

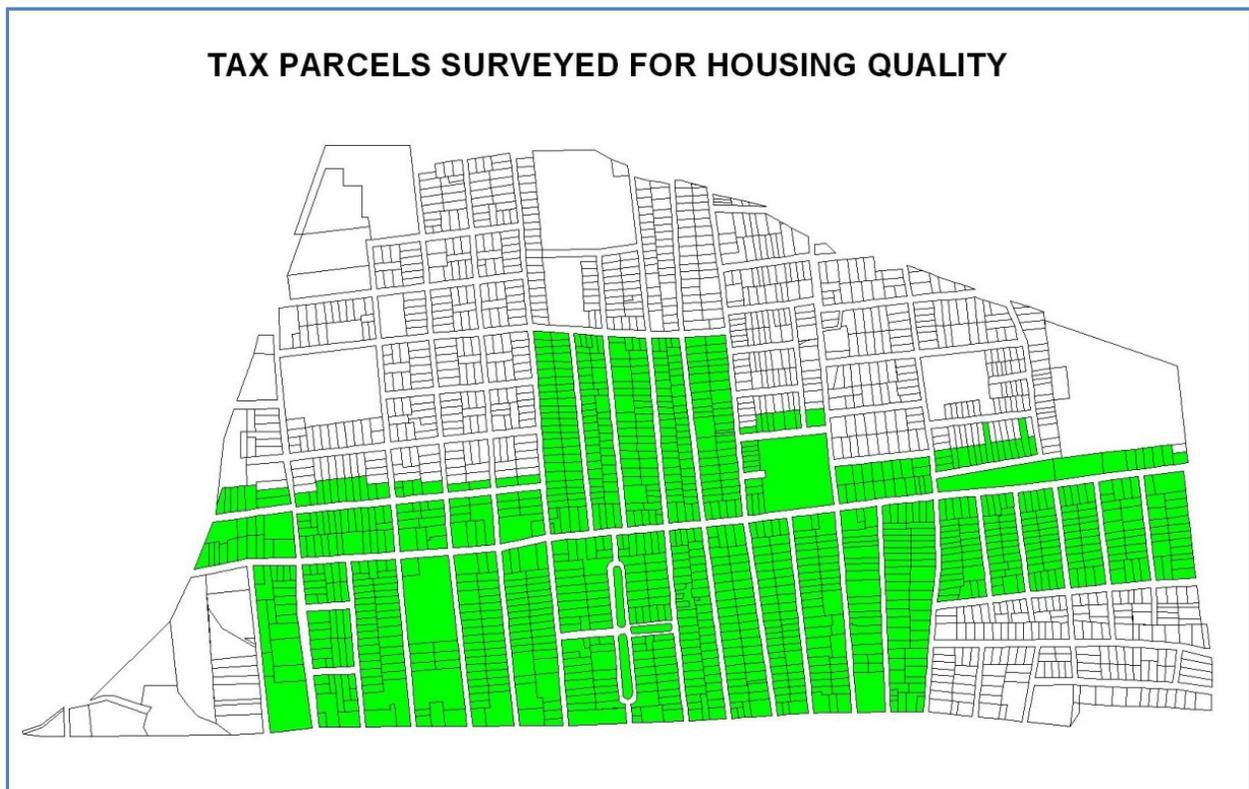
6.0.0 HOUSING QUALITY REPORT

In undertaking the housing quality survey, every effort was made to replicate the city-wide housing quality survey undertaken by the Binghamton University Geography Department in 2000. To accomplish this, the survey instrument used in 2000 (a paper document at that time) was replicated on the GPS units used in this survey and a Geography Department staff member who participated in the 2000 survey served as trainer for the field workers to insure that the same criteria were used to evaluate each aspect of housing quality (see Appendix 2). We are very confident, therefore, that the 2008 survey results can be directly compared to the 2000 results, and a clear understanding of trends in housing quality for the East Side can be obtained.

6.1.0 METHODOLOGY

Because the focus of this study is the conditions along the Robinson Street corridor, the housing quality survey was limited to one block on either side of Robinson Street. Many of these blocks are quite long and as a result fully half of the total area of the East Side was surveyed (Figure 6.1). Specifically, of the 1,839 residential parcels in the East Side (including parcels that contain commercial as well as residential land uses) 1,035 or 56% were included in this survey.

Figure 6.1 Tax Parcels Surveyed for Housing Quality



The criteria by which the housing quality was scored can be grouped into three classes: Cosmetic (paint, siding, windows and doors), Structural (porch, chimney, gutters, roof, stairs, handrails and foundation), and Exterior (yard and garage).

6.2.0 GENERAL RESULTS

A tally of the results lead to several conclusions. (Table 6.1). First, a positive findings was that housing conditions have not greatly deteriorated in the East Side since 2000. However, in 2008 many more parcels contained buildings identified as in need of painting, with almost twice as many needing minor painting and almost five times more needing major painting. Minor painting includes such things as trim and window frames while major painting would mean that the house needs to be completely repainted. Still, only about one-fifth of those homes identified as needing painting need major painting. A smaller, but still noticeable, increase was found in the number of houses which need siding repaired or replaced. It was very common to find minor paint and minor siding repair needed on the same house. Many fewer homes were identified as needing minor structural repair in 2008 (131) compared to 2000 (197). At the same time, a few more were seen as requiring major structural repairs in 2008 (69) compared to 2000 (64).

Table 6.1 General Results of Housing Quality Survey, 2000 and 2008

HOUSING ATTRIBUTE	2000 Survey Minor Repair	2008 Survey Minor Repair	2000 Survey Major Repair	2008 Survey Major Repair
Cosmetic				
Paint	172	328	13	63
Siding	104	174	4	43
Windows	26	15	2	12
Doors	14	4	0	3
Structural				
Porch	48	33	7	13
Chimney	15	18	5	1
Gutters/Downspouts	33	34	19	19
Roof	31	26	9	23
Stairs	35	12	6	9
Handrails	16	3	17	0
Foundation	19	5	1	4
Exterior				
Yard	19	5	1	4
Garage	47	15	8	6

The map of housing in need of paint (Figure 6.2) and the map of housing in need of a siding repair (Figure 6.3) illustrate that these two variables are often found together and that these problems occur in clusters. This could mean that if a house needs painting it probably needs some siding repair and the houses on either side probably need either or both of these repairs as well. This finding exemplifies the impact that targeted programs may have.

Figure 6.2 Properties Needing Minor or Major Painting

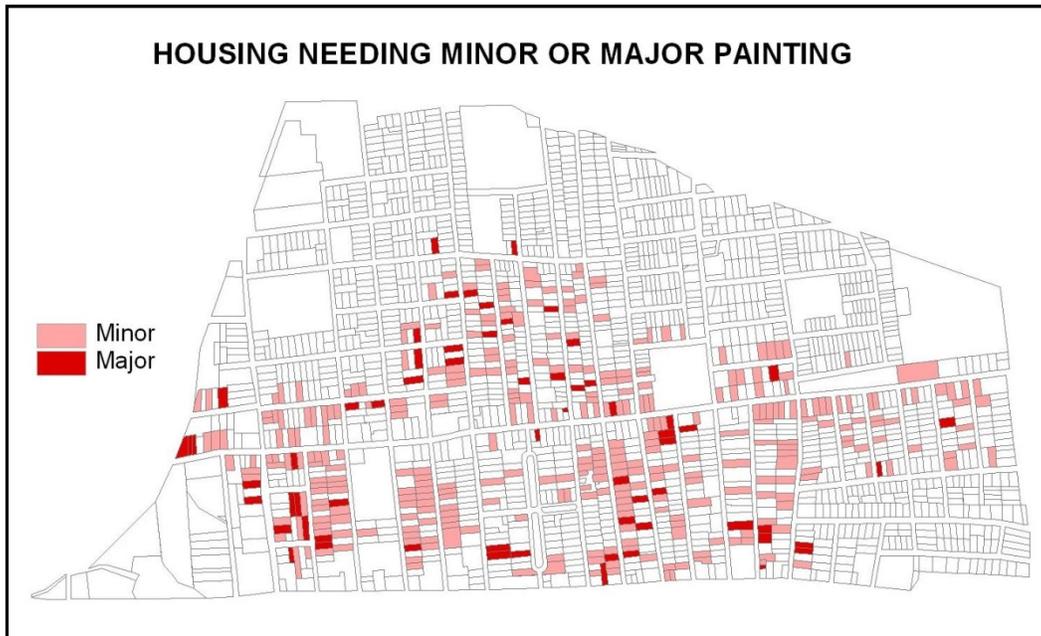


Figure 6.3 Properties Needing Minor or Major Siding Repair



Houses needing three or more minor repairs (Figure 6.4), often including paint and siding, are starting to show signs of long-term neglect. Timely intervention could improve the condition of the housing stock. Houses exhibiting these needs are widely scattered across the East Side, however, they tend to form loose clusters and could be targeted for repair in a 'neighborhood' fashion.

Figure 6.4 Properties Needing Three or More Minor Repairs



Similarly, houses needing one major repair (Figure 6.5), and often a minor repair or two, are also showing signs of neglect but these structures are in more immediate need for intervention. Again, these houses tend to form loose clusters.

Figure 6.5 Properties Needing One Major Repair



Finally, houses needing two or more major repairs and often several minor repairs are so deteriorated that it is probably in the City's best interest to have these buildings demolished. For the most part these

houses are scattered across the East Side with no apparent clustering (Figure 6.6). However, there is a cluster at the western end of the Robinson Street Corridor. This is considered by the residents as one of the “Gateways” to the East Side and as such this deteriorated housing stock should be given immediate attention.

Figure 6.6 Properties Needing Two or More Major Repairs



5.3.0 HOUSING QUALITY IN THE CAMEO THEATER AREA

Findings from the Neighborhood Assemblies and the resident and business surveys lead to the creation of the Cameo Theater target area for increased focus and analysis (See Section 10.0). The following maps and analysis will focus on the housing quality in the Cameo Theater area. Generally speaking the observations made in the previous section are also true of the Cameo Theater Area. Houses needing paint or siding repair are scattered throughout the area but show some clustering (Figures 6.7 and 6.8), again allowing for a targeted approach for rehabilitation. It is interesting to note that the houses on Howard Avenue, a street that has been closed to through traffic from Court Street, have been very well maintained. There are many fewer houses that need three or more minor repairs, or one major repair. They are scattered around the focus area, with several adjacent to one another (Figures 6.9 and 6.10).

Figure 6.7 Properties Needing Minor or Major Painting



Figure 6.8 Properties Needing Minor or Major Siding Repair



Figure 6.9 Properties Needing Three or More Minor Repairs



Figure 6.10 Properties Needing One Major Repair



Finally, there are only four houses in this area that need two or more major repairs (Figure 6.11) and are considered seriously deteriorated. These structures need significant work or demolition.

Figure 6.11 Properties Needing Two or More Major Repairs



6.4.0 SUMMARY

In general, the housing quality conditions of the East Side are good. There are quite a few homes that need minor repairs. These repairs usually take the form of painting or siding replacement. Houses needing major repairs are scattered throughout the East Side. The repairs are the responsibility of the property owners; however, the City might consider providing incentives, such as cost sharing, to assist owners in refurbishing their properties. To make the greatest impact, the focus of such a program should be on the clustered areas of homes needing repairs. Abandoned properties should be taken over by the City. In some cases, the properties could be sold for a minimal price (\$1) if the buyer agrees to rehabilitate the property. Other uninhabitable properties, such as those that have fire damage, should be scheduled for demolition.