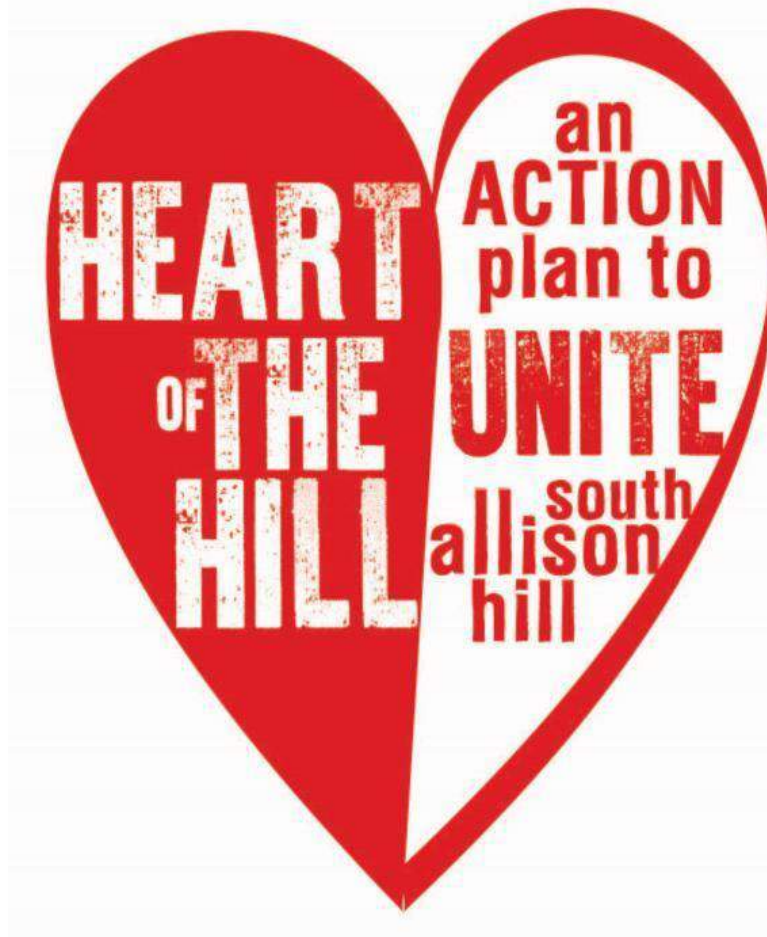


# Heart of the Hill:



## An Action Plan to Unite South Allison Hill



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# Executive Summary – Heart of the Hill: South Allison Hill Revitalization Action Plan

The Heart of the Hill revitalization action plan for South Allison Hill contains the community values, strategies to meet the values, and strategy outcomes for the overall enhancement and revitalization of the South Allison Hill community over the next seven years. All strategies are based on the shared values the community has for South Allison Hill from hundreds of responses from residents and other community stakeholders. The plan provides an overall work plan as a community effort to create change and a basis for attracting additional funding and investment into the neighborhood.

## The Heart of the Hill Study Area

The focus of the Heart of the Hill plan is on the area of Harrisburg bordered by Cameron Street to the west, South 18<sup>th</sup> Street to the east, Market Street to the north, and Paxton Street to the south. This neighborhood of South Allison Hill is home to over 6,000 residents, about 2,700 building parcels as well as 16 nonprofit organizations, 20 faith-based institutions, and a large number of local businesses.

## Foundation for the Heart of the Hill Plan

This is the third planning process for the South Allison Hill neighborhood since 1999. Since the first community plan, many successes have been achieved in the community including addressing affordable housing, creating affordable commercial space through rehab of vacant properties, increasing the community’s capacity to lead their own change, increased public and private investment, and building partnerships and coalitions to address workforce development, trash and illegal dumping, and safety. While much has been accomplished, new priorities and increased partnerships throughout the years have created the need for more critical work to be done to fully realize the community’s vision and the capacity to make it happen.



 University of Maryland System Center for Urban and Community Development	 South Allison Hill Neighborhood	 Map A Regional Location
 University of Maryland System Center for Urban and Community Development		 South Allison Hill Neighborhood Harrisburg, Pennsylvania

## Planning Process

Beginning in August of 2015, the 'Heart of the Hill' planning process coordinated by TCCA worked with the community to understand what residents and stakeholders value most in their neighborhood and what actions would best uphold those values during the next phase of revitalization. With input from over seven hundred community members (over 1 in 10 residents), the community has determined not only what they value most but also developed the pathway to see their values exemplified in the community. The planning process utilized community satisfaction surveys, parcel level surveys, demographic and crime data, best practices research, and extensive community input and feedback throughout every stage of the process.

## South Allison Hill Values & Strategies

**South Allison Hill is poised to move beyond stabilization and into true revitalization efforts.** Residents, together with Tri County Community Action, are giving rise to a renaissance to achieve the community's vision: a safe, thriving, and unified community where the full potential of the South Allison Hill community and residents can be realized. Together, over 700 South Allison Hill residents and stakeholders have defined their shared community values:

**Youth**

*We value our youth having safe, engaging activities and facilities to grow and positively impact their future.*

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**Sense of Community**

*We treasure a shared sense of belonging, pride, respect, and the ability to work together.*

---

**Safety**

*We value a peaceful community where children and adults can go anywhere at any time and feel safe.*

---

**Physical Environment**

*We value a clean, safe, well-kept environment that provides safe and healthy environments for all our residents.*

To uphold these values, South Allison Hill will work together to implement the strategies herein that are realistic and achievable. By building upon the strong foundation of past successes and the continued stabilization of South Allison Hill, TCCA, in partnership with residents, other organizations, businesses, the

City of Harrisburg, will drive the next phase of revitalization through a holistic approach that addresses the complex multi-faceted issues facing the neighborhood and transform it into the thriving place long envisioned by the community.

This holistic, asset based approach involves:

**Community  
Engagement**

Community change starts and ends with the involvement of the entire community. The community must be integrally engaged in setting priorities and actions that will create the lasting change residents can feel and sustain within the community.

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**Partnership  
Building**

Recognizing that complex community problems cannot be solved by one organization, TCCA prides itself on creating cross-sector partnerships with residents, community organizations, local businesses, religious institutions, and government. Working together creates a shared vision and the resources, expertise, and capacity needed to implement multiple interrelated strategies.

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**Data and Evidence-  
Based Strategies**

Working from what the community shared, research was an integral part of helping to make data-informed decisions that met the needs of the community. Neighborhood satisfaction surveys, parcel level observation surveys, crime data analysis, and best practices research are all used to help target specific actions and locations to surface community values.



## Summary of Heart of the Hill Project Proposal

<b>Value</b>	<b>Short-Term (1-2 years)</b>	<b>Mid-Term (3-5 years)</b>	<b>Long-Term (6-7 years)</b>
<b>Youth</b>	Inform & Connect	Youth Summer Career Program	Career and Technical Training Center
	Education & Advancement		
<b>Sense of Community</b>	Community Events	Youth Community Council	Community Leadership/Organizing Academy
	Neighbors Connect!		
<b>Safety</b>	Police Substation & Resource Center	Safe Routes to School	Crime Prevention through Environmental Design Implementation
	Neighborhood Watch	Crime Prevention through Environmental Design Assessment	
<b>Physical Environment</b>	Reseed & Transform	\$1 Home Program	Purposeful Recreation Areas
	Home Repair Workshops	Responsible Landlord Training	Homeowner & Landlord Home Repair

## Origins of Heart of the Hill: Action Plan to Unite South Allison Hill

Since 1998, Tri County Community Action (TCCA) has lead three neighborhood planning processes in the South Allison Hill community. As an update to the 2009 strategic plan, the Heart of the Hill process was developed to be a fully community-driven process focused on what residents and stakeholders value most about their community. An emphasis on developing a community-driven plan creates buy-in from the very beginning, increasing the sustainability and impact of the plan strategies. Over 700 residents were involved in the Heart of the Hill planning process to reflect what the community values most in South Allison Hill and what they would like to see happen to raise up their values.

Heart of the Hill is committed to lifting up the community's values:

- **Safety:** We value a peaceful community where children and adults can go anywhere at any time and feel safe.
- **Sense of Community:** We treasure a shared sense of belonging, pride, respect, and the ability to work together.
- **Physical Environment:** We value a clean, well-kept environment that provides safe and healthy environments for all our residents.
- **Youth:** We value our youth having safe, engaging activities and facilities to grow and positively impact their future.

## Engagement Process

Heart of the Hill: Action Plan to Unite South Allison Hill used the Orton Family Foundation Community Heart & Soul process and participatory planning principles to guide the community through the creation of their community plan. The Orton Family Foundation's primary focus is on building strong communities in collaboration with the people who live there. Similarly, our focus was on ensuring that every step of the planning process was resident driven and reflective of "What Matters Most" to them. As a result, our guiding principles for this planning process were to engage everyone, focus on what matters most to the community, and plan for long term success.

The formation of the Heart of the Hill (HOH) team and naming of the planning process in August of 2015 signaled the beginning of the neighborhood plan. The HOH committee was comprised of residents, community non-profits, resident's association members, clergy, and other stakeholders. The focus of our engagement was anyone who lived, worked, accessed services, or played in the South Allison Hill community.

Following the Community Heart & Soul process meant we would need to expose what emotional attachments the residents have to their community, understanding "What Matters Most". In order to accomplish this, residents and stakeholders were asked two questions:

- 1) What matters most to you about South Allison Hill?
- 2) If you could change anything about South Allison Hill right now, what would you change?

This acted as a catalyst for our broader community engagement which included making sure that those underrepresented populations were targeted. The HOH committee identified over twenty churches, businesses, and numerous nonprofits located in South Allison Hill to partner with to gain responses from residents that participate in their programming. Printed on multicolored 3x5 cards, residents and stakeholders shared their voice at multiple locations where people gathered:

- Face-to face at community meetings, community events, neighborhood association meetings, church services, etc.;
- Recruiting key leaders in the community to distribute cards and collect responses;
- 15 Drop boxes were delivered to various human service organizations, medical facilities, businesses and places of worship located within South Allison Hill; and
- Social media.

In total, 350 cards were collected and analyzed using qualitative coding. Frequencies of each theme were counted to determine the top values community members had for their community. Quantitative analysis of the theme frequencies showed that participants most valued safety (57%), sense of community (29%), physical environment (34%), and youth & recreation (33%). These were then taken back to the community during community events for feedback and were confirmed by the community.

## Data Collection and Research Activities

Extensive data collection was conducted to gain significant information about current conditions of the neighborhood and community perceptions from South Allison Hill residents. Data collection was completed by local residents and Tri County Community Action staff. The information collected was used by residents, institutional leaders, and municipal staff to help create this plan, which focuses on what the community most aspires to become. Research activities included:

- a) Organization, convening, and facilitation of Heart of the Hill advisory committee meetings;
- b) An assessment of current land uses, building conditions and site maintenance for 2,685 parcels in the neighborhood;
- c) Door-to-door neighborhood satisfaction survey of 177 residents to elicit perceptions about the community;
- d) Crime hot spot analysis by Penn State Harrisburg Department of Public Policy;
- e) Attending a series of six community events to elicit input on prioritizing values and action steps for each value area;
- f) Best practices research to identify effective and innovative programs, initiatives and policies from cities and neighborhoods across the country that support South Allison Hill values and action step ideas; and
- g) Review and input of programs, initiatives, and policies proposed for the Heart of the Hill plan based on community input and best practices research.

## Neighborhood Overview

In the capital of Pennsylvania, South Allison Hill was built sitting on top of a bluff overlooking downtown Harrisburg with views of the capitol rotunda. What began as a vast country-side soon became the booming industrial heart of the city. The factory buildings and row homes built for workers display an impressive mixture of Victorian architecture making it home to the largest national historic district in Harrisburg.

Deindustrialization and disinvestment beginning in the 1970s closed all the factories and most local employers left which led to rapid population declines. The neighborhoods only bank, all major employers, and finally local employers moved out. Tri County Community Action (TCCA) purposefully moved into this community in 1992 when it was at the peak of disinvestment. TCCA's move created an anchor in the community to serve the residents and to demonstrate to other businesses and organizations the many advantages of locating in South Allison Hill. Tri County Community Action is a stabilizing force that has been able to create a separate housing development corporation to address the need for quality, affordable housing, and a commercial development corporation to address key development such as bringing a bank back into the community and rehabilitating large deteriorating commercial buildings. Although vacant store front revitalization has been steady, South Allison Hill's residential vacancy has yet to be used to its full potential. Development of South Allison Hill's large housing stock would make this community one of the premiere places to live and invest. To illustrate this point, if all the vacant properties in the neighborhood were combined, they would fill 26.5 football fields including end zones in an area less than a half square mile and home to 6,600 people.

Half of these families or 50% are living in poverty compared to 10% at the county level. These factors have created an environment of distrust with local government, apprehension among potential homebuyers, ample cover for crime to thrive, and the overall perception that the neighborhood is unsafe.

Despite these challenges, the residents in this neighborhood continue to fight to keep the essence of the original neighborhood intact and create an atmosphere that allows their children to thrive. The vacuum left by disinvestment has started to fill with ten new storefronts along Derry and Market Street home to strong local businesses that reflect the diverse community. South Allison Hill is a multicultural hub of the city that has not been fully realized as the gem it is. Aside from English and Spanish, French, Italian, Arabic, and Vietnamese are also native languages of this community. Authentic ethnic restaurants are particularly prevalent in the neighborhood with the ability to find delicious Jamaican, African, Mexican, Chinese, Puerto Rican, and Dominican fare all within a short walking distance. For example, Cidra's Cabana just celebrated their one year anniversary and has received city-wide attention. What was once an abandoned storefront in a warehouse, is now home to some of the best Dominican food in the community. The neighborhood also boasts an active residents' association that conducts monthly meetings, hosts community clean-ups, and provides community service. Our longest running business, a local butcher and grocer, has been in our neighborhood for over thirty-five years. Its success, is owed in large part to the locals of South Allison Hill. Other businesses in this neighborhood have at least five years of business operation. A density of nonprofits and faith-based organizations including Tri County Community Action continue to offer a wide range of services from those experiencing hunger to English as a second language.

The community is now poised to move beyond stabilization and into true revitalization efforts. Residents, together with Tri County Community Action, are giving rise to a renaissance to create a safe, thriving, and unified community where the full potential of the South Allison Hill community and residents can be realized.

## Assets and Challenges

### Historic Neighborhood

South Allison Hill is almost completely encompassed by historic districts, home to the Mt. Pleasant National Historic District and the Sylvan Heights Municipal Historic District.

### Strategic Location

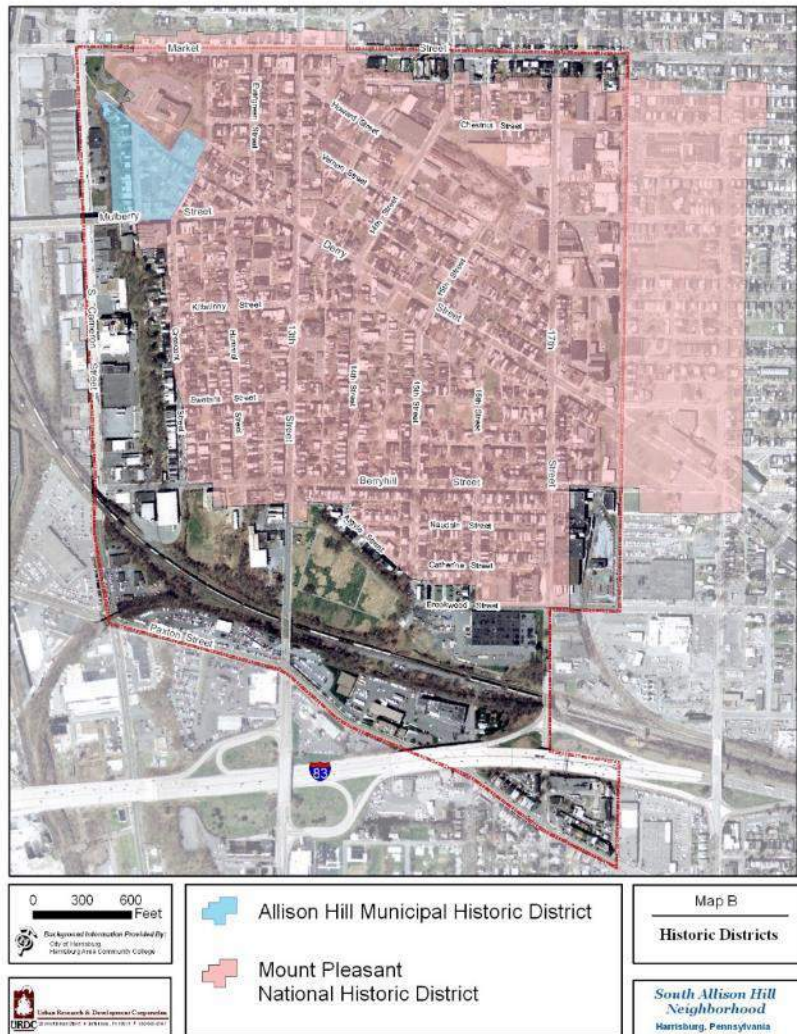
Situated adjacent to downtown Harrisburg, South Allison Hill is in prime location for revitalization to be pushed into the neighborhood where demand for housing in close proximity to downtown is available. In addition, interstates 81 and 83 are in close proximity that creates regional accessibility.

### Engaged Residents

South Allison Hill residents have increasingly become engaged in creating change and charting the future of their neighborhood. The South Allison Hill Homeowners' and Residents' Association is active, coordinating and managing their own cleanups and volunteer groups as well as hosting the neighborhood's National Night Out event and a Community Holiday Party. Residents have also come together to begin peace walks in high crime areas of the neighborhood for increased presence and relationship building. The Neighborhood Square Watch Group has been active for over 10 years near Zarker & 18<sup>th</sup> Street. Over 900 residents were involved in the process to create community artwork to enliven vacant properties. This level of engagement will continue to be built upon to make initiatives more sustainable.

### Accessibility to Social Services & Health Care

Nonprofit organizations have made major investments in South Allison Hill including the YWCA of Greater Harrisburg, Boys & Girls Club of Harrisburg, and Hamilton Health Center. Each of these have made major capital improvements to their property including over a \$1 million baseball field at the Boys & Girls Club, rehabilitation of the original Kline mansion by the YWCA and Hamilton Health's \$25 million full service, state of the art medical mall. In total, 16 nonprofit organizations and 20 faith-based



organizations serve the South Allison Hill neighborhood with a variety of important services. The neighborhood elementary and middle school also border South Allison Hill providing easy accessibilities to families living in the neighborhood.

### **Purchasing Power**

As the most densely populated area of the city, South Allison Hill represents substantial purchasing power of more than \$63 million (per capita income multiplied by population).

### **Housing stock**

The housing stock in South Allison Hill is almost 70% built pre 1940s with an overall median year built of 1939. South Allison Hill is dominated by various styles of Victorian architecture with primarily brick row home style structures mixed with larger single family homes that were some of the first homes built in the neighborhood. The age of the housing stock creates a neighborhood of historic structures that require significant maintenance which in many cases has been deferred.

### **Thriving Local business community**

Developed as a walkable neighborhood with a concentration of mixed-use buildings along the commercial corridors, South Allison Hill has two retail corridors along Market Street and Derry Street. With a multitude of services, restaurants, and corner stores these are active areas of the community that have given rise to about 10 new businesses in the past three years in addition to longtime businesses that have thrived in the community for decades.

### **Safety**

Overall, Part I crimes and drug crimes over the 2012-2015 period have decreased in South Allison Hill with some below per capita rates of the rest of the city. Rates still remain significantly higher in South Allison Hill for drug crimes and crime frequency, not per capita rates, remain the highest in the city.

In 2012, crime per 1,000 inhabitants for Part I and drug crimes combined in South Allison Hill was 120 per 1,000 which decreased to 84 per 1,000 in 2015. In addition, total Part I and drug crime has decreased in the neighborhood and per capita crime for these offenses is actually lower in South Allison Hill than city-wide by 60%.

### **Vacant Land and Structures**

Ample opportunities are available to increase recreation and open space in South Allison Hill with the number of vacant lots available. The community has begun transformations with 36 lots currently turned into gardens and parks, but the neighborhood still suffers from a lack of safe areas where youth can play and the whole community can congregate.

Residential vacancy remains another concern for the neighborhood. A vacancy rate of about 3% is considered typical at the regional and state level. In 2016, 21.5% of residential properties in South Allison were vacant. This is a lower percentage than in 1990 (26.3%) and 2000 (23.3%) but still remains a significant challenge.

## Current Conditions - Summary of Research Data & Trends

### Population Demographics

Population and housing trends for South Allison Hill are shown using a comparison between the Uptown and South Side neighborhoods of Harrisburg as well as the City of Harrisburg, Dauphin County and the state of Pennsylvania. The comparison neighborhoods are a similar distance from the city center and have similar demographic profiles. South Allison Hill has seen modest gains in population from 2000 to 2010 that are similar to South Side and the City of Harrisburg, but have not seen the gains that have occurred on a regional and state level.

	Year	Population	% Change
<b>South Allison Hill</b>	2000	6533	1.2%
	2010	6612	
<b>Uptown</b>	2000	2954	-7.1%
	2010	2745	
<b>South Side</b>	2000	5128	2.0%
	2010	5233	
<b>Harrisburg City</b>	2000	48950	1.2%
	2010	49528	
<b>Dauphin County</b>	2000	251798	6.5%
	2010	268100	
<b>Pennsylvania</b>	2000	12281054	3.4%
	2010	12702379	

Table 1. Population Change from 2000 to 2010. Source: US Census



The South Allison Hill population of about 6,600 is home to a diverse mix of residents. Those who identify as Hispanic make up 40% of the population, making it the largest Hispanic neighborhood in the region. Racial identity consists of 40% African American, 26% White, and 31% who identify as two or more races or some other race.

	Year	Poverty Rate	Percent Change
<b>South Allison Hill</b>	2015	50.10%	4.6%
	2010	45.50%	
<b>Uptown</b>	2015	37.40%	12.1%
	2010	25.30%	
<b>South Side</b>	2015	55.10%	2.5%
	2010	52.60%	
<b>Harrisburg City</b>	2015	31.80%	1.6%
	2010	30.20%	
<b>Dauphin County</b>	2015	13.60%	1.7%
	2010	12%	
<b>Pennsylvania</b>	2015	13.50%	1.1%
	2010	12.40%	

Table 2. Poverty rate percent change comparison. Source: American Community Survey

South Allison Hill remains one of the lowest income neighborhoods in Harrisburg with just over 50% living below the federal poverty level according to the 2011-2015 American Community Survey (see Table 2). Median income also falls just below federal poverty levels for a household of 4. While large gains have been made between 2010 and 2015 at almost a 20% increase, outpacing most comparison areas, it does not provide fully for the needs of individuals and families (see Table 3).

	Year	Median Income (dollars)	Percent Change
<b>South Allison Hill</b>	2015	24,692	19.7%
	2010	20,625	
<b>Uptown</b>	2015	27,241	-8.4%
	2010	29,749	
<b>South Side</b>	2015	17,238	21.6%
	2010	14,173	
<b>Harrisburg City</b>	2015	33,289	5.6%
	2010	31,525	
<b>Dauphin County</b>	2015	53,754	2.6%
	2010	52,371	
<b>Pennsylvania</b>	2015	53,599	6.4%
	2010	50,398	

Table 3. Median income percent change comparison. Source: American Community Survey 2011-2015

Age in South Allison Hill and the comparison neighborhoods are significantly younger than at the County and State level. Median age in South Allison Hill of 25 is 15 years younger than the state and county averages. Accordingly, youth under the age of 18 make up over a third of the neighborhood and those 64 and younger account for 95% of the population (see Table 4).

	Year	Under 18	18-64	65+
<b>South Allison Hill</b>	2000	36.4	57.7	5.9
	2010	35.1	60.2	4.7
<b>Uptown</b>	2000	34	57.6	8.5
	2010	36.3	58	5.7
<b>South Side</b>	2000	39	54.8	6.3
	2010	40.4	49.9	9.8
<b>Harrisburg City</b>	2000	27.6	62.4	10.1
	2010	30.2	64.1	9.9
<b>Dauphin County</b>	2000	23.3	62.9	13.7
	2010	22.6	62.6	14.8
<b>Pennsylvania</b>	2000	22.4	62.3	15.3
	2010	21.3	62.4	16.3

Table 4. Age categories by percent. Source: US Census.

## Housing Trends and Land Use

The South Allison Hill area has 2,722 parcels of land, of which 2,291 have structures. Structure vacancy according to the parcel survey was 21.4%. Building conditions for occupied structures overall was good with 97% of these structures in sound condition (see Table 5). In contrast, the majority of the 488 vacant structures were in deteriorating, dilapidated or suggest demolition condition (59.5%). Vacant lots and unoccupied structures account for 29% of parcels.

	All Structures		Occupied Structures		Vacant Structures	
	# Parcels	% of Parcels	# Parcels	% of OS Parcels	# Parcels	% of VS Parcels
<b>TOTAL</b>	2291	100.0%	1803	100%	488	100.0%
<b>Sound</b>	1949	85.0%	1751	97.1%	198	40.6%
<b>Deteriorating</b>	176	7.8%	51	2.8%	125	25.6%
<b>Dilapidated</b>	54	2.3%	1	0.1%	53	10.9%
<b>Suggest Demolition</b>	112	4.9%	0	0.0%	112	23.0%

Table 5. Structures by condition and occupancy. Source: South Allison Hill parcel observation survey data 2016.

Over three quarters (75.6%) of all parcels surveyed were residential, with residential properties amounting to 89% of all structures. Significantly, vacant lots make up the second largest category of land use at 10.6% (see Table 6). Of all the vacant lots, 61.9% were not adequately maintained at the time of the survey. The parcel survey shows that the biggest issues of maintenance in the community are due to

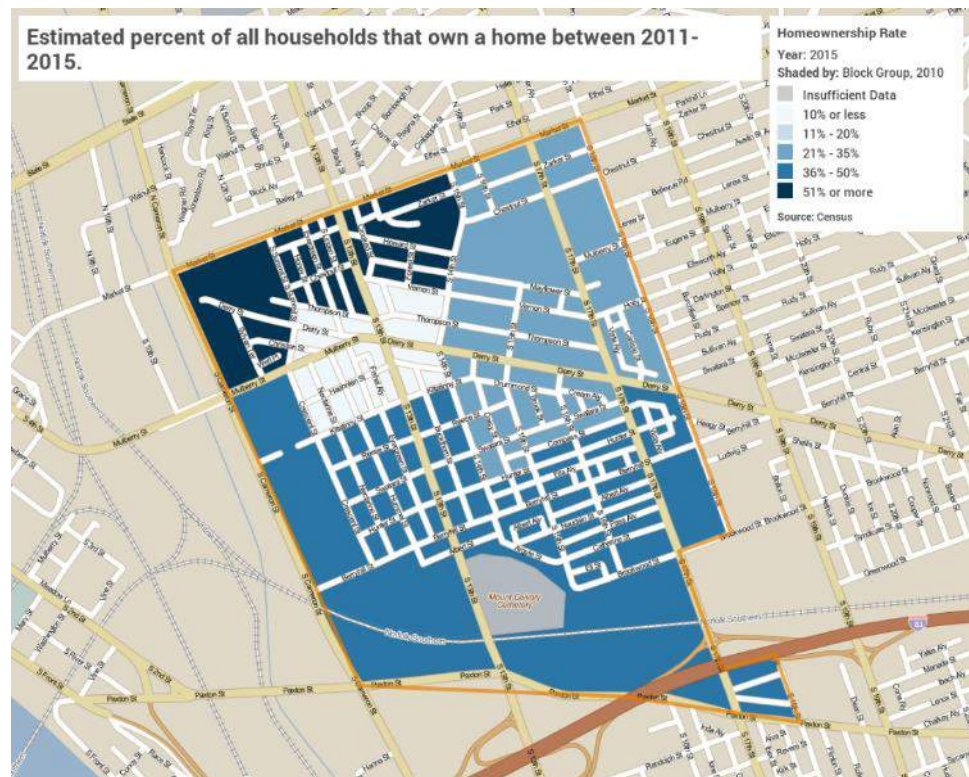
vacancy either with vacant land or vacant structures. Both lots and structures that are vacant have only about 40% of parcels maintained compared to 95% of occupied structures and land.

Site Use	
	% Parcels
<b>Residential</b>	75.6%
<b>Commercial</b>	4.3%
<b>Industrial</b>	0.8%
<b>Institutional</b>	1.6%
<b>Mixed-Use</b>	2.2%
<b>Parking Lot</b>	1.6%
<b>Vacant Lot</b>	10.6%
<b>Garden/Park/Playground</b>	1.4%
<b>Attached Lot</b>	1.3%
<b>Other</b>	0.9%
<b>TOTAL</b>	<b>100%</b>

Table 6. Parcels in South Allison Hill by site use. Source: South Allison Hill parcel observation survey data 2016.

Home sale value in South Allison Hill is very low with median sales in 2015 ranging from \$9,930 to \$25,300 in comparison to median home value at the county level of \$134,120 according to Boxwood Means Inc., a real estate research firm. Low property values not only affect the ability of homeowners to accrue wealth, but also make a difficult financial case for investing money into homes to keep them in good repair.

South Allison Hill is a majority renter neighborhood with a 34% homeownership rate according to the 2011-2015 American Community Survey. While severity varies at the census block level, low income levels have an effect on housing and the cost burden levels for both homeowners and renters.



Gross Rent in 2011-2015	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
South Allison Hill			
< \$300 / month	71	0	0
< \$500 / month	148	0	0
< \$750 / month	199	111	44
< \$1,000 / month	219	300	324
> \$1,000 / month	0	48	331

Renters, which make up 66% of the South Allison Hill neighborhood, share a higher proportion of those who are cost burdened or severely cost burdened by housing costs. Cost burdened is defined as spending 30% or more of total household income on housing costs alone, while severely cost burdened spend 50% or more on housing.

Homeowners who are cost burdened are in line with but slightly higher than city (see Figure 2), regional and state levels at 24%. Renters who are cost burdened in South Allison Hill are much higher at 41% compared to 32% in Harrisburg, 29% at Dauphin County, and 30% within the state of Pennsylvania (see Figure 1).

Severely cost burdened households in South Allison Hill are significantly higher than city, county, and state levels for both homeowners and renters. Renters in South Allison Hill (see Figure 3) again share a higher proportion of those who are severely cost burdened (44%) compared to Harrisburg (27%), Dauphin County (22%), and the state (24%). Severely cost burdened homeowners make up 27% of owners in South Allison Hill (see Figure 4) compared to Harrisburg (13%), Dauphin County (8%), and state (9%).

Cost burdened owners are more concentrated in the western half of the community whereas housing burdens for renters are more widespread throughout the neighborhood. The heaviest pockets of renter housing burden are on the census block group around the 13<sup>th</sup> and Derry Street intersection and the block group on the southern border of the neighborhood where over 50% of households are cost burdened and severely cost burdened.

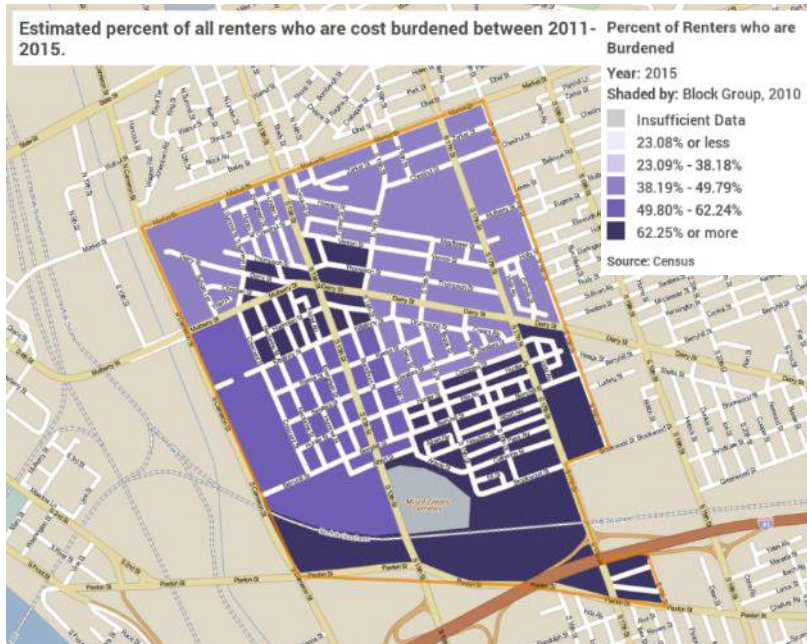


Figure 1. Cost burdened renters by census block group. Source: American Community Survey 2011-2015.

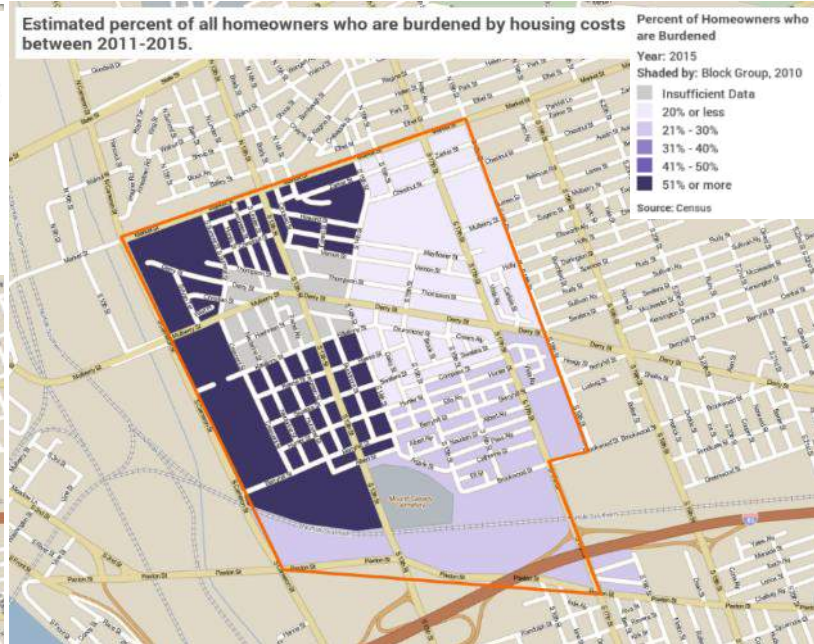


Figure 2. Cost burdened homeowners by census block group. Source: American Community Survey 2011-2015.

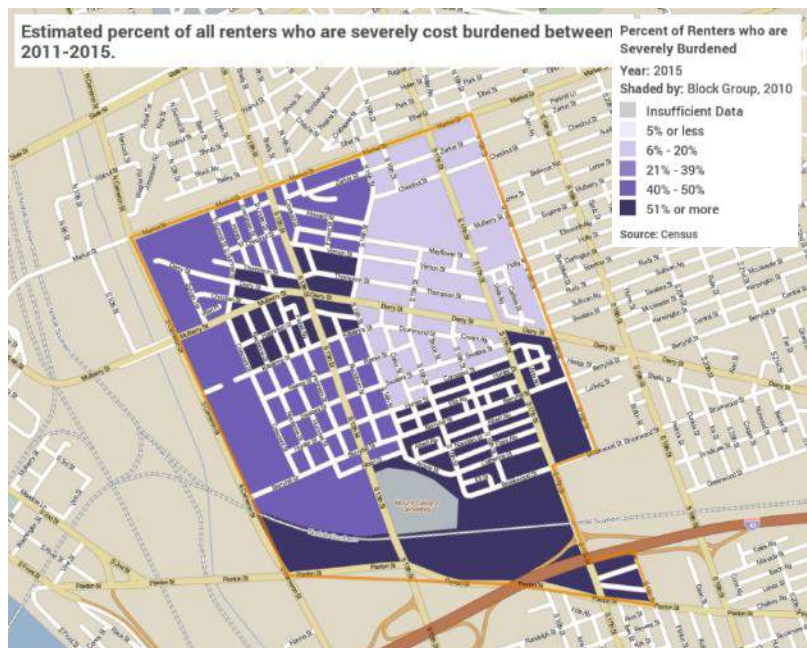


Figure 3. Severely cost burdened renters by census block group. Source: American Community Survey 2011-2015.

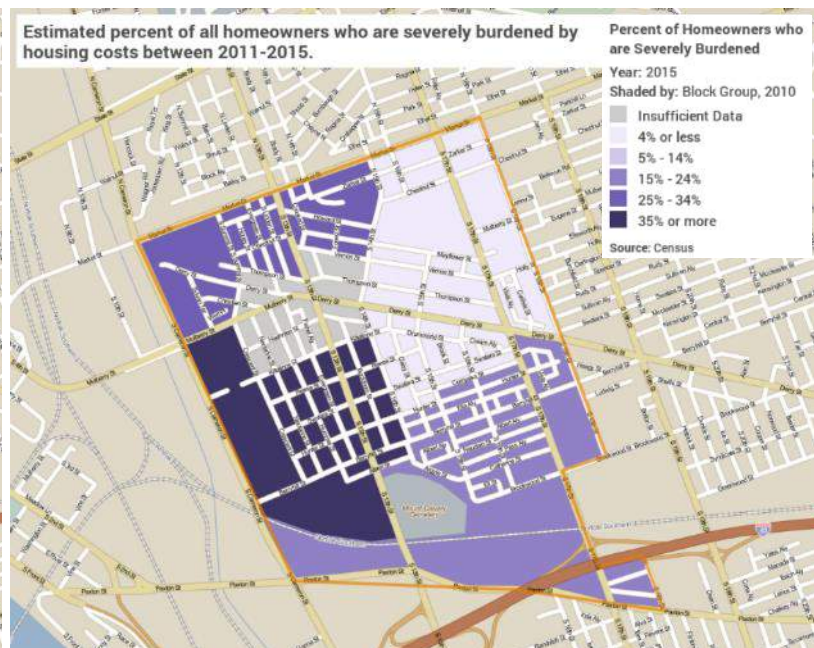
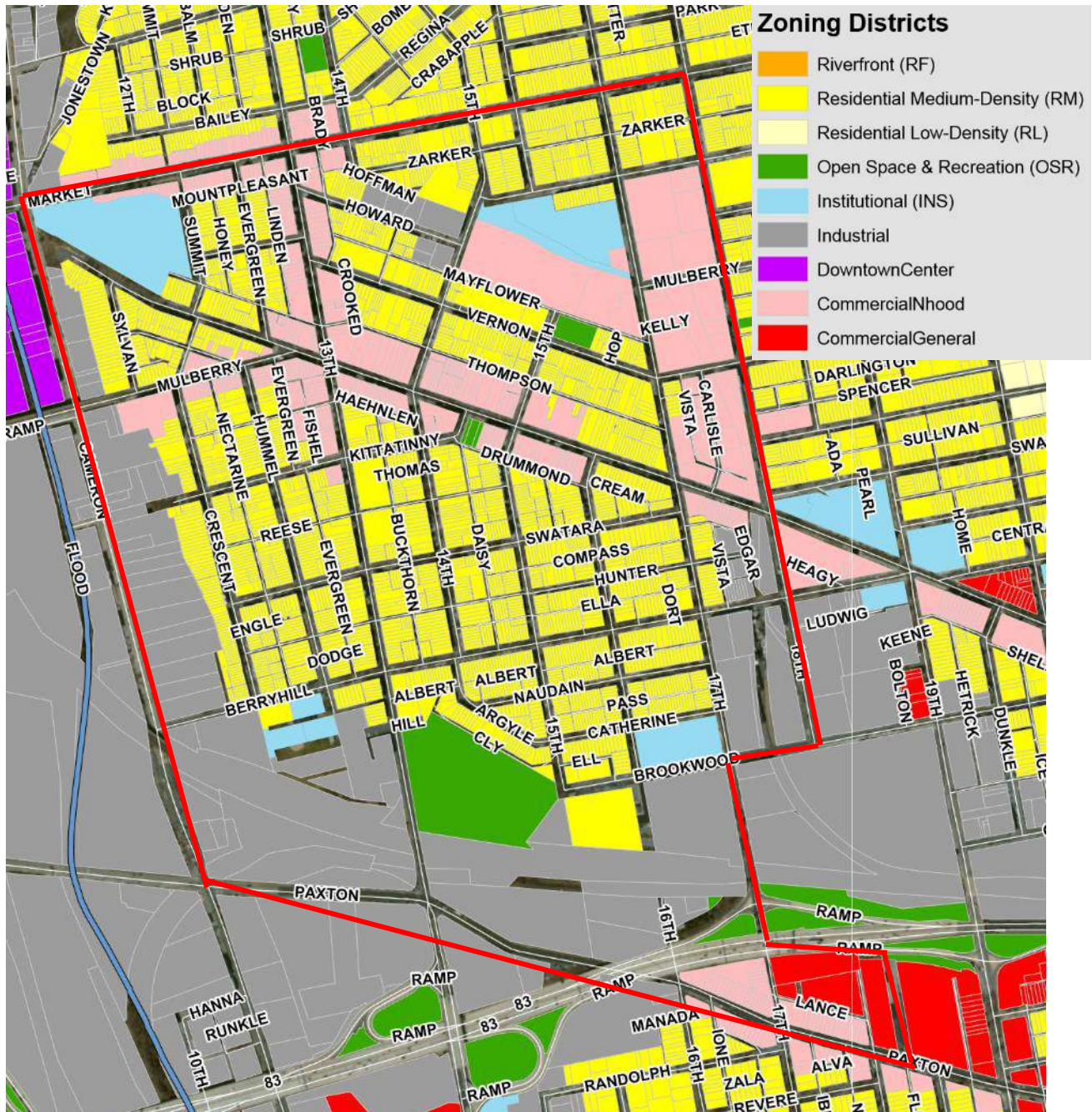


Figure 1. Severely cost burdened homeowners by census block group. Source: American Community Survey 2011-2015.

## Existing Zoning

There are six different zoning districts with the South Allison Hill Neighborhood. The west, east, and south borders are where industrial districts are primarily located with the heart of the neighborhood as low-density residential. Commercial Neighborhood Zones run along the main neighborhood corridors of Market, Derry, 13<sup>th</sup> and 17<sup>th</sup> Streets. Each use is separated to distinguish and control growth within specific pockets throughout the neighborhood.



## Safety and Security

South Allison Hill remains one of the highest crime neighborhoods in the city and a top concern of residents. Crime rates however, are put into better perspective when putting crime incidents into comparative terms. Per capita crime rates show that rates per 1,000 inhabitants is actually lower in South Allison Hill than city-wide rates in some cases, particularly with assault and theft as well as aggregate Part I crimes (see Table 7). As the most densely populated neighborhood in the city, crime occurs more often but does not necessarily have an overall higher risk of being affected by crime.

Crime per 1,000 inhabitants Comparison						
	2013		2014		2015	
	SAH	HBG	SAH	HBG	SAH	HBG
<b>MURDER</b>	0.76	0.37	1.21	0.26	0.45	0.37
<b>RAPE</b>	1.66	1.00	0.91	1.00	1.51	0.51
<b>ROBBERY</b>	11.95	6.73	7.71	5.41	7.56	4.01
<b>ASSAULT</b>	9.38	30.13	8.92	29.57	6.35	28.71
<b>BURGLARY</b>	12.40	13.82	9.83	10.51	9.98	8.92
<b>THEFT</b>	18.15	27.52	16.79	26.19	9.98	19.29
<b>AUTO THEFT</b>	3.63	3.91	3.93	3.73	2.27	2.28
<b>DRUGS</b>	56.11	28.15	50.51	29.31	47.79	33.39
<b>TOTAL</b>	114.04	158.54	99.82	152.90	85.90	144.44

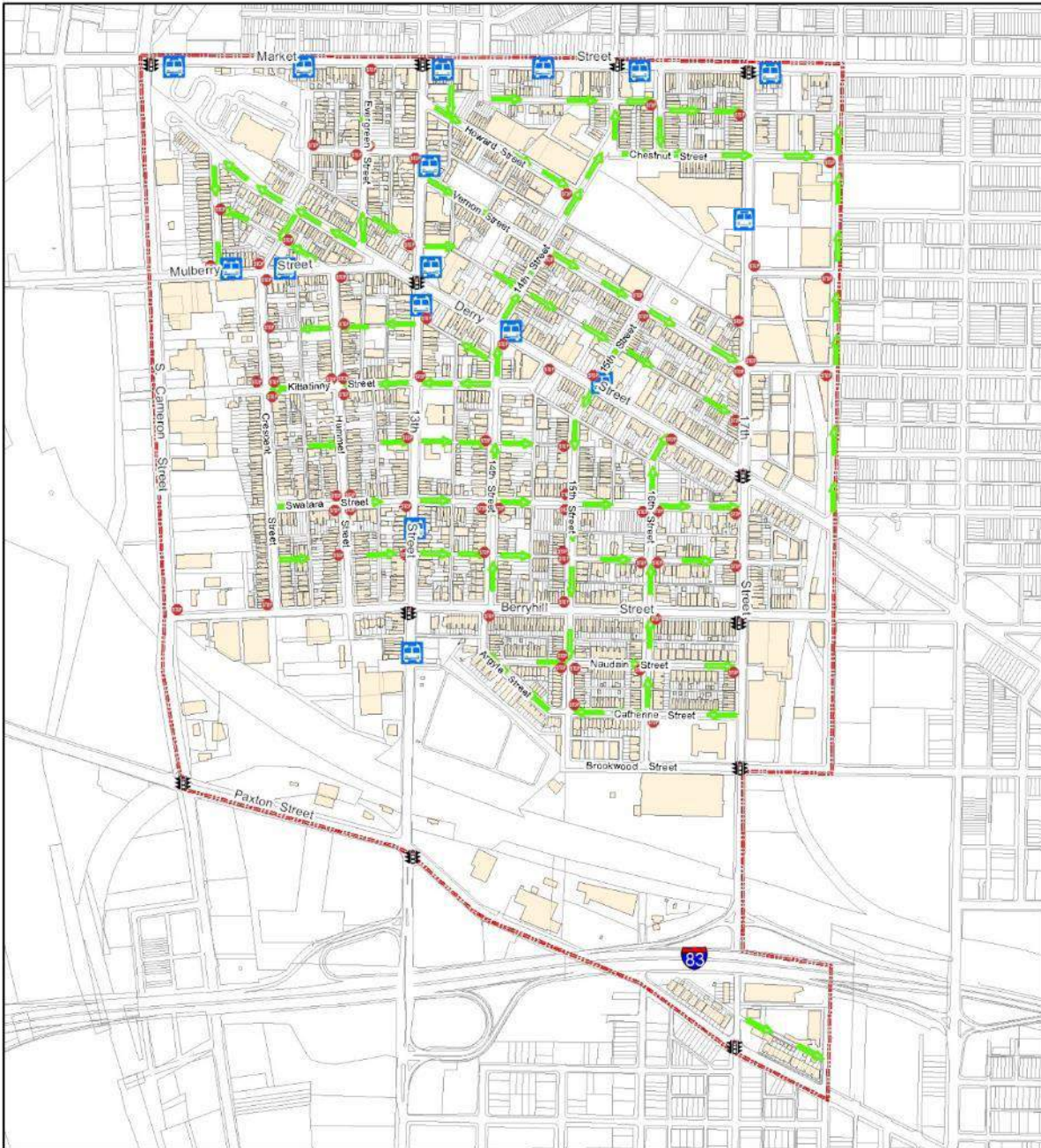
Table 7. Crime per 1,000 inhabitants based on Harrisburg Police Bureau crime statistics for incident reports. City statistics are calculated subtracting South Allison Hill statistics.

Overall, crime incidents have gone down over the last several years in both South Allison Hill and city-wide. South Allison Hill has seen the greatest comparative declines in assault, murder, theft and drugs over the 2013-2015 time period (see Table 8).

Percent Change from 2013-2015		
	SAH	City
<b>MURDER</b>	-40	0
<b>RAPE</b>	-9.09	-48.84
<b>ROBBERY</b>	-36.71	-40.48
<b>ASSAULT</b>	-32.26	-4.72
<b>BURGLARY</b>	-19.51	-35.41
<b>THEFT</b>	-45.00	-29.89
<b>AUTO THEFT</b>	-37.50	-41.67
<b>DRUGS</b>	-14.82	18.63
<b>Overall</b>	-6.65	-8.89

Table 8. Percent change in crime comparing 2013 to 2015. Source: Harrisburg Police Bureau.

# Traffic Circulation



0 300 600 Feet

Background Information Provided By:  
City of Harrisburg  
Harrisburg Area Community College

Urban Research & Development Corporation  
URDC

CAT Bus Stops

Stop Lights

Stop Signs

One-way Streets

Map D

**Vehicular Circulation**

*South Allison Hill  
Neighborhood*  
Harrisburg, Pennsylvania

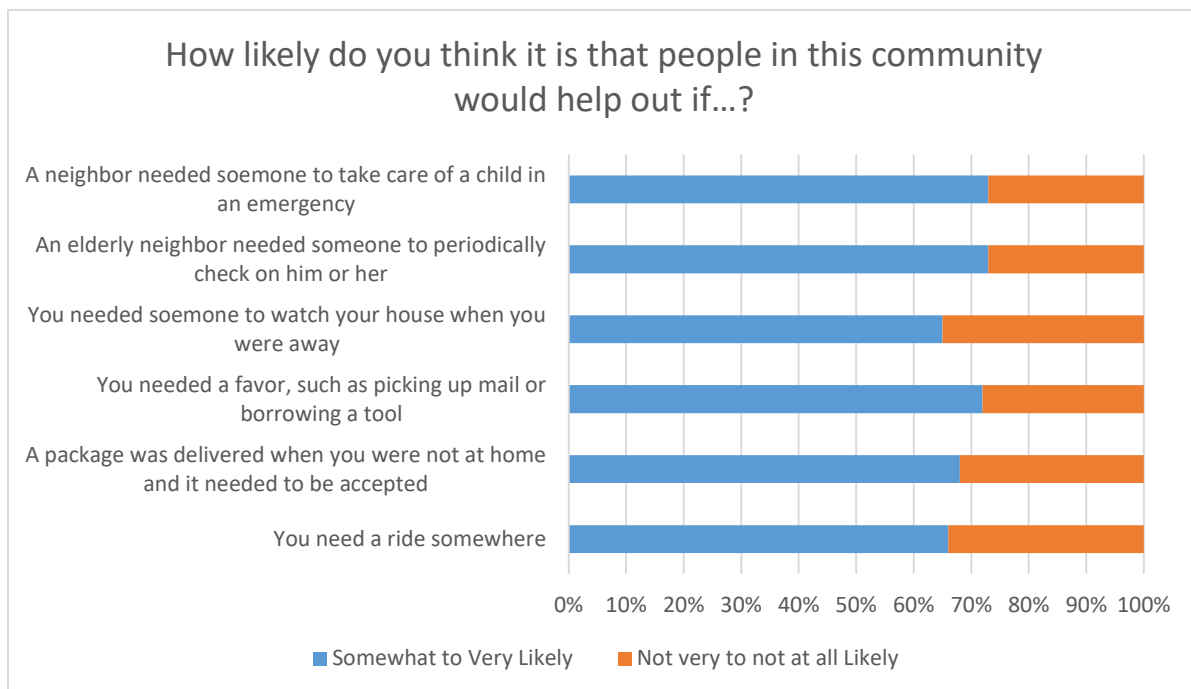


## Summary of Neighborhood Satisfaction Survey

In the 2016 Neighborhood Satisfaction Survey, 175 residents were spoken with during door-to-door surveys throughout the neighborhood. Random selection surveying was used to make the survey as representative of the South Allison Hill community as possible. Community members shared insights into their perceptions of the neighborhood in general as well as perceptions of safety, cleanliness, housing, education, social and health services, retail, and employment. Those surveyed represented a cross-section of adults very closely matching census demographics of the neighborhood; 41% of respondents were African American, 28% were White with 30% overall also identifying as Hispanic. Females accounted for 63% of respondents, males 37% and age of respondents was fairly evenly dispersed with 18-24 year olds with the lowest percentage of 8% and 55-64 year olds having the highest representation of 21%. Of all the people surveyed, 34% own their home and 60% rent with tenure in the community at two extremes where 38% have lived in the neighborhood for 4 years or less and 31% who have lived in South Allison Hill for 20 years or more.

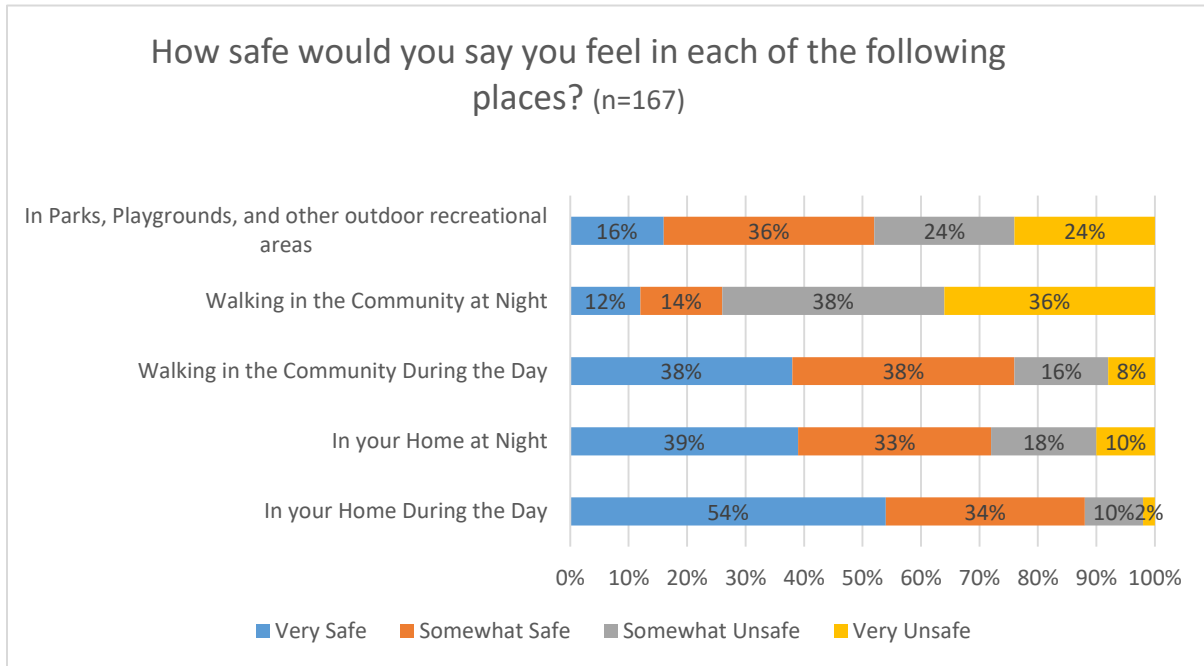
### Sense of Community

Residents in South Allison Hill overall feel that people in the community would help one another out with things such as needing a ride, watching your house while you were away, or needing someone to take care of their child in an emergency with an average of 70% across this category saying it is somewhat likely to very likely that someone in the community would help. Additionally, 80% feel they have someone to turn to in the neighborhood in case of an emergency and between 2012 and 2016, residents report that they speak with more neighbors on a regular basis.



What residents like best about their neighborhood in 2016 include their home or apartment, proximity to work, and their friends and family living in the community. These results are similar to 2012 survey findings.

Crime and safety issues continue to be a major concern for residents. The survey showed that these concerns are highest in outdoor recreation areas such as parks and walking outside at night.



Residents also rated their perceptions of many different aspects of the community that affect their quality of life. Overall, access to job training, adult education services, employment centers and transportation were rated highest as well as housing affordability, quality of public services and friendliness of neighbors (see Figure 7). Consistently in the 2008, 2012, and 2016 surveys, cleanliness and safety were rated the lowest, however each area has seen significant improvement since 2012 (23% improvement). Also scoring low in the community are conditions of infrastructure (streets, sidewalks, etc.), condition of homes and quality of public education.

## How would you rate each of the following aspects of this community?

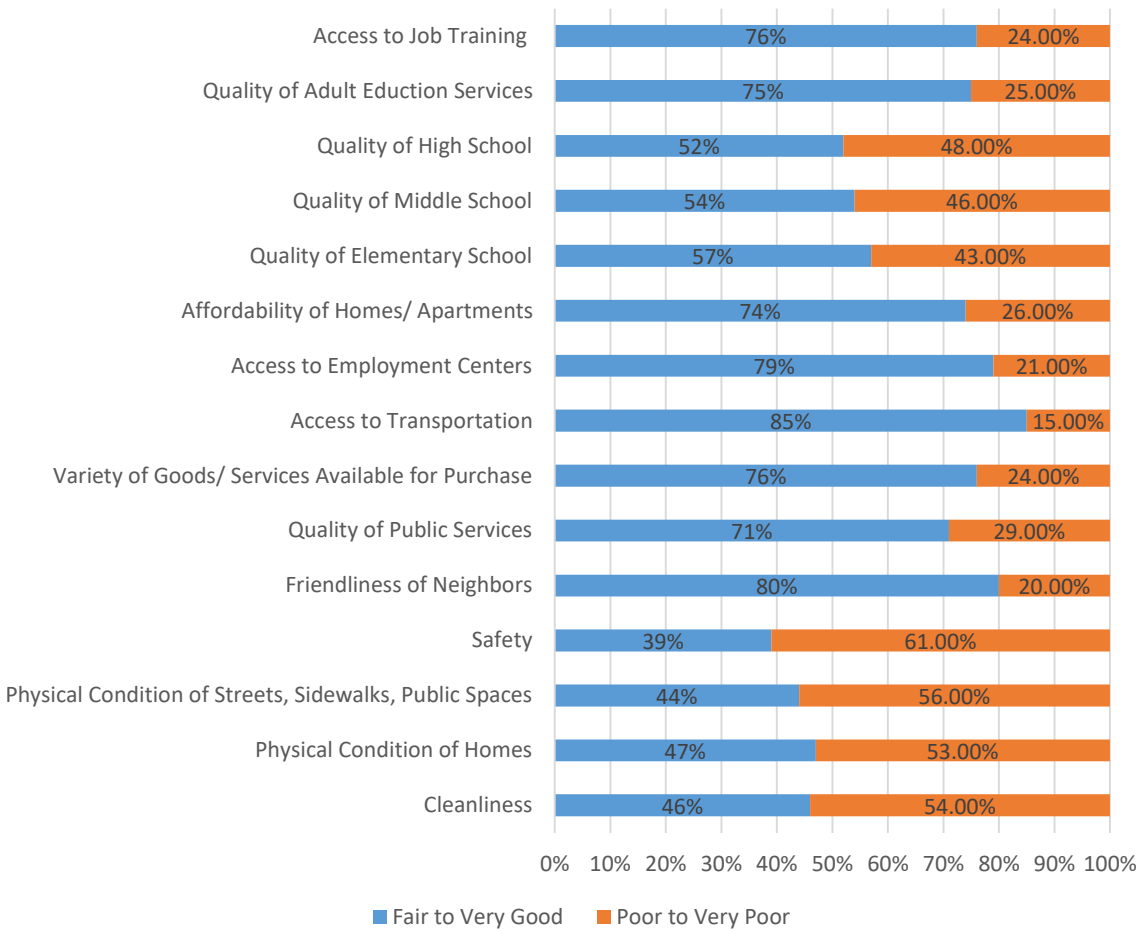


Figure 7. Rating of quality of life issues comparing fair-very good and poo-very poor responses. Source: 2016 South Allison Hill Neighborhood Satisfaction Survey.

## Detailed Action Plan

The South Allison Hill neighborhood is giving rise to a renaissance to achieve the community's vision: ***a safe, thriving, and unified community where the full potential of the South Allison Hill community and residents can be realized***. The South Allison Hill community has overwhelmingly voiced what they value most and the plan that follows will uphold and elevate them in a way that is authentic to residents. The plan follows the four core values of South Allison Hill:

### Youth

*We value our youth having safe, engaging activities and facilities to grow and positively impact their future.*

---

### Sense of Community

*We treasure a shared sense of belonging, pride, respect, and the ability to work together.*

---

### Safety

*We value a peaceful community where children and adults can go anywhere at any time and feel safe.*

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### Physical Environment

*We value a clean, safe, well-kept environment that provides safe and healthy environments for all our residents.*

## YOUTH

*We value our youth having safe, engaging activities and facilities to grow and positively impact their future.*

### Introduction

Evident in the community responses to what is valued most in the neighborhood is that a brighter future for the youth is of vital importance. Safety concerns, gravitation toward crime, and low high school graduation rates are serious concerns the community wants to address. Looking towards the future of its children, the aspirations of the community transcend the boundaries of traditional youth programming. Bringing more education, awareness, and collaboration of programs available here and in our region are important components to giving families the resources they need to make sure their youth thrive. TCCA shares the community's vision and in collaboration, will strategically assist to advance and expand the range of educational opportunities available.

Community members overwhelmingly expressed concern and care for the youth in the community. South Allison Hill residents want a brighter future for their youth with easy access to quality programming, education services and careers that provide opportunities that outweigh attraction to illicit activities. The community understands the complicated interrelationship between quality opportunities for youth, crime, and the overall future success of their children and the neighborhood. Initiatives in this section will connect youth to quality programming that already exists, create new opportunities to explore different career paths and create career goals, and provide educational services and work readiness for out-of-school youth.

## ***Short Term Initiatives (Years One and Two)***

### **Inform & Connect**

**Description:** Create an easily accessible database of all youth programs available in the area and build strong relationships amongst youth programs to connect youth to areas of interest and to other programs when they age-out.

**Rationale:** Accessibility is a concern amongst organizations and parents. Without information sharing among organizations and a streamlined hub for information many of the communities youth are unable to take advantage of available programming. Inform and Connect would decrease multiple duplications of services and unnecessary expenditure of resources. Furthermore, having a database of programming increase choice and allow youth to continue participating in programming across a broad age range.

#### **Action Steps:**

- a. Collect program information on organizations
- b. Develop online searchable tool to disseminate youth opportunities
- c. Assess organizational motivation for collaboration
- d. Create mechanisms to create pipeline of programming for youth ages 0-18

**Lead Organizations:** Tri County Community Action;YWCA of Greater Harrisburg; Boys and Girls Club of Harrisburg

**Supporting Organizations:** Harrisburg School District; Local Churches; Leadership Harrisburg

**Potential Funders:** The Foundation for Enhancing Communities; Harrisburg Area Community College

**Complimentary Values:** Safety; Sense of Community

## Education & Advancement

**Description:** Out-of-school youth will be supported to ensure they have easily accessible, quality opportunities to complete their basic educational requirements. This project will assist with obtaining High School Equivalency by providing educational services and testing in either the (hiSET) or the GED exam. Additionally, once High School Equivalency is achieved, youth will have pathways to gainful employment through job readiness training and work track specific skills created in coordination with employers. This will provide a pathway not only to advance youth education but create opportunities for gainful employment and careers.

**Rationale:** The only program in our neighborhood that provided GED and employment readiness skills is no longer operating in South Allison Hill. Therefore, the education and advancement program will reintroduce the opportunity to finish their education and become prepared for employment. Moreover, adding prepared young adults to the existing workforce will help to reduce the opportunity for youth delinquency add to the local economic system.

### **Action Steps:**

- a. Form collaborative among participating organizations
- b. Identify specific job readiness skills to target
- c. Identify and/or secure possible employment upon completion of educational requirements

**Lead Organizations:** Tri County OIC; Tri County Community Action

**Supporting Organizations:** Harrisburg Area Community College; Harrisburg School District; Local businesses

**Potential Funders:** Wells Fargo Regional Foundation; Kline Foundation; PPL; Capital Region Water

**Complimentary Values:** Safety

## ***Mid-Term***

### **Summer Youth Career Program**

**Description:** Collaborating with local agencies and businesses, this program will employ youth throughout the summer in various fields while learning provide job skills, and exploring career paths. In addition, youth will receive job readiness training and supporting in choosing setting career goals and creating the education or training pathway required to reach their chosen career. Youth will gain hands-on experience in a professional environment and gain knowledge of professional occupations by current employees or mentors.

**Rationale:** Youth currently lack opportunities to experience professional tracts of employment as they transition out of high school. There is a gap in quality youth employment that is needed to generate positive income in low-income communities while gaining skills and experience that can propel them to greater success after high school. Additionally, youth collaboration can have positive effects on the community as youth work together and engage in peer-to-peer learning.

#### **Action Steps:**

- a. Develop training materials that are age appropriate
- b. Identify non-profits, businesses, organizations, and local unions for participation
- c. Develop contractual obligations of youth and collaborating partners
- d. Develop assessment tool for youth
- e. Identify professional disciplines of focus

**Lead Organizations:** Tri County Community Action, City of Harrisburg, Boys and Girls Club, Tri County OIC, Harrisburg School District

**Supporting Organizations:** non-profits, for profits, businesses, organizations, and local unions that have committed to the program.

**Potential Funders:** City of Harrisburg; PPL; Kline Foundation; Capital Region Water

**Complimentary Values:** Safety; Sense of Community



## ***Long Term***

### **Career and Technical Training Center**

**Description:** A Career and Technical Training Center will provide opportunities for young people to receive gainful employable skills that can lead to high quality employment or post-secondary education after high school.

**Rationale:** Harrisburg School District closed its technical school that had formed a strong base of skilled workers. The low graduation rates are reflective of school system that is unable to meet the needs of its student population who need a pathway to quality, living wage careers soon after graduating high school to provide for their families. Partnering with Harrisburg School District and area colleges and universities will allow students to work toward a quality career while still in high school.

#### **Action Steps:**

- a. Gain partnership and approval from Harrisburg School District to offer the center as part of their high school offerings;
- b. Create partnerships with education centers to provide certificate programs and/or college credits;
- c. Develop curriculum and training tracts;
- d. Secure adequate space to hold the center.

**Lead Organizations:** Harrisburg School District; Harrisburg Area Community College; Tri County Community Action

**Supporting Organizations:** Trade unions; Local businesses; Tri-County OIC; CareerLink; Pennsylvania Workforce Development Association

**Potential Funders:** Kline Foundation; Harrisburg Area Community College; Harrisburg School District; Capital Region Partnership for Career Development; Lowe's Charitable and Educational Foundation

**Complimentary Values:** Safety; Sense of Community

## **BUILD ON SOUTH ALLISON HILL'S SENSE OF COMMUNITY**

*We treasure a shared sense of belonging, pride, respect, and the ability to work together.*

### **Introduction**

Having a strong base of community relationships and engagement are essential to neighborhood revitalization efforts that honor the community, respect the ability of the community to create change and are sustainable. Tri County Community Action along with other community organizations and religious institutions have worked to build community relationships and support networks in the community for the past 20 years. Through listening to what residents value most in their neighborhood this sense of community and shared responsibility for the neighborhood was a priority. In the neighborhood survey, nearly 40% of participants liked the friendliness of neighbors most about their neighborhood which gives credence to the work already done that can continue to be built upon. What was clear from listening to hundreds of residents is that people of South Allison Hill are ready and willing to come together to improve their community.

## **Short Term**

### **Community Events**

**Description:** Continue to support special events to encourage social interaction. Work collaboratively in planning community events and create a community calendar of all special events and block parties from Spring-Fall.

**Rationale:** Building a strong sense of community and relationships amongst residents is essential in creating a vibrant, safe, and healthy community. Community gatherings provide opportunities to celebrate the community's culture, build pride, and build relationships within and outside the community.

**Action Steps:**

- a. Form a local planning committee to connect with all organizations and groups that have events in the community;
- b. Collaborate with local organizations and groups each winter to identify events, dates and descriptions;
- c. Create a flyer with all events in the beginning of spring each year for distribution via mailings, at local businesses and organizations, and community newsletter;
- d. Work with multiple stakeholders to support fundraising and planning of community events.

**Lead Organizations:** Tri County Community Action; South Allison Hill Homeowners and Residents Association

**Supporting Organizations:** Area churches, YWCA of Greater Harrisburg; Brethren Community Ministry; Brethren Housing Association; Boys & Girls Club of Greater Harrisburg

**Potential Funders:** Local businesses; Capital Blue Cross; Stabler Foundation

**Complimentary Values:** Safety

## Neighbors Connect!

**Description:** Neighbors Connect! Will expand the network of community residents who participate in community improvement projects using a network organizing framework. Community residents and stakeholders will identify the issues, events, or activities that are most important to them and be contacted to connect them to projects and other residents based on these interests. Through a combination of relationship building, capacity building, and creating a diversity of community engagement activities, residents will be better equipped to work together to create community change.

Common interests and community improvement projects will bring residents together and the incorporation of leadership training and community organizing training will help build a community force to drive change into the future.

**Rationale:** Like most cities and neighborhoods, South Allison Hill has had challenges with community engagement and involvement in creating their own change within their community. Lack of connections between neighbors innately creates distrust and lost opportunities to improve their lives and community. Network organizing is a strategy to connect residents to each other and to opportunities to get involved in creating change in their community. This creates a proactive environment for community change, one in which residents have practice at the community and city level to create the community they want. Unlike the traditional sense of engagement which often requires long term commitment, this more modern approach provides a large amount of opportunities to engage and allows people to come and go as they please.

### **Action Steps:**

- a. Contact Lawrence Community Works for information on starting NeighborCircles which bring residents together in a safe environment to build relationships;
- b. Build a team of both community and organizational organizers to listen and talk to residents to become part of the network;
- c. Plan trainings, projects, activities that meet the interests of residents in the network
- d. Create a full calendar of projects/activities to go out to all network members;
- e. Develop a phone tree system to be able to directly reach out to residents about events that meet their interests

**Lead Organizations:** Tri County Community Action; South Allison Hill Homeowners and Residents Association

**Supporting Organizations:** Lawrence Community Works; Latino Hispanic American Community Center

**Potential Funders:** Wells Fargo Regional Foundation; Keep Pennsylvania Beautiful; Stabler Foundation

**Complimentary Values:** Safety; Physical Environment

## ***Mid-Term***

### **Youth Community Council**

**Description:** Youth will be offered leadership and community organizer training to become a separate youth community council that will develop goals and actions to address the issues that are most pressing to them. The council will join with the South Allison Hill Homeowners' and Resident's Association at monthly meetings and work together towards common goals.

**Rationale:** Youth are not just the community leaders of the future but should be recognized as leaders in their community now. Experience and training in community organizing will build self-esteem, confidence, and acknowledgement of the power they have as a group and valuable part of their community that is capable of creating community change. Skills learned through the Youth Community Council will create a strong base of community activism in the neighborhood and build transferable skills youth can use in their future careers.

**Action Steps:**

- a. Develop youth appropriate curriculum for leadership and community organizing trainings;
- b. Partner with local youth service providers to make recommendations for the council;
- c. Support youth in community initiatives.

**Lead Organizations:** Tri County Community Action; South Allison Hill Homeowners' and Residents' Association

**Supporting Organizations:** South Allison Hill youth service providers; Leadership Harrisburg; Martin Luther King Jr. Leadership Development Institute

**Potential Funders:** Wells Fargo Regional Foundation; The Foundation for Enhancing Communities; Nationwide Insurance Foundation; CSX Corporation Contributions Program

**Complimentary Values:** Sense of Community; Safety

## ***Long-Term***

### **Community Leadership/Organizing Academy**

**Description:** A Community Leadership/Organizing Academy will provide a series of trainings and workshops to learn the most effective ways to advocate and create change for the issues residents care about most. The academy will also provide technical assistance after completing the trainings to move their projects or initiatives forward.

**Rationale:** Residents deeply care about and want change in their community but often feel that they do not have the power or ability to make it happen. The academy will be an inviting way to learn skills around being a leader and organizing their community to create change and meeting like-minded residents to encourage follow-through. With the knowledge and skills learned from the training, extra support and networking with other residents and other leaders with similar aspirations will help put their leadership skills to use and create a strong pipeline for community leadership.

**Action Steps:**

- a. Collaborate with area organizations to develop curriculum
- b. Recruit local leaders to assist in facilitation and post-training technical assistance

**Lead Organizations:** Tri County Community Action

**Supporting Organizations:** HarrisburgNOW; League of Women Voters; Leadership Harrisburg; Martin Luther King Jr. Leadership Development Institute; YWCA of Greater Harrisburg

**Potential Funders:** CSX Corporation Contributions Program; The Foundation for Enhancing Communities; Stabler Foundation

**Complimentary Values:** Sense of Community; Safety

## **SAFETY**

*We value a peaceful community where children and adults can go anywhere at any time and feel safe.*

### **Introduction**

Above all other values, safety is the top priority of the residents of South Allison Hill primarily related to drug and gun crime and violence. This requires multiple approaches including addressing blight, community engagement, and youth opportunities that are addressed in other community values. In a neighborhood with the highest crime frequency in the city, the urgency of addressing this issue comes into full focus. Throughout our resident engagement process, one thing remained clear – the community wants and is willing to assist to make their community safer, especially for the youth. Beyond physical improvements, TCCA will work in collaboration with the community to increase safety in a holistic way that reflects the range of safety issues identified by the community to include crime and safety of youth walking to and from school. The plan recognizes that the issue of crime is complex, so multiple interventions need to be implemented and are intertwined into the work we do in all the other community value areas.

## **Short Term**

### **Police Substation & Resource Center**

**Description:** Police and residents work together to create a substation on S 15<sup>th</sup> St. that is also a neighborhood service center where residents can get help with crime prevention information, file police reports and codes complaints, pay city bills, etc., creating a one-stop shop for safety and nuisance issues and other City issues.

**Rationale:** Bringing in a police substation is one element of crime reduction but if it is not a place residents feel comfortable going to or a resource for crime prevention advice on a property of a block scale it doesn't meet its full potential as a community asset. A one-stop-shop will create a more comfortable experience for residents to utilize and interact with officers and the station while providing a convenience rather than going downtown to make general reports/complaints and paying City bills. Creating a more communal experience to the substation will help to increase reporting and build relationships between the community and police officers.

#### **Action Steps:**

- a. Together with the Harrisburg Police Department and City of Harrisburg, develop a list with the community of requested services to be offered at the substation that would increase convenience and benefit crime reduction;
- b. Work with Harrisburg Police Department and City of Harrisburg to incorporate additional services into the substation that reflect community needs

**Lead Organizations:** Harrisburg Police Department; City of Harrisburg

**Supporting Organizations:** Tri County Community Action; South Allison Hill Homeowners and Residents Association

**Potential Funders:** City of Harrisburg; The Ford Foundation

**Complimentary Values:** Sense of Community



## Neighborhood Watch

**Description:** Harrisburg Police Bureau, with assistance from Tri County Community Action, will expand the current number and network of formal and informal crime reporting groups. A broader Neighborhood Watch group that is well trained and organized will assist local police to identify and investigate illegal activity that affects other residents' quality of life. Representatives of the Neighborhood Watch will meet monthly with senior officers to discuss issues, review data, and develop solutions collaboratively to be more proactive rather than reactive in addressing crime.

**Rationale:** Throughout the country, neighborhood watch groups has been identified as rated as promising for reducing crime and is a research-based practice. Research has shown that crime rates are significantly reduced in neighborhoods with organized neighborhood watch groups in contrast to comparison areas. Neighborhood watch is sponsored by the National Sheriff's Association and is a priority of the Harrisburg Police Bureau.

Also, creating opportunities for the community and police to interact and work collaboratively toward proactive crime reduction will build trust and confidence in the community for the Harrisburg Police Department. A safety survey in Harrisburg showed that if a person new an officer by name, they had higher levels of trust and confidence in police.

### Action Steps:

- a. Collect and review Neighborhood Watch materials on how to form, manage, and evaluate the program;
- b. Work with the Harrisburg Police Bureau Community Liason and community leaders to develop training materials relevant to the South Allison Hill community;
- c. Collaborate with current neighborhood watch groups and other community groups to recruit new residents to be part of a watch group;
- d. Organize an introduction training on basics of watch groups, methods, and reporting tools to prepare members;
- e. Work with the Harrisburg Police Bureau to have a stream-lined process for watch members to report crime for a quick response time;
- f. Schedule monthly meetings with police officers to discuss priority issues, review crime data, and develop collaborative plans to address them

**Lead Organizations:** Harrisburg Police Bureau; Neighborhood Square Watch Group; Peace Walk Group

**Supporting Organizations:** Tri County Community Action; National Neighborhood Watch; National Sheriff's Association

**Potential Funders:** The Foundation for Enhancing Communities; local businesses

**Complimentary Values:** Sense of Community

## **Midterm**

### **Safe Routes to School**

**Description:** Safe Routes to School will be implemented on the main streets used by students to walk and bike to school on a daily basis. Basic improvements will be explored including repairing sidewalks, adding textured crosswalks, installing appropriate signage along the routes, and separating pedestrian and bike entry and exits from drop off/pick up areas. Physical improvements made along the routes will be complimented by pedestrian and bike safety instruction, traffic and safety enforcement by parents, volunteers, and law enforcement.

**Rationale:** Two community schools where all our youth go to school border our neighborhood, Rowland Academy Middle School, and Scott Elementary School. The large majority of students walk or bike to school each day requiring safe routes that connect the residential areas to the schools is a requirement. Safe Routes to School helps to create healthier communities by encouraging walking and biking and improving community safety perceptions.

#### **Action Steps:**

- a. Determine primary routes to school through mapping activities with students, talking with school teachers and staff, parents, and personal observations;
- b. Work with Penn State Harrisburg Civil Engineering & Structural / Construction Engineering Technology Program and City of Harrisburg Office of the Civil Engineer and Capital Region Water to carry out a detailed evaluation of the sidewalks, curbing, streets, lighting, storm water management, and sewer services currently available;
- c. Develop a list of needed infrastructure improvements and prioritize improvements;
- d. Partner with a designer to develop detailed Safe Routes to School strategy;
- e. Work with school district to develop instructional information for students;
- f. Recruit community members to assist with traffic and safety enforcement.

**Lead Organizations:** Harrisburg School District; City of Harrisburg

**Supporting Organizations:** Penn State Harrisburg Civil Engineering & Structural / Construction Engineering Technology Program; Pennsylvania Safe Routes to School

**Potential Funders:** PennDOT; DCED; Capital Region Water

**Complimentary Values:** Youth; Physical Environment

## **Crime Prevention through Environmental Design Assessment**

**Description:** Crime Prevention through Environmental Design (CPTED) concepts and design principles will be used to address situational factors that lead to crime. Partnering with regional universities, a full CPTED assessment at the community level will be conducted to address crime opportunity areas, focusing on crime hot spots identified in the neighborhood.

**Rationale:** With a decrease in population, the South Allison Hill community has about a 25% vacancy rate (both structures and lots) which creates a destabilizing effect on the community. Reduced natural surveillance from population decrease coupled with vacant structures in various stages of deterioration, unmaintained vacant lots, and overall issues of illegal dumping and trash currently create multiple crime opportunity areas. A strong base on knowledge is now formed that environmental dysfunction creates the perception that people do not care, illegal activity is tolerated if not accepted, or that illegal activity is out of sight. CPTED assessments working in tandem with micro-level crime hot spot mapping will target environmental design changes that can be made to prevent crime from happening.

### **Action Steps:**

- a. Create full list of sites for CPTED assessment based on crime hot spot mapping and community perceptions data;
- b. Work with City of Harrisburg Planning Department and local universities to carry out a detailed CPTED assessments in collaboration with community members;
- c. Develop design, scope of work, and priorities based on crime hot spot locations;

**Lead Organizations:** Temple University Harrisburg; Penn State Harrisburg; Harrisburg Police Bureau; Tri County Community Action; South Allison Hill Homeowners' & Residents' Association

**Supporting Organizations:** City of Harrisburg

**Potential Funders:** Department of Community and Economic Development; City of Harrisburg; Pinnacle Health; Department of Justice

**Complimentary Values:** Physical Environment

## ***Long Term***

### **Crime Prevention through Environmental Design (CPTED) Implementation**

**Description:** Strategies determined through the evaluation stage will be implemented in a block by block tactic, starting at the center of hot spot locations and working outwards. Prioritized strategies from evaluators and residents will take precedence.

**Rationale:** CPTED strategies are proven to be effective in reducing crime when implemented in crime hot spot areas. Not only can CPTED strategies reduce crime by decreasing crime opportunity areas, they can beautify and increase community pride and ownership of their community. With community members active in the CPTED assessments and prioritization of strategies, sustainability will be built in with residents taking ownership of improvements where necessary.

#### **Action Steps:**

- a. Establish a timeline from project implementation;
- b. Identify blocks on which targeted improvements will begin;
- c. Seek partnerships from various groups, organizations, and businesses who have shared interests in initiatives;
- d. Engage residents in roll out of strategies wherever possible;
- e. Expand implementation area.

**Lead Organizations:** Temple University Harrisburg; Penn State Harrisburg; Harrisburg Police Bureau; Tri County Community Action

**Supporting Organizations:** Harrisburg School District; Local nonprofit organizations; local businesses; Capital Region Water; City of Harrisburg

**Potential Funders:** Department of Community and Economic Development; City of Harrisburg; PennDOT; Pinnacle Health; The John D. and Catherine T. MacArthur Foundation

**Complimentary Values:** Physical Environment

## PHYSICAL ENVIRONMENT

*We value a clean, safe, well-kept environment that provides safe and healthy environments for all our residents.*

### Introduction

The community has been consistently dissatisfied with the cleanliness and condition of buildings in the neighborhood expressed in community surveys completed in 2008, 2012, and 2016. TCCA believes that assisting neighbors to keep their blocks clean, attractive, and problem property free not only builds pride in the community and individuals, but also reduces crime opportunity areas, increases property values, and increases willingness to invest.

From the visual survey, there are currently 111 properties that need to be demolished, 12 with planned demolition in 2017 to make way for new affordable housing units by Tri County Housing and Harrisburg Housing Authority. Currently, 290 vacant lots in the community take up roughly 13 acres of land; while only a few have planned development by local nonprofits (8 lots to be turned into affordable housing by Tri County Housing Development Corp; 8 turned into a green parking lot by TCCA; 1 large lot turned into additional health and wellness services by Hamilton Health); and 32 lots have already been transformed by organizations, churches, and residents into gardens and parks.

## ***Short Term***

### **Reseed & Transform**

**Description:** Overgrown vacant lots and newly formed vacant lots from demolition will be reseeded with a low-mow grass seed and be fenced around the perimeter. With a baseline of maintenance of the vacant land in the community, signage will be added at lots available for the Adopt-a-Lot program for community transformations. In addition, small grants of up to \$500 will be available to South Allison Hill residents to take ownership of the lots and transform them into community assets.

**Rationale:** There are two hundred and eighty-four vacant lots identified in South Allison Hill according to a recent parcel level survey conducted in 2016. These vacant lots contribute to the neighborhoods perceptions of safety, reduce property value, and attract illegal dumping. The reseed and transform initiative will reduce crime opportunity areas and illegal dumping and add aesthetic value to the community based on the work by other organizations in Philadelphia, Cleveland, and Buffalo, NY. Community involvement in transformations on their blocks will also promote social cohesion and create more gardening opportunities, community gathering spaces, play space and opportunities for ownership. Well maintained spaces will also make public and private investment into the neighborhood more enticing.

#### **Action Steps:**

- a. Identify blighted lots in need of maintenance in areas with 2 or more connected lots
- b. Create committee to prioritize lots
- c. Work with the City of Harrisburg to gain permission to reseed
- d. Mobilize volunteers to help with preparing and reseeding lots

**Lead Organizations:** Tri County Community Action; City of Harrisburg; Capital Region Water

**Supporting Organizations:** Joshua Group; Shalom House; Allison Hill Community Ministry; Green Urban Initiative; Master Gardener Program; area churches; South Allison Hill Homeowners' & Residents' Association

**Potential Funders:** Neighborhood Partnership Program; Pinnacle Health

**Complimentary Values:** Sense of Community; Safety

## Home Repair Workshops

**Description:** Residents can learn about tax credits available for historic home renovations (most homes in this neighborhood would qualify), and other grant and low-interest loan programs to assist with home repairs and renovations.

**Rationale:** Many residents of South Allison Hill are unaware that they are located within a municipal historic district. Because of the location, there are tax advantages such as the Historic Preservation Tax Credit (HPTC) that provides tax credits to qualified taxpayers who will be completing the restoration of a qualified historic structure into an-income producing property. In addition, there are many programs available through the City of Harrisburg that residents could take advantage of for home repairs but lack the information of the programs and how to apply. Providing awareness of the opportunities and eligibility will help to increase the number of homes that keep up with maintenance and help to restore historic homes in the South Allison Hill community.

### Action Steps:

- a. Collaborate with organizations, municipality, county, and state level programs that can provide assistance for home maintenance and repair;
- b. Identify locations and timeline for workshops;
- c. Provide assistance with application and follow-up to those wishing to invest in their property

**Lead Organizations:** City of Harrisburg Department Building and Housing Development, City of Harrisburg Department of Community and Economic Development

**Supporting Organizations:** Tri County Community Action; Preservation Pennsylvania

**Potential Funders:** Lowe's Charitable and Educational Foundation; City of Harrisburg; Wells Fargo Regional Foundation

**Complimentary Values:** Safety

## **Affordable Housing**

**Description:** New construction and rehabilitation of properties will be targeted in areas that have other development or revitalization activities to enhance impact. All homes completed under this initiative must remain owner-occupied and are subject to resale restrictions to ensure that they remain affordable housing.

**Rationale:** The rehabilitation of previously blighted homes supports local property owners and contributes to revitalization efforts in South Allison Hill. Low and moderate income homeowners have the opportunity to purchase affordable rehabilitated properties in new or “like new” condition which is important to providing stable, safe, and healthy environments for South Allison Hill residents to live. homes must remain owner-occupied and are subject to resale restrictions to ensure that they remain affordable housing.

**Action Steps:**

- a. Target and acquire homes that are nuisance properties or abandoned and blighted;
- b. Construct and move to market for sale

**Lead Organizations:** Tri-County Housing Development Corporation

**Supporting Organizations:** City of Harrisburg, Harrisburg Land Bank, Harrisburg Redevelopment Authority

**Potential Funders:** Pennsylvania Housing Finance Agency; Wells Fargo Regional Foundation

**Complimentary Values:** Safety



## **Responsible Landlord Training**

**Description:** Provide landlords with a training opportunity to learn about properly screening potential tenants, their rights and responsibilities, crime prevention and more. Property owners who go through the program and implement recommendations will receive incentives.

**Rationale:** With 60% of residents renting and only 40% owning their home, it is a reality that the community has to work within to provide quality housing opportunities for those that may not be financially capable of buying a home. To protect residents, the training and loan program will incentivize responsible landlords and create a culture of landlords in the neighborhood that all know and follow the expectations set for them.

### **Action Steps:**

- a. Collaborate with the City of Harrisburg to determine appropriate incentives for successful participants;
- b. Develop training curriculum and requirements to receive incentive;
- c. Establish guidelines relating to landlord locale, number of properties, or income etc.;
- d. Create advertisement materials;

**Lead Organizations:** Tri County Community Action, City of Harrisburg Department of Community & Economic Development, City of Harrisburg /Codes Department

**Supporting Organizations:** Capital Area Rental Property Owners Association

**Potential Funders:** Neighborhood Partnership Program; Wells Fargo Regional Foundation

**Complimentary Values:** Safety

## **Mid-Term**

### **\$1 Home Program**

**Description:** Working with the City, homes in the neighborhood that are in relatively good condition that are vacant and tax delinquent will be strategically placed into a program that will allow the home to be acquired for \$1 to qualified buyers. Stipulations will be set to ensure that buyers will be using the home as their primary residence, have a plan and funds to renovate and bring the home to code and in good repair within a realistic time period.

**Rationale:** Many residents live next to or in the neighborhood of blighted and vacant properties that give the appearance of an unsafe environment, create areas of crime opportunity, decrease property values, and lead to increased future cost of demolition if left vacant. \$1 Home programs, or Urban Homesteading, has been used in cities such as New York, Philadelphia, and Buffalo, NY to put vacant properties back into use and help stabilize and increase real estate prices in the neighborhood. Current low sale prices in the neighborhood do not allow the investment required to these homes in the regular marketplace. A \$1 sale price with funds to bring the building up to code will provide further incentive to buy in the neighborhood, knowing you are not exceeding current resale value and are in an area where property values are expected to increase due to other nearby investments. Keeping homeownership restrictions on the program will also assist in longer term buy in and reduce transience within the South Allison Hill community.

#### **Action Steps:**

- a. Connect with other cities that have had a \$1 Home or Urban Homesteading program to receive advice and information and ordinances their community's used to make the program function and be successful;
- b. Work with the City of Harrisburg, Harrisburg Redevelopment Authority, and Harrisburg Land Bank on drafting and passing ordinances and policies to set up the program in Harrisburg;
- c. Create program guidelines, eligibility and regulations;
- d. Strategically identify qualifying homes for the program;
- e. Work with the Harrisburg Land Bank to bank the eligible properties;
- f. Collaborate with community financing organizations to assist potential buyers in gaining financing for needed improvements at fair rates;

**Lead Organizations:** City of Harrisburg, Tri County Community Action; Harrisburg Land Bank

**Supporting Organizations:** Harrisburg Redevelopment Authority; South Allison Hill Homeowners' & Residents' Association

**Potential Funders:** HUD; City of Harrisburg; Community First Fund

**Complimentary Values:** Safety

## ***Long-Term***

### **Purposeful Recreation Areas**

**Description:** Identify vacant land that can be used specifically for youth recreation for either active (playground) or passive (sports fields, interactive garden areas, etc.).

**Rationale:** The neighborhood lacks sufficient developed green space to accommodate the youth in the community with only one public playground available. Conversely, there are 284 vacant lots located in .46 square miles.

**Action Steps:**

- a. Map vacant lots for ideal location
- b. Research possible owners of vacant lots
- c. Secure legal counsel if needed to assist with legal aspect of acquiring lots

**Lead Organizations:** Capital Region Water, South Allison Hill Homeowners and Residents Association, City of Harrisburg Department of Parks & Recreation, Harrisburg Land Bank

**Supporting Organizations:** Tri County Community Action, Hamilton Health Center, Pinnacle Health, Boys & Girls Club of Greater Harrisburg

**Potential Funders:** Capital Region Water; Kline Foundation; MetLife Foundation; Neighborhood Partnership Program

**Complimentary Values:** Youth; Sense of Community; Safety

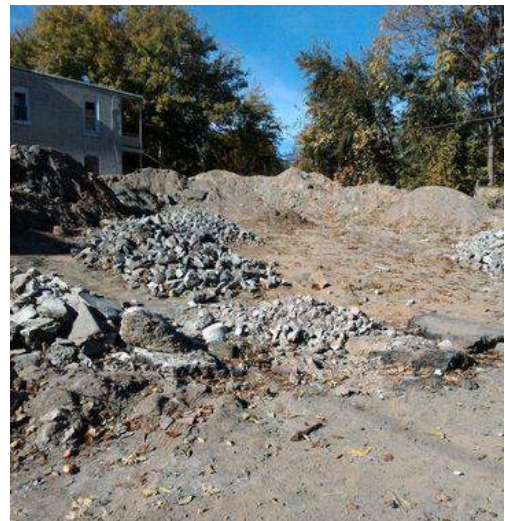
**Proposed Purposeful Recreation Area Project: Green Gathering Block**

A one acre area of land that comprises the 1400 block of Swatara to Hunter Street and South 14th to South 15th Street will be redeveloped into a green community space with play space for youth, organic gathering areas for more natural surveillance, and possess innovative green infrastructure to reduce community flooding and combined sewer overflows. Working in partnership with Capital Region Water through their commitment to create green infrastructure improvements while beautifying neighborhoods to meet its MS-4 requirements, this project will acquire the land, lead residents through a design process, construct, and provide ongoing maintenance for the community space.

Land acquisition of 26 vacant lots and demolition of 4 blighted properties would lay the ground work to create a community space the entire neighborhood could enjoy. This project builds upon the work of Tri-County Housing Development Corporation who constructed 10 new single family homes, rehabbed 2 homes and is planning 6 more new construction homes all on the adjacent block. Through this partnership, this area will be brought back to life and serve as a shining example of the next phase of revitalization in South Allison Hill, creating opportunities for increased public and private investment in the area.



**Current Conditions:**  
**Green** = Vacant lots  
**Red**=Unoccupied Structures



*15th and Hunter current conditions (top) and Capital Region Water concept drawing (bottom).*

## **Homeowner & Landlord Home Repair Loan**

**Description:** The home repair loan program will support maintenance and upkeep of properties in South Allison Hill by providing loans whose risk factors make it difficult to obtain funds from traditional lenders. Loans will be available to low-to-moderate income individuals who can also receive advice on repairs based on the historic nature of their homes and other possible funding sources.

**Rationale:** The housing stock in South Allison Hill has a median age of 1939 with many homes in the neighborhood built at the turn of the 20<sup>th</sup> century. This greatly contributes to the overall character of the neighborhood but also requires more intensive maintenance requirements to keep the structures attractive and in sound condition.

### **Action Steps:**

- a. Establish individual eligibility requirements;
- b. Establish target areas of the community able to apply under the program;
- c. Collaborate with other loan programs to create loan terms.

**Lead Organizations:** Tri County Community Action; City of Harrisburg

**Supporting Organizations:** Capital Area Rental Property Owners Association; South Allison Hill Homeowners' and Residents' Association

**Potential Funders:** Community First Fund

**Complimentary Values:** Safety

## Implementation Process

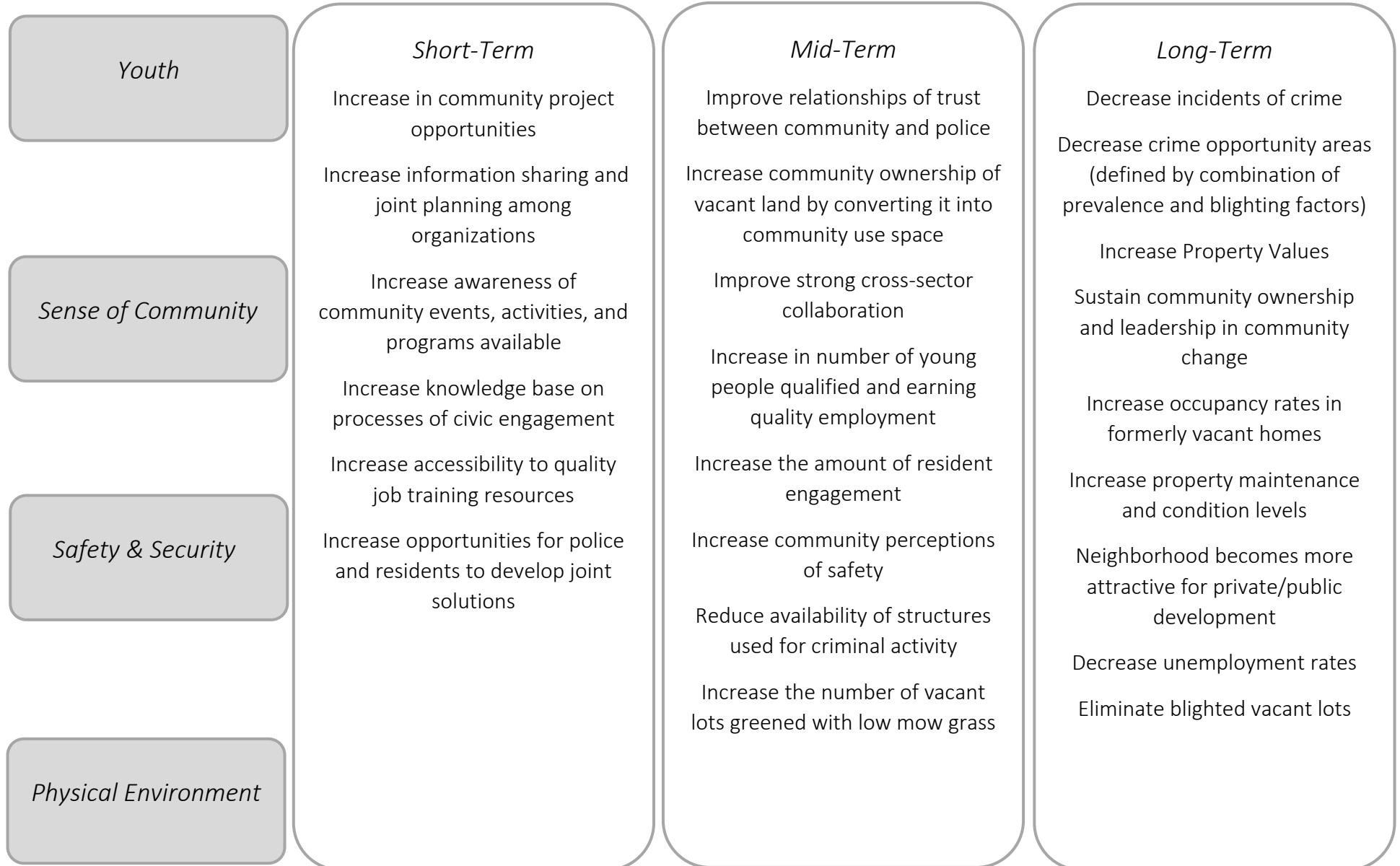
In the coming weeks, local residents, business persons, and institutional leaders will have the opportunity to review and comment on this plan at various community events and meetings. Once residents and leaders have offered their final comments on the plan, it will be submitted to the City of Harrisburg Planning Department for their review, comment, and recommendation. Following recommendation of the plan by the Harrisburg Planning Department, it will be taken through the process to gain council approval to be added as an amendment to the City Comprehensive plan upon its completion.

The Heart of the Hill Steering Committee will meet regularly to pursue the human, financial, and physical resources required to implement the plan and monitor and disseminate progress. Sub-committees will be formed with stakeholders and residents in the community value areas to execute next steps, monitor progress and outcomes, and adapt to changing community dynamics as needed.

As the items listed herein are put into action, the Heart of the Hill Steering Committee should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by the committee and that meet the identified community values. Any such actions should be publicly identified.

# APPENDIX

## Appendix A: Heart of the Hill Logic Model





## **Appendix B: Neighborhood Satisfaction Survey Report**

# South Allison Hill Revitalization Area

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*Tri County Community Action Survey Analysis, 2008, 2012, & 2016*

Report prepared by:

Alys Mann, Alys Mann Consulting

## **Introduction**

Over the past eight years, residents of the South Allison Hill Revitalization Area have been surveyed three times: once in 2008, once in 2012, and again in 2016. Residents were asked a series of questions about resident satisfaction, sense of community, quality of life aspects, neighborhood change, and prospective homebuyers.

This report looks specifically at the 2016 survey findings and how they compare with the findings from 2012. For some questions we review the trends from 2008, 2012, and 2016.

In 2016, Tri County Community Action used a systematic random sampling approach, knocking on 631 doors of randomly selected households and obtaining 177 completed surveys. They used trained surveyors to conduct the survey as a one-on-one interview with an adult member of the household. The answers to the surveys are compared to measure change in resident perception between 2008, 2012 and 2016 and general trends within the neighborhood.

The analysis is organized under five different subsections including information on Resident Satisfaction, Sense of Community, Tenure and Perspective Homebuyers, Quality of Life, and Neighborhood Change. The results are displayed in a combination of graphs and statistical tests that show change in the neighborhood over time.

For additional information on t-test calculations and open ended response analysis, please refer to Appendix A.

## **Key Findings**

### **Resident Satisfaction**

The majority of residents say they are satisfied living in the neighborhood in 2016. Trends show that neighbors may be slightly less likely to strongly agree they would recommend the neighborhood, but also fewer neighbors are likely to strongly disagree they would recommend the neighborhood. Residents say the major reasons they live in the community are to be near friends and family, because they were born in the community and also because they enjoy the affordability of housing.

### **Sense of Community**

Between 2012 and 2016, residents report that they speak with more neighbors on a regular basis. The things residents like best about their neighborhood in 2016 include their home or apartment, proximity to work, and their friends and family. This is similar to the things residents discussed in 2012. Crime and safety issues continue to be major concerns for residents.

### **Tenure and Prospective Homebuyers**

In 2016, about one-third of respondents own their homes, up from 22% in 2012. Renters are more likely to say they would purchase a home in the neighborhood in 2016 than in 2012 or 2008. Crime and safety issues are again a major reason renters have not moved towards homeownership in the community.

### **Quality of Life Aspects**

In 2016, access to public transportation and the friendliness of neighbors were among the highest rated quality of life aspects in the community. Between 2012 and 2016, several aspects saw increases in how they were rated. The quality of public services improved. In 2016 50% say they agree or strongly agree public services are satisfactory or better. Despite safety in the community and cleanliness in the community being rated the lowest out of all quality of life aspects, each has improved significantly since 2012.

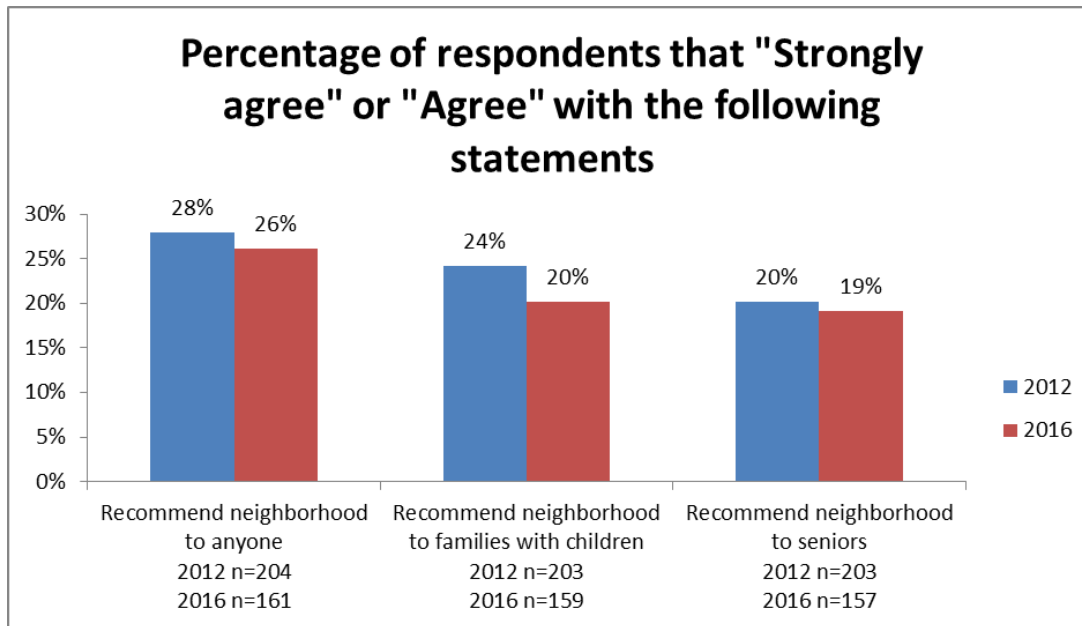
### **Neighborhood Change**

Thinking about the last three years, fewer than one-third of respondents felt the neighborhood improved. Respondents were more optimistic when asked how the community is likely to change over the next three years and 40% feel it will improve.

## Resident Satisfaction

For each of the following statements, please indicate your level of agreement: I would recommend this neighborhood to anyone as a good place to live; I would recommend this neighborhood to families with children as a good place to live; I would recommend this neighborhood to seniors as a good place to live.

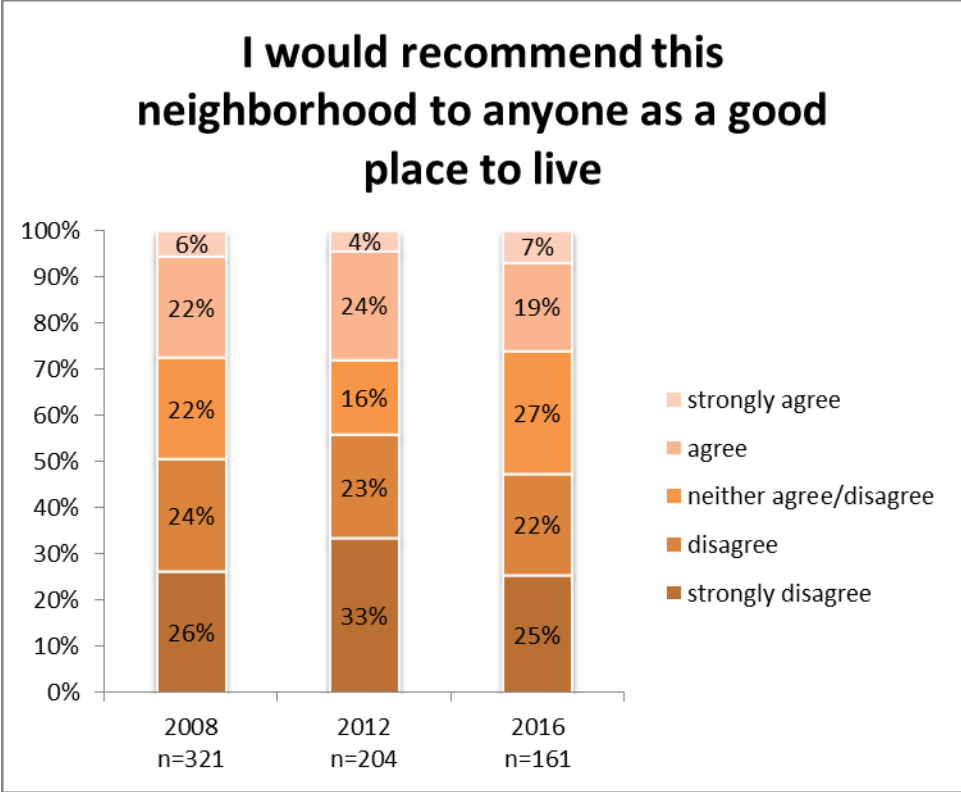
One measure of satisfaction in the community is whether residents feel they would recommend the community to others as a good place to live. In 2016, 26% of respondents say that they “strongly agree” or “agree” that they would recommend the neighborhood to anyone as a good place to live. Fewer respondents say they would recommend families with children or seniors.



Between 2012 and 2016 the percentage of respondents that feel they “strong agree” or “agree” that they would recommend the neighborhood declined for every group. Mean scores were also calculated for each question where each of the five answer categories were assigned a number on a scale of one to five, one meaning the person says they “strongly disagree” and five meaning the person says they “strongly agree” with the statement. The mean scores actually increased between 2012 and 2016, indicating that while there were fewer respondents that felt they “strongly agree” or “agree” with recommending the neighborhood, there were also fewer respondents that “strongly disagree.” On average, respondents felt more favorably about recommending the neighborhood to seniors between 2012 and 2016.

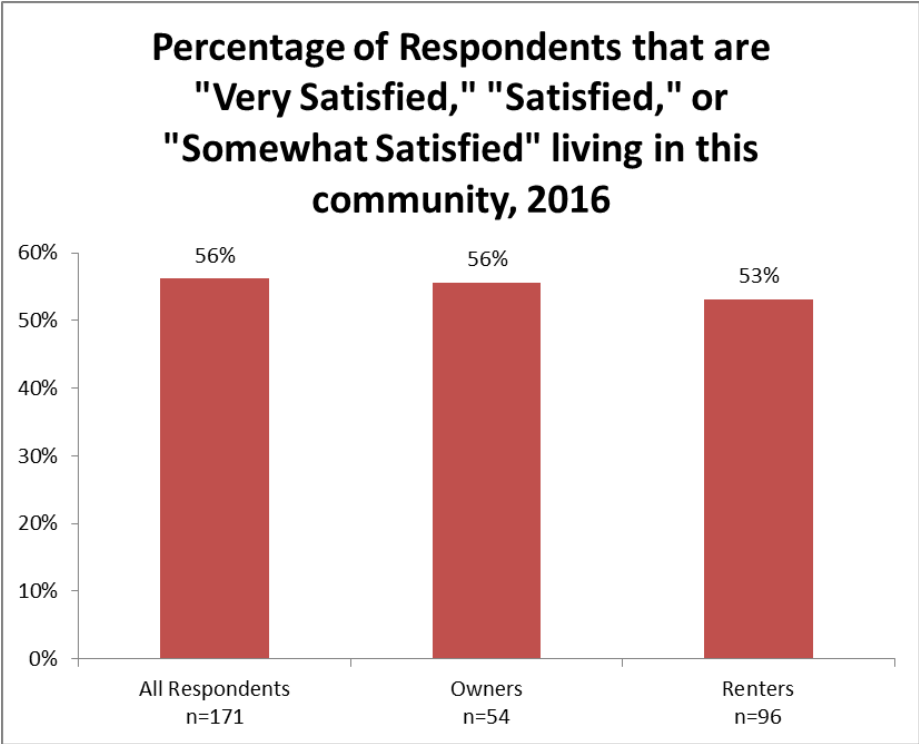
Comparison of Means - Recommendation Score				
	n=	2012	2016	
Recommend to someone as a good place to live	365	2.43	2.60	
Recommend to families with children	362	2.31	2.50	
Recommend to seniors	360	2.19	2.50	*

Note: \* indicates difference is statistically significant at p<0.1

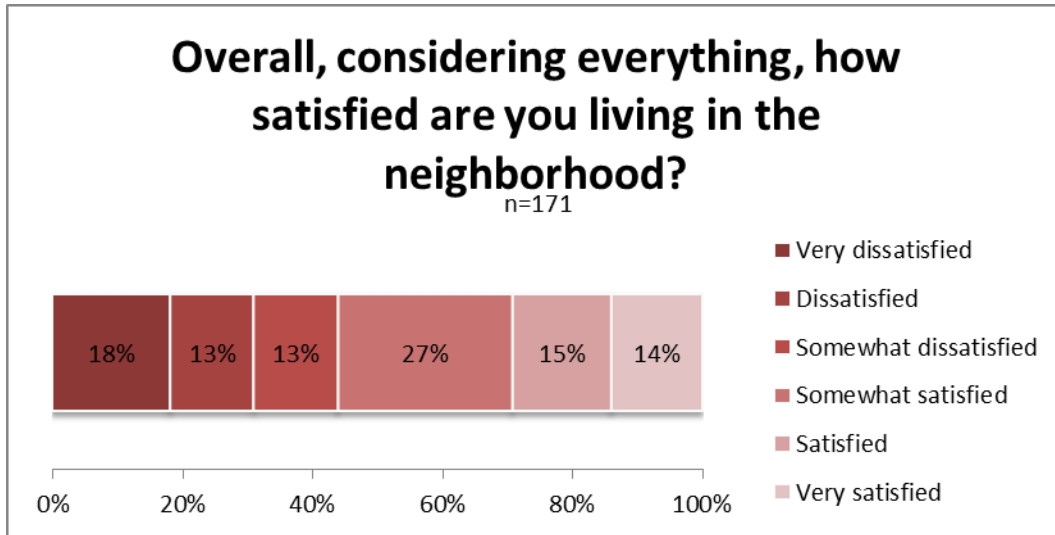


Overall, considering everything, how satisfied are you to live in the community?

In 2016, the majority of residents report being at least “somewhat satisfied” living in the community. There is very little difference between the percentage of owners and renters that are satisfied.

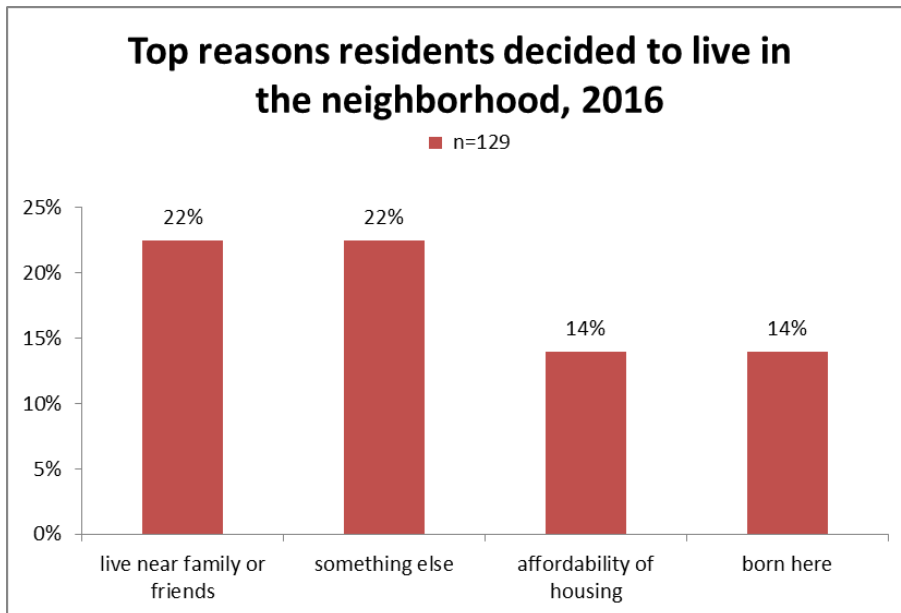


While the largest share of respondents say they are “somewhat satisfied” the second largest share, or 18% say they are “very dissatisfied” living in the neighborhood.



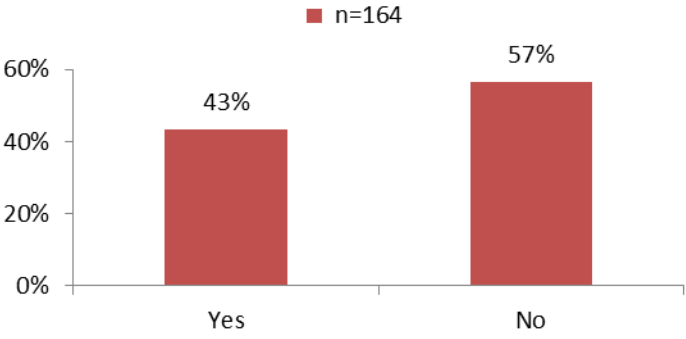
*Which of these was the major reason you decided to live in this community?*

The top reasons residents say they decided to live in the neighborhood were to live near friends or family, because the housing is affordable, or because they were born in the neighborhood. About 22% said “something else”



In 2016, if given the choice, only 43% of respondents say they would continue to live in the neighborhood.

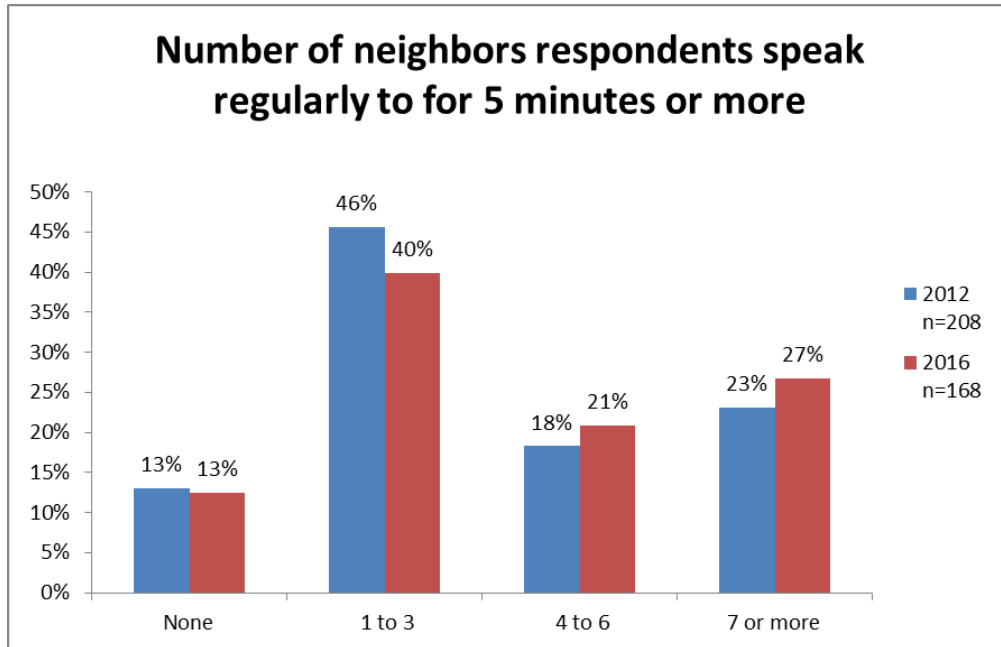
**If you had the choice, would you continue to live in this community, 2016**



## Sense of Community

*With how many of your neighbors do you speak regularly for five minutes or more?*

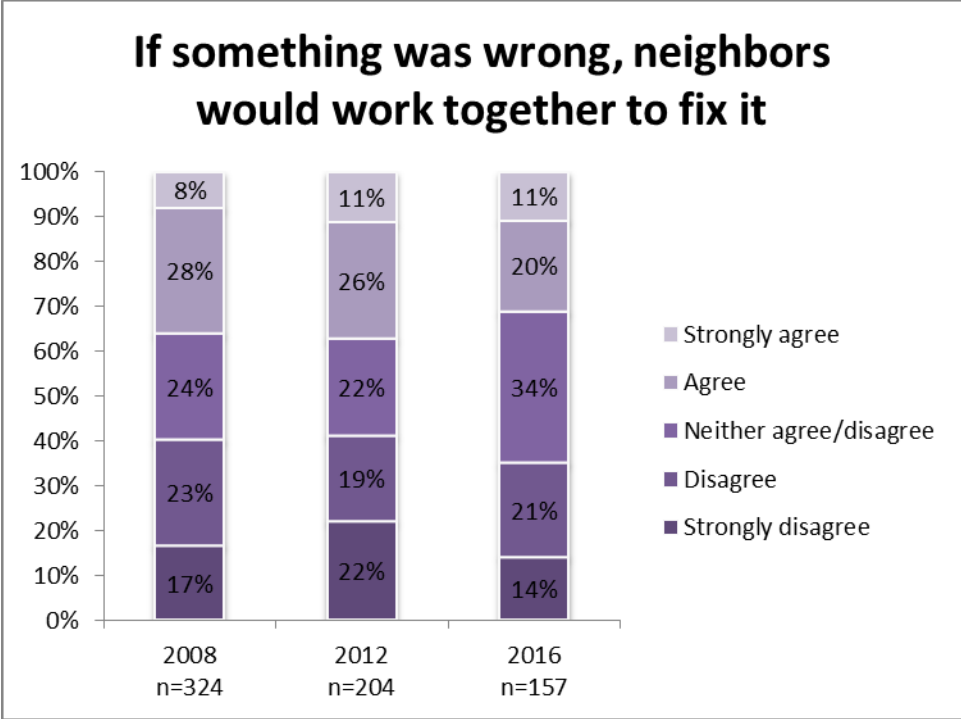
Between 2012 and 2016, more respondents report speaking with 4 to 6 neighbors and 7 or more neighbors regularly.



*Please indicate your level of agreement: If something is wrong in this neighborhood, I know that the people who live here will try to fix it.*

In 2016, about 31% of respondents agreed that neighbors would work together to fix problems, while 35% of respondents disagreed with the statement. About one-third said they neither agree nor disagree, up from only 22% in 2012.





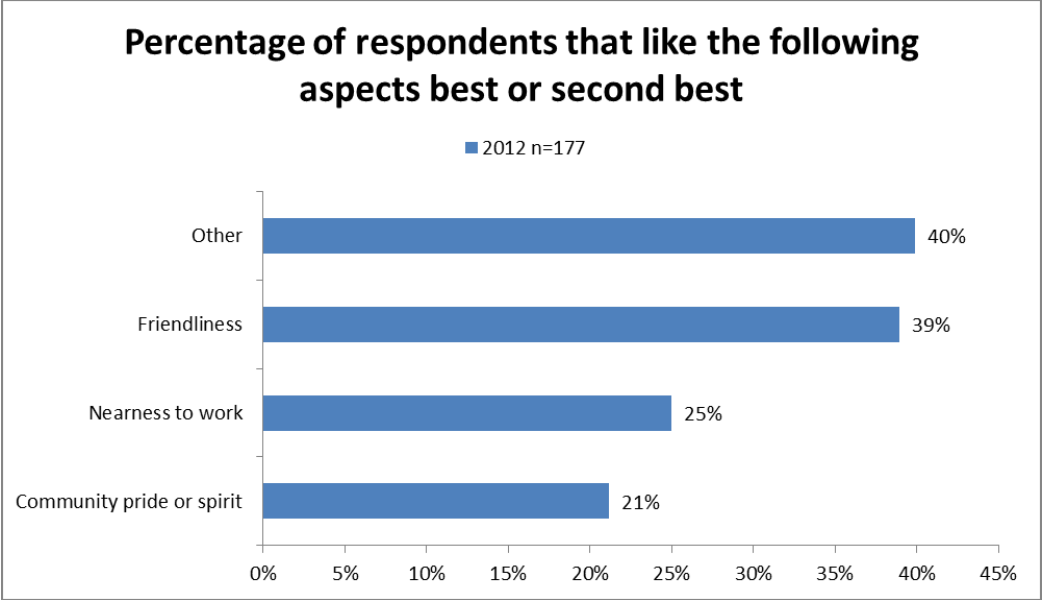
Mean scores were also calculated for where each of the five answer categories were assigned a number on a scale of one to five, one meaning the person says they “strongly disagree” and five meaning the person says they “strongly agree” with the statement. The mean score increased slightly between 2012 and 2016 indicating that, on average, respondents were slightly more likely to agree that neighbors would work to fix problems. The difference is not statistically significant.

Sense of Community Mean Comparisons			
	n=	2012	2016
I know my neighbors will work to fix problems	361	2.85	2.93
Note: Difference is not statistically significant			

*What do you like best about your neighborhood? What is your second favorite thing about this neighborhood?*

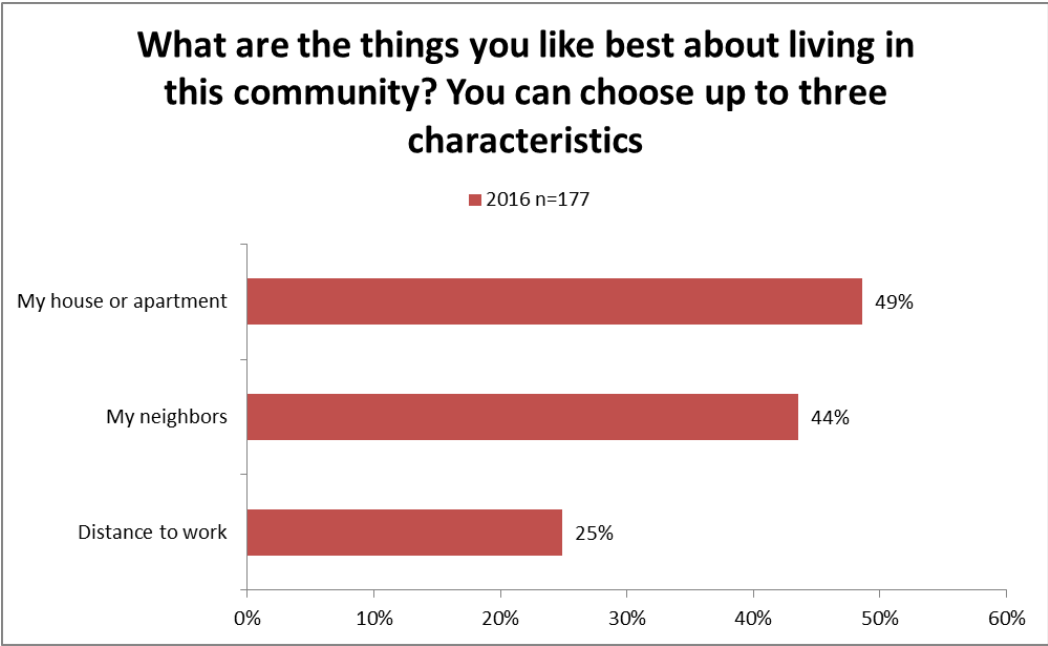
In 2012 respondents were asked to identify the best and second best thing about the neighborhood from a list of possible items. Friendliness of neighbors, proximity to work, and community pride and spirit were among the top items listed.

40% of respondents said they like something “other” than was listed best. Of those that wrote in a response, just over half said they like “nothing” best about the neighborhood.



*What are the things that you like best about living in this community? You can choose up to three of the characteristics listed.*

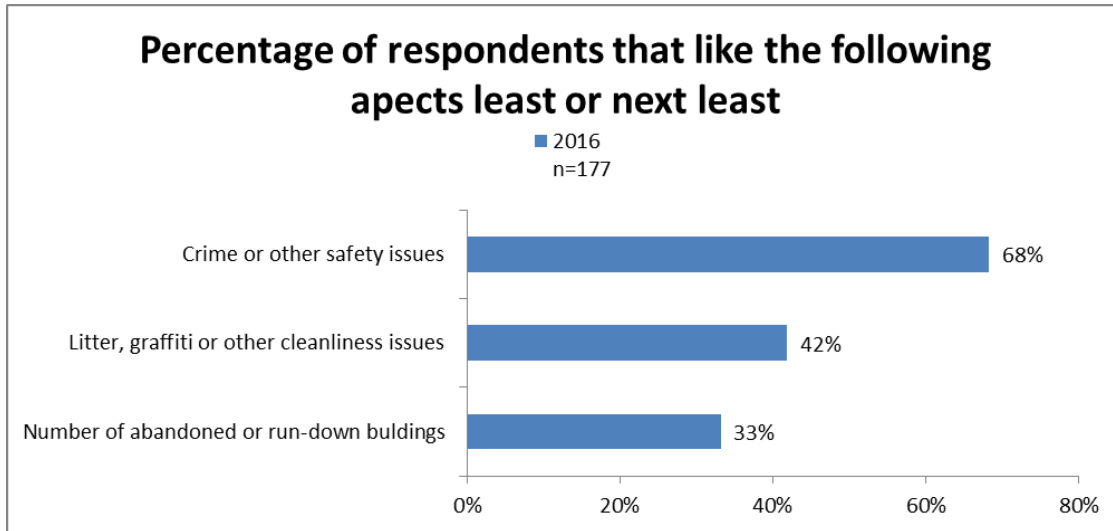
In 2016, respondents were asked to select up to three items they like best about living in the community. The list of items was slightly different from 2012. In 2016 respondents say they like their house or apartment, their neighbors, and proximity to work.



*What is the worst thing about this neighborhood? What is the second worst thing about this neighborhood?*

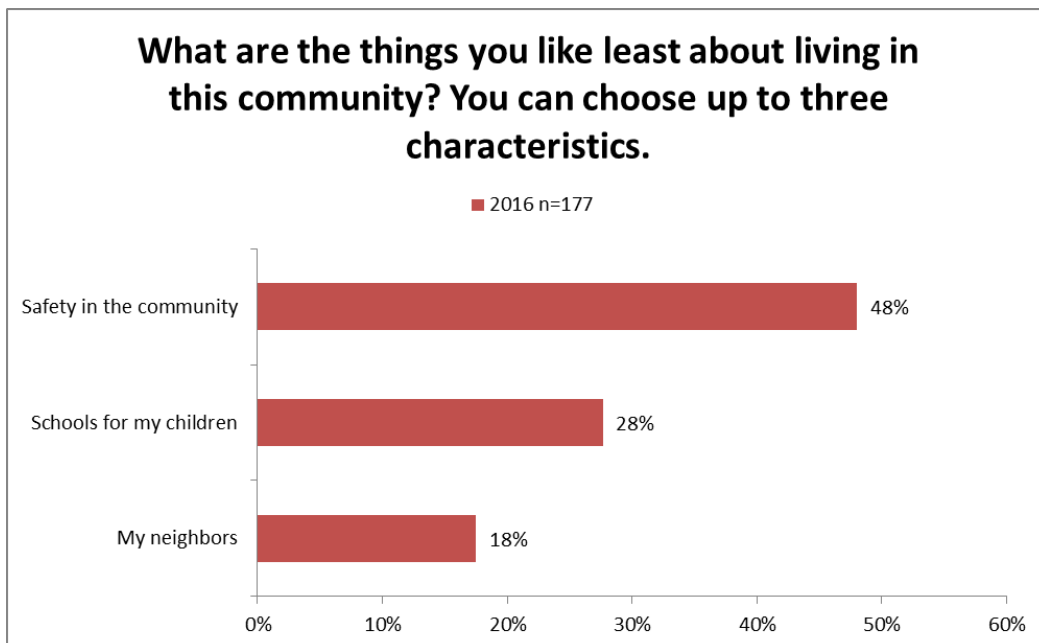
In 2012, respondents were asked to list their least favorite and next least favorite thing about their neighborhood. Crime and other safety issues in the community is the thing respondents like least. They

also do not like litter, graffiti or other cleanliness issues, or the number of abandoned and run-down buildings.



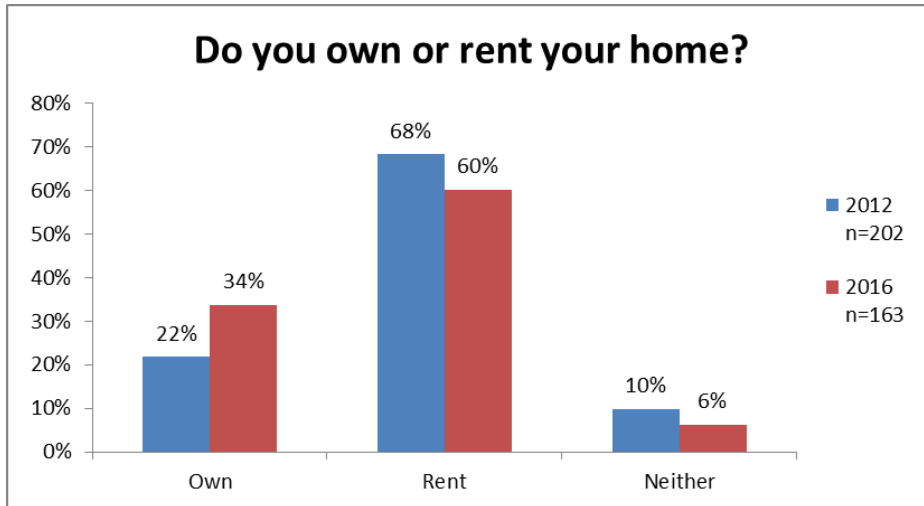
*What are the things that you like least about living in this community? You can choose up to three of the characteristics listed.*

In 2016, respondents could choose up to three things they like least about living in the community. Again, safety in the community was the largest issue. Other items respondents like least are schools for their children, and their neighbors.

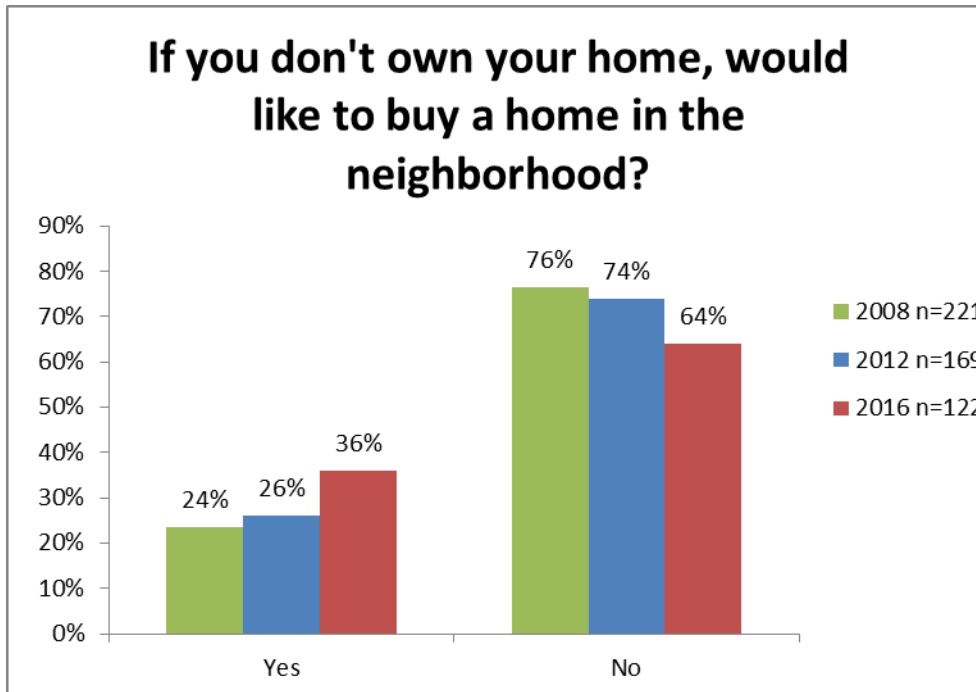


## Tenure and Prospective Homebuyers

In 2016, roughly one-third of respondents were homeowners. There were more respondents that were homeowners and fewer that were renters in 2016 than in 2012.



Renter respondents were asked if they would like to purchase a home in the neighborhood. In 2016 only 36% of renters said they would like to purchase a home, up from 26% in 2012. This difference is statistically significant.



Mean Comparison				
	n=	2012	2016	
Would you buy a home in the neighborhood?	291	0.26	0.36	*

Note: \* indicates difference is statistically significant at  $p < 0.1$

In 2016, the primary reasons renters have not yet purchased a home include:

- 35% say it is due to their personal financial situation
- 30% say it is due to crime or other safety issues.

The primary reasons renters will not purchase a home in the neighborhood in 2016 include:

- 33% say it is due to crime or other safety issues;
- 23% say it is due to physical conditions in the community.

## Quality of Life

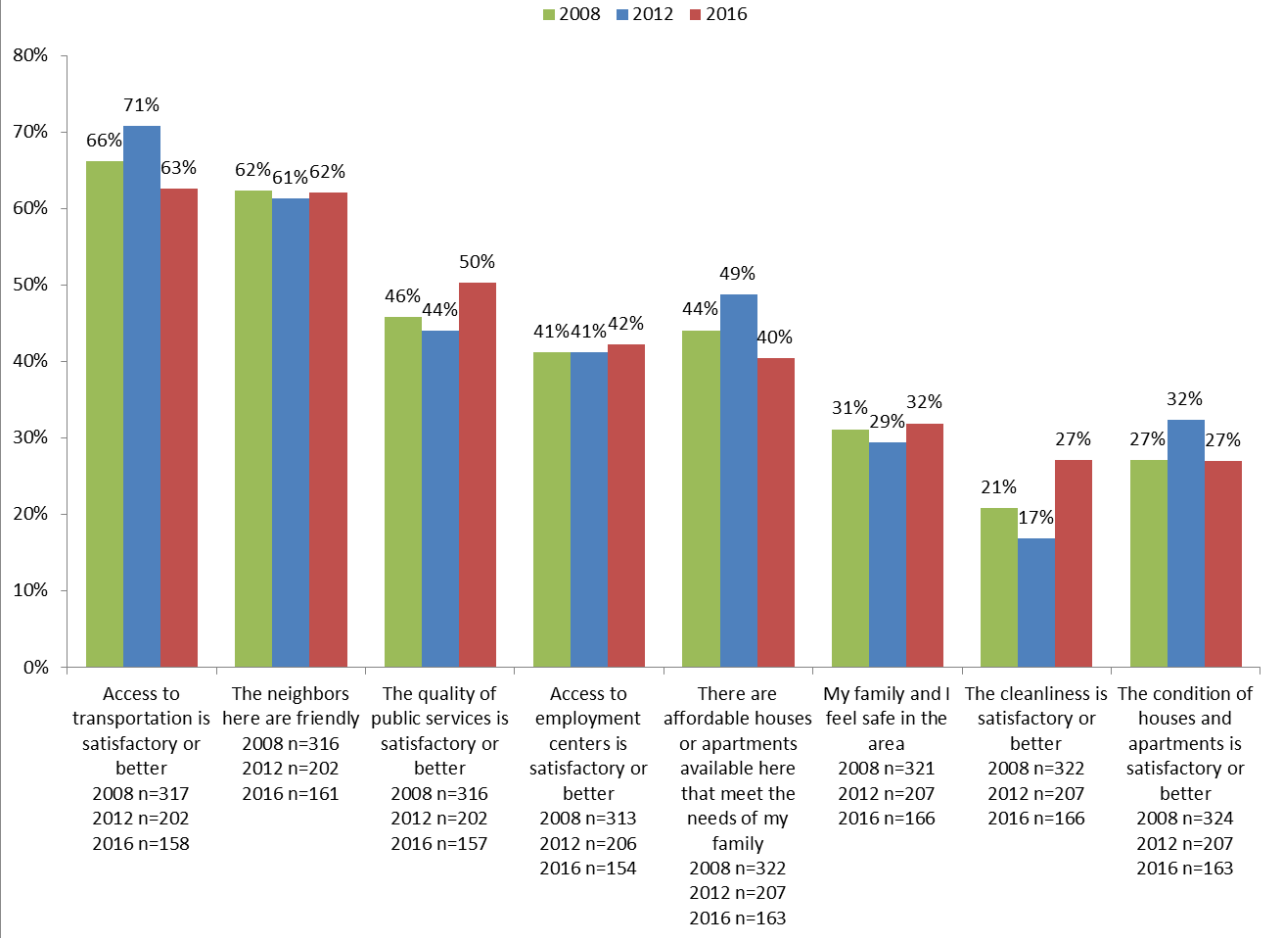
*For each of the following statements, please indicate your level of agreement: The conditions of houses and apartments in the area are satisfactory or better; There are affordable houses or apartments available here that meet the needs of my family; The cleanliness of the area is satisfactory or better; My family and I feel safe in the area; The neighbors here are friendly; The quality of public services is satisfactory or better; Access to transportation is satisfactory or better; and Access to employment centers is satisfactory or better.*

We ask respondents to respond to whether they agree or disagree that a variety of things that impact their everyday quality of life in the neighborhood is satisfactory or better. In 2016, the majority of respondents say they “strongly agree” or “agree” that access to transportation in the community is satisfactory or better, that neighbors in the neighborhood are friendly, and that the quality of public services is satisfactory or better. Cleanliness in the community and the condition of homes had the smallest percentage of respondents say they “strongly agree” or “agree” they are satisfactory or better at 27%.

To measure how these quality of life measures have changed since 2012, we developed a mean score for each quality of life aspect and compared the means between 2012 and 2016. For more information see Appendix A. Three areas saw statistically significant increases in the quality of life score. The quality of public services increased from 3.04 to 3.29, and went from 44% of respondents agreeing that public services were satisfactory or better in 2012 to 50% feeling they were satisfactory or better in 2016.

Feelings that respondents felt safe in the neighborhood also improved from 2012 to 2016. Despite the increase, in 2016 only one-third of respondents agreed that they and their family were safe in the neighborhood. Also cleanliness in the community improved from 2012 to 2016. Even though it has improved, cleanliness is still among the lowest rated aspects in the community.

### Percentage of respondents that "strongly agree" or "agree" with the following statements

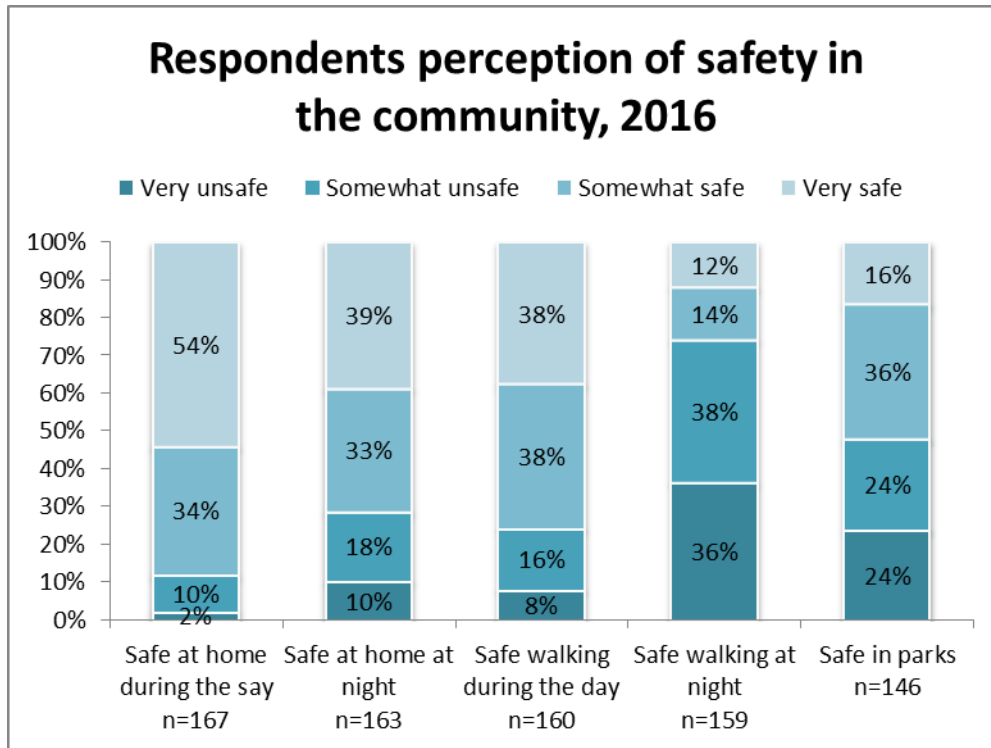


Quality of Life Mean Scores				
	n=	2012	2016	
The condition of houses and apartments is satisfactory or better	370	2.54	2.73	
There are affordable houses or apartments available here that meet the needs of my family	370	3.11	3.06	
The cleanliness is satisfactory or better	373	2.07	2.54	*
My family and I feel safe in the area	373	2.57	2.89	*
The neighbors here are friendly	363	3.49	3.58	
The quality of public services is satisfactory or better	359	3.04	3.29	*
Access to transportation is satisfactory or better	360	3.68	3.61	
Access to employment centers is satisfactory or better	360	3.01	3.18	

Note: \* indicates difference is statistically significant at p<0.1

*How safe would you say you feel in each of the following places?*

The vast majority, or 88% of respondents report they feel at least somewhat safe in their homes during the day and 76% of respondents say they feel safe walking in the neighborhood during the day. Respondents tend to feel slightly less safe at night. About 3 out of 4 respondents say they feel “somewhat unsafe” or “very unsafe” walking in the neighborhood at night.

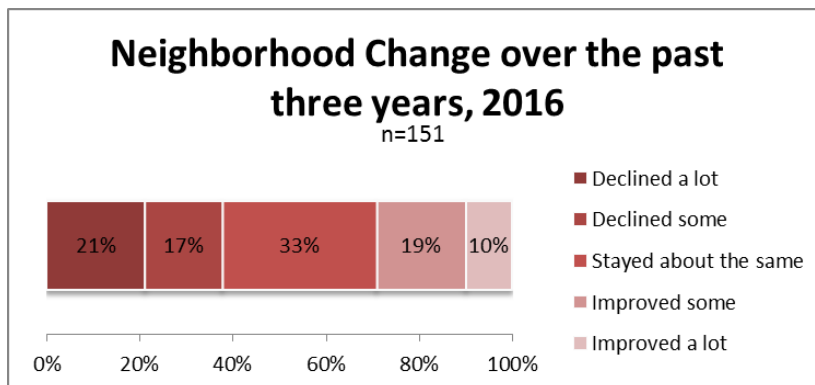
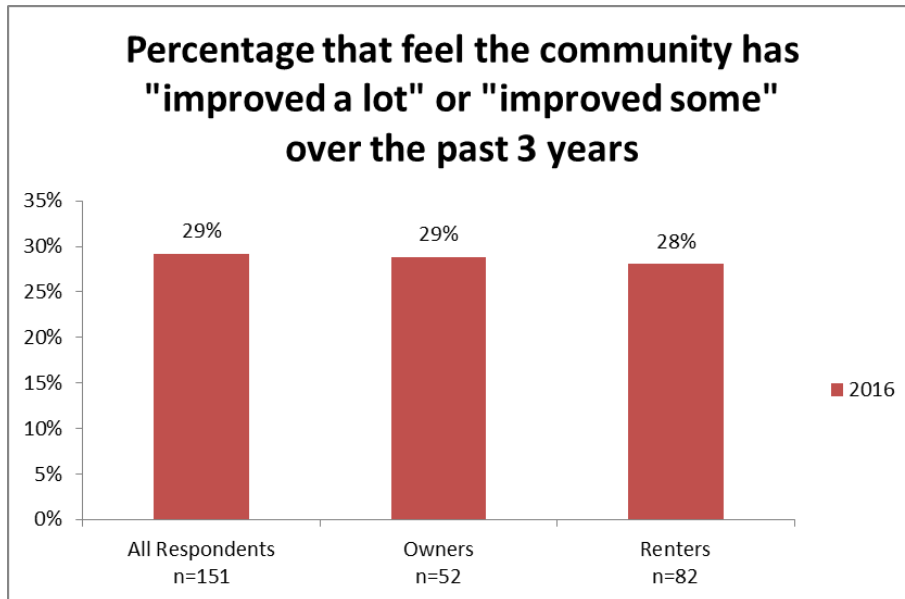




## Neighborhood Change

*Compared to three years ago, how has this community changed overall?*

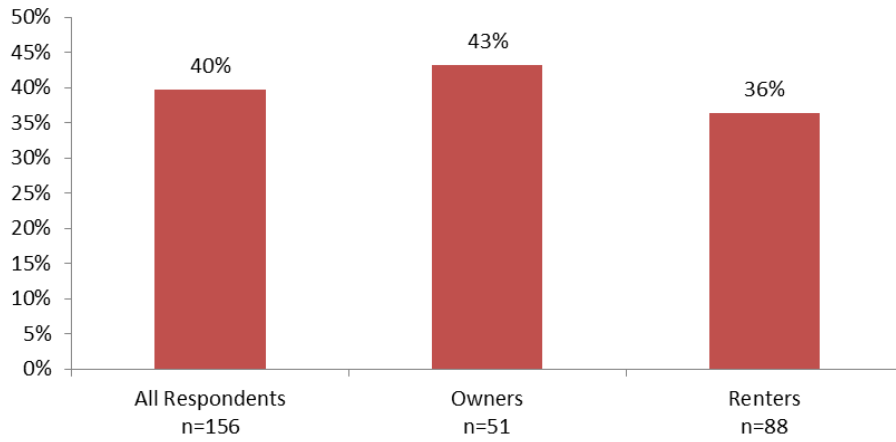
About 30% of respondents feel the neighborhood has “improved a lot” or “improved some” over the past three years. Both owners and renters feel the same way about the level of improvement. More respondents feel the neighborhood has declined than feel the neighborhood has improved, 38% compared with 29%.



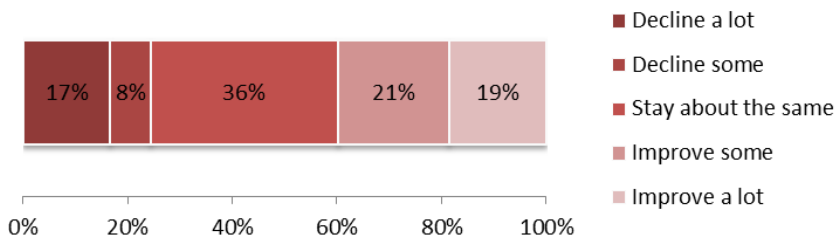
*Thinking about the next three years, how would you say this community is likely to change?*

Although less than one-third of respondents felt the neighborhood improved over the last three years, about 40% are optimistic the neighborhood will “improve a lot” or “improve some” over the next three years. Owners tended to be slightly more likely to be optimistic than renters. About 36% of respondents say they think the neighborhood will stay about the same over the next three years.

**Percentage that feel the community will "improve a lot" or "improve some" over the next 3 years**



**How respondents feel the neighborhood is likely to change over the next three years, 2016**



## **Appendix A: Methodology**

### **Means comparisons and T-Tests**

#### *Recommendation Score*

The recommendation score is developed by assigning a numerical value to each response to the statement of “I would recommend my neighborhood as a good place to live,” “I would recommend my neighborhood to families with children as a good place to live,” and “I would recommend my neighborhood to seniors as a good place to live.” Each response is assigned a numerical value on a five point scale where 1 point is assigned to responses of “strongly disagree” with the statement, 2 points are assigned to responses of “disagree,” 3 points are assigned to responses of “neither agree or disagree,” 4 points are assigned to responses of “agree,” and 5 points are assigned to responses of “strongly agree.”

A neighborhood with an average score of 3.00 would result from responses that were evenly split across all answer categories – in other words, respondents, on average, see the neighborhood in a neutral light. A score below 3.00 would show that on average, respondents see the neighborhood in a negative light, and a score above 3.00 would show that on average, respondents see the neighborhood in a positive light. A T-test was then performed to assess whether the mean scores from 2012 and 2016 are statistically significant.

#### *Fix it Score*

The mean score of the question “If something is wrong in my neighborhood, I know that the people who live here will try to fix it” is calculated by assigning a numerical value on a five point scale to each response where “strongly disagree” is assigned a 1, “disagree” is assigned a 2, “neither agree or disagree” is assigned a 3, “agree” is assigned a 4, and “strongly agree” is assigned a 5.

The scores are then averaged together to obtain a mean score. A neighborhood with an average score of 3.00 would result from responses that were evenly split across all answer categories, a score below 3.00 would show that on average, respondents think negatively about the question and a score above 3.00 would show that on average, respondents think positively about the question.

#### *Would you buy a home in this neighborhood?*

The mean comparison score for the question “would you buy a home in this neighborhood” is calculated by assigning a numeric value to the respondents answer where if the respondent answered “yes” a score of 1 is assigned and if the respondent answered “no” a score of 0 is assigned. The scores are then averaged together and a t-test was conducted to see if the difference in scores between 2012 and 2016 are statistically significant.

#### *Quality of Life Score*

Quality of life scores were calculated for reach respondent by assigning a numerical value to their response agreeing or disagreeing with a series of statements about the neighborhood. Responses of “strongly disagree” received a score of 1 point, responses of “disagree” received a score of 2 points, responses of “neither agree or disagree” received a score of 3 points, responses of “agree received a score of 4 points, and responses of “strongly agree received a score of 5 points.

The average of all the respondents scores were then calculated for each statement. A neighborhood with an average score of 3.00 would result from responses that were evenly split across all answer categories – in other words, respondents, on average, see the neighborhood in a neutral light. A score below 3.00 would show that on average, respondents see the neighborhood in a negative light, and a score above 3.00 would show that on average, respondents see the neighborhood in a positive light. A t-test was conducted to compare the average scores between 2010