

HOUSING CONDITION SURVEY

Windshield Survey

The housing condition assessment was conducted by using a “Windshield Survey,” which involved traveling through neighborhoods to ascertain the exterior condition of the housing units. Surveys were conducted in Aurora, Lawrenceburg, Dillsboro, Greendale, Farmer’s Retreat, Chesterville, Cold Springs and Manchester.

There is a table for surveys conducted in each neighborhood. Each survey is organized by the streets surveyed with a rating for the condition of the housing unit. Total numbers and percentages are given for each area. The ratings run from 1 to 5, with 1 being “good,” 4 being “condemnable” and 5 being “empty lot.” MH stands for Mobile Home. Each column corresponds to one of the ratings and the number of each rating appears with the corresponding street.

Lawrenceburg and Aurora appeared to have the most housing units and highest percentage of housing units that were rated either condemnable or major repairs needed. Chesterville had many dilapidated mobile homes.

Conversely, Dillsboro, Manchester, Farmers Retreat and Greendale all scored above 50% of the total of housing units surveyed as being in good condition, the highest rating. Aurora, one of the communities with the worse ratings of housing units, also turned out to have close to 50% of its housing units rated as being in good condition. The other four communities surveyed had considerably fewer housing units rated in good condition.

While specific neighborhoods or streets or areas may be able to be labeled with one type of predominant housing condition, this survey indicates that the same is not true for an entire county or even an entire township.

Therefore, according to the results of this survey, it would seem that substandard housing and inadequate housing cuts across an entire county, being shared by all townships. It is a problem throughout the county, and one whose solution also will be shared by the entire county.

Table 27. Housing Needs Assessments: Windshield Survey Results

Assessment Legend

Condition	Description
1 = Good Condition	No obvious work needed.
2 = Minor Repairs Needed	Obvious problems with paint, broken steps, handrails, screens, gutters and downspouts or condition of sidewalks within the property.
3 = Major Repairs Needed	In need of roofing, window repair or replacement, chimney leaning or crumbling; other series signs of dilapidation or deterioration.
4 = Condemnable	Imminent danger of collapse; major health and safety concerns.
5 = Empty Lot	
MH = Mobile Home	

Table 27a. Aurora

Street	Total	1	2	3	4	5	MH	Notes
Conwell	96	35	32	23	1	4	0	Area is generally run-down. Signs of a comeback in a few properties. Some of the worst properties were getting substantial renovations.
%		36.5%	33.3%	23.9%	1%	4.2%	0%	
Hanover	40	22		6	0	1	0	Overall, the neighborhood has very good housing. There are definite signs of neighborhood pride.
%		55%	27.5%	15%	0%	2.5%	0%	
Johnson	5	1	2	0	0	1	1	
%		20%	40%	0%	0%	20%	20%	
Harrison	9	4	4	0	0	1	0	
%		44.4%	44.4%	0%	0%	11.1%	0%	
Manchester	35	22	10	2	0	1	0	
%		62.8%	28.6%	5.7%	0%	2.9%	0%	
Park	23	12	6	3	0	2	0	
%		52.2%	26.1%	13%	0%	8.7%	0%	
Total	208	96	65	34	1	10	1	Overall, housing in the low-moderate neighborhoods is in good condition. 77 percent of housing received a 1 or 2 rating. The major exception is the Conwell Street area where nearly a quarter of the homes received a 3 and another 33 percent were rated a 2.
%		46.2%	31.3%	16.3%	.5%	4.8%	.5%	

Table 27b. Dillsboro

Street	Total	1	2	3	4	5	MH	Notes
Dillsboro Townhouses	1	0	1	0	0	0	0	Seven buildings on the east side of Hwy. 262. The buildings were pretty clean and had simple facades. All buildings are in need of repainting.
%								
Highway 62	34	22	11	0	0	1	0	Quite a mix of older homes with newer in-fill. Definite signs of civic mindedness on the part of residents.
%		64.7%	32.4%	0%	0%	2.9%	0%	
Front	15	6	6	2	0	0	1	Transitioning into a more rundown, older area. Very large lots.
%		40%	40%	13.3%	0%	0%	6.6%	
Main	12	8	4	0	0	0	0	In better condition and more established than Front St. Double lots with a mix of business. Easy walking distance to downtown.
%		66.7	33.3%	0%	0%	0%	0%	
Back	9	2	4	0	0	0	3	Many older homes in danger of going under. Very small lots.
%		22.2%	44.4%	0%	0%	0%	33.3%	
Total	71	38	26	2	0	1	4	The area has a lot of older housing but it is in very good condition for the most part. Over half of the homes are rated in good condition while only three percent of the homes require major repairs and renovation.
%		53.5%	36.6%	2.8%	0%	1.4%	5.6%	

Table 27c. Greendale

Street	Total	1	2	3	4	5	MH	Notes
Brown	11	3	5	2	0	1	0	Small, working class neighborhood.
%		27.3%	45.4%	18.2%	0%	9.1%	0%	
Ludlow	25	6	12	7	0	0	0	Mostly small homes on small lots but generally well kept.
%		24%	48%	28%	0%	0%	0%	
Probasco	12	11	0	1	0	0	0	Cottage homes in excellent condition.
%		91.7%	0%	8.3%	0%	0%	0%	
Nowlin	42	28	14	0	0	0	0	Older homes, the majority of which are already restored.
		66.7%	33.3%	0%	0%	0%	0%	
Tebbs	63	45	18	0	0	0	0	Family oriented, working class neighborhood. Numerous people were seen making improvements to their homes.
		71.4%	28.6%	0%	0%	0%	0%	
Cook	55	31	21	2	0	1	0	A mix of infill and heavy remodeling. Most properties are well landscaped.
Ridge	51	7	25	19	0	0	0	Very small lots. Housing condition worsens around the Seagram's distillery.
		13.7%	49%	37.3%	0%	0%	0%	
Total	259	131	95	31	0	2	0	The housing conditions in Greendale are very good. Only 12 percent of the homes surveyed are in need of major renovations. The lone exception is much of the housing along Ridge Ave. There are many older homes in the community that have either been well kept throughout the years or have seen extensive renovations.
		50.6%	36.7%	11.9%	0%	0.8%	0%	

Table 27d. Lawrenceburg

Street	Total	1	2	3	4	5	MH	Notes
Walnut	20	2	10	5	1	2	0	
%		10%	50%	25%	5%	10%	0%	
Center	27	2	15	9	0	0	1	
%		7.4%	55.6%	33.3%	0%	0%	3.7%	
Tate	17	4	7	2	0	1	3	
%		23.5%	41.2%	11.8%	0%	5.9%	17.6%	
Short	31	7	14	10	0	0	0	
%		22.6%	45.2%	32.3%	0%	0%	0%	
Elm	40	16	16	7	1	0	0	Older Homes need major work. Newer multi-unit structures such as "The Elms" appear to be in excellent condition.
%		40%	40%	17.5%	2.5%	0%	0%	
Arch	49	14	24	7	0	4	0	Area made up of small, indistinguishable homes. There are signs of neighborhood pride but still a lot of work to be done. There is a wide range of age groups from young families to retiree's.
%		28.6%	48.9%	14.3%	0%	8.2%	0%	
St. Clair	43	8	19	11	1	1	3	
%		18.6%	44.2%	25.6%	2.3%	2.3%	6.9%	
George	19	9	4	1	0	0	5	
%		47.4%	21.1%	5.3%	0%	0%	26.3%	
Total	246	62	109	52	3	8	12	Housing quality is a problem in the "Old Town" area of Lawrenceburg. 65 percent of the housing is in need of some kind of repairs. Center (90 percent), Short (77 percent), and St. Clair (69 percent) streets stand out in their need for rehabilitation. There are some signs of a comeback, especially with the newer multi-family units found in some areas.
%		25.2%	44.3%	21.1%	1.2%	3.3%	4.9%	

Table 27e. Moores Hill								
Street	Total	1	2	3	4	5	MH	Notes
Main	31	9	13	8	0	0	1	
		29%	41.9%	25.8%	0%	0%	3.2%	
Williams	8	3	3	0	0	0	2	
		37.5%	37.5%	0%	0%	0%	25%	
Manchester	13	8	3	1	0	1	0	Family oriented neighborhood. Very nice older homes.
		61.5%	23.1	7.7%	0%	7.7%	0%	
East	13	4	7	1	1	1	0	
		30.7%	53.8%	7.7%	7.7%	7.7%	0%	
Total	65	24	26	10	1	2	3	There is plenty of multi-unit housing available in Moores Hill. Many of the areas have very large lots. The worst housing conditions are along Main St.
%		36.9%	40%	15.4%	1.5%	3.1%	4.6%	

Table 27f. Farmers Retreat								
Street	Total	1	2	3	4	5	MH	Notes
Total	27	14	8	4	1	0	1	Remote area. Many of the oldest homes are in serious danger mixed in with new growth. There is a wide range of housing conditions.
%		51.8%	29.6%	14.8%	3.7%	0%	3.7%	

Table 27g. Chesterville								
Street	Total	1	2	3	4	5	MH	Notes
Total	11	2	0	4	0	1	4	Dilapidated mobile homes and houses mixed with a few "rural pioneers". A real patchwork.
%		18.2%	0%	36.4 %	0%	9.1	36.4 %	

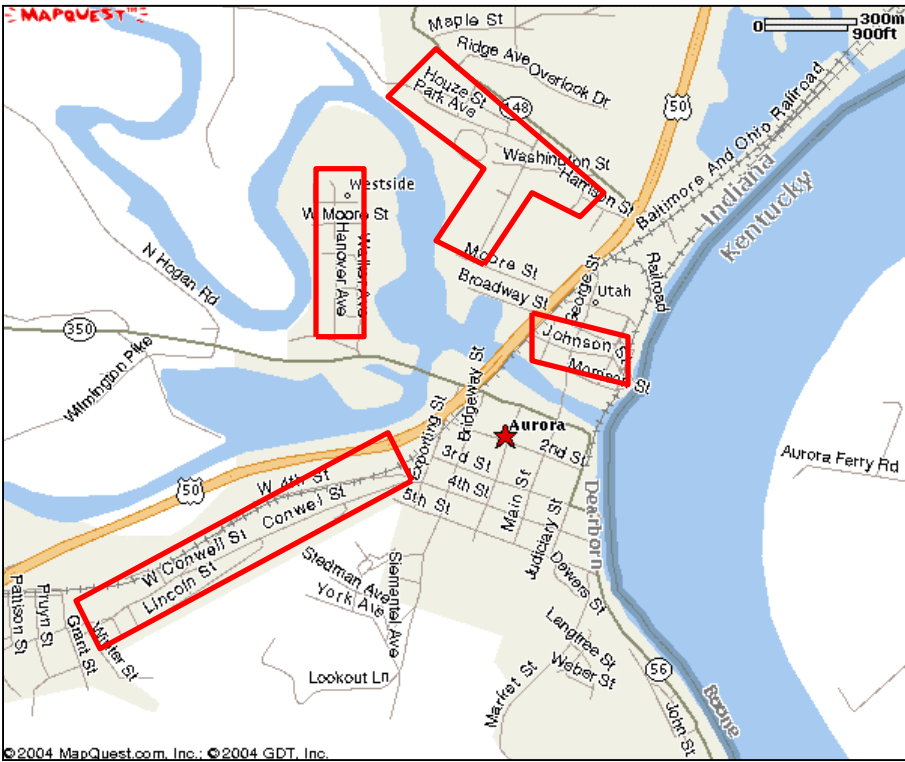
Table 27h. Cold Springs

Street	Total	1	2	3	4	5	MH	Notes
Total	14	4	4	0	1	0	6	Area seems to be transitioning on the way up. There is very little middle ground, either homes in very good or very poor condition. Mobile homes, in particular, need major work. There are signs of more "rural pioneers" in this area.
%		28.6%	28.6%	0%	7.1%	0%	42.8%	

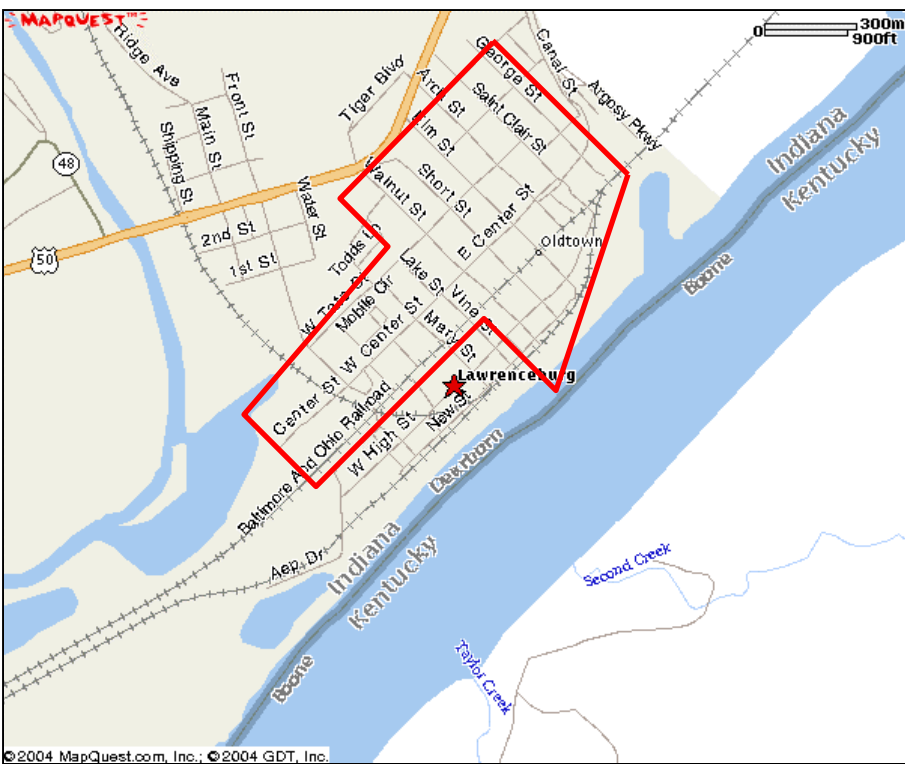
Table 27i. Manchester

Street	Total	1	2	3	4	5	MH	Notes
Total	79	41	25	10	1	1	1	Mostly older homes that are in good condition or in need of only minor repairs. Haubrock Rd. has a high concentration of new pre-fab homes that are in excellent shape.
%		51.9%	31.6%	12.6%	1.3%	1.3%	1.3%	

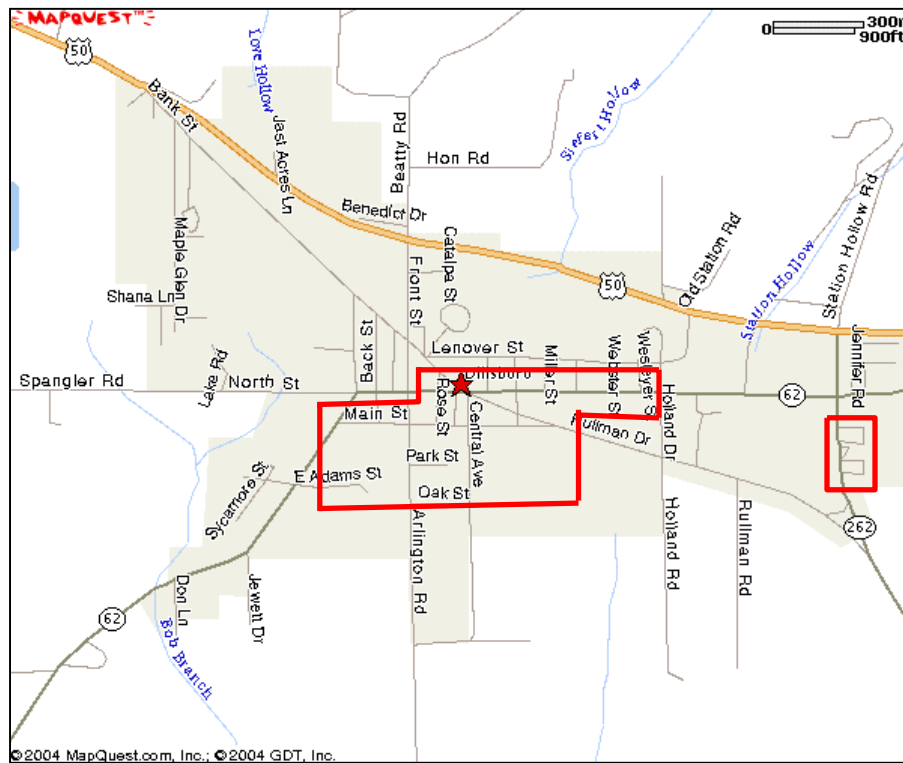
Map 1. Areas Assessed in Aurora



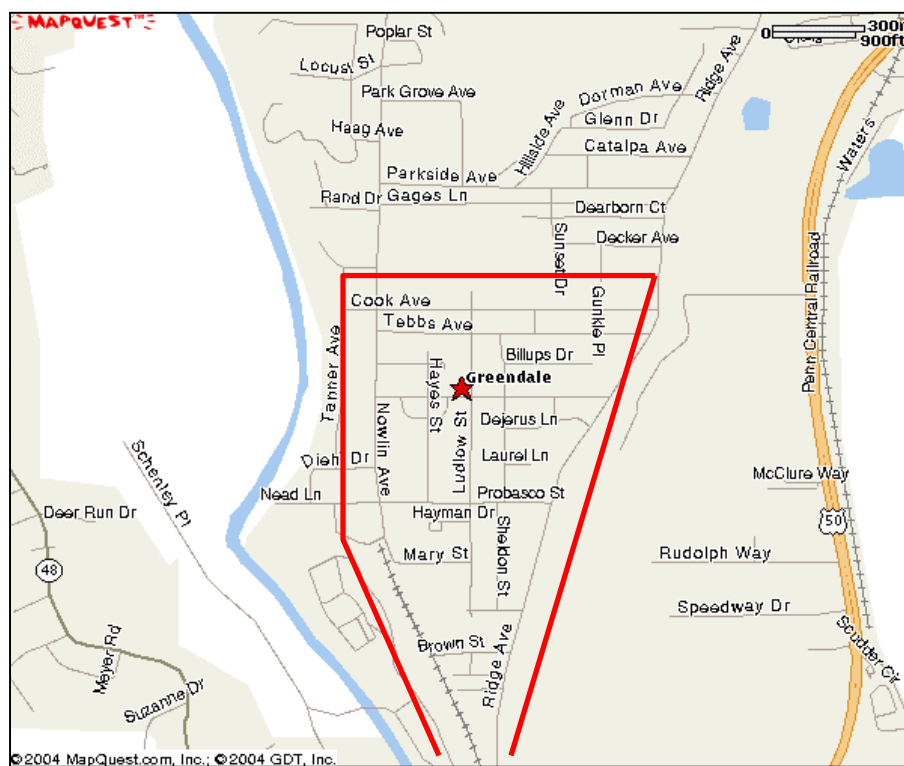
Map2. Areas Assessed in Lawrenceburg



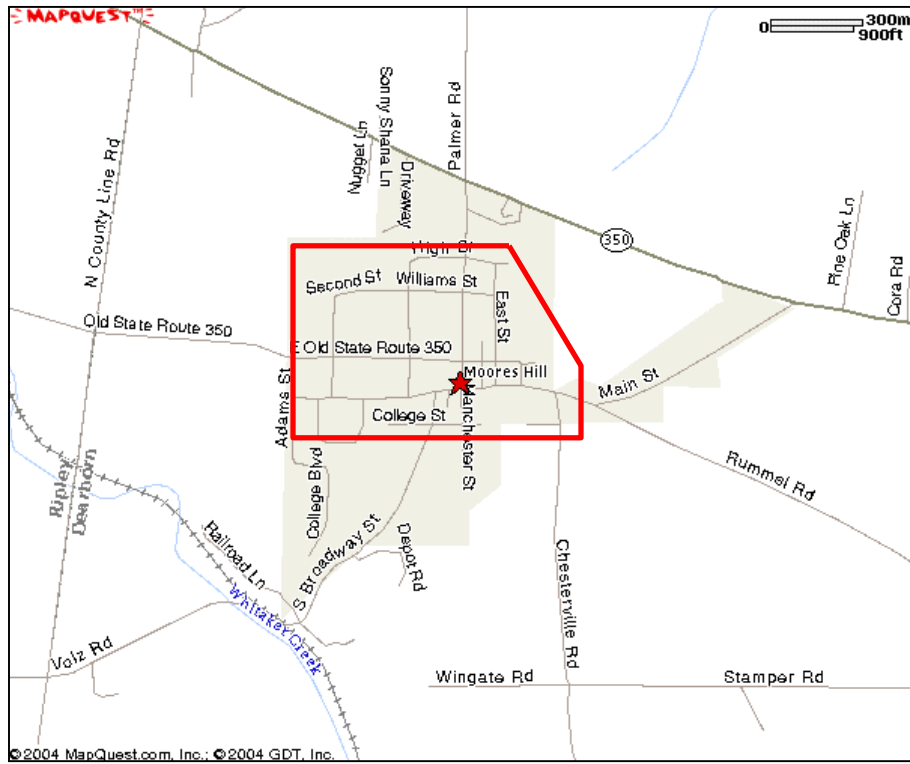
Map 3. Areas Assessed in Dillsboro



Map 4. Area Assessed in Greendale



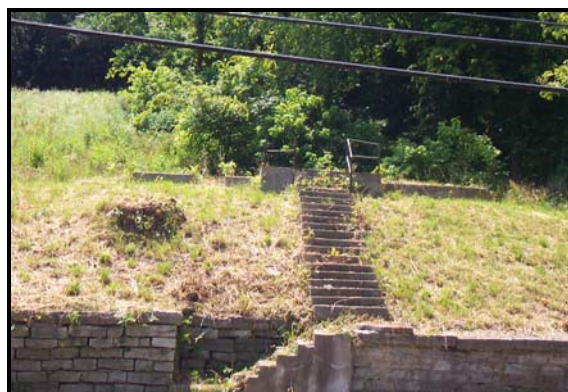
Map 5. Area Assessed in Moore's Hill



A Sampling of Houses in Dearborn County, June, 2004



Photograph 1



Photograph 2

Two views of a vacant lot on Conwell Street in Aurora



Photograph 3

Single-Family dwelling along the railroad tracks on Conwell Street in Aurora



Photograph 4

Two housing units along the north side of Conwell Street in Aurora

Photograph 5

A housing unit on Conwell Street in Aurora



Photograph 6

A mobile home unit in Lawrenceburg



Photograph 7

Two photographs of housing units on the north side of Conwell. The house in Photograph 8 has been renovated recently.

Photograph 8



Housing Survey Summary

For purposes of this study, household needs have been studied and reviewed based on such factors as income, age, persons in the household, physical disability, ethnicity, and local culture. The supply of housing, as with most commodities and products, responds to resources and abilities of prospective buyers. This is no different for Dearborn County. Additionally, housing purchases and rentals will depend on a combination of a variety of factors. Income, jobs, desire for a particular neighborhood, assistive needs, age of individuals, family size and background will all play into what and where someone may choose to or need to live. Availability in the housing market indicates supplies increasing for middle and upper income households while the supply for low- and moderate-income affordable housing remains limited.