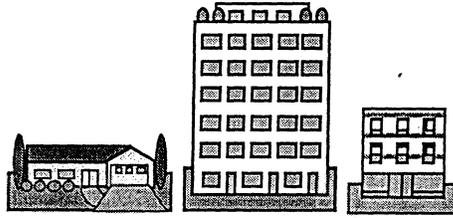


HOUSING



A. NEIGHBORHOOD ASSETS

- much of the housing is in relatively decent shape
- few vacant or very blighted buildings
- location- the neighborhood provides many amenities within walking distance including a supermarket and movie theater; 10 minutes from downtown
- some owner-occupied homes
- some historically significant buildings

Information

- 2,437 housing units in Parkville
- 50% were built prior to 1940, 11% in the 40's, 15% in the 50's, and 17% in the 60's
- most of the housing is 1-3 family buildings
- 19.7% are owner occupied compared to 23.6 % city wide. (1990 census figures-- current figures are probably lower)
- 34% of land is in residential use

Opportunities

- Convenience of neighborhood could entice others to purchase a home here
- With the enhancements at Real Art Ways complex and renewed interest in the industrial corridor, perhaps some empty industrial buildings could be developed for housing and art studio space.

B. CHALLENGES

- More home owners are moving out of their housing, but retaining ownership, thereby increasing the challenges associated with absentee landlords
- Building a relationship with absentee landlords so they are more responsible
- Getting City departments to work together in a proactive manner to address housing issues that will ultimately lead to increased investment and home ownership in the city.

Information

(See Appendix for a list of residential buildings and recommended future use.)

Efforts have been made to get information about housing sales from City assessor's office, but information is incomplete. More time is needed to get information.)

Negative Consequences

- More deterioration of buildings
- More blighted areas
- Increase in crime
- More home owners and businesses move out of neighborhood
- Decrease in property values

C. ACTION PLAN

Parkville's Goals and Objectives

GOAL One: The neighborhood will have decent, safe and desirable housing to accommodate the diverse needs of its residents.

Objective One: Increase home ownership to 35% in three years

Objective Two: Eliminate (through reuse or demolition) all blighted buildings in 3 years.

Objective Three: Within one year, the neighborhood will have formulated a comprehensive housing program.

Objective Four: In three months, all assistance programs for homeowners, potential homeowners and investors and tenants will be catalogued.

Objective Five: In three months, a list of properties will be identified for demolition, renovation including historic preservation, or another use.

Objective Six: In one year, the Hartford County Bar Association will have assisted with at least 10 different property title searches.

Objective Seven: In one year, the Housing Committee will have developed a housing plan with the Hartford Housing Authority for public housing in the neighborhood.

Objective Eight: In one year, by working with other civic groups, the city government will develop a public education campaign about city services including the responsibilities of city departments and residents.

Parkville's Strategies

1. Establish an ad hoc housing subcommittee of the Parkville Problem Solving

Committee to include residents, businesses and public officials

2. Enlist the support of the Hartford County Bar Association to help us with legal matters, such as title searches.
3. Develop a Marketing Program for the neighborhood that will include a Housing Fair
The Marketing Program will be developed by an ad hoc housing committee. The members will include representatives from the neighborhood, city departments, and non-profit community organizations. A primary objective will be to catalog all assistance programs. The Marketing Program will feature an annual Housing Fair to publicize the neighborhood and the various programs to assist homeowners, potential homeowners and investors as well as tenants.
4. Organize neighborhood residents and businesses around identified blighted areas.
5. Improve scattered site public housing and relationships with Section 8 tenants in the area with cooperation from city departments.
6. Work with City departments to create and implement a process to provide new owners with information about the neighborhood and civic groups.
7. Work with city officials to improve the relationship with Licenses & Inspection department.
8. Create a system to regularly check boarded up buildings within the neighborhood to insure they stay secured.
9. Coordinate with historic preservation organizations to identify properties that are historically significant and develop and implement a plan to preserve them.
10. The Parkville Revitalization Association must be empowered with the right to use waivers or eminent domain on those projects where other alternatives are not feasible for economic reasons. The PRA wants the right to petition for these procedures on an as-needed basis.

Parkville Neighborhood Revitalization Plan

ACTION STEPS

Activity	Expected Results	Responsibility	Date Due	Expected Barriers
1. Form ad hoc Housing group	Parkville Housing Committee	PRA president	2 months after approval of Plan	Will have to make special efforts to avoid turf issues.
2. Enlist support from Hartford County Bar Assoc.	Legal support for title searches	Housing Comm.	2 months after approval of Plan	Difficulty in motivating people
3. Marketing Program for Housing	Increased home ownership, better landlord-tenant relations, improved image	Housing Comm.	6 months after approval of Plan	Difficulty in motivating people
4. Organize around specific housing issues	Increased resident participation & collaboration, sound solutions	Housing Comm.	3 months after approval of Plan	Difficulty in motivating people
5. Work with City & Hartford Housing Authority	Improved living conditions for all	Housing Comm.	3 months after approval of Plan	Lack of cooperation
6. Work with City Departments	Information on housing patterns, Connection w/ new owners	Housing Comm.	3 months after approval of Plan	Lack of cooperation
7. Work with City Departments (L & I)	Proactive solutions, faster responses	Housing Comm. other neighborhood groups	3 months after approval of Plan	Lack of cooperation
8. Create system to monitor vacant buildings	Secured buildings less vandalism better image	Housing Comm.	3 months after approval of Plan	Lack of cooperation
9. Work with historic preservation groups	Save historic buildings	Housing Comm.	1 year after approval of Plan	Lack of coordination

SEE APPENDIX FOR LIST OF BUILDINGS AND RECOMMENDED FUTURE USE