

## **EXHIBIT B – Housing Survey, Hamilton-161 CRA**

*The legislative authorities of municipal corporations and counties may survey the housing within their jurisdictions and, after the survey, may adopt resolutions describing the boundaries of community reinvestment areas which contain the conditions required for the finding under division (B) of section 3735.65 of the Revised Code. The findings resulting from the survey shall be incorporated in the resolution describing the boundaries of the area. (Ohio Revised Code Section 3735.66)*

The City of Columbus Department of Development conducted a housing survey in the area proposed to be designated as the Hamilton-161 Community Reinvestment Area (CRA) on October 23, 2015. This proposed area is approximately 1,416 acres in size and will be comprised of approximately 1,615 parcels.

This area, located in the northeastern sector of the City was until fairly recently largely rural but has seen in recent years some new high density residential development in the form of highly compacted apartments, condominiums and some single family homes along with some limited retail commercial development but the existing housing stock, with structures dating back to the 1800s through early to the mid-twentieth century shows visible signs of deterioration, disrepair and disinvestment in one or more of the following areas: roofs, siding, doorways, windows, garage doors, gutters, and trees/landscape.

The housing in the area was surveyed and the following examples of deficiencies were found.

### **Parcel 010-221373, 5100 East Dublin Granville Road**

This unit is showing signs of disinvestment by boarded over doorways and window openings, damaged siding and an outbuilding/garage in general disrepair. Year built: 1951.

### **Parcel 010-270766, 4980 Central College Road**

This unit is showing signs of disinvestment by the poor condition of the gutters, peeling paint and an overall state of general disrepair. Year built: 1850.

### **Parcel 010-271873, 5091 East Walnut Street**

This unit is showing signs of disinvestment by the poor condition of the roof, mildewed siding, overgrown/unkempt vegetation and peeling paint. Year built: 1930.

### **Parcel 010-278013, 6955 Harlem Road**

This unit is showing signs of disinvestment by the general unkempt appearance, overgrown/unkempt vegetation and poor condition of the painted surfaces. Year built: 1984.

Photographs on the following pages illustrate the various signs of disinvestment of the properties within the proposed area.

## **Slides of Residential Structures showing visible signs of Disinvestment**

**Parcel 010-221373, 5100 East Dublin Granville Road; Land Use: 511, One-Family Dwlg.**

Slide  
A



010-221373 04/06/2014

Slide  
B



Note the disinvestment that has occurred between April 2014 and October 2015. The photograph at the top was taken by the Franklin County Auditor in April 2014; the photograph at the bottom was taken by the City in October 2015.



Slide  
C



This view of the front entry way of the structures shows the worn condition of the shingle siding and front door trim hanging loose.

Slide  
D



This view just to the right of the Slide C image shows the poor condition of the paint along with damaged and missing shingles from the siding.



Slide  
E



This view shows the garage and sun porch area and the associated continued poor condition of the shingle siding along with peeling paint.

Slide  
F



This view shows the general poor condition of the out building along the eastern edge of the property.



**010-270766, 4980 Central College Road; Land Use: 511, One-Family Dwlg.**

Slide  
A



010-270766 04/11/2014

Slide  
B



Note the continued disinvestment that continues to have occurred between April 2014 and October 2015. The photograph at the top was taken by the Franklin County Auditor in April 2014; the photograph at the bottom was taken by the City in October 2015.

Slide  
C



Note the overall poor condition of the front steps, railing, door frame and window frame. Also note the bird nest in the transom window.



Slide  
D



This view shows the general poor condition of the rear of the structure. Note the poor condition of the paint and broken light fixture to the right of the door.

Slide  
E



This view again shows the rear of the structure. Note the loose, hanging downspout and overgrown landscaping.



**010-271873, 5091 East Walnut Street; Land Use: 101, Cash Grain/Gen. Farm.**

Slide  
A



010-271873-00 06/25/2010

Slide  
B



Note the disinvestment that has occurred between June 2010 and October 2015. The photograph at the top was taken by the Franklin County Auditor in June 2010; the photograph at the bottom was taken by the City in October 2015.



Slide  
C



This view of the front of the structure shows mildewed siding along the lower front right corner continuing to the side. Also note the overgrown vegetation at the front door.

Slide  
D



This view shows the poor condition of the siding, roof and window awning. Also note the overgrown vegetation.



Slide  
E



This view again shows the front of the structure but from the opposite angle which provides additional evidence of disinvestment.

Slide  
F



This view shows the general poor condition of the garage highlighted by the deteriorated paint on the door, the door frame and the siding.



**010-278013, 6955 Harlem Road; Land Use: 511, One-Family Dwlg.**

Slide  
A



010-278013 04/11/2014

Slide  
B



Note the disinvestment that has occurred between April 2014 and October 2015. The photograph at the top was taken by the Franklin County Auditor in April 2014; the photograph at the bottom was taken by the City in October 2015.

Slide  
C



Of particular note in this view is the overgrowth of vegetation up close to the foundation of the structure.

Slide  
D



This view shows the poor condition of the landscaping and general clutter surrounding the structure.



Slide  
E



This view continues to illustrate disinvestment of the property through general clutter and overgrown vegetation.

Slide  
F



This view of the garage portion of the structure shows the poor condition of the garage doors, unkempt vegetation and an apparent abandoned automobile.