

FIS AT WORK IN



JEFFERSON

FIS EVALUATION  
APPENDIX VII



## VII. JEFFERSON

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### Accomplishments

The Jefferson **FIS Area** built upon the momentum of a large-scale housing development, the **Anthony Square Apartments** constructed south of West Main Street prior to FIS. Several housing developments followed, leveraged by FIS, among them the **Voters Block Community** and the rehabilitation of the **Hardy Apartments**. Together these housing developments create a transformed gateway to the Changing of the Scenes neighborhood, which hosts the Jefferson FIS Area. According to the data and comments offered during interviews, the Jefferson Area was by many counts the most distressed for the FIS Areas at the outset of FIS; FIS has therefore made a very visible, tangible impact, but as neighborhood leaders attest, the impacts have also been intangible. **“FIS helped neighbors get organized, and together we made progress with gang elimination and overall neighborhood health.”**

FIS renovations



FIS renovations next door to problem property



## Successes

In addition to the large-scale housing developments at Voters Block and the Hardy Apartments, FIS helped build and renovate 69 stately homes within the neighborhood fabric. Jefferson Avenue has been upgraded with new lighting and streetscape improvements, and Troup Street Park is now **“actively used by neighborhood children – not drug dealers – in the summertime,”** according to a neighborhood leader. FIS spurred a grassroots door-knocking initiative led by Changing of the Scenes Neighborhood Association, which got neighbors talking. A community leader started a block group, which seeded three new block groups. Neighbors connected not just with other neighbors, but also with established neighborhood institutions. The Jefferson Avenue Seventh Day Adventist Church has become a key partner; inspired by FIS and the positive trends in the Jefferson Area, the Church decided against leaving the neighborhood – instead staying and investing in its property and in the social life of the community. While sales in the Jefferson FIS Area have been slower than in the other areas, developers report that prices for new construction have improved by roughly \$10,000.

## Challenges

The housing stock in the Jefferson FIS Area presented unique challenges. The houses and lots in the area are bigger than in the other FIS Areas, and thus were more expensive to stabilize and renovate. The population in the neighborhood is older than in the other FIS Areas, and many residents struggled to complete the FIS forms and navigate the FIS process. The housing market in the Jefferson FIS Area was and is the weakest of the four FIS Areas, and developers have had to reduce the sale price in order to move the inventory. In common with the other FIS areas, community leaders noted a need to support grant recipients with education and resources for property maintenance so as to preserve the FIS investments. Community leaders also noted a need to cultivate a culture of volunteerism within the community – a “can-do” attitude to sustain the organizing and actions undertaken during FIS.

## i. Demographic Profile: 2000 - 2015

Source: Census 2000, Census 2010, ACS 2013, ACS 2014, ESRI 2015 Estimates

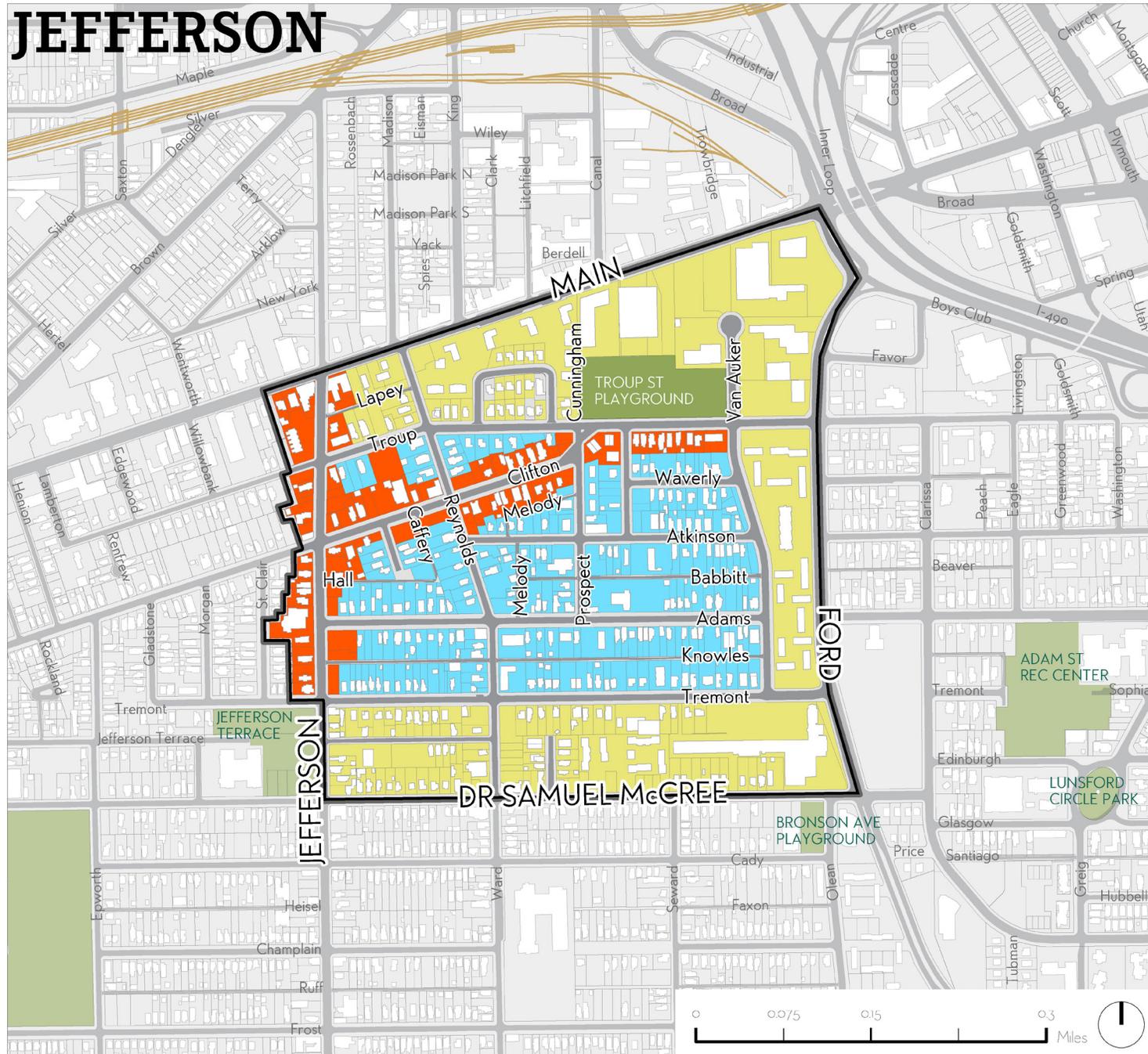
**JEF 1.** Demographic Profile Change since 2000 in the FIS Area and the Impact Area

	2000	2010	2015 ESTIMATES	2020 PROJECTION	% CHANGE, 2000-2015
<b>POPULATION</b>					
FIS AREA	841	845	862	874	2%
IMPACT AREA	2,045	2,098	2,128	2,154	4%
<b>HOUSEHOLDS</b>					
FIS AREA	299	287	292	296	-2%
IMPACT AREA	750	749	762	773	2%
<b>% OCCUPIED UNITS: OWNER-OCCUPIED</b>					
FIS AREA	29.1%	28.6%	26.1%	25.4%	-10.3%
IMPACT AREA	24.0%	24.3%	22.2%	21.5%	-7.5%
<b>% VACANT HOUSING UNITS</b>					
FIS AREA	23.9%	20.5%	20.7%	20.4%	-13.3%
IMPACT AREA	14.6%	11.6%	11.8%	11.5%	-19.2%
<b>HOUSING UNITS</b>					
FIS AREA	393	361	368	372	-6.3%
IMPACT AREA	878	847	864	873	-1.6%
<b>HOUSEHOLD INCOME</b>					
FIS AREA	-	(2013 ACS) \$18,142	\$23,074	\$25,564	-
IMPACT AREA	-	(2013 ACS) \$20,534	\$22,747	\$25,324	-
<b>RACE</b>					
<b>% WHITE ALONE</b>					
FIS AREA	-	5.1%	5.1%	5.1%	-
IMPACT AREA	-	11.1%	10.1%	9.5%	-
<b>% BLACK ALONE</b>					
FIS AREA	-	87.2%	86.4%	86.0%	-
IMPACT AREA	-	81.5%	81.6%	81.8%	-
<b>% ASIAN ALONE</b>					
FIS AREA	-	0.4%	0.3%	0.3%	-
IMPACT AREA	-	0.4%	0.4%	0.4%	-
<b>% SOME OTHER RACE</b>					
FIS AREA	-	7.3%	8.1%	8.4%	-
IMPACT AREA	-	7.0%	7.9%	8.4%	-
<b>% HISPANIC OF ALL RACES</b>					
FIS AREA	-	9.1%	10.4%	11.8%	-
IMPACT AREA	-	8.0%	9.2%	10.4%	-
<b>UNEMPLOYMENT</b>					
FIS AREA	-	-	12.2%	-	-
IMPACT AREA	-	-	10.7%	-	-
<b>POVERTY STATUS</b>					
CENSUS BLOCKS INCLUDING JEFFERSON IMPACT AREA	(CENSUS 2000) 29.4%	(2013 ACS) 37.8%	(2014 ACS) 47.2%	-	-

The FIS Area geographies are much smaller than a Census Block Group. With the exception of poverty status, the demographic data present data down-sampled from a Geographic Information System software program (ESRI) to match the demographic data to the FIS Area and Impact Area boundaries.

Poverty data were not accessible at a geographic smaller than Census Block Group. Race and ethnicity data were not available at the smaller geography for 2000.

ii. Base Map

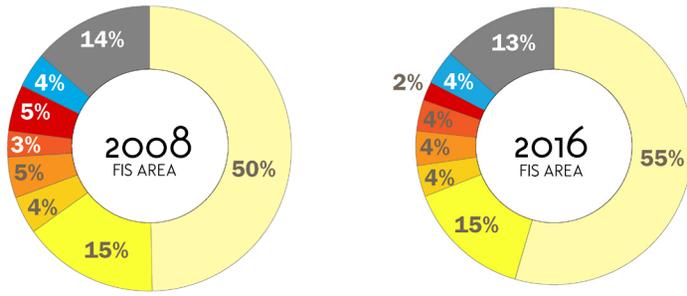


- FIS Zone
- Priority Area
  - FIS Area
  - Impact Area
  - Boundary
  - Park

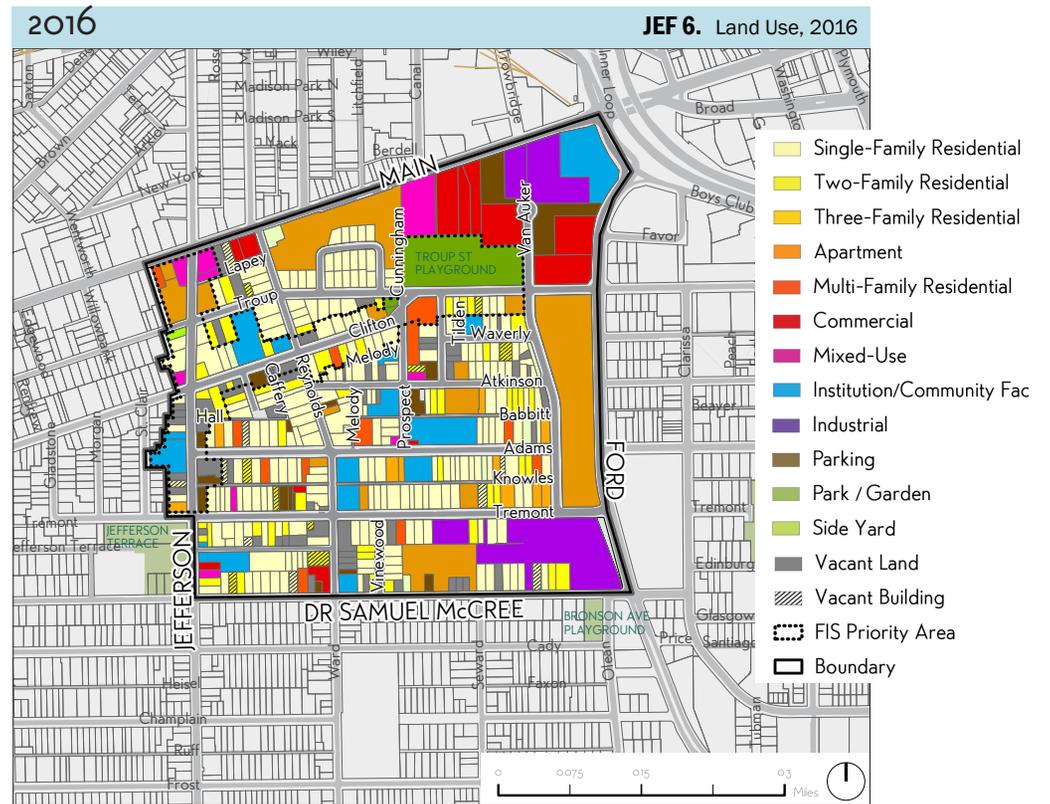
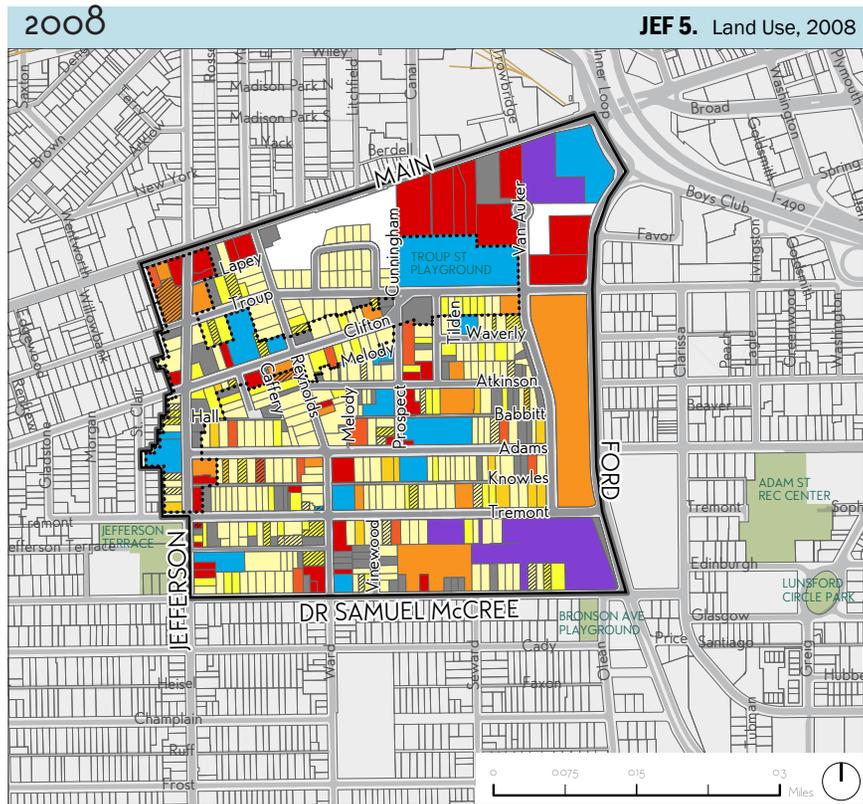
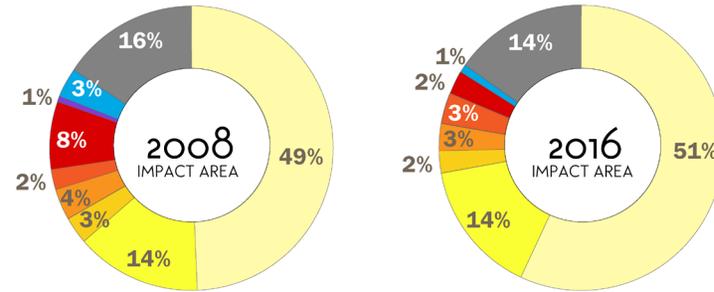
### iii. Land Use

Source: Enterprise Community Partners 2008, Interface Studio Field Survey 2016

JEF 3. Land Use Composition in FIS Area, 2008-2016



JEF 4. Land Use Composition in Impact Area, 2008-2016

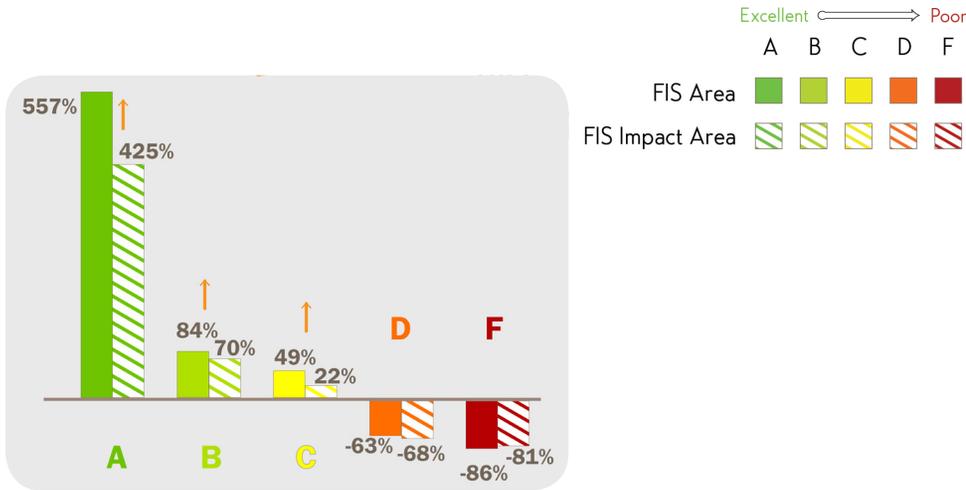


JEF-6

# iv. Building Condition

Source: Enterprise Community Partners 2008, Interface Studio Field Survey 2016

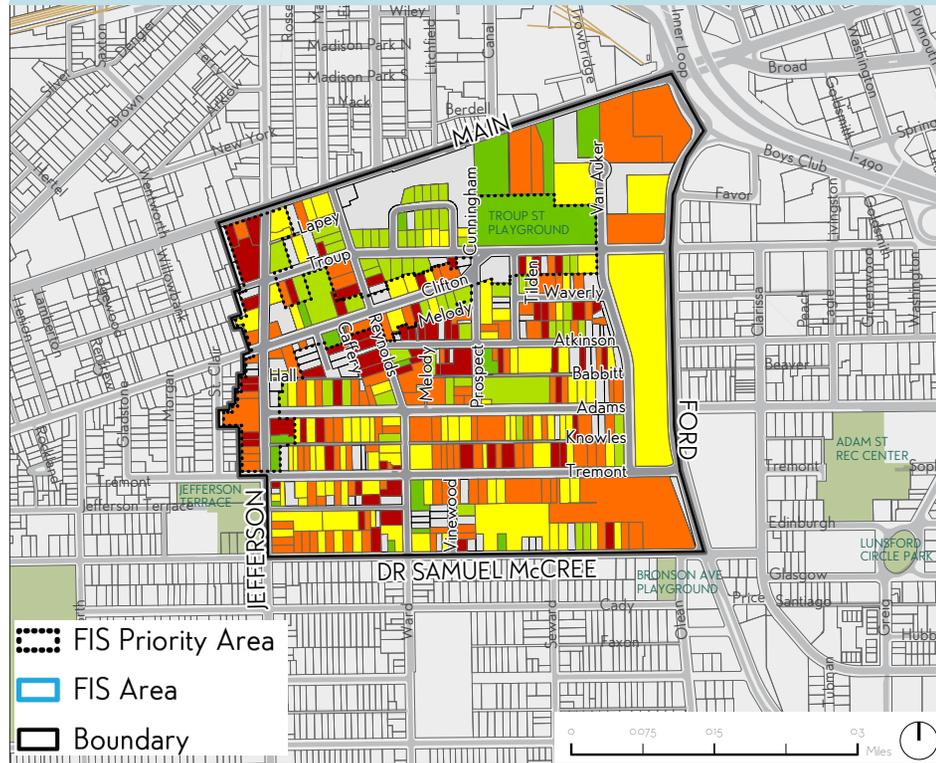
**JEF 7.** Change in Building Conditions between 2008 & 2016



**JEF 8.** Building Conditions data for FIS Area and Impact Area, 2008 & 2016

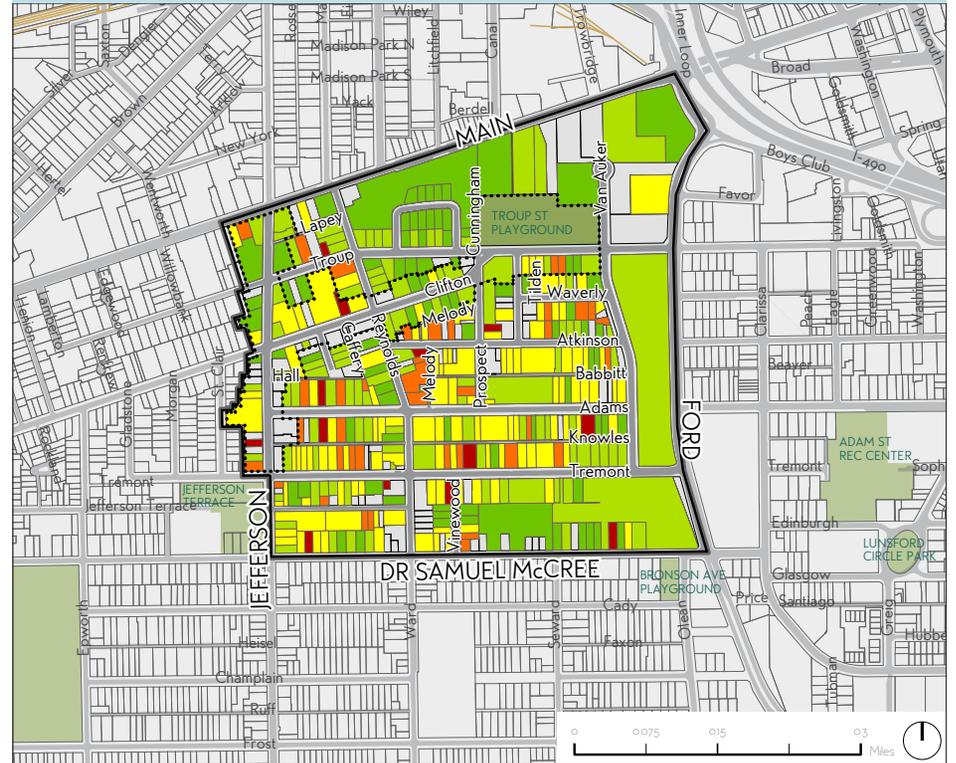
FIS AREA	2008		2016		CHANGE		
	COUNT	(%)	COUNT	(%)	COUNT	(%)	
(BY PARCEL COUNT)							
A	7	3%	46	19%	39	557%	
B	38	15%	70	29%	32	84%	
C	59	24%	88	36%	29	49%	
D	83	34%	31	13%	-52	-63%	
F	59	24%	8	3%	-51	-86%	
IMPACT AREA		2008		2016		CHANGE	
(BY PARCEL COUNT)							
A	16	4%	84	24%	68	425%	
B	61	17%	104	29%	43	70%	
C	97	27%	118	33%	21	22%	
D	119	33%	38	11%	-81	-68%	
F	69	19%	13	4%	-56	-81%	

**2008** **JEF 9.** Building Conditions, 2008



JEFFERSON

**2016** **JEF 10.** Building Conditions, 2016

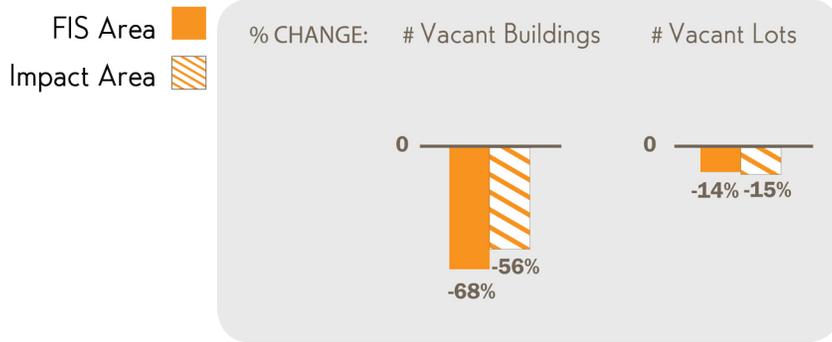


JEF-7

# v. Vacancy

Source: Enterprise Community Partners 2008, Interface Studio Field Survey 2016

**JEF 11.** Change in Vacant Buildings & Lots 2008-2016



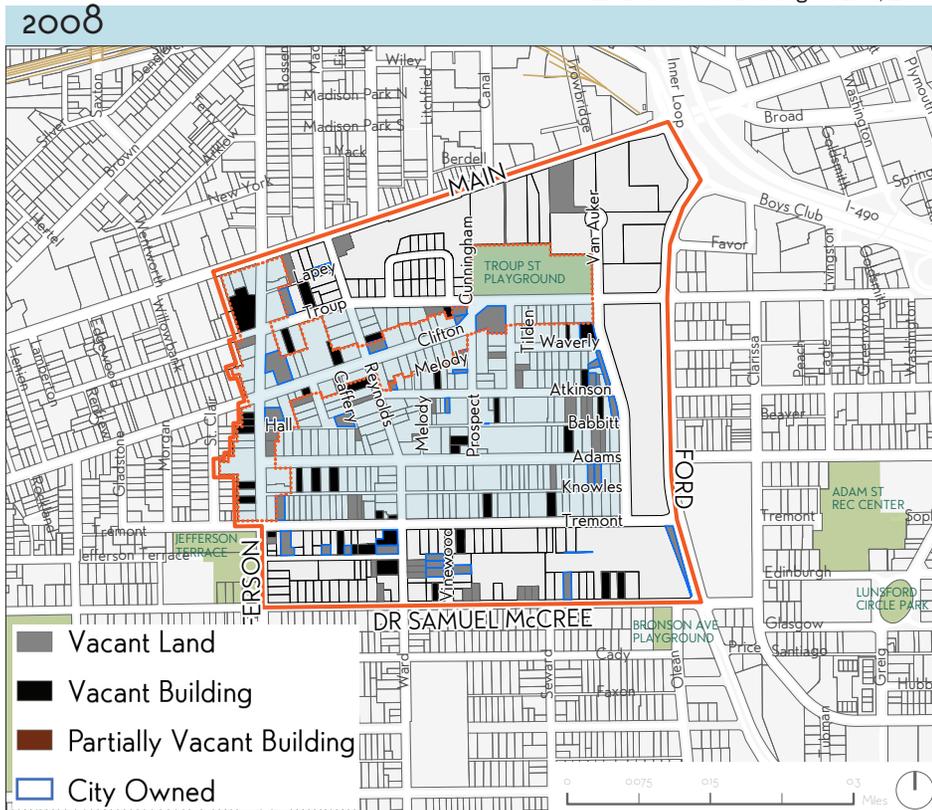
**JEF 12.** Vacancy data for FIS Area and Impact Area, 2008 & 2016

FIS AREA	2008	2016	CHANGE	
(BY PARCEL COUNT)	COUNT	COUNT	COUNT	(%)
VACANT BUILDING	28	9	-19	-68%
VACANT LOT	42	36	-6	-14%

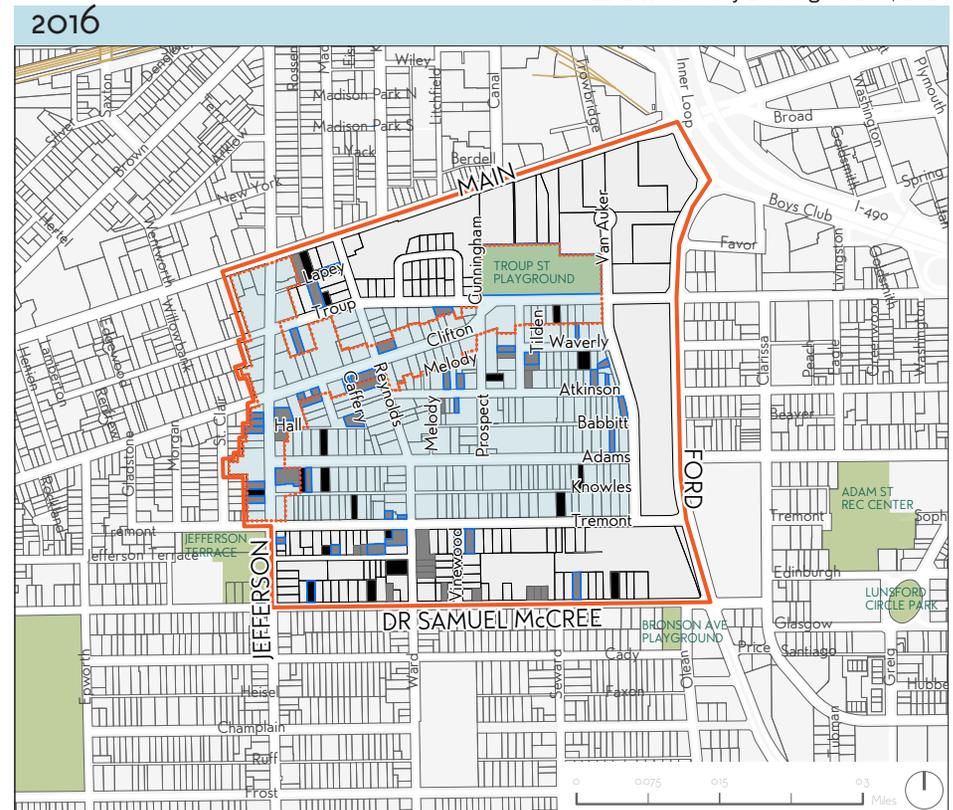
  

IMPACT AREA	2008	2016	CHANGE	
(BY PARCEL COUNT)	COUNT	COUNT	COUNT	(%)
VACANT BUILDING	39	17	-22	-56%
VACANT LOT	71	60	-11	-15%

**JEF 13.** Vacant Buildings & Lots, 2008



**JEF 14.** Vacancy Buildings & Lots, 2016



## vi. Housing Tenure: Owner-Occupants

Source: City of Rochester 2006 and 2016

 Owner Occupied

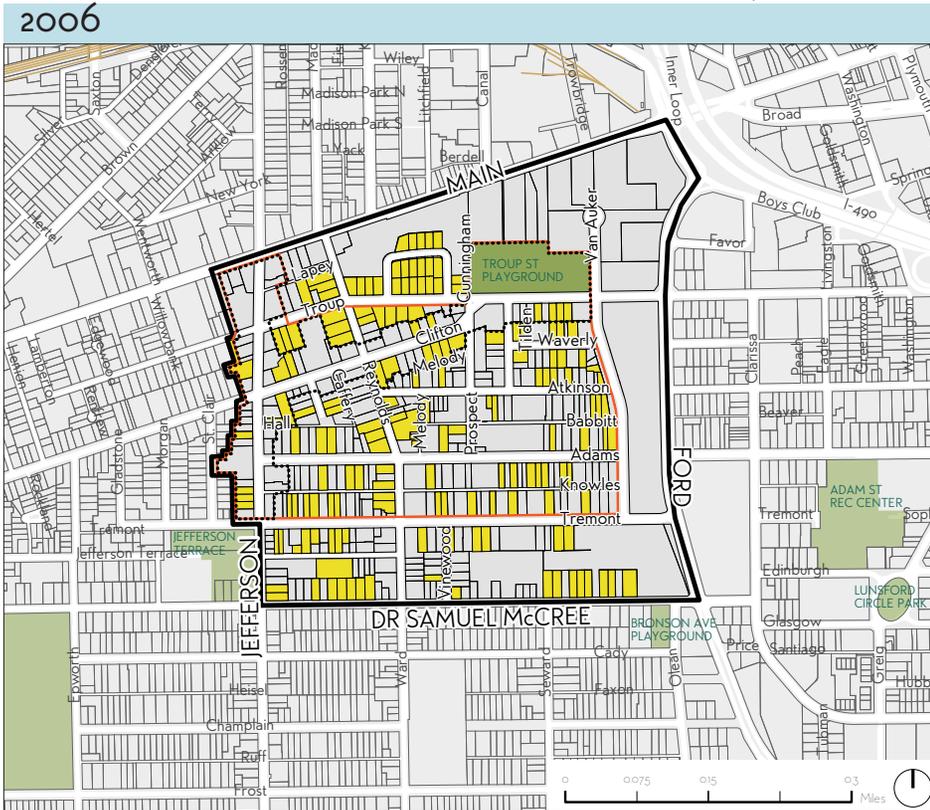
 FIS Priority Area

 FIS Area

50%= 169 parcels (Impact)

45%= 105 parcels (FIS)

JEF 15. Owner-Occupied Parcels in 2006

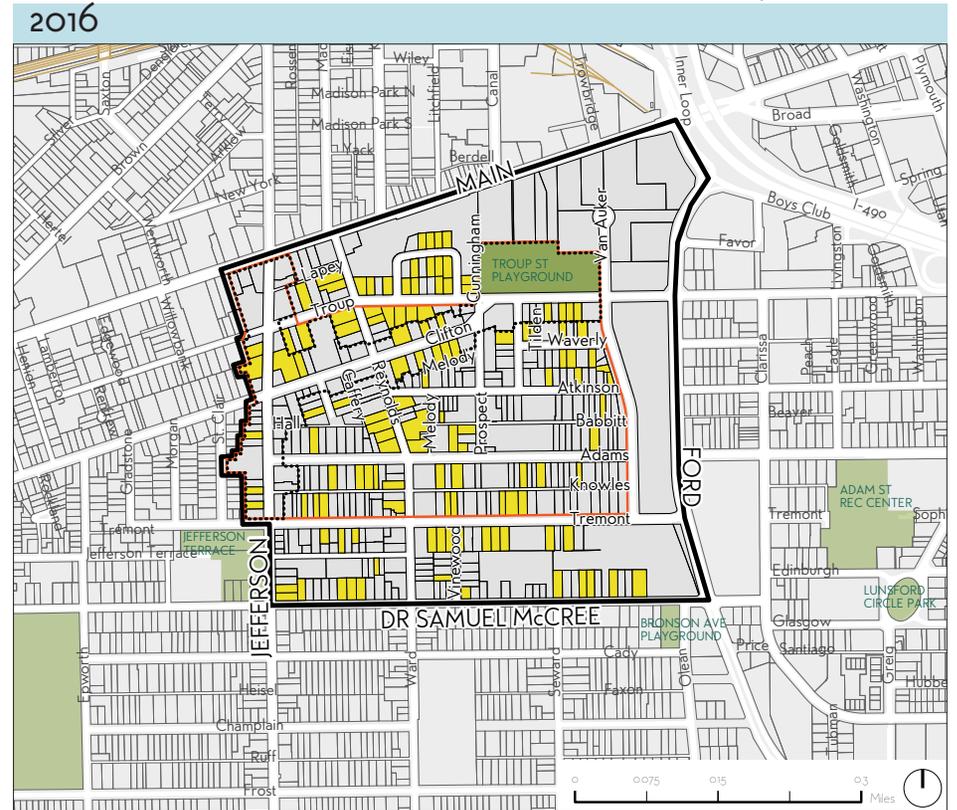


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39%= 124 parcels (Impact)

35%= 78 parcels (FIS)

JEF 16. Owner-Occupied Parcels in 2016



JEF-9

## vii. Recent Investments & Planned Developments

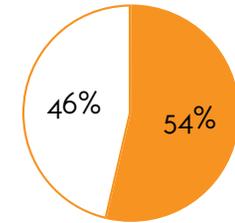
Source: City of Rochester, Rochester's Focused Investment Strategy - Building Conditions Status Report, 2014

**JEF 17.** Recent Investments & Developments as of May 2016

### Count of FIS Projects in area & Housing Tenure, 2016

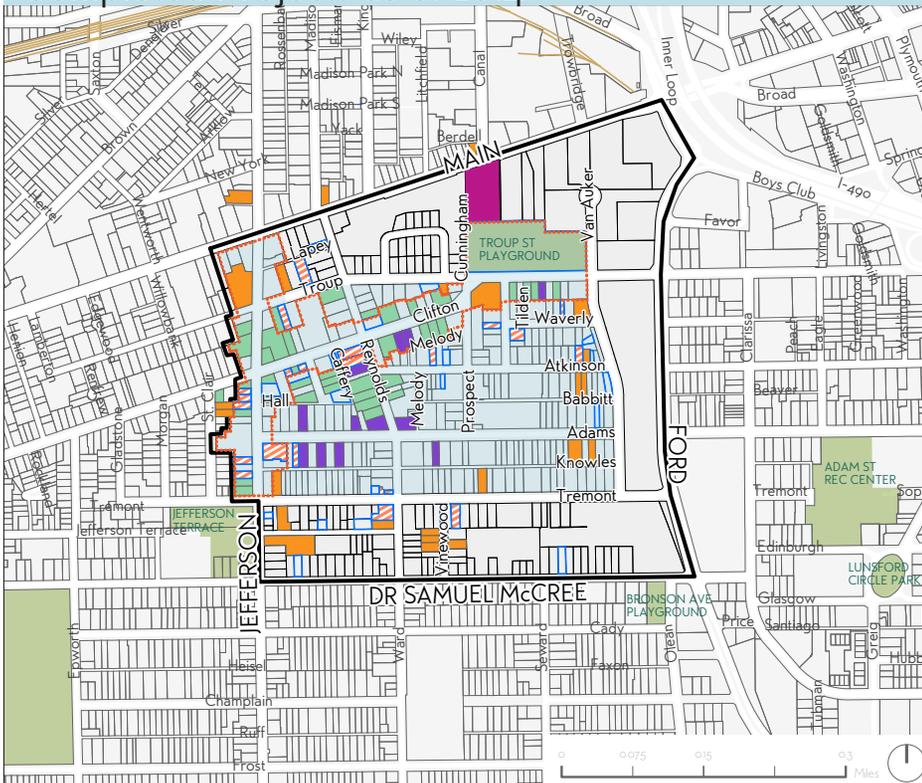
Type	FIS Priority Area	FIS Area	FIS Impact Area	All Area	Total %
Owner Occupied	22	15	0	37	54%
Renter Occupied	14	18	0	32	46%
Total FIS Projects per Zone	36	33	0	<b>69</b>	100%

■ Owner Occupied  
 Renter Occupied



**JEF 18.** Recent Investments & Developments as of 2014

### Completed Projects as of 2014



- ▨ Demolition
- Future Project
- New Construction
- Rehabilitation
- Vacant Lot Program
- Business Assistance
- City Owned
- FIS Priority Area
- FIS Area
- Boundary

### Housing Rehab

Before



After



### Hardy Park Apartments



### Voters Block Community - Infill Development and West Main Street



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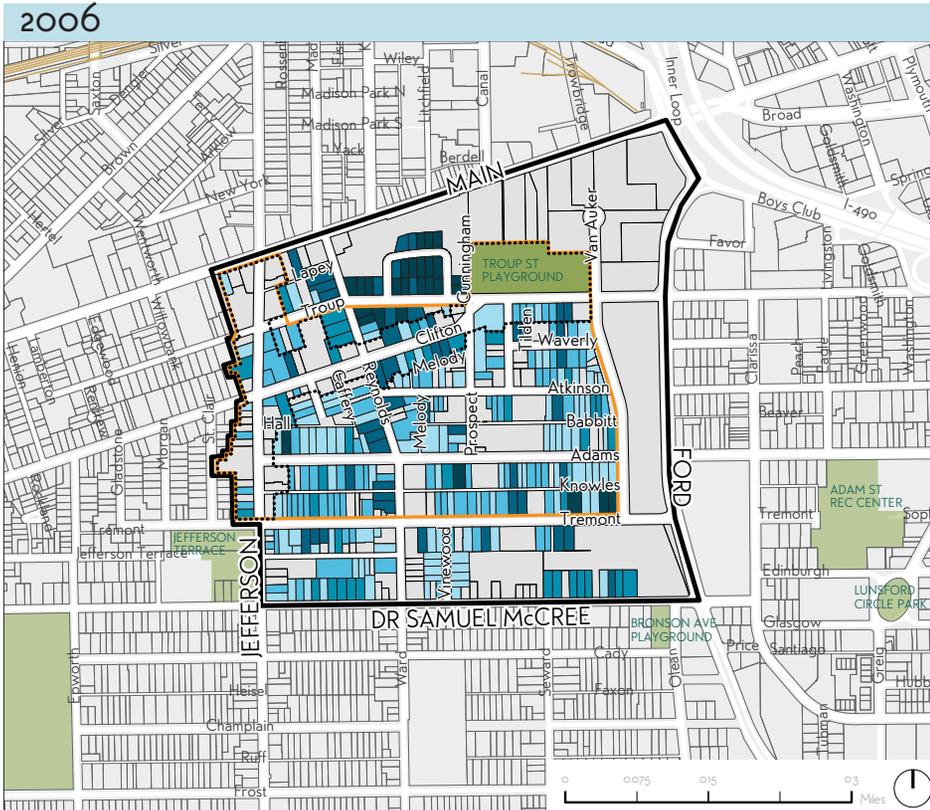
“There is a visible positive change in property appearance. You can tell something good is happening here as you drive through.”

- Survey Participant

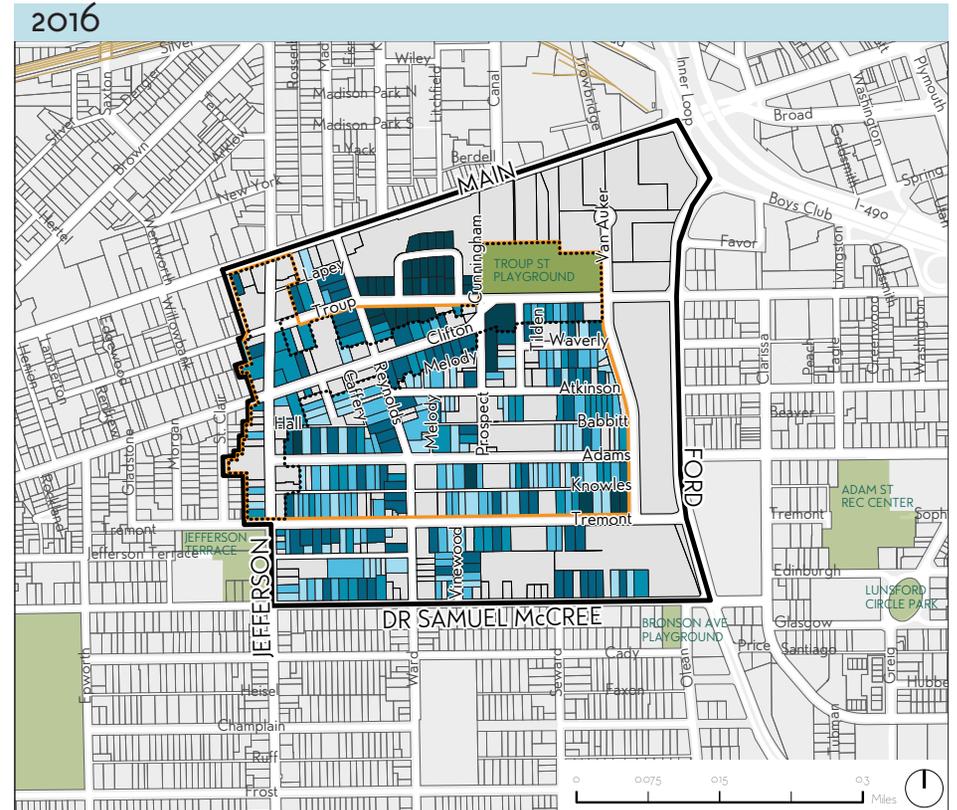
## viii. Residential Assessed Value

Source: City of Rochester

JEF 19. Residential Assessed Value in 2006



JEF 20. Residential Assessed Value in 2016

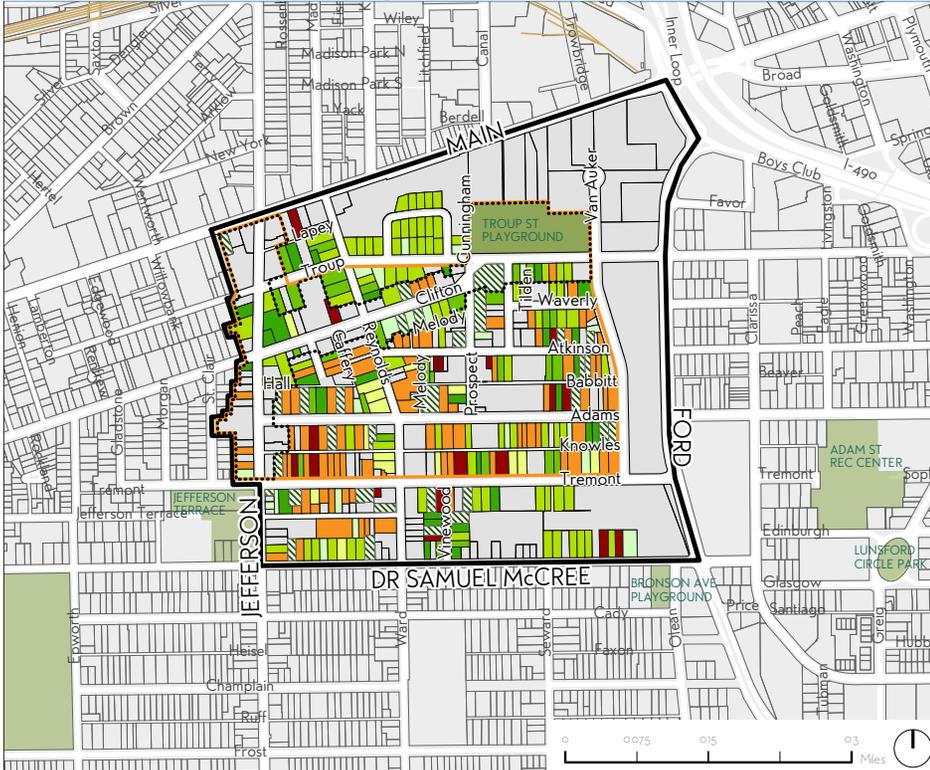


Assessed Value



JEF 21. Residential Assessed Value change between 2006 and 2016

## Assessed Value Change between 2006 and 2016



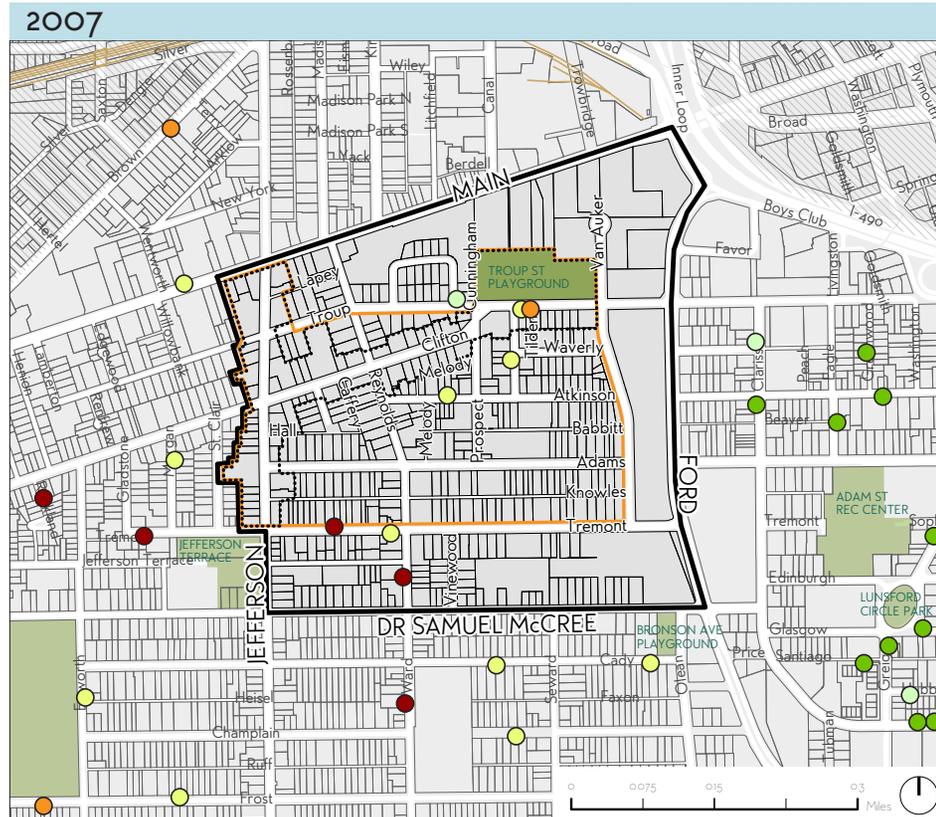
Percent Change in Residential Assessed Value

- 90% to -25%
- 24% to -1%
- 0%
- 1% to 5%
- 6% to 20%
- 21% to 50%
- No value in 2006

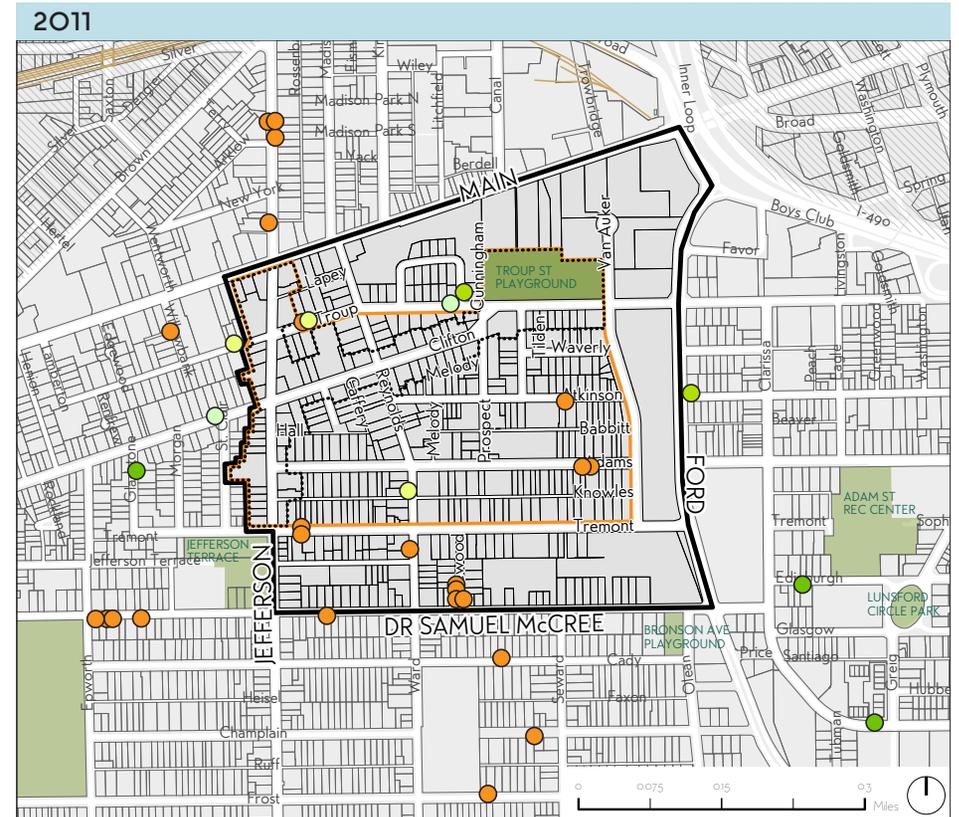
## ix. Residential Sales by Price

Source: CoreLogic

JEF 22. Residential Sales in 2007



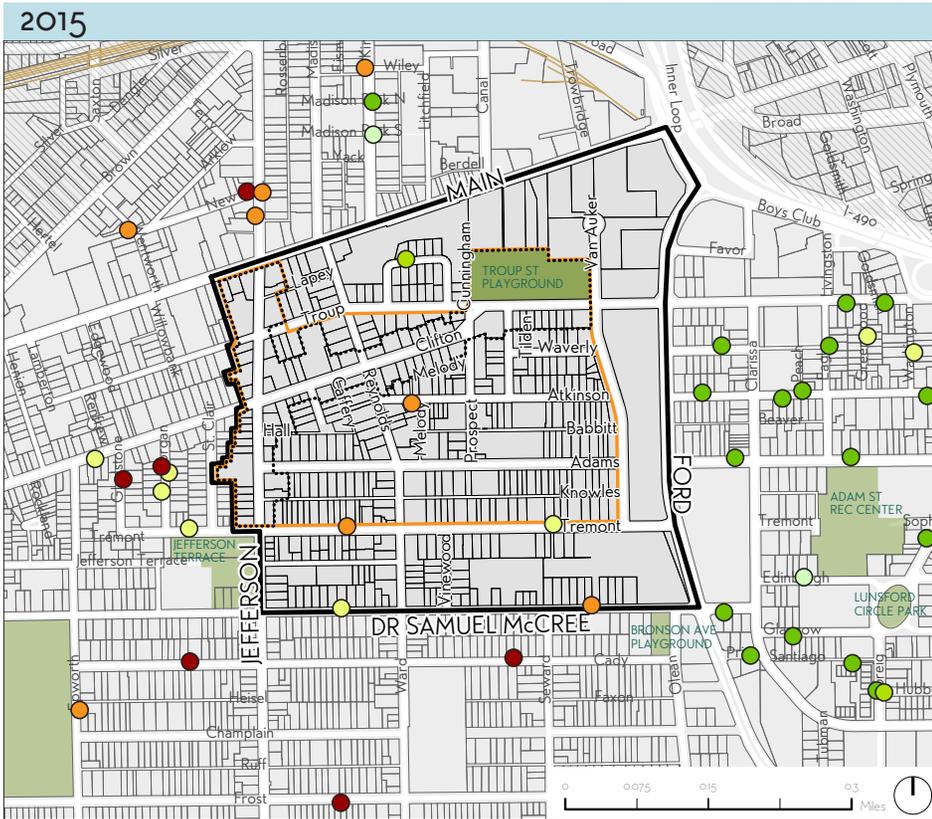
JEF 23. Residential Sales in 2011



### Residential Sale Price

- Less than \$20,000
- \$20,001 - \$30,000
- \$40,001 - \$60,000
- \$60,001 - \$80,000
- \$80,001 - \$100,000
- More than \$100,000
- ▨ No Data Displayed

JEF 24. Residential Sales in 2015



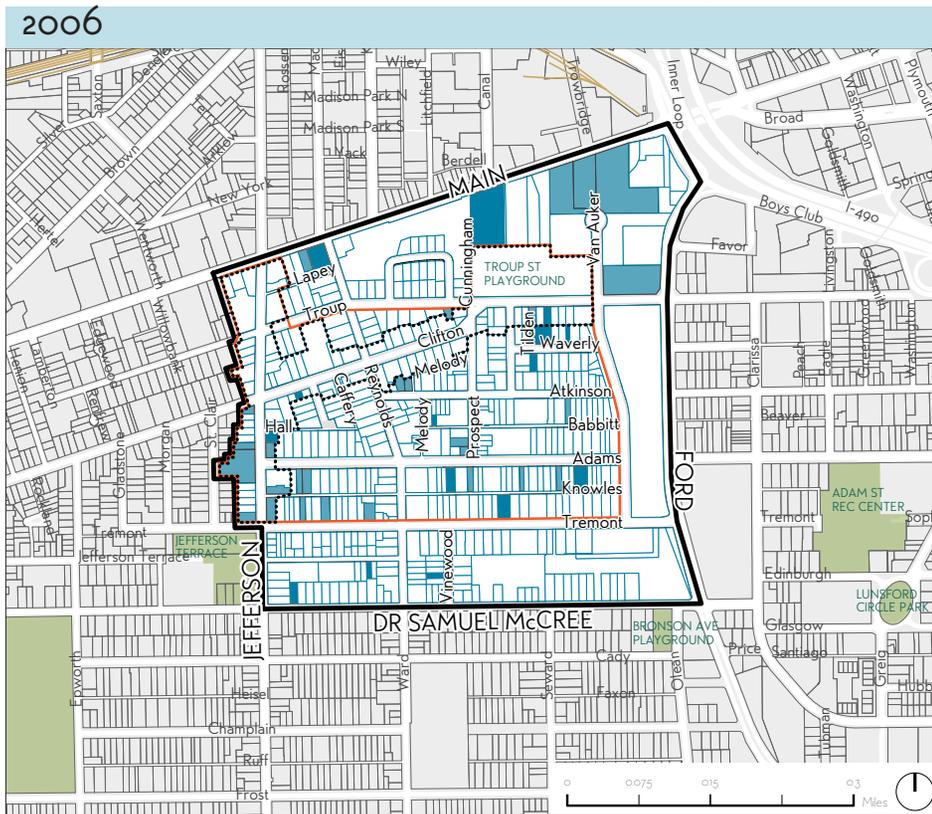
# x. Property Owner Locations

Source: City of Rochester 2006 and 2016

- In Rochester
- In State
- Out of State
- Out of Country

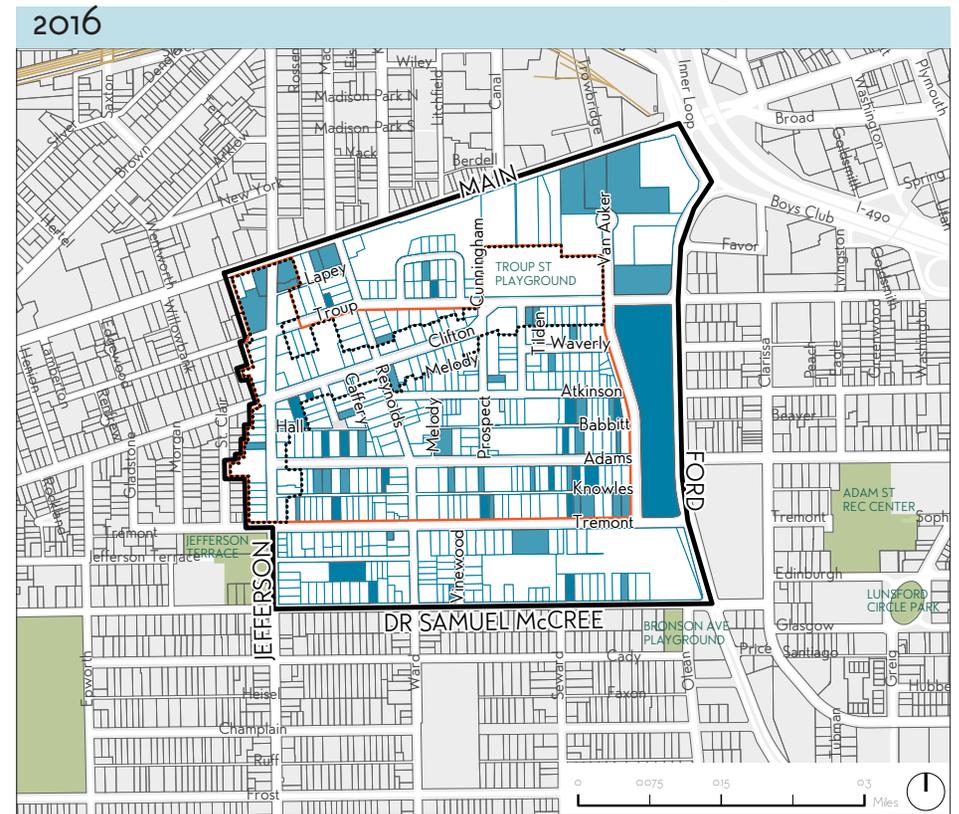
FIS		IMPACT	
2006	2016	2006	2016
90%=300	85%=257	91%=459	86%=394
7%=23	11%=23	6%=28	9%=43
3%=10	5%=14	3%=15	4%=20
0%=0	0%=0	0%=0	0%=0

JEF 25. Property Owner Location in 2006



JEF-16

JEF 26. Property Owner Location in 2016



# xi. Crime Trends 2005-2015 & Crime Heat Maps

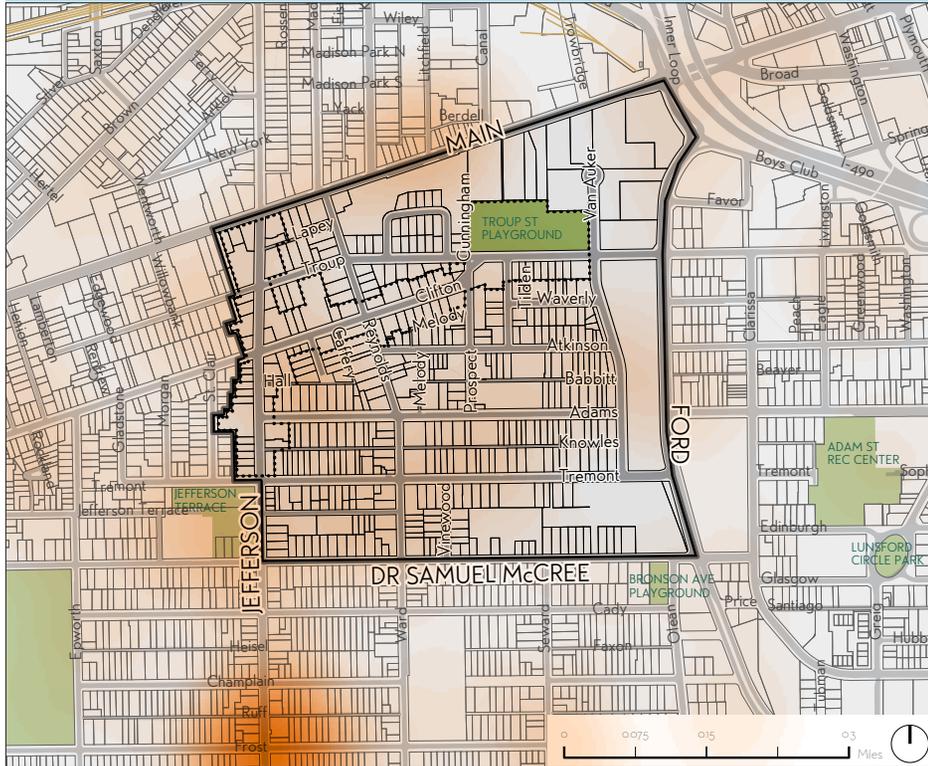
Source: Rochester Police Department, April 2016



JEF 27. Crime Trends by Type, 2005-2015

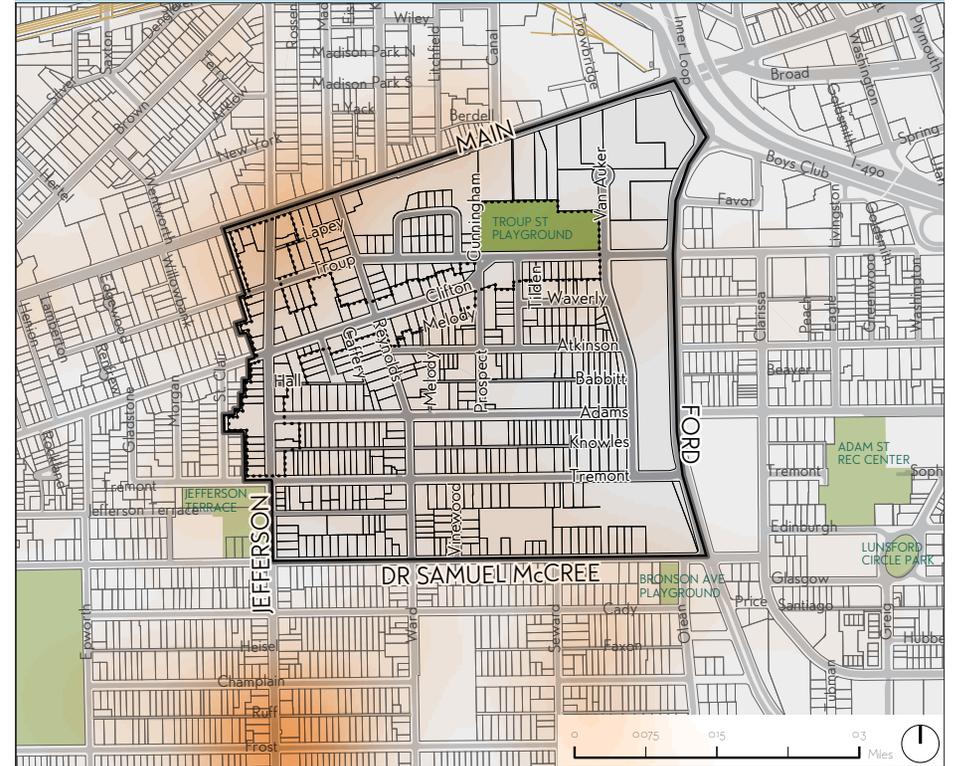
- Part 1 Violent Crime
  - Murder
  - Rape, forcible
  - Robbery
  - Aggravated assault
- Part 1 Property Crime
  - Burglary
  - Larceny
  - Mv theft
- Vice A & B
  - Narcotics
  - Gambling
  - Prostitution

2008 JEF 28. Violent Crime Heat Map, 2008



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2015 JEF 29. Violent Crime Heat Map, 2015



JEF-17

# (cont.) Crime Heat Maps

Source: Rochester Police Department, April 2016

Density of Crime Incidents

■ Part 1 Property Crime

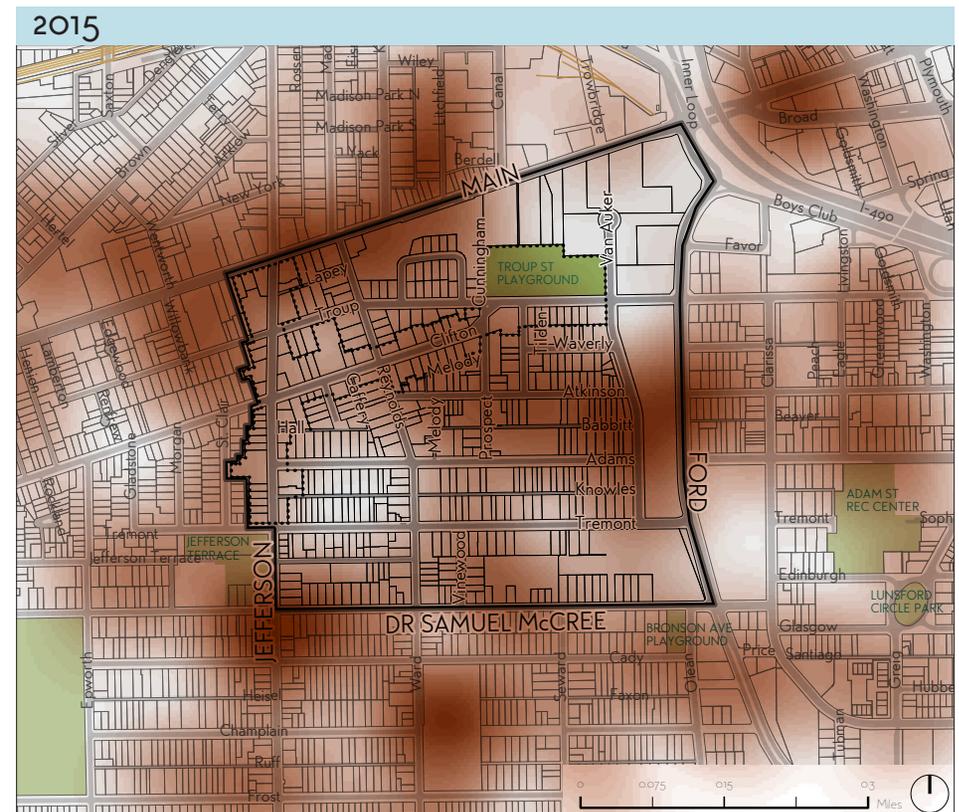
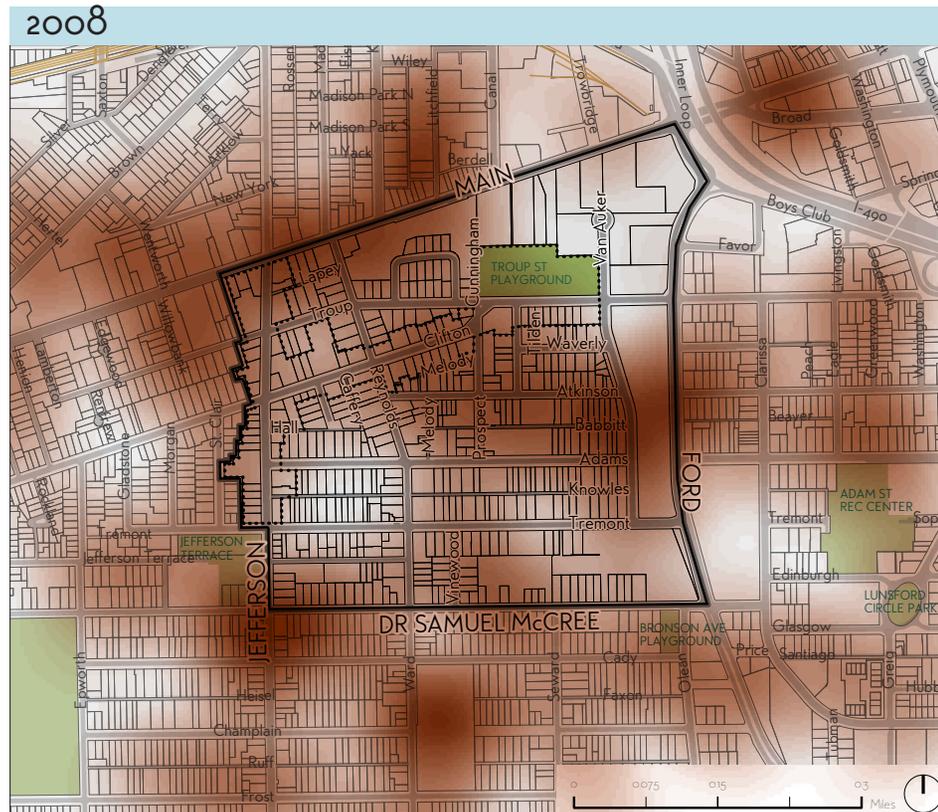
Burglary

Larceny

Motor Vehicle Theft

JEF 30. Property Crime Heat Map, 2008

JEF 31. Property Crime Heat Map, 2015

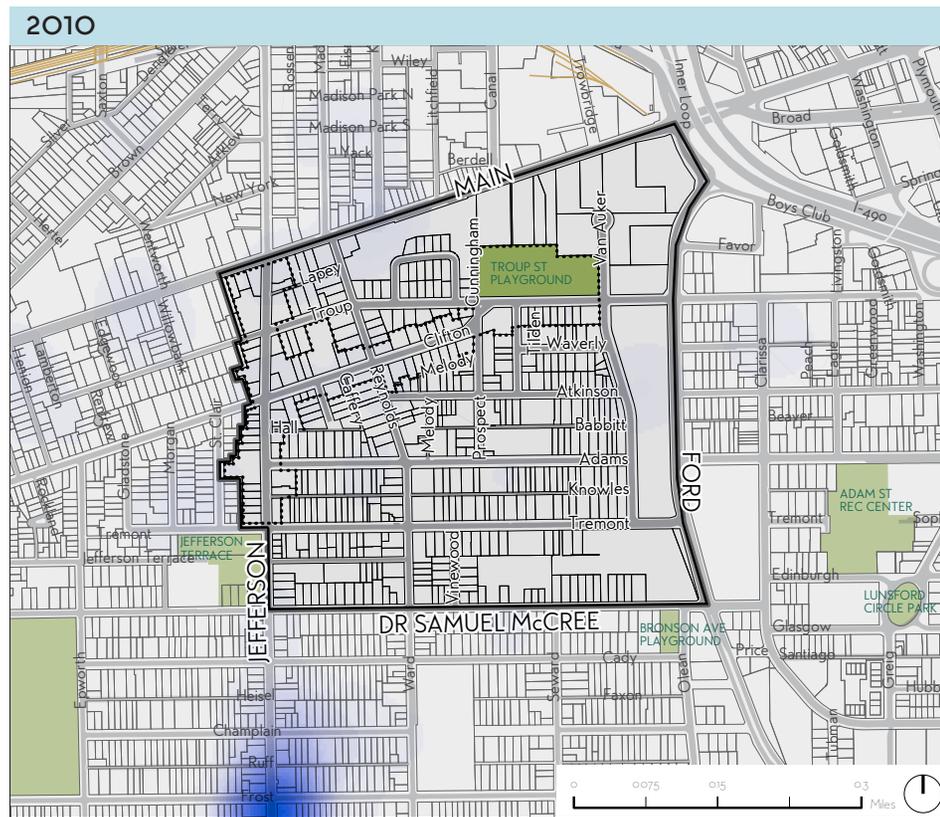


JEF-18

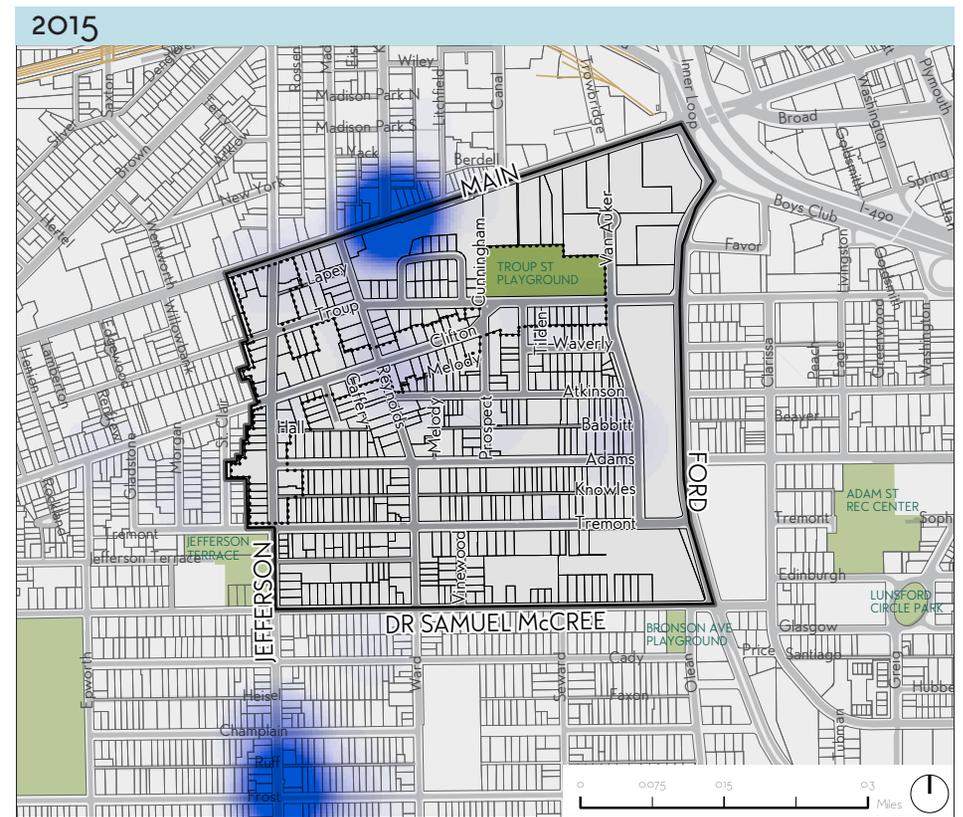
Density of Calls for Service

- Vice A & B
- Narcotics
- Gambling
- Prostitution

JEF 32. Vice Calls for Service Heat Map, 2010



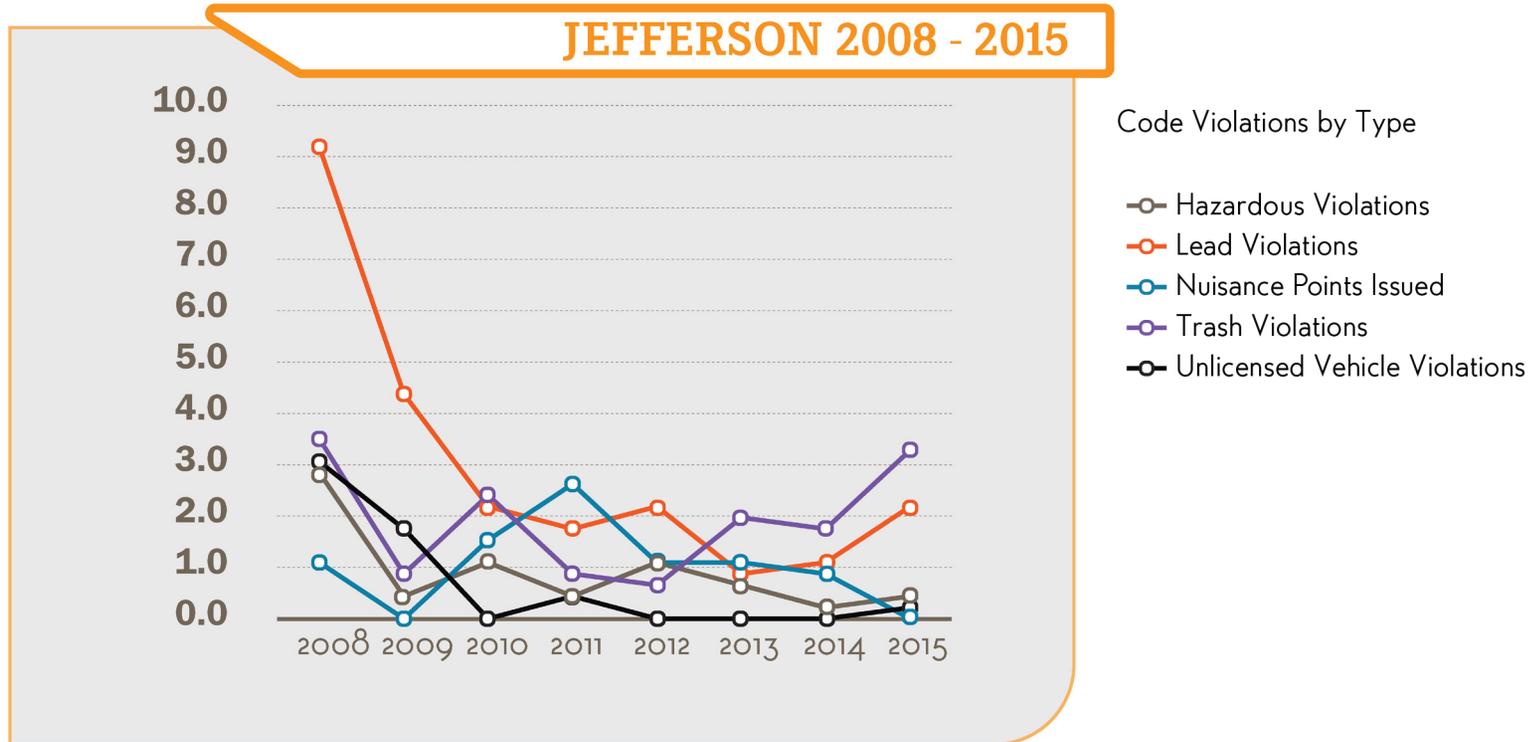
JEF 33. Vice Calls for Service Heat Map, 2015



**xii. Code Violations**

**JEF 34.** Rate of Code Violations by Type 2008 - 2015

**VIOLATIONS PER 100 PROPERTIES**



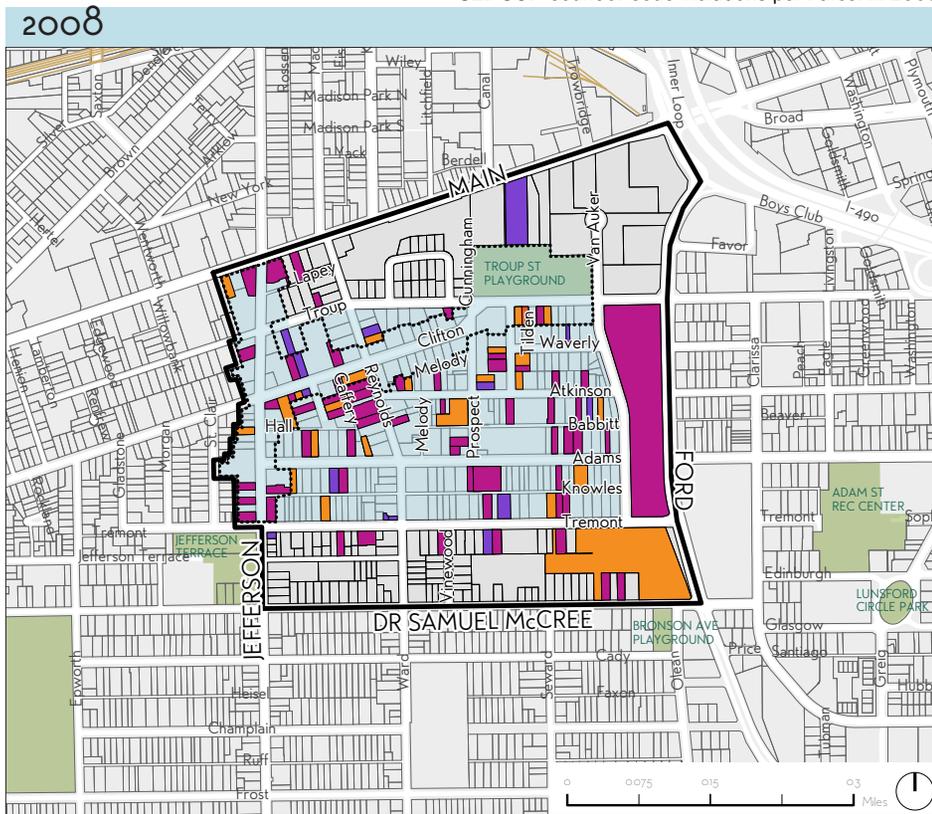
**JEF 35.** Count of Code Violations by Type 2008 - 2015

CODE BY COUNT & YEAR	2008	2009	2010	2011	2012	2013	2014	2015
HAZARDOUS VIOLATION	13	2	5	2	5	3	1	2
LEAD VIOLATION	42	20	10	8	10	4	5	10
NUISANCE ISSUED	5	0	7	12	5	5	4	0
TRASH VIOLATION	16	4	11	4	3	9	8	15
UNLICENSED VEHICLE VIOLATION	14	8	0	2	0	0	0	1

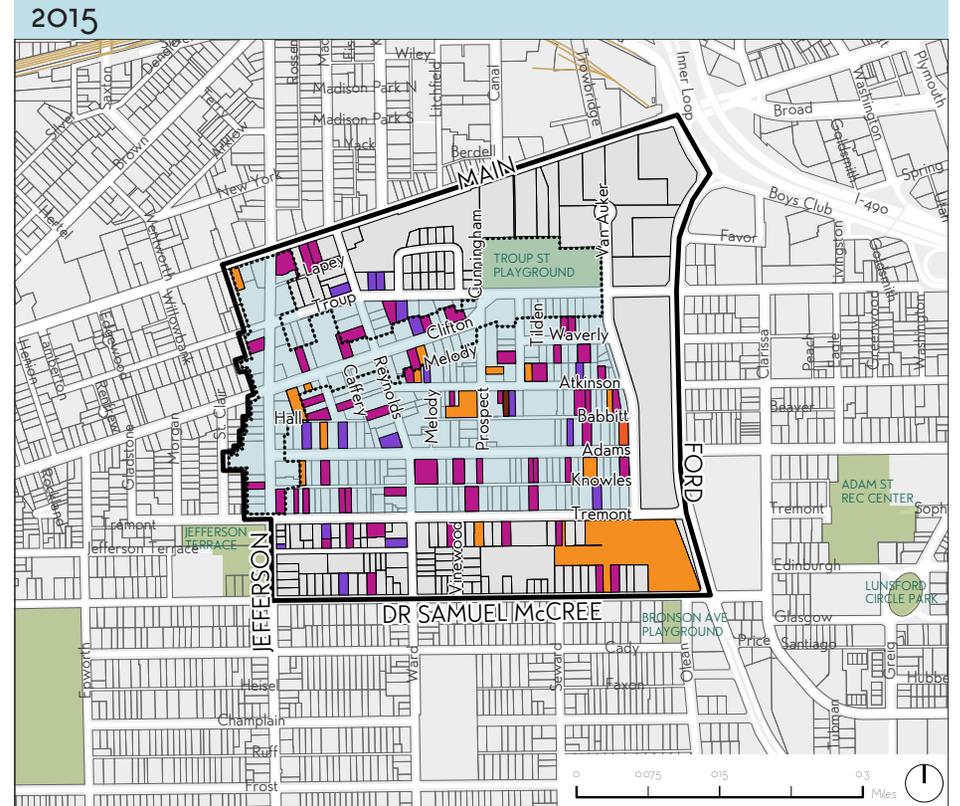
-85% between 2008-2015

-76% between 2008-2015

**JEF 36.** Count of Code Violations per Parcel in 2008



**JEF 37.** Count of Code Violations per Parcel in 2015



**Total Code Violation Count by Parcel**

- 1
- 2-5
- 6-10
- 11-15
- 16-20

### xiii. Summary



Notable progress or achievement of goal



Limited change or progress toward goal



Regressed or lost ground

#### Evaluation of Progress Toward FIS Goals

PROGRAM GOALS	IMPROVE LOCAL HOUSING MARKET AND NEIGHBORHOOD VITALITY	INCREASE PROPERTY VALUES (ASSESSED RESIDENTIAL VALUE)
JEFFERSON		
<b>Major Projects or Program Accomplishments</b>	<p>Built or renovated 69 homes; 102 new units added through tax credit developments</p> <p>Softer market required price reductions</p>	Area with significant issues at outset of FIS kept pace with City in increased assessed residential values
<b>Comparison to City Average</b>	Median sale price fell (-50%); city experienced increases	+16% nearly equivalent to +18% for city
<b>Comparison to Control Areas</b>	<i>Inconclusive; control area results were extremely varied</i>	Range of assessed values comparable to control areas; rate of median increase far surpassed (0%, +4%, +7%)



MAXIMIZE IMPACT OF FEDERAL FUNDS

EMPOWER NEIGHBORS AS ACTIVE PARTICIPANTS

MAXIMIZE NUMBER OF RESIDENTS BENEFITING BEYOND THE DIRECT RECIPIENTS



\$29.3M leveraged; Voters Block, Hardy Apartments, Jefferson Avenue streetscape improvements

Changing of the Scenes Neighborhood Association strengthened and remains active today  
Community and church-driven programming ongoing

Improvements to Jefferson Avenue and Troup Street Park benefit all

N/A

N/A

Reductions in violent and property crime rates out-paced city; Vice calls for service doubled, reflecting new vigilance and reporting by organized community members

N/A

N/A

Out-performed 2/3 control areas in violent crime and vice calls for service; out-performed 1 in property crime

