



Housing Survey

2010/2011

City Plan Commission

Dearborn, Michigan



CITY OF DEARBORN

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ACKNOWLEDGEMENT

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FOREWORD

The 2010/2011 Housing Survey is the third of several reports being compiled by the City Plan Department in preparation for revision of the Master Plan. It is preceded by the Survey of Recreational Facilities (2009) and the Existing Land Use Survey of Industrial Districts (2009). The City Plan Commission, as mandated by the City Charter and the Ordinance prescribing the duties of the Commission, updated the City's Master Plan in 1985 and is obligated to do so at least once every five years thereafter. The Master Plan was adopted in December 1985 and further reviewed and adopted between August 1995 and May 1997. The update is currently underway.

The housing stock of the City represents the most numerous element in the land use pattern of the City and warrants an update to the previous study completed in 1995. The City Plan Department initiated a sampling of the previous study to determine the present condition of residential structures.

Staff sampled each of the nine communities by choosing streets within each neighborhood that were representative of the time period in which the dwellings were constructed. Contrary to the 1995 report, this update focuses

solely on single, 2-, 3-, and 4-family structures and not apartment buildings or condominium developments.

The field survey commenced in September 2010 with final follow-up work completed in January 2011.

The present studies and research for the review of the Master Plan will be undertaken by the City Plan Department in conjunction with other governmental agencies to provide for the various elements of the Plan. Several surveys of existing conditions regarding these elements such as population, recreation, and community facilities as well as residential, commercial, and industrial land use will be necessary in analyzing the City's future growth and development.



726 Morley

METHOD

The survey team was composed of the two part-time planners within the City Plan Department. With limited staffing, a sampling of the entire City was conducted as opposed to rating every house within the City. The method for identifying and classifying all housing conditions in the survey is based on the following Housing Rating System:

HOUSING RATING SYSTEM

1. Good Condition – General overall appearance very good with only a few minor repairs necessary.
2. Exterior Maintenance Required – More extensive work necessary to exterior of building to restore to good condition such as extensive painting, trim work, stairs, driveway or sidewalk work or replacement.
3. Major Repairs Required – Exterior of building and grounds deteriorated to the point where more extensive work is necessary to put building in good condition such as repairing walls, replacing

material or many minor repairs needed throughout the entire structure.

4. Poor Condition – Very extensive work needed on exterior of building and grounds to bring overall appearance up to a reasonably acceptable appearance.

Similar to the manner in which the original study was conducted, data was collected for each house and entered into a database (as opposed to being entered onto a form) with the following information:

Address	Lot Size
Year Built	Front Setback
Side Yards	Conformity
Basement or Foundation	Side Drive
Outside Storage	Stories
Exterior Facing	Necessary Improvements
Unusual Conditions	Accessory Buildings
Rating	

SUMMARY

CONDITION	1	2	3	4	TOTAL	VACANT
Cherry Hill	874	3	0	0	877	1
West Michigan Business	138	1	0	0	139	0
Princeton Carlisle	637	27	2	0	666	3
Edison Snow	958	8	0	0	966	1
Fairlane	273	5	2	0	280	7
Springwells	161	2	0	0	163	0
Fordson East	1,154	16	2	0	1,172	44
Fordson West	1,203	37	5	0	1,245	31
Salina	234	7	2	0	243	15
TOTAL	5,632	106	13	0	5,751	102

The above summary reports the total findings of the housing survey by community and condition for all residential structures sampled within the City. Because vacant parcels are indicated on individual community maps within the report, their numbers have been included in this summary but not in the percentages representing the condition of housing. In direct comparison to the 1995 Housing Survey, nearly 98% of housing stock is rated in the Condition 1 category as compared to just under 90% in 1995, showing an overall improvement in the housing stock. In 1995, nearly 10% was rated in Category 2 condition with the 2010/2011 percentage at 1%, another indication of residents' pride and maintenance commitment in their homes.

In Categories 3 and 4, those that reflect the Major Repairs Required and Poor Conditions, the percentages stayed the same in Category 3 at less than 1% in 1995 and 2010/2011 and decreasing from under 1% in 1995 to 0% in 2010/2011 in Category 4.

The City of Dearborn's efforts to maintain the quality of the housing stock are demonstrated in the continuing process of reviewing and upgrading the Building Code and other related ordinances. The City Plan Department has consistently upgraded zoning regulations and amended the zoning map based on the long range land use plan of the City's Master Plan.

Additional programs that relate to the physical improvement of housing stock are the City-sponsored Operation Eyesore Program through which 1,313 substandard structures were removed from 1960 to 2010 and the Home Rehabilitation Program which resulted in new improvements to 630 structures between 1983 and 1995 and 400 structures from 1995 through 2010.

A graph representing the Operation Eyesore Program follows this summary. This program has been very influential in maintaining the housing stock in Dearborn along with the Home Rehabilitation Program and other City initiatives.

The City Beautiful Commission was created by ordinance in 1951 and is the oldest in Michigan and the second oldest in the nation. The Commission's Neighborhood Pride Committee evaluates all neighborhoods each summer and seeks candidates to be recognized for outstanding property maintenance including painting, grounds care and modernization of property that contribute to the quality of the Dearborn community.

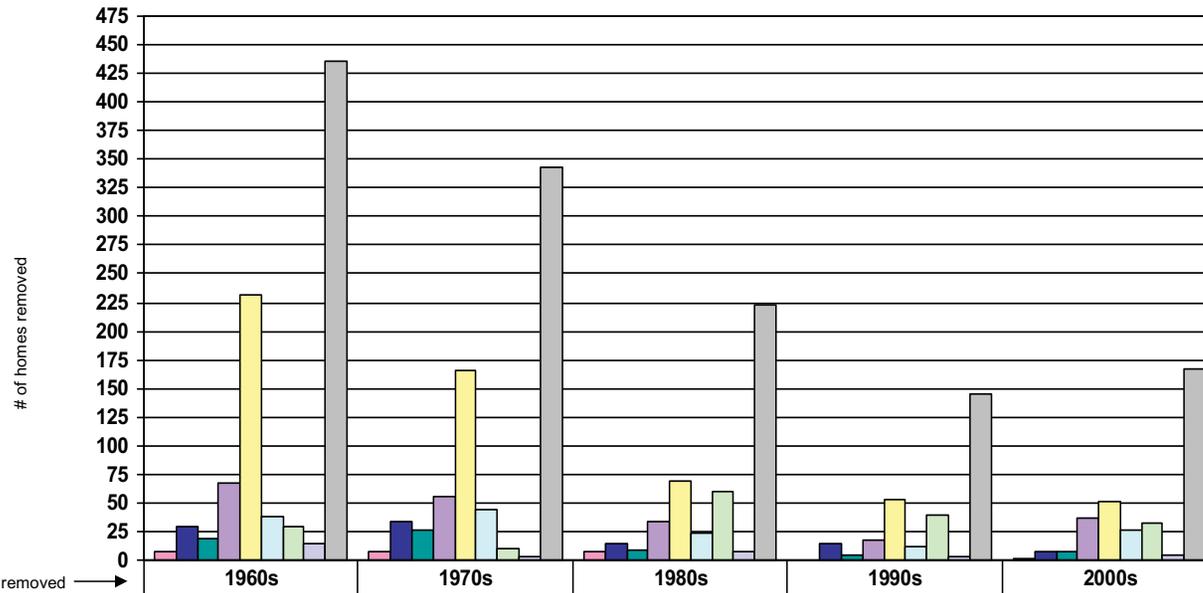
The Neighborhood Pride Committee also distributes Standard of Excellence decal awards which are designed to be displayed on a window or door of the property for public visibility to the most outstanding residential projects.

Although the findings of this survey regarding housing conditions are very positive, consideration must be given to the fact that Dearborn continues to have an aging housing stock and an ongoing effort will be required in order to maintain and improve the stability of housing in the city of Dearborn.

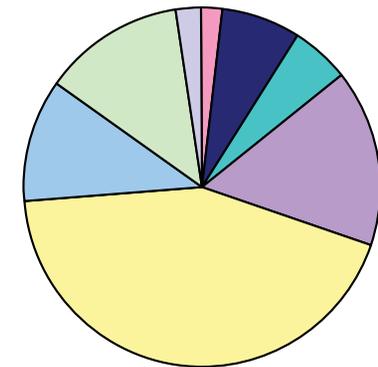
The final detailing of information in this report on pages 7 through 33 is arranged by community and neighborhood, providing a brief review of survey findings in text, chart and table form, plus a map indicating the geographical location of housing conditions surveyed.



Operation Eyesore Activity by Community 1960 - 2010



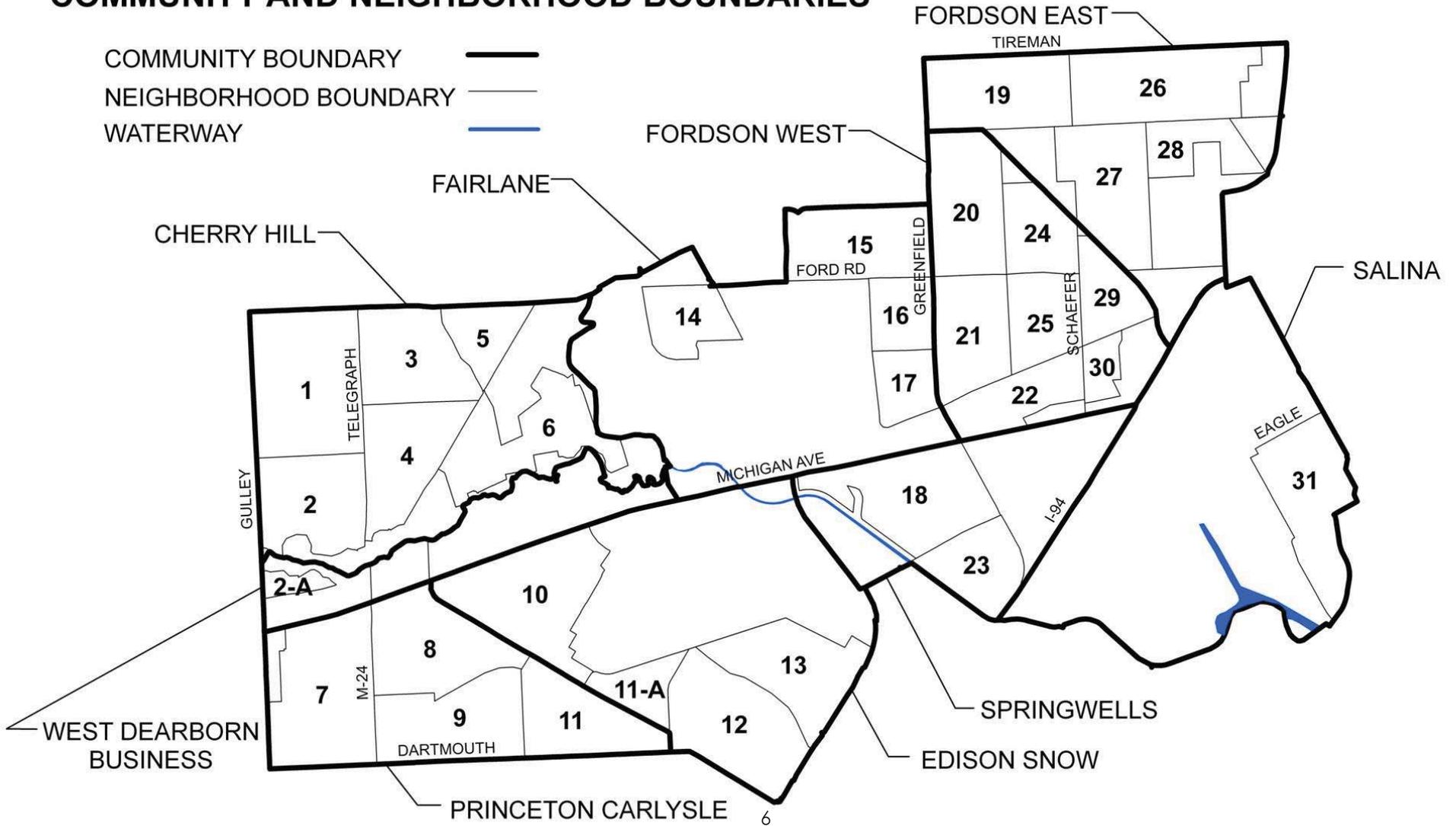
- Cherry Hill
- Edison Snow
- Fairlane
- Fordson East
- Fordson West
- Princeton Carlyse
- Salina
- West Dearborn Business



Date removed →	1960s	1970s	1980s	1990s	2000s
Cherry Hill	8	7	8	0	1
Edison Snow	29	33	14	14	8
Fairlane	19	26	9	5	8
Fordson East	67	55	33	18	36
Fordson West	231	165	69	53	51
Princeton Carlyse	38	44	23	12	27
Salina	29	10	60	40	32
West Dearborn Business	14	3	7	3	4
TOTAL	435	343	223	145	167

COMMUNITY AND NEIGHBORHOOD BOUNDARIES

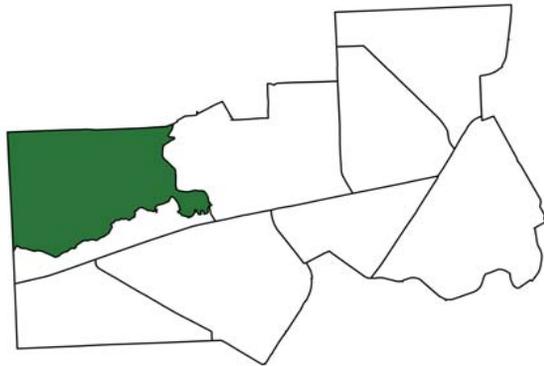
- COMMUNITY BOUNDARY
- NEIGHBORHOOD BOUNDARY
- WATERWAY



The Cherry Hill Community is located in the northwest section of the City and contains six residential neighborhoods. The housing in this community was developed before 1930 and into the 2000's.

Early development in this community took place in the Cherry Hill/Military area in Law's Subdivision with some scattered growth throughout the rest of the community.

The majority of the housing built in this area are of the single-family dwelling type with remaining housing types being 2-, 3-, and 4-family dwellings.



941 Crescent



260 Riverlane

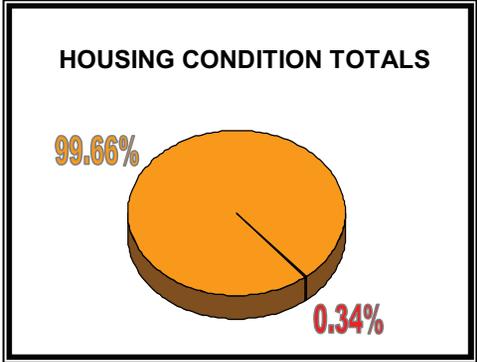


24700 Rockford



230 S York

Other major features in this area are the Dearborn Country Club golf course, the city-owned Robert Herndon Dearborn Hills Golf Course and the flood plain areas owned by the City and Wayne County, all of which are situated along the lower and middle Rouge River.



- LEGEND**
Housing Conditions
- 1 - Good Condition
 - 2 - Exterior Maintenance
 - 3 - Major Repairs
 - Vacant Property



NEIGHBORHOOD GRAND TOTALS BY HOUSING CONDITION		
CONDITION	TOTAL	PERCENT
1	874	99.66%
2	3	0.34%
3	0	0.00%
4	0	0.00%
GRAND TOTAL	877	100.00%

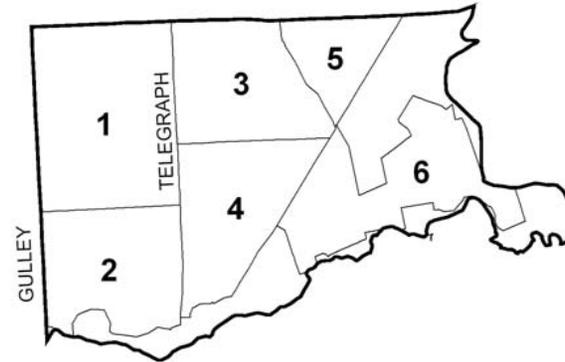
Though the housing is well maintained and very stable in this area, 24 substandard structures have been removed under the Operation Eyesore Program and 58 dwellings have been upgraded with new improvements through the Home Rehabilitation Program. With the exception of a few scattered lots, the community is completely developed.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.



22237 Long Boulevard

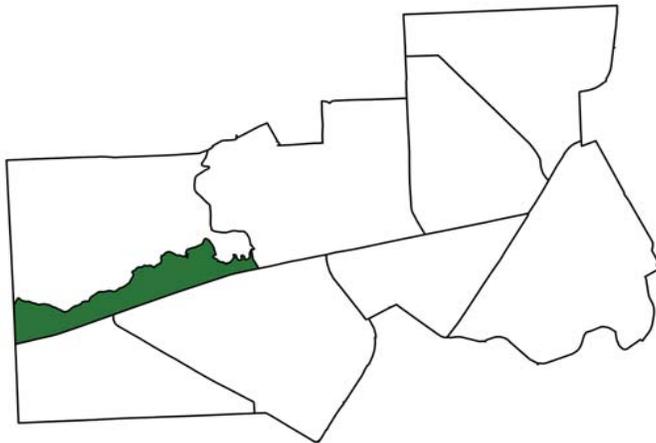
HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
1	222	2	0	0	224
2	130	0	0	0	130
3	136	0	0	0	136
4	154	0	0	0	154
5	50	0	0	0	50
6	182	1	0	0	183
TOTAL	874	3	0	0	877



The West Dearborn Business Community is located in the west central section of the City and contains two residential areas. The housing in this community developed in two distinct time periods: the easterly residential area, Morley-Garrison, before 1930 containing some of the oldest housing in the City and the westerly area, the Crestview Area, in the 1950-1959 period.

The early development of this community took place in the Garrison-Morley area in the Detroit Arsenal Grounds Subdivision. Much of Dearborn's early history is located in this section due to establishment of a military arsenal in 1833, including the historical Commandant's Quarters built in 1833.

The majority of housing units built in this area are single family dwellings. The remaining housing types include 2-, 3-, and 4-family dwellings, condominiums, and apartment buildings.



718 Brady



21745/ 21741 Morley



712 Morley Court

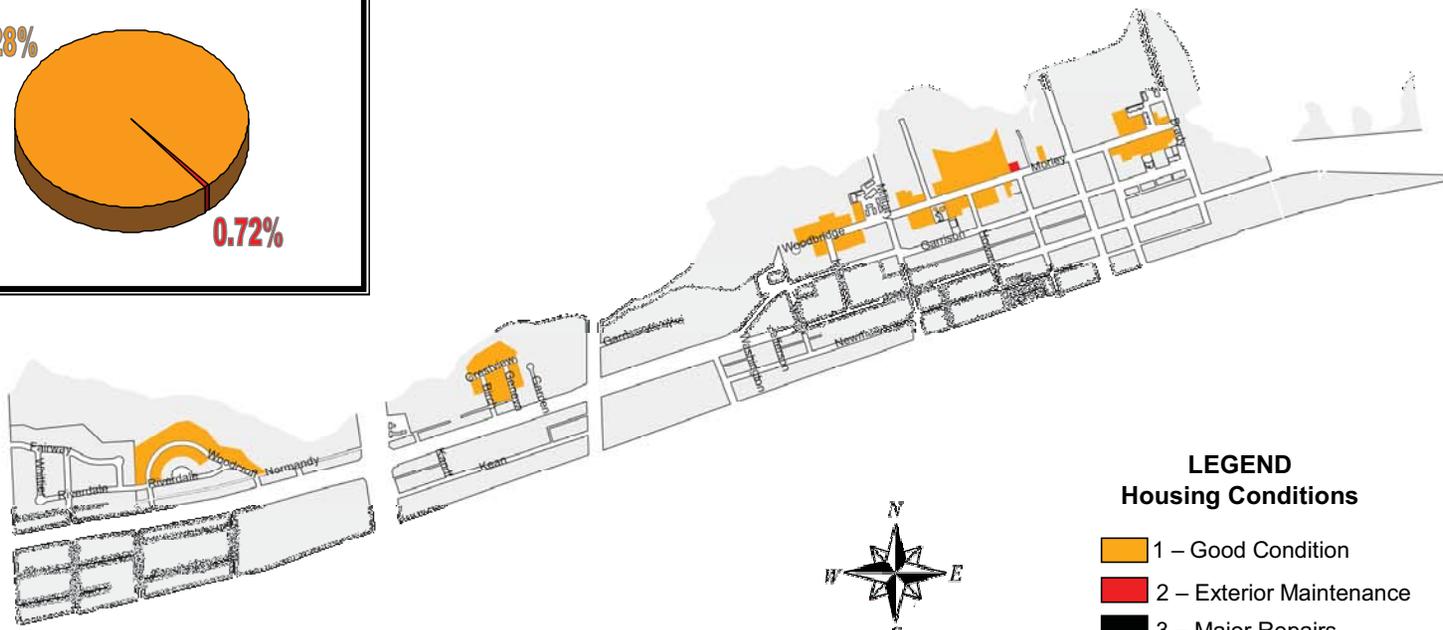
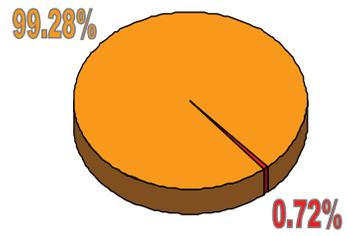


24592 Woodcroft Drive

Other major features in the community are the West Dearborn Shopping District, Westborn Shopping District and the continuous commercial activities extending along the north and south sides of Michigan Avenue from Brady westerly to Gulley Road (City limits).

Situated along the Lower Rouge River are the Robert Herndon Dearborn Hills Golf Course and Ford Field Park, both of which are owned by the City. Additional flood plain lands are owned by the City and Wayne County.

HOUSING CONDITION TOTALS



- LEGEND**
Housing Conditions
-  1 - Good Condition
 -  2 - Exterior Maintenance
 -  3 - Major Repairs
 -  Vacant Property

NEIGHBORHOOD GRAND TOTALS BY HOUSING CONDITION		
CONDITION	TOTAL	PERCENT
1	138	99.28%
2	1	0.72%
3	0	0.00%
4	0	0.00%
GRAND TOTAL	139	100.00%



22110 Morley - Lampham Home

The housing is very well maintained and stable in this area as evidenced by the fact that only one structure falls in the category of "Exterior Maintenance Required". All other structures have been rated in "Good Condition".

Defined as one of the two distinct time periods of homes being built in this community, Neighborhood Unit 2-A contains housing built between 1950-1959.

Through Operation Eyesore, 31 substandard structures have been removed and three structures have been upgraded with new improvements under the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

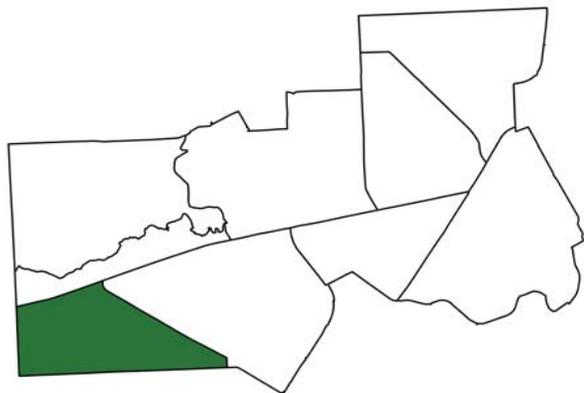
HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
2-A	48	0	0	0	48
Crestview Area	26	0	0	0	26
Morley-Garrison Area	64	1	0	0	65
TOTAL	138	1	0	0	139



The Princeton Carlisle Community is located in the southwest section of the City and contains four residential neighborhoods. The housing in this community was developed before 1930 and into the 2000's with the greatest amount of construction occurring in the 1940-1959 period.

Early development in the community took place in the Telegraph-Oxford area in the Robert M. Grindley's Subdivision Nos. 3 and 4 of Little Farms and in the Columbia-Cleveland area just west of Outer Drive in the Kengel's Subdivision. The majority of the housing in this area developed just prior to and following World War II with infill residential construction since that period to date.

The majority of housing units built in this area are single-family dwelling type. In recent years, construction has also included condominium development in Oxford Place Condominiums and Heritage Place Condominium and Apartments sites.



2658 Boldt



22141 Madison



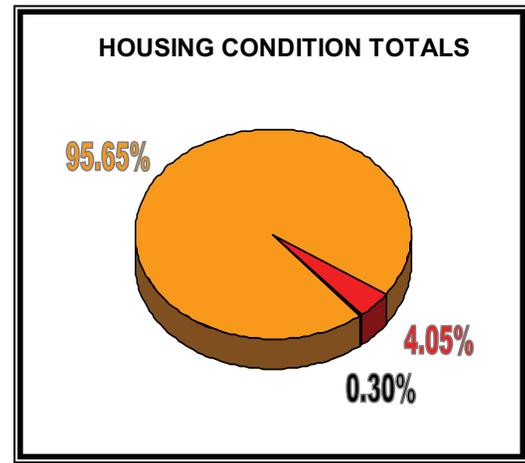
3533 Parker



3504 Alice

Princeton Carlisle has a variety of specialized and general commercial areas. One of the most unique features of this community is that the commercial establishments are often intermingled with single- and multiple-family residential units.

Commercial services are located primarily along Telegraph Road. Other areas include Park Street, Outer Drive, Monroe, and Pelham/Carlisle.



NEIGHBORHOOD GRAND TOTALS BY HOUSING CONDITIONS		
CONDITION	TOTAL	PERCENT
1	637	95.65%
2	27	4.05%
3	2	0.30%
4	0	0.00%
GRAND TOTAL	666	100.00%



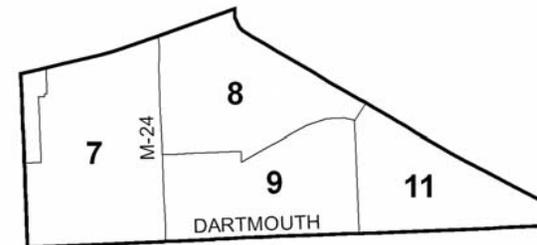
22365 Cleveland

Through the Operation Eyesore Program, 144 substandard structures have been removed and 151 dwellings have been upgraded with new improvements through the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

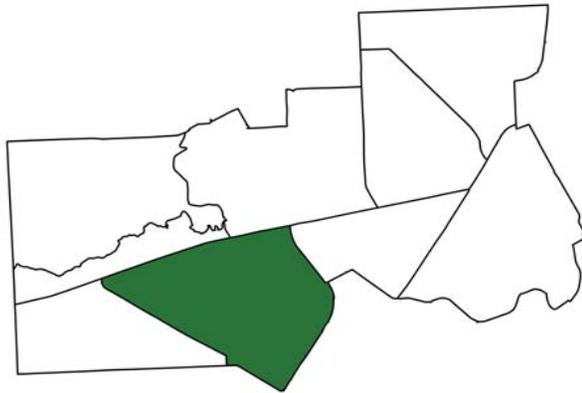
HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
7	204	13	0	0	217
8	287	12	2	0	301
9	69	0	0	0	69
11	77	2	0	0	79
TOTAL	637	27	2	0	666

NEIGHBORHOOD UNITS



The Edison Snow Community is located in the southwest section of the City and contains four residential neighborhoods. The housing in this community was developed before 1930 and into the 2000's. The greatest amount of construction took place in the 1940-1959 period.

The Edison Snow Community boasts the location of the Henry Ford Homes, built between 1919 and 1920. The Ford Homes Historic District was formed by Dearborn City Council Resolution in 1979 in order to preserve the basic architectural/exterior appearance of the homes.



21500 Olmstead



2645 Hollywood



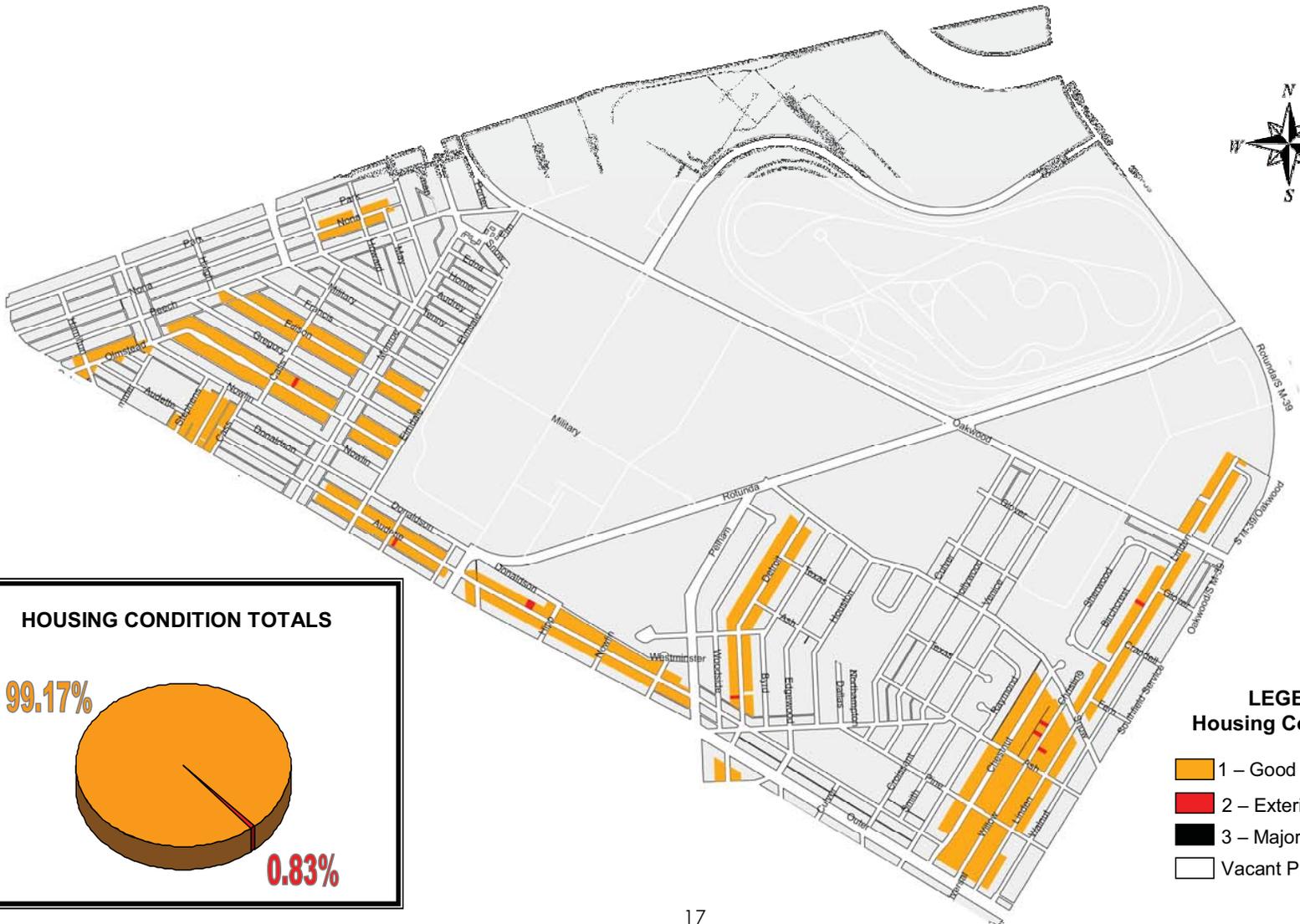
2625 Walnut



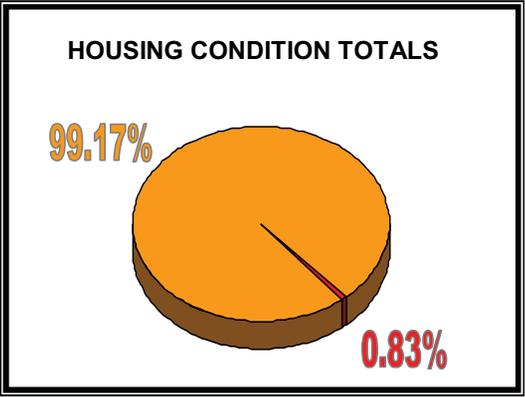
22501 Edison

The district requires that owners make every reasonable effort to maintain the character and distinct look of the homes in this area, regardless of whether or not they are original Ford Homes.

It is preferable to repair architectural features rather than replace them. If replacement is ultimately necessary, the new material must match the original design as closely as possible in composition, design, color, texture and other visual qualities.



- LEGEND**
Housing Conditions
- 1 – Good Condition
 - 2 – Exterior Maintenance
 - 3 – Major Repairs
 - Vacant Property



EDISON SNOW COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	958	99.17%
2	8	0.83%
3	0	0.00%
4	0	0.00%
GRAND TOTAL	966	100.00%



22587 Nona

Neighborhood Unit 10 contains some of the oldest housing in the City. The Dearbornville and Sloss Addition Subdivisions, platted in 1833 and 1868 respectively, are located in the Monroe-Park Street area and reflect early housing construction.

Also within Neighborhood Unit 10 are the unique homes built by Mr. Henry Ford in the 1919 to 1920 period. These homes have a very distinctive architectural design and were built in J.B. Molony's Subdivision in the Military-Beech area.

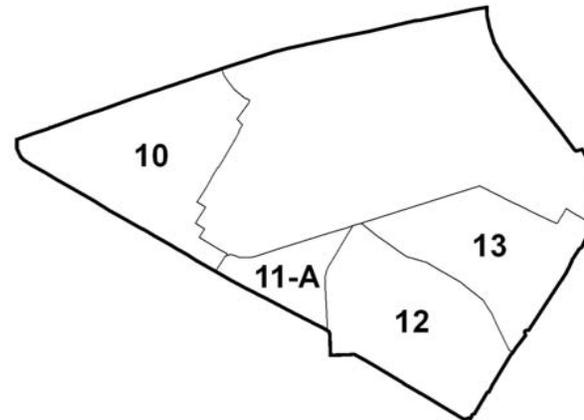
Much of the housing was developed after World War II, specifically in Neighborhood Units 11-A, 12, and 13. The majority of the housing are single-family dwellings, although Neighborhood Unit 10 boasts two City-owned senior citizen buildings: Sisson Manor and Hubbard Manor West.

Through the Operation Eyesore Program, 98 substandard structures have been removed and 67 dwellings have been upgraded with new improvements through the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

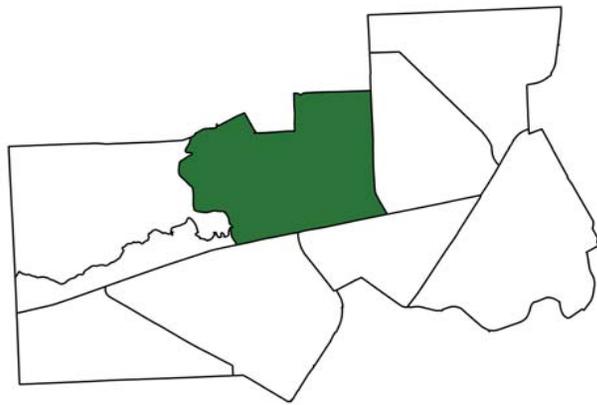
HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
10	392	2	0	0	394
11A	183	2	0	0	185
12	265	3	0	0	268
13	118	1	0	0	119
TOTAL	958	8	0	0	966

NEIGHBORHOOD UNITS



The Fairlane Community is located in the north central section of the City and contains four residential neighborhoods. The housing in this community was developed before 1930 and into 1995 with the greatest amount of construction taking place in the 1940-1949 period and the 1988-1993 period.

Remaining housing types consist of 2-family dwellings, condominiums and apartments. St. Sarkis is a private senior citizen building containing 151 units.



Bradford Village Condominiums



5062 Palmer



5400 Palmer

Other major features within the community include Ford Motor Company World Headquarters, Fairlane Town Center, the Ford Community and Performing Arts Center, the University of Michigan – Dearborn, Henry Ford Community College and the Henry Ford Estate.

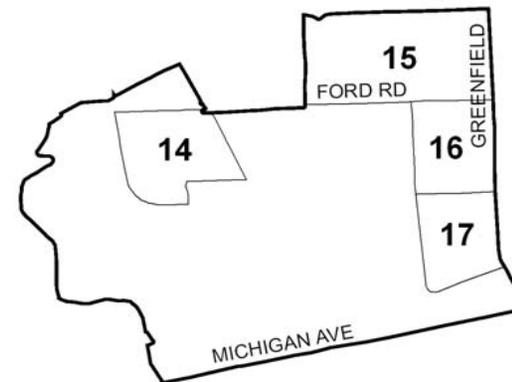
FAIRLANE COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	273	97.50%
2	5	1.79%
3	2	0.71%
4	0	0.00%
GRAND TOTAL	280	100.00%



5062 Palmer

HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
14	0	0	0	0	0
16	78	0	1	0	79
17	195	5	1	0	201
TOTAL	273	5	2	0	280

NEIGHBORHOOD UNITS



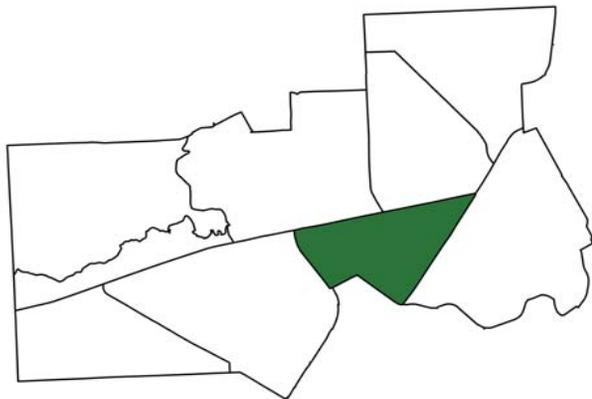
Neighborhood Unit 15, although originally planned for residential development, has been rezoned for commercial and high tech development and thus is not listed in the Neighborhood Unit table to the right. Neighborhood Unit 16 contains a mix of older single-family housing and an apartment complex and shopping center built in the 1985-1995 period in the Greenfield-Ford Road area. Neighborhood Unit 17 contains older housing, mostly single-family dwellings, built in the Greenfield-Michigan Avenue area.

Through the Operation Eyesore Program, 67 substandard structures have been removed and 28 dwellings have been upgraded with new improvements under the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

The Springwells Community is located in the southeast section of the city and contains two residential neighborhoods. The housing in this community was developed in two time periods: the Springwells Park area north of Rotunda in 1930-1959 and the Fairlane East area south of Rotunda in 1970-1979.

Both neighborhoods were designed with a mix of housing types ranging from single-family dwellings to condominiums and apartments. Springwells also boasts single- and multiple-family luxury residences in the residences at the Tournament Players Club (TPC) of Michigan Golf Course, containing three clusters of residential lots totaling 69 sites. Located south of Rotunda and east of the Rouge River Channel is the Oakwood Common senior citizen apartments and care facilities built in 1990 providing 300 units.



12 Adams Lane



Springwells Park Apartments

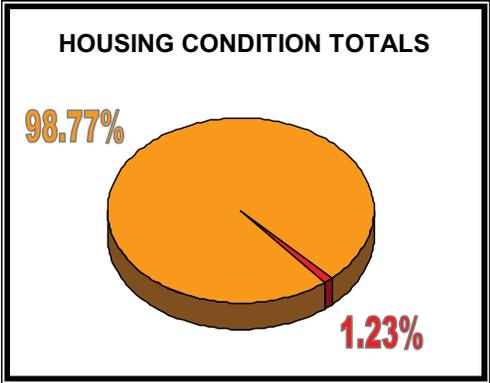


6 & 8 Abbot Lane



6 Amhurst Lane

Major features include the Tournament Players Club of Michigan golf course, high tech facilities, office buildings, light industrial activities and the main branch of the Dearborn Post Office in the Commerce Park Subdivision.



LEGEND
Housing Conditions

- 1 - Good Condition
- 2 - Exterior Maintenance
- 3 - Major Repairs
- Vacant Property

SPRINGWELLS COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	161	98.77%
2	2	1.23%
3	0	0.00%
4	0	0.00%
GRAND TOTAL	163	100.00%



15812 Middlebury Drive

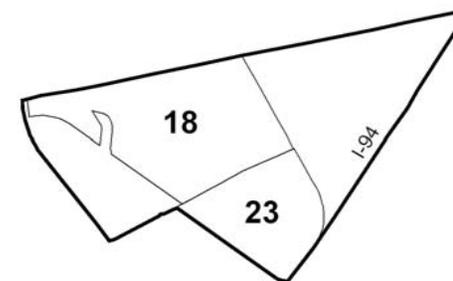
The Oakwood Common senior citizen apartments and care facilities are located south of Rotunda and east of the Rouge River Channel in the westerly portion of Neighborhood Unit 23.

Further evidence of the quality of the housing in this community is the fact that no substandard structures have been removed through the Operation Eyesore Program and only six residential dwellings have been upgraded with new improvements under the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
18	161	2	0	0	163
23	0	0	0	0	0
TOTAL	161	2	0	0	163

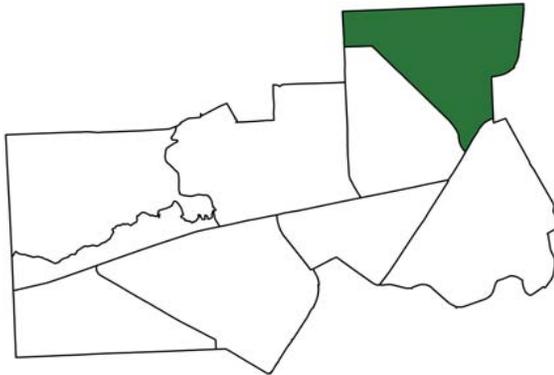
NEIGHBORHOOD UNITS



The Fordson East Community is located in the northeast section of the City and contains four residential neighborhoods. The housing was developed before 1930 and into the 2000's, with the greatest amount of construction occurring in the before 1930 through 1959 period.

These neighborhoods represent housing requirements relating to the establishment of the Ford Motor Company Rouge Plant in Dearborn. The balance of residential development took place just prior to and following World War II with infill residential construction since that period to date.

The majority of housing units in this area are single-family dwellings. The remaining housing types are 2-, 3-, and 4-family dwellings, condominiums and apartment buildings, including the City's first senior citizen building, Townsend Towers.



7400 Horgor



7542 Pinehurst



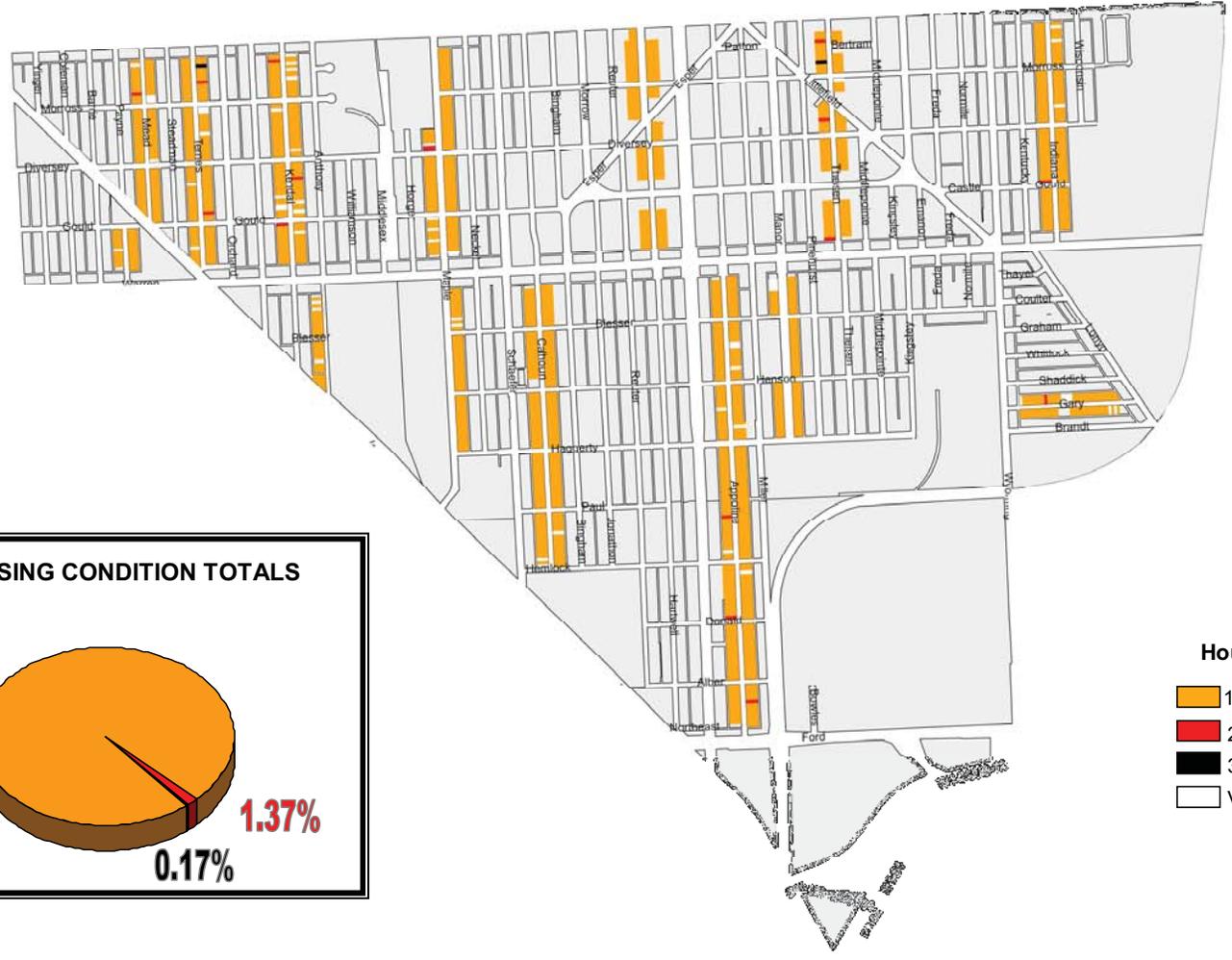
7621 Wisconsin



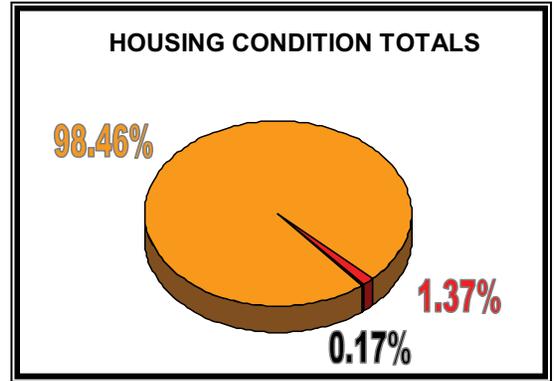
7456 Maple

Other major features in the community are the Warren Avenue Business District and the Robert Oakman Land Co.'s Aviation Field Subdivision, including Oakman Boulevard north and south of Warren Avenue which contains some of the highest quality housing in the City.

Medium and heavy industrial corridors with additional light and medium industrial activities are located along the CSX and Conrail Railroads.



- LEGEND**
Housing Conditions
- 1 – Good Condition
 - 2 – Exterior Maintenance
 - 3 – Major Repairs
 - Vacant Property



FORDSON EAST COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	1,154	98.46%
2	16	1.37%
3	2	0.17%
4	0	0.00%
GRAND TOTAL	1,172	100.00%

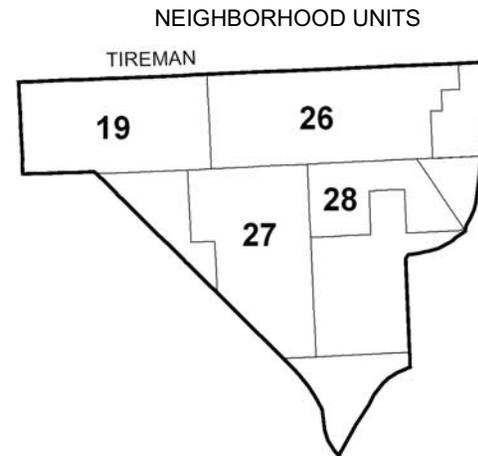


7400 Oakman

Through the Operation Eyesore Program 209 substandard structures have been removed and 309 dwellings have been upgraded with new improvements under the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

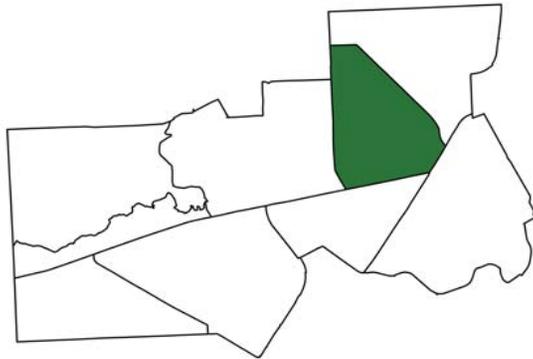
HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
19	418	8	1	0	427
26	501	4	1	0	506
27	131	3	0	0	134
28	104	1	0	0	105
TOTAL	1,154	16	2	0	1,172



The Fordson West Community is located in the northeast section of the City and contains seven residential neighborhoods. The housing was developed before 1930 and into the 2000's with the greatest amount of construction occurring before the 1930 through 1959 period.

Like the Fordson East Community, the neighborhoods were developed in response to the establishment of the Ford Motor Company Rouge Plant. The balance of residential development took place just prior to and following World War II with infill residential construction since that period to date.

The majority of housing units built in this area are single-family dwellings with remaining types including 2-, 3-, and 4-family dwellings, condominiums and apartment buildings. Two City-owned senior citizens complexes, Hubbard Manor East and Kennedy Plaza add to the fabric of the neighborhoods.



6407 Barrie



15225 Normandale

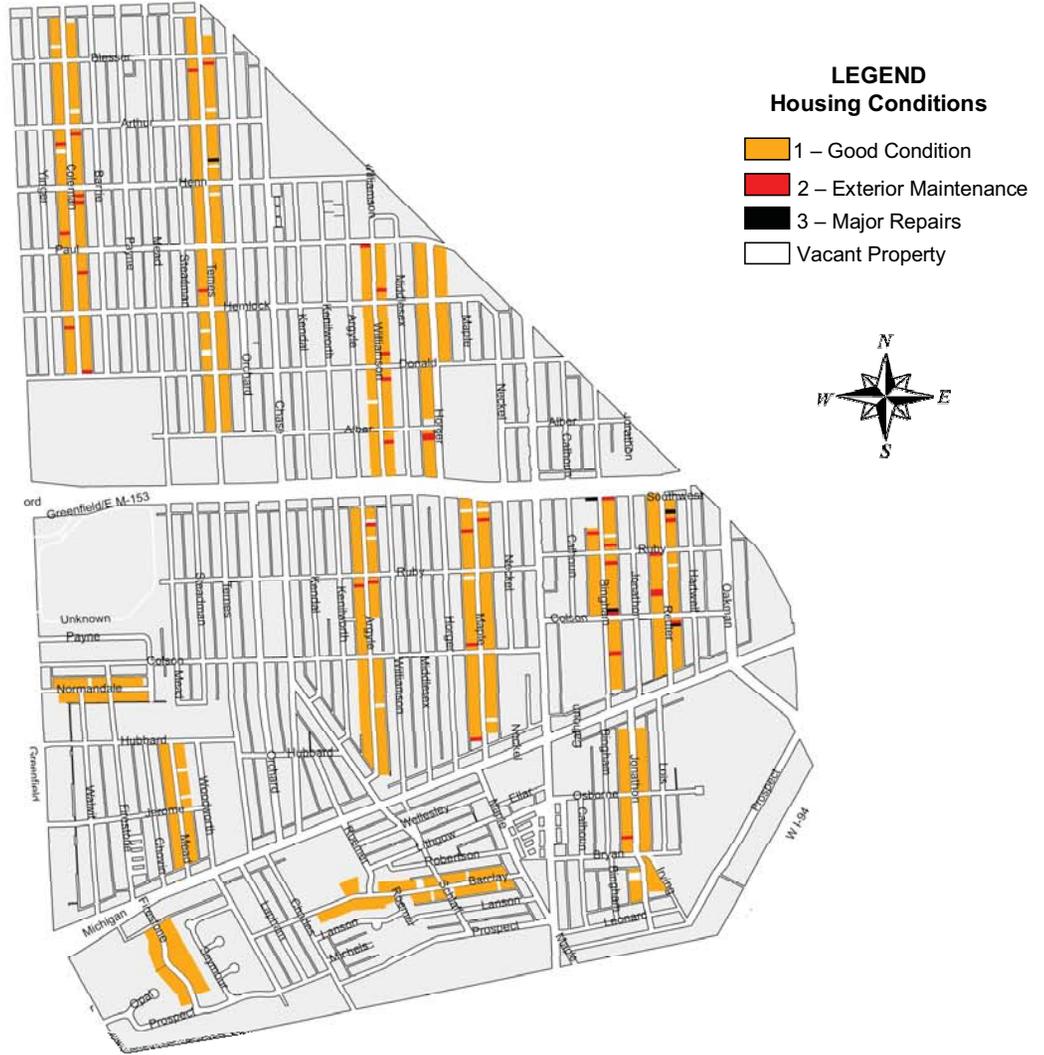
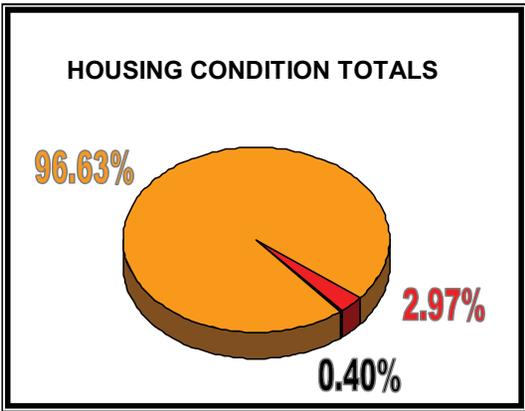


6021 Orchard



6434 Kendal

Other major features in this community include the East Dearborn Downtown Shopping District located in the Schaefer-Michigan area, City Hall and light and medium industrial activities located along the Conrail and CSX Railroads.



FORDSON WEST COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	1,203	96.63%
2	37	2.97%
3	5	0.40%
4	0	0.00%
GRAND TOTAL	1,245	100.00%



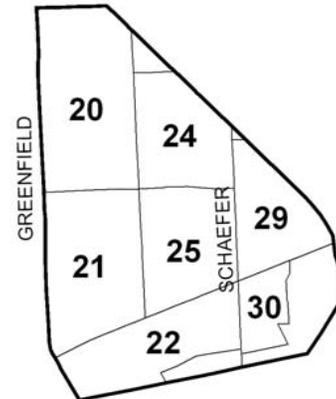
5929 Ternes

Through the Operation Eyesore Program 569 substandard structures have been removed and 311 dwellings have been upgraded with new improvements under the Home Rehabilitation Program.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
20	369	11	1	0	381
21	100	0	0	0	100
22	101	0	0	0	101
24	177	7	0	0	184
25	237	7	0	0	244
29	141	11	4	0	156
30	78	1	0	0	79
TOTAL	1,203	37	5	0	1,245

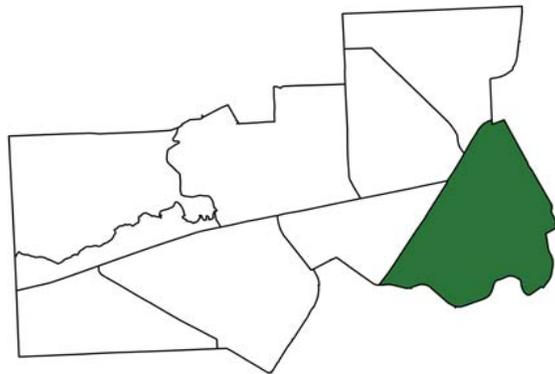
NEIGHBORHOOD UNITS



The Salina Community is located in the southeast section of the City and contains two residential areas. The balance of land is devoted to industrial activities, primarily the historical Ford Motor Company Rouge Plant and Severstal North America.

The housing was developed before 1930 and into the 2000's with the greatest amount of construction taking place before 1930. As in the Fordson East and Fordson West Communities, housing was developed as a response to Ford Motor Company's Rouge Plant.

Dwelling types are fairly evenly divided between single family homes and 2-, 3-, and 4-family dwellings and apartment buildings.



1610 Wyoming



2721 Akron



1636 Salina



3253 Marie

Other major features include the Dix-Vernor Business District, Dearborn Village Park (income restricted development), the Ford Motor Company's Rouge Plant and many other industrial firms with industrial activities ranging from light to heavy.

SALINA COMMUNITY NEIGHBORHOOD GRAND TOTALS		
CONDITION	TOTAL	PERCENT
1	234	96.30%
2	7	2.88%
3	2	0.82%
4	0	0.00%
GRAND TOTAL	243	100.00%



1711 & 1713 Salina

Through the Operation Eyesore Program, 171 substandard structures have been removed and 97 dwellings have been upgraded with new improvements under the Home Rehabilitation Program.

During the 1960-1970 period, several City and federally funded clearance projects have taken place in this community.

Charts and maps on this and the opposite page show in detail the condition of the housing stock by ratings, number and percentage as well as geographical location.

HOUSING CONDITION BY NEIGHBORHOOD UNIT					
NEIGHBORHOOD UNIT	CONDITIONS				TOTAL
	1	2	3	4	
31	234	7	2	0	243
Eugene/Porath Area	0	0	0	0	0
TOTAL	234	7	2	0	243

NEIGHBORHOOD UNITS

