

East End Housing Plan



East End Housing Plan

Lila Rasoulia

Thanks to: Michael Bolan, Melisse May, and Frank Russell

Supported by: (LFI) East End Commission, (LISC) Local Initiatives Support Corporation

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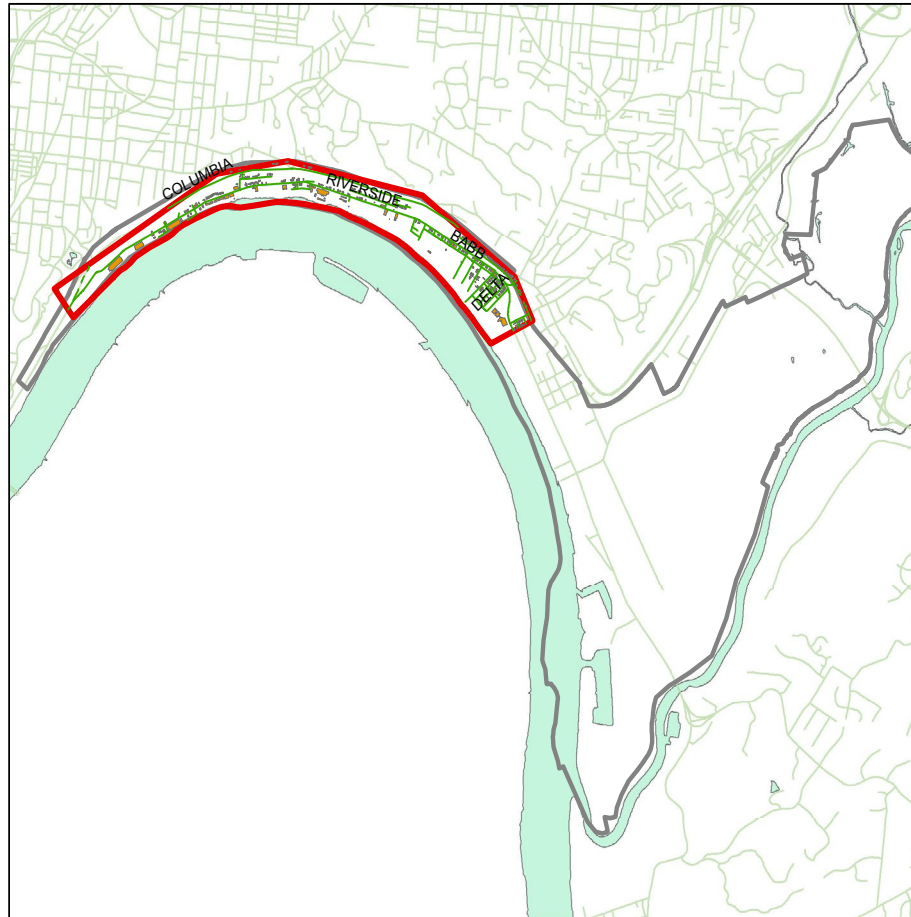
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INTRODUCTION

There are different land uses in the East End neighborhood.

We want to focus on residential and mix use districts mostly in this research.

Therefore, we decided to create a boundary for our study area.



Base map

Legend

- East End
- Study area
- Street



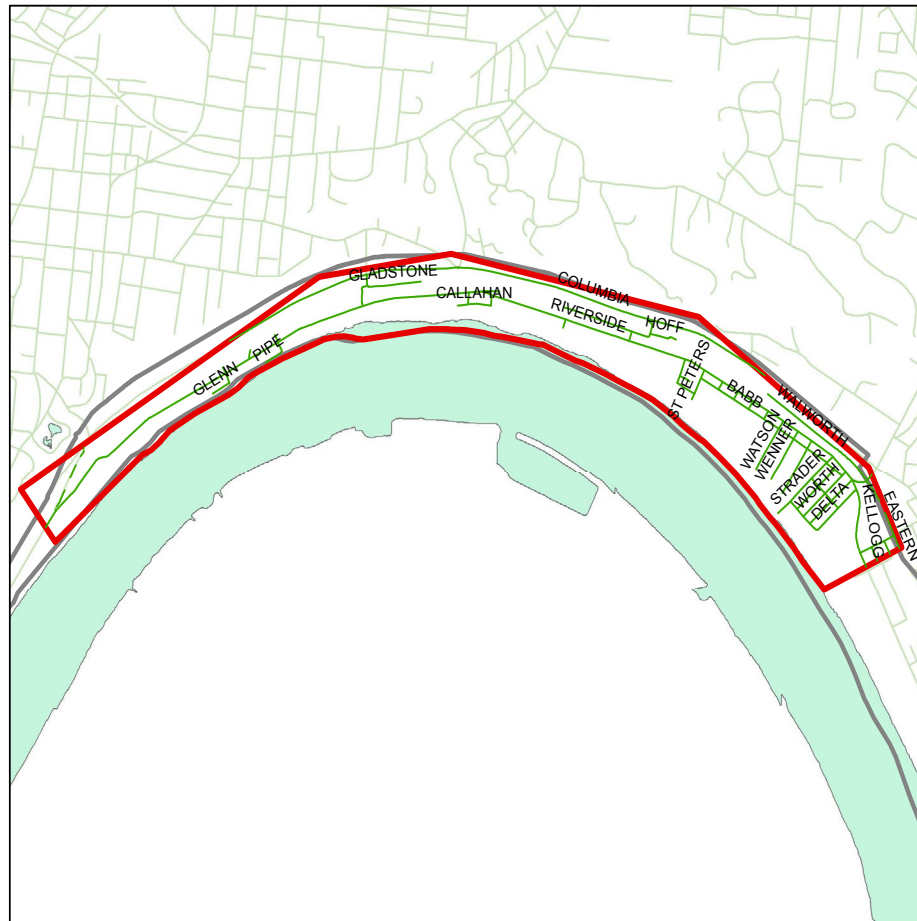
0 0.2 0.4 0.8 1.2 1.6 Miles

Data Source: Cagis



STUDY AREA

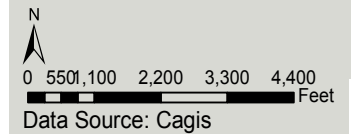
Study area starts from Stanley street in the east all the way to the Kemper street in the West side of neighborhood.



Study Area

Legend

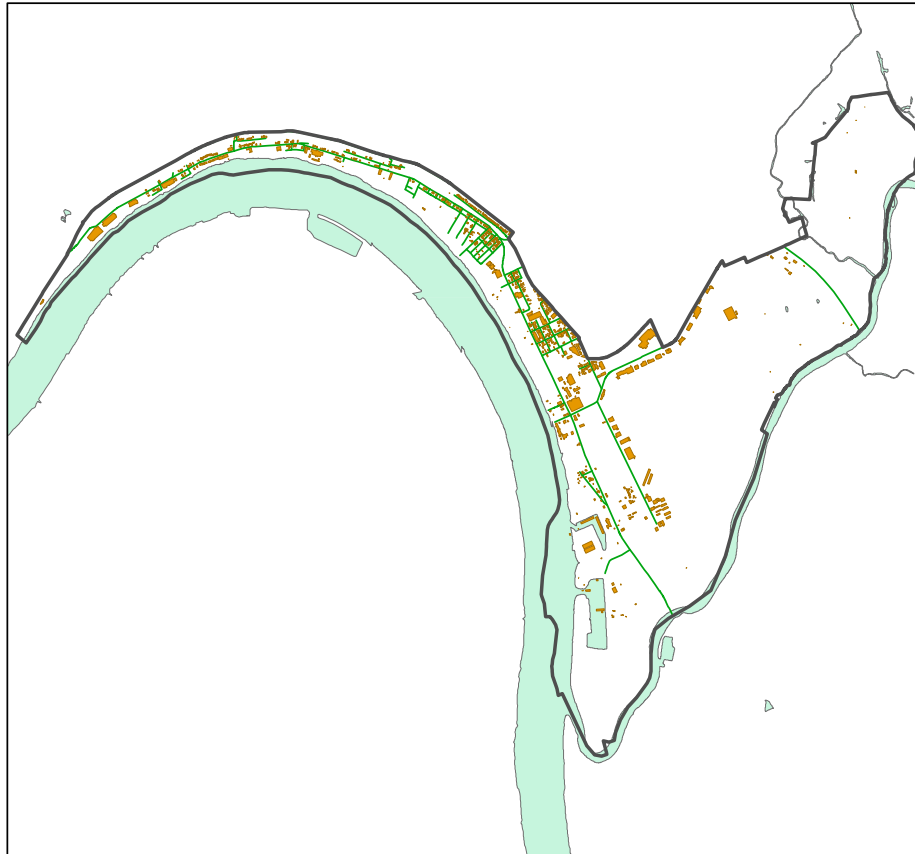
- Study area
- East End
- Street



CURRENT BUILDINGS IN EAST END

There are 764 buildings in East End neighborhood.

Most of the land is covered by industrial, residential, commercial uses as well as parks and recreation.



Building map

Legend

- East End
- Building
- Street



0 0.2 0.4 0.8 1.2 1.6 Miles

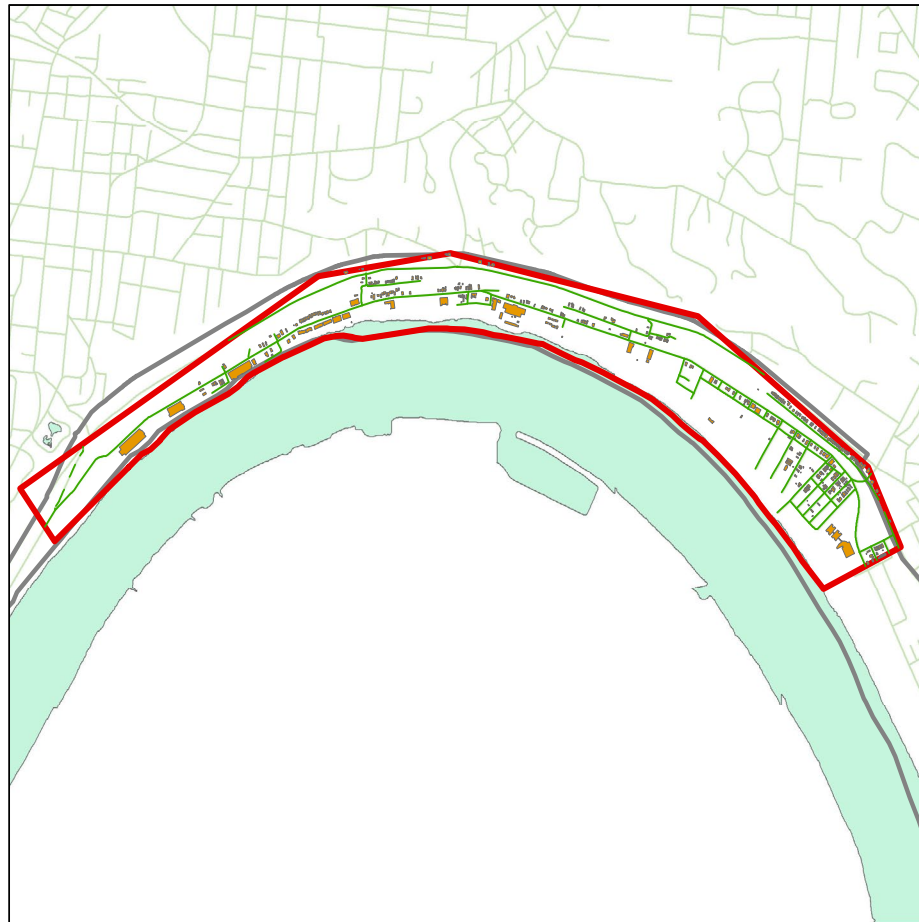
Data Source:
CAGIS



BUILDINGS IN STUDY AREA





There are 395 buildings in the study area.

51.7% of East End buildings are located in the study area.



Building map

Legend

-  building_studyarea
-  Study area
-  East End
-  Street

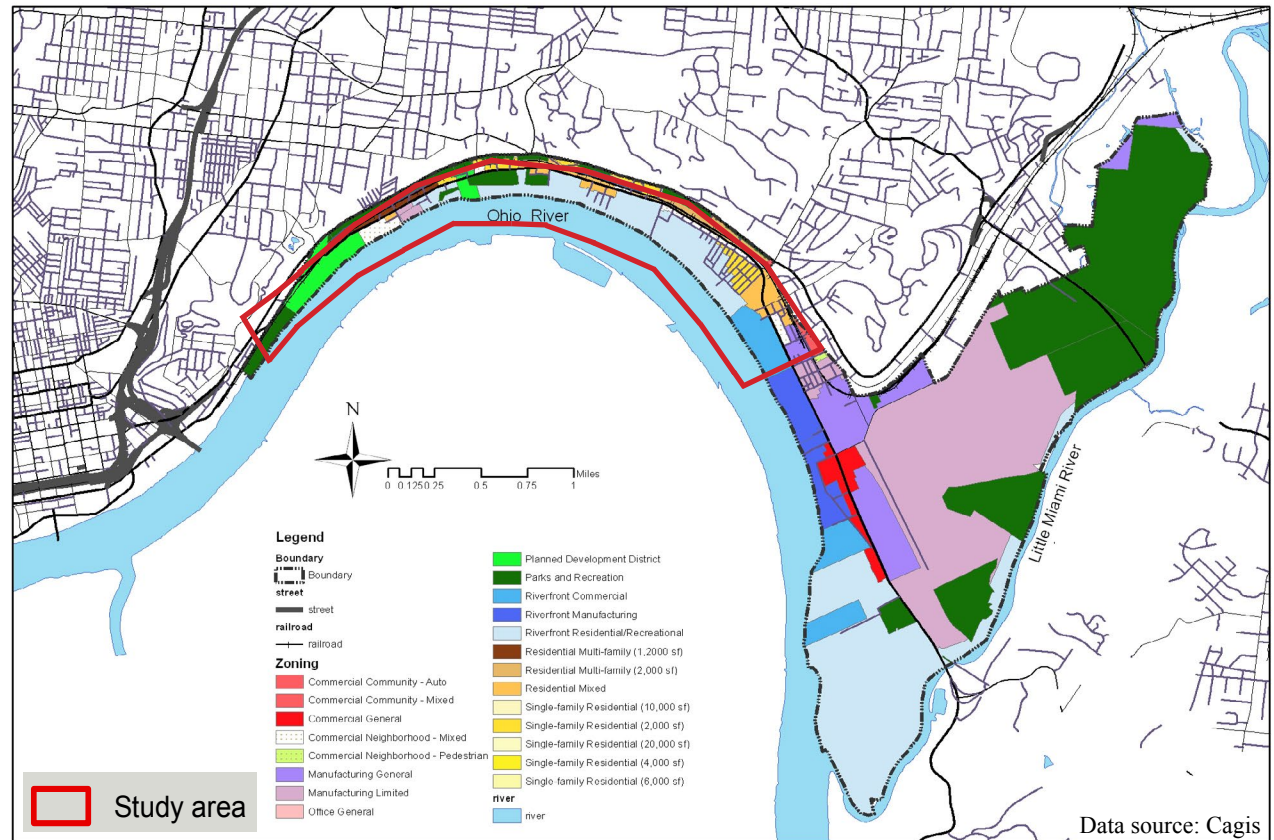
N
0 550 1,100 2,200 3,300 4,400 Feet
Data Source: Cagis



ZONING

In the current zoning map:

Most of the study area
is covered by residential
houses, mix use, commercial;
and parks and recreation

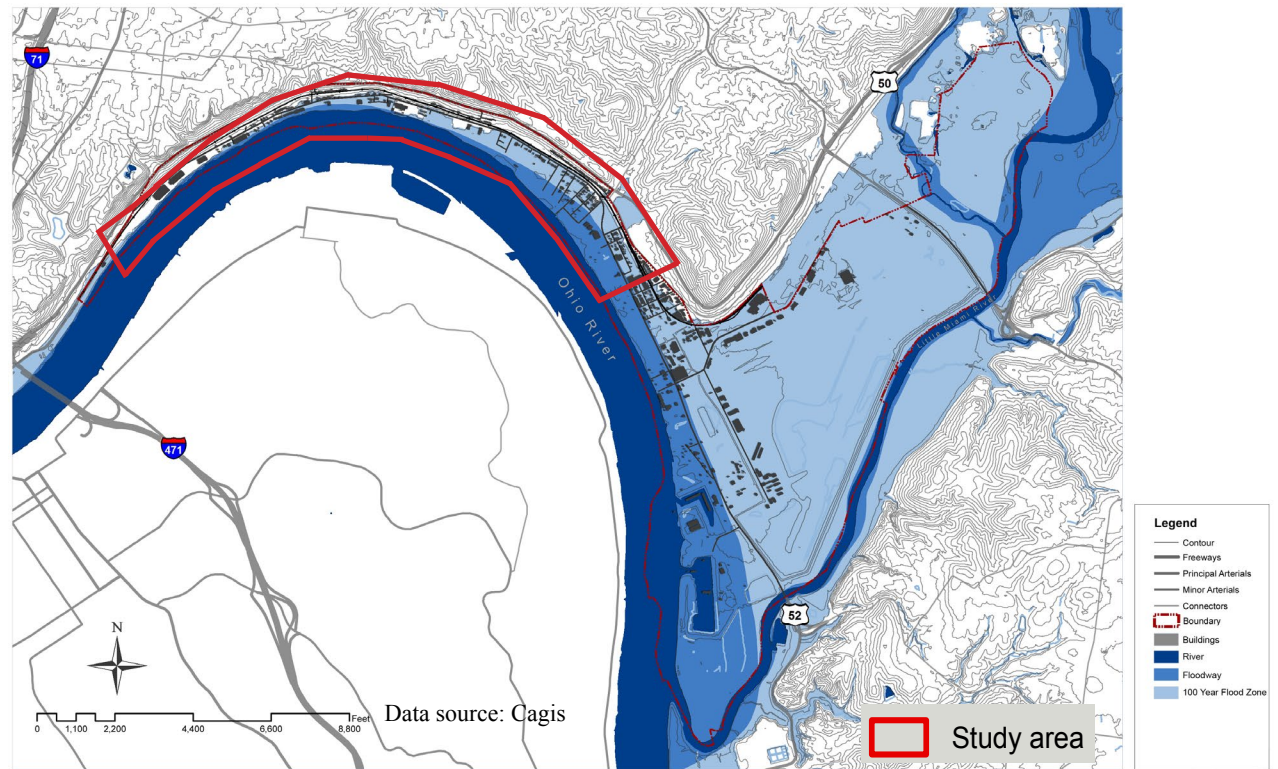


FLOODWAY

Darkest blue presents the River. Lighter blue indicates flood. The possibility of housing development in this zone is in the highest risk.

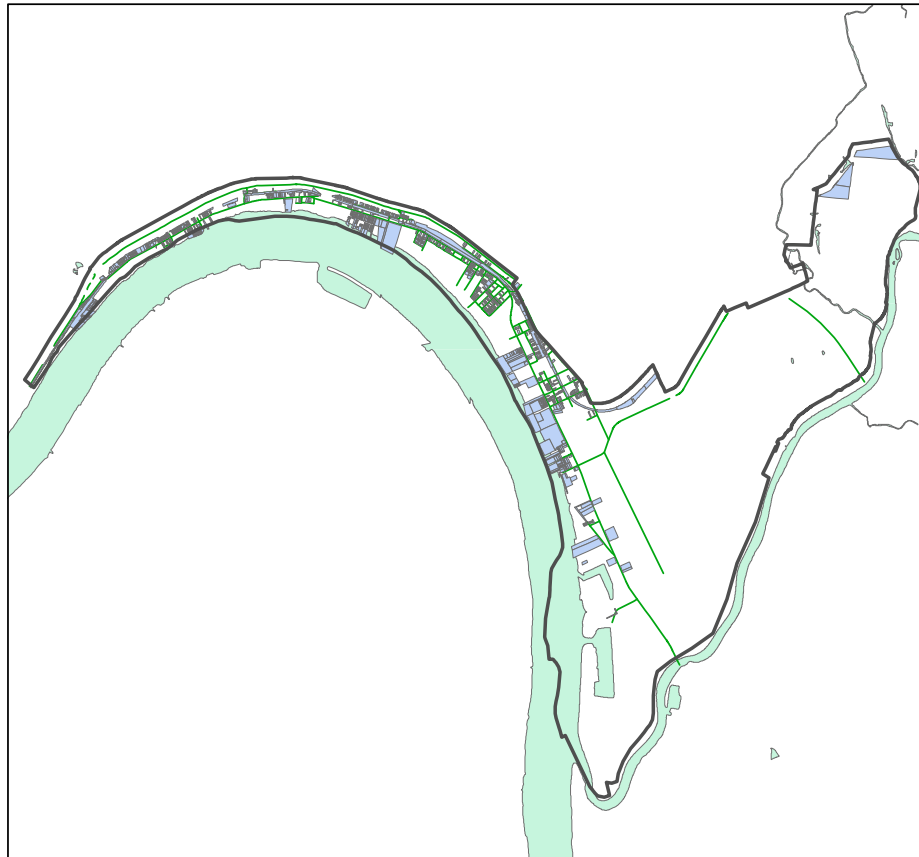
The lightest blue represents the 100 year flood zone. This zone has potentials for housing development, specially on vacant lands.

White presents the zone in no risk of flood. (The best zone for any development)



VACANT PARCELS

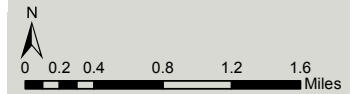
There are 995 vacant parcels in the East End neighborhood.



Vacant parcels

Legend

- East End
- Vacant parcels
- Street



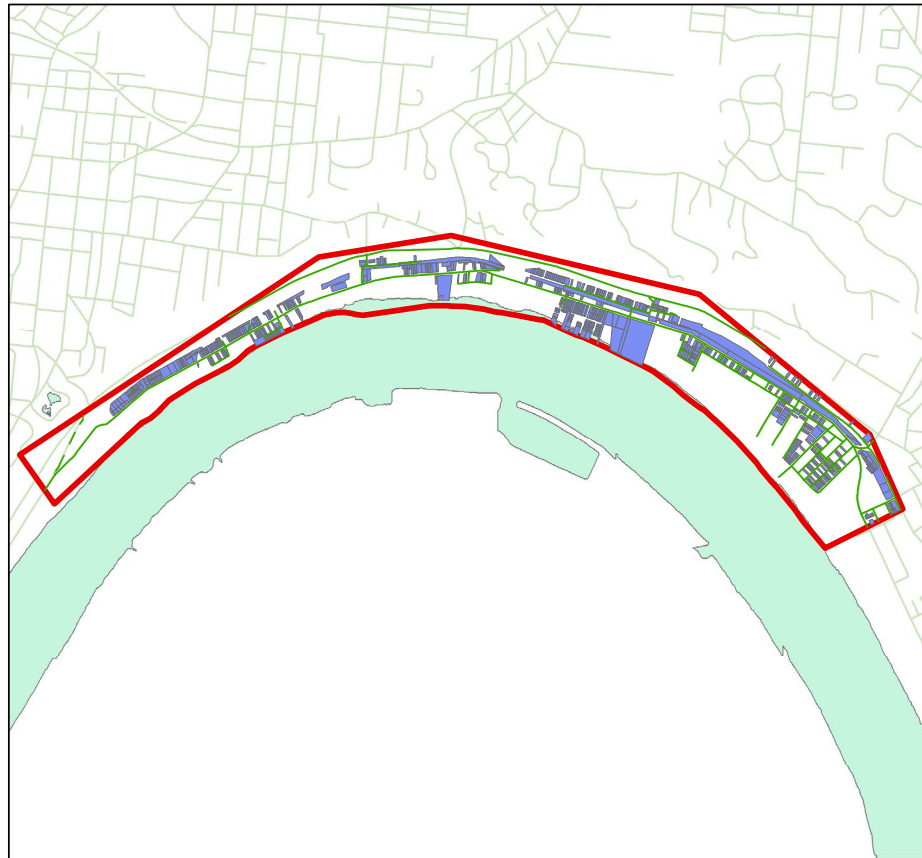
Data Source: Cagis



VACANT PARCELS IN THE STUDY AREA

There are 608 vacant parcels in the study area.

Almost 61.1 % of the vacant parcels in East End are located in the study area.



Vacant parcels in study area

Legend

- Vacant_studyarea
- Study area
- Street



0 550 1,100 2,200 3,300 4,400 Feet

Data Source: Cagis



WATER CUT OFF

There are 31 water cut off properties in the study area.

Most of these properties are located in the east side of study area.



Water cutoff

Legend

- ★ Water cutoff
- Study area
- Street



0 550 1,100 2,200 3,300 4,400 Feet

Data Source:
City of Cincinnati






UNPAID TAX PROPERTIES

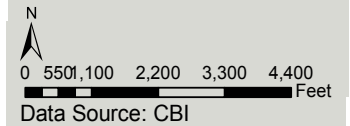
There are 30 unpaid tax properties in the study area.



Unpaid tax

Legend

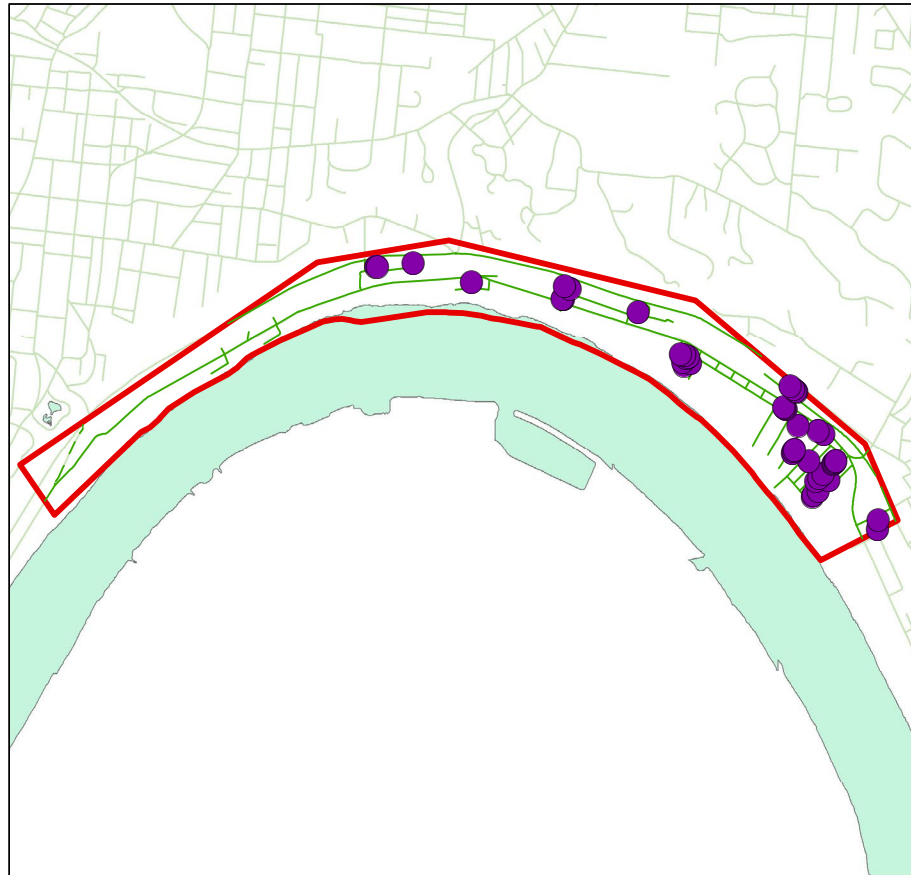
-  Unpaid tax property
-  Study area
-  Street



TAX DELINQUENCY PROPERTIES

There are 12 tax delinquency properties in the study area.

Most of the tax delinquency properties are located in the east side of study area.



Tax delinquency

Legend

- Delinquency tax properties
- Study area
- Street



0 550 1,100 2,200 3,300 4,400 Feet

Data Source: Cagis



TAX FORECLOSURE PROPERTIES

There are 5 tax foreclosure properties in the study area.

Most of the tax foreclosure properties are located in the east side of study area.



Tax foreclosure

Legend

- ◆ Tax foreclosure
- Study area
- Street



0 550 1,100 2,200 3,300 4,400 Feet

Data Source: Cagis



LARGEST PARCELS OF THE LAND

The top five largest parcels of the land are mostly in the vacant, and Industrial land use categories.

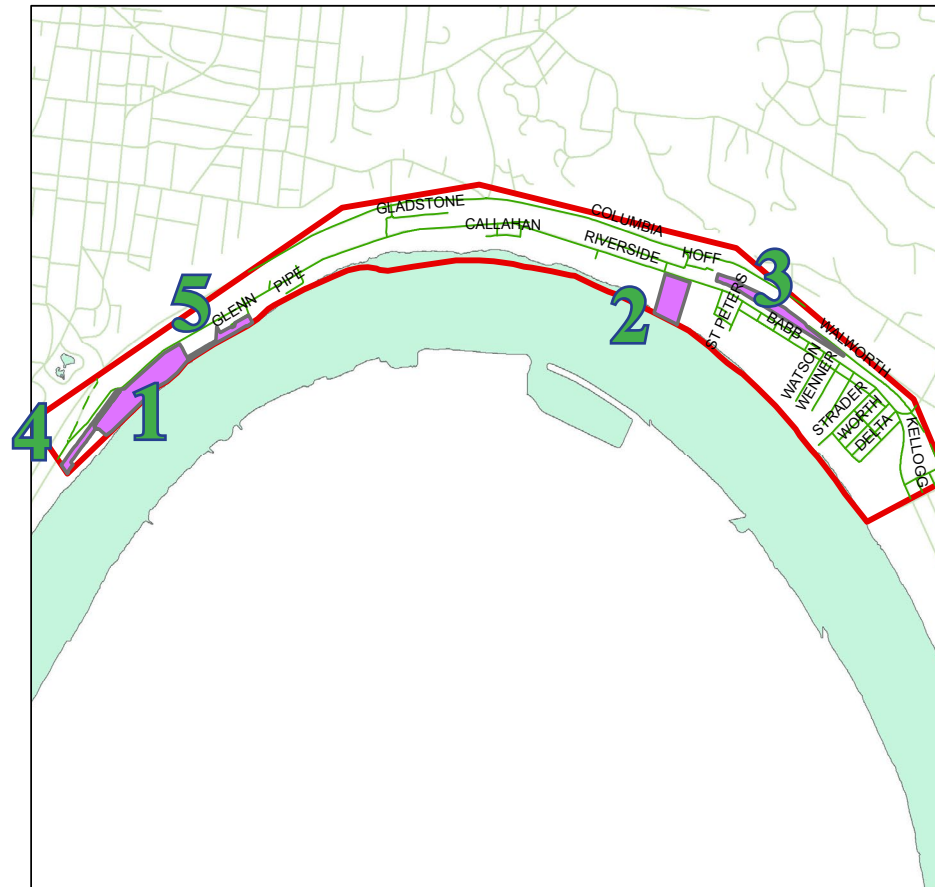
1- Light industrial
Acreage: 22.17

2- Vacant land
Acreage: 8.10

3- Vacant land
Acreage: 5.70

4- Vacant land
Acreage: 4.86

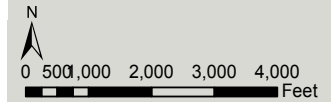
5- Light industrial
Acreage: 2.90



Largest parcels

Legend

- Top 5 largest parcels
- Study area
- Street



Data Source: Cagis



TOP NINETEEN PROPERTY OWNERS

The top five property owners in the study area are City of Cincinnati, Cincinnati Board of Education, Duke Energy, IT Verdin Company; and Gerald R and Betty Burns.

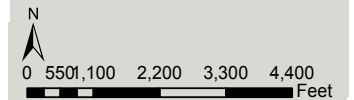
The rest of top property owners are Southwest Ohio Regional Transit Authority, Stewart Jeff, Sawyer Place Company, TNC properties LLC, Rivergrass LTD, Revolution Property LLC, Restoration Plus Ohio LLC, Powers Margaret, Pendleton Heritage Center, Motz Properties LLC, Archbishop of Cincinnati, Siteman Realty, Sandres William Squeri-kroth Elizabeth, and Snyder William J



Top 19 property owners

Legend

- Top 19 property owners
- Study area
- Street



Data Source: Cagis



HOUSING ASSESSMENT

We have evaluated the housing based on the exterior evaluation. There are 5 level of classifications in our visual assessment. After a drive through the study area a visual validation of data has been provided for housing classifications by Melisse May and Michael Bolan. In this method 5 level of classifications are targeted.

Rational of housing classifications:

Rating 0.5: Property would have more value as a cleared empty lot, saving the building dependent on intangibles, not insurable

Rating 1: Multiple building code violations requiring immediate attention, no mortgage money available for the buyer

Rating 1.5: Beyond the scope of a DIY rehab, needs the oversight of an experienced general contractor to correct deficiencies

Rating 2: Many of the needed improvements could be done by an owner/occupant with assistance from licensed subcontractor

Rating 2.5: Moderate amount of deferred maintenance

Rating 3: Some deferred maintenance with low urgency

Rating 3.5: Maintained as a positive statement for the neighborhood and city at large

Rating 4: Methodically cared for structure and ground

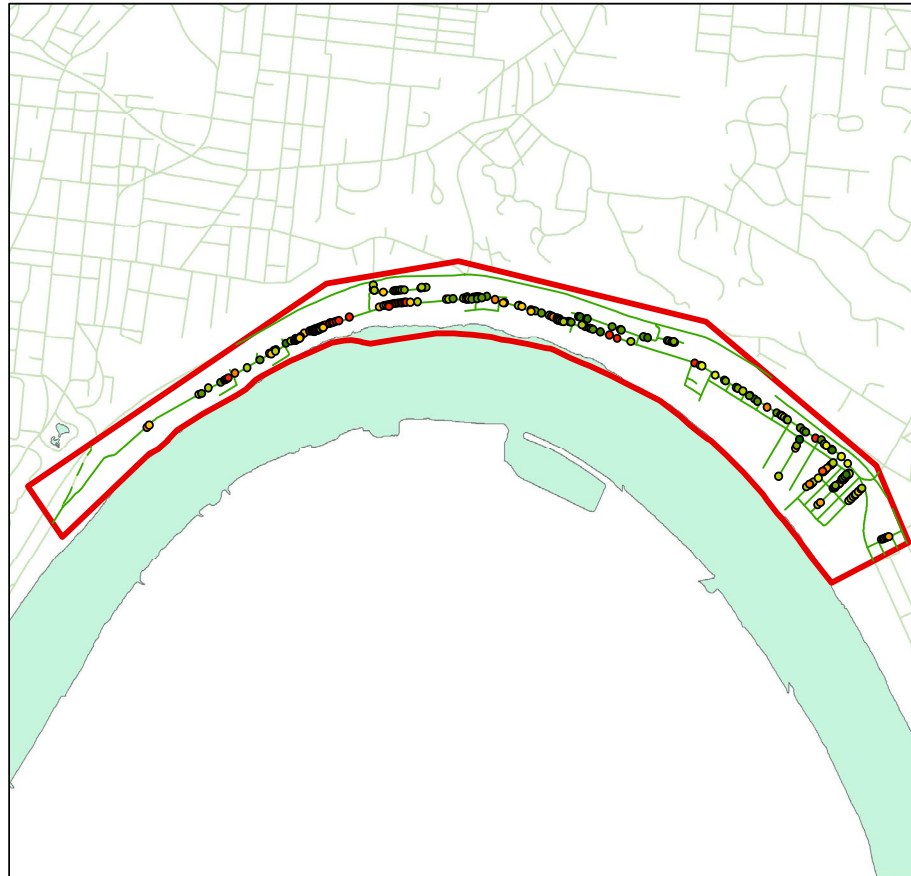
Rating 4.5: Wonderful example with virtually nothing to complain about

Rating 5: A recognized gem for the community

HOUSING ASSESSMENT

This data has been provided by visual validation of data to assess housing stock via drive around the study area.

Different ratings are scattered through the study area. Meaning that different rates are located close to one another.



Housing assesment

Legend

- 0
- 0.5
- 1
- 1.5
- 2
- 2.5
- 2.8
- 3
- 3.5
- 4
- 4.5
- 5



0 550 1,100 2,200 3,300 4,400 Feet

Data Source:
Visual validation

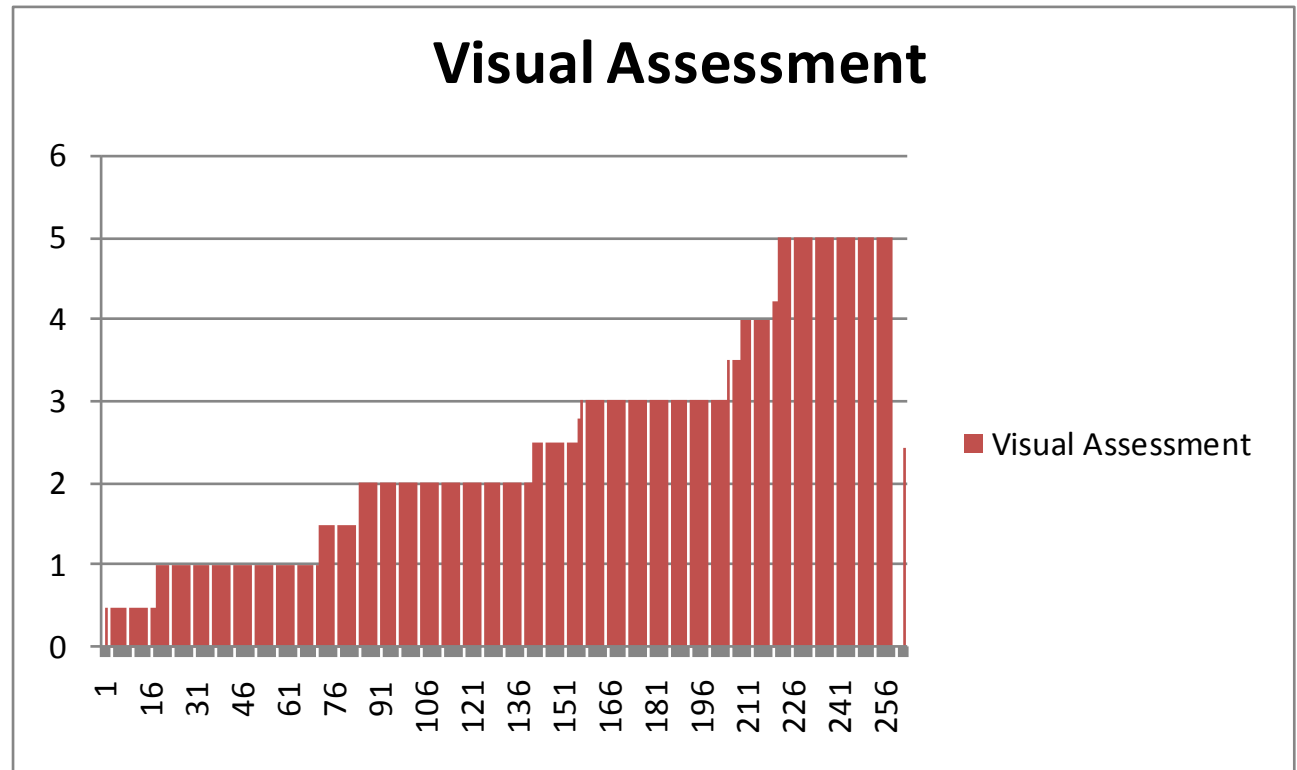


VISUAL VALIDATION ASSESSMENT

The average of housing rate is 2.44.

The mode is 2. Meaning that most of the houses are in rate 2.

The median is also 2.
Meaning that more than 50 % of houses are in rate 2 in the study area.



CONCLUSIONS

- 1- East End has a great deal of undeveloped and under-utilized property.
- 2- East End is rich in outdoor attractions, the river, parks, bike trails.
- 3- East End lacks a business district unlike most other Cincinnati neighborhoods.
- 4- There are a number of buildings with historical significance.

NEXT STEPS

- 1- Share the information with the East End Board for input and discussion.
- 2- Consider integrated mapping of the data to create further insights (i.e., vacant parcels and green space)
- 3- Align maps to desired goals of the East End (i.e., consider analysis to identify parking in the east side of the East End)

IDEAS FOR POTENTIAL RECOMMENDATIONS

Neighborhood revitalization:

- 1- Investment in study area to improve the quality of life (i.e. Pedestrian and parks connection)
- 2- Demolishing the houses with rating below one in the study area
- 3- There are a lot of vacant parcels in the study area. The study area has the opportunity of creating parks and connecting them to one another.
- 4- Remodeling the facade of buildings by getting any possible grant
- 5- East side of the study area is more distressed and it requires more investment (public investment or partnership beyond the neighborhood)
- 6- Revitalization of distressed houses in the east side by remodeling the facade and renovating the infrastructure
- 7- Physical improvement in the small scale to attract people to the neighborhood (such as pavement improvements,...)
- 8- The study area has a great view to the river and beautiful nature for any possible housing development

REFERENCES

- 1- CAGIS data, Uc document, University of Cincinnati, 2011
- 2- City Of Cincinnati data, Cincinnati, 2011
- 3- CBI data, Xavier University, 2011