NEHDA's Service Area: A Neighborhood Indicators Report

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Report produced by Kristin Cutler, Christine Edgeworth, Saptarshi Lahiri and John Marino

Edited by Saptarshi Lahiri, John Marino, Patrick Oberle and Jonnell Robinson

Syracuse Community Geography



In partnership with Northeast Hawley Development Association, Inc.



Overview

From January through May 2015, Syracuse Community Geography worked in collaboration with the Northeast Hawley Development Association, Inc. (NEHDA) to update its 2009 Needs Assessment Report. Using publicly available datasets, we produced an updated neighborhood profile for NEHDA's service area, which encompasses eight census tracts on Syracuse's Northside. NEHDA will use the information contained in this report to inform programmatic, outreach and fundraising efforts in its service area.

Community Partner

NEHDA is a not-for-profit community housing development agency committed to revitalizing and stabilizing Syracuse's northeast sector. Its primary goals are to 1) improve the quality of life in the neighborhoods it serves, 2) strengthen the community, 3) position neighbors to successfully compete for investment, and 4) help neighborhood residents build assets. NEHDA actively promotes neighborhood stabilization by providing and developing quality housing with an emphasis on owner occupancy; providing advocacy, support, and facilitation in all related arenas; promoting community enhancing economic development; and encouraging and sponsoring community building activities (http://www.nehda.org/).

Research Questions and Project Goals

The overarching questions that guided the development of this report are:

- 1) what is the current housing and demographic composition of NEHDA's service area,
- 2) how has the service area changed over time, and
- 3) how do these changes compare to changes occurring across the City of Syracuse?

These questions led to two project goals:

- 1) create a comprehensive report analyzing current housing and demographic data for NEHDA's service area,
- 2) generate visual representations of the data that can be used by NEHDA to inform its work.

To achieve our goals, we conducted a GIS-based (Geographic Information Systems) spatial analysis of demographic, economic, and housing data for NEHDA's service area using the most current data available. When relevant, indicators for NEHDA's service area are compared to the City of Syracuse. Change over time is also examined when possible. Indicators highlighted in this report include the service area's race and ethnicity, income, nationality, age, and gender composition, residential tax delinquency, foreclosure risk, and vacancy. NEHDA's objective is to use the report and visuals to inform strategic planning, program development, neighborhood outreach activities, and fundraising.

NEHDA's Service Area

NEHDA's service area includes census tracts 5.01, 7, 14, 15, 16, 17.01, 23, 24, all located in Syracuse's northeast side (see Map 1). While NEHDA serves as the focal point for this report, the entirety of Syracuse is also included in our analyses for comparison and contextualization purposes.

Data Sources and Limitations

In collaboration with NEHDA, we developed a list of demographic and housing indicators that would help to characterize NEHDA's service area. We gathered secondary data for the indicators from several sources: the U.S. Census Bureau, the U.S. Department of Housing and Urban Development and U.S. Postal Service, the Onondaga County Clerk's Office, the Syracuse Onondaga County Planning Agency, and the City of Syracuse Department of Neighborhood and Business Development. A description of each dataset and any known weaknesses of the data are described below.

2000 and 2010 Demographic and Housing Data from the U.S. Census Bureau

The U.S. Census Bureau conducts a decennial census every 10 years as mandated by the U.S. Constitution. The decennial census is a consistent and reliable source of population based data for comparative and trend analyses. We used 2000 and 2010 census data to track housing and demographic changes in NEHDA's service area over time. It is important to note that certain groups may be undercounted and underrepresented in the census, particularly homeless, immigrant, non-English speaking, and college student populations. For more information, visit <http://www.census.gov>.

2009-2013 American Community Survey 5-year Estimates from the U.S. Census Bureau

The American Community Survey (ACS) is part of the U.S. Census Program. Launched in 2005, the ACS replaces the census "long form" and collects data continuously from a small sample of the population. It obtains detailed social, economic, housing, and demographic information from 3 million households annually, providing more up-to-date information throughout the decade than the census and creating a year-by-year look at how the U.S. population is changing. The ACS samples only a small number of households, nationwide. As a result, sampling error is present in ACS data, which affects the statistical reliability of the data, particularly at the scale of the census tract. Data from the ACS are published with a margin of error (MOE) and a 90 percent confidence interval. The MOE indicates the likely range within which the true value of the characteristic being measured is likely to fall. For example, if the total population of a census tract were reported as 305, MOE = (+/-25), you would interpret this as the Census Bureau being 90 percent confident that the true population of the census tract falls somewhere between 280 and 330. This report examines ACS data for NEHDA's service area; those estimates are subject to sampling error and

therefore should be interpreted with caution. That said, ACS data are the best available for many indicators.

ACS data are available in 1-year, 3-year, and 5-year estimates. For this report, we used 2013 ACS 5-year estimates. Five-year estimates include 60 months of collected data. While 5-year estimates are the least current of the three estimates, they represent the largest sample size and, therefore, are the most reliable and precise. For more information, visit <http://www.census.gov/acs/www/>.

2001 Refugee Housing Data from Interfaith Works Center for New Americans (CNA)

Residential locations of refugees settled by the Interfaith Works Center for New Americans had been previously mapped and on file with Syracuse Community Geography. A map displaying the 668 first residences established for new refugees by the Center for New Americans from 2003-2011, aggregated to census tracts is included. It is important to note that the map only show first residences for about 50 percent of resettled refugees in the City, as Catholic Charities resettles refugees as well, but we do not have access to those data. The map also does not indicate secondary migration (where refugees may live after moving from the initial homes established for them by the CNA upon their resettlement in Syracuse).

2014 Foreclosure/Lis Pendens Data from the Onondaga County Clerk's Office and Home Headquarters, Inc.

The Onondaga County Clerk's Office maintains a publicly available *Lis Pendens* dataset. These data were made available to us by NEHDA who in turn received them from Home HeadQuarters, Inc., a community-based organization focused on affordable homeownership in the City of Syracuse and Central New York (http://www.homehq.org/). The *Lis Pendens* data include the street addresses of properties in Syracuse that have a pending real estate lawsuit. Notices filed with the Onondaga County Clerk's Office provide legal documentation of real estate lawsuits, which result from property owners' failure to stay current with mortgage bills and/or property taxes, rendering the property in jeopardy of foreclosure if action is not taken to remedy the debts.

For this project, *Lis Pendens* data are used as a proxy to measure housing foreclosure. This is done because foreclosures are ongoing processes involving complicated resolutions and loan modifications.¹ Inclusion in the *Lis Pendens* dataset does not automatically imply that a property will be foreclosed upon, rather it captures foreclosure risk. A property that has actually been foreclosed upon is difficult to delineate (owing to the complication of the repossession process)

¹ *Lis Pendens* data includes other information such as ongoing Requests for Judicial Information (RJI) (unresolved) and Settlement Conference (resolved) cases, which can potentially help determine the outcome of *lis pendens* cases, however due to an incomplete dataset, these data were not represented as such in our analysis.

and is dynamic because unsettled cases are usually in flux, making it difficult to represent visually. The dataset used in this project includes *Lis Pendens* filed with the County Clerk's Office between January 1, 2014 and December 31, 2014 and contains1,322 records. However, of these records, we were only able to map 1,212 (92%) of the records due to incomplete data. Mapped addresses were then aggregated to census tracts to protect confidentiality and for ease of comparing *Lis Pendens* data with other census tract level variables.

2015 Property Tax Parcel Data from the City of Syracuse

To map and analyze land use, property tax delinquency, and vacant buildings, data were provided by the City of Syracuse Department of Neighborhood and Business Development. These data are current as of May 2015 and include regularly updated information about Syracuse properties. Missing data and data entry errors are present but the prevalence and significance of errors are unknown.

2014 U.S. Postal Service, Residential Vacancy Data

We obtained 90-day residential vacancy rate data from the U.S. Department of Housing and Development (HUD), which collected the data from the U.S. Postal Service (USPS). Vacancy is recorded by postal carriers on urban routes when addresses do not collect mail for more than 90 days. The data were originally collected to track vacant dwellings for the benefit of USPS activities. These data were then procured by HUD and made available to researchers and practitioners to generate analyses of neighborhood change on a quarterly basis. HUD receives quarterly extracts of these data at the ZIP+4 level, but under the license agreement with the USPS, HUD must aggregate these data to the census tract level for public dissemination. The data used in our report were collected in the fourth quarter of 2014 and made available in 2015.

One limitation of the data is that the reason for vacancy is unknown (e.g. new construction, vacation homes, etc.) Additionally, when the dataset includes ZIP+4 level data that cannot be geocoded into census tracts, the data are discarded by HUD. It is unclear how this practice effects the data. For more information, visit

<http://www.huduser.org/portal/datasets/usps.html>.

Methodology

All charts were created using Microsoft Excel and all maps/geospatial analysis were done using ESRI's ArcMap 10.2, each with data acquired from the aforementioned sources. On maps of Syracuse, NEHDA's service area is outlined in black to highlight differences in patterns between the service area and the city.

Results

Please see all data visualizations at the end of this document. Each written analysis below corresponds with a specific map, table or chart, as indicated by its title and number.

Service Area Demographic Indicators: Population Change, Race/Ethnicity, Age Distribution, Household Income, and Immigration

Map 2 and Map 3: Population Change in Syracuse, NY (2000-2010) and (2010-2013)

From 2000 to 2010, the City of Syracuse experienced a 1.4 percent decline in population while NEHDA's service area experienced a 17.0 percent increase in population. Within NEHDA's service area, all but two census tracts (5.01 and 23) increased in population. From 2010 to 2013, estimates from the U.S. Census Bureau's American Community Survey suggest that six of NEHDA's eight census tracts decreased in population. This is similar to city-wide trends from 2010-2013, as more census tracts in the City decreased in population than increased. Note that ACS data are estimates and contain sampling error.

Chart 1: Race/Ethnicity by Percent of Total Population (2010)

In 2010, the demographic composition of NEHDA's service area is similar to the City of Syracuse. The only notable difference is a higher population of Asian residents in NEHDA's service area (13%) compared with the City (6%).

Table 1: Change in Racial/Ethnic Composition in NEHDA's Service Area from 2000to 2010

From 2000 to 2010, the White population in NEHDA's service area declined by 6.1 percent, while most other "minority" populations in NEHDA's service area increased (persons identifying as Black or African American, Asian, Hispanic or Latino, two or more races, or other). While persons identifying as White comprised 70 percent of NEHDA's service area in 2000, they comprised just over one-half of the population in 2010, indicating an increase in diversity in NEHDA's service area (see Table 1). Additionally, Black or African Americans and Asians comprise a higher percentage of total race and ethnicity compared with 2000.

Race/Ethnicity	Number	Percent	Number	Percent
White	10,683	66.6%	10,035	48.0%
Black or African American	2,351	14.7%	4,700	22.5%
Asian	1,098	6.8%	2,558	12.2%
Hispanic or Latino	694	4.3%	1,617	7.7%
American Indian or Alaskan Native	280	1.7%	302	1.4%
Native Hawaiian or other Pacific Islander	5	0.0%	2	0.0%
Two or more	717	4.5%	1251	6.0%
Other	213	1.3%	431	2.1%

Table 1: Demographic Composition of the NEHDA Service Area in 2000 and 2010

NEHDA 2000 NEHDA 2010

Chart 2: Age Composition of NEHDA's Service Area and the City of Syracuse (2010)

Population pyramids show the age and sex distribution of a population. When the graphic takes the shape of a true pyramid, it signifies that the population is growing because the younger segments of the population account for a larger percentage of the overall population. When pyramids take on a dome shape, it indicates that population growth has stabilized because each age group is represented fairly evenly. For the City of Syracuse, the pyramid is close to representing the dome shape, however, the bulge of 15-29 year olds reflects the large university-age population in the City. Compared to the City, NEHDA's service area has more children under 9 years of age. In NEHDA's service area, children under 5 years of age comprise just over 8 percent of the population whereas compared to the city, children under 5 years comprise just under 8 percent of the population. This could indicate a slightly higher fertility rate in NEHDA's service area or that families with young children are moving into the area. Males and females age 20 to 29 also represent a significant percentage of the service area population. Overall, NEHDA's service area supports a young to middle age population, as well as a very elderly population (i.e. due to a nursing home in the area), and suggests that in the coming years there may be an increase in the teen and young adult populations.

Table 2 and Map 4: Median Household Income in Syracuse, NY (2013)

Map 4 and Table 2 provide estimated median household incomes by census tract in NEHDA's service area compared to the City of Syracuse and other geographies. The map shows that NEHDA's service area is bordered to the north by more affluent census tracts and to the south by less affluent census tracts. Table 1 indicates that with the exception of census tract 7, NEHDA's service area census tracts generally have median household

incomes lower than the City as a whole. Census tract 5.01 reports the lowest estimated median household income in the service area.

Place	Estimated Median Household Income	Margin of Error	
Census Tract 5.01	\$22,202	± \$5,212	
Census Tract 7	\$34,816	± \$8,796	
Census Tract 14	\$22,424	± \$3,503	
Census Tract 15	\$23,587	± \$3,854	
Census Tract 16	\$22,564	± \$1,802	
Census Tract 17.01	\$27,331	± \$12,178	
Census Tract 23	\$20,571	± \$2,444	
Census Tract 24	\$24,608	± \$4,684	
City of Syracuse	\$31,365	± \$755	
Onondaga County	\$54,242	± \$747	
New York State	\$58,003	± \$204	
United States	\$53,046	± \$89	

 Table 2: Estimated Median Household Income Comparisons (2013 ACS 5-Year Estimates)

The average margin of error for Median Household Income for census tracts in the City of Syracuse is \pm \$8,727.

Map 5 and Map 6: the Foreign-born and Non-U.S. Citizen Populations in Syracuse, NY (2013)

We used two census variables to provide a sense of the immigrant population in NEHDA's service area: the foreign-born and Non-U.S. citizen population. Foreign-born includes people who are not U.S. citizens at birth but who have become citizens through naturalization later in life. Non-U.S. citizens include people who are not U.S. citizens. Overall, the NEHDA service area has a higher estimated percent of foreign-born people than much of the rest of the City (See Map 5). In six out of eight tracts, more than 2 in 10 residents are foreign-born. Of note, census tract 14 is comprised of nearly 40 percent foreign-born residents. In contrast, fewer than 1 in 10 residents are foreign-born in census tracts 16 and 17.01 Note that the average margin of error is $\pm 5.2\%$ for Syracuse census tracts.

Similar to Map 5, the NEHDA service area has some of the highest percentages of Non-U.S. Citizens in the City. Tracts 5.01, 14, 15 and 24 have rates higher than 20 percent.

Census tracts 16 and 17.01 report fewer than 5 percent Non-Citizen residents. The average margin of error for each census tract in Syracuse is $\pm 4.1\%$.

Map 7: Refugee Resettlement by the Center for New Americans by Census Tract (2003-2011)

We also used local data provided by the Interfaith Works Center for New Americans to illuminate the refugee population in NEHDA's service area. According to Map 7, census tracts 23 and 14 in NEHDA's service area had the highest number of first residences for refugees resettled by the Center for New Americans from 2003 until 2011. It is important to note that the mapped information does not include refugee residential location data from Catholic Charities, the other refugee resettlement agency in Syracuse. Further, the map does not include information on where refugees might relocate/live after their initial resettlement address established and recorded by Center for New Americans. That said, both the Center for New Americans and Catholic Charities report assisting refugees to resettle on the Northside to be close to the resettlement agencies. Although complete and current information is lacking, compared to the rest of the city, NEHDA's service area has historically had a greater number of refugee households than much of the city.

Service Area Housing Indicators: Housing Tenure, Vacancy, Foreclosure Risk, and Tax Delinquency

Table 3, Map 8 and Map 9: Percent Owner Occupied Housing in Syracuse, NY(2010) and Percent Change in Owner Occupied Housing in Syracuse, NY(2000-2010)

In 2010, home ownership rates varied significantly across NEHDA's service area from a low of 6 percent to a high of 41 percent. Half of NEHDA's eight census tracts (5.01, 16, 23, and 24) had an owner occupancy rate less than 20 percent. Low owner occupancy rates are a citywide phenomenon, particularly in the band of census tracts spanning the northwest to southeast of the city. In contrast, census tracts 7 and 17.01 had an owner occupancy rate of about 40 percent in 2010, reflecting the higher owner occupancy rates (and higher median household incomes) experienced in the northern peripheral neighborhoods of Syracuse.

Despite the variation in home ownership rates across NEHDA's area, owner occupancy rates have decreased from 2000 to 2010 in every census tract except tract 16 (note that the absolute increase in owner occupied homes in tract 16 was only 4 housing units). Coupled with the decrease in owner occupancy, the rental rates have increased in all but two census tracts. Rental rates decreased in census tract 5.01 and 23. The simultaneous decrease in

owner and rental occupancy might indicate an overall loss of housing stock in tracts 5.01 and 23, possibly from vacancy and housing demolition.

Place	2010 Owner Occupied Housing Units	2010 Renter Occupied Housing Units	2010 Owner Occupancy Rate	2000 Owner Occupied Housing Units	2000 Owner Occupancy Rate	2000 Renter Occupied Housing	Change in Owner Occupied Housing Units (2000- 2010)	Change in Renter Occupied Housing (2000- 2010)
Census Tract 5.01	120	793	13.14%	162	15.85%	860	-25.93%	-7.79%
Census Tract 7	259	384	40.28%	311	47.19%	348	-16.72%	10.34%
Census Tract 14	244	812	23.11%	319	30.61%	723	-23.51%	12.31%
Census Tract 15	237	705	25.16%	315	33.26%	632	-24.76%	11.55%
Census Tract 16	50	1729	2.81%	46	2.89%	1545	8.70%	11.91%
Census Tract 17.01	413	595	40.97%	466	45.51%	558	-11.37%	6.63%
Census Tract 23	56	845	6.22%	85	8.11%	963	-34.12%	-12.25%
Census Tract 24	161	663	19.54%	178	23.15%	591	-9.55%	12.18%

Table 3: Owner and Renter Occupied Housing Units (2000 and 2010)

Map 10 and Map 11: Renter Occupied Housing in Syracuse, NY (2010) and Percent Change in Renter Occupied Housing in Syracuse, NY (2000-2010)

In 2010, the percentage of renter occupied units in NEHDA's service area ranged from 59 percent to 97 percent. Compared to the rest of the City, NEHDA's service area has a high percent of renter occupied housing. Downtown, the Near Westside, Near Eastside and Southwest neighborhoods report census tracts with higher than 89 percent renter occupied housing. Additionally, from 2000 to 2010, renter occupancy increased in all but two of NEHDA's census tracts (5.01 and 23).

Map 12: 90-Day Residential Vacancy Rate in Syracuse, NY (2014)

Map 12 represents the percentage of residential units that have been reported by the U.S. Postal Service to be vacant for more than 90 days during the fourth quarter of 2014. It shows that relative to the City of Syracuse, NEHDA's service area has comparatively high residential vacancy rates. Six of the eight census tracts in NEHDA's service area have vacancy rates between 7.4 and 13.9 percent. In census tract 23, 16 percent of residential units are vacant. In contrast, census tract 16 has the lowest percent of residential vacancies with just 4.1 percent reported as vacant for more than 90 days.

Map 13: Lis Pendens/Housing Foreclosure Risk in Syracuse, NY (2014)

Using the *Lis Pendens* dataset provided by Home HeadQuarters, Inc., we mapped the street addresses of properties in Syracuse that have a pending real estate lawsuit resulting from property owners' failure to stay current with mortgage bills and/or property taxes. Map 13 shows the aggregate count of *Lis Pendens* filed in 2014 per census tract in Syracuse. The map helps to visualize foreclosure risk (foreclosure results only if action is not taken to remedy the debts). In 2014, relatively few *lis pendens* were filed in the NEHDA service area as compared to other census tracts in the City.

Map 14: Lis Pendens as a percent of all Lis Pendens in NEHDA Service Area (2014)

Map 13 shows that out of 48 *Lis Pendens* cases in the NEHDA service area, census tracts 14 and 15 each had the greatest number in 2014 (11 cases or 22 percent, each).

Map 15 and Map 16: Tax Delinquencies in NEHDA Service Area (2015) by Years in Arrears and Total Amount in Arrears

According to Syracuse City tax parcel data obtained in May 2015, there are approximately 521 properties that are in tax arrears or delinquency in NEHDA's service area. Maps 15 and 16 visualize and quantify tax delinquency by year and dollar amount. Census tracts 5.01, 14 and 15 appear to have higher rates of properties in arrears or delinquency. There is a high concentration of tax delinquency between Lodi and Carbon Streets, in particular. Vacant buildings are also delineated on these maps. It should be noted that not all vacant buildings are tax delinquent. More analysis is needed to determine which streets have a high proportion of tax delinquent to tax current properties. More information is also needed to determine tax delinquency and vacancy among residential and commercial properties.

Chart 3: Comparison of Amount of Money in Tax Arrears and Number of Years in Tax Arrears in the NEHDA Service Area (2015)

Chart 3 examines the relationship between the number of years in arrears and the amount of taxes owed for properties in NEHDA's service area. Generally speaking, the amount owed increases the more time in arrears. Of note, the majority of property owners owe less than \$10,000 and are less than 10 years delinquent.

Map 17 and Map 18: Estimated Year Housing Structure was Built in the NEHDA Service area and Percent of Housing Structures Built in 1939 or Earlier

The temporal range of home construction in the NEHDA service area adds to the rich architectural diversity of the area. Map 17 shows the estimated home construction date for each census tract in the NEHDA service area. By these estimates, some census tracts have a majority of older homes compared to other census tracts (for example, census tract 15 has a much higher proportion of homes built before 1939 and between 1940 and 1949 compared with census tract 16, which has a much higher share of homes constructed in more recent years). Map 18 shows the percent of homes in each census tract in the City that were constructed prior to 1939. Compared with the rest of the City, this map shows NEHDA's service area to align with the surrounding census tracts, showing that, in general, more homes in the north and west sides of the city were constructed prior to 1939. Census tracts 7 and 15 have some of the highest rates of homes built before 1939.

Discussion and Analysis

We began this project by reviewing the literature on neighborhood revitalization initiatives. Through our research, we learned that many urban areas, Syracuse included, have been affected by postwar deindustrialization, white flight, urban renewal, and neoliberal restructuring of the inner city. NEHDA tasked us to investigate these and other housing and demographic patterns to create a profile of socio-economic trends in their service area. Given their requests in conjunction with literature on neighborhood revitalization and community GIS methods, we used neighborhood indicators such as demographic composition, vacancies, foreclosures, tax delinquencies, and owner occupancies to create a generalized narrative of the area. A summary of noteworthy findings is included below.

Population increased significantly (17%) in NEHDA's service area while the population for the City of Syracuse as a whole declined from 2000 to 2010 (see map 2). Population growth, however, was specific to only certain racial and ethnic groups – the percentage of Whites declined while percentages of Black, African American and Asians increased (see chart 1). NEHDA's service area is the focal point of refugee resettlement in Syracuse which explains much of the population

increase and the area's growing diversity. NEHDA's service area has high concentrations of foreign-born and non-U.S. citizens as compared to the rest of the city (see maps 5, 6 and 7). The changing demographics are also seen in the age structure of NEHDA's service area – compared to the city young children comprise a slightly larger percentage of the population, as do 40-49 year olds (see chart 2). This may indicate more families in NEHDA's service area. Similar to the city, there are also a number of college-age residents. Households within NEHDA's service area have relatively low incomes as well. Median household income in NEHDA's service area (see Table 2 and Map 4) is among the lowest in the City, although household incomes are even lower in the Near Westside, Near Eastside neighborhoods and neighborhoods occupied by students (University Hill and South Campus).

As the population changes in NEHDA's service area, so too does the composition of residential housing (see Maps 8, 9, 10, and 11 and Table 3). Owner occupancy decreased substantially from 2000 to 2010. Owner occupancy is less than 25 percent in all but two of the census tracts serviced by NEHDA (census tracts 7 and 17.01 have about 40 percent owner occupancy rates). More research is needed to understand the implications of decreased owner occupancy. Refugees begin their new lives in Syracuse in rental housing but little empirical information exists about whether the rental housing market meets their needs. It will be important to assess changing housing demand and the housing stock in the service area as the population continues to grow and diversify. Decreasing home ownership might also imply the persistence of tough economic conditions and an increase in housing speculation. These trends could translate into uneven development and lack of economic opportunity in NEHDA's service area. More research is needed.

Residential vacancy is also relatively high in NEHDA's service area as compared to the city (see map 12). Census tract 23, which has the highest percentage of residential units vacant for more than 90 days, lost 12 percent of its population between 2000 and 2010. During 2014, 48 properties in the service area were at risk of foreclosure. (based on the *Lis Pendens* dataset). An analysis of *lis pendens* over several years and in conjunction with tax delinquency and vacancy may help to contextualize and forecast foreclosure risk (see maps 13 and 14).

NEHDA's service area has about 521 properties that are in arrears or tax delinquent (12 percent of all properties). Of the 521 tax delinquent properties, 78 are vacant lots and 104 are vacant buildings. The amount owed in taxes within the service area is over \$4 million plus another \$2 million in interest. (see Map 16). Yet, while there are some outliers, the average delinquency amount is roughly \$8,000 and the average length of delinquency is 8 years.

Recommendations for Future Actions and Research

The data presented here offer several opportunities for NEHDA to interact with its service area. As the population grows and diversifies, it will be important to understand the implications for quality and affordable housing, especially within the rental market. CNY Fair Housing is a potential partner for assessing rental housing. There may also be opportunities to work with refugees to become home owners in the neighborhoods where they rent. There are likely opportunities to welcome new comers to the service area and to create a strong sense of community. NEHDA should continue to embrace the neighborhood's growing diversity and use it to attract economic growth. There are also opportunities to celebrate the service area's rich history and especially its historic housing.

There is a need to further investigate the complex relationships between residential tax delinquency, foreclosure risk, vacancy and housing abandonment. There are many properties that owe less than \$10,000 and have been delinquent for fewer than 10 years. Research is needed to understand when interventions might prevent foreclosure, vacancy and abandonment. NEHDA might also further explore the causes and consequences of the high vacancy rate in census tract 23. The vacancy rate in census tract 23 is disproportionately high compared to other census tracts in the City.

In addition to the data presented here, we recommend that NEHDA collect qualitative data through interviews, surveys, and focus groups to better understand the composition of the service area and to determine what specific factors the community would like to see addressed first. Secondary data sources such as the U.S. Census help to create a general understanding of neighborhoods but they do not provide evidence of the lived experiences, hopes and desires of neighborhood residents. As NEHDA's service area diversifies, both in terms of its racial, ethnic and age composition, so too will the needs and wants of its residents. Community forums and direct interaction with neighbors will be a critical supplement to this report.











Edgeworth, Saptarshi Lahiri, and John Marino

Chart 1



Chart 2











²² Refugee Resettlement by the Center for New Americans by Census Tract (2003-2011)





668 households were mapped. A household may include more than one resident and varies depending on family size. The map includes the first residence established for new refugees by Center for New Americans and does not indicate secondary migration (where refugees may move after their initial resettlement).

Map created by Syracuse Community Geography December 2012







Map 10





Map 12









Map 16





³³ Estimated Year Housing Structure was Built in the NEHDA Service Area

Map 17



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Map 18