Housing Analysis and Program Recommendation for the Bristol Place Neighborhood, Champaign, Illinois.

Executive Summary

The Bristol Place Neighborhood is an area comprised of mixed uses, including single-family residential, industrial, and commercial zones. It is located on north Champaign and it is limited to the area bounded by Bradley Avenue on the south, Neil Street on the west, Canadian National railroad on the east, and the Interstate 74 highway on the north. It features major arterial, connecting, and residential streets. The main major streets are Market Street, Bradley Avenue, and Neil Street.

Social surveys, physical surveys, City's Assessor's Data collection and Sales data collection and analyses led to the identification of the neighborhood's most pressing housing issues

Physical Assessment and Social Inventory Surveys were conducted to determine to study the needs of this neighborhood. The Physical Survey found that:
- The majority of the houses need some kind of repair
- There are significant open lots, both privately owned and by the city
- There a number of abandoned/boarded up units

The Social Inventory Survey found that"
- The residents are mostly poor African Americans
- The residents are mostly renters
- The residents are long term residents
- There is fear of crime in the neighborhood

In addition, City Assessor's office data collection was carried out. The City Assessor's Data reveals that properties in this neighborhood are assessed significantly below their market value. Similarly, Sales survey form the past 5 years leads to the same conclusion, namely that housing units were sold below their market value.

Based on the above surveys, this paper recommends the following programs to address neighborhood issues:

- **Clearance and In-Fill** – City initiated program aimed to eliminate boarded up/abandoned units and open spaces. The Clearance part of the program is aimed to eliminate dilapidated structures that serve as centers for criminal activities; and In-Fill dimension of the recommendation aims to address the need for more affordable housing.

- **Minor to Substantial Rehabilitation** – Addresses the needs of properties identified as requiring up to $15,000 in maintenance and repairs. The program is designed for housing rehabilitation and is not a remodeling program. New construction, basement finishes, etc., are not allowable.

- **New Rental Housing Construction** — This program recommends constructing new apartment complex to meet the demand for affordable houses. This policy should be acted upon only after the first two are addressed and an evaluation is carried out to examine if there is a need for more affordable housing.

The survey questionnaires and other relevant material are enclosed as appendix.

Introduction

The Bristol Place Neighborhood is an area comprised of mixed uses, including single-family residential, industrial, and commercial zones. It is located on north Champaign and it is limited to the area bounded by Bradley Avenue on the south, Neil Street on the west, Canadian National railroad on the east, and the Interstate 74 highway on the north. It features major arterial, connecting, and residential streets. The main major streets are Market Street, Bradley Avenue, and Neil Street.

Throughout its existence, the Bristol Place neighborhood has slowly declined while its size has grown since its inception over a century ago. Dating back to 1893, the neighborhood blocks and land use patterns established their presence. Since approximately 1915, the area has a center for been mixed residential use. Built up along the Canadian National railroad, residential units were built to house returning soldiers and immigrants. As such, majority of the residents were working-class, low- to moderate- income white families. As time went on, however, the demographic structure has changed, from low- to moderate- income white families to low-income blacks. With change in income levels, concerns such as drug trafficking, prostitution, and declining housing conditions have arisen. Particularly, the rises of crime and decline in housing quality pose serious concerns.

The presence of open lots, high crime rates, and the chronic housing and neighborhood problems within this general area helped to establish the boundary for the proposal. Since 1994, a part of this neighborhood was designated as Community Development Target Area because of its poor physical conditions, low income and high poverty level, high unemployment, and low housing values. In 1992, parts of this neighborhood were classified as a Restoration Area within the Neighborhood Wellness Action Plan. The Neighborhood Wellness Action Plan defines a restoration area as an area with a deteriorating and shrinking housing stocks, poor infrastructure conditions, poor property maintenance, little or no private investment in the preservation of structures, and serious land use conflicts which contribute to neighborhood decline. Qualified neighborhood became eligible for assistance through the City's Community Development Block Grant Program for infrastructure improvement including paved streets, sidewalks, streetlights, and housing rehabilitation.

Thus, this report begins with an extensive introduction of the existing conditions of Bristol Place since the background information offers a fantastic conflation of themes of race, income, planning and government policy that are the circulating concerns of planning as a profession.

Objectives

It was determined that with the continued depletion of the housing structure of the Bristol Place community, the physical conditions warranted a comprehensive surveys to assess the needs of affected houses of the area on which to base policy recommendations for the area. The main overall objectives of the surveys conducted were:

- To determine the number of houses needing some kind assistance for rehabilitation;
- To estimate and differentiate the kinds of assistance the various units need;
- To estimate and prioritize the needs of the residents of the area.
- To establish appraised prices for the units
- To understand the social capital of the residents; and
- To examine numbers of sales of units in the area.

In order to establish a close link between the City of Champaign's ability to cooperate in this area and the residents' needs, this report aims to provide recommendations for actions to be taken, where possible, to address the needs identified within each sector.

Methodology

To accomplish the above, this report draws its information from five sources. These sources are:

1. Assessment List of Neighborhoods
2. Assessed and Value Data Price Survey
3. Social/Demographic Survey
4. Private Sales
5. City Sales/Acquisition of Property

By using the above approaches, information was gathered on which the following report is based. The methodology involved in each source is described and explained below.

1. Assessment List of Neighborhoods

A student team composing two graduate students was established to exclusively undertake housing and physical infrastructure survey, titled *Assessment List of Neighborhoods*. The team closely worked with undergraduate students. The graduate students were responsible for developing a survey instrument in close cooperation with Prof. Heumann, which is attached at the end of the report. With the help of undergraduate students, physical infrastructure survey was conducted in mid October 2000. This involved assembling teams and providing training the teams that would carry out the fieldwork, and compiling the resulting findings and recommendations. The work of the field assessment teams and the methodologies used are described below. As separate methodology was used for conducting a social inventory survey, it is beyond the scope of this report and will be dealt by a different team.

For List of Neighborhoods survey, the assessment was based on an instrument developed in close cooperation with Prof. Heumann. The survey was designed to measure the needs of the houses of Bristol Area. The survey primarily aimed to capture housing quality, number of dwelling units within a house, house sizes, age of houses, building foundation, house paint, availability of parking, landscaping, street material, street quality, sidewalk quantity and quality, street and road signage, quality and types of storm sewers, curbs, handicapped access for curbs, and public landscaping. It was determined that these variables intrinsically influence the value of a property.

The assessment sought not only to understand where, and to what degree, local housing problems would need to be covered by local assistance, but also hot best to direct food to needy populations. A key aim of this assessment was to consolidate as much information as possible on the overall physical structure problems in sectional trends within the neighborhood, and to collected up-to-date information on the housing situation in all of the Bristol Place. Using a walk-by approach, the field assessment teams conducted a survey as designed by the graduate students. Where possible, the information collected was compared to old reports to see, if any, there was a trend. In terms of selection, the entire Bristol Place was covered in the survey so as to ensure that the physical structure diversity of the

neighborhood was represented. Techniques we employed in this survey excluded any interview with residents, houses were ranked according to the said variables, and quantitative information was derived in the end.

2. Assessed and Value Data Price Survey

For the Assessed and Value Data Price Survey, assessed prices of units in Bristol Place was collected from the County Assessors office. The purpose of collecting data was to crosscheck information gathered from the officials' office so as to determine house values of the neighborhood. A copy of the collected data is attached in the appendix section.

3. Social/Demographic Survey

Alan Quick and Lorrie Pearson headed the Social/Demographic Survey. The survey instrument was developed by Quick and Lorrie Pearson in close consultation with Prof. Heumann and graduate students whose survey questions were included in the survey instrument. The survey was carried out by teams of graduate and undergraduate students in November 2000. Teams were established to conduct surveys and providing training the teams that would carry out the door to door surveys. The final survey collected 73 random respondents. The Social/Demographic Survey featured inquiries related to housing. As separate methodology was used for conducting a social inventory survey, it is beyond the scope of this report and is dealt by Alan Quick and Lorrie Pearson. A copy of the survey instrument is attached in the appendix section.

4. Private Sales

Private real estate sales for the past ten years were gathered. The purpose of compiling the list was twofold: First, to establish the number of sales in the neighborhood so as to examine possible trends in housing conditions; and second, to examine sales values in relation to public sales and assessed property values. The private real estate sales information/copy was provided by Jermiah and recorded by the present author. A copy of the results is attached in the appendix section.

5. City Sales/Acquisition of Property

City Sales/Acquisition of property was provided by City of Champaign planning stuff and compiled by the present author in order to create maps, compare the sales values, and examine the city's present housing policy in Bristol Place. A copy of city sales data is attached in the appendix section.

Structure of the Report

The report is divided into six sections. Section I deals with distribution of Owners and renters. The second section will outline the value of housing in the neighborhood. Section III deals with resident income as it effects housing value and housing up keep. Section IV profiles housing conditions and problems. Section V presents findings related to vacant residential units, boarded up and abandoned units, and beyond repair houses. The last section

(Section VI) features three program recommendations to solve or ameliorate the housing problems and create more affordable housing in the neighborhood.

Section I: Overall Land Ownership

Assessed and Value Data Price Survey and Social/Demographic Survey reveal that renters dominate Bristol Place. As shown in the table 1.1, when asked if they own or rent the house/apartment they live in, 53 percent of the residents surveyed indicated that they rent, while 47 percent stated they own the premise[s] they occupy. Though the survey results are not as dramatic as the City's 1995 publications, the results nevertheless confirm fact that majority of residents are renters. In respect to housing questions, the survey results are consistent with the City's old report that indicated home ownership has been on the decline for the last 20 years and renters outnumber owners three to one.

Owner vs. Rental Occupancy			
Answer Options	Number of Responses	Frequency of Responses	Total Number of Responses
Own	34	46.58	73
Rent	39	53.42	73

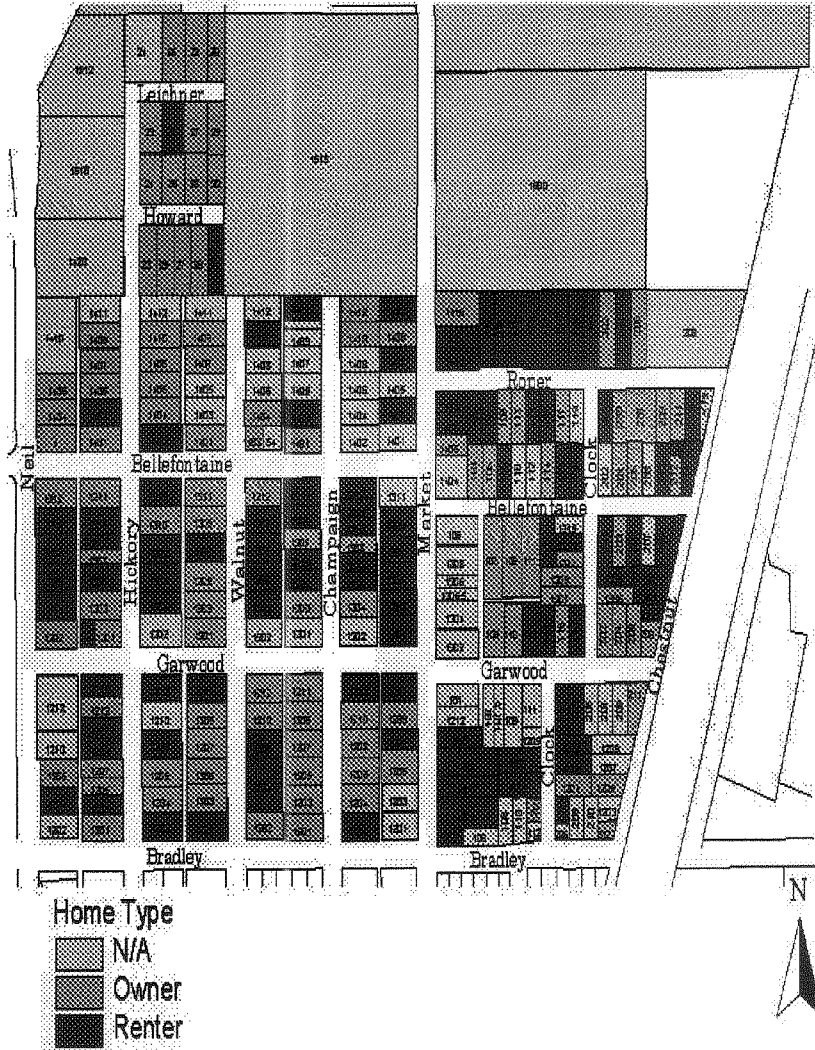**Table** 1.1. Source: *Social/Demographic Survey*

As described above, renters dominate the Bristol Place community. Absentee landlords own much of the properties in the community. However, residents have lived in the area for a long time and, as a result, the neighborhood is not a transient area. According to survey results, residents have lived in the area for a long time. As table 1.2 illustrates, despite the less-than-ideal housing conditions and fear of crime, most respondents have resided in the neighborhood for five years or more.

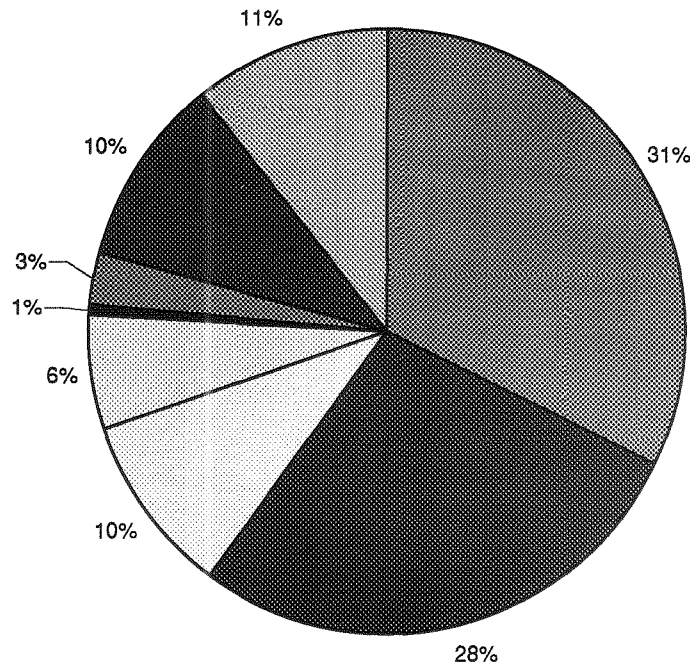| Duration of Residency	
How long have you lived in this neighborhood?	Percentage
0 - 1	18
1 - 3	25
3 - 5	5
5 - 9	8
10 - 14	12
15 - 19	4
20 - 24	8
25 + years	19

Table 1.2. Source: *Social/Demographic Survey*

Map I, Owned Homes vs. Rental Homes, shows current property ownership distribution. As it could be seen, the neighborhood features several property owners. It has city and privately owned units, city and privately owned vacant lots, and church owned properties. The open lots convey a sense of a dying and depleted community.

Owned Homes VS Rental Homes

Home Type
- N/A
- Owner
- Renter

Housing Condition

Pie chart segments labeled: 11%, 10%, 3%, 1%, 6%, 10%, 28%, 31%

▦ Sound	▦ Up $5,000 in Repair Costs	☐ Up $10,000 in Repair Costs	▦ Up $15,000 in Repair Costs
▦ Beyond Repair	▦ Boarded Up or Abandoned	▦ Vacant Lot City Owned	▦ Vacant Lot Private Owned

As the graph above demonstrates, Bristol Place is an area where renters outnumber homeowners and an area where residents have lived long time. Of total houses, only 31 percent are sound houses, while the remaining standing units need some kind of repair ranging from minor to major rehabilitation.

The map and tables presented above re-affirm earlier findings by the city that the area consists of permanent residents. We do not know if this is because the really like the area, or it is the only housing they can afford.

Section II: Housing Value/Sales Prices

The housing value in the neighborhood constitutes one of, if not, the poorest section of the city. Data gathered from the city assessor's database reveals the value of housing in this neighborhood as poor and meager. The low housing values of this neighborhood are particularly demonstrated by city assessor's data and housing sales princes.

First, the assessed housing values in this neighborhood are low, as manifested by the massive difference between market and assessed values of the neighborhood. **Table 2.1** shows the significant differences between assessed values and its approximate market values, which could be attained by multiplying assessed value by 3.33.

	City Assessor's Values	**Approximate Market Value**
Average	$ 9,453.38	$ 31,479.74
Median	$ 9,430.00	$ 31,401.90
Min	$ 1,040.00	$ 3,463.20
Max	$ 23,860.00	$ 79,453.80

Table 2.1. Property Values. *Source*: City assessor's database for the area.
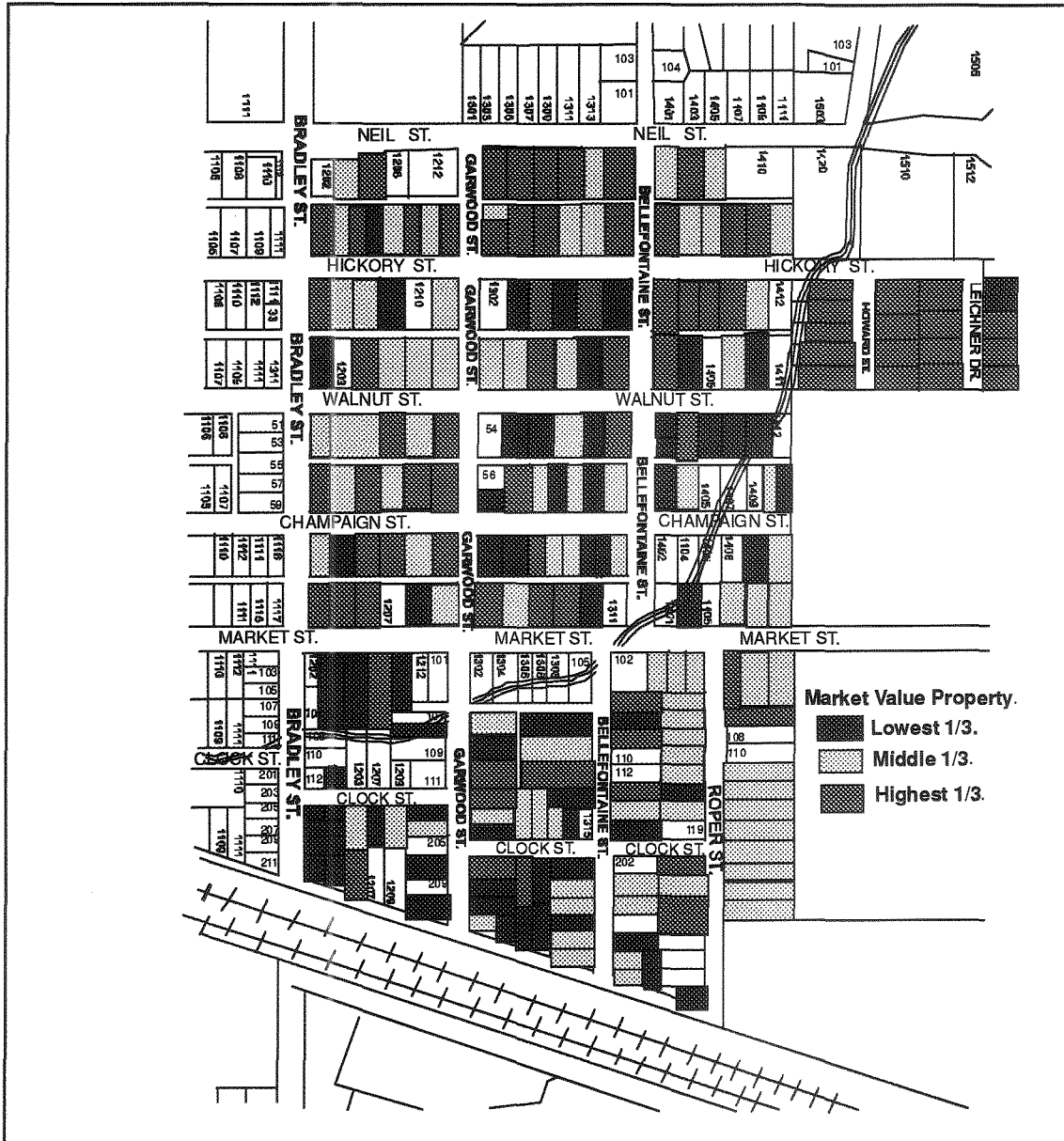
Second, private and public sales prices of the neighborhood further show that houses were sold below their market value. Within the past 5 years, there were 16 homes listed and sold by real estate companies, while the 25 houses were purchased by the city. Sales data gathered shows that approximately 94 percent of the sales that took place within the past 5 years were sold below their market value. By using private SALES data as an indication of housing values in the area surrounding the sale, it is possible to estimate a housing value for any particular location that is some type of average of nearby sales prices. Hence, since our survey shows that nearly 94 percent of housing sales prices were sold below their market value, it is reasonable to argue that housing value in the neighborhood meager and that the neighborhood is a poor neighborhood.

Dividing the market value for all property in the neighborhood into three equal groups illustrates the vast range in prices. In Bristol Place one finds housing priced anywhere from the $ 3,432 range upwards to the $ 78,738 with everything in between. The average priced home is in the ballpark of $42581.

Prince Ranges		
	Number of Houses	**Price Range**
Lowest 1/3	53	$ 3,432 - $ 27,423
Middle 1/3	53	$ 27,522 - $ 36,366
Highest 1/3	54	$ 36,399 - $ 78,738

Table 2.1. Property Values. *Source*: City assessor's database for the area

Dividing all the assessed houses two equal groups reveals that houses valued as the lowest 1/3 are found mostly east of Walnut street. Map 2.1 illustrated this point graphically.

Map 2.1. Property Values. *Source*: City assessor's database for the area.

Section III: Resident Income as it Affects Value and Housing Upkeep

Currently, Bristol Place features predominately minority and low-income residents. A Fall 2000 random sample survey reveals that 72 percent of the residents make under $30,000 dollars a year, while the average mortgage payment per month is under $500.00 and average rent is $450 a month for two bed-room single family house. According to the City's own publications, "one fourth of all households lived below poverty line." Median household income for 1990 was estimated at "80 percent of the City-wide median income" and "one-fourth of all households lived below the poverty line." In contrast, table 3.1 illustrates that the average income and housing cost for the rest of the city was higher than it was in Bristol Place. This neighborhood and its residents comprise one of, if not, the poorest section of the city of Champaign.

2000 Family Income for the City of Champaign						
Location	2000 Estimated Median Family Income (HUD)		Maximum Affordable Monthly Housing Cost by % of Family AMI			
	Annual	Monthly	30%	50%	80%	100%
Champaign-Urbana, IL	$56,784	$4,732	$426	$710	$1,136	$1,420

Table 3.1: http://www.nihc.org

There exists a strong correlation between income and housing. Poor families must pay higher proportions of their income on housing and, consequently, residents tend to be poor to up keep their properties. Normally, households paying high percentages of their incomes for housing must often choose between shelter and other basic necessities, such as food and clothing. In Bristol Place, the residents are poor. As a result, they do not up keep their properties.

Section IV: Housing Conditions and Problems

A physical inventory assessment survey was developed to assess ages of housing and structural problems those houses face. The physical inventory assessment survey categorized houses in the following classification:

1. *Sound = Solid Structure, Windows Intact, Trim in place, needing no major repairs etc...*
2. *Needing up to $5,000 in Repair Costs*
3. *Needing up to $10,000 in Repair Costs*
4. *Needing up to $15,000 in Repair Costs*
5. *Beyond Repair* = beyond $15,000 in repair Costs, Sagging Roof, Bowing Foundation, cracked walls Broken, etc...
6. *Boarded Up or Abandoned*
7. *Vacant Lot City Owned*
8. *Vacant Lot Private Owned*

There exists a strong correlation between age of a house and structural problems a house faces. A physical inventory survey has determined that housing conditions in Bristol Place vary from good to unfit for occupation. Sections of Bristol Place date back to pre-World War I. Since approximately 1915, the area has been a center for mixed residential use. Most of the units were constructed between 1910 and 1945. About, four percent of the houses were constructed before 1910, while 18 percent were assessed to have been built between 1945 and 1970; and 4 percent of the units were built after 1970. The majority if the unites, about 53 percent, were built between 1910 and 1945.

Age of Housing	
Age Category	**Percentage**
Pre-1910	4
1910-1945	53
1945-1970	18
1970-present	4
Unknown	21

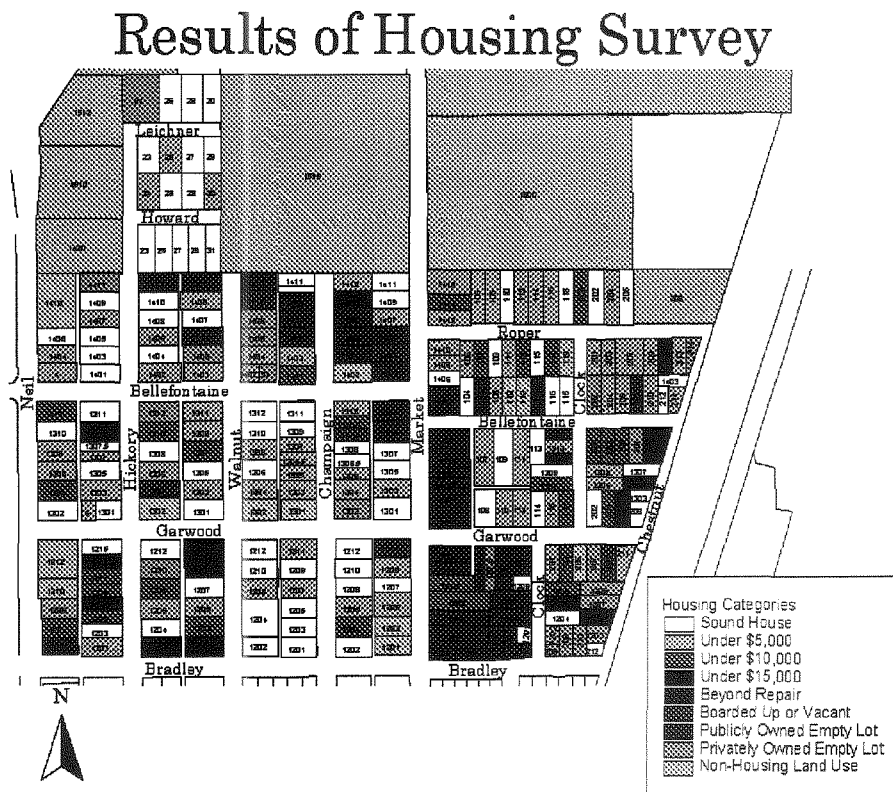**Table 4.1:** *Source:* Student Walk Through Survey

Regarding structural problems, the physical inventory assessment survey showed that 31 percent of the houses were rated sound, while 53 percent of the houses need some kind of repair and rehabilitation. As it could be illustrated in Table 4.2, deducted from the chart in the left, 44 percent of the units need repair, while 3 percent were abandoned/boarded up structures and 1 percent comprised those units rated as beyond repair. Graph 4.1 further demonstrates the distribution of housing quality.

Types of Repairs Needed	Percentage
Needing up to $5,000	28
Needing up to $10,000	10
Needing up to $15,000	6

Table 4.2: Physical inventory assessment survey

Furthermore, as it can be seen on the **Table 4.2**, the distribution of houses that need repair varies. Of those houses that need some kind of repairs, 28 percent of the units require up to five thousand of dollars worth of rehabilitation, while 10 percent of the houses need repair and rehabilitation that would cost up to ten thousand dollars; and the remaining houses that need repair constitute 10 percent of the units that need major repair and rehabilitation.

The housing conditions survey results are shown on **Map 4.1**. Not surprisingly, most of privately owned and occupied houses are in great condition, while most of the rental units need of some repair.

Results of Housing Survey

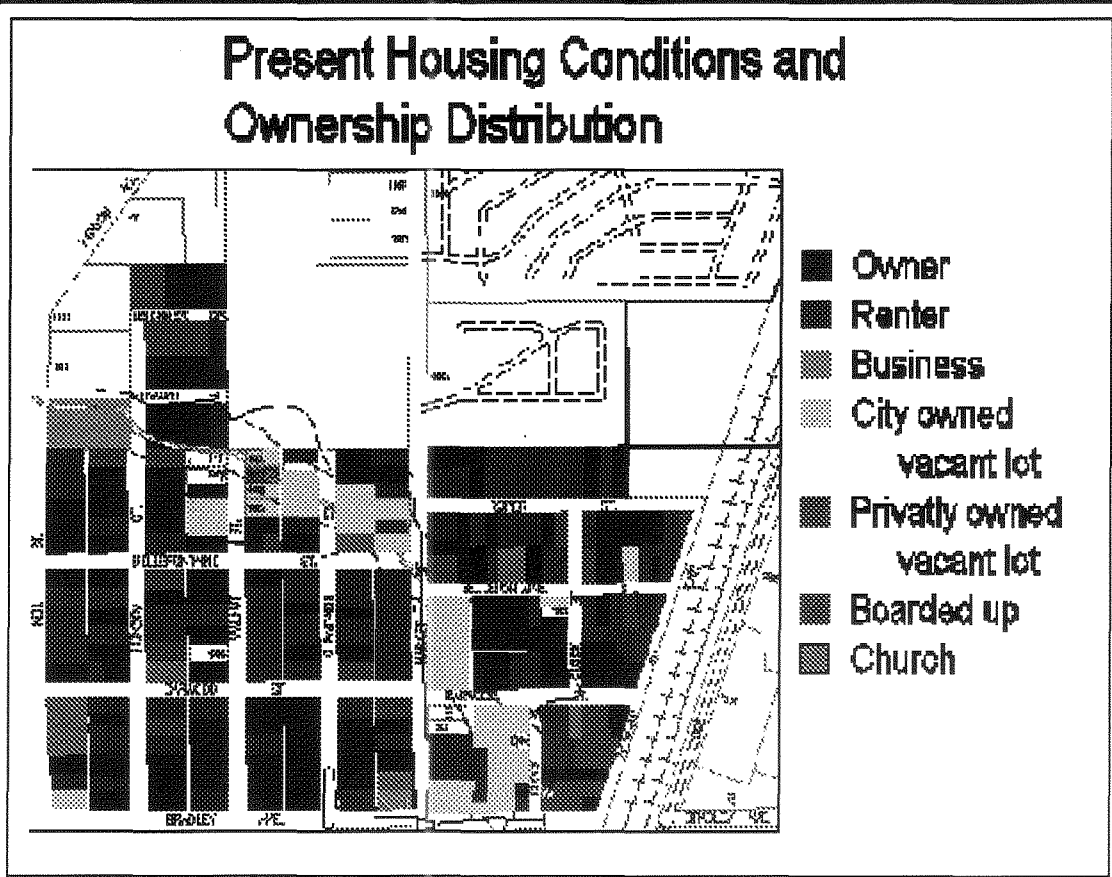Map 4.1: *Source:* Student Walk Through Survey.

Section V: Vacant Residential, Boarded Up and Abandoned, and Beyond Repair Housing

The physical inventory assessment survey identified 66 lots fitting categories of vacant lots, boarded-up and abandoned, and beyond repair housing. Of total 286 parcels in Bristol Place, two housing units were deemed beyond repair, which comprises approximately .70 percent of the total parcels in the area. There are a total of 7 Boarded Up or Abandoned units. About 5 of the seven Boarded Up or Abandoned units require major rehabilitation. There are a total of 57 open lots owned privately and by the city of Champaign.

Categories	Total Numbers	Total Percentage
Beyond Repair	2	0.70%
Boarded Up or Abandoned	7	2.45%
Vacant Lot City Owned	29	10.14%
Vacant Lot Private Owned	28	9.79%
Total	66	23.08%

Table 5.1. *Source:* Physical Inventory Assessment Survey.

Beyond Repair and Boarded Up/Abandoned units are scattered throughout the city. Similarly, privately owned lots throughout the city while city owned open lots are concentrated on the Boneyard Park area. The distribution illustrated in **Map 5.1.**

Map 5.1. All Marginal Land Housing: *Source*: The Student Walk Through Survey

Section VI. Conclusions and Recommendations:

Thus far, the report has illustrated housing conditions in the area. The Physical Inventory Survey and the Social Indication surveys display a number of results concerning housing conditions in Bristol Place. Social indication survey shows that the residents of the neighborhood are poor and that the neighborhood exhibits symptoms of a distressed neighborhood such as serious crime problems, open-air drug dealing, and other conditions that create a high level of fear in a neighborhood. By focusing on residence income, the Social indication survey showed two key factors. First, residents of this neighborhood tend to be poor. Since poor families must pay higher proportions of their income on rent, they are too poor to up keep their properties. Households paying high percentages of their incomes for housing must often choose between shelter and other basic necessities, such as food and clothing. Therefore, they have little or no money to improve and up keep their properties. Second, residents of Bristol Place area long term residents, not transitory.

The Physical Inventory Survey results show that that 34 percent of the standing houses need some kind of repair, ranging from minor to major rehabilitation. Further, Physical Inventory Survey shows that there are approximately 57 open parcels, 2 beyond repair units and boarded up/abandoned houses. In short, only 4 percent of the houses in the neighborhood are sound, needing no repair at all.

Thus, in order to address housing issues in the neighborhood, the following three recommendations are made.
   1. In-Fill and Clearance
   2. Minor to Substantial Recommendation
   3. New Rental Housing Construction

RECOMMENDATION 1: IN-FILL AND CLEARANCE

Presence of abandoned, boarded up and dilapidated structures impose a serious of concerns in the neighborhood. Abandoned residential structures are a waste of resources in that abandonment involves lost tax revenues for the community as a whole. Beyond that, abandonment of structures provides save-heaven to criminals, drug sellers and the alike. This results in economic losses, both private and public. Abandonment affects other properties within a neighborhood by lowering property values. Furthermore, abandonment affects community and neighborhood aesthetics. Decaying aesthetics detracts from the vitality of area since buildings that fall into disrepair and remain dilapidated are often viewed as signals of a neighborhood in down-fall. This may even prompt the belief that further damage to or destruction of property is essentially costless.

Abandonment impact health and safety of the area. In terms of health concerns, abandoned buildings are often used as garbage dumps are plagued by infestation. and Abandoned buildings, furthermore, raises issues of asbestos and lead paint. Abandoned residences, moreover, may house industrial and/or domestic chemicals (paints, solvents, cleaning materials, etc.) that have not been properly disposed. Finally, abandoned buildings are fire safety hazards.

The Social Indication survey shows that residents fear abandoned units promote illegal activity. They provide safe places for a range of criminal activities, including prostitution, the consumption and trafficking of drugs, and crimes against property.

Abandonment encourage further abandonment since problems associated with abandonment are a times overwhelming as some on residents of Bristol place remarked. Abandonment of some buildings may create conditions that lead to the subsequent abandonment of others. Combination of economic and social conditions within blighted neighborhoods are likely to encourage further abandonment by residents and negligence to up keep their properties, which will exacerbate economic and social distress, and so on.

To be sure, it would take very little to convince a visitor to, much less a resident of, Bristol Place that opens lots exist throughout the area. Even the most cursory glance at the area reveals preponderance of vacant residential, boarded up/abandoned and beyond repair houses. Residents of Bristol Place blighted by abandoned buildings and open lots complain of a variety of issues, ranging from fears of crime to decline in values of their properties. A community whose housing units feature dilapidated structures beyond repair impose negative external costs that brings down the value of the entire neighborhood. Furthermore, existence of open lots conveys as message that the whole neighborhood decaying and economically dying. This brings down property value.

Bearing this in mind, it is recommended that the city adopt a policy to:
- Remove houses and clear areas units which are beyond repair
- Restore to sound condition all dwellings worth saving

The recommended policy is two-pronged. First, Clearance and, then, In-Fill to meet the need for affordable housing.

1. **CLEARANCE**
   The aim of Clearance program is:
   - Eliminates all centers of criminal activities
   - Eliminate negative external costs
   - Improve the neighborhood esthetics and safety
   - Increase property value the neighborhood
   - Increase the city's revenue

Clearance policy, however, should be accompanied with an In-Fill policy, which itself is multidimensional policy aimed to address all issues raised by abandonment and shortage of affordable housing.

2. In-Fill:
In-Fill policy is aimed to address issue of re-development in the area. In-Fill policy can be implemented through the following programs:
   A. Providing Loans,
   B. Direct Involvement of the City,
   C. Through Non-Profit/Private Developers,

A. PROVIDIG LOANDS:
Where lots are privately owned, the city should seek ways through which it would provide loans to land/parcel owners to build new housing to occupy or sell/rent. Loan should also be made available to private owners to purchase a manufactured home that can be placed on the site as part of a second way to do the in-fill program. Dealing with the private sector would free the city from future expenses of maintenance and other associated expenses. Providing loans by the city is the least expensive for the city.

B. DIRECT INVOLVEMENT OF THE CITY
Direct involvement policy would allow the city to directly or through a none-profit development corporation contract a manufacturer or retailer of manufactured housing to move off-site manufactured housing onto the site. In this scenario, the city would have to first get landowners to agree on its plan and second absorb most of the costs. As an incentive, the city could sell or give its own lots to landowners or the none-profit organization. The goal of this program is to eliminate open lots and boarded up/beyond repair houses.

C. THROUGHT NON-PROFIT/PRIVATE DEVELOPERS
This program is a modified version of program B. This program allows private owners to sell their lots directly to non-profit developer or the city, which in turn would sell it to non-profit developer. The city could also sell or give away its own residential lots to non-profit

developer to develop of in-fill housing. The non-profit developer must sell or rent the rebuilt lots for low-income people.

The combination of in-fill and clearance will simultaneously address issues associated with having abandoned/beyond repair houses and need for more affordable quality. These proposed programs involve a variety of public, private and non-profit organizations involvement. In the absence of any obvious unique solution to the problem of abandonment and open lots, there is probably a need for an array of policies and initiatives, such as combination Clearance and In-Fill, designed to work together by addressing different aspects of abandonment of the problems all at once.

It is clear that the private sector, if left on its own, is likely not to address the issue. It is highly likely that the tackling of issues raised by abandonment, open lots and need for affordable housing will have to involve the public sector and/or non-profit developers to intervene. In particular, despite contemporary attitudes toward the institutions of government, it is most likely that the city will have an important role to play in any successful attempt to right the housing problems associated and problems with abandonment in this neighborhood.

Private developers are unlikely to produce affordable housing units specifically for low and very low-income households without some financial incentive from the City. The City and non-profit agency can create affordable by working together.

RECOMMENDATION 2: MINOR TO SUBSTANTIAL REHABILITATION.

This recommendation is aimed to help those properties identified needing up to $15,000 in maintenance and repair to being up to code. This will enhance the neighborhood's aesthetics and rid a sense of decadence from the area. This recommendation can be implemented by the owners themselves or by encouraging private owners to sell their properties to non-profit to rehabilitate. It could also be implemented by encouraging a closer co-operation between non-profit and private owners to provide inexpensive services to owners.

Where owners who need finance to repair and maintain their properties, the city should provide or facilitate a way in which owners can obtain low interest loans from private sector for repair and maintenance. Where owners and absentee landlords fail to repair and maintain, the city should enforce its laws so as to improve the entire neighborhood.

If possible, the city should make funds available from Community Development Block Grant (CDBG) program for repair and maintenance. Failing that, the city should find a way to be part of the government's Moderate Rehab Grant program or become an IHDA funded program. It is highly likely that this neighborhood will qualify for these programs since these programs require that the program beneficiaries be low and moderate-income households. The program is designed for housing rehabilitation and is not a remodeling program. New construction, basement finishes, etc., are not allowable.

RECOMMENDATION 3: NEW RENTAL HOUSING CONSTRUCTION

Affordable housing shortage affects Champaign Urbana communities. This neighborhood needs an affordable housing. One way to address this issue would be through construction of new rental housing construction. Certainly, the city cannot construct an apartment complex and manage it. The City can use its tax clouts to encourage a low to moderate-income apartment to be constructed.

Construction of new rental apartment may not be necessary. This recommendation should not be acted upon until the first two recommendations are completed. Upon the completion of the first two programs, there should be an evaluation to see if there is still a need for affordable housing in the neighborhood.

Appendix A

The Bristol Place Resident Survey

Part 1: HOUSEHOLD INFORMATION

Once again, my name is _____, I will be asking the questions. This is _____ and he/she will be checking off your answers. This way we can go faster and take up the least amount of your time. The survey is divided into 5 parts. This first part covers information about you and the other people living here.

1) Including your, how many people live in this house/apartment?
   a. 1
   b. 2
   c. 3 - 4
   d. 5 – 6
   e. 7+

Repeat the answer after it is given (i.e. so you live alone? or so there are three of you living here, not including short-term guests? etc.).

2) Please give me your age and the age and relation of the other____people who live here with you.

RELATION	AGE	RELATION	AGE
Respondent_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3) How long have you lived in this neighborhood?
   Survey taker: Let respondent give an answer that fits below and circle it
   a. 0 – 1 year | e. 10 – 14 years
   b. 1 – 3 years | f. 15 – 19 years
   c. 3 – 5 years | g. 20 – 24 years
   d. 5 – 9 years | h. 25 + years

4) Would you like to move out of this neighborhood?
   a. Yes
   b. No
   c. Not sure
      Survey Taker: if the answer is YES, ask why. Listen to the answer and then categorize it into one of the choices below.
      i. Doesn't like the people
      ii. Too far from work
      iii. Safety
      iv. Schools are bad
      v. Just wants to move
      i. Other: _____

      Survey Taker: if the answer is NO, ask why. Listen to the answer and then categorize it into one of the choices below.
      ii. Neighbors/friendships
      iii. Proximity to work
      iv. Proximity to social organizations
      v. Schools
      vi. Affordable
      vii. No other choice
      viii. Other: _____

Part 2: HOUSING

Now I would like to ask some questions about your house / apartment.

5) Do you own or rent this home?
   a. Own
   b. Rent

Survey Taker: If answer to Q5 is "a" (own) answer questions 6 through 10 below. If answer is "b" (rent), skip to Q11 below.

6) How did you pick this house to live in?

Survey taker: let the respondent give answers that fit below and circle all that apply

   a. I had no choice
   b. Appropriate Size
   c. Affordable – Right Price
   d. Liked the way it looked from the outside
   e. Liked how clean/in repair it was
   f. Liked how modern it was
   g. Referral/Friend or relative owned it
   h. It is in a safe block
   i. It is in a quiet block
   j. It is what was available at the time I was looking
   k. It is a convenient location to:
      i. Work
      ii. Friends / relatives
      iii. Other social things (like church)
   l. Inherited it
   m. Other: _____

   Survey taker: Please place the respondent's response in one of the following categories:
   i. Forced on them by circumstances – It was the only house/ apartment they could afford.
   ii. Some choice involved but still driven by circumstances – such as proximity to work, it was the best choice available, etc.
   iii. They made a clear choice and this is the house/apartment they chose.

7) Is this house large enough for your household?
   a. Yes
   b. No

8) Is there a telephone in this house from which you can both make and receive calls?
   a. Yes
   b. No
   c. Sometimes

9) Would you mind telling me the letter that most closely shows your monthly mortgage? _____
   Survey Taker: Hold up index card with choices and write down appropriate letter.

10) When was the last time a major renovation (e.g. an addition, a new roof, new paint) was done on this house?
   a. Less than a year ago
   b. 1-3 years ago
   c. 4-6 years ago
   d. 7-10 years ago

e. More than 10 years ago
f. Never while living here
g. Not sure

Renters

11) How did you pick this apartment/house to live in?

Survey taker: let the respondent give answers that fit below and circle all that apply

    a. I had no choice
    b. Appropriate Size
    c. Affordable – Right Price (rent)
    d. Liked the way it looked from the outside
    e. Liked how clean/in repair it was
    f. Liked how modern it was
    g. Referral/Friend or relative rents it out
    h. It is in a safe block
    i. It is in a quiet block
    j. It is what was available at the time I was looking
    k. It is a convenient location to:
        i. Work
        ii. Friends / relatives
        iii. Other social things (like church)
    l. Inherited it
    m. Other: _____

Survey taker: Please place the respondent's response in one of the following categories:
    i. Forced on them by circumstances – It was the only house/ apartment they could afford.
    ii. Some choice involved but still driven by circumstances – such as proximity to work, it was the best choice available, etc.
    iii. They made a clear choice and this is the house/apartment they chose.

12) Is this apartment/house large enough for your household?
    a. Yes
    b. No

Renters (cont.)

13) Is there a telephone in this apartment/house from which you can both make and receive calls?
    a. Yes
    b. No
    c. Sometimes

14) Would you mind telling me the letter that most closely shows your monthly rent? _____
Survey Taker: Hold up index card with choices and write down appropriate letter.

15) For the amount of rent you pay, does your landlord take adequate care of your apartment?
    a. Yes
    b. No
    c. Not sure/Refuse to answer

16) Do you get any government help in reducing the rent so it is affordable?
    a. Yes
    b. No
    c. Not sure/Refuse to answer

17) How many cars and trucks do you have?
- a. 0
- b. 1
- c. 2
- d. 3+

18) Do you or any member of your household receive any government support, like food stamps or unemployment benefits?
- a. Yes
- b. No
- c. Not sure/ Refuse To Answer
- d. *If respondent offers the kind of aid, list here:* _____

Survey taker: if answer is yes, then ask question 19. If it is no or not sure, then skip to the next section.

19) How long have you been receiving these benefits?
Survey taker: Let respondent give an answer that fits and circle it.
- a. 0 – 1 year
- b. 1 – 2 years
- c. 3 – 4 years
- d. 5 + years

Part 3: EMPLOYMENT AND EDUCATION

Ok, for the next part of the survey, I would like to ask you some questions about whether or not you are working and what help the city can be in helping you to get a new or better job. Any information you provide for me here will be added to all the responses from all the other surveys. We will be using this information not to pass judgment, but to make suggestions to the city on how to increase employment in this area of Champaign.

20) How many people at this residence, including you, are retired?_____

Survey taker: If answer is the same number as people living there, skip to the next section.

21) How many people at this residence, including you, are currently employed?

_____.

Survey taker: If answer is "0" skip to question 24.

nployed

22) For each person working at this house/apartment, I'm going to ask you some questions about the kind of work, how long it takes to get there and so on.
Survey taker: make sure the following questions are answered for each person employed at the residence. Responses should be placed in the table below. If multiple jobs are held, record the same information for each job.

a. WHAT KIND OF WORK IS IT THAT (EACH OF) YOU DO?
*Survey taker: let respondent answer in own words and then classify their answer into **each of the following 2 categories** for the purpose of the table below.*

Skill level	AND	Job type
1 Management		4 Professional
2 Skilled		5 White collar
3 Low or unskilled		6 Blue collar
		7 Self-employed

b. HOW MANY HOURS PER WEEK IS SPENT AT (EACH/THAT) JOB?
c. AND HOW LONG DOES IT TAKE TO GET TO WORK FOR EACH JOB?
d. HOW DO THEY GET TO WORK?

e. HOW LONG HAVE (THIS/THESE) JOBS BEEN HELD?

		Skill Level	Job Type	Hours/Week	Travel Time	Mode of travel	Length job has been held
Respondent	**Job 1**						
	Job 2						
	Job 3						
Person 2							
Person 3							
Person 4							
Person 5							

mployed ont.)

Survey Taker: Only ask the next question if person you are CURRENTLY talking to is employed.

23) Would you like to find a different job?
 a. Yes
 b. No
 c. Not sure

24) How many people in the household, including you, are unemployed and looking for work? _____

Survey taker: If answer is "0" skip to question 26.

Unemp/ Looking

25) For each person unemployed and looking for work at this house/apartment, I'm going to ask you some questions about how long they have been unemployed and the type of job they are looking for and so on.
 a. HOW LONG HAVE YOU/THEY BEEN UNEMPLOYED AND LOOKING FOR WORK?
 b. WHAT KIND OF WORK IS BEING LOOKED FOR?
 Survey taker: let respondent answer in own words and then classify their answer into each of the following 2 categories for the purpose of the table below.

Skill level	**AND**	**Job type**
1 Management		4 Professional
2 Skilled		5 White collar
3 Low or unskilled		6 Blue collar
		7 Self-employed

	Unemployed/Looking Length	Desired skill level	Desired job type

Person 1				
2				
3				
4				

26) How many people in the household are unemployed and NOT looking for work?_____

Survey taker: If answer is "0" skip to question 28.

Unemp/
Not
looking

27) For each person unemployed and NOT looking for work at this house/apartment, I'm going to ask you some questions about how long they have been unemployed and their reasons for not looking for a job and so on.
  a. HOW LONG HAVE THEY BEEN UNEMPLOYED?
  b. WHAT ARE THE REASONS WHY THEY ARE NOT LOOKING FOR A JOB?
  Survey taker: let respondent answer in own words and then classify their answer into one of the following categories for the purpose of the table below.
      i. Disability
      ii. Taking care of children
      iii. No interest in finding a job
      iv. Gave up finding a job
      v. Other

	Unemployed Length	Reason Not Looking
1		
2		
3		
4		

28) Who would you most likely turn to for help in finding a / changing job(s)?
  a. Unemployment office
  b. Job training program
  c. School
  d. Social worker
  e. Church or other religious institution
  f. Family member or friend
  g. Other: _____
  h. No one

29) If it was possible to get cheap or free training for a new job skill nearby, would you take advantage of it?
  a. Yes,
      i. What would you like to get training in?_____
  b. No,
      i. Can you tell me why you probably would not use this type of
         service?_____
  c. Not Sure, why_____

30) What is the highest level of school EACH ADULT LIVING HERE HAS completed? Let's start with you.
Survey taker: let respondent respond for each person living at this house / apartment. Fill in the letter representing level obtained in the spaces below – "Adult 1" should represent the person being interviewed.
  a. No schooling completed
  b. Elementary / Middle School
  c. High School Without Diploma
  d. High School Graduate (high school diploma or equivalent)
  e. Some college credit
  f. Associate Degree / Certificate
  g. Bachelor's Degree

h. Master's Degree
i. Professional Degree
j. Doctorate Degree
k. Not sure

ADULT 1 _____ ADULT 2 _____ ADULT 3 _____ ADULT 4 _____

31) Are you or any of the other adults living at this address currently enrolled in school?
    a. Yes
    b. No

Survey Taker: only ask the following question of a person who is of working age (i.e. younger than 65) and who apparently is able to work (i.e. who has discussed employment options with you in the above questions).

32) Does anyone in your household have a disability (physical, mental or emotional) that might cause them difficulty in finding or maintaining a job?
    a. Yes
    b. No
    c. Refuse to answer

Part 4: PUBLIC SAFETY
This next section of questions is about safety in your neighborhood.

33) How safe do you feel in your neighborhood?
   a. Very Safe
   b. Somewhat safe
   c. Somewhat unsafe
   d. Very unsafe

34) For the times you have used the police to deal with a safety issue, how satisfied have you been with their response?
   a. Very satisfied
   b. Somewhat satisfied
   c. Somewhat unsatisfied
   d. Very satisfied
   e. Never called them

35) If you were to need police help, are you sure that you would get it?
   a. Yes
   b. No
   c. Maybe
   d. Not sure

Survey Taker: At this point, we want to give the respondent a concrete definition of both 'block' and 'neighborhood'.
Ok, just so we can make sure we are talking about the same places, when I say "Block", I am referring to the houses on both sides of this portion of the street –between _____ and _____. When I say "Neighborhood", I am referring to this entire area beginning down on Bradley Street and going all the way up to Human Kinetics and from the train tracks near Chestnut Street over to Neil Street.

36) To the best of your knowledge, but without going into any specifics, please answer yes or no to tell me which of the following crimes have occurred in this block over the last 6 months.
   How about in this Neighborhood (not including your block) over the last 6 months?
Survey taker: read the following list carefully and kindly so that it is clear no judgment is being made. Do not make any comments about what you are told. Check the appropriate boxes below.

	Block	Neighborhood
Sale of Drugs		
Breaking In/Robbery		
Street Robbery/Mugging		
Prostitution		
Other_____		

Part 5: NEIGHBORHOOD SUPPORT

Ok, we're on the last part of the survey already! One way to make changes in a neighborhood is for people to meet and talk about the problems they are facing. This way, as a group, they can think of solutions and help each other. I would like to ask you some questions about your neighborhood. Please keep in mind that for these questions I am speaking of the entire neighborhood, that is the this entire area beginning down on Bradley Street and going all the way up to Human Kinetics and from the train tracks near Chestnut Street over to Neil Street.

37) Have you ever contacted a city department (such as the public works department or animal services) for help during the time you have lived in this house or apartment?
    a. Yes
    b. No (Skip to Q 39)
    c. Not Sure (Skip to Q 39)

38) How satisfied have you been with the city department's response?
    a. Very satisfied
    b. Somewhat satisfied
    c. Somewhat unsatisfied
    d. Very unsatisfied

39) The last time you had a complaint about someone who lives near you, whom did you go to?
Survey Taker: Read all options off to respondent.
    a. Directly to that person
    b. To your landlord (*if respondent is a renter*)
    c. To the police
    d. To a neighborhood organization
    e. To a neighborhood representative (such as a business owner, district councilman or church related official)
    f. To no one
    g. Other: _____

40) Are there any groups that meet and discuss your neighborhood needs or issues?
    a. Yes
    b. No (SKIP to Q44)
    c. Not sure (SKIP to Q44)

YES n'hood group

41) If so, are you involved?
    a. Yes
    b. No

42) How often does the group meet?
    a. Weekly
    b. Twice a month
    c. Monthly
    d. Other: _____
    e. Not sure

43) Why do you think this neighborhood group isn't larger or more vocal?
Survey taker: let the respondent give an answer that fits below and circle it.
    a. Too transient
    b. People are too busy
    c. People aren't interested
    d. There aren't any problems to speak of/Don't need it
    e. No place to meet
    f. No one listens
    g. Other: _____

h. Not sure

**NO
n'hood
group**

44) Have you ever thought about organizing such a group with your neighbors?
    a.   Yes
    b.   No

45) Why do you think there is not a neighborhood organization in this area?
    Survey taker: let the respondent give an answer that fits below and circle it.
    a.   Too transient
    b.   People are too busy
    c.   People aren't interested
    d.   There aren't any problems to speak of/Don't need it
    e.   No place to meet
    f.   Other: _____
    g.   Not sure

Survey Taker: Make sure you ask question 46 of all respondents.

46) Of the people living on this block, how many people have you ever invited over for dinner or to watch a ball game or for some other kind of recreation? _____

47) If you go to church, is it in this neighborhood?
    a.   Yes
    b.   No
    c.   Don't attend church

Survey taker: Ask these questions only if children live in the house and someone is employed.
Keeping children out of trouble and well cared for seems to be a major reason neighborhoods organize. I would like to ask you a few questions about this.

**Kids in
house**

48) What shifts do you (and/or the other parents here) work? (choose all that apply)
    a.   Day
    b.   Evening
    c.   Overnight
    d.   None

**Pre-
school
kids**

49) Do you or anyone else living here use a babysitter or daycare service? And if yes, who provides this service?
    a.   You, relative, friend, or neighbor
    b.   Daycare center
    c.   Other: _____

50) Where is this babysitter or daycare located?
    a.   Within home
    b.   Within neighborhood
    c.   North side of Champaign
    d.   Somewhere else in Champaign or Urbana
    e.   Other: _____

51) What, if anything, would you like to change about the childcare services?
    a.   Location
    b.   Hours of Operation
    c.   Cost
    d.   Level of care/Increase number of caregivers

e. Other: _____

f. Nothing

Elemen- tary kids	52) Who, if anyone, watches or supervises the elementary-aged children when they are not in school? a. You, relative, friend, or neighbor b. School-sponsored activity or sport c. Other activity or sport, such as through the park district d. Other: _____ e. No one 53) Where is this _____(type of supervision) located? a. Within home b. Within neighborhood c. North side of Champaign d. Somewhere else in Champaign or Urbana e. Other: _____
Teens	54) What activities do the teenage children living here participate in? *(Circle all that apply)* a. School b. Organized sports or activities, such as through school or park district c. Library d. Church related activities e. Boys and Girls Club/YMCA f. Other: _____ g. None of the above h. Not sure 55) How do all the children here get to school? (circle all that apply)
All school- aged kids	a. School Bus b. Public bus c. Car d. Walk/Bike e. Other: _____ f. Not sure

Survey Taker: Another reason neighborhoods tend to organize is to bring the right businesses to their area.

56) If one type of store could move into this neighborhood, what type of store would you like it to be?

_____

57) On a scale of one to five, one being that you love it, and 5 being that you hate it, how would you rate your neighborhood? _____

58) Please name three things you think your neighborhood needs immediately.

_____(___)

_____(___)

_____(___)

59) OK, so you've named _____, _____, and _____. Could you tell me the most urgent out of these three? How about the second-most urgent?
Survey taker: Write the rank in the parenthesis above.

Survey taker: Only ask Q 60 if respondent said recreation was a need in Q 58.
60) If the city could do one thing to improve recreation in the neighborhood, what would you like it to do? _____

61) Which letter on this card is closest to your household's yearly income? _____
Survey Taker: show respondent card with income choices and write down letter.

Survey Taker: OK, that's all of my questions. Do you have anything you would like to add at this time? I want to thank you for your time — we know your time is very valuable — and to remind you once again that your answers will be grouped with other answers from different people in this neighborhood, so you won't be singled out. Your name and address will be kept off of this survey as well.

Thank you again for your time, it has been very informative talking to you and you have helped us out a great deal.

Appendix B

The Bristol Physical Survey

Assessment List of Neighborhoods

1) Housing Quality
8. **Sound** = Solid Structure, Windows Intact, Trim in place, etc...
9. **Up $5,000 in Repair Costs**
10. **Up $10,000 in Repair Costs**
11. **Up $15,000 in Repair Costs**
12. **Beyond Repair** = beyond $15,000 in repair Costs, Sagging Roof, Bowing Foundation, Walls Broken, etc...
13. **Boarded Up or Abandoned**
14. **Vacant Lot City Owned**
15. **Vacant Lot Private Owned**

2) Number of Dwelling Units
1. **Single**
2. **Multiple**

3) House Size
1. **Small**
2. **Medium**
3. **Large**

4) Age of House
1. **Earlier than 1910**
2. **1910-1945**
3. **1945-1970**
4. **Newer than 1970**

5) Building Foundation
1. **On a Slab**
2. **Basement and/or Crawl Space**

6) Building Material
1. **Concrete**
2. **Brick**

3. Wood

4. Other

7) House Paint
1. **Recently Painted** = Vibrant and Evident Paint
2. **Needs Paint Work** = Paint Chipped and Faded
3. **Needs Major Paint Work** = House Paint All But Non-existent

8) Parking
1. **Garage with Paved Driveway**
2. **Garage with Gravel Driveway**
3. **Paved Driveway**
4. **Gravel Driveway**
5. **No off-street Parking**

9) Landscaping
1. **Maintained** = Trimmed Lawn and Shrubs, Planted Flowers, etc...
2. **Lacking Maintenance** = Lawn Not Mowed and Untrimmed Hedges
3. **Violating City Code** = Overgrown Lawn Beyond City Code, Broken Cars or Appliances on the Lawn.

9) **Street Material**
1. Asphalt
2. Concrete
3. Other

10) Street Quality
1. **Excellent** Smooth pavement and asphalt, few cracks
2. **Worn but Operable**
3. **In Disrepair** = Noticeable Cracks and Small Potholes
4. **Urgent Need of Repair** = Large Cracks and Potholes

11) Sidewalk Quantity
1. **One side of the street**
2. **Both sides the street**
3. **No Sidewalk**

12) Sidewalk Quality
1. **Maintained** = Smooth pavement, few cracks
2. **In Disrepair** = Noticeable Cracks and Bowing
3. **Urgent Need of Repair** = Large Cracks and Bowing

13) Street Signage

1. **Operable Signs** = Readable and Present
2. **Broken and Vandalized Signs**
3. **No Signs**

14) Road Signage
1. **Operable Signs** = Readable and Present
2. **Broken and Vandalized Signs**
3   **No Signs**

15) Storm Sewers
1. **True Storm Sewers**
2. **Open Ditches**

16) Storm Sewers Quality
1. **Maintained** = Clear Channels And Only Minor Cracks
2. **In Disrepair** = Leaves, Grass, and Garbage Blocking Channels, Noticeable Cracks
3. **Inoperable** = Totally Blocked Channels, Water Puddles, Bowing Pavement

17) Curbs
1. **Good Condition**
2. **Minor Repair**
3. **Major Repair**
4. **Not Present**

18) Handicap Access for Curbs
1. **Total Accessibility**
2. **Some Accessibility**
3. **No Accessibility**

19) Street Lights
1. **Needs Lighting**
2. **Does Not Need Lighting**

20) Public Landscaping
1. **Maintained**
2. **Overgrown**
3. **In Violation of City Codes**

Parcel Data Sheet:

Parcel Number_____   Street_____

Housing Quality:	1	2	3	4	5	6	7	8
Number of Dwelling Units:	1	2						
House Size:	1	2	3					
Age of House	1	2	3	4				
Building Foundation:	1	2						
Building Material	1	2	3	4				

House Paint: 1   2   3

Parking:	1	2	3	4	5
Landscaping:	1	2	3		

Parcel Data Sheet:

Parcel Number_____   Street_____

Approximate Age:_____

Housing Quality:	1	2	3	4	5	6	7	8
Number of Dwelling Units:	1	2						
House Size:	1	2	3					

Age of House	1	2	3	4	
Building Foundation:	1	2			
Building Material	1	2	3	4	

House Paint: 1   2   3

Parking:	1	2	3	4	5
Landscaping:	1	2	3		

Infrastructure Data Sheet:

Street_____

Between_____ And _____

Street Material:	1	2	3	
Street Quality:	1	2	3	4
Sidewalk Quantity	1	2	3	
Sidewalk Quality:	1	2	3	
Street Signage:	1	2	3	
Road Signage:	1	2	3	
Storm Sewers:	1	2		
Storm Sewers Quality:	1	2	3	
Curbs:	1	2	3	4
Handicap Access:	1	2	3	
Street Lighting:	1	2		
Public Landscaping:	1	2	3	