



STRONG NEIGHBORHOODS INITIATIVE

better communities together

SNI Impact Report 2012-2022



Shannon Entz, CNU-A, Program Planner
Jennifer Sylvester, AICP, Senior Planner
City of OKC Planning Department
Housing and Community Development Division



stabilization



placemaking



commitment



collaboration

May 15, 2025

Intro to SNI and Intended Outcomes

Over a five-year period, the SNI intends to tip declining neighborhoods towards long-term, economic sustainability through community engagement, holistic planning strategies, and thoughtful public and private investments.

- Improved quality of life & culture - **From place to “A PLACE”**
- Engaged and informed neighborhood groups, children and parents
- Decreased turnover in neighborhoods and schools
- Increased homeownership and private investment
- Existing owners staying and aging in place
- Improved property values & market stabilization
- Decreased perception of crime & discrimination
- Greater connectivity and accessibility to jobs, education and services
- Reduction of vacant properties
- Improved health outcomes for all
- Improved greenspaces and trees



SNI'S "Holistic" Approach In Action

Physical, social and economic investments

New **street trees**
lower utility bills,
enhance **walkability**
& beauty

Arborist sharing the
benefits of trees and
proper tree care and
planting techniques

Local partners and
adult neighbors
mentoring the youth
volunteers



New, **affordable**,
accessible and
energy-efficient **home**
for wheelchair-bound
homeowner

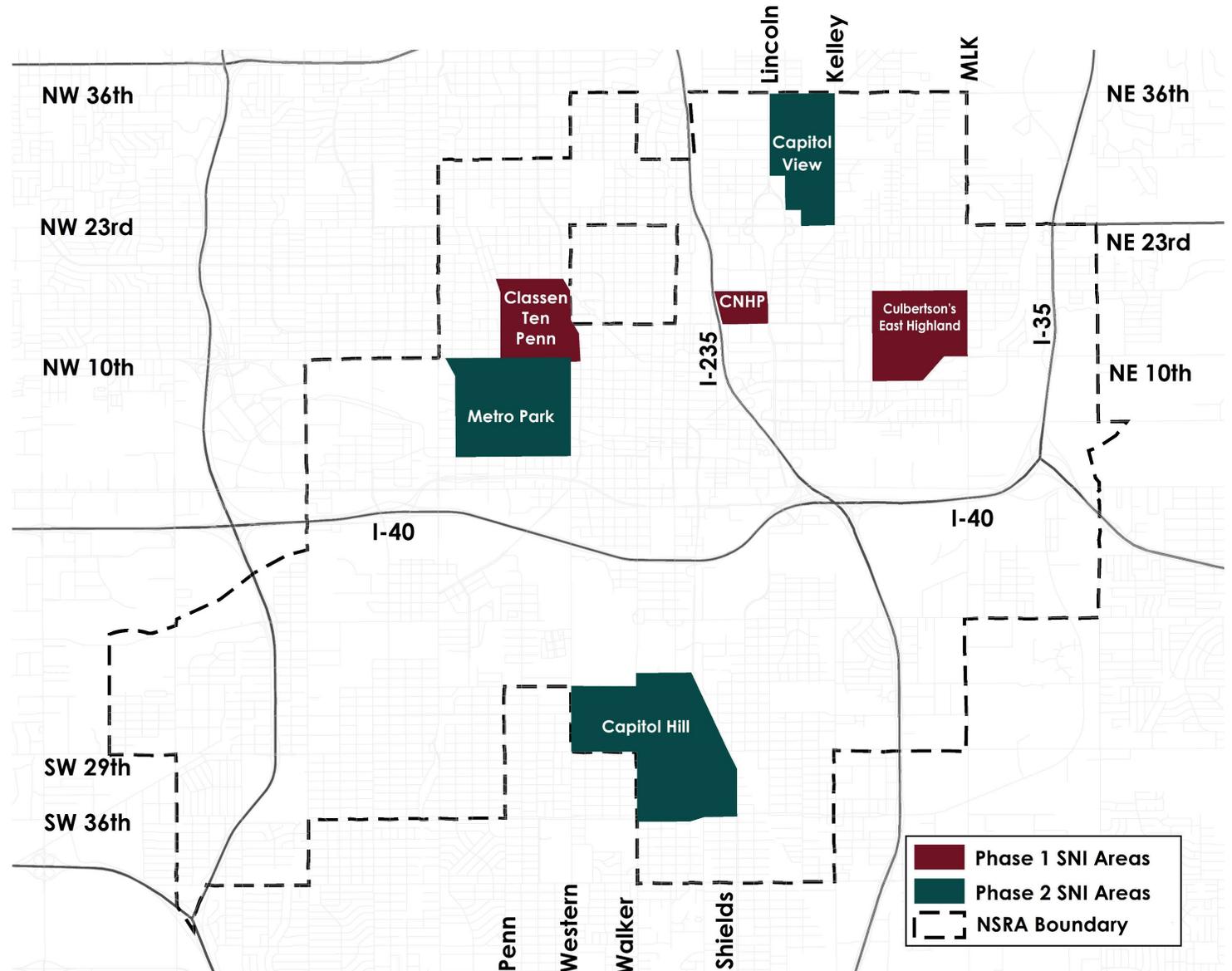
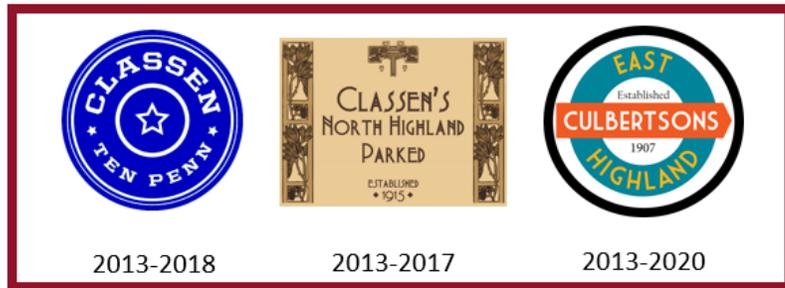
Former **vacant lot**
now occupied and
contributing more
property tax

New **sidewalks**
increase mobility &
access to schools,
jobs and **parks**

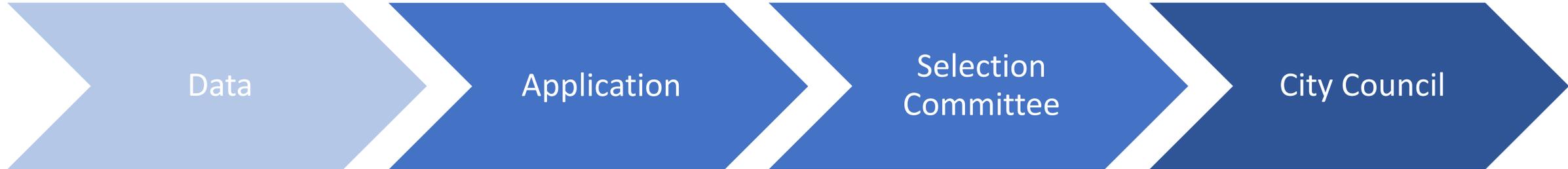
COMMUNITY ENGAGEMENT AND PRIDE

SNI Neighborhoods

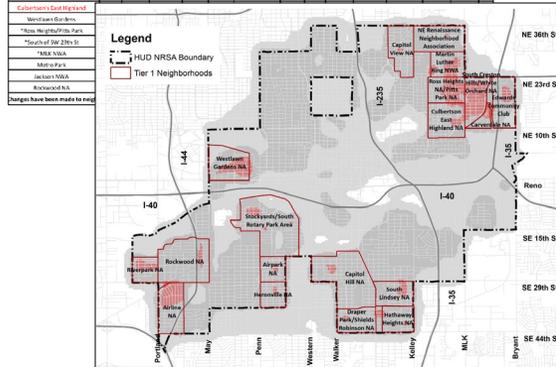
To date, the City has invested more than **\$16.7 million of Federal funds** in these 6 SNI neighborhoods and there has been more than **\$51.2 million of private investment.**



SNI'S Neighborhood Selection Process



Neighborhood Association	Ward	Units (Tier 1)	Units (Tier 2)	Children	Hispanic	Val SC	HH Income SC	Owner	Y'rs in Area (0-5)	Whose School SC	Whose Park (0-1)	Whose CDP (0-1)	Access to Employment (0-1)	Good Project (0-1)	Other
*Capitol Hill North	4	28.2	4.07	2.32	0.11	1.08	0.52	1	1	1	1	0.5	1	0	1
Capitol View NA	7	28.4	2.22	2.22	0.58	0.37	0.42	1	1	1	1	0	1	0	1
*Capitol Hill South	4	28.3	3.14	3.42	0.28	0.37	0.51	1	1	1	1	0.5	0	0	1
1 Capitol Hill White Orchard	7	27.7	3.67	2.37	2.28	0.80	0.80	1	0.5	1	1	0	1	0	1
Colburn East NA	7	27.0	3.20	2.28	0.47	0.70	0.38	1	1	1	0	0	1	0.5	1
Woodburn Gardens	6	24.3	2.20	2.52	0.51	0.07	0.09	1	1	1	0	1	0	0.5	1
*Ross Heights/Pros Park	7	23.1	4.11	2.42	2.05	0.63	0.77	1	0	1	1	0	0	0.5	1
*Maple of the 28th St	6	22.1	3.22	0.76	0.07	0.59	0.42	0	1	1	1	0	0	0.5	1
*Maple NA	7	21.7	2.34	2.38	0.69	0.32	0.07	0.5	1	1	1	0	0.5	1	1
Maple Park	6	21.7	3.74	2.84	0.42	0.43	0.76	1	0	1	0	1	0	0.5	1
Jackson NNA	6	21.7	3.42	3.88	0.51	0.97	0.80	0.5	1	0	1	0	0.5	0.5	1
Rockwood NA	6	20.1	2.70	4.40	0.23	0.86	0.76	1	1	1	0	0	0.5	1	1



SNI Neighborhood Selection Application

Congratulations! The City of Oklahoma City Planning Department would like to invite YOUR NEIGHBORHOOD to participate in the Strong Neighborhoods Initiative (SNI) application process. Based on several criteria, a review panel chose five (5) neighborhood candidates to receive this application. Two neighborhoods will be chosen.

The SNI program is intended to engage with neighborhood residents and stakeholders to develop plans, programs and partnerships that will address the neighborhood's housing, economic, infrastructure and social needs as well as be a catalyst to attract new residents and businesses.

SNI Mission

The mission of the City of Oklahoma City's Strong Neighborhoods Initiative is to tip declining neighborhoods towards long-term, economic sustainability through rigorous community engagement, holistic planning strategies, and thoughtful public and private investments.

The Purpose and Goal for the Selection Process

The purpose of this process is to select the next two Strong Neighborhoods Initiative areas. The overarching goal for this selection process is to ensure that it is inclusive and transparent and that the outcome is supportable by the review panel, planning team and other City departments, City Management, the City Council, and the community.

Timeline

- August 21, 2024: SNI staff will begin to contact neighborhood leaders to invite them to the Application Workshop.
- September 3, 2024: SNI Application Workshop for invited neighborhoods. We will discuss the program, explain the application process, and answer questions.
- October 25, 2024 by 5pm: Application due to srioki@okc.gov
- November 7, 2024: Neighborhood interviews. Your Neighborhood Application Team will answer prepared questions from the SNI Selection Committee. Your interview time will be provided at a later date.

SNI Neighborhood Selection Application Page 1 of 6

Group or neighborhood advocates that have not yet formed an association but desire to:

Other, Please describe:

The number of active neighborhood participants:

2. Please answer the questions. If the answer is YES, please attach documentation to support your answer.

- a. Does your neighborhood communicate through email, social media or other? YES NO



SNI Neighborhood Selection Methodology

TIER ONE ANALYSIS

Basic Eligibility

1. Incomes
2. Housing Values
3. Owner-occupancy
4. Children
5. Crime

TIER TWO ANALYSIS

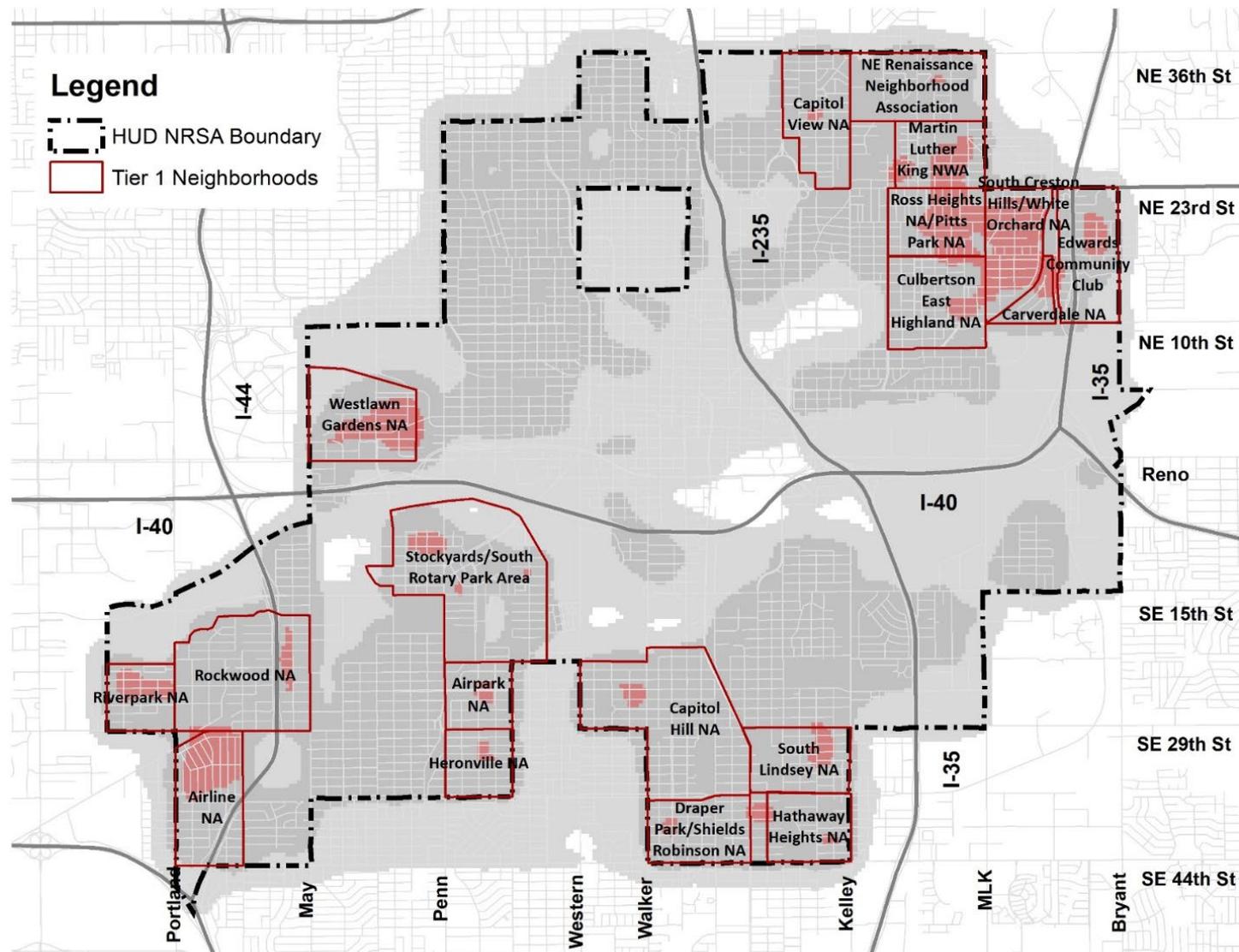
Assets, proximity, and investments

1. Existing neighborhood associations
2. Neighborhood schools
3. Neighborhood parks
4. Access to employment centers
5. Commercial District Revitalization Program Areas
6. City investments such as GO Bond Projects

TIER THREE ANALYSIS

Conditions and opportunities

1. Residential Units
2. Building Permits
3. Public Housing Units
4. Undeveloped Parcels



SNI'S Implementation Process

Community Engagement

Revitalization Strategy

Implementation

Results





SNI Revitalization Strategy for Martin Luther King Neighborhood

Table of Contents	
About the Strong Neighborhoods Initiative	1
Introducing the MLK Neighborhood	3
Housing in MLK	5
Business + Economic Development in MLK	7
MLK Opportunities Map	8
Infrastructure in MLK	9
Wellness + Human Services in MLK	10
Programs of a Glance	11
Contributors	12





2018-2022 PROGRESS IN CAPITOL VIEW



864
Residential Units
Newly Sold Homes



39% Owner-Occupied
63% Non Owner-Occupied
Source: 2022 Oklahoma State Survey



\$70,312
Average SF
Source: 2022 Oklahoma State Survey



\$26,583
Median Household Income
Source: 2022 Census



11,685
Employees Within
1.7M jobs
Source: 2022 Census





New affordable home with trees planted through NeighborWoods Program



New Public Art at Mitchell Park by P4T Fusion

City Dollars: \$3,019,085

Investment Dollars: \$2,871,150

Average Home Sales Price: \$250,000 (Source: Realtor.com data 2022)

Avg Sales Price Per Sq Ft: \$149 (Source: Realtor.com data 2022)

Crime Incidents: Average for OKC: 50 Per Sq Mile (Source: Neighborhood Crime Map)

SNI Neighborhood Projects:

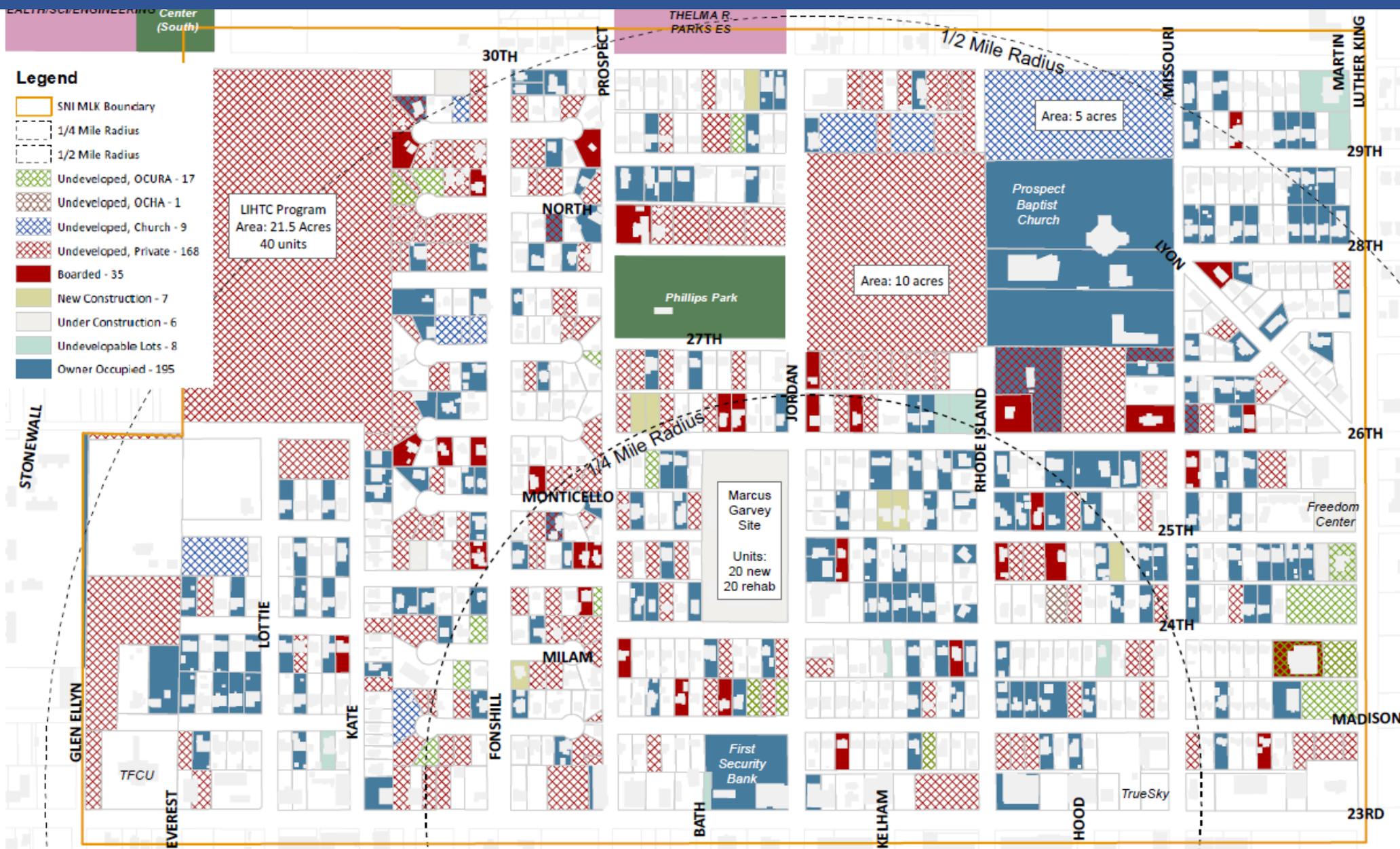
- ▲ New Signs - 28
- Neighborhood Projects - 3
- Public Art - Underway - 2
- Housing Units - 28
- New Affordable Housing - 4
- Safe and Tidy Program - 2
- Hazardous Tree Removal - 146
- Hazardous Tree Assessment - 18
- Tree Planting - 12

Make P4T Vacation City: Personal and Neighborhood Safety Workshop, Legacy of Love Family Estate Planning Workshop, Tree and Landscape Workshop, Housing and Legal Workshop, After School and Summer Programs

SNI Partner Projects:

- Rebuilding Together Projects - 28
- Create Next Week Camp Projects - 7
- Monthly OKC Mobile Market

Implementation: Example of Additional Data Collection



SNI Investments in Phase 1 Areas

Public Investment: \$9.9M

Private Investment: \$39.3M

SNI Accomplishments

33 affordable homes built

3 parks improved

49 homes rehabbed

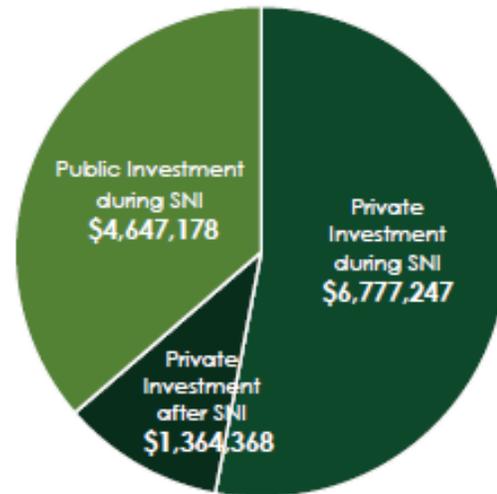
69 blocks of new sidewalks

59 hazardous trees removed

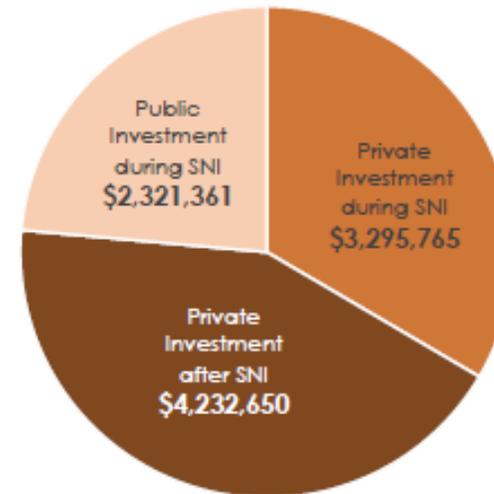
271 trees planted

36 art & beautification projects

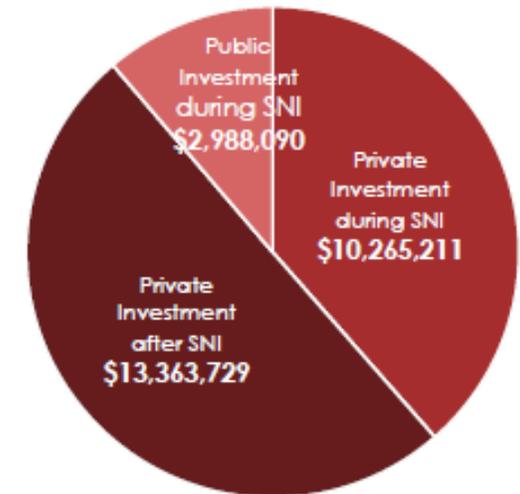
1000+ afterschool/summer students



Culbertson's East Highland



Classen's North Highland Parked



Classen Ten Penn

Incidents of Crime 2013-2022

Increased opportunities for crime

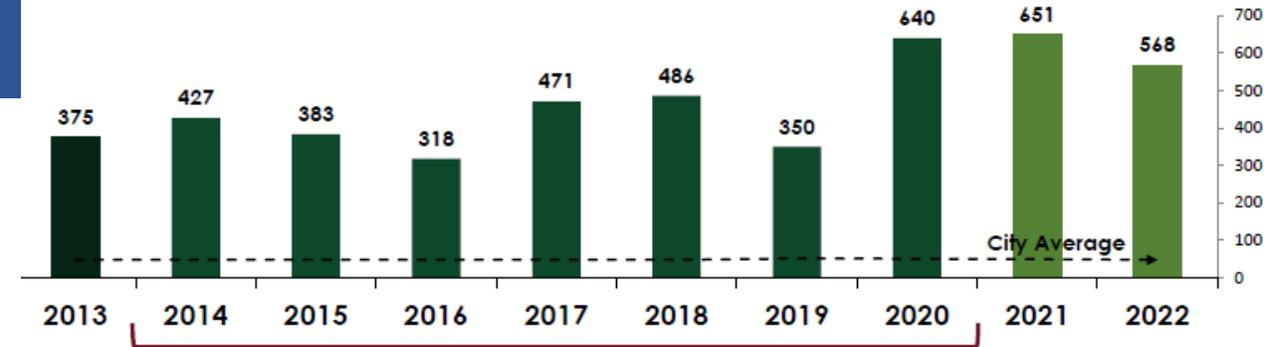
1. Vacant lots, homes and commercial properties
2. Poorly maintained homes, especially rental properties
3. Broken windows
4. Abandoned vehicles
5. No one outdoors
6. Stray animals

SNI Crime prevention measures

1. Neighborhood Assoc/Orgs to host events and door-to-door communication
2. "Eyes on the street": Infrastructure that promotes walking and playing outdoors
3. Crime Prevention Through Environmental Design (CPTED)
4. Safe and well-maintained homes
5. Proactive Code Enforcement
6. Homeownership

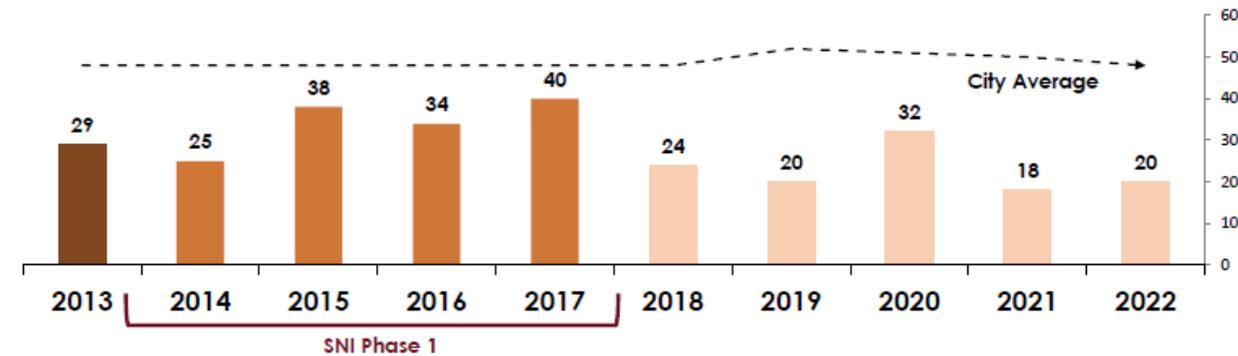
Number of Crime Incidents in Culbertson's E Highland

Source: OCPD



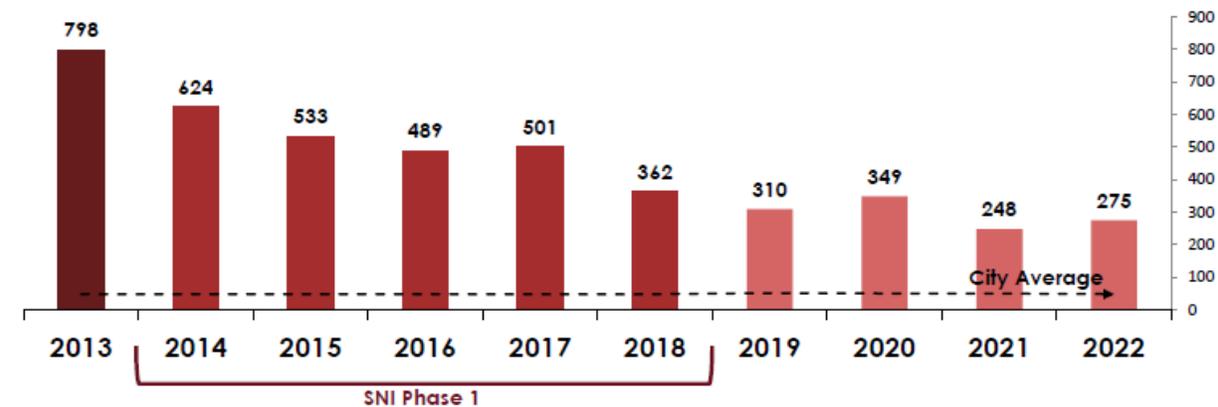
Number of Crime Incidents in Classen's N Highland Parked

Source: OCPD



Number of Crime Incidents in Classen Ten Penn

Source: OCPD



Housing 2013-2022

SNI Public Investment:
\$9.9M

In Housing:
\$5.3M

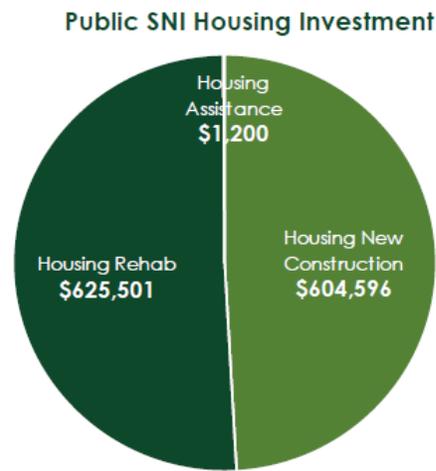
33 affordable homes built

49 homes rehabbed

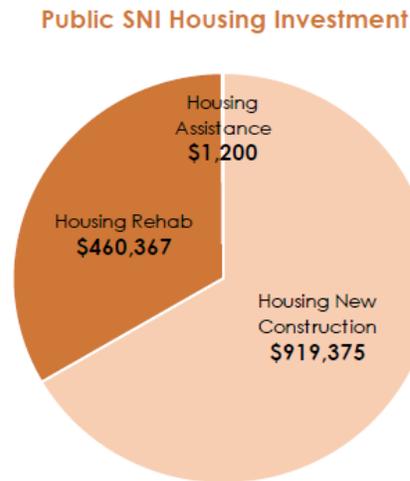
0 homes demolished

The overall goal for SNI is to enhance and improve the neighborhood for the people who are there, not redevelop, displace, or replace existing residents.

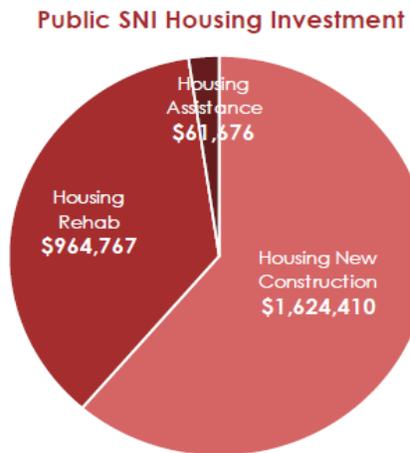
Culbertson's East Highland



Clasen's North Highland Parked

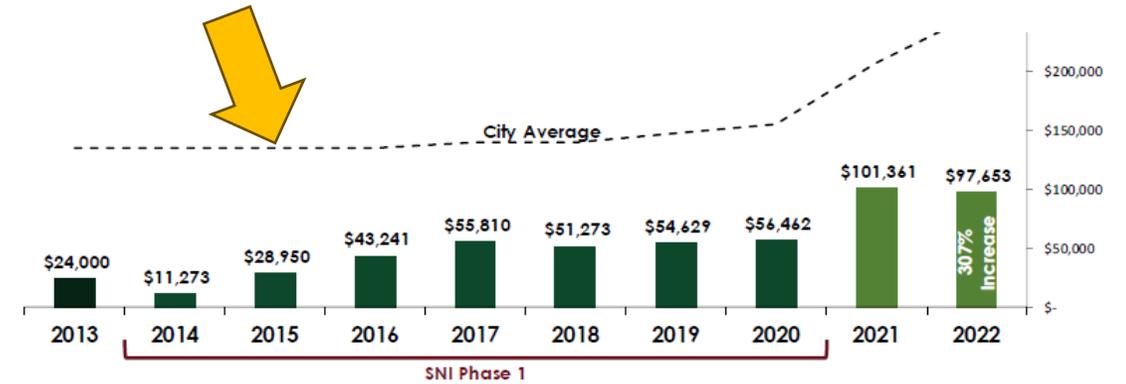


Clasen Ten Penn



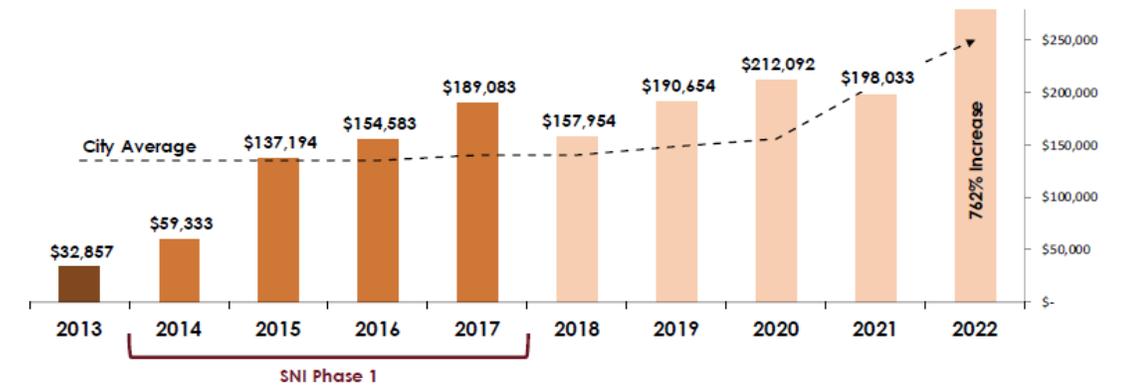
Average Home Sales Price

Source: OK County Assessor



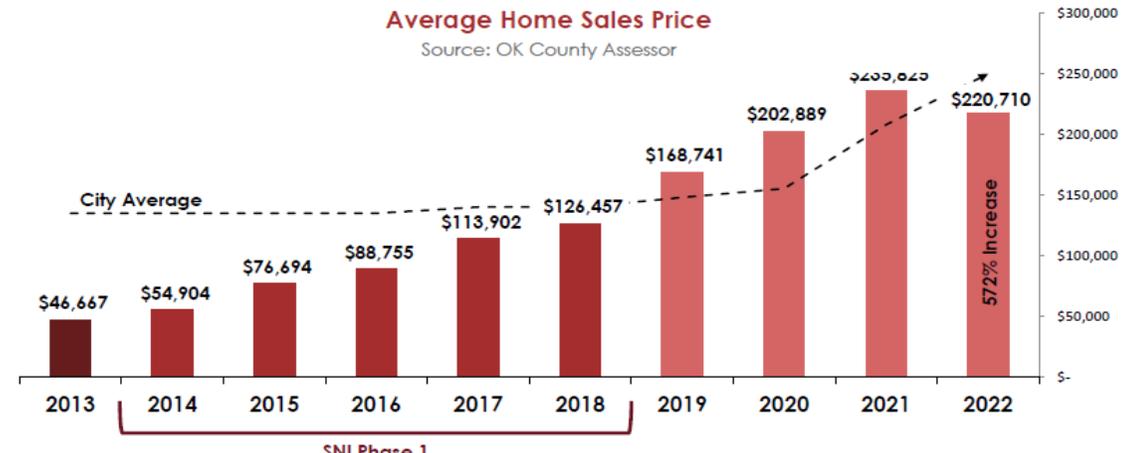
Average Home Sales Price

Source: OK County Assessor



Average Home Sales Price

Source: OK County Assessor

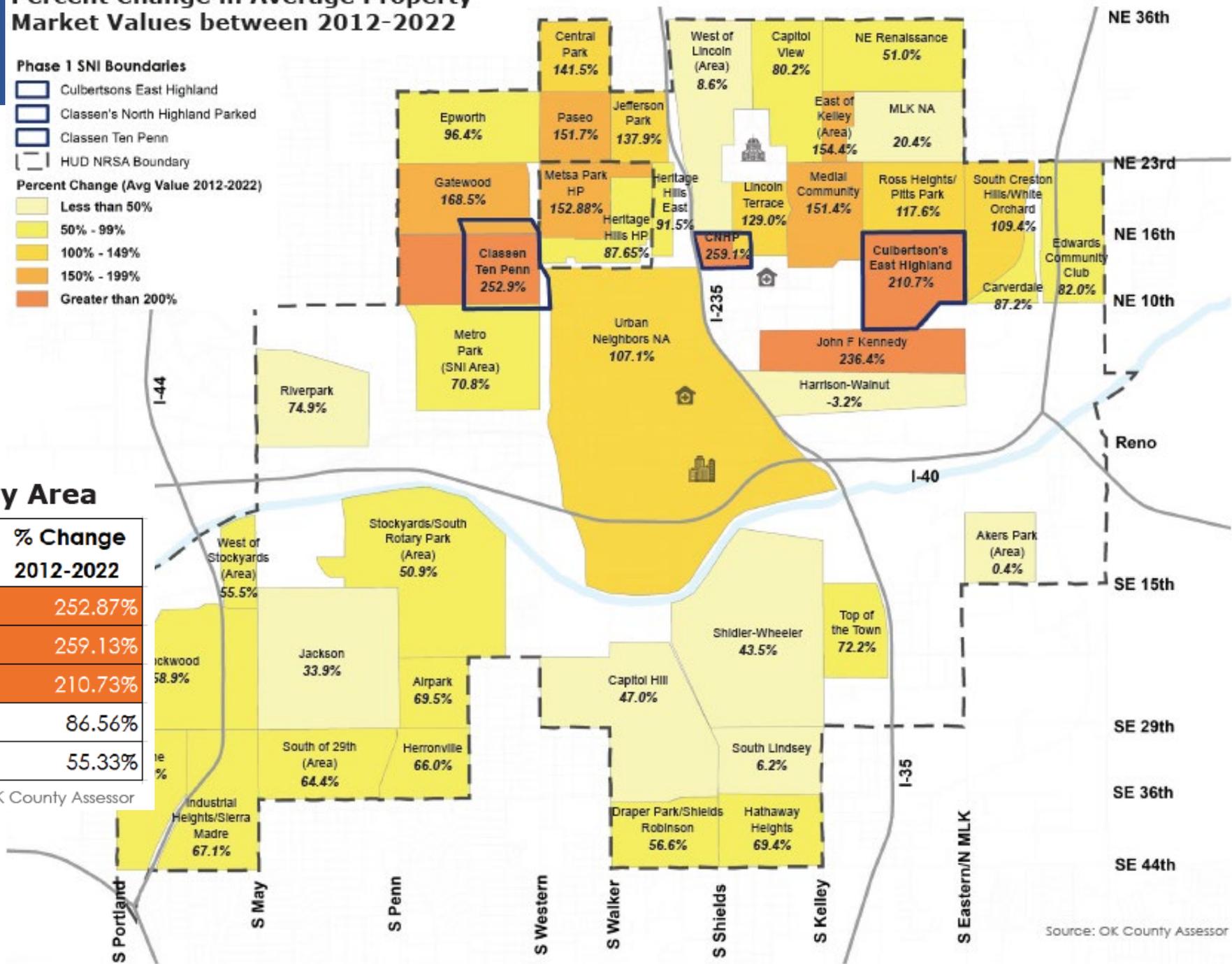


Property Values

Why the 200% increase in SNI Areas?

1. More new home construction in SNI areas than non-SNI.
2. Strategic SNI investments

Percent Change in Average Property Market Values between 2012-2022



Average Property Market Values by Area

Neighborhood	Avg Market Value 2012	Avg Market Value 2022	% Change 2012-2022
CTP	\$ 52,857.76	\$ 186,518.52	252.87%
CNHP	\$ 75,627.85	\$ 271,603.29	259.13%
CEH	\$ 18,213.41	\$ 56,594.26	210.73%
NRSA	\$ 106,226.72	\$ 198,173.59	86.56%
City-Wide	\$ 184,980.13	\$ 287,330.21	55.33%

Source: OK County Assessor

Source: OK County Assessor

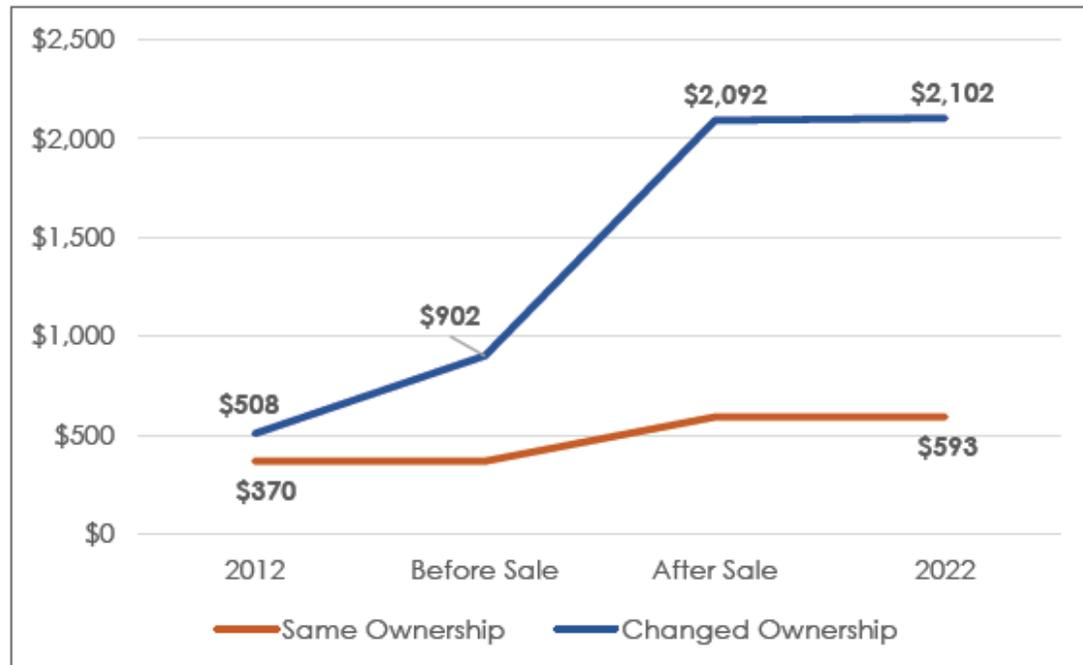
Property Taxes

The homes that did not change ownership saw an average increase of only **\$223 over the 10-year period**, while their property values increased from \$54,458 to \$171,664.

WHAT!? HOW?

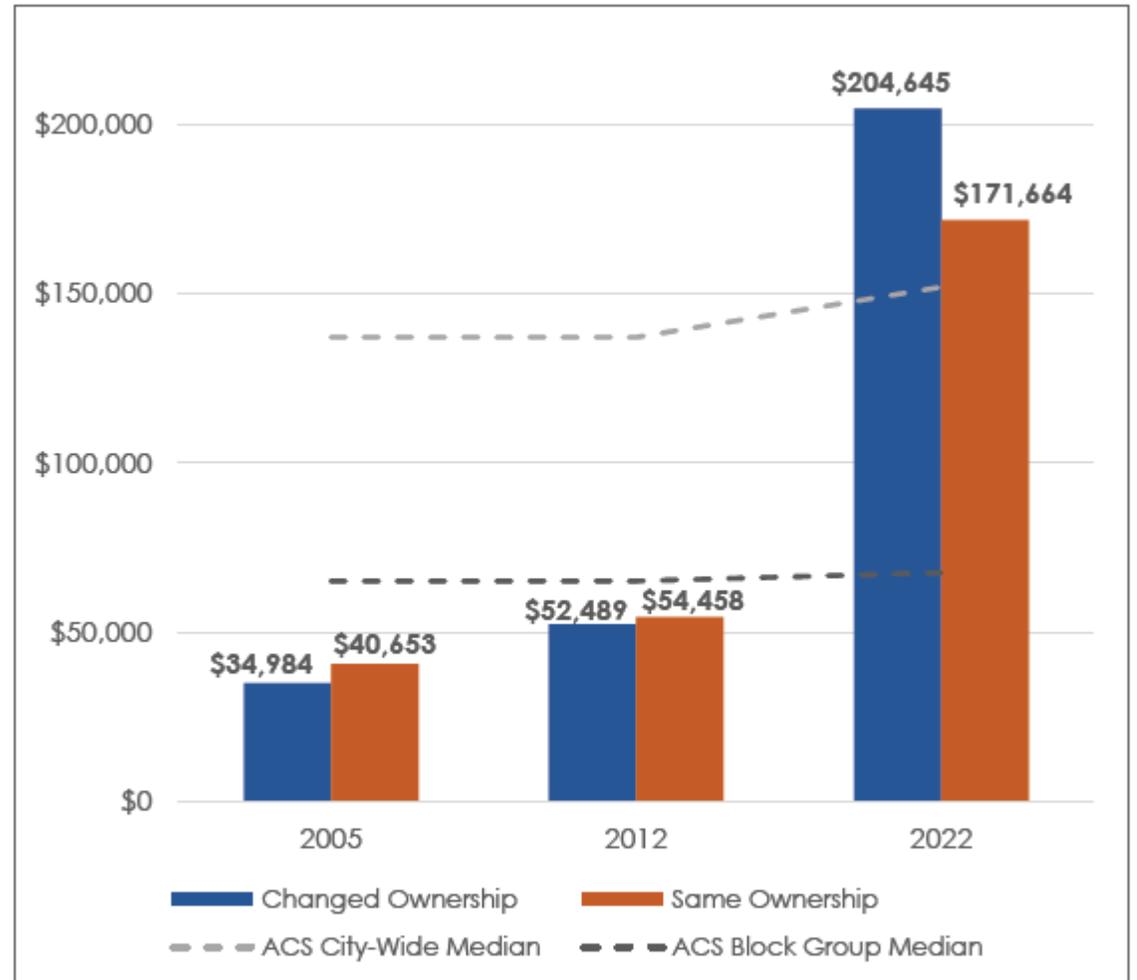
Fantastic Oklahoma Property Tax Law!
0-3-5% cap on annual property tax bill

Average Annual Tax Bill



Source: OK County Assessor

Average Taxable Market Value



Source: OK County Assessor

SNI Neighborhood Streetscapes 2014 and 2024

Culbertson's E Highland



Classen's N Highland Parked



Classen Ten Penn



SNI Neighborhood Streetscapes 2014 and 2024



2014: 1400 Block of NW 14th



2014: 400 Block of NE 15th



2024: 1400 Block of NW 14th



2024: 400 Block of NE 15th

Safe, Affordable and Fair Housing

Home Repairs, Down Payment Assistance & New Construction

Owner-occupied housing rehabilitation



Affordable infill homes built by CHDO partners



Youth, Afterschool & Community Wellness Programs



Recent Community Outreach & Education



SNi HOMEOWNERSHIP WORKSHOP

CELEBRATE HOMEOWNERSHIP MONTH AND MEET OUR PARTNERS WHO CAN MAKE YOUR HOUSING DREAMS A REALITY!

DATE: Tuesday, June 2nd

TIME: 6:00pm-7:30pm

Virtual Workshop - Please register for login information.

- Purchase Contracts
- Mortgages
- Predatory Lending
- Homeowners Insurance
- Down-payment Assistance Opportunities
- New, Affordable Homes available in NE OKC



MEET OUR SNI PARTNER AGENCIES AND LEARN ALL ABOUT THE

MANY PROGRAMS OFFERED TO SNI NEIGHBORS!



- LEGAL ASSISTANCE
- NEIGHBORHOOD ORGANIZING
- AFTER-SCHOOL PROGRAMS
- OKC MOBILE MARKET
- HOMEBUYER EDUCATION
- HAZARDOUS TREE REMOVAL
- TREE PLANTINGS
- HOUSING DISCRIMINATION PREVENTION
- HOME REPAIR PROGRAMS
- DOWNPAYMENT ASSISTANCE
- NEW



SNi HOUSING & LEGAL WORKSHOP FOR RENTERS

MEET OUR RENTAL HOUSING EXPERTS AND GET THE BEST ADVICE AND TIPS!

DATE: Thursday, Oct 15

TIME: 6:00pm-7:00pm

Register at: www.okc.gov/sni

Broadcast on FB Live & Call-In Option w/Spanish Language Assistance Available

- NEW Eviction Prevention Program
- Landlord-tenant rights and responsibilities
- Renters Insurance
- Housing Discrimination



THE STRONG NEIGHBORHOODS INITIATIVE PRESENTS...

FAMILY ESTATE PLANNING

LEGACY OF LOVE

How to protect your family's and neighborhood's future.

TUESDAY, MAY 25TH AT 6:00 PM

PRESENTED BY LEGAL AID SERVICES OF OKLAHOMA

nacok
Neighborhood Alliance of Central Oklahoma

The Strong Neighborhoods Initiative Presents...

Personal & Neighborhood Safety

Learn about simple changes to keep your home and neighborhood safe.

Thursday, June 3rd at 6:00 pm

With the City of OKC's Fire, Police and Planning Department

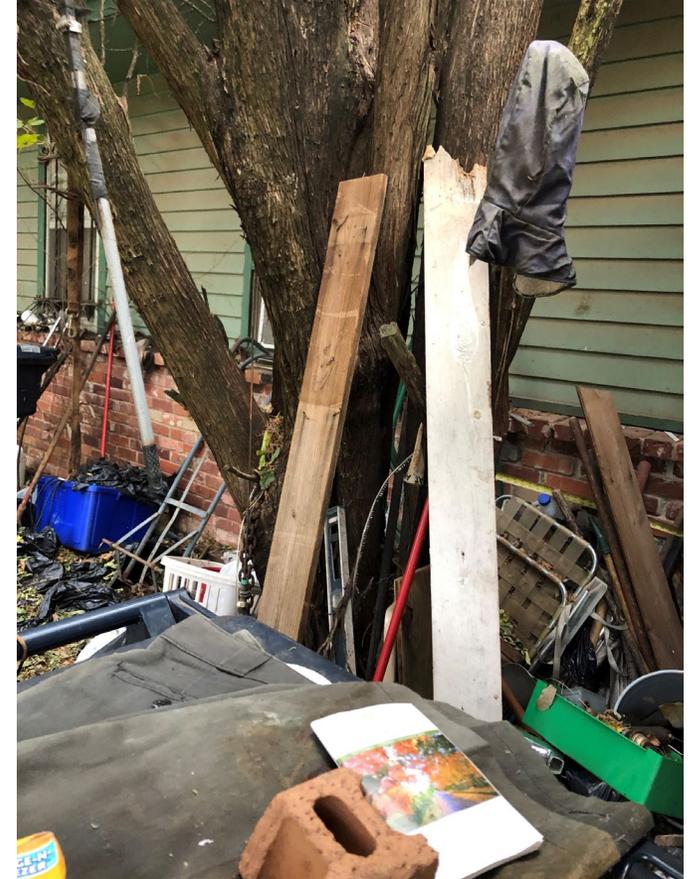
Accessibility and Safety



New sidewalks & ADA ramps



Hazardous tree trimming & removal



Safe & Tidy Program

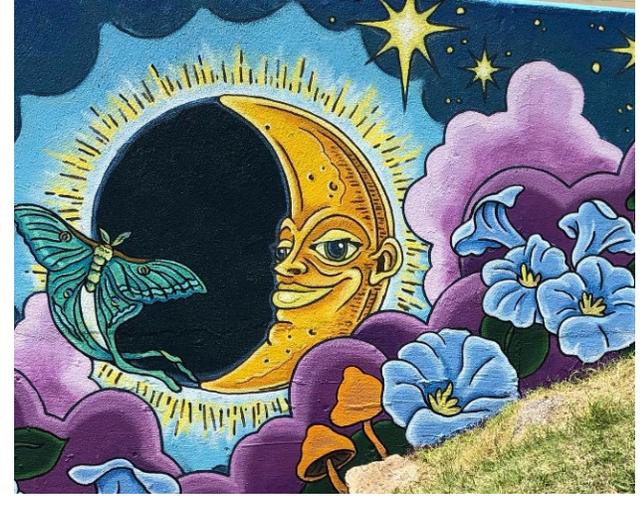
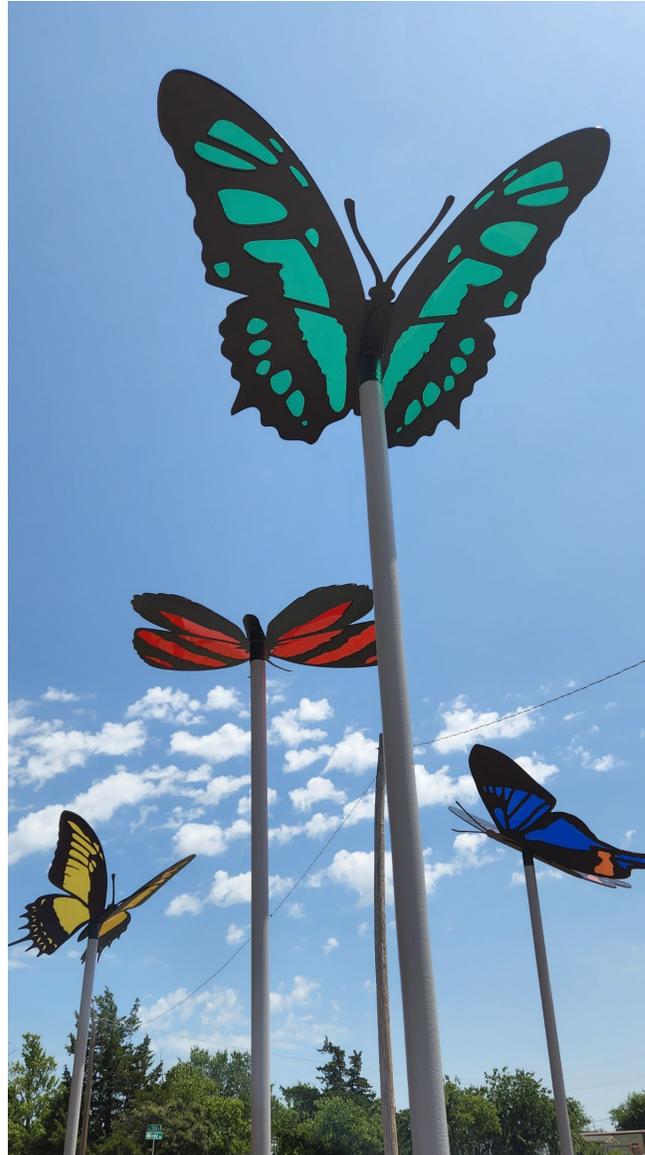
SNI Neighborhood Projects



Neighborhood Parks and Green Spaces



Public Art



The Alliance's SNI Storefront Program



Applications now open

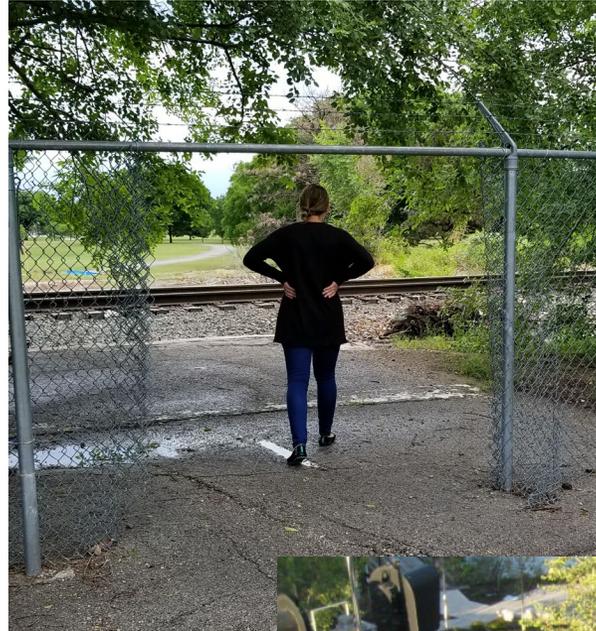
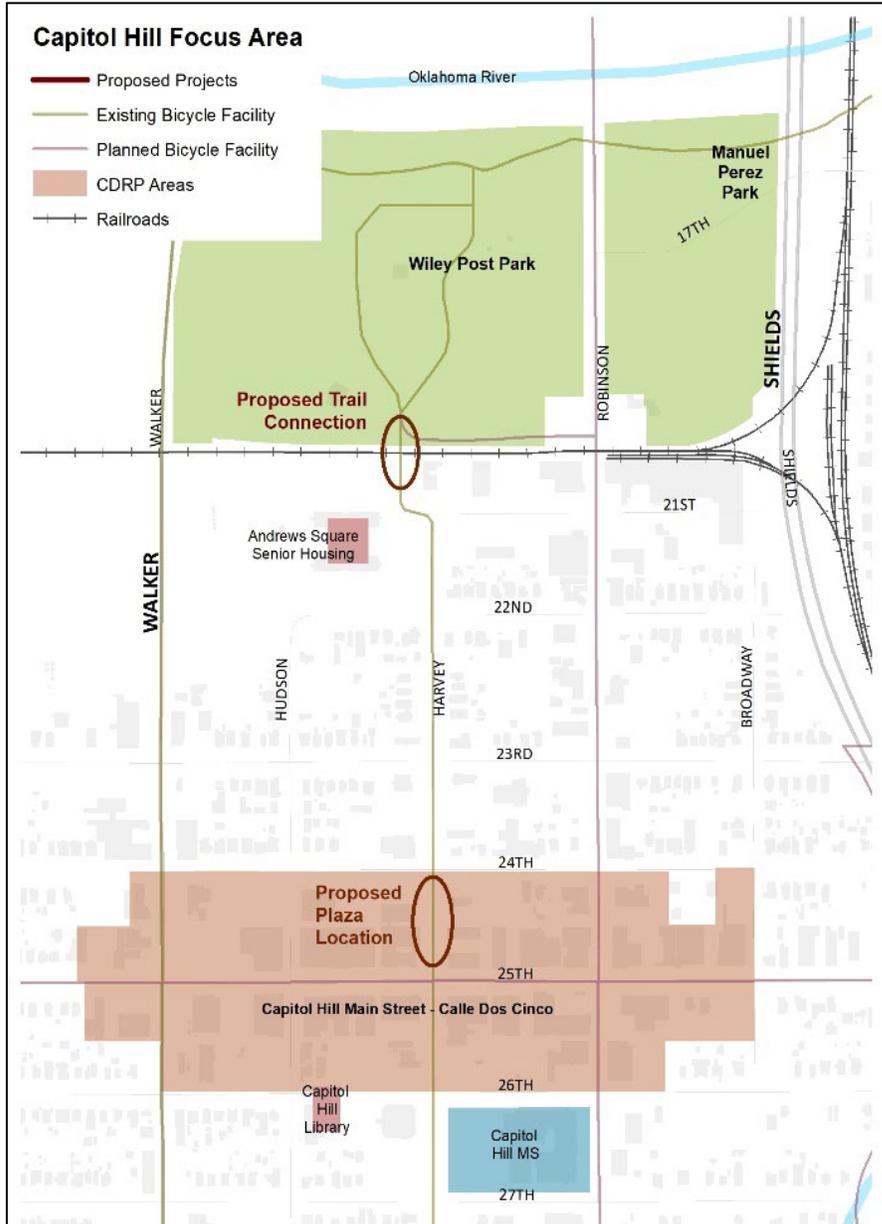
Strong Neighborhood Initiative Storefront Program



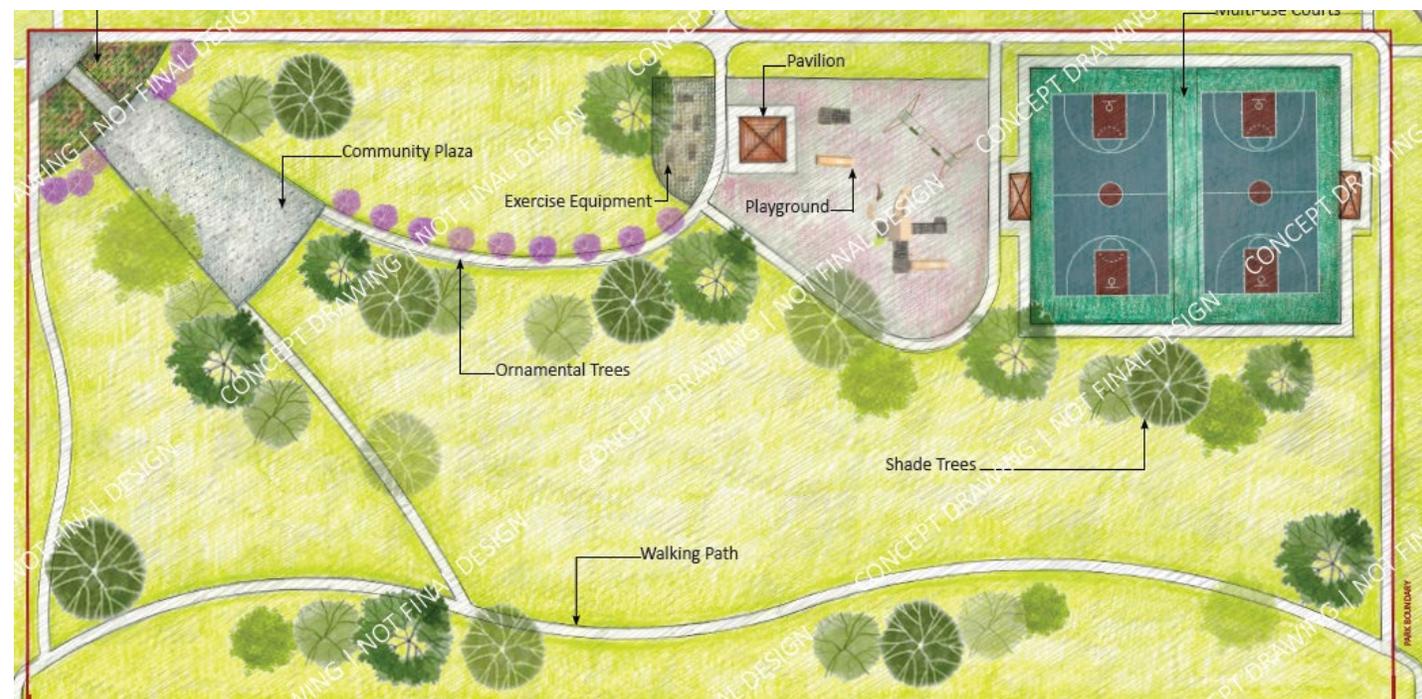
Under construction: Plaza Calle Dos Cinco



Under construction: Capitol Hill Trail Connection



Under Construction: Dewey Park



Summary

Have our SNI initial investments been a catalyst for private economic investments?

Have we created those special “Places” in neighborhoods?

Are homeowners finally able to realize real equity in their homes and build wealth?

Is the concentrated approach to investing in neighborhoods more effective than a scattered approach?

Key observations for current and future SNI areas:

- Housing is top priority: rehab and home construction – all types
- Communication: Improve relationship between city, neighborhoods, neighborhood leaders
- Education and swift mitigation of code violations, blight, and vacant residential and commercial structures
- Additional resources and partnerships are needed, such as local philanthropic and non-profit organizations

SNI PARTNERS



THANK YOU!
Questions?

Shannon.Entz@okc.gov

Jennifer.Sylvester@okc.gov

okc.gov/sni

twitter.com/OKC_SNI

facebook.com/SNIOKC

[ig: okc_sni](#)

