



Hamilton Area Neighborhood District (HAND)

City of Fond du Lac



HAND- An Accidental Way to Start Neighborhood Planning

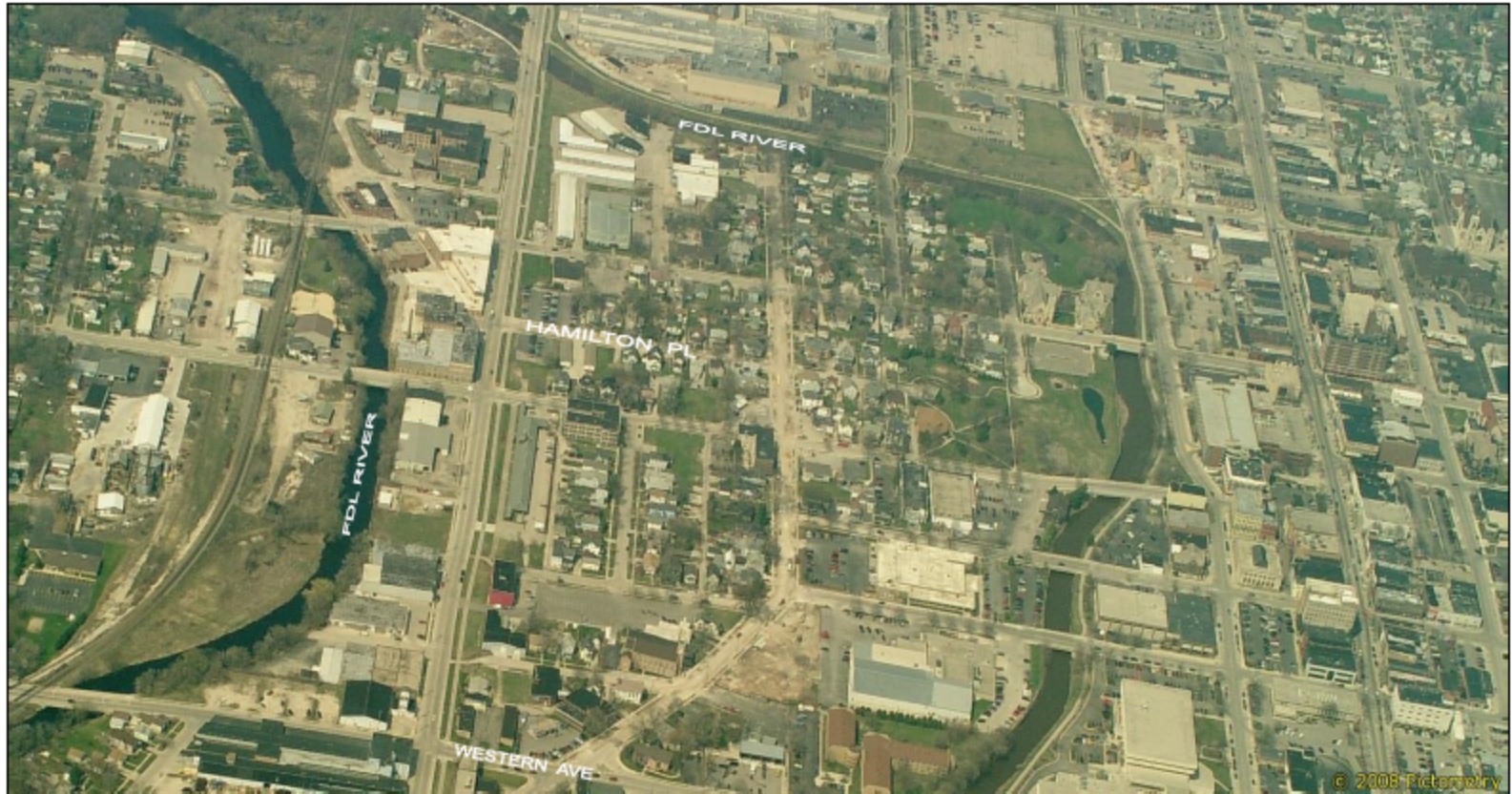
- Started in 2003 as a result of residents' concern about their neighborhood
- Effort was led by a neighborhood church, Reverend Bertsch from the Church of Peace
- Monthly neighborhood meetings with participation by a number of groups



GENERAL AREA OF HAND NEIGHBORHOOD



HAND Neighborhood Boundaries





Organizations & Partnerships

- Homeowners
- Tenants
- Landlords
- Church of Peace
- St. Paul's Cathedral
- YMCA
- Habitat for Humanity
- Solutions Center
- Housing Authority
- Community Development Department
- Code Enforcement
- Police Department



Process

- HAND started as a neighborhood watch effort and evolved into neighborhood improvement effort
- Meets monthly to discuss issues impacting the neighborhood
- Identify opportunities for improvement
 - Circulation within the neighborhood
 - Safety improvements – lighting
 - Property redevelopment



Funding

- Community Development Block Grant (CDBG)
- State Grant Programs
 - Brownfield Grant
- Private Investment



Investment

- \$463,000 for the demolition of a former Kohl's Grocery Store; redeveloped as park land
- \$4.2 million in the rehabilitation of the Calumet Apartments (historic hotel Calumet)
- \$230,000 in the demolition, remediation and VPLE of a former gas station



Investments

- \$12 million in the construction of a new YMCA and Boys & Girls Club
- \$207,000 in owner occupied housing rehabilitation
- \$400,000 in Military Road reconstruction within the neighborhood
- Redevelopment of two (2) former industrial sites into 83 townhomes



Investments

- \$575,000 in the selective demolition and remediation of a former manufacturing site to facilitate mixed-use redevelopment
- Pending redevelopment of a former manufacturing site into multifamily units
- Construction of a biking and walking trail with old railroad ROW



Neighborhood Indicators & Metrics

- No established indicators or metrics
 - Crime – Calls for Service
- Going forward:
 - Homeownership rates
 - Housing values
 - Income
 - Unemployment
 - Private investment



Success?

- HAND would say there is still more work to be done
 - Have achieved quite a few successes
- Laid the foundation for starting neighborhood planning efforts within the City
- Neighborhood planning is important as communities grow and become more diverse for quality of life and economic development



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