted by several residents. Also, several preliminary designs for the new Douglass Library facility are not believed to adequately accommodate the needs of the community needs.

*"We need more materials (in the library) about Ancient African history" - Third Street*

*"Douglass Park could use more trees and be improved." - Sixth Street*

### **4. Social Services**

There is a lack of supervised activities for the area youth. This lack of activities is especially felt by area teenagers from ages 13 through 17 who residents have identified as a group loitering excessively in the streets and on street corners. One successful program, the CCBN after-school tutoring program provides supervised activity but is limited due to lack of facilities.

*"There need to be more things for the kids. There only thing available now is Don Moyer Boys and Girls Club" - Hill Street*

*"There need to be more job training and substance abuse programs."*

*"The youth programs and the tutoring program in Douglass Library should be expanded" - Church Street*

### **5. Unemployment and Population Stability**

Unemployment in Planning Area 2 has been consistently high when compared to the rest of the City of Champaign and Champaign County. Employment for unskilled area residents is severely limited and little job-skills training is available. In addition, as US Census data indicates, the area's population continues to decline as working-age residents follow businesses out of the area.

*"I am very concerned about violence and drugs. If people had an alternative to show there is a better way of life than selling drugs." - Bradley Avenue*

*"People move in and out of the area too frequently" - Church Street*

## **6. Public Services**

Although Planning Area 2 is located near the region's largest shopping area, mass transit service routes and night services are too limited to provide adequate access to shopping facilities and employment.

Younger residents (especially those ages 17 to 25) indicated that relationships between youth and the Police Department have become increasingly strained. They believe there are many misconceptions and misunderstandings because of poor communication between the two parties.

*"I know that there is job training and child care available, but these programs need more publicity, better funding, and additional space." - Fourth Street*

*"If there is a group of teenagers, the police will just bother us because they assume something is going to happen" - Nelson Court*

## **7. Infrastructure**

The routine flooding of properties adjacent to the Boneyard Creek is a weakness for the neighborhood. Lack of street lighting in many areas of the neighborhood is believed to create an environment which allows illegal activities to transpire.

*"The city should clean the Boneyard and beautify empty lots!" - Third Street*

*"We need more stop signs and traffic signs to protect children." - Phillips Drive*

*"The neighborhood could use more lighting." - Hill Street*

## **8. Zoning Limitations**

While there exist vacant lots which permit the area to develop, both business and residential growth are somewhat limited by zoning regulations.

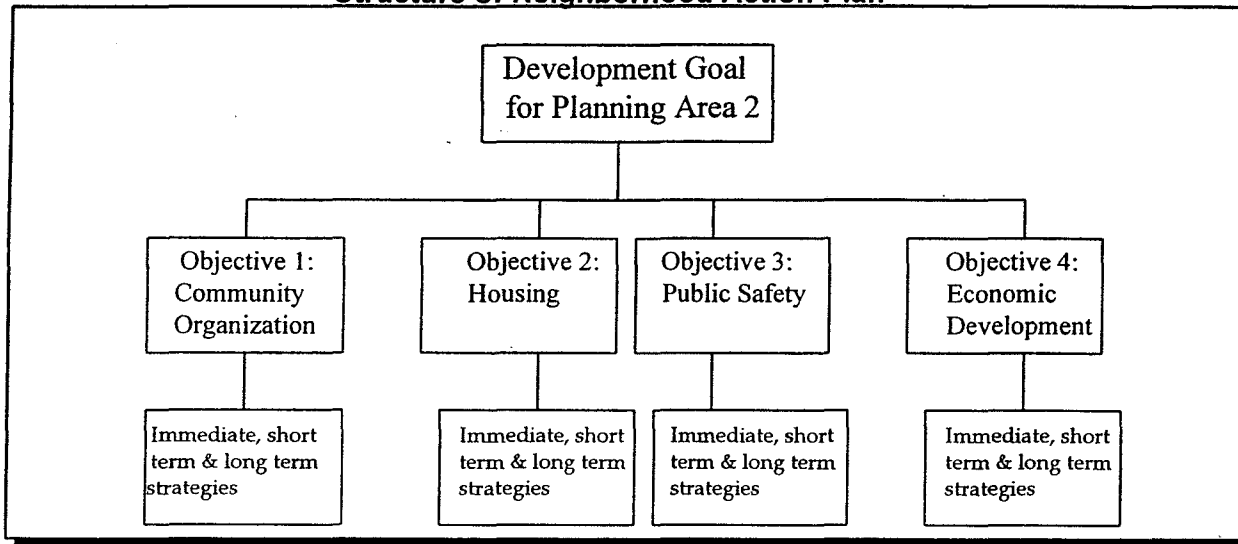
*"We need to rezone the area to allow more businesses to start. Possibly, there should be incentives to new businesses to come to this area." - Fourth Street*

## **VII. Neighborhood Improvement Plan Prescriptive Summary**

- Development Goal for Planning Area 2
  - Action Plan Objectives

This and subsequent sections of the Neighborhood Action Plan address the neighborhood weaknesses and concerns of residents and provide a framework for creating objectives and implementing strategies for neighborhood improvement. The box below illustrates a logical order in creating potential solutions and strategies to address neighborhood problems. In moving from the top of the diagram to the bottom, the concerns addressed and level of detail become more specific.

**Figure 7.1  
Structure of Neighborhood Action Plan**



## Development Goal For Planning Area 2

The Neighborhood Action Plan for Douglass Park attempts to recognize and address both the positive and negative issues that should be considered. Any potential program activities for the neighborhood will require cooperation between neighborhood groups, individual residents, municipal agencies, and private organizations. These groups must work together to address the most serious concerns in the neighborhood and to eliminate potential trends towards neighborhood deterioration. With cooperation between all affected entities in community development efforts, the Douglass Park area can be a model neighborhood for participatory planning and community revitalization.

The Neighborhood Action Plan relies upon the following goal to guide the stabilization and revitalization of Douglass Park:

*To enhance the quality of life in the Douglass Park neighborhood by assisting and empowering the grass roots efforts of community organizations. To create and implement programs which address residents' concerns for strengthening neighborhood organizations, improve public safety by decreasing substance abuse, provide*



*employment options, promote additional youth activities, improve and beautify neighborhood infrastructure, and stabilize the area's housing stock through a comprehensive stabilization strategy of the Neighborhood Action Plan.*

The following four major program objective areas have been identified through the data collection and analysis processes with residents. The subsequent text will describe strategies and initiatives for each program area. The following is a brief description of each program objective and its relationship to the Neighborhood Action Plan.

## **Action Plan Objectives**

**Objective 1: Community Organizations.** Strengthen the neighborhood association through training, recruitment, staff support, and other activities to sustain planning and program strategies supported in the Douglass Park Action Plan.

**Objective 2: Housing.** Beautify the neighborhood with programs that reduce the deterioration of the housing stock and provide self-help activities for home improvements.

**Objective 3: Public Safety.** Improve public safety through the deterrence of crime by altering traffic flow with infrastructure and creating alternative activities for at-risk youth, to keep them away from harmful and criminal activities.

**Objective 4: Economic Development.** Address unemployment and underemployment in the Douglass Park neighborhood by providing residents with access to training on the elements of the job search (i.e., application and resume writing, interviewing skills and improved job resources).

**Additional Objective: The Douglass Park Library Design.** Described in the Appendix, this objective seeks to provide recognition to the community and representation in the design of the new Douglass Park Branch Library in order to adequately meet the community's unique needs. Strategies to address this issue are not a primary part of the action plan and are addressed in Appendix 9.

## **IX. Program Prescriptions & Strategy Implementation**

- Action Plan Strategies & Initiatives
- Overview of Program Objectives
  - Community Organization
  - Economic Development
    - Public Safety
    - Housing

## **Action Plan Strategies & Initiatives**

In the grid on the following page, the potential projects for each program initiative which address the needs, concerns, and perceived weaknesses of Planning Area 2 are presented. The strategies represent the best and most feasible of these ideas and should not be considered all inclusive. These strategies originated through the ideas of residents at Neighborhood Improvement Program meetings, resident surveys, and suggestions from professional planners. They are listed by time, agency with the primary responsibility, estimated costs, and funding required for implementation. These time frames are:

- ◆ Immediate projects - can be realized in year one
- ◆ Short term projects - can be realized in the next 12 to 24 months
- ◆ Long range projects - can be planned for within 24 months and realized within 5 years

The activities listed in the next chapter and the logistics of realizing program strategies which were voted a high priority will be illustrated. The programs in italics were signified as high priorities by residents at Neighborhood Improvement Program meetings and are described in this section of the Neighborhood Action Plan. The other strategic programs are described in Appendices 5 - 8. Please note that the information presented for each strategy is not complete and should be supplemented by additional research or advice from experts.



**Figure 9.1  
Action Plan Objective & Strategy Grid**

Objective	Strategy Time Frame		
	Immediate (Year 1)	Short Term (Year 2)	Long Term (Within 5 Years)
<b>Community Organization</b>	<i>Obtain 501(C)(3) status</i>	Seek Additional Funding Sources	
	<i>Intern for Neighborhood Organizing</i>	Leadership Training	
	<i>Intense Recruitment Efforts*</i>		
<b>Economic Development</b>		<i>Learn to Earn</i>	First Step
		<i>Jobs in Sight</i>	Regional Job Authority
<b>Public Safety</b>	<i>Sponsor New Youth Activities</i>	<i>Fortify Neighborhood Watch*</i>	Women's Support Group
	<i>Expand Tutoring Program</i>		<i>Traffic Modifications</i>
<b>Housing</b>		<i>Minor Home Repair Teams</i>	Major Repair Project
		<i>Self-Help Home Maintenance Workshops</i>	

\* Indicates that these two strategies are mutually supporting. Strategies in italics are considered high priority strategies.

Community Organization Strategies

Residents are the most important resource in a neighborhood and their participation in community organizations plays an effective and essential role in ensuring the vitality of their neighborhood. These organizations allow citizens to voice and share concerns that are common throughout the neighborhood, provide impetus for change, and represent the community's interest in public affairs. The Steering Committee in Planning Area 2 believes that strengthening neighborhood groups is an important aspect of the Neighborhood Action Plan.

The goal of this program is to strengthen the existing community organization in Planning Area 2, the Concerned Citizens for Better Neighborhoods - Douglass Park Area. Strengthening this organization will enable the group to continue functioning and initiate new programs which will benefit all area residents. Residents have discussed and reviewed possible strategies to realize their goals (see below). Program strategies for community organization which were voted as high priority are described below. Low priority strategies which address community organization concerns can be found in Appendix 5.

**High Priority Community Organization Strategies**

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Obtain 501 (C)(3) Status	Legal Recognition of Organization	CCBN	City NSD	Immediate
B	Hire Intern Neighborhood Organizer	Support Programs & Activities	CCBN	City NSD & UIUC Planning Department	Immediate

**A. Obtain Legal Status for CCBN.** By obtaining not-for-profit or 501(C)(3) status, CCBN becomes tax-exempt and is eligible for many local, state, federal funding for their projects and programs. This status signifies that the organization is recognized as a not-for profit agency and has assigned leadership responsibility for its actions, and meets other state and federal criteria for an organization. This status will serve to support other listed objectives and programs in the Neighborhood Action Plan.

Time Frame:

Immediate (Year 1)

Lead Agency:

CCBN

Participating Agencies:

City of Champaign

Estimated Costs:

Application costs \$200

- B. Obtain an Intern and Community Organizer.** After acquiring 501(C)(3) status and additional sources of funding, CCBN should obtain an intern an unpaid intern to assist the CCBN as well as a paid Community Organizer. This responsibilities of the intern would include the drive for new CCBN members, assisting in the implementation of NIP programs, and research and application of small grants. The Community Organizer would be responsible for researching and obtaining funding for the organization through grant applications.

Time Frame:

Immediate (Year 1)

Lead Agency:

CCBN

Participating Agencies:

UIUC Department of Urban Planning and City of Champaign

Estimated Costs:

\$10,400 for Community Organizer salary

## Economic Development Strategies

Many households in the Douglass Park area are experiencing economic hardship. In Planning Area 2, unemployment is over five times the level of the City of Champaign. Limiting employment prospects for many are the low educational attainment of residents. Just 51.8% of residents have earned a high school diploma and 5.5% of residents have completed college. This contributes to social problems such as high crime rates, juvenile delinquency, substance abuse, and housing deterioration.

Tangible progress needs to be made to demonstrate that there are economic opportunities available for residents of Douglass Park. The majority of residents are eager to obtain quality employment to further themselves, support their families and contribute to the community. The strategies below seek to enable more residents to improve their chances of obtaining good employment. Program strategies for economic development which were voted as high priority are described below. Low priority strategies which potentially address resident concerns for economic development can be found in Appendix 6.

### High Priority Economic Development Strategies

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Jobs in Sight	Improve Employment Information	CCBN	Library, U of I, & Job Services	Short Term
B	Learn to Earn	Enable Residents to Find Better Employment	CCBN	To Be Determined	Short Term

**A. Jobs in Sight.** This program will provide information on job vacancies in the city and region, assist people in submitting good applications, and allow them to attend job interviews with self-confidence. To achieve this, 'Jobs in Sight' takes a comprehensive approach and guides people through the job-seeking process. It consists of three main elements - an annual job fair, a job vacancy notice board, and a Job Center to be located at the Douglass Branch Library. 'Jobs in Sight' is aimed at all people in the Douglass Park area interested in learning about available jobs and gaining access to career-related resources. The Job Center would be a joint project between the Concerned Citizens and the Champaign Public Library. The job center would consist of reference materials, a computer for on-line job searches, and the job board. CCBN and the Library will also host a series of workshops and guest speakers on a variety of job-related topics. At the annual job fair, local employers such as government agencies, manufacturing firms, hospitals, service industries,



trade unions, and the University will have the opportunity to meet and recruit prospective employees from the neighborhood.

Time Frame:

Short Term (Year 2)

Lead Agency:

CCBN

Participating Agencies:

CCBN, Douglass Recreation Center, Champaign Park District, Church groups, Douglass Branch Library, Job Services (state hiring agency), Champaign-Urbana employers, University of Illinois.

Estimated Costs:

\$7,700 total (\$7,500 for Job Center, \$200 for publicity)

B. **Learn to Earn.** This program will link residents to existing job training and education programs to help secure jobs with livable wages and benefits. This program will include training funds for scholarships to sponsor approximately CCBN pre-qualified individuals to attend already existing job programs in the area. CCBN will develop a committee to chair this program and assess the existing job training programs. Concerned Citizens will work along with area service agencies within the framework of existing programs to assist interested participants in attaining job training.

Time Frame:

Short term (12 -24 Months)

Lead Agency:

CCBN

Participating Agencies:

To be announced

Estimated Costs:

CCBN is not asking for funding for the Learn to Earn Program at this time.



## Public Safety Strategies

Residents of Douglass Park are concerned with drug activity occurring in their neighborhoods which they believe to be due to the large number of youth without positive peer models and a lack of structured activities. Drug problems attract an undesirable element to the neighborhood, intimidate residents, contribute to crime, and deter investment in the community. In Douglass Park, 38.9% of all residents are under 17 years of age. Few services, activities, programs, or events are designed for this age, despite the fact that this is the age when most young people choose the direction they will take in life.

The goals of the public safety objective are twofold. The first is to provide a safe and nurturing environment for the area's youth through the creation of alternative activities, job opportunities, educational activities, and positive role models. Second, public safety seeks to reduce criminal activity through changes in the physical environment, thereby reducing the tolerance of illegal activities in the area. This program also seeks to raise community awareness of suspicious persons and unacceptable activities through the construction of physical barriers and through improved community education. Program strategies for public safety selected by the neighborhood group as a high priority are described below.

### High Priority Public Safety Strategies

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Fortify Neighborhood Organizations through Intense Recruitment	Improve Neighborhood Watch & CCBN Membership	CCBN	NSD & Police Department	Short Term
B	Traffic Modifications	Reduce Drug Traffic	CCBN & Public Works	Fire and Police Departments	Long Term
C	New Youth Programs	Provide Structured Activity for Youth	CCBN	Libraries, Park District, Churches, School District	Immediate
D	Expand Tutoring Program	Improve Educational Opportunities	CCBN	Library, Park District, UIUC, Churches, School District	Immediate

**A. Fortifying Neighborhood Organizations through Intense Recruitment.** This strategy strengthens the neighborhood organization as well as the Neighborhood Watch Program through aggressive recruitment. The fortification of these two

groups will primarily be facilitated through the formation of new groups and committees and the recruitment of Block Captains. CCBN's prospective neighborhood intern will take the lead in this program, working in cooperation with the Neighborhood Services Department and Police Department. In addition, this program will seek to improve the vitality of CCBN and the Neighborhood Watch through efforts which seeks to bring new and younger residents of the Douglass Park area into both organizations.

Time Frame:

Short Term (Year 1)

Lead Agencies:

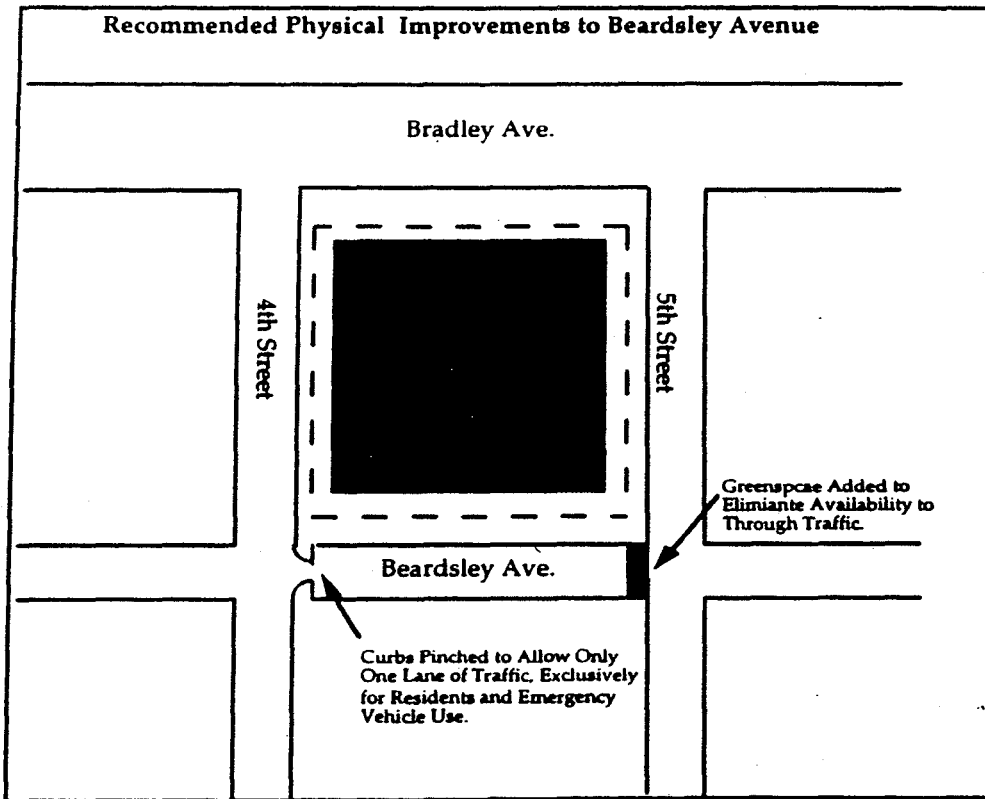
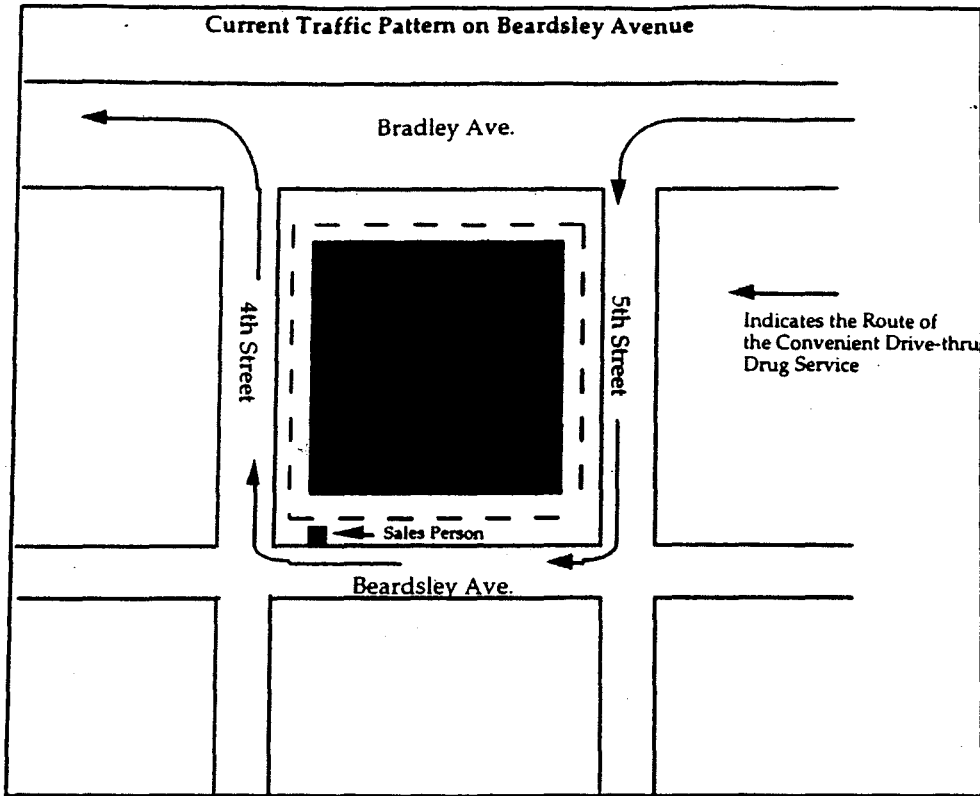
CCBN

Participating Agencies:

Neighborhood Services Department, Police Department, Champaign Park District  
(for public facilities)

Estimated Costs:

\$700 in Year 1 (primarily copying and mailing costs)



**B. Traffic Modifications.** The Douglass Park neighborhood has been the location of a high volume of traffic centralized around several intersections such as Beardsley and 5th, and Bradley and 4th Streets. Much of this traffic is created by drive-through drug sales. There are street and intersection designs used across the country which have been successful in the reduction of traffic related to drugs and other illegal activities because of the constraints they place on access to certain streets. This strategy proposes that following a set of community meetings, such design practices be implemented on a trial basis, possibly on Beardsley Street (see diagram on previous page).

Time Frame:

Long term (2-5 Years)

Lead Agency:

City of Champaign Public Works Department

Participating Agencies:

Neighborhood Services Department, Champaign Fire Department, Champaign Police Department

Estimated Cost:

Approximately \$57,000 in reserved funds (actual cost to be determined by PublicWorks)

**C. Develop Youth Programs.** Although the number of youth under 17 years of age in the Douglass Park area exceeds 38%, few programs exist for youth in the area. This strategy addresses the needs of this age group. The goal of this initiative is to provide workshops, educational programs, and structured activities to strengthen self-worth, self-esteem, and self-image. These programs would provide a place for area youth to come together for activities on a periodic basis. The Concerned Citizens are currently planning for the implementation of two new youth programs for this year. Those programs are Let's Talk and Social Skills on Our Level (SSOL).

The Let's Talk Program is a mentoring program targeting females ages 12-17 (CCBN will also host a similar program for teenage males). Let's Talk will identify a core group of women willing to use their professional skills and life experiences to mentor and offer support to program participants. Let's Talk is aimed at building bonds of trust and offering support through the use of dialogue and mentoring. Mentors for the program will offer guidance in such areas as male and female relations with an emphasis on peer pressure and its effect on personal decision making. Let's Talk will also provide sessions on sexually transmitted diseases and an AIDS awareness

workshop. In addition to mentoring, the group will encourage and give participants guidance on making informed life choices as well as career planning and development.

The SSOL program will serve as a mentoring program for youth ages 7-12. The objective of the program will be to teach children valuable social skills through group interaction. Through the use of skits and plays, the student participants will learn to respond to inappropriate social behavior using appropriate alternatives. The students will be guided through discussions designed to reinforce positive information learned from the skits. A variety of "group home" outings are planned to teach students about responsible behavior in a shared environment. These outings will also allow the program leader to assess the progress of each student in developing good group interaction skills.

Time Frame:

Immediate (Year 1)

Lead Agency:

CCBN

Participating Agencies:

Local churches, Champaign Park District, School District, and Champaign Public Library

Estimated Costs:

\$4,800/year (\$2,200 for SSOL, \$2,600 for Let's Talk)

**D. Expanding the Tutoring Program.** Concerned Citizens for Better Neighborhoods sponsors a tutoring program in the Douglass Park Annex four days a week for neighborhood youth from kindergarten to eighth grade. The program assists approximately 30 to 50 students and has expanded each year.

Although the tutoring program has continued to be successful, a gap exists between the tutoring program and reinforcement of educational successes. To make this program more viable, CCBN proposes to create a partnership with the PTA of the Booker T. Washington School to develop periodic workshops and help groups for the adult parents of youngsters in the tutoring program.

In addition, tutoring will be expanded to meet the more current needs of students by offering computer training. Students gain experience in such areas as computer basics, word processing, and how to use the internet.

Time Frame:

Immediate (Year 1)

Lead Agency:

CCBN

Participating Agencies:

Churches, Champaign Park District, University of Illinois, local youth groups,  
Champaign, Public Library, and Champaign Unit 4 School District

Estimated Costs:

\$2,700/year

## Housing Strategies

The housing objective in the Neighborhood Action Plan aims to beautify the neighborhood with programs that reduce the deterioration of housing stock and provide self-help activities for improvements. The Douglass Park neighborhood has undergone substantial housing repairs and improvements over the last twenty years through the infusion of Community Development Block Grant (CDBG) money. The impact has been significant and is reflected in the Land Use Survey conducted in Planning Area 2 during the NIP planning process.

Results from this survey indicate that nearly 75% of the housing stock is in good condition requiring no structural or cosmetic repairs, while 22% is in fair condition, needing only minor cosmetic repairs. Of all the dwelling units, 4.9% were determined to be unoccupied.

One of the objectives under housing quality in the Neighborhood Wellness Plan stresses the importance of maintaining sound housing conditions. The strategies listed in the Wellness Plan stress the importance of minor home improvement and maintenance in the areas with structures in disrepair. Strategies developed in the NIP can be best accomplished by taking advantage of existing programs and workshops offered by the City. Please note that the high priority strategies are described below and other housing strategies are listed in Appendix 6.

### High Priority Housing Strategies

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Minor Home Repair Team	Publicity of Home Repair Programs	CCBN	Senior Services & NSD	Short Term
B	Self-Help Home Repair Workshops	Teach Home Repair Methods	CCBN	NSD	Short Term

**A. Minor Home Repair Teams.** This strategy will provide publicity for existing minor home repair programs geared towards senior citizens, physically disabled persons, and low to moderate income families in the Douglass area through an outreach process conducted by CCBN members. CCBN will develop a Minor Home Repair Team to go out and publicize existing programs. The Minor Home Repair Team would perform outreach under the guidance of other agencies such as Senior Services of Champaign County and Program Services Division of the Neighborhood Services Department.



## Housing Strategies

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CCBN will be charged with researching existing programs and identifying and screening qualified applicants, while the existing agencies process the CCBN referrals.

Time Frame:

Short term (6 - 12 Months)

Lead Agency:

CCBN

Participating Agencies:

Senior Services of Champaign County & Neighborhood Services Department

Estimated Costs:

\$100 for copying costs

**B. Home Repairs Workshop.** This strategy will inform Douglass Park residents about "do-it-yourself" home repair through educational seminars and demonstration workshops. CCBN will help sponsor a series of City home maintenance workshops which will be conducted by the Program Services Division of the Neighborhood Services Department. Topics would include such topics as home buying, caulk and paint, fall home maintenance, home security and fire safety. Concerned Citizens will assess the needs and interests of the neighborhood through the Minor Home Repair Team and organize and publicize Home Repair workshops. CCBN will also promote and advertise a series of home repair videos created by the Neighborhood Services Department and made available through the Douglass Branch Library.

Time Frame:

Short term (Year 1)

Lead Agencies:

CCBN

Participating Agencies:

Neighborhood Services Department

Estimated:

\$300 for CCBN supplies and administrative costs

## Appendices

- Land Use Survey Instrument
  - Land Use Survey data
- Resident Perception Instrument
  - Resident Perception Data
- Additional Program Strategies
  - Douglass Library Activities
- Strengths & Weaknesses of Planning Area 2

## Appendix 1: Land Use Survey Instrument

1. IS THERE A BUILDING ON THE PARCEL? (IF NO, GO TO #10)

1 = Yes                      2 = No

2. BUILDING OCCUPANCY STATUS

1 = Occupied    2 = Unoccupied and boarded  
3 = Unoccupied and unboarded

3. ESTIMATED SIZE OF BUILDING

1 = Under 999 Square Feet                      2 = 1000 to 1999 Square Feet  
3 = 2000 to 2999 Square Feet                      4 = 3000 Square Feet & Over

4. BUILDING MATERIALS:

1 = Wood            2 = Masonry (brick and block)  
3 = Stone            4 = Metal (includes aluminum or vinyl siding)            5 = Other

5. EXTERIOR CONDITION (Paint, Siding, Brick or Other):

1 = Good            2 = Fair                      3 = Poor

6. IS THERE EVIDENCE OF ACTIVE IMPROVEMENT TO BUILDING?

1 = Yes                      2 = No

7. FIRE EVIDENCE?

1 = Yes                      2 = No

8. OVERALL BUILDING CONDITION

1 = Good                      2 = Fair (minor rehabilitation)  
3 = Deteriorated (major rehab)    4 = Dilapidated (rehabilitation not economical)

9. BUILDING INSPECTION RECOMMENDATION:

1 = No inspection needed  
2 = Inspect for code violations/rehabilitation (deteriorated or dilapidated condition)

10. IS THE PARCEL LANDSCAPED?

1 = Yes (any investment of fixed improvements or plant material such as fence or bushes - do not count trees)  
2 = No

11. ARE THERE ANY DERELICT VEHICLES ON THE PARCEL?            (check what applies)

1 = Expired or no license                      2 = Parked on unimproved surface  
3 = Inoperable

**12. GENERAL SITE CONDITION:**

- 1 = No trash/junk & well maintained
- 2 = Partially kept (scattered trash/debris/junk)
- 3 = Unattended (extensive trash/debris/junk)

**13. NUISANCE INSPECTION RECOMMENDATION:**

- 1 = No inspection needed
- 2 = Inspect for code violations (When derelict vehicles, extensive trash, or debris and junk are indicated)

**14. LAND USE:**

- 1 = Single Family Residential
- 2 = Multi Family Residential - 1 to 4 units
- 3 = Multi Family Residential - 5 or more units
- 4 = Retail/Office/Service
- 5 = Industrial/Warehouse/Utilities-Communication
- 6 = Parks & Recreation/Community Garden
- 7 = Quasi Public (Schools, Social Service, Government, Health)
- 8 = Church/Religious Facility
- 9 = Parking Lot
- 10 = Vacant Lot

## Appendix 2: Land Use Survey Data

**Table A2.1  
Building on Parcel**

Response	Frequency	Percentage
Parcels with Structures	598	81.6%
Vacant Lot	135	18.4%

**Table A2.2  
Building Occupancy Status**

Response	Frequency	Percentage
Occupied	569	95.2%
Unoccupied and Boarded	19	3.2%
Unoccupied and Unboarded	10	1.7%

**Table A2.3  
Estimated Size of Building**

Building Size	Frequency	Percentage
999 Square Ft. and Under	279	46.7%
1000 - 1999 Square Ft.	254	42.5%
2000 - 2999 Square Ft.	36	6.0%
3000 Square Ft. and Over	29	4.8%

**Table A2.4  
Building Material**

Building Material	Frequency	Percentage
Wood	498	83.1%
Masonry	78	13.0%
Stone	2	0.3%
Metal	19	3.2%

**Table A2.5  
Exterior Condition**

Exterior Condition	Frequency	Percentage
Good	441	73.6%
Fair	137	22.9%
Poor	21	3.5%

**Table A2.6  
Evidence of Active Improvement**

Evidence of Improvement	Frequency	Percentage
Yes	101	16.9%
No	495	83.1%

**Table A2.7  
Structures with Fire Damage**

Fire Evidence	Frequency	Percentage
Yes	4	0.7%
No	591	99.3%



**Table A2.8  
Overall Building Condition**

Building Condition	Frequency	Percentage
Good	449	75.1%
Fair	129	21.6%
Deteriorated	18	3.0%
Dilapidated	2	0.3%

**Table A2.9  
Building Inspection Recommendation**

Inspection Recommendation	Frequency	Percentage
No Inspection Needed	544	90.7%
Inspect for Rehabilitation	54	9.0%
Inspect for Demolition	2	0.3%

**Table A2.10  
Landscaping Present**

Presence of Landscaping	Frequency	Percentage
Yes	491	67.0%
No	242	33.0%

**Table A2.11  
Derelict Vehicles**

Derelict Vehicles Present	Frequency	Percentage
Expired or No License Plates	9	1.2%
Parked on Unimproved Surface	N/A	N/A
Inoperable	6	0.8%
No Derelict Vehicles	673	93.0%

**Table A2.12  
General Site Condition**

Condition of Lot	Frequency	Percentage
No Trash/Junk & Well Maintained	609	83.5%
Partially Kept	109	15.0%
Unattended	11	1.5%

**Table A2.13  
Nuisance Inspection Recommendation**

Was a Nuisance Present?	Response	Percentage
No	683	93.2%
Yes	47	6.3%
Missing	3	0.5%

**Table A2.14**  
**Land Use**

Land Use Classification	Number of Lots	Percentage
Single Family Residential	435	59.3%
Vacant Lot	102	14.0%
Multi Family Residential (1 to 4 units)	74	10.1%
Retail/Office/Service	37	5.1%
Church/Religious Facility	18	2.5%
Parking Lot	18	2.5%
Multi Family Residential (5 or more units)	15	2.1%
Industrial/ Warehouse/ Utilities/ Communication	15	2.1%
Quasi Public (schools, social service, government, health)	10	1.4%
Parks & Recreation (Community Garden)	7	.95%
Lots with Missing Land Use Data	2	.25%



## Appendix 3: Resident Perception Survey

Student team: 1. \_\_\_\_\_ 2. \_\_\_\_\_

Please circle the appropriate response to the multiple choice questions and write complete, accurate responses to the open-ended questions.

### I. Satisfaction

1. How satisfied are you with the neighborhood?
  - a. Very satisfied
  - b. Satisfied
  - c. Dissatisfied
  - d. Very Dissatisfied
2. In your opinion, what are the greatest strengths of the neighborhood?
3. In your opinion, what are the most serious problems of the neighborhood?
4. What specific action should the city take to solve the most serious of these problems?

### I. Municipal Services

Please rate each of the following items on a scale from 1 to 4.  
 1=Very good; 2=Good; 3=Fair; 4=Poor; and N/A=Does not apply

#### 1. Infrastructure:

Street maintenance	1	2	3	4	N/A
Street lights	1	2	3	4	N/A
Street signs	1	2	3	4	N/A
Curbs and gutters	1	2	3	4	N/A
Sidewalks	1	2	3	4	N/A
Stormwater drainage	1	2	3	4	N/A
Traffic lights	1	2	3	4	N/A

#### 2. City Services:

Police protection	1	2	3	4	N/A
Fire protection	1	2	3	4	N/A
Snow removal	1	2	3	4	N/A





**3. Public Services:**

Mass transit	1	2	3	4	N/A
Phone service	1	2	3	4	N/A
Gas/electric service	1	2	3	4	N/A
Cable TV service	1	2	3	4	N/A
Trash service	1	2	3	4	N/A

**4. Social Services:**

Health services	1	2	3	4	N/A
Recreation/parks	1	2	3	4	N/A
Community meeting space	1	2	3	4	N/A
Child care	1	2	3	4	N/A
Substance abuse programs	1	2	3	4	N/A
Job training	1	2	3	4	N/A
Youth programs	1	2	3	4	N/A
Senior citizen programs	1	2	3	4	N/A
Legal services	1	2	3	4	N/A

**5. Educational Services:**

Elementary school	1	2	3	4	N/A
Secondary school	1	2	3	4	N/A
Community college	1	2	3	4	N/A

6. If the city could improve three things in this neighborhood, what would they be?

**7. New Services:**

**A. Douglass Park Branch Library**

1. What kinds of programs or materials do you think the new Douglass Branch Library should provide for children?

2. What kinds of programs or materials do you think the new Douglass Branch Library should provide for adults?

3. What would make you visit the Douglass Branch Library?  
(Circle all that apply)

- |                    |                                  |
|--------------------|----------------------------------|
| a. Computers       | e. Educational material/programs |
| b. Internet access | f. Typewriter/fax/photocopier    |
| c. Videos          | g. Neighborhood meetings         |
| d. Periodicals     | h. Other_____                    |



### Appendix 3: Resident Perception Survey

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Please circle the appropriate response to the multiple choice questions and write complete, accurate responses to the open-ended questions.

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4. What specific action should the city take to solve the most serious of these problems?

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Please rate each of the following items on a scale from 1 to 4.  
1=Very good; 2=Good; 3=Fair; 4=Poor; and N/A=Does not apply

##### 1. Infrastructure:

Street maintenance	1	2	3	4	N/A
Street lights	1	2	3	4	N/A
Street signs	1	2	3	4	N/A
Curbs and gutters	1	2	3	4	N/A
Sidewalks	1	2	3	4	N/A
Stormwater drainage	1	2	3	4	N/A
Traffic lights	1	2	3	4	N/A

##### 2. City Services:

Police protection	1	2	3	4	N/A
Fire protection	1	2	3	4	N/A
Snow removal	1	2	3	4	N/A

7. What is your current monthly payment for housing (rent or mortgage)?
8. How would you describe the level of banking services provided by neighborhood financial institutions?
- a. Very good
  - b. Good
  - c. Fair
  - d. Poor

Could you please explain your answer.

9. What grade school do your children currently attend?
10. Do you know your neighbors on a first name basis?
- a. Yes
  - b. No

V. Demographic Information

1. Gender:
- a. Male
  - b. Female
2. With which group do you most closely associate:
- a. White
  - b. African-American
  - c. Latino
  - d. Asian
  - e. Other (Pacific Islander, Aleut)
3. Age:
- a. 17 years and under
  - b. 18 to 25 years
  - c. 26 to 35 years
  - d. 36 to 45 years
  - e. 46 to 55 years
  - f. 56 to 65 years
  - g. Over 65 years
4. What is your marital status? (Circle one)
- a. Single
  - b. Married
  - c. Separated
  - d. Divorced
  - e. Widowed
5. Which category best describes your total household income for 1995? (Circle one)
- a. Less than \$5,000
  - b. \$5,000 to \$9,999
  - c. \$10,000 to \$14,999
  - d. \$15,000 to \$19,999
  - e. \$20,000 to \$29,999
  - f. \$30,000 to \$39,999
  - g. \$40,000 to \$49,999
  - h. \$50,000 and over



6. What is your primary source of income? (Circle one)

- a. Salary (monthly or yearly)
- b. Wage ( Hourly and/or tips)
- c. Self-employed
- d. Social security
- e. Public assistance
- f. Other \_\_\_\_\_

Please indicate the number of adults and children currently living in your household:

Categories	Number
Adults (18 years and older)	
Children (17 years and younger)	

8. What kind of transportation do you generally use?

- a. Car
- b. Bus
- c. Taxi
- d. Bicycle
- e. Walk
- f. Other \_\_\_\_\_

9. Do you or anyone in your household participate in a neighborhood organization (church, social, or service)?

- a. Yes
- b. No

10. Would you like to be placed on the neighborhood organization mailing list:

- a. Yes
- b. No

11. Are you aware of the Neighborhood Services Department/Community Development Program at the City of Champaign?

- a. Yes
- b. No

Resident Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

## Appendix 4: Data from the Resident Perception Survey

**Table A4.1**  
**Resident Respondent Satisfaction with Douglass Park Neighborhood**

Satisfaction Level	Number of Responses	Percent
Very Satisfied	19	18.6%
Satisfied	50	49.0%
Dissatisfied	18	17.6%
Very Dissatisfied	14	13.7%
Missing	1	1.0%

**Table A4.2**  
**Resident Satisfaction with Delivery of Public Services**

Type of Service	Service Satisfaction Response				
	Very Good	Good	Fair	Poor	No Response
<b>Infrastructure</b>					
Street Maintenance	7.8%	46.1%	28.4%	12.7%	4.9%
Street Lights	18.6%	57.8%	14.7%	5.9%	2.9%
Street Signs	18.6%	52.9%	13.7%	8.8%	5.9%
Curbs and Gutters	9.8%	43.1%	22.5%	19.6%	4.9%
Sidewalks	11.8%	56.9%	20.6%	7.8%	2.9%
Stormwater Drainage	6.9%	36.3%	23.5%	29.4%	3.9%
<b>City Services</b>					
Police Protection	11.8%	45.1%	23.5%	15.7%	3.9%
Fire Protection	19.6%	48.0%	13.7%	1.0%	17.6%
<b>Public Services</b>					
Mass Transit	37.3%	35.3%	8.8%	2.0%	16.7%
Gas/Electric Service	17.6%	59.8%	11.8%	3.9%	6.9%
Trash Service	20.6%	61.8%	7.8%	2.9%	6.8%
<b>Social Services</b>					
Health Services	18.6%	46.1%	11.8%	2.9%	20.6%
Recreation/Parks	15.7%	41.2%	18.6%	10.8%	13.7%
Community Meeting Space	13.7%	41.2%	17.6%	4.9%	22.5%
Child Care	12.7%	19.6%	12.7%	5.9%	49.0%
Substance Abuse Programs	2.9%	22.5%	19.6%	14.7%	40.2%
Job Training	6.9%	24.5%	15.7%	19.6%	33.3%
Youth Programs	13.7%	23.5%	24.5%	17.6%	20.5%
Senior Citizen Programs	15.7%	35.3%	12.7%	3.9%	32.4%
<b>Educational Services</b>					
Elementary School	16.7%	34.3%	15.7%	7.8%	25.5%
Secondary School	5.9%	36.3%	21.6%	4.9%	31.4%
Community College	29.4%	32.4%	10.8%	0.0%	27.4%

\* Indicates an unanswered survey question or an inapplicable response.

**Table A4.3  
Douglass Branch Library**

Proposed Services	Number of Responses	Percent
Computers	53	18.3%
Internet access	22	7.6%
Videos	42	14.5%
Periodicals	23	8.0%
Educational material/ programs	49	17.0%
Typewriter/fax/ photocopier	40	13.8%
Neighborhood meetings	36	12.5%
Other	6	2.1%

**Table A4.4  
Length of Residence in Douglass Park**

Length of Residence in Area 2	Number of Responses	Percent
Less than one year	6	5.9%
1 - 5 years	26	25.5%
6 - 10 years	10	9.8%
11 - 20 years	13	12.7%
21 - 30 years	14	13.7%
Over 30 years	33	32.4%
Missing/Not Answered	0	0.0%

**Table A4.5  
Housing Type of Survey Respondents**

Housing Type	Number of Responses	Percent
Single family	83	81.4%
Duplex	1	1.0%
Boarding house	0	0%
Public housing	10	9.8%
Apartment	7	6.9%
Other	0	0%
No Response	1	1.0%

**Table A4.6  
Housing Ownership**

Housing Ownership	Number of Responses	Percent
Renting Housing	36	35.3%
Homeowner	64	62.7%
Missing/Not Answered	2	2.0%

**Table A4.7  
Resident Respondent Satisfaction with Current Housing**

Satisfaction Level	Number of Responses	Percent
Very satisfied	29	28.4%
Satisfied	54	52.9%
Dissatisfied	9	8.8%
Very dissatisfied	9	8.8%
Missing	1	1.0%

**Table A4.8  
Housing Improvements**

Have Improved their Housing in the Last 5 Years	Number of Responses	Percent
Yes	59	57.8%
No	34	33.4%
No Response	9	8.8%

**Table A4.9  
Overall Housing Conditions in Neighborhood**

Rating	Number of Responses	Percent
Good (repairs not necessary)	38	37.3%
Fair (minor maintenance needed)	39	38.2%
Poor (major rehabilitation needed)	18	17.6%

**Table A4.10  
Resident Perception of Banking Services Available in Planning Area 2**

Perception of Banking Services	Number of Responses	Percent
Very Good	11	10.8%
Good	35	34.3%
Fair	17	16.7%
Poor	19	18.6%
No Response or Opinion	20	19.6%

**Table A4.11  
Residents Who Know Their Neighbors on a First Name Basis**

Response	Number of Responses	Percent
Yes	81	79.5%
No	18	17.6%
No Response	3	2.9%



**Table A4.12  
Gender**

Gender	Number of Responses	Percent
Male	33	32.4%
Female	68	66.7%
Unmarked Survey	1	1.0%

**Table A4.13  
Respondent Demographics: Race**

Identified Race	Number of Responses	Percent
White	5	4.9%
African American	92	90.2%
Latino	0	0.0%
Asian	0	0.0%
Other	0	0.0%
No Response	5	4.9%

**Table A4.14  
Respondent Demographics: Age**

Age Group	Number of Responses	Percent
17 years and under	1	1.0%
18 to 25 years	11	10.8%
26 to 35 years	16	15.7%
36 to 45 years	28	27.5%
46 to 55 years	13	12.7%
56 to 65 years	10	9.8%
Over 65 years	22	21.6%
No Response	1	1.0%

**Table A4.15  
Respondent Demographics: Marital Status**

Marital Status Response	Number of Responses	Percent
Single	33	32.4%
Married	38	37.3%
Separated	4	3.9%
Divorced	10	9.8%
Widowed	13	12.7%
No Response	4	3.9%



**Table A4.16**  
**Respondent Demographics: Gross Household Income**

Income Group	Number of Responses	Percent
Less than \$5,000	11	10.8%
\$5,000 to \$9,999	10	9.8%
\$10,000 to \$14,999	11	10.8%
\$15,000 to \$19,999	12	11.8%
\$20,000 to \$29,999	17	16.7%
\$30,000 to \$39,999	9	8.8%
\$40,000 to \$49,999	1	1.0%
\$50,000 and over	8	7.8%
No Response	23	22.5%

**Table A4.17**  
**Demographics: Respondents' Primary Source of Income**

Income Source	Number of Responses	Percent
Salary	21	20.6%
Wage	25	24.5%
Self-employed	3	2.9%
Social security	14	13.7%
Public Assistance	5	4.9%
Other	18	17.6%
Missing	16	15.7%

**Table A4.18**  
**Most Frequently Used Method of Transportation**

Type of Transportation	Number of Responses	Percent
Automobile	68	67.7%
Bus or Public Transportation	13	12.7%
Other	9	8.8%
No Response	12	11.8%

**Table A4.19**  
**Participation in Community Organizations**

Response	Number of Responses	Percent
Yes	75	73.5%
No	25	24.5%
No Response	2	2.0%



**Table A4.20**  
**Respondents Wanting to be Placed on CCBN Mailing List**

Response	Number of Responses	Percent
Yes	76	74.5%
No	24	23.5%
No Response	2	2.0%

**Table A4.21**  
**Respondent Awareness of Neighborhood Services Department**

Response	Number of Responses	Percent
Yes	42	41.2%
No	57	55.8%
No Response	3	3.0%

## Appendix 5: Additional Community Organization Strategies

*Please Note that Low Priority Strategies represent a "wish list." If these strategies are considered in the future, they need to be researched in much greater detail. The accuracy of information in the Appendices needs to be confirmed!*

### Low Priority Community Organization Strategies

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Leadership Training	Train Neighborhood Leaders	CCBN	To be Determined	Short Term
B	Seeking Funding Sources	Obtain Grants to Support Programs	CCBN	U of I, City Legal	Short Term

**A. Leadership Training.** Train leaders to learn motivational skills and other abilities which will benefit neighborhood groups.

Time Frame:

Short Term (12-24 Months)

Lead Agency:

CCBN

Participating Agencies:

To be determined

Estimated Costs:

To be determined

**B. Seek Additional Sources of Funding.** Explore organizational sources of funding for CCBN programs through foundations, national religious organizations, and corporations to permit larger and more encompassing activities.

Time Frame:

Short Term (12-24 Months)

Lead Agency:

CCBN



Participating Agencies:

- The Neighborhood Services Department of the City of Champaign and the Department of Urban and Regional Planning can provide some technical experience and identify potential funding sources. Additional sources in Champaign Public Library.

Estimated Costs:

Not applicable



**Appendix 6: Additional Economic Development Strategies**

*Please Note that Low Priority Strategies represent a "wish list." If these strategies are considered in the future, they need to be researched in much greater detail. The accuracy of information in the Appendices needs to be confirmed!*

**Low Priority Economic Development Strategies**

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Regional Job Authority	Neighborhood Economic Data Base	CCBN & Chamber of Commerce	U of I Commerce Department	Long Term
B	"The First Step"	Small Business Assistance	Chamber of Commerce	CCBN	Long Term

**A. Regional Jobs Authority.** This program will collect detailed, reliable information regarding the local and regional economy which can be used by planners and neighborhood organizers to evaluate previous programs and prescribe future programs with more confidence. This program will carry out two surveys - one to learn about the staffing requirements of the major employers in the Champaign Urban region, and another to determine the purchasing patterns of Douglass Park residents (and perhaps all Champaign residents). The employer survey will investigate which jobs are available, necessary qualifications, jobs with opportunity for promotion, and qualities which constitute an attractive candidate.

Time Frame:  
Long Term

Lead Agency:  
CCBN & Chamber of Commerce

Agencies:  
Students at the Department of Commerce/Consumer Science at the U of I, professors in the Commerce Department at the University of Illinois.

Costs:  
Approximately \$2,000 to write, copy, distribute, collect, and analyze survey.

**B. The First Step.** This program will encourage the expansion and establishment of private small businesses in the Douglass Park neighborhood. 'The First Step' will be an annual meeting held in the Douglass Park neighborhood which will inform

potential business-people (and those interested in expansion) of the benefits (particularly government grants and assistance), problems, opportunities and general feasibility of small businesses located in Douglass Park. The meeting will also provide a forum for business people to share their knowledge and experience with each other. The meeting would be intended to attract residents interested in making it in business/expansion, government officials to advise on Federal, State and local incentives, a small business development planner, successful small-business people and academic. 'The First Step' will provide assistance for the administration involved to secure grants, and advise businesses when necessary.

Time Frame:

Long Term

Tasks:

1. Collect information on all available government programs
2. Publicize the program
3. Identify and secure suitable venue
4. Obtain services of government officials
5. Provide ongoing assistance (administration, etc.)

Agencies:

Champaign County Chamber of Commerce, CCBN

Estimated Costs:

\$5,000 per annum

## Appendix 7: Additional Public Safety Strategies

*Please Note that Low Priority Strategies represent a "wish list." If these strategies are considered in the future, they need to be researched in much greater detail. The accuracy of information in the Appendices needs to be confirmed!*

### Low Priority Public Safety Strategies

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Women's Support group	Discussion Forum for Single Parents	CCBN	Housing Authority, Health Care Providers, U of I	Long Term

**A. Women's Support Group.** According to the 1990 US Census data, 56.3% of Douglass Park families were classified as being female headed households compared to 17.7% in City of Champaign. Over half of the families in Douglas Park are headed by women trying to work and raise a family at the same time, yet there is currently no assistance offered specifically to these women. A resident support group should be organized for female-headed households to discuss critical issues facing their families, interact with qualified speakers, and receive peer support. The program would begin as a pilot program in one of the public housing units (Mansard Square, Parkside Apartments, or Birch Village) with 15 -20 members who would meet once a week for 2-3 hours. A local resident would be hired to do outreach, take care of weekly logistics, and facilitate discussions. Daycare would be provided and a graduate community psychology TA would be hired to train community leaders, facilitate skills, and help to access local resource persons.

Time Frame:

Short Term (12-24 Months)

Lead Agency:

CCBN (meetings would be held in Mansard Square, Parkside, or Birch Village during the first pilot year).

Participating Agencies:

University of Illinois, Francis Nelson Community Health Center, hospitals, Parkland College

Estimated Cost:

To be determined



## Appendix 8: Additional Housing Strategies

*Please Note that Low Priority Strategies represent a "wish list." If these strategies are considered in the future, they need to be researched in much greater detail. The accuracy of information in the Appendices needs to be confirmed!*

### Low Priority Housing Strategy

#	Strategy	Goal	Primary Agency	Secondary Agencies	Time Frame
A	Major Rehabilitation Project	Rehabilitate Abandoned Housing	CCBN	Office of Affordable Housing, NSD	Long Term

**A. Major Rehabilitation Project.** This project is implemented when an occupied/unoccupied building is structurally sound but in need of major exterior rehabilitation. Major rehabilitation is defined as crumbling or loose brick, major peeling of paint, and missing or loose sections of aluminum siding. The building condition's survey indicates that fifty-four buildings are recommended for inspection for rehabilitation.

The Major Rehabilitation Project can be funded through HUD's HOME program. This program provides funding and housing assistance strategies to all eligible jurisdictions (e.g., all States, local governments, metropolitan cities, urban counties, and consortia). The goal of this program is to increase affordable, decent housing for low- and very low-income homeowners and renters through initiatives such as: moderate to substantial rehabilitation, site improvements, reconstruction, and other related development activities involving non-luxury housing.

Time Frame:

Long Term

Funding Sources:

U.S. Department of HUD's HOME Program

Lead Agency:

Concerned Citizens for Better Neighborhoods

Participating Agencies:

U.S. Department of HUD, U of I School of Architecture



## Appendix 9: Douglass Library Design

The Douglass Branch Library is considering an expansion. During the March, 1996 University of Illinois Resident Survey, residents were asked which of the selected services they would like to see in this new facility. The result of this survey are listed below. Douglass Park residents appear to have some interest in all of the proposed library services. According to the survey results, residents are most interested in having computers, and educational material and programs available at the library.

**Table A9.1  
Community Library Needs**

Library Service	Responses in Favor of Service	Percent
Computers	53	18.3%
Internet access	22	7.6%
Videos	42	14.5%
Periodicals	23	8.0%
Educational material/programs	49	17.0%
Typewriter/fax/photocopier	40	13.8%
Neighborhood meetings	36	12.5%
Other	6	2.1%
No Response	18	6.2%
Total	289	100%

### *Description of Douglass Library Situation*

The Champaign Public Library System currently has a satellite branch located in Douglass Park at 310 E. Bradley Avenue. A new branch library has been approved and is planned to replace the current facility. The new facility will take over all operations from the Bradley location and will be located at the site of Douglass Annex. The plans for the new branch were developed without input from community residents. Many Douglass Park citizens are not happy with the proposed location, basic design of the building and want to make suggestions regarding possible library services. Resident efforts to reference the story of the new library have been frustrated by the Library Board. A considerable number of local leaders are concerned that the new library facility will not meet the needs of the residential community.

### Objectives:

1. Allow Douglass Park residents the opportunity to review and make suggestions to library branch plans before construction begins; including a review of possible aesthetic modifications to allow for more open space and a survey of library users to rank the current services of the branch and suggest needed improvements.



2. Create a permanent Douglass Park Library Advisory Board chaired by the head of the Concerned Citizens to follow implementation of programs and suggest modifications for equipment intended for the library. This group could also mobilize community support for the library and it's programs.

3. Find a new use for the old library building at 310 E. Bradley that would meet the current and future needs of the community. Among the possible community uses are: a new day care facility, and after school tutoring center, and a possible University of Illinois community development center.

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## Appendix 10: Strengths & Weaknesses of Planning Area 2

### Strengths:

- Community members willing to volunteer
- History of residents who remain active in the community
- Strong core of long time home owners
- Home owners who are committed to maintaining the area as a clean, safe and healthy environment
- Strong community-based social service agencies operate in the area
- Informal system of youth advising provided by elders in the neighborhood
- Strong network of area churches
- Easy access to regional health care facilities
- Convenient highway access
- Access to regional shopping centers
- Existence of locally owned and oriented small business sector on University Ave., First St., and Fourth St.
- Some vacant lots offer space for potential future development of housing or business
- Improved relationship with Police
- Great community facilities including Douglass Park, Douglass Library & Douglass Annex
- Washington Elementary School

### Weaknesses:

- Housing and property abandonment
- Poor property maintenance efforts at some industrial/commercial sites and multi-family residential units
- Concentration of illegal drug activity in the neighborhood
- Uneven attention given to maintenance in various parks and recreation facilities
- Maintenance of playground and parking lot at Washington School is inadequate
- Designs for new library facility did not take into account resident needs such as space for the tutoring program
- High unemployment rate in the neighborhood & lack of adequate paying jobs in area
- Lack of supervised activities for area youth
- Decreasing area population
- Abandonment of the area by some local businesses
- Limited mass transit service provided to regional shopping center
- Flooding along Boneyard Creek
- Poor relationship between Police and deteriorating sections of the neighborhood
- Gap between age groups on the perception of police service to the area
- Lack of structural and formal organization of the neighborhood

