

# Eastern Triangle Community Plan

SWOTs Public Meeting, 05/31/2008

Housing Issues by District

**SWOTs: S**trengths, **W**eaknesses, **O**pportunities, **T**hreats

## I. NORTH DISTRICT

### HOUSING and NEIGHBORHOODS

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"><li><b>S-</b> New housing in the Dellcrest Park area near the post office</li><li><b>S-</b> Highway Drive; a lot of housing renovations</li><li><b>S-</b> Longtime residents and neighbors</li><li><b>S-</b> Formation of Eastwood Village Neighborhood Association</li><li><b>S-</b> Active Huntleigh Park Residents Association</li><li><b>S-</b> Cooperative neighbors in Huntleigh Park and well-kept neighborhood</li></ul>	<ul style="list-style-type: none"><li><b>W-</b> Older housing stock in need of rehab</li><li><b>W-</b> Increasing number of rental houses that are not being taken care of</li><li><b>W-</b> Low resident participation in neighborhood issues; lack of resident empowerment</li><li><b>W-</b> Weak council representatives</li><li><b>W-</b> Many overgrown vacant lots</li><li><b>T-</b> Younger generation moving out of neighborhood</li><li><b>T-</b> Increased property taxes that can result from housing and neighborhood improvements</li></ul>

## II. SOUTH DISTRICT

### HOUSING and NEIGHBORHOODS

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"><li><b>S-</b> Large lot sizes</li><li><b>S-</b> Rural and quiet neighborhoods</li><li><b>S-</b> Comanche and Lower South Eastside NA's</li><li><b>O-</b> Increase higher-end housing stock</li></ul>	<ul style="list-style-type: none"><li><b>W-</b> Properties transitioning to rentals</li><li><b>W-</b> Lack of more Home Owners Assoc. (HOA) or Neighborhood Association in the district</li><li><b>T-</b> Increased multi-family dwellings</li></ul>

## III. EAST DISTRICT

### HOUSING and NEIGHBORHOODS

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"><li><b>S-</b> Stable population (not much migration out of the neighborhood)</li><li><b>S-</b> 2<sup>nd</sup> and 3<sup>rd</sup> generation of residents</li><li><b>S-</b> Large number of older residents to provide mentoring to younger adults and children in the neighborhood.</li><li><b>S-</b> Strong area school districts</li><li><b>O-</b> Abundant vacant land for developers to build on</li></ul>	<ul style="list-style-type: none"><li><b>W-</b> Must travel relatively long distances to reach restaurants and businesses providing retail to residents.</li><li><b>W-</b> Developers who have built in the area have not provided the infrastructure necessary to mitigate the impact of their development on existing adjacent residences</li><li><b>W/T-</b> General apathy on the part of residents in the area.</li></ul>

## IV. WEST DISTRICT

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### HOUSING and NEIGHBORHOODS

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"> <li><b>S-</b> Older, well built homes with larger yards</li> <li><b>S-</b> Active Neighborhood Associations</li> <li><b>S-</b> More homeowners in the area</li> <li><b>O-</b> develop vacant land to bring in more homeowners &amp; less slum lords</li> <li><b>O-</b> Rehab of existing housing stock</li> <li><b>O-</b> Empty-nesters in neighborhood</li> </ul>	<ul style="list-style-type: none"> <li><b>W-</b> Wheatly Heights area has “slum lords”</li> <li><b>W-</b> Youth leaving neighborhood</li> <li><b>W-</b> Lack of resident participation</li> <li><b>T-</b> Lot of vacant houses and land, people squatting in vacant houses</li> <li><b>T-</b> Vacant homes and properties in area</li> </ul>

## V. CENTRAL DISTRICT

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### HOUSING and NEIGHBORHOODS

strengths / opportunities	weaknesses / threats
<ul style="list-style-type: none"> <li><b>S-</b> Friendly neighbors</li> <li><b>S-</b> Large residential lots</li> <li><b>S-</b> Educated retirees reside in area</li> <li><b>S-</b> Many churches</li> <li><b>S-</b> Interested volunteers in neighborhood</li> <li><b>O-</b> Vacant homes; opportunity for rehab</li> <li><b>O-</b> Elementary school closure (Henry Carroll Elementary) – opportunity for redevelopment</li> <li><b>O-</b> Vacant lots; opportunity for infill</li> <li><b>O-</b> Room/land available for growth</li> </ul>	<ul style="list-style-type: none"> <li><b>T-</b> Old Landfill in southern portion of district west of WW White</li> </ul>