



# Key Findings: Community Impact Measurement (CIM)

Lacasa, Inc.

1.5-mile radius around Roosevelt Center/ Census Tract 26

2024



# Methodology/Introduction

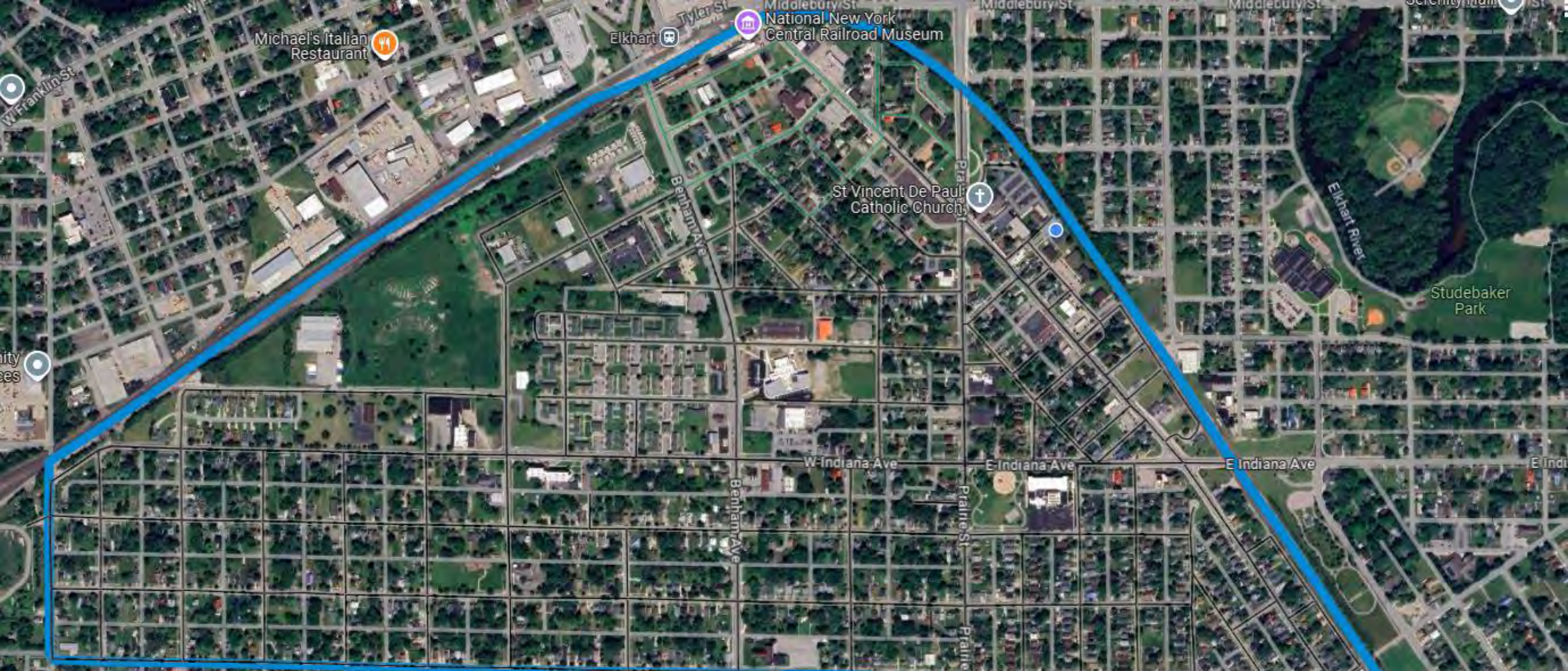
At intervals of approximately 3-5 years, Lacasa is invited and supported by NeighborWorks America to collect data in a selected geography to assist in **assessing current conditions** and **measuring change over time**. This data collection project is called Community Impact Measurement (CIM).

# Methodology/Introduction

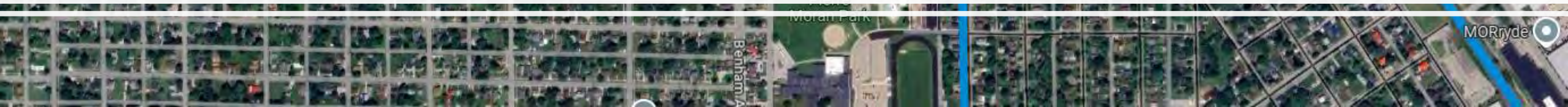


- This presentation includes an analysis from the data collected from June – October 2024 for CIM through a resident survey and observations of building and block conditions in a portion of the South Central Neighborhood in Elkhart.
- In some cases, we will also present comparisons of the same data over different time periods. This is called “longitudinal data analysis”.

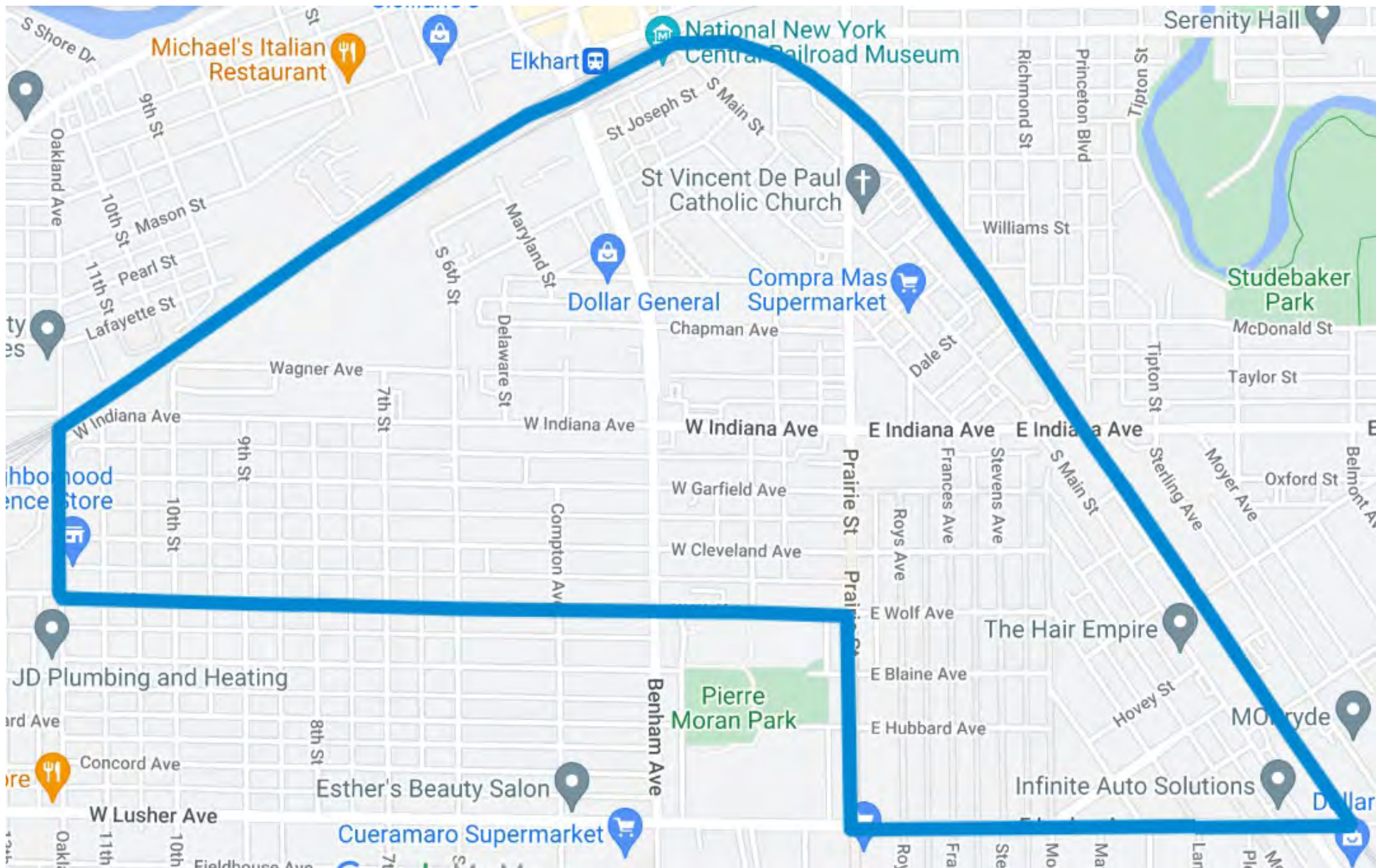




## Map of study area







# Map of Study Area

# Areas of Analysis



## Satisfaction and Confidence

*To what extent are residents satisfied with the neighborhood and confident in its future?*



## Empowerment

*To what extent do residents feel able and empowered to manage day-to-day issues in the neighborhood?*



## Engagement + Neighborliness

*To what extent are residents engaged with each other and participating in neighborly activities?*



## Safety

*To what extent do residents feel safe in the neighborhood?*



## Physical Conditions and Attractiveness

*To what extent are the conditions of properties and blocks satisfactory, and attractive in ways that show pride and positively contribute to the image of the neighborhood?*

# Survey Representation

- The diversity in tenure ensures the survey reflects a range of experiences and perspectives within the community.

year:	2024			
# of surveys:	135			
	#	%		
Length of time in the community				
Less than 2 year	34	26%		
2 to 9 years	38	29%		
10 to 19 years	28	21%		
20 + years	33	25%		
Tenure				
Owner	48	39%		
Renter	74	61%		
Children in Household				
No Children	56	46%		
Children in household	67	54%		

# Survey Representation

- The survey successfully reached residents across diverse backgrounds.
- The largest age group (35–54).

year:	2024			
# of surveys:	135			
	#	%		
Age				
18 to 34	23	19%		
35 to 54	48	40%		
55 to 64	19	16%		
65 or older	29	24%		
Race				
Black/African American	51	43%		
White	57	48%		
Native Hawaiian/Pacific Islander	1	1%		
Asian	1	1%		
Mixed Race	10	8%		
Hispanic				
Not Hispanic	98	78%		
Hispanic	28	22%		



# Key Findings

1

## Satisfaction

*Majority of responding residents report high a level of satisfaction with the neighborhood (“Very/Somewhat satisfied”) at a rate exceeding 80%.*

2

## Confidence

*82% of responding residents view the community positively and are likely to recommend it.*

3

## Empowerment

*Responding residents (61%) indicated they are “willing” or “very willing” to engage with the community.*

4

## Empowerment

*Over 60% respondents believe they can make “a great deal” or “fair amount” of difference.*

5

## Satisfaction

*Over half of respondents feel the community has improved in the past 3 years.*

6

## Confidence

*A majority (60%) believe the community will improve in the next 3 years.*



## Resident Satisfaction and Confidence

"My food is for your stomach. My help  
is for your stability." TaCiana Morris,  
Founder of Lotus Kids and Lacasa  
Tenant



# Resident Satisfaction and Confidence



## Evaluation Question

***To what extent are residents satisfied with the neighborhood and confident in its future?***

## Why is this important?

- When residents are satisfied with the quality of life in the neighborhood, they are more likely to stay and to be engaged with others, contributing to feelings of safety for all.
- When residents are confident in the future of the neighborhood, they are more likely to invest their time, money and energy in its improvement, and to recommend it to others.



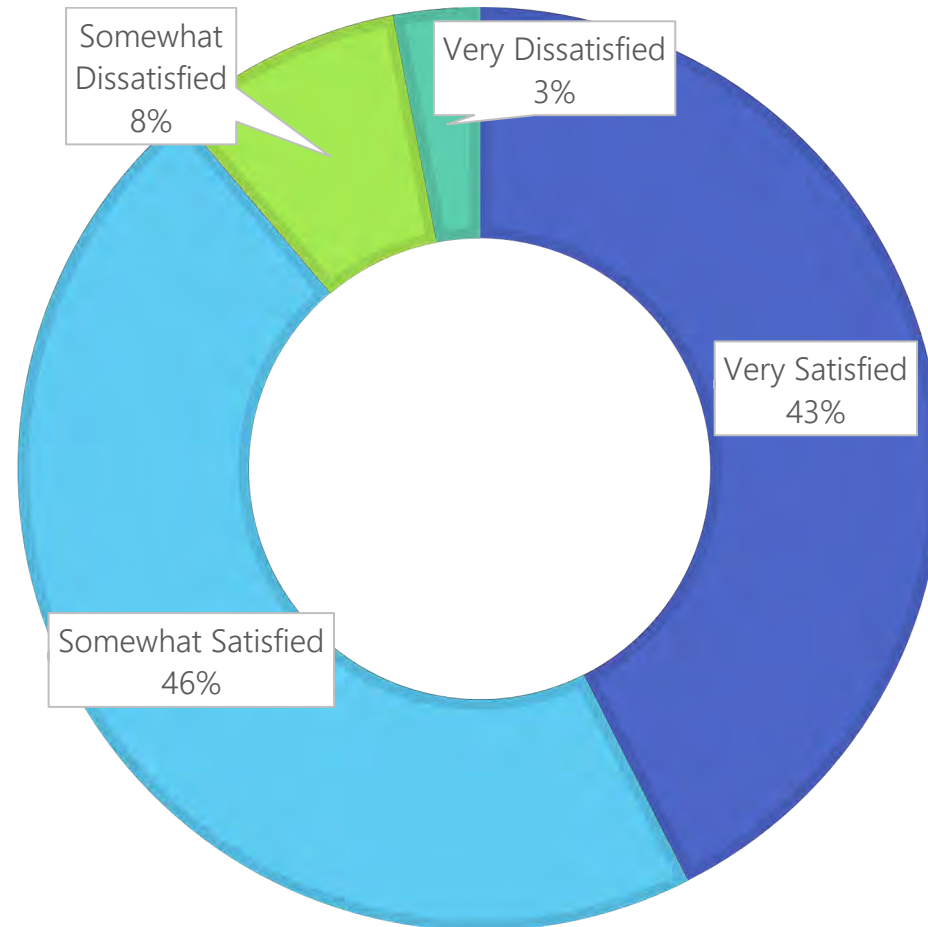
# Resident Satisfaction and Confidence



## Satisfaction

Majority of respondents report high levels of satisfaction, with combined “very satisfied” and “somewhat satisfied” rates exceeding 80% across categories.

## High Satisfaction Rates



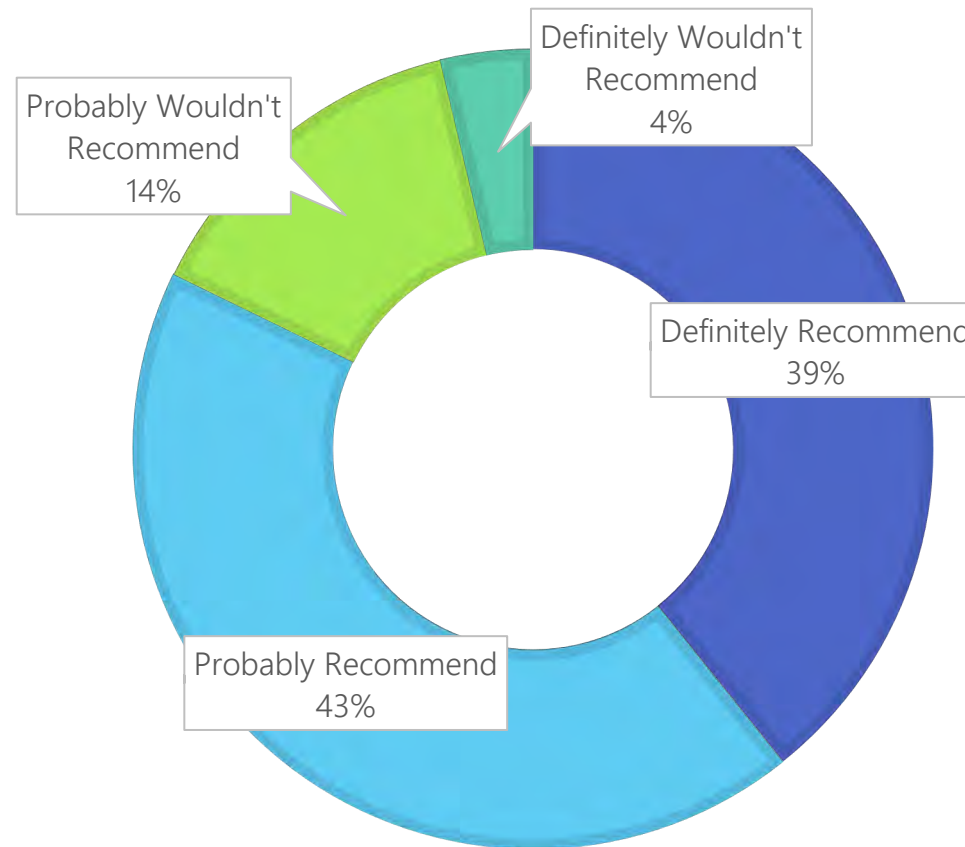
# Resident Satisfaction and Confidence



## Satisfaction

The community is positively perceived overall, with 82% of responding residents likely to recommend it.

## High Recommendation Rates



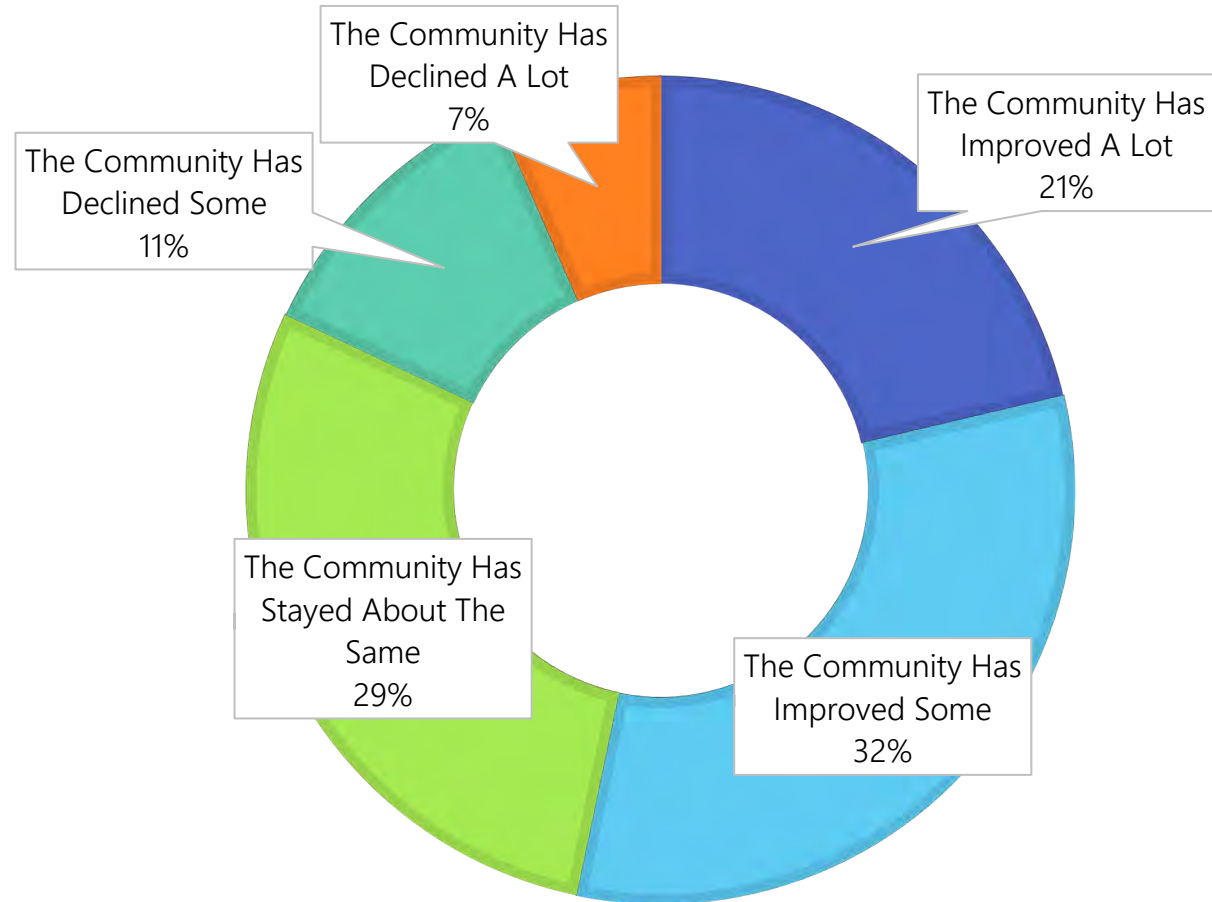
# Resident Satisfaction and Confidence



## Positive Perceptions Dominate

### Satisfaction

Over half of respondents feel the community has improved, with long-term residents and Hispanic respondents expressing particularly positive views.





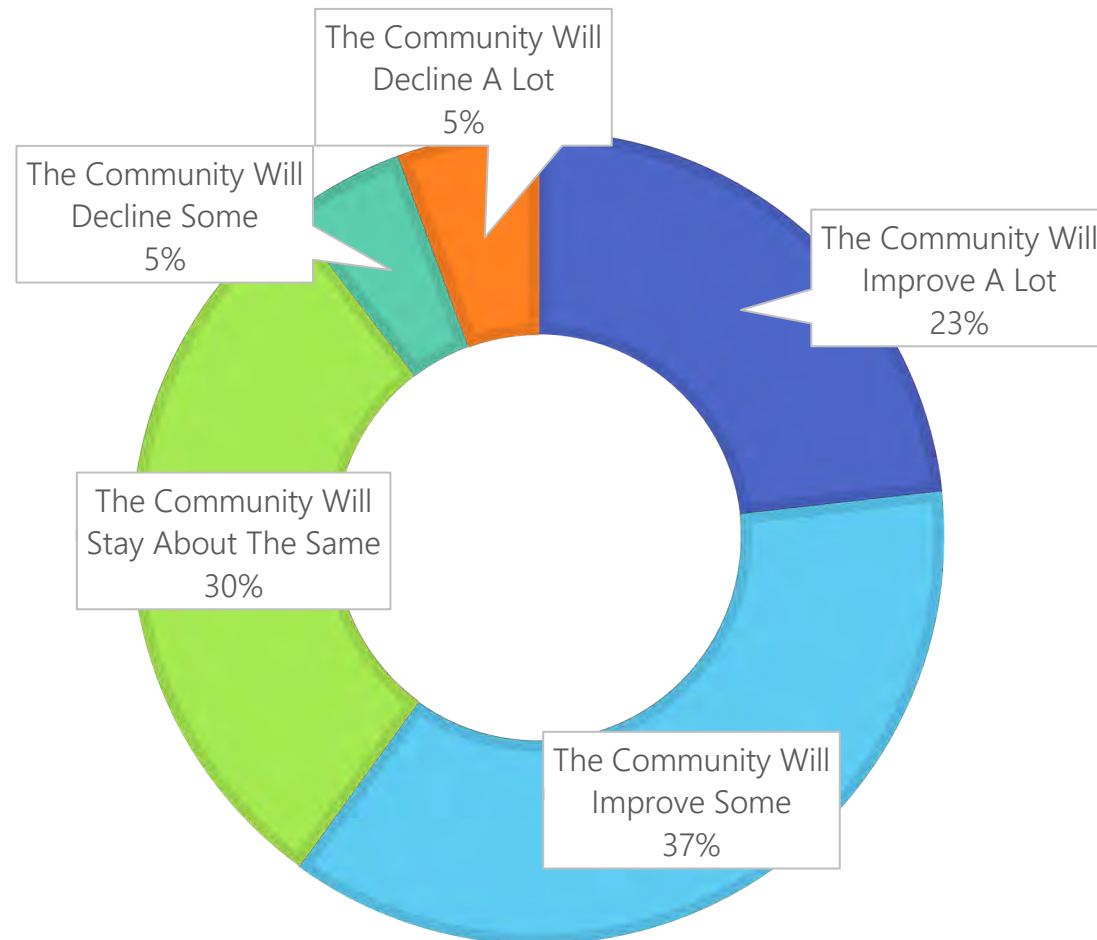
# Resident Satisfaction and Confidence



## Confidence

A majority of responding residents (60%) believe the community will improve, with particularly high optimism from *both* Hispanic respondents (73%), and those with *neighborhood tenure in the 2–9-year category* (71%).

## Strong Optimism





# Empowerment

"We got to meet neighbors that we hadn't ever met before. And, I have to mention, we ended our walk with celebratory ice cream"

– Quinn Brenneke, Pastor of  
Prairie Street Mennonite  
Church



# Empowerment



## Empowerment

*To what extent do residents feel able and empowered to manage day-to-day issues in the neighborhood?*

## Why is this important?

- When residents feel they can influence what happens on their block and in the neighborhood, they are more likely to help manage day-to-day issues, feel safe and feel confident about the future.
- When residents trust their neighbors to pitch in to help each other and to solve problems, it is more likely the neighborhood will be well-managed.



# Empowerment

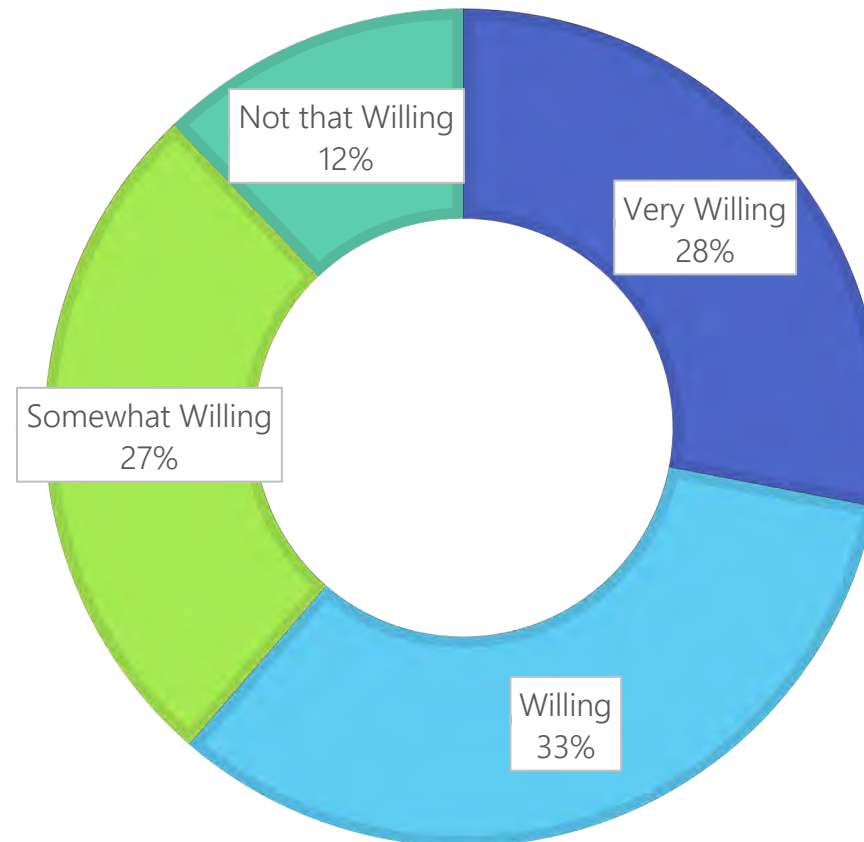


## High Willingness

### Empowerment

*61% of respondents are “very willing” (28%) or “willing” (33%) to engage with their community.*

*Targeted strategies—family programs, senior activities, and renter-owner collaborations—can boost participation.*



# Empowerment

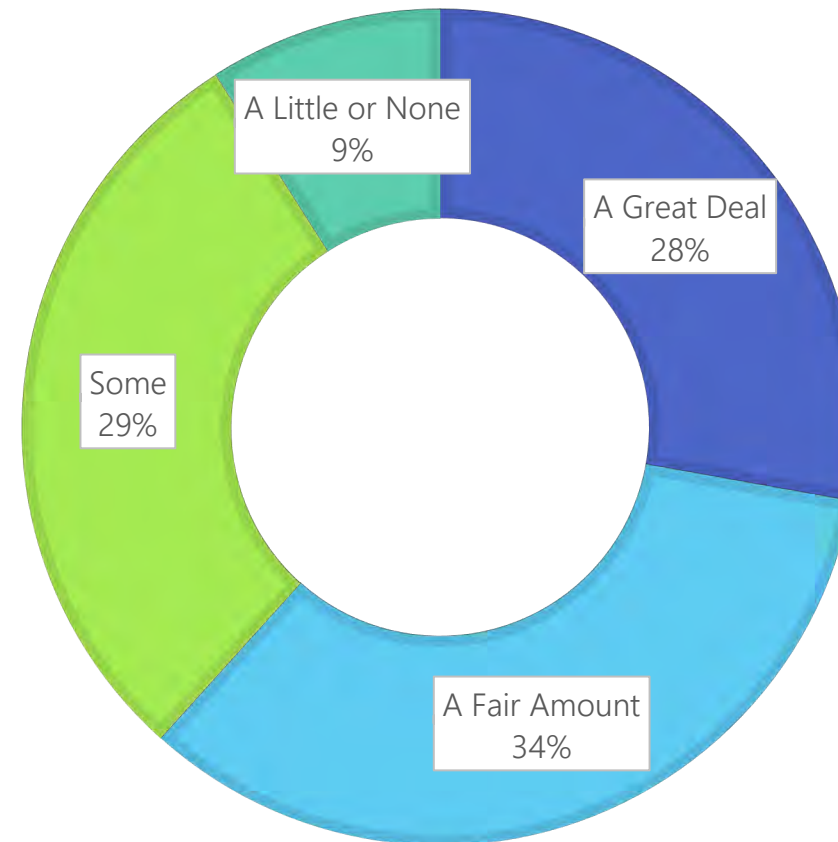


## Strong Confidence in Impact

### Empowerment

*Over 60% of respondents believe they can make “a great deal” or “a fair amount” of a difference, indicating a positive foundation for engagement.*

*Empower residents through leadership roles, advisory boards, and community action groups to sustain engagement.*





## Engagement and Neighborliness



# Engagement and Neighborliness



## Evaluation Question

*To what extent are residents engaged with each other and participating in neighborly activities?*

## Why is this important?

- When residents know and trust each other, they are more likely to get together to manage day-to-day issues and to feel safe.
- When residents participate in neighborly activities, a sense of ownership builds, many hands make light work, and momentum is created that engages others.

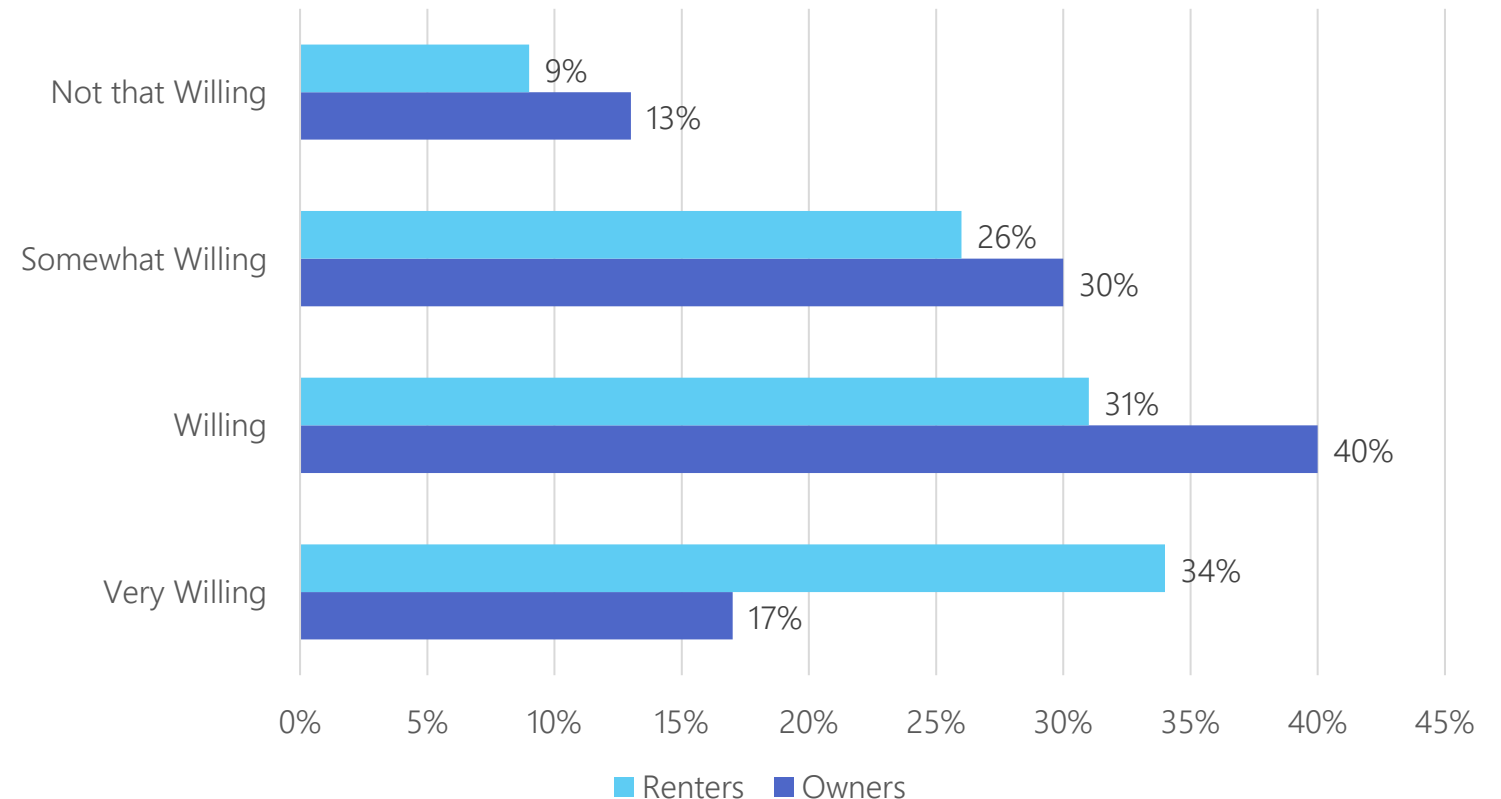
# Engagement and Neighborliness



## Evaluation Question

*Renters, households with children, and Hispanic respondents show strong willingness to engage and can serve as key leaders, organizers, or advocates in community activities.*

## Enthusiasm for Involvement Owners vs. Renters



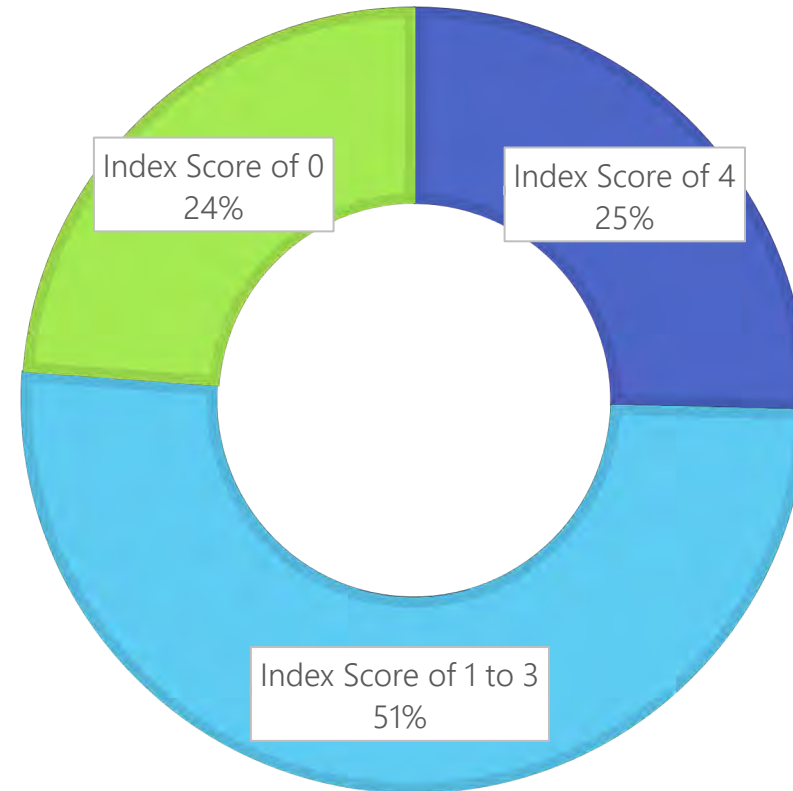
# Engagement and Neighborliness



## Neighborliness

### Evaluation Question

*76% of the community expresses confidence in receiving assistance from others, with 25% feeling strongly supported and 51% moderately confident.*





# Safety

“Community safety is important because it helps people feel safe and secure, and it can improve the overall well-being of the community.”

- Community Health Rankings





# Safety



## Evaluation Question

*To what extent do residents feel safe in the neighborhood?*

- When residents feel safe, they are more likely to get together to manage day-to-day issues.
- When residents feel safe, they are more likely to participate in neighborhood activities, and to recommend the neighborhood to others.

# Safety

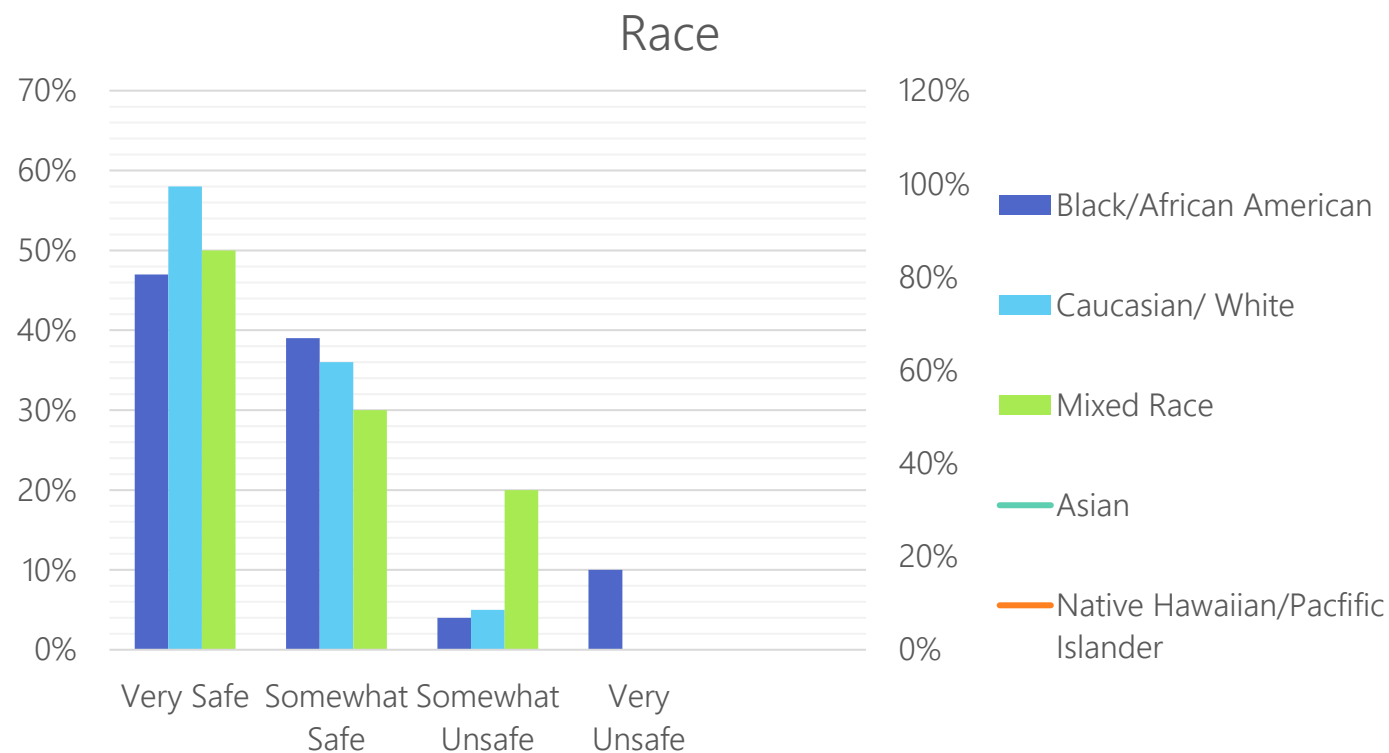


## Safety

*The majority of responding residents feel very safe, with homeowners (63%) reporting a greater sense of security compared to renters (48%).*

*Notably, older adults stand out, as 62% of those aged 65 and older feel the safest.*

## Safety During the Day



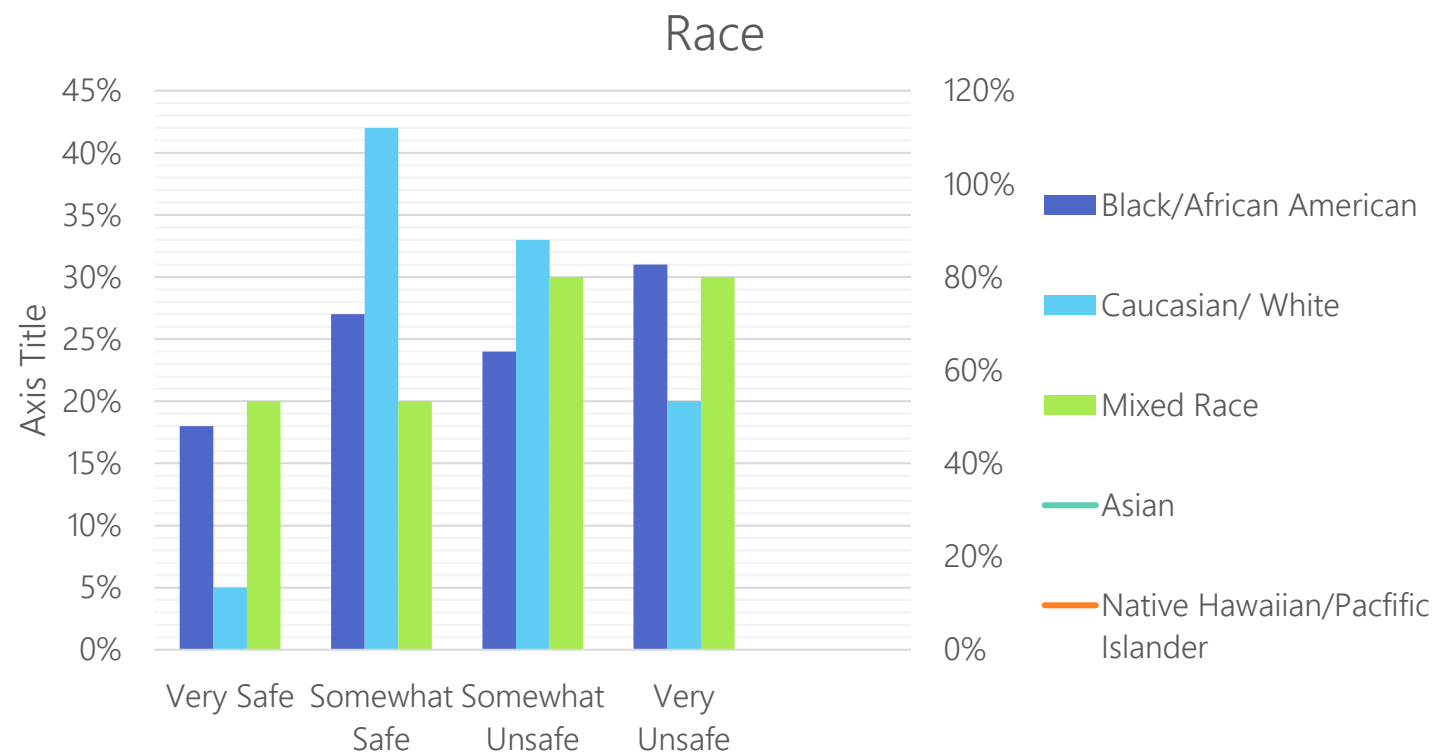
# Safety



## Safety

*A significant portion of the community feels unsafe walking at night, with 51% of respondents reporting that they feel either "Very Unsafe" (24%) or "Somewhat Unsafe" (27%).*

## Safety At Night





# Physical Conditions and Attractiveness

“People react strongly to their surroundings. Cleaning up an area or renovating buildings can make residents feel more pride in their community in turn resulting in a decrease in littering, vandalism, and overall crime rates.”

- Community Toolbox





# Physical Conditions and Attractiveness



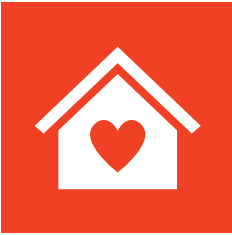
## Evaluation Question

*To what extent are the conditions of properties and blocks satisfactory, and attractive in ways that show pride and positively contribute to the image of the neighborhood?*

## Why is this important?

- Housing quality affects many aspects of household health and prosperity.
- When the neighborhood is attractive and well-kept, residents are more likely to maintain their own property and help keep public areas clean.

# Physical Conditions and Attractiveness

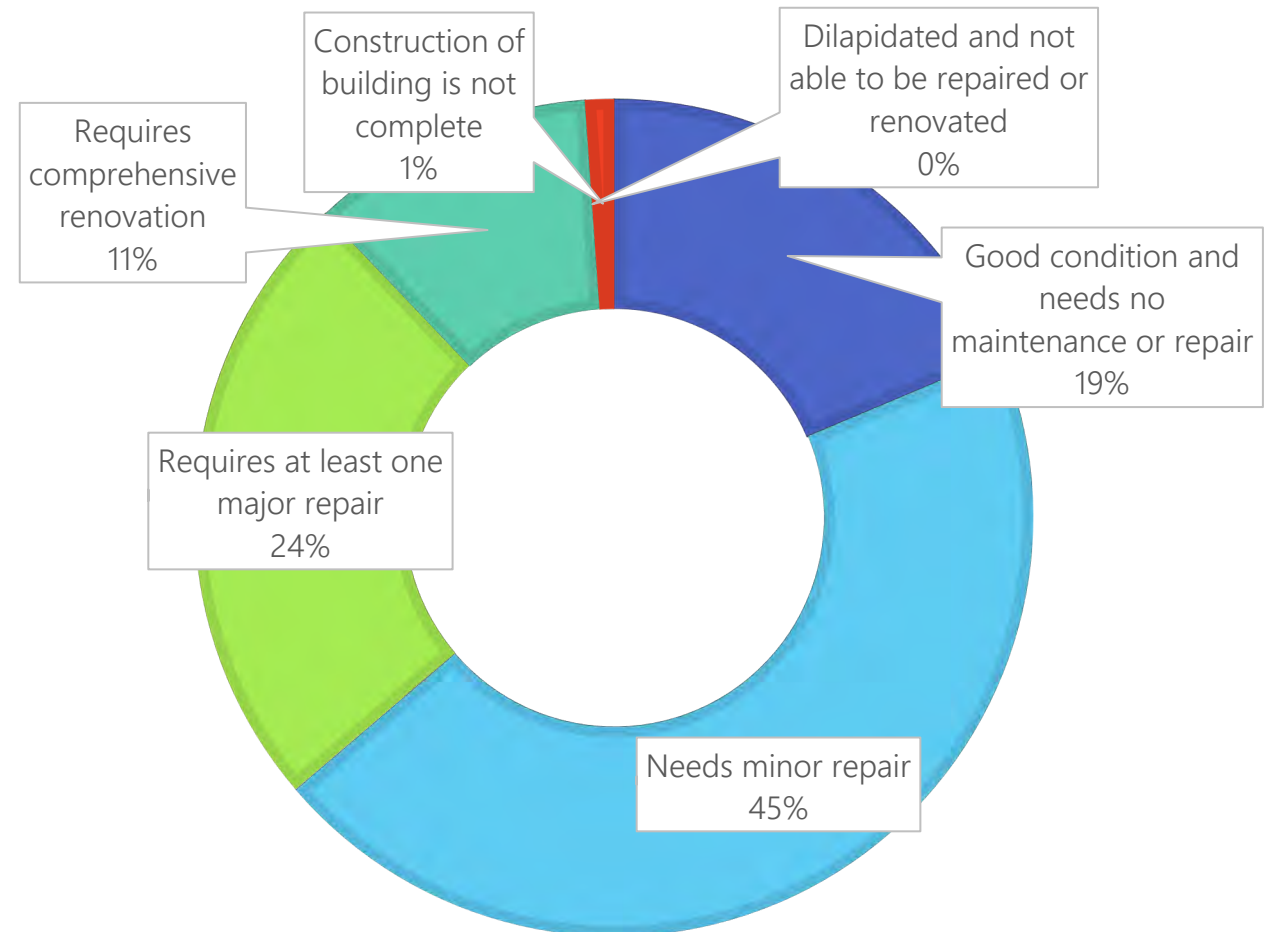


## Overall Exterior

### Physical Conditions and Attractiveness

*64% of buildings are in good condition, needing only minor or no repairs.*

*35% of buildings require repairs or major renovations to improve their condition.*



# Physical Conditions and Attractiveness

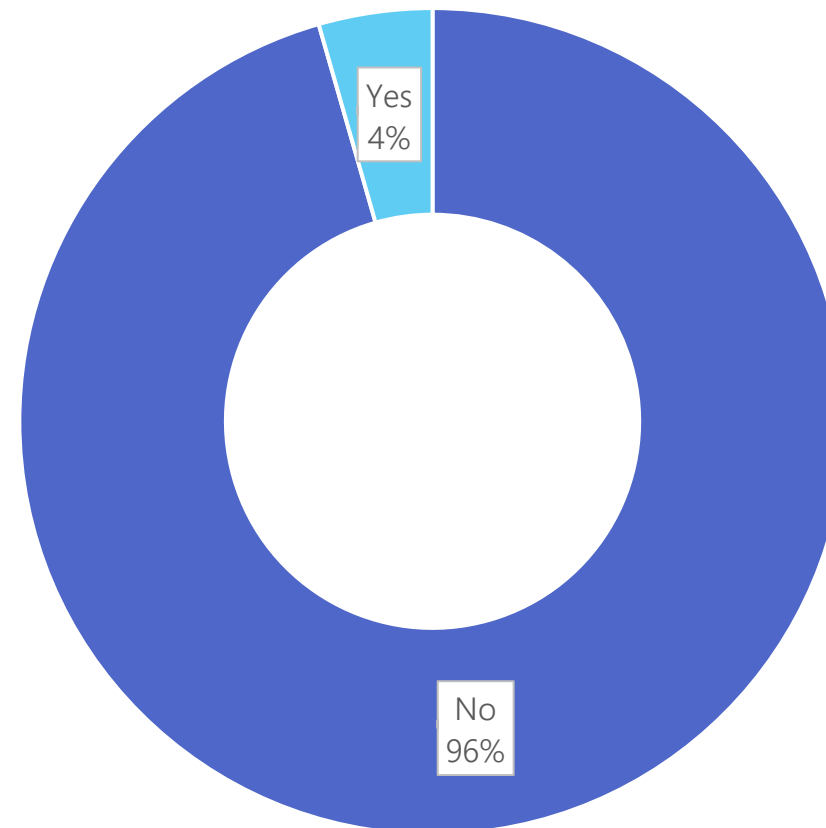


## Physical Conditions and Attractiveness

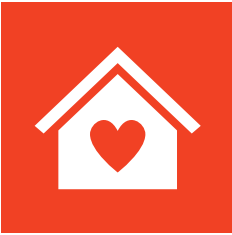
*96% of buildings are occupied suggesting a strong demand for housing.*

*4% vacant structures could signal limited availability.*

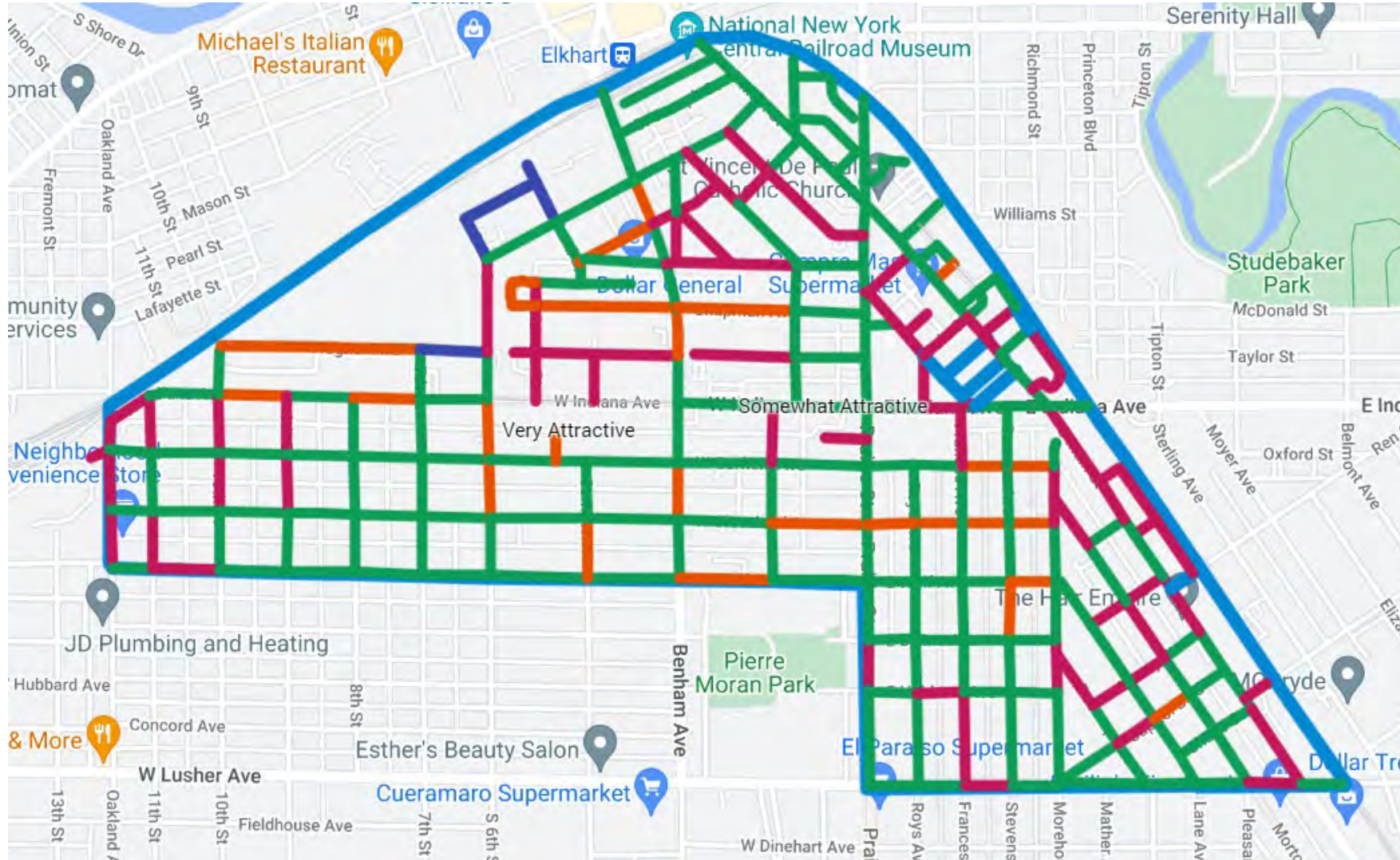
## Vacant Structure



# Block Assessments



## Overall Attractiveness





# Block Assessments



## Overall Attractiveness

**Very Attractive:** Only 10% of blocks are considered "very attractive."

**Somewhat Attractive:** After observing all community blocks, 62% were found "somewhat attractive."

**Somewhat Unattractive to Very Unattractive:** 26% of blocks are deemed unattractive, with 2% being "very unattractive."

## Overall Attractiveness: Strategies

**Community Engagement:** Involve residents in improvement initiatives to foster a sense of ownership and pride, potentially improving the overall attractiveness of the area.

**Partnership:** Focus on improving the 29% of blocks deemed unattractive. This could include beautification projects such as landscaping, public art installations, or updating infrastructure.

# Block Assessments



## Cleanliness of Blocks

**Clean Blocks:** 55% of blocks were found to have no issues with trash or litter.

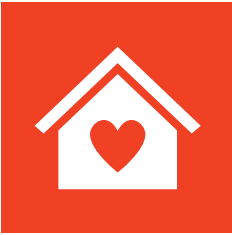
**Some Trash:** 42% of blocks were experiencing minor issues.

**A lot of Trash:** Only 3% were found to have significant litter challenges.

## Cleanliness of Blocks: Strategies

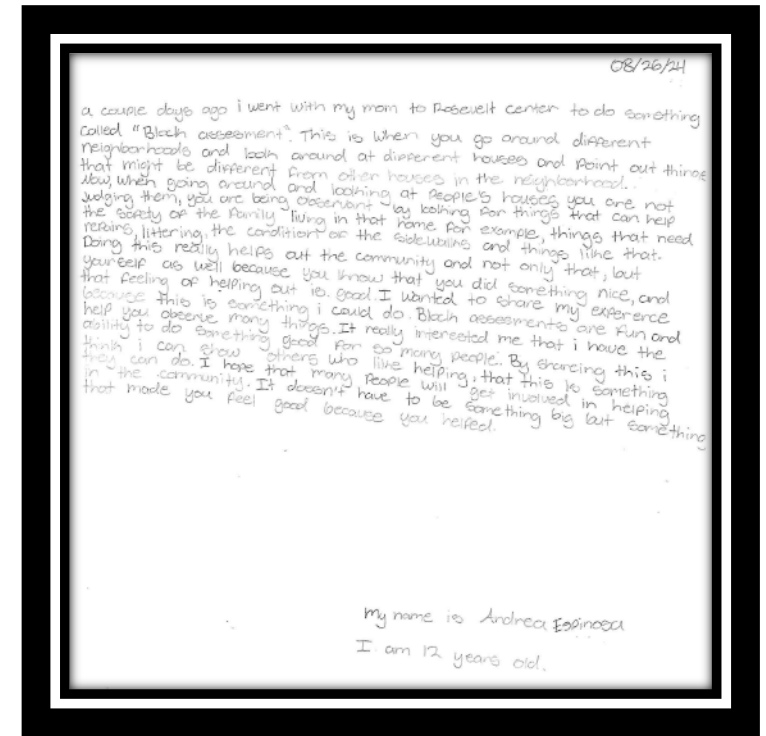
**Promote community involvement:** As a greater community engagement pride effort, encourage residents to participate in keeping their neighborhoods clean by connecting them to the city's clean-up events.

# Block Assessments – Youth Leader Impact



"A couple of days ago I went with my mom to Roosevelt Center to do something called "block assessment." This is when you go around different neighborhoods and look around at different houses and point out things that might be different from other houses in the neighborhood. Now, when going around and looking at peoples houses you are not judging them, you are being observant by looking for things that can help the safety of the family living in that home for example, things that need repairs, littering, the condition of the sidewalks and things like that. Doing this really helps out the community and not only that, but yourself as well because you know that you did something nice and that feeling of helping out is good. I wanted to share my experience because this is something I could do. Block assessments are fun and help you observe many things. It really interested me that I have the ability to do something good for so many people. By sharing this I think I can show other who like helping, that this is something they can do. I hope that many people will get involved in helping in the community. It doesn't have to be something big but something that made you feel good because you helped. "

- My name is Andrea, and I am 12 years old.



# Strategies: Focus Audience



- Overall, the community is well-regarded, with 82% of surveyed residents likely to recommend it.
  - To further enhance satisfaction, efforts could focus on supporting renters, younger residents, families with children, and underrepresented racial groups.
  - Engaging with local youth centers and schools to develop programs for young residents.
  - Collaborating with Lacasa renters and community leaders, to help strengthen inclusivity and community engagement.



# Strategies: Participation



- Over 60% of respondents are "very willing" or "willing" to engage in community activities.
  - To maximize participation, consider demographic-specific strategies such as family-oriented programs, senior engagement activities, and renter-owner collaborations.
  - Notably, renters, households with children, and Hispanic respondents demonstrated higher willingness to engage and could serve as key leaders or catalysts for community initiatives.

# Strategies: Engagement



- Continue to promote community-building activities to enhance connections among residents.
- Support initiatives that foster inclusivity and collaboration to boost the Neighborliness Index.
- Foster inclusivity and collaboration, ultimately boosting the Neighborliness Index by:
  - Organizing neighborhood events
  - Volunteer programs
  - Cultural celebrations

# Strategies: Impact



- Leverage the strong sense of agency displayed in the resident survey by creating and supporting leadership opportunities.
- Empower residents and encourage active participation by:
  - Resident advisory boards
  - Community action groups
  - Mentorship programs

# Thank You TO



**Resident/Youth Leaders**

