

Exhibit B
Housing Conditions Study
Gibbard Avenue CRA

North: Fifth Avenue
South: Old Leonard Avenue & Bliss Street
East: Taylor Avenue
West: Joyce Avenue

During the month of October 2010, a survey was conducted in the area. The purpose of the survey was to determine through surveillance of the area, the number and location of housing units within the proposed CRA that appeared to be in need of repair or upgrading and the severity of dilapidated structures that were beyond repair, and needing to be removed.

The Gibbard Avenue CRA contains approximately 286 parcels, and approximately 175 housing units and 77 vacant parcels. All are within the Columbus Public School District.

While the bulk of the housing in the area was built before 1950, approximately 80% was built before 1945, compared with 18% citywide.

Of the single-family units surveyed, many showed some degree of disrepair, which was considered beyond normal maintenance levels. Those properties either needed substantial repair of deficiencies such as holes or cracks in foundation, sagging roofs, rotted porches or were dilapidated. There has been residential development, but an increasing number of homes stand vacant in an otherwise stable neighborhood. There is a clear need for new investment in this community as well as a concentrated effort to support the rehabilitation and new construction projects that are underway.

This area has some elements of potential success for complementing and boosting investment. Renovation and new construction of owner-occupied homes underway by Samaritan Project Development Corporation, Greater Linden Housing LP and other housing organizations are beginning to have an impact on the area. In addition, the broader area is experiencing reinvestment through the construction of commercial buildings that could serve as potential employers. Hamilton-Parker, George Fern and Fresenius medical Care and Clayton Taylor Dialysis along with other office building have been constructed on or near Leonard Avenue.

Photos are representative of property conditions within the proposed CRA area. All parcels are within the City of Columbus and the Columbus City School District

Photos included with this application:



1445 E. Fourth Avenue



1565 E. Fourth Ave



853 Bassett Avenue



792 Bassett Avenue



831-833 Taylor Ave



854 Taylor Ave

Area Businesses:



786 Mulberry



861 Mansfield Avenue (towing company)



834 Parkwood Avenue



840 Parkwood

1621-1625 E. Fourth Avenue (various views)





1417 and 1416 E. Fourth



1421 E. Fourth



823 Bassett (Eviction notice posted on door)



Rear of Fourth Street Double (no address posted)



1538 Leonard (hole in roof)