7. Housing Improvement Nodes

This program intends to concentrate a range of housing improvement efforts in compact Housing Improvement Nodes (HINs) of four to ten square blocks each. By focusing on housing support activities in these compact areas, this strategy aims at accelerating the creation of consistently positive housing conditions throughout these nodes. A total of seven (7) HINs have been identified in the Study Area.

Figure 33: Location of Housing Improvement Nodes (HIN)s
In each area, aggressive efforts will be undertaken to preserve and improve the homes of current homeowners, to provide housing stock attractive to new homeowners, to retain and improve affordable rental housing units, and to redevelop or rehabilitate currently vacant and deteriorated properties. By focusing on these compact areas, the HIN program aims at re-establishing neighborhood stability comparatively rapidly within those nodes and increasing homeowners' values within a few years. With significant improvement in these compact HINs, residential stability would be expected to spread to adjacent blocks.

Within these HINs, a variety of resources would be brought to bear aiming at eliminating vacancy and achieving full rehabilitation/redevelopment of all substandard properties.

**Homeownership Initiatives**

**For existing homeowners:**
- Aggressive marketing of the areawide homeowner improvement and Youth Corps for home repair programs described in Page 50 (10 to 15 supported homeowners per HIN).
- For appropriate properties, targeting/marketing of Cleveland Restoration Society’s (CRS) Heritage Home Program.

**To reduce vacancy & expand the stock of owner-occupied properties:**
- Matching the City’s Afford-A-Home second mortgage commitments with vacant homes needing rehabilitation.
- For appropriate properties, utilizing CRS’s Heritage Home Program to finance developer/contractor purchase plus rehab for sale in coordination with Afford-A-Home.
- Substantial rehabilitation of vacant homes to attract new homeowners (about 5 homes per HIN).
- In limited cases, constructing new homes for sale to homeowners on vacant lots. Partner with Habitat for Humanity and encourage private developers to participate (about 25 new homes per HIN).

*Figure 34: Before/After Photos of Homes Renovated with Funding from the Heritage Home Program*
Rental Housing Initiatives

To preserve and expand the stock of permanently affordable housing:
- Active monitoring of currently income restricted rentals and intervention to assure (1) continued availability of these properties as affordable rentals and (2) appropriate maintenance to assure that these properties remain quality rental options.
- Careful assessment of opportunities for acquisition and moderate rehabilitation of rental properties in a joint development partnership with CMHA to add to the long-term affordable housing stock.

To reduce vacancy & expand the stock of quality rental housing:
- Substantial rehabilitation of vacant and/or severely deteriorated, but salvageable smaller (4 to 12 unit) multi-family buildings as quality rentals (three to four properties per HIN).
- Assist responsible landlords to improve and maintain their current rental properties.

In total, for each HIN, we envision the critical repair of all current homeowner units requiring such intervention, the attraction of approximately 30 new homeowners to substantially rehabilitated and newly constructed units, the preservation of all currently affordable rental units, and the rehabilitation and re-occupancy of three to four deteriorated multi-family properties.

This strategy anticipates that concentrated efforts in the seven HINs will be phased to allow for sufficient targeting of development and capital resources to be effective. However, initial efforts are expected to begin in a first HIN within two years and activity will begin in all HINs within five years.
Figure 35

Housing Improvement Node 1
Rockefeller District

Intersection of East Boulevard and Superior Looking North Towards Rockefeller Park
Housing Improvement Node 2
Lakeview Road District

- **Infill Housing**: Continue housing programs, focus on stable streets.
- **Enhanced FDR Campus**: Mixed-use office, retail, community connections.
- **Mixed-Rate Multi-Family Building**: Define campus, increase density, anchor FDR campus.
- **Community Gardens**: Emphasize stable blocks, adjacent to infill housing.
- **Renovated Multi-Family Building**: Rent-controlled living opportunities, new units.
- **Multi-Family Building**: Along greenway, advantages of larger vacancy tracts.
- **Green Alley / Link**: Safe route to school, off street, path lighting.
- **FDR School Bike Lanes**: Alternate to E.105th Street, less traffic, safer route.

Lakeview and Linn Dr. Looking North Towards FDR School
Housing Improvement Node 3
Elk Avenue District

- GLENVILLE NORTHERN GATEWAY
- IMPROVED GLENN VIEW PARK
- NEIGHBORHOOD TRAILHEAD
- INDUSTRIAL HERITAGE PARKLET
- TARGETED INFILL HOUSING
- ENHANCED STREETSCAPE / LINK
- FUTURE REDEVELOPMENT SITE
- PEDESTRIAN "GREEN LINK"
- HOUSING MAINTENANCE PROGRAM
- GLENN VIEW HALL OF FAME
- EAST SIDE MARKET
- MULTI-FAMILY BUILDING

Figure 37
East 105th Looking North Towards Glenview Park & Lake Erie
Housing Improvement Node 4
Glennie High School District

"TARBLOODER ROW"
PARK PROGRAM; COLOR SELECTION; FOCUSED INVESTMENT

EAST 113TH MODEL BLOCK / STREETSCAPE
IMPROVED LIGHTING, BANNERS, NEIGHBORHOOD FRONT DOOR

INFILL HOUSING
ENERGY EFFICIENT HOMES; ZERO NET CONSUMPTION

HOUSING RENOVATION PROGRAM
HOMEBUYER ASSISTANCE - HOMEOWNERSHIP PROGRAMS, ETC.

SPASH PARK
CREATE A COMMUNITY GATHERING SPACE

HISTORIC MARKERS / MURALS / SCULPTURES
PUBLIC ART PROGRAMS; LINK SCHOOL AND NEIGHBORHOOD

PHOTOVOLTAIC PANELS - LARGE SCALE
HIGH SCHOOL & REC. CENTER - EDUCATIONAL COMPONENT

GLENVILLE GARDENS
SOUTHERN EXPOSURE; EDUCATIONAL OPPORTUNITY

FOREST HILLS LINK / TRAIL
STREETSCAPE; CONVEY NEIGHBORHOOD'S HISTORY, HERITAGE

PHOTOVOLTAIC PANELS - RESIDENTIAL
REDUCE OPERATION / LIVING COSTS; ED-ON-DISTRICT IDENTITY

Figure 38
Forest Hills Park Looking North Towards St. Clair Avenue