

# **JEFFERSONVILLE HOUSING INVENTORY STUDY**

**JEFFERSONVILLE, INDIANA**

**Report prepared by**

**John Vick, M.S.  
Carol Norton, A.I.C.P.  
Greg Nordin, M.U.P.**

**Center for Environmental Policy and Management  
School of Urban and Public Affairs  
The University of Louisville**



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# JEFFERSONVILLE HOUSING INVENTORY STUDY

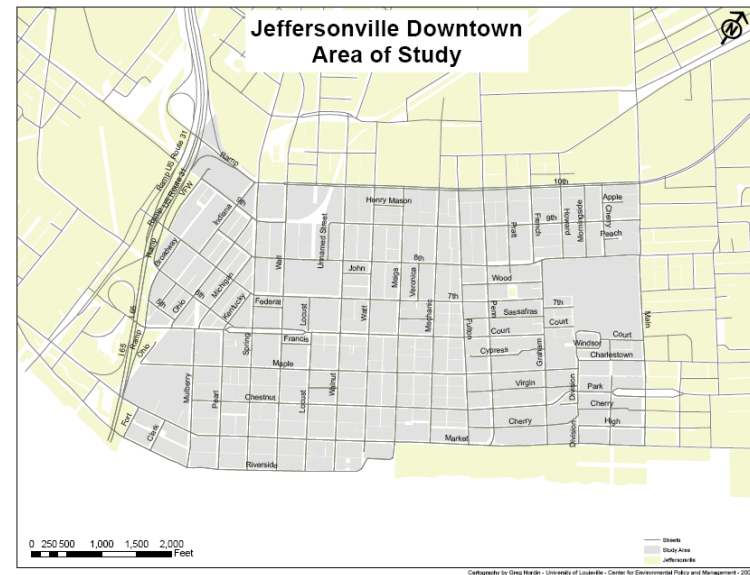
## OVERVIEW

The purpose of the Jeffersonville Housing Inventory Study was to provide a complete inventory of residential structures in the historic city center of Jeffersonville, Indiana. An original housing inventory survey was created for the study by the research team in partnership with Jeffersonville city officials to record the location, exterior condition, and other physical and architectural characteristics of each residential structure. The data from the survey process was then used to create a comprehensive housing database for the city. The property conditions and attributes were then analyzed and mapped to provide the city with a detailed account of housing conditions in historic Jeffersonville. Those study results are contained in this report. All research activities were performed by the Center for Environmental Policy and Management (CEPM) at the University of Louisville's School of Urban and Public Affairs.

## AREA OF STUDY

The geographical area assessed by this study is bounded to the north by **10<sup>th</sup> Street**, east by **Interstate 65**, south by the **Ohio River**, and west by **Main Street**. This area is primarily residential and includes 131 city blocks. For the purposes of this study, a residential block is defined as all housing units located on the four sides of a city block. The study area contained 1,612 individual residential properties.

Map 1: Area of Study



## RESEARCH PROCESS

A member of the research team rated the condition and characteristics of 1) blocks and 2) individual properties contained within the study area. All ratings were conducted on foot by a single rater. Ratings were completed from the public right of way; the rater did not venture onto private property or into alleyways. The ratings were conducted from January through April, 2009.

### **Block Level Ratings**

The Block Level ratings recorded the location of each block by identifying the bordering streets. For the purposes of this study, a residential block is defined as all housing units located on the four sides of a city block. Block condition was assessed by recording the presence of sidewalks, sidewalk condition, the presence of street lighting, and the presence and location of graffiti on public property. A subjective rating of the overall block condition was also included. The Block Level Rating Sheet is included in the Appendix.

### **Individual Property Ratings**

The Individual Property ratings recorded the street address of each individual property, as well as the block number where each property was located. The rater recorded the age of the structure, the number of stories, and the construction type or building material. The rater also noted whether each structure appeared to be multi-family, and whether there was any sign of recent improvements to the structure. A number of housing characteristics were also rated on their condition at the time of the study, including the chimney, roof, gutters, exterior surface, windows, doors, foundation, walkways (including driveways and steps), outbuildings, sidewalks, and lawns. A subjective rating of the overall individual property condition was also included. The Individual Property Rating Sheet is included in the Appendix.





## **Field Work Narrative**

*The following is a first-person narrative written by the housing rater about his experience of working on this project in the field. The intent is to provide information about the project that is not otherwise captured by the housing data, and also to provide some context for the findings.*

My experiences during the completion of the inventory of the housing units in downtown Jeffersonville were varied and unexpected. Many of my expectations for the project were either met or radically different from my initial perceptions. The observations I made during this project can be split into two main sections: *resident reactions* and *housing trends*.

### **Resident Reactions**

The way the residents of Jeffersonville responded during the “on the street” portion of the housing survey was dramatically different than expected. I went into this with the expectation that the residents would question and ask to speak with me throughout the process. However, what was unexpected was the level of negativity that I experienced. I completed the survey in a systematic way moving in large strips across the downtown corridor from west to east. I found that as I moved further east, the interactions became increasingly negative and confrontational. I am not sure if this occurred because I was more and more aware of it or if I became more defensive or residents became more hostile, but these negative interactions reached their peak on a Sunday afternoon where two separate residents called the police to report my activity. Also, a third resident yelled at me and demanded to see my identification after the police “just let [me] go.” The first incident occurred in the neighborhood just to the north of 8<sup>th</sup> Street and just west of Main Street. The second incident occurred just east of Graham Street on 7<sup>th</sup> Street. Also, through personal observation, I noticed that the majority of the residents that questioned my activities were the residents that lived in nicer, higher-rated homes. While I am unable to provide statistical evidence to back this up, I had very few people that lived in lower-rated homes question my presence in their neighborhood.

### **Housing Trends**

While completing the survey I noticed several trends develop with the quality of housing. The largest trend I noticed is that homes in the same block along their particular street all tended to score similar scores. While the four sides of the block may all have diverse scores, along each individual street of the block, the houses had similar ratings. This was not without exception, but was just a generally-noted observation. Perhaps a better way of rating blocks would have been to rate individual street segments as these segments tended to be more cohesive than the block measurements used. I also noticed a larger trend of housing quality while completing the survey. Homes that were closer to the river (within a block) were generally nicer than those further away. The only exceptions to this were the homes located around Jeffboat. I also noticed that homes located around major thoroughfares (10<sup>th</sup> Street, Spring Street, Court Street, etc.) tended to be higher-rated. The final trend I noticed with housing quality was in regards to doors and windows. I noticed that, with very few exceptions, doors were almost always higher-rated than the windows on a structure. While the only possible explanation that I can offer for this is that doors see much more use than windows, so when they break it becomes a more pressing issue, no concrete evidence is available to back up this argument.

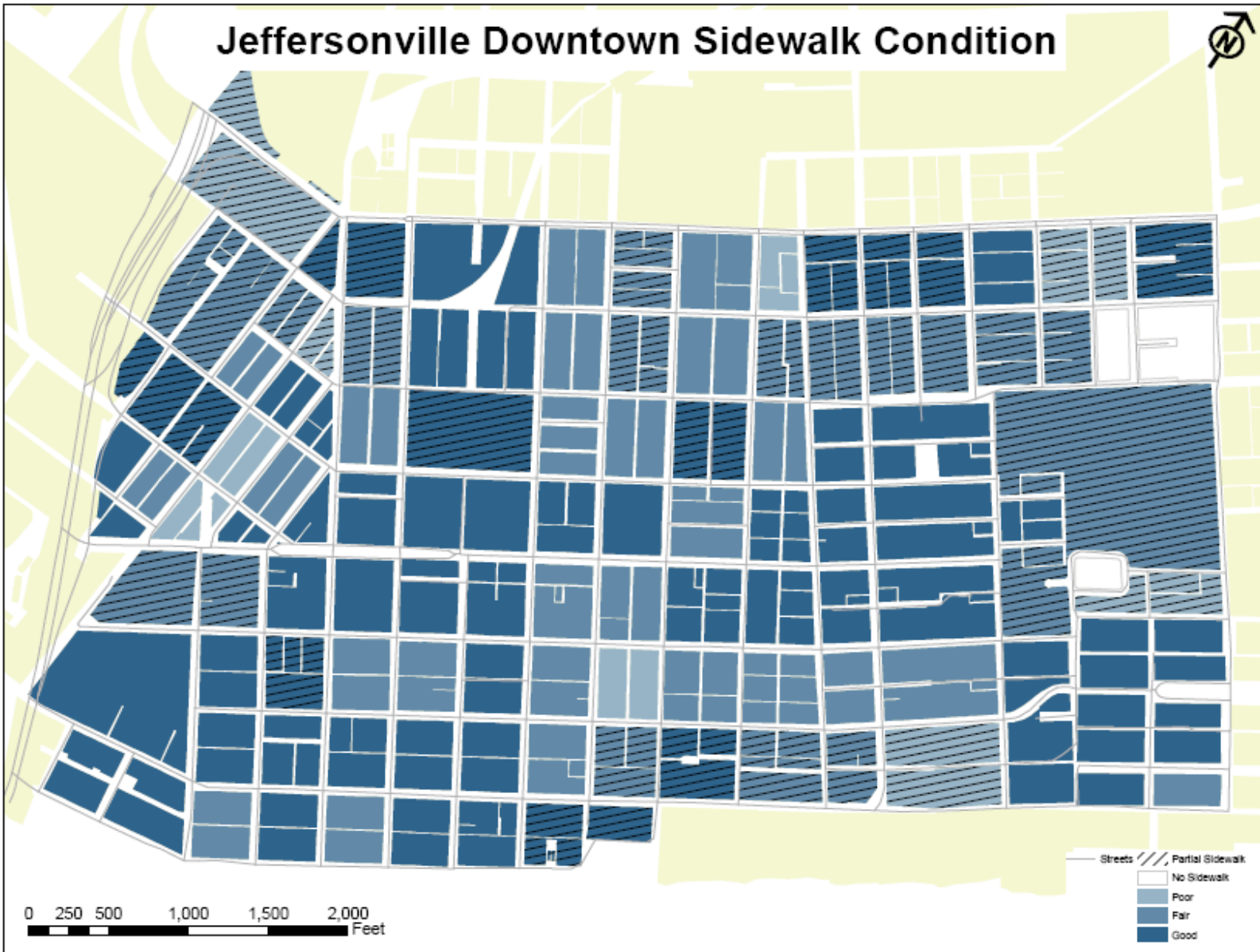




**STUDY FINDINGS**

**BLOCK LEVEL**

Map 2: Block Level Sidewalk Condition



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2009

## BLOCK LEVEL

### Presence of Sidewalks

#### Ratings

**Yes** - if a physical sidewalk was present

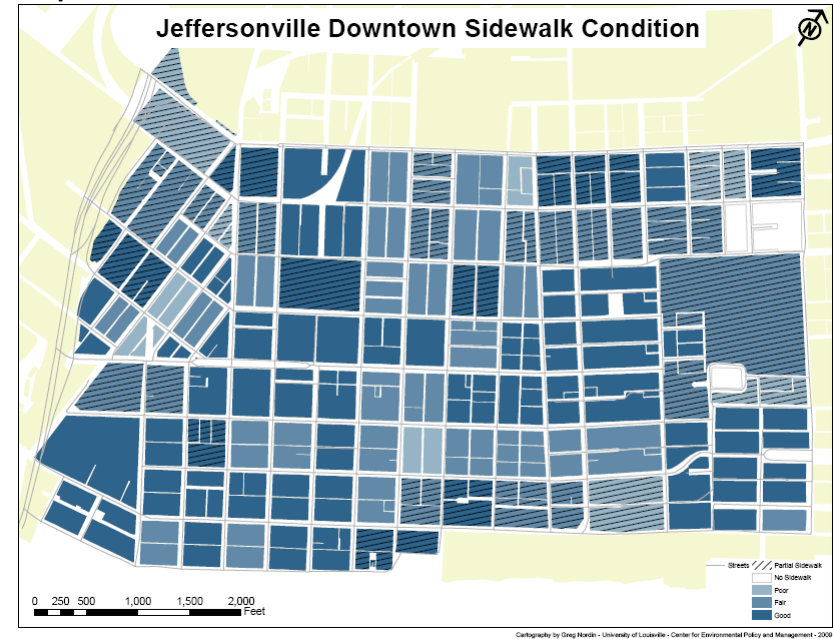
**No** - if no physical sidewalk was present

**Partial** - if a physical sidewalk was not present along one entire street length (accumulated length)

#### Results

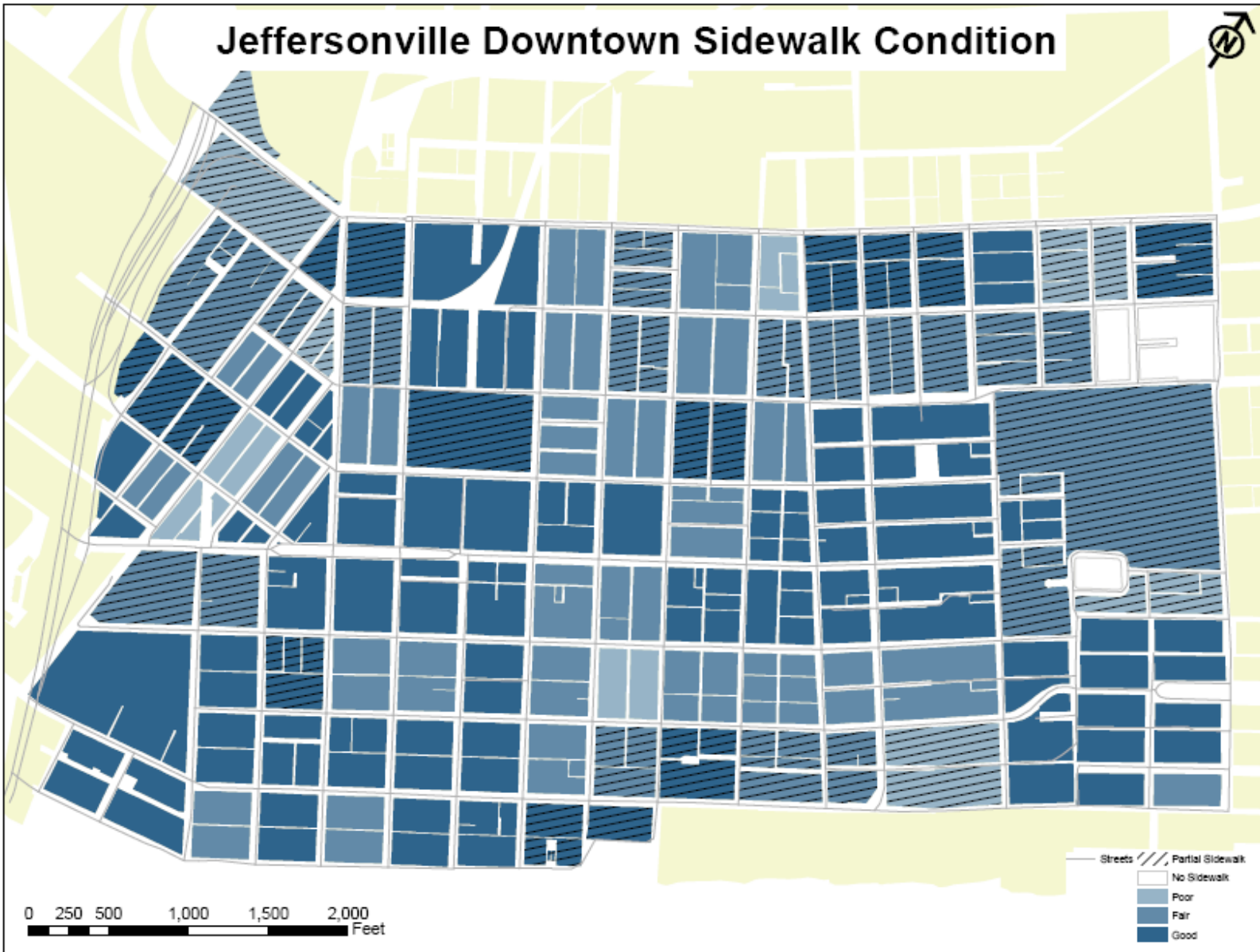
The majority of blocks in the study area have sidewalks present (64%), while most other blocks had sidewalks present around part of the block (34%). Only 3 blocks (2%) had no sidewalks at all. The location of sidewalks is generally inconsistent: there are no particular sections in the study area that have complete sidewalks rather than partial sidewalks. The blocks with no sidewalks are all on the eastern border of the study area.

Map 2: Block Level Sidewalk Condition



Sidewalks Present	Number	Percent
Yes	84	64%
No	3	2%
Partial	44	34%
Total	131	

Map 2: Block Level Sidewalk Condition



## BLOCK LEVEL

### Sidewalk Condition

#### Ratings

**Good** – if the cumulative condition was walkable with no major issues; handicap accessible

**Fair** – if sidewalks were primarily handicap accessible with some areas that needed attention; problems such as missing sections, dangerous cracks, unlevel, rough or worn texture

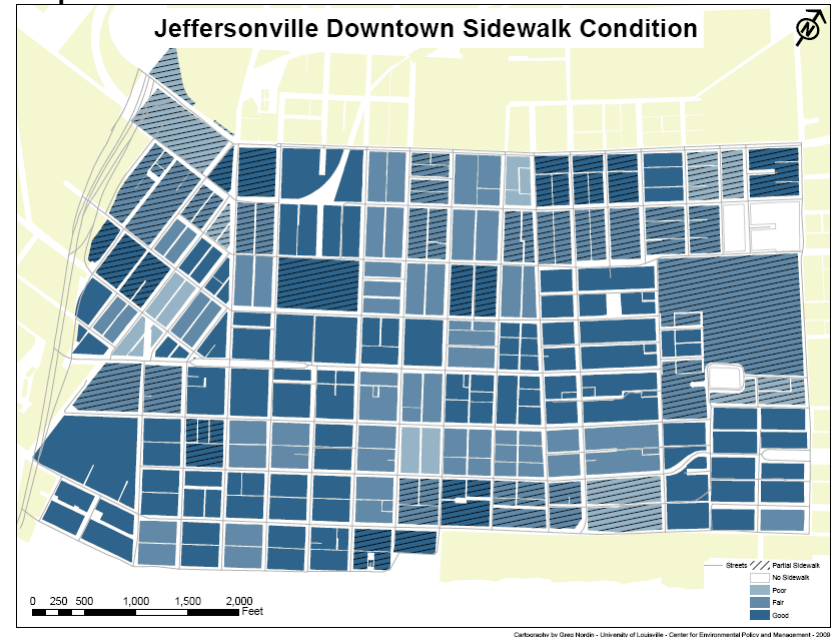
**Poor** – handicap accessibility problems; excessive cracking, wear, very unlevel sections

*Note: Blocks could have substantial variation among sides.*

#### Results

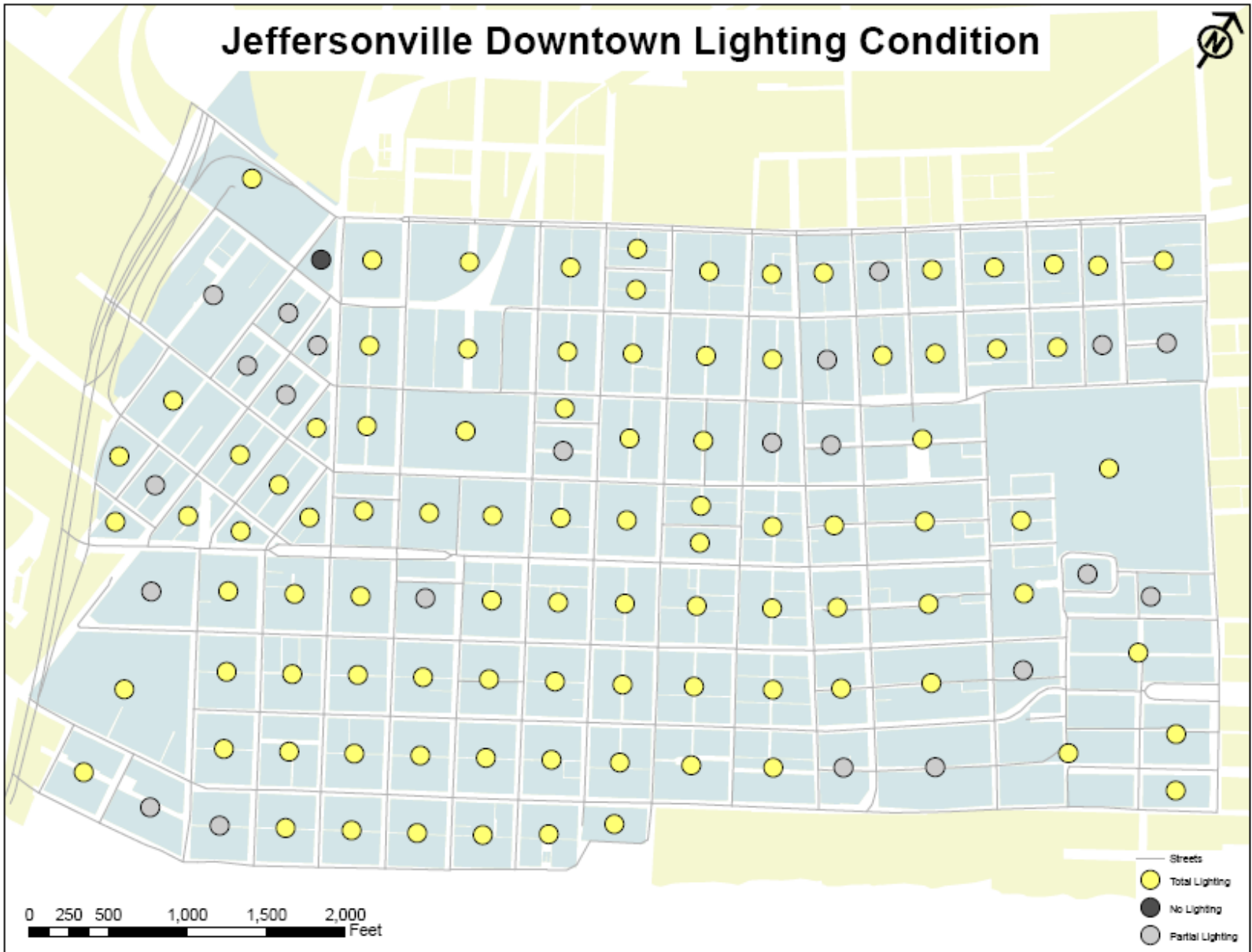
About half of the sidewalks in the study area are in good condition (48%), while most others are fair condition (42%). Only 10 blocks (8%) had sidewalks in poor condition, and 3 blocks (2%) had no sidewalks at all. As with the presence of sidewalks, the condition of sidewalks appears to be evenly distributed across the study area. There are no apparent concentrations of good, fair, or poor conditions in any part of the area.

Map 2: Block Level Sidewalk Condition



Sidewalk Condition	Number	Percent
Good	63	48%
Fair	55	42%
Poor	10	8%
NA/None	3	2%
Total	131	

Map 3: Block Level Lighting Condition





**BLOCK LEVEL**

**Presence of Lighting**

Ratings

**Yes** – if at least one street light was present on every side of the block

**No** – if there was no lighting on any side of the block

**Partial** – if any lighting was present but not on every side of the block

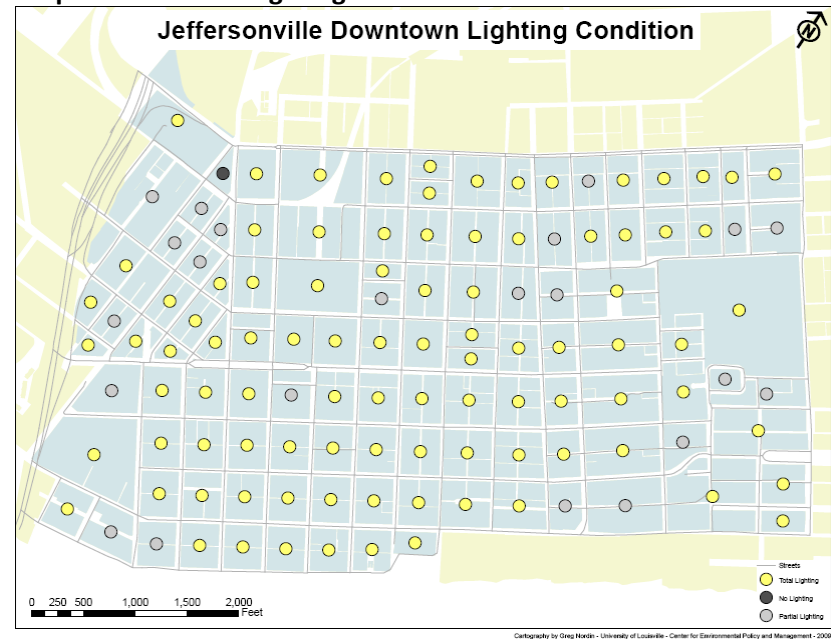
*Note: Lighting was counted for the side of a block even if it was anchored across the street.*

*Note: The working condition and effectiveness of the street lighting was not assessed.*

Results

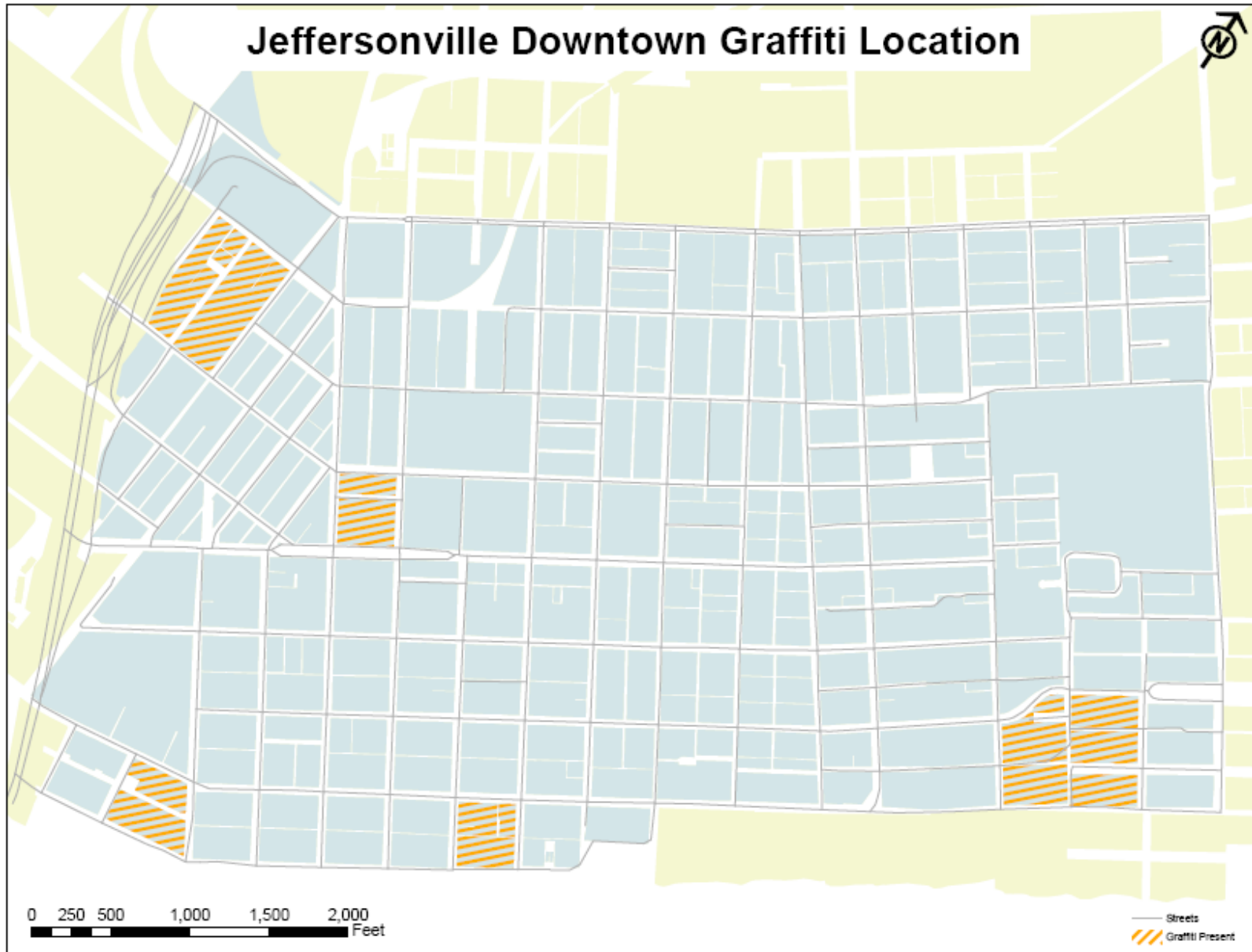
Most blocks in the study area have street lighting present on every side of the block (81%). Only a few (18%) have partial lighting, and only one (1%) has no street lighting at all. There appears to be a small concentration of blocks in the Northwest corner of the study area with partial or no lighting, as well as a general trend of partially-lit blocks on the periphery of the study area.

**Map 3: Block Level Lighting Condition**



Lighting	Number	Percent
Yes	106	81%
No	1	1%
Partial	24	18%
Total	131	

Map 4: Block Level Presence of Graffiti



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2009

## BLOCK LEVEL

### Presence of Graffiti

#### Ratings

**Yes** – If any graffiti present

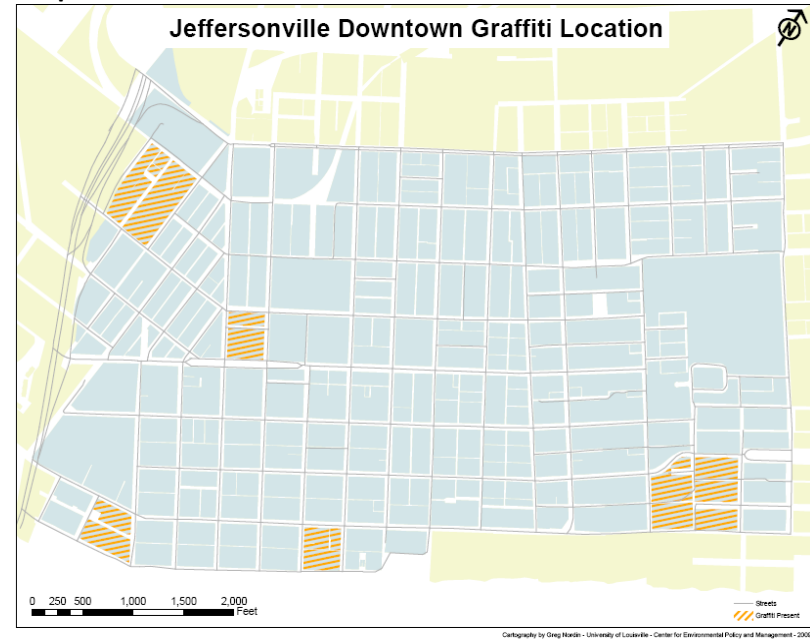
**No** – If no graffiti present

*Note: Graffiti on individual properties was not rated in this category; only graffiti on public property/public right of way.*

#### Results

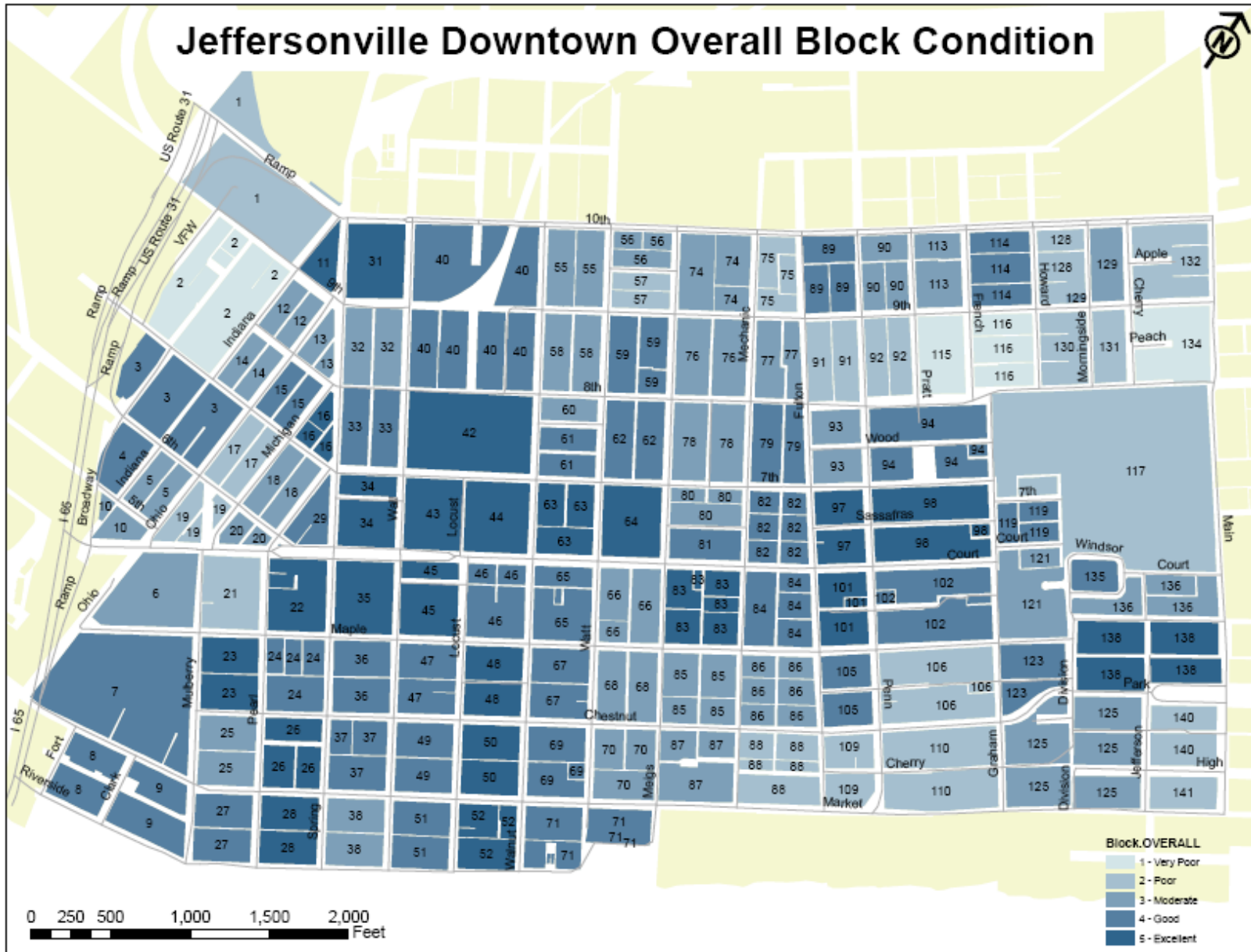
There were very few instances of graffiti found on public property in the study area. Graffiti was only found on 5 blocks (4%), while 96% of the study area had no graffiti. The instances of graffiti tended to be on the periphery of the study area, particularly the corners. Descriptions of the location of each instance of graffiti can be found in the electronic housing inventory database.

Map 4: Block Level Presence of Graffiti



Graffiti Present	Number	Percent
Yes	5	4%
No	126	96%
Total	131	

Map 5: Block Level Overall Block Condition



## BLOCK LEVEL

### Overall Block Condition

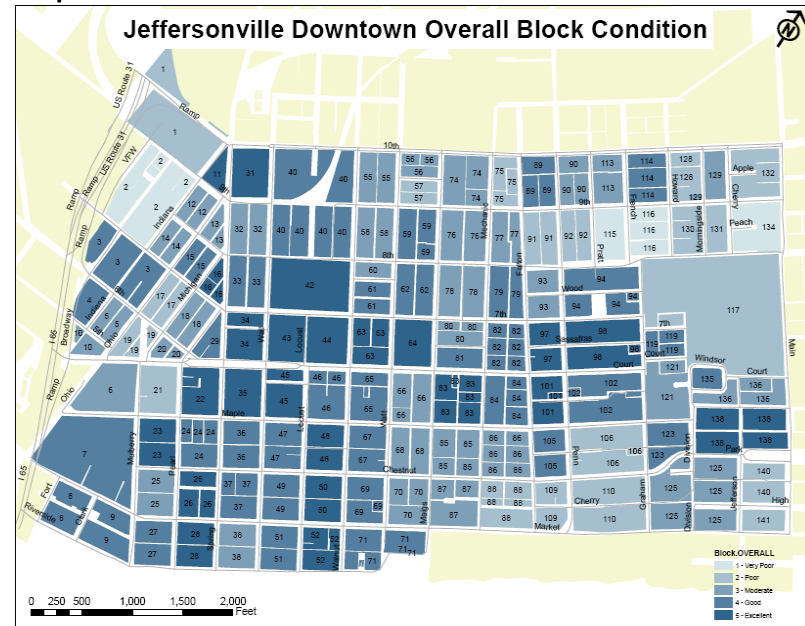
#### Ratings

This is a subjective rating based on the overall quality of the sidewalks, lighting, and character of the block. The person making the evaluations asked “does the block feel safe, maintained, clean (free of trash), and appear well-attended to?” A lack of sidewalks on busy roads and other indicators of walkability influenced the ratings. The ratings took into account public rights of way, yards, and houses (i.e. concentration of “rough houses”) and block layout.

#### Results

The majority of blocks in the study area are in “good” or “fair” condition (62%), followed by “excellent” (18%) and “somewhat poor” (16%). Only 3 blocks (2%) are considered in “poor” condition. Most of the blocks in excellent condition are located on the interior of the study area and are typically clustered together with other excellent blocks. This trend holds true for other conditions as well. There are very few “isolated” blocks in terms of condition. Blocks tend to gradually fade from one condition to another.

Map 5: Block Level Overall Block Condition



Overall Block Condition	Number	Percent
5=Excellent	24	18%
4=Good	41	31%
3=Moderate	41	31%
2= Poor	21	16%
1=Very Poor	3	2%
Unknown	1	<1%
Total	131	
Mean	3.48	

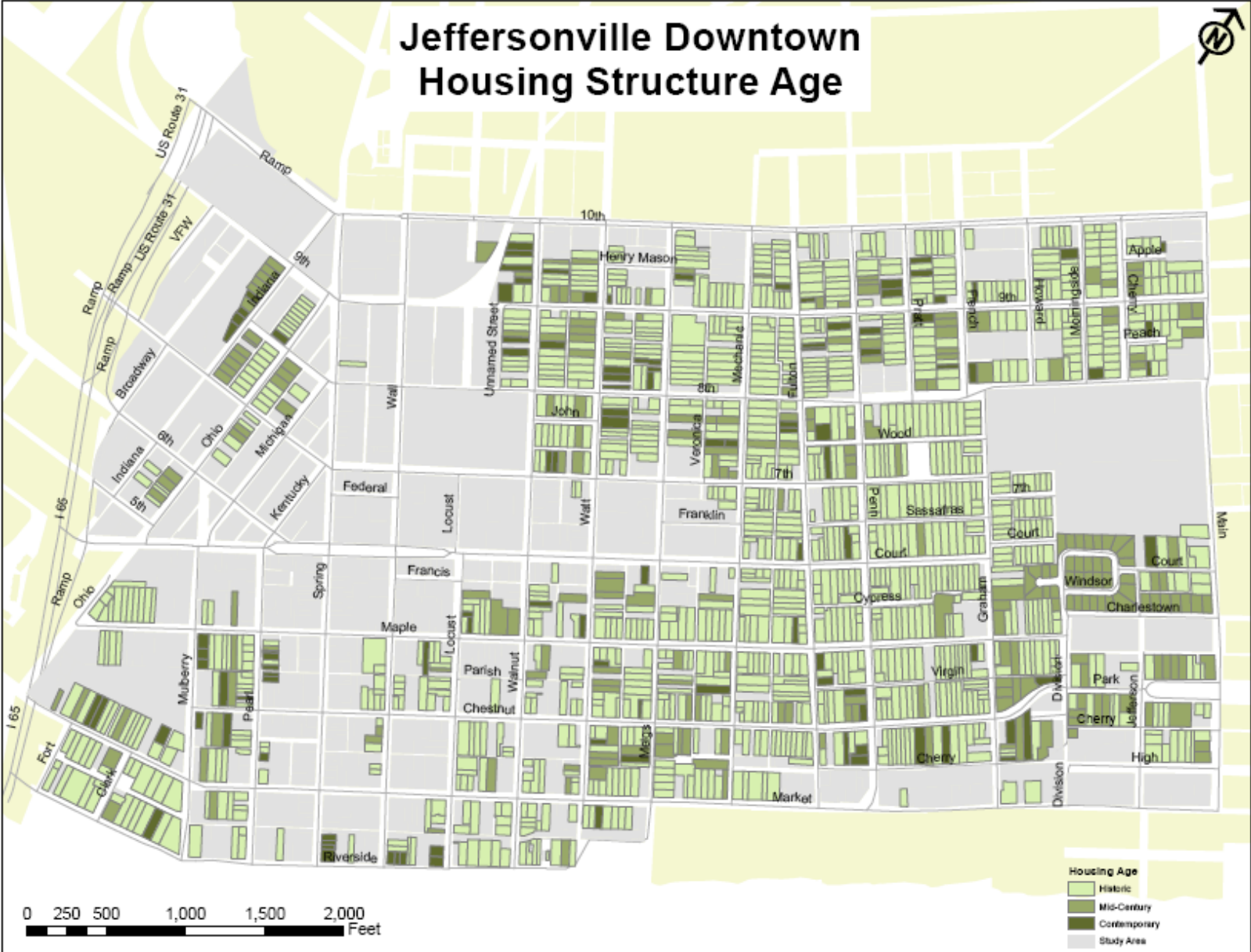




## **STUDY FINDINGS**

### **INDIVIDUAL PROPERTY**

Map 6: Individual Property Housing Structure Age



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2008



**INDIVIDUAL PROPERTY**

**Housing Structure Age**

Ratings

**Historic** – 1940s and earlier

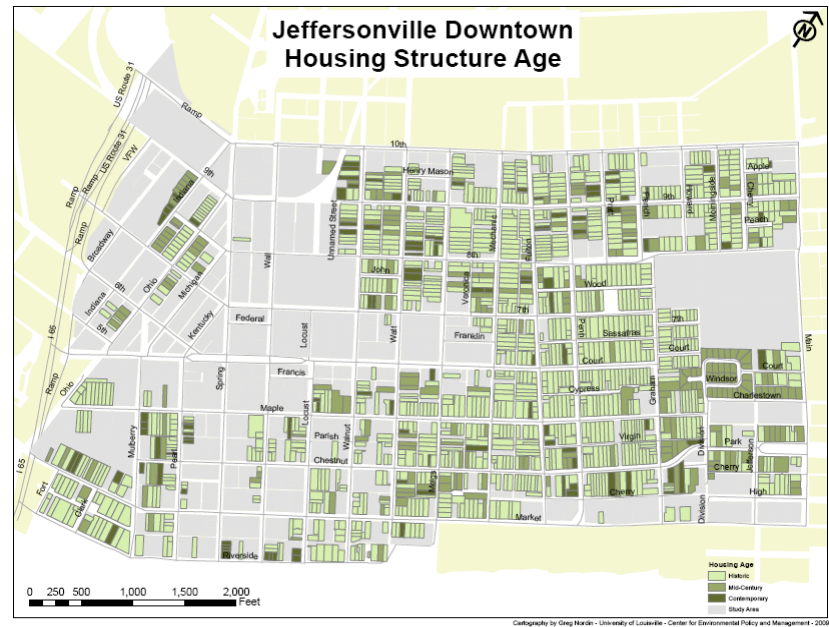
**Mid-Century** – 1950s through 1970s

**Contemporary** – 1980s to present

Results

Most of the houses (77%) in the study area are historic, defined here as houses built through the 1940s. Most of the other houses are mid-century (16%), followed by contemporary (8%). The contemporary, or infill, houses appear to be evenly distributed across the study area. There is a relatively high concentration of mid-century homes in the southeastern portion of the study area, but they can be found throughout the study area, as well.

**Map 6: Individual Property Housing Structure Age**



Age of Home	Number	Percent
Historic	1,240	77%
Mid-Century	250	16%
Contemporary	122	8%
<b>Total</b>	<b>1,612</b>	

Map 7: Individual Property Housing Structure Stories



**INDIVIDUAL PROPERTY**

**Housing Structure Stories**

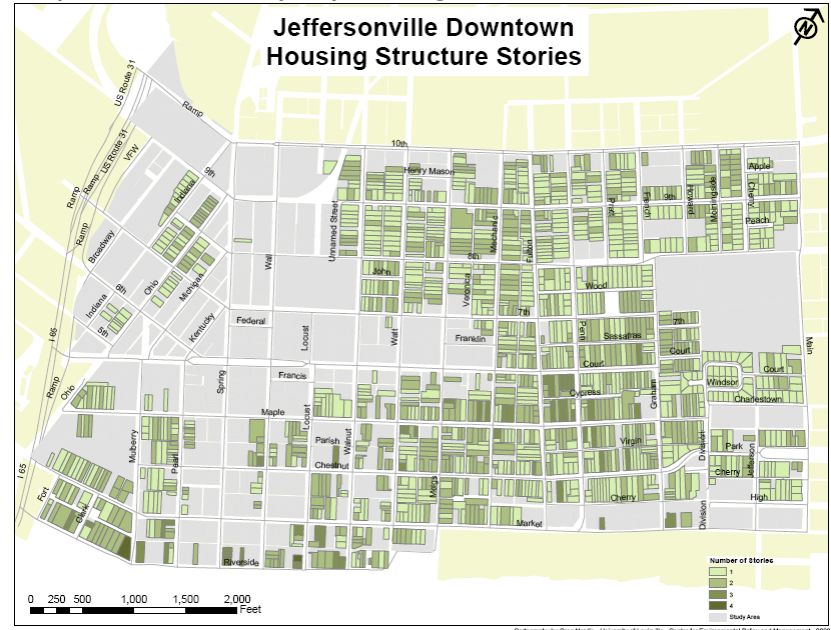
Ratings

The ratings counted the number of stories for each structure. A story was counted for a home if there was at least one window present (thus, any half-story with a window was counted as a story).

Results

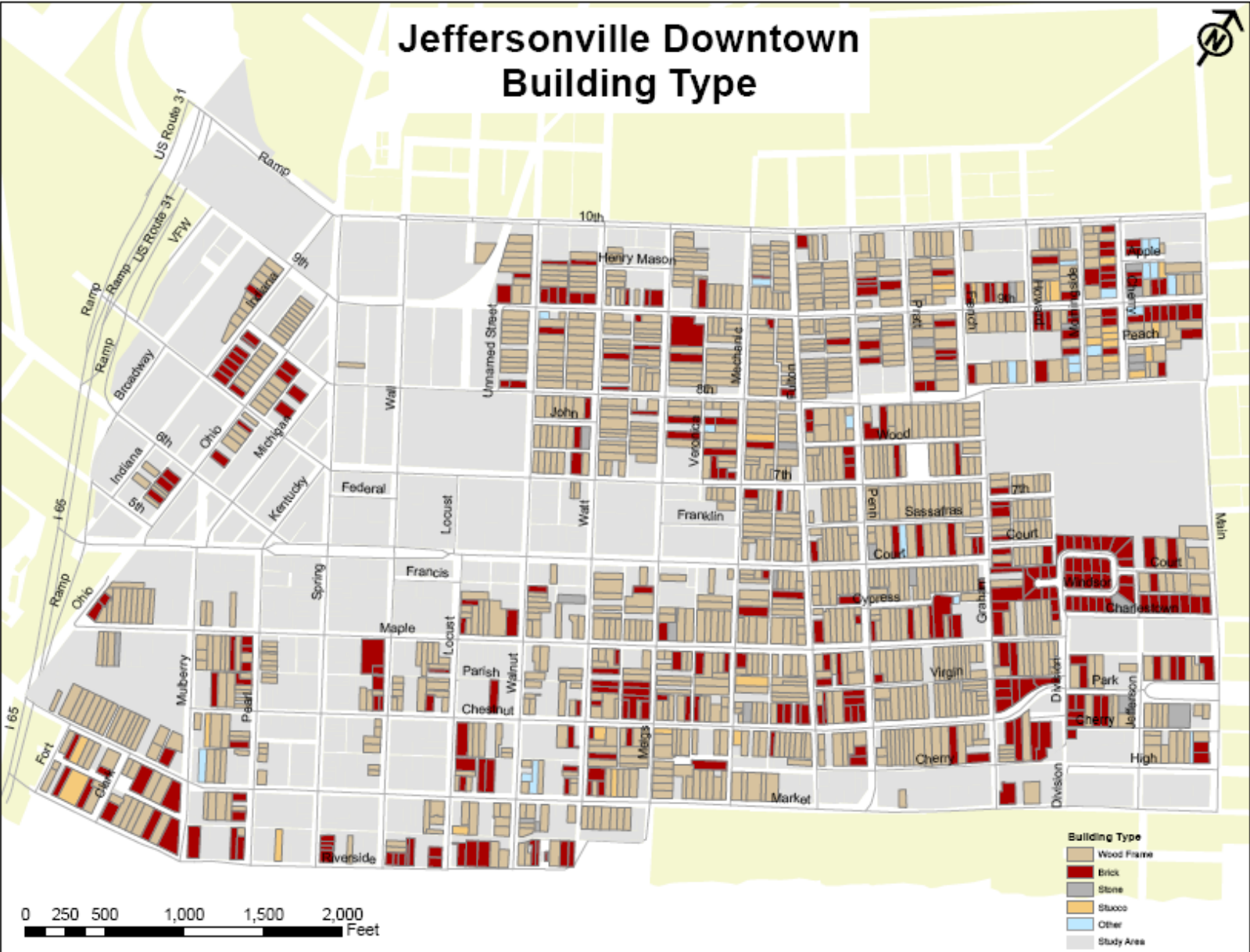
The majority of houses in the study area are one story (58%), followed by 38% with two stories and 4% with three stories. Two houses in the study area had 4 stories. The one and two story homes appear to be evenly distributed across the study area, while the taller homes are clustered together along the riverfront and between Court and Maple streets in the eastern portion of the study area.

**Map 7: Individual Property Housing Structure Stories**



Stories	Number	Percent
1	933	58%
2	618	38%
3	59	4%
4	2	<1%
<b>Total</b>	<b>1,612</b>	

Map 8: Individual Property Building Type



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2009

**INDIVIDUAL PROPERTY**

**Building Type/Material**

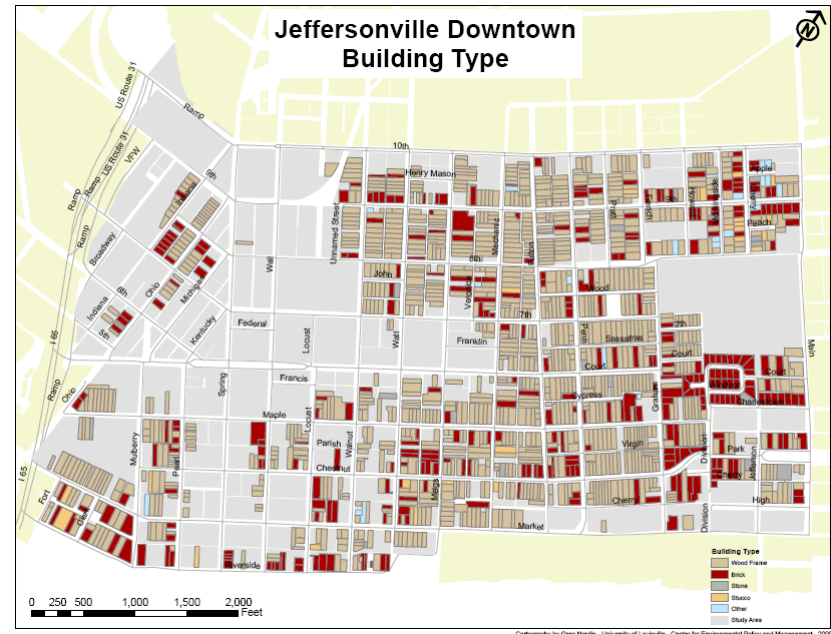
Ratings

The ratings recorded the primary building material. If a structure had a brick façade with siding on the other three sides, the structure was rated as “wood frame.” A structure was rated as “wood and brick” if the materials were present in equal quantity. Vinyl siding was rated as “wood frame” except in rare cases when installed over brick and this was evident (peeling off to expose brick underneath).

Results

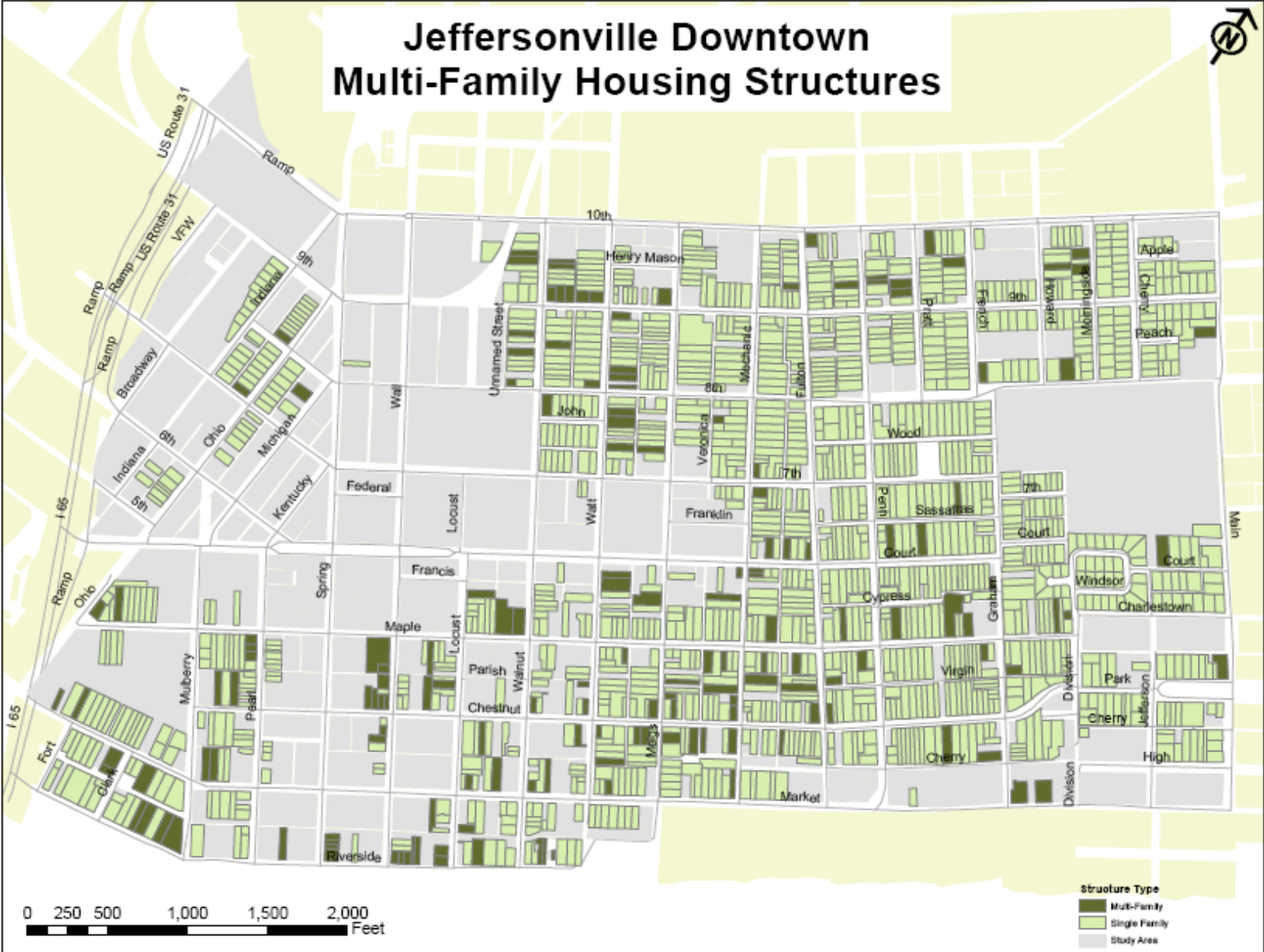
Most houses in the study area are wood frame construction (73%), with most of the other houses constructed from brick (22%). A few other houses were built using stucco (2%), stone (1%), cinder blocks (1%), or a combination of wood and brick (less than 1%). There is a concentration of brick homes to the north and south of the cemetery in the eastern portion of the study area, and most of the “other” building types are clustered just to the north of the cemetery in the northeastern portion of the study area.

**Map 8: Individual Property Building Type**



Building Type	Number	Percent
Wood Frame	1,175	73%
Brick	361	22%
Stone	20	1%
Stucco	27	2%
Cinder Block	23	1%
Wood and Brick	6	<1%
<b>Total</b>	<b>1,612</b>	

Map 9: Individual Property Multi-Family Housing Structures



## INDIVIDUAL PROPERTY

### Multi-Family Housing Structures

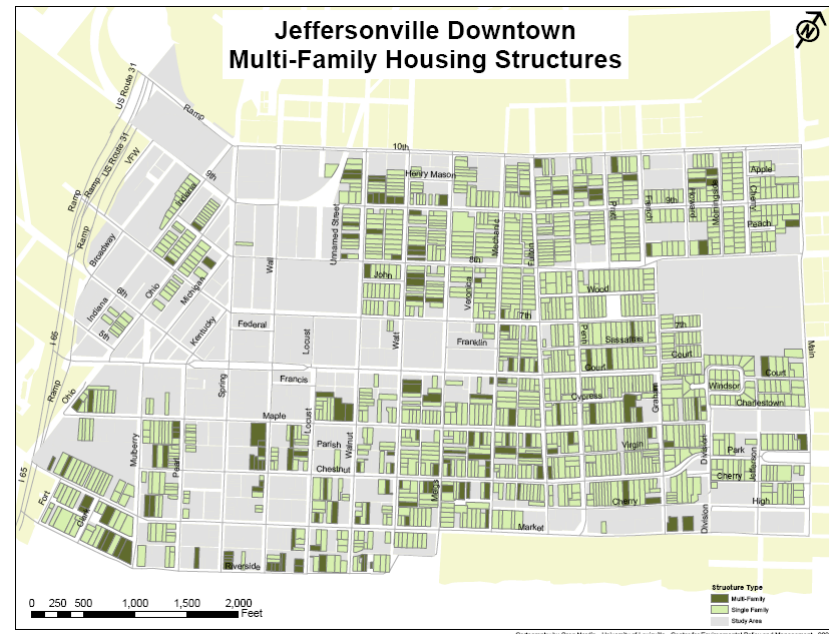
#### Ratings

A property was considered multi-family if one or more indicators were present. These indicators included 1) multiple mailboxes, 2) a “for rent” sign on the property, 3) multiple utility meters, 4) an outbuilding that appeared to be a rental unit, 5) it was attached to another residential unit (such as a townhouse or apartment building), or 6) any other clear indicator. The indicator(s) for each property rated as multi-family were recorded by the rater and are included as part of the comprehensive housing inventory database.

#### Results

The vast majority of residences in the study area appear to be used as single family homes (87%), while 13% appear to be multi-family residences. Multi-family structures include buildings that were originally built with multiple units or as attached units (such as townhomes), but also include single family homes that have been converted into multiple housing units or houses that have an additional housing unit in the property in a separate building (i.e. outbuilding). There generally appears to be more multi-family structures in the southern portion of the study area, even though they are present across the entire study area.

**Map 9: Individual Property Multi-Family Housing Structures**



Multi-Family	Number	Percent
Multi-Family	204	13%
Single Family	1,408	87%
<b>Total</b>	<b>1,612</b>	

Map 10: Individual Property Chimney Condition





**INDIVIDUAL PROPERTY**

**Chimney Condition**

Ratings

- 5 – All bricks in place; looks perfect
- 4 – Good condition but a few chipped bricks or some missing mortar
- 3 – Lots of chipped bricks, missing mortar, or slightly leaning
- 2 – Leaning a lot or some bricks collapsing, lots of missing mortar
- 1 – Chimney had collapsed or collapse was imminent

*Note: Chimneys were not rated on aesthetics or cleanliness, only on structural condition.*

*Note: Multiples of any conditions listed above indicated a lower rating.*

Results

About half of the chimneys in the study area are either in excellent (24%) or good condition (23%). 41% of houses did not have a visible chimney, and 12% of chimneys were in fair to very poor condition. Chimneys in the northern portion of the study area are generally in better condition.

**Map 10: Individual Property Chimney Condition**



Chimney	Number	Percent
5=Excellent	381	24%
4=Good	371	23%
3=Moderate	150	9%
2= Poor	35	2%
1=Very Poor	15	1%
None/Not Visible	660	41%
<b>Total</b>	<b>1,612</b>	
<b>Average</b>	<b>4.12</b>	

Map 11: Individual Property Roof Condition



## INDIVIDUAL PROPERTY

### Roof Condition

#### Ratings

- 5 – Perfect; no waves or missing shingles
- 4 – Good condition; a few missing shingles or excessively dirty from mildew or rain damage
- 3 – Waviness or missing shingles
- 2 – Significant waviness, lots of shingles missing, or rotting wood on eaves
- 1 – Holes in roof, poor patch jobs on roof holes, or presence of tarps

#### Results

Most of the roofs in the study area are in either excellent (39%) or good (34%) condition, followed by 15% in fair condition. The remaining 7% are in poor or very poor condition. 5% of the houses in the study area had roofs that were not visible from the street, typically because of the height or elevation of the house. The condition of roofs appears to be evenly distributed across the study area.

**Map 11: Individual Property Roof Condition**



Roof	Number	Percent
5=Excellent	630	39%
4=Good	545	34%
3=Moderate	249	15%
2= Poor	78	5%
1=Very Poor	32	2%
Not Visible	78	5%
Total	1,612	
Average	4.08	

Map 12: Individual Property Gutter Condition



## INDIVIDUAL PROPERTY

### Gutter Condition

#### Ratings

**5** – Perfect; no dents, not leaning, tapered properly for flow of water

**4** – Near perfect; a little denting, leaning but not hanging off the structure, very dirty or needs cleaning out (leaves)

**3** – Leaning or hanging off structure so much that there was visible space between the roof and the gutter, denting, missing linkage(s) to downspout(s), or rust

**2** – Excessively dented, hanging excessively, no downspouts present, or parts broken off

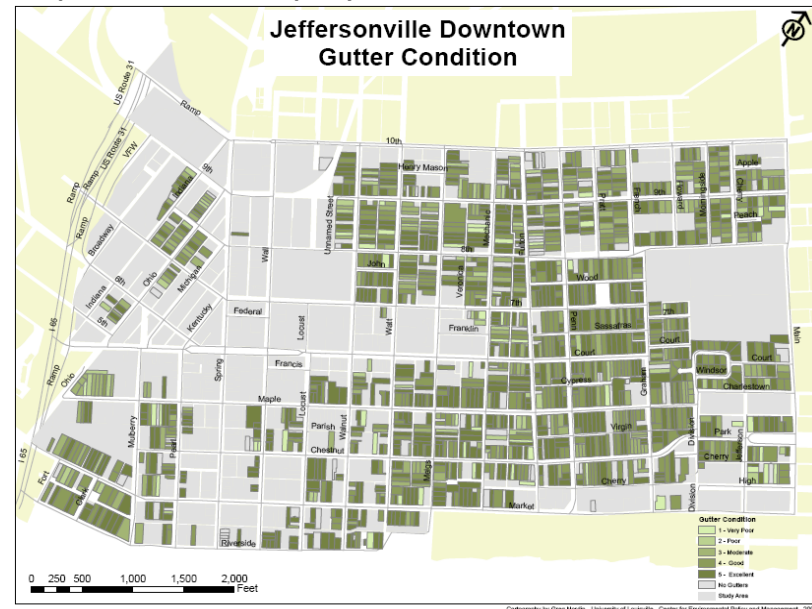
**1** – Evidence of gutter but no longer a gutter there (i.e. downspouts with no gutter, gutter brackets with no gutter)

*Note: Structure was rated as “none” when there was no sign of gutters ever being present.*

#### Results

Nearly half of the gutters in the study area are in excellent condition (43%), followed by 30% in good condition and 14% in fair condition. 8% are in poor or very poor condition. 5% of houses had no evidence of gutters ever being present on the structure. The gutter condition appears to be evenly distributed across the study area.

Map 12: Individual Property Gutter Condition



Gutters	Number	Percent
5=Excellent	692	43%
4=Good	477	30%
3=Moderate	232	14%
2= Poor	67	4%
1=Very Poor	57	4%
None	87	5%
Total	1,612	
Average	4.1	

Map 13: Individual Property Façade Condition



**INDIVIDUAL PROPERTY**

**Façade/Exterior Surface Condition**

Ratings

- 5 – Flawless surface; clean, no missing bricks or boards, no cracks, no chipped paint
- 4 – Good condition; some dirt, or slight bit of chipped paint
- 3 – Chipped paint, cracked bricks, or mortar missing
- 2 – Lots of chipped paint, cracked bricks, large cracks, or lots of mortar missing
- 1 – House in disrepair, not cared for or maintained

Results

About one-third of the houses in the study area had façades in good condition (37%), followed by 29% in excellent condition, 20% in fair condition, and 13% in poor or very poor condition. Houses in the northern and eastern portions appear to have a somewhat better façade condition than other portions of the study area. Houses with good or excellent façades also appear to be somewhat clustered together (i.e. adjoining other properties with the same façade condition).

**Map 13: Individual Property Façade Condition**



Facade	Number	Percent
5=Excellent	466	29%
4=Good	598	37%
3=Moderate	330	20%
2= Poor	152	9%
1=Very Poor	66	4%
Total	1,612	
Average	3.77	

Map 14: Individual Property Window Condition





**INDIVIDUAL PROPERTY**

**Window Condition**

Ratings

- 5 – Like-new condition, including frame and paint
- 4 – Decent condition; some chipped paint or windows that don’t match
- 3 – Decent condition but some rotting wood or greater number/degree of mismatch between windows
- 2 – Replacement windows not properly fitted or installed, cracked window, rampant rotting, or broken window
- 1 – Broken or boarded up windows

Results

About half (48%) of the houses in the study area had windows in excellent condition, followed by 22% in good condition, 18% in fair condition, and the remaining 11% in poor or very poor condition. Two houses had no visible windows from the street. There are several blocks where all of the houses have excellent window condition, and few blocks where there is a majority of houses with poor window condition. Windows in poor condition appear to be somewhat isolated rather than clustered together in specific areas.

**Map 14: Individual Property Window Condition**



Windows	Number	Percent
5=Excellent	777	48%
4=Good	362	22%
3=Moderate	291	18%
2= Poor	120	7%
1=Very Poor	60	4%
None/Not Visible	2	<1%
Total	1,612	
Average	4.04	

Map 15: Individual Property Door Condition



## INDIVIDUAL PROPERTY

### Door Condition

#### Ratings

- 5 – Fitted properly, in good working order, level
  - 4 – Weathered or worn but in good working order; may need paint or stain
  - 3 – Doors don't match or uneven in frame
  - 2 – Cracks, paint uneven or chipped off
  - 1 – Doors missing or boarded up
- Note: Both main doors and storm doors were rated.*

#### Results

The majority of houses in the study area have doors in excellent condition (65%), followed by 20% in good condition and the remaining 14% in fair to very poor condition. Two houses had no visible doors from the street. Houses with doors in poor or very poor condition appear to be isolated and not clustered together in specific areas.

Map 15: Individual Property Door Condition



Doors	Number	Percent
5=Excellent	1,050	65%
4=Good	321	20%
3=Moderate	183	11%
2= Poor	35	2%
1=Very Poor	21	1%
None/Not Visible	2	<1%
Total	1,612	
Average	4.46	

Map 16: Individual Property Foundation Condition



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2008

**INDIVIDUAL PROPERTY**

**Foundation Condition**

Ratings

- 5 – Intact, no cracks
- 4 – One small crack
- 3 – Cracking or missing mortar
- 2 – Bricks or stoned knocked out
- 1 – Foundation collapsing or badly shifted so house was no longer even/level

*Note: Brick foundations consistently received more low ratings than stone foundations.*

Results

About half (53%) of the houses in the study area have foundations in excellent condition, followed by 27% in good condition, 11% in fair condition, and 4% in poor or very poor condition. Of the houses in the study area, 5% have foundations that are not visible due to dense shrubbery and landscaping. Foundation condition appears to be evenly distributed across the study area.

**Map 16: Individual Property Foundation Condition**



Foundation	Number	Percent
5=Excellent	849	53%
4=Good	440	27%
3=Moderate	172	11%
2= Poor	44	3%
1=Very Poor	23	1%
Not Visible	84	5%
<b>Total</b>	<b>1,612</b>	
<b>Average</b>	<b>4.34</b>	

Map 17: Individual Property Walkway Condition



**INDIVIDUAL PROPERTY**

**Walkway Condition**

Ratings

- 5 – No cracks, completely even, no greenery growing through cracks
- 4 – Minor cracking but not affecting evenness
- 3 – Lots of cracks or one major crack affecting the use, block uneven, or plants growing through cracks
- 2 – Cracked to the point that it is nearly unwalkable
- 1 – Completely grown over or unwalkable, sections missing

Results

Walkways include any steps, paths, or other hard-surface areas intended for walking, as well as paved or gravel driveways. Most of the walkways in the study area are in good condition (36%), fair condition (26%), or excellent condition (25%), with a few in poor (7%) or very poor (5%) condition. Three houses in the study area had no walkways visible on the property. Walkway condition appears to be evenly distributed across the study area.

**Map 17: Individual Property Walkway Condition**



Walkways	Number	Percent
5=Excellent	395	25%
4=Good	588	36%
3=Moderate	425	26%
2= Poor	114	7%
1=Very Poor	87	5%
None	3	<1%
Total	1,612	
Average	3.68	

Map 18: Individual Property Sidewalk Condition



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2009



## INDIVIDUAL PROPERTY

### Sidewalk Condition

#### Ratings

- 5 – No cracks, completely even, no greenery growing through cracks
- 4 – Minor cracking but not affecting evenness
- 3 – Lots of cracks or one major crack affecting the use, block uneven, or plants growing through cracks
- 2 – Cracked to the point that it is nearly unwalkable
- 1 – Completely grown over or unwalkable, sections missing

#### Results

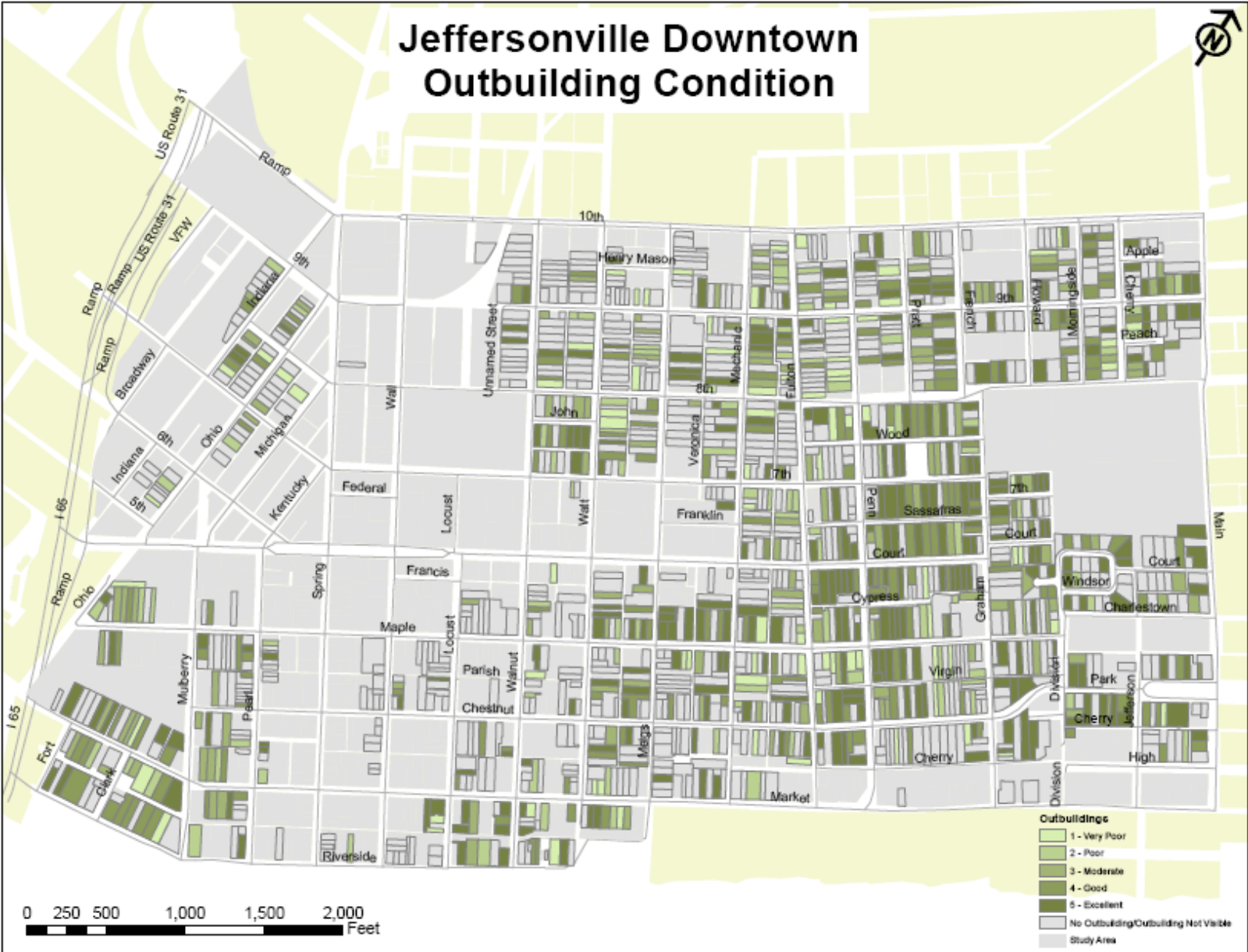
The condition of sidewalks on each individual property (in the public right of way) is rated. Most sidewalks were either in excellent (24%), good (28%), or fair (25%) condition, with only 11% in poor or very poor condition. 211 properties, or 13% of the total number of houses in the study area, did not have sidewalks on the property. Sidewalks on a block that were not on a residential property (in front of parking lots, commercial, etc.) were not rated here but are included in the block level sidewalk ratings in this report. Sidewalk condition does appear to vary, sometimes considerably, within blocks.

Map 18: Individual Property Sidewalk Condition



Sidewalks	Number	Percent
5=Excellent	380	24%
4=Good	450	28%
3=Moderate	403	25%
2= Poor	125	8%
1=Very Poor	43	3%
None	211	13%
Total	1,612	
Average	3.71	

Map 19: Individual Property Outbuilding Condition



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2009

**INDIVIDUAL PROPERTY**

**Outbuilding Condition**

Ratings

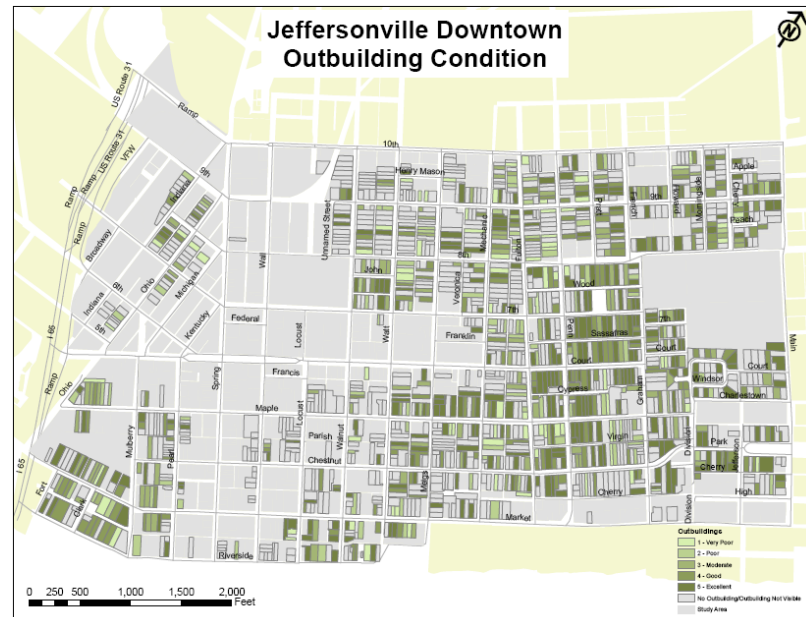
- 5** – Looked physically sound and maintained; paint and roof in good condition (but not necessarily aesthetically attractive)
- 4** – Good shape but some chipping paint, roof missing shingles, small cosmetic flaws, rust
- 3** – Wavy roof or crack in window but still in decent shape
- 2** – Hole in the side, leaning, hole in the roof, deteriorating
- 1** – Needs to be torn down; partially collapsed, missing portion of the building

*Note: Outbuildings were rated based on visibility from the street at the end of each alleyway (rater did not venture into alleyways for safety purposes).*

Results

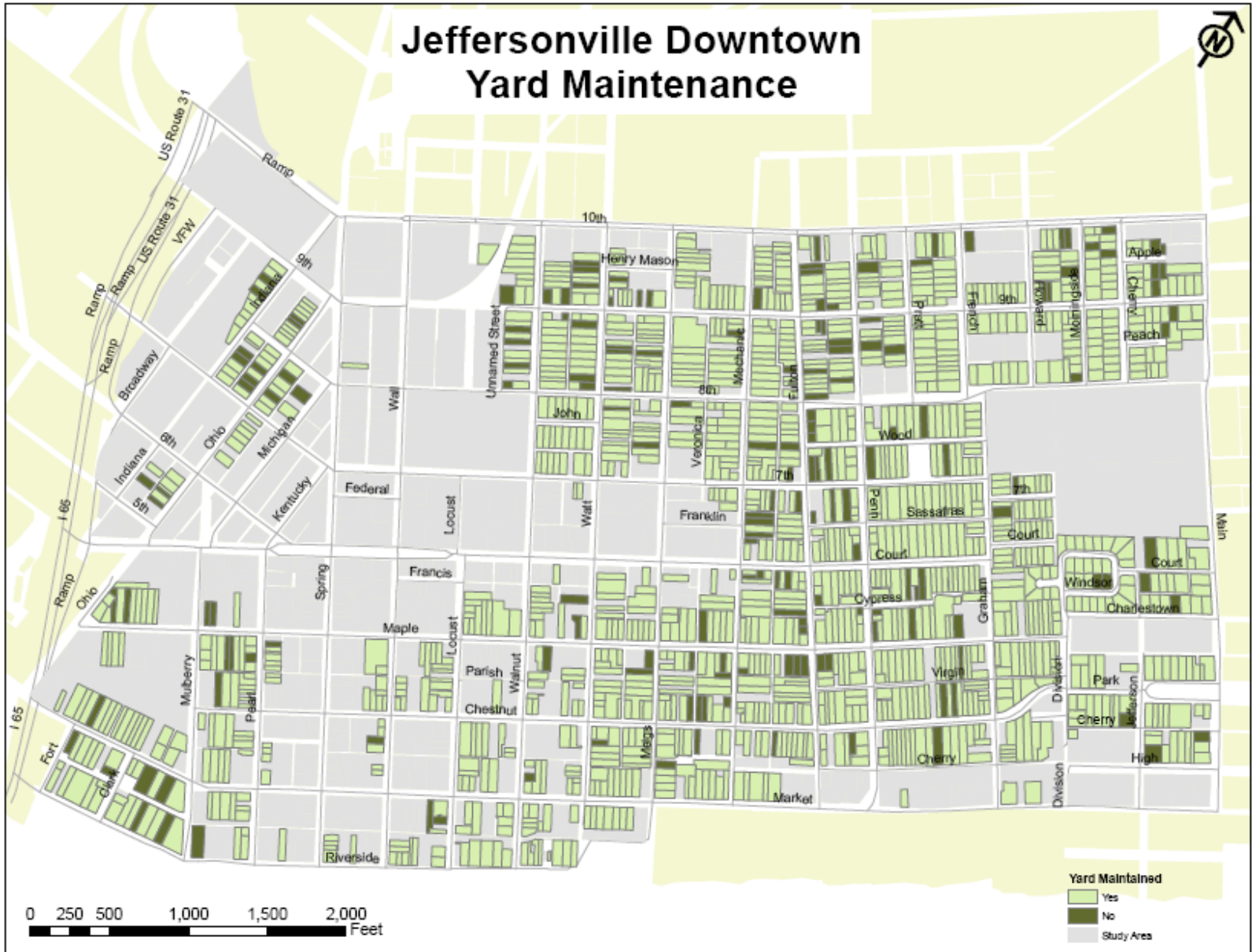
About half of the buildings in the study area have outbuildings (48%). Of the houses with outbuildings, 18% are in excellent condition, followed by 11% in good condition, and the remaining 19% are in fair to very poor condition. There appears to be a high concentration of outbuildings just west of the cemetery and in the southwest corner of the study area. The outbuildings west of the cemetery appear to be in the best condition.

**Map 19: Individual Property Outbuilding Condition**



Outbuildings	Number	Percent
5=Excellent	290	18%
4=Good	184	11%
3=Moderate	116	7%
2= Poor	89	6%
1=Very Poor	89	6%
None	844	52%
Total	1,612	
Average	3.65	

Map 20: Individual Property Yard Maintenance



**INDIVIDUAL PROPERTY**

**Yard Maintenance**

Ratings

**Good** – Grass and landscaping present with no major areas of missing grass

**Poor** – Large areas in need of reseeding; yard would take more than a day’s work to fix

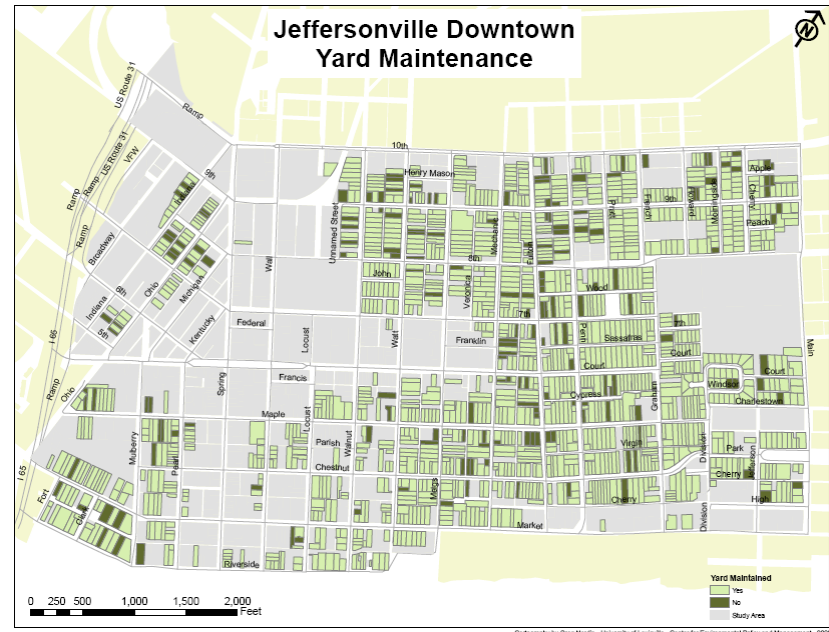
*Note: Ratings did not account for maintenance (weeding, grass height, etc.).*

*Note: For properties where occupant parked car in yard and grass is badly worn it counted against yard condition. If a gravel drive was present it counted toward walkway condition.*

Results

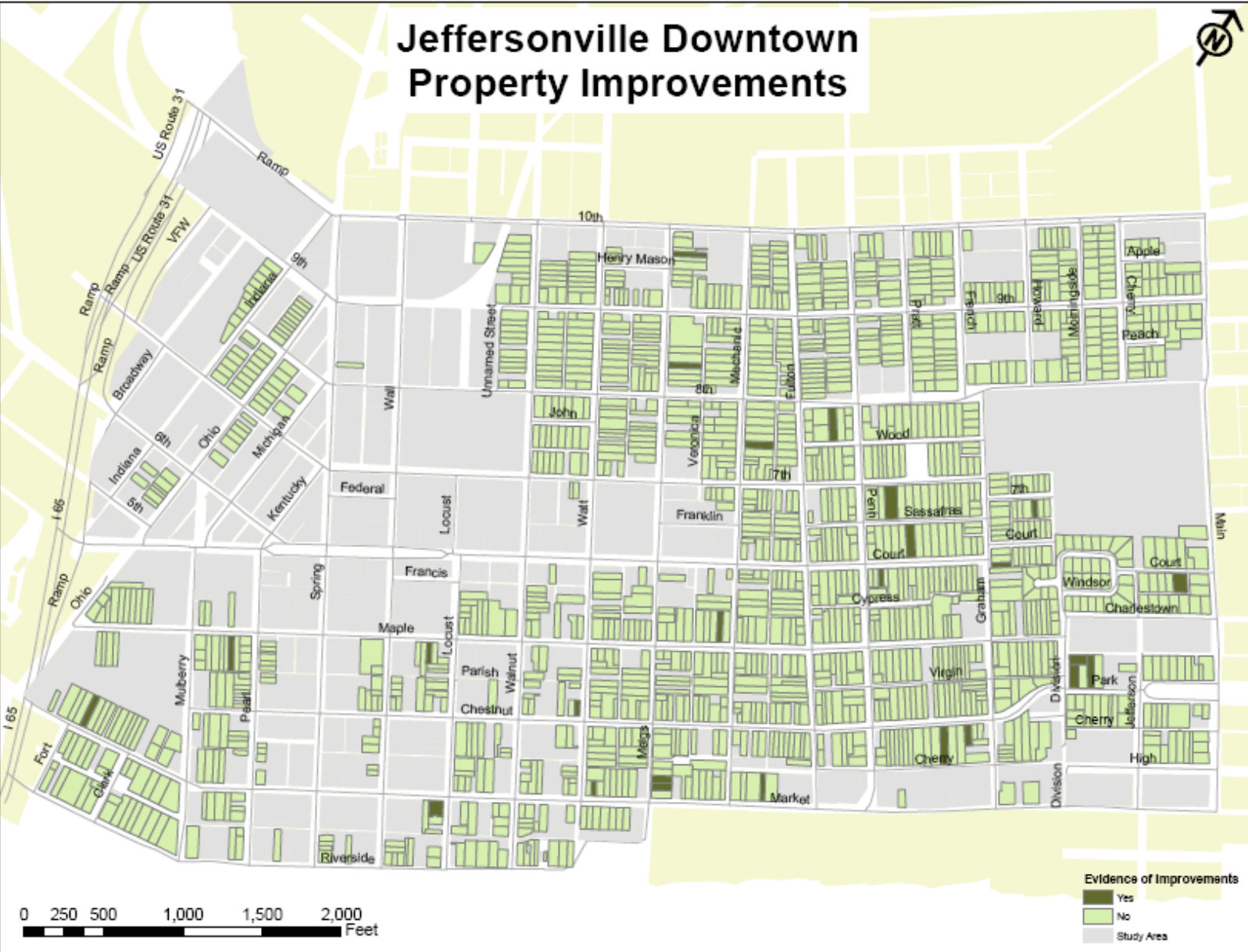
Overall the vast majority (89%) of yards in the study area appear to be well-maintained. The yards that are not maintained (11%) are distributed across the study area and do not appear to be concentrated in a particular location.

**Map 20: Individual Property Yard Maintenance**



Yard Maintained	Number	Percent
Yes	1,428	89%
No	184	11%
<b>Total</b>	<b>1,612</b>	

Map 21: Individual Property Improvements



## INDIVIDUAL PROPERTY

### Property Improvements

#### Ratings

**Yes** – Concrete signs of recent or current improvements being made to property such as signs in the yard, physical signs of new materials, or people working.

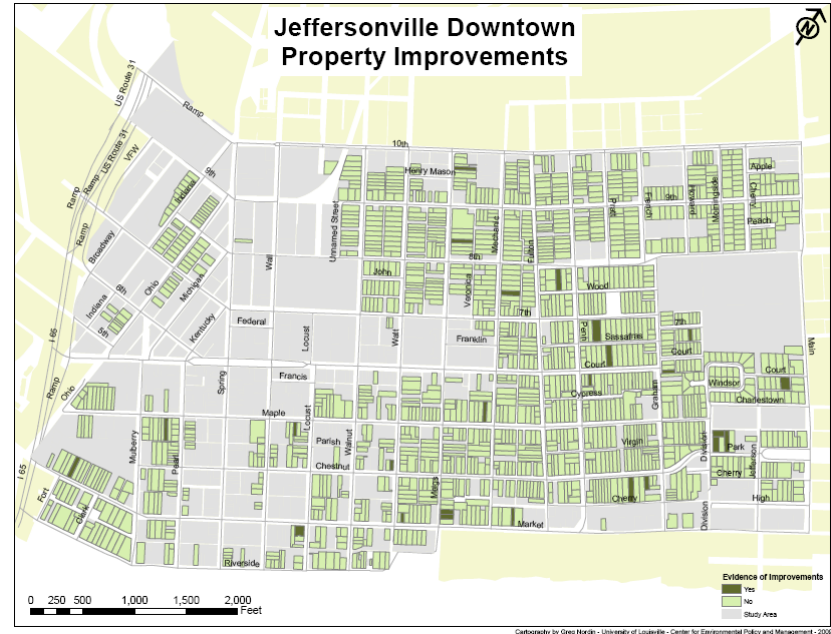
**No** – No concrete signs of improvements.

*Note: Scaffolding was not counted as a sign of improvement unless there was some other indication of work currently underway.*

#### Results

There were concrete signs of exterior property improvements at 26 houses (2%) in the area at the time of the study. There does not appear to be a particular area where improvements are concentrated, although most are in the southern portion of the study area and just west of the cemetery.

Map 21: Individual Property Improvements



Recent Improvements	Number	Percent
Yes	26	2%
No	1,586	98%
Total	1,612	

Map 22: Individual Overall Property Condition



Cartography by Greg Nordin - University of Louisville - Center for Environmental Policy and Management - 2008



## INDIVIDUAL PROPERTY

### Overall Property Condition

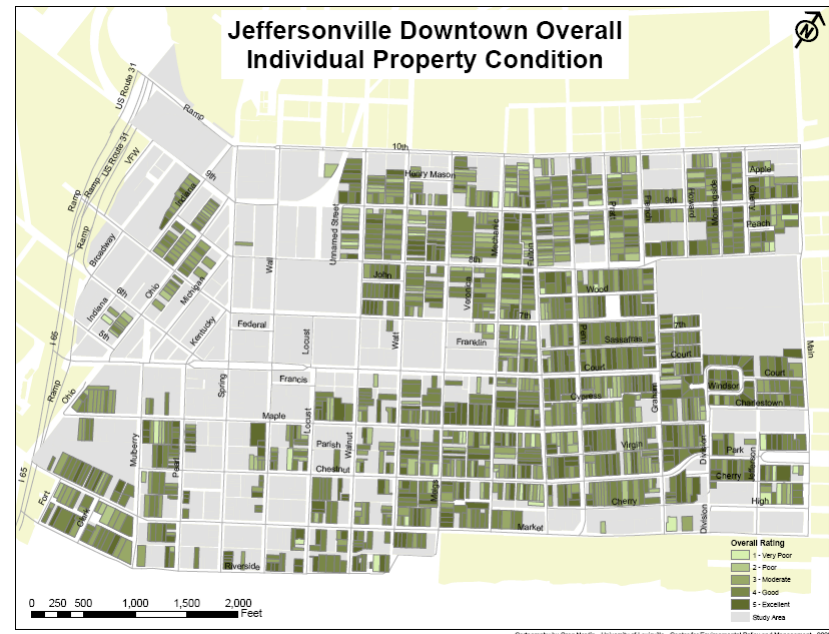
#### Ratings

This is a subjective rating based on the overall quality of each structure. The rating took into account other conditions rated for each property, as well as other conditions (trash, bikes in yard, etc.). Properties were rated higher if they were in good condition, were well-landscaped, and the occupant seemed to care about the appearance of the home. Properties were rated lower if they were livable but needed attention, and were rated lowest when literally falling down or appeared to be severely dilapidated. The rater also assigned ratings based on whether he would feel comfortable living there; if so it would receive at least a rating of 3.

#### Results

Most of the houses in the study area are in good overall condition (42%), followed by 25% in fair condition and 21% in excellent condition. There are 10% of the houses in poor condition and 44 houses (3%) are in very poor condition. Overall housing condition appears to be evenly distributed across the study area. There are no blocks or portions of the study area with high concentrations of houses in poor or very poor condition.

Map 22: Individual Overall Property Condition



Overall Property Condition	Number	Percent
5=Excellent	339	21%
4=Good	677	42%
3=Moderate	397	25%
2= Poor	155	10%
1=Very Poor	44	3%
Total	1,612	
Average	3.77	

## CONTACT

John Vick, M.S.

[John.vick@louisville.edu](mailto:John.vick@louisville.edu)

Carol Norton, A.I.C.P.

[Carol.norton@louisville.edu](mailto:Carol.norton@louisville.edu)

Center for Environmental Policy and Management  
School of Urban and Public Affairs  
The University of Louisville  
426 W. Bloom Street  
Louisville, KY 40208  
<http://cepm.louisville.edu/>



## CREDITS

All cartography by Greg Nordin, Center for Environmental Policy and Management, The University of Louisville  
All photography by John Vick, Center for Environmental Policy and Management, The University of Louisville



**APPENDIX**

**HOUSING INVENTORY RATING SHEETS**

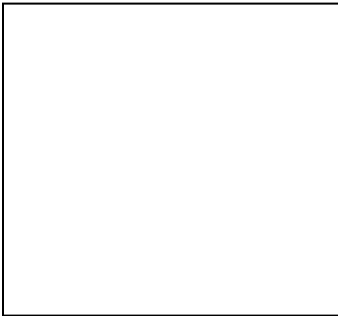
**JEFFERSONVILLE HOUSING INVENTORY**  
*Center for Environmental Policy and Management, The University of Louisville*

BLOCK LEVEL

**I. General Information**

Date: month \_\_\_\_ day \_\_\_\_ year \_\_\_\_      Time: \_\_\_\_\_      Rater initials: \_\_\_\_\_  
 Block Number: \_\_\_\_\_

Streets bordering block:

		
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**II. Block Physical Environment:**

	<u>Yes</u>	<u>No</u>	<u>Partial</u>
Does the block have <b>sidewalks</b> ?	o	o	o

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
<b>[If Yes or Partial]</b> What is the <b>sidewalk condition</b> ?	o	o	o

Notes on **sidewalk condition**: \_\_\_\_\_

	<u>Yes</u>	<u>No</u>	<u>Partial</u>
Does the block have <b>street lighting</b> ?	o	o	o

	<u>Yes</u>	<u>No</u>
Is there any <b>graffiti</b> on public property? (incl. signs, floodwalls, sidewalks, etc.)	o	o

**[If Yes]** Describe **graffiti** location: \_\_\_\_\_

Subjective rating of <b>overall block condition</b> (1=very poor, 5=well-maintained)	o 1   o 2   o 3   o 4   o 5
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**JEFFERSONVILLE HOUSING INVENTORY**  
*Center for Environmental Policy and Management, The University of Louisville*

INDIVIDUAL PROPERTY

**I. General Information**

Date: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_ Time: \_\_\_\_\_ Rater initials: \_\_\_\_\_  
 Street Address: \_\_\_\_\_

Block Number: \_\_\_\_\_

**II. Individual Property Physical Environment:**

**Age** of home: Historic: \_\_\_\_\_ Mid-Century: \_\_\_\_\_ Contemporary: \_\_\_\_\_

Number of **stories** (not including basement): \_\_\_\_\_

**Construction type:**  wood frame  brick  stone  stucco  other: \_\_\_\_\_

Does the building appear to be **multi-family**? \_\_\_\_\_

**(If yes)** How determined?  multiple mailboxes  "for rent" sign on property  
 multiple utility meters  outbuilding as rental apartment  
 other: \_\_\_\_\_

Rate the following (1=very poor, 5=well-maintained) 1 2 3 4 5 na

<b>Chimney</b> condition (cracks, leaning)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Roof</b> condition	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condition of <b>gutters</b> (hanging, not attached)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Exterior surface</b> condition (peeling paint, cracked brick)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condition of <b>windows</b> (broken)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condition of <b>doors</b> (broken)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Foundation</b> condition (cracks)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Walkways, driveways, steps</b> condition (cracks, uneven)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condition of <b>outbuilding(s)</b> (detached garage, shed)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Condition of <b>sidewalk</b> in front of property (cracks, uneven)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**Lawn** condition  Good  Poor  
 (needs to be reseeded/needs more than routine maintenance)

Any evidence of current or recent **home improvements**?  No  Yes

Subjective rating of **overall property condition**  1  2  3  4  5  
 (1=very poor, 5=well-maintained)