

Neighborhoods (2008)

Purpose

Neighborhoods are identified typically by their physical boundaries of geographic features, major streets or other manmade features such as rail lines, highways and developments of significant scale. Communities typically represent areas of common interest and may extend beyond the physical boundaries of a neighborhood, or could be contained within smaller areas. One could say neighborhoods provide a sense of place and “home”, and communities provide a sense of identity for the people residing in our cities.

Over recent decades, changing home design has eliminated front porches along the streets where our neighbors walk; created private patios in our private backyards surrounded by privacy fences; has lured us inside during the summer months by embracing the cooling effect of air conditioning to keep us comfortable; and included multiple televisions and computers that hold our attention inside. As a result, we have withdrawn from our neighborhoods and many of our neighbors have come to rely more on our various interweaving communities for interaction and friendships than our immediate neighbors. This changing design has impacted our life styles and diverted our attention from our neighborhood, dampening our sense of relationship to where we live and the other people that live there.

The impacts on the quality of life in our neighborhoods that can result from this withdrawal are many. They may include; increased opportunity for crime, less concern for physical maintenance of private and public property, fewer and less safe places for our children to play and grow, lack of participation in governance and an absence of care and concern for the area in which we live.

Neighborhoods are important mechanisms within our society, both in existing areas, as well as in developing areas. They not only enhance our personal lives, but can also provide a means to connect with our leaders to form partnerships that enrich, maintain and sustain the livability of our

cities. Once again, as in past times, public involvement and citizen input is beginning in some neighborhoods to mean more than public hearings and task forces. Residents are empowering themselves to address community needs by focusing on neighborhoods. Neighborhood leaders are establishing a strong communication link and working relationships between city government and its citizens. A focus on the importance of neighborhoods is regaining its place as an integral part of community life. This focus is vital to the continued success and quality of life in Overland Park.

All neighborhoods are aging, but many neighborhoods in Overland Park have been around much longer than others and face distinct challenges in sustaining the quality of their environment and the ensuing impact on the quality of life in the neighborhood. Residents of these neighborhoods are organizing to build a sense of community and help develop solutions to issues and concerns that face their neighborhoods. Regular meetings are forums for learning, communicating, and problem solving; enhancement activities improve the appearance of the neighborhood; special projects help neighbors in need; and social events create an atmosphere for building community and friendships.

The Neighborhood Element explains the purpose, organization and activities of the Neighborhood Conservation Program that until 2002 had been focused only in the area of Overland Park lying north of 95th street. Each organized neighborhood is described by location, population, home occupancy status, home values, and property maintenance violations. A summary of the program and the condition of neighborhoods helps identify critical elements for sustaining quality neighborhoods in Overland Park.

Neighborhood Conservation Program

The City of Overland Park is often characterized by significant growth demonstrated by new development to the south. However, northern portions of the city were built in the 1940s and 1950s, and are now showing signs of age in infrastructure, housing conditions, and property maintenance conditions. Changes in infrastructure and housing standards have also occurred over the years. What was considered acceptable development standards several decades ago are considered substandard today. These areas face situations and challenges that differ from their southern counterparts. Further, many early developments did not establish homes

associations, therefore, these residents have had limited resources for addressing neighborhood issues.

In response to these conditions, the city of Overland Park Neighborhood Conservation Program organized in 1991 to help sustain these aging neighborhoods, maintain property values, and offer quality, affordable housing. The purpose of the program is described below:

The Neighborhood Conservation Program promotes community building in the City of Overland Park by assisting with organizing and supporting neighborhood groups, organizations and homes associations; providing a forum for communication between neighbors and between residents and the city; addressing neighborhood and community challenges and building upon opportunities.

Neighborhood Conservation Program:

- ...helps sustain aging neighborhoods
- ...helps maintain property values
- ...helps maintain quality, affordable housing
- ...helps neighborhoods be aware of crime trends and appropriate preventative measures

Program Information:

- Initiated in 1991
- Has supported and assisted the organizing of 33 neighborhood organizations as of the end of 2007
- Boundaries often follow half square mile, towncodes or natural or manmade features
- Program is offered citywide
- Provides limited assistance from staff to homes associations

Neighborhood Conservation Program Executive Committee:

- Composed of the chairs and co-chairs of each neighborhood group, two city council members and one planning commissioner
- Meetings are held bi-monthly
- Workshops are scheduled as needed

Executive Committee Responsibilities:

- Selecting new areas to be offered assistance to organize each year
- Advising staff of program direction
- Playing a vital role in public input and involvement in city activities
- Communicating city information to their neighborhoods and reporting neighborhood information to the Executive Committee and staff

Community Oriented Policing and Problem Solving (COPPS):

- Composed of police officers that are not assigned to patrol the city; supervised by a sergeant and captain
- Offers a variety of programs geared toward enhancing safety at home and at work in Overland Park
- Each officer works with the neighborhoods in their district
- and attends group meetings as requested
- Utilizes proactive problem solving methods to address specific community issues
- Administers the Crime-Free Multi-Housing Program for apartment buildings
- Administers Residential Security Surveys for single family homeowners

Methodology

Selection Process

Historically, the selection process has begun with a review of neighborhood statistics for areas throughout the city, excluding areas with an active neighborhood group or homes association. City staff from the Neighborhood Conservation Program and Community Planning and Services Division of the Planning and Development Services Department recommended eight areas for consideration. The Executive Committee then selected four of these areas to be organized in a given year based on the recommendations and statistics provided. In 2007 only three unorganized

residential areas remained, therefore those three areas were selected for organizing.

Statistics Used

The following statistics are analyzed during the selection process:

- Population
- Number of single-family units
- Number of duplexes
- Number of multifamily units
- Trend and number of property maintenance violations
- Percentage of absentee-owned, single-family homes
- Owner-occupied single-family units vs. renter occupied
- Owner-occupied duplexes vs. renter occupied
- Home values
- Age of homes

Basis for Selecting Neighborhoods

The selection process focused neighborhoods where:

- Trends indicate a turnover from owner-occupied to renter-occupied units;
- Trends indicate deteriorating property maintenance;
- There is a high percentage of single-family units;
- Home values are lower than the mean; and
- Residents express an interest in organizing their neighborhood.

Organizing Approach

3 Step Approach:

- First, every household in the neighborhood is mailed an informational letter and invitation to attend a meeting to learn about the Neighborhood Conservation Program. Residents who are interested in the program are asked to RSVP to attend the meeting.

- Second, staff facilitates this meeting, providing information about the program, the benefits of organizing, expectations for the group, and available staff support.
- At the end of the meeting, attendees decide if they want to utilize the resources available through the city's program to organize at a neighborhood group.

Guidelines for Organizing Neighborhoods:

- Areas with a population between 300 and 2,000 (300 to 500 homes) seem to work best for recruiting members for active participation in neighborhood activities.
- Neighborhood groups should include only areas that do not have an existing organization, such as a homes association.
- Neighborhood group meetings should remain open to all residents and be held in a public location.
- Adopting bylaws will establish a foundation on which the organization can build.
- Strong leadership is crucial to successful organizations. Therefore, leadership and organizational training is critical and initial leaders must cultivate new leaders to ensure strong, long-term organizations.
- Most importantly, residents should organize themselves for the broad purpose of building a sense of community, rather than rallying around a single, short term issue.

Staff Support

The Neighborhood Conservation Program staff provides three levels of support: resourcing, educating, and administrating.

Resourcing:

- Assist with the organizing process
- Provide a \$250 start-up grant
- Help identify and address neighborhood issues
- Prepare and analyze neighborhood surveys
- Provide maps and statistics
- Provide grant-writing assistance
- Facilitate Executive Committee meetings

Educating:

- Provide leadership training
- Update groups on city activities and policies
- Serve as liaison between groups and city
- Publish and update the "How to" Manual for neighborhood leaders
- Publish and update the Directory of Neighborhood Services for residents

Administrating:

- Publish meeting notices and agendas
- Publish neighborhood newsletters
- Publish Neighborhood Conservation Program newsletter
- Publish fliers for special events
- Coordinate room reservations for meetings and events
- Coordinate with city departments on activities and improvements planned in neighborhood conservation areas

Group Activities

Neighborhood group activities fall into four categories: reporting and representing; helping neighbors; special events and projects; and neighborhood improvements.

Reporting and Representing:

- Hold monthly, bimonthly or quarterly meetings
- Report safety and crime concerns to either the COPPS unit or district officers
- Relay crime statistics to neighborhood
- Represent residents in city issues that may affect the neighborhood

Neighbor Assistance:

- Help neighbors who need assistance with property maintenance
- Sponsor families in need during the holidays
- Link residents to city and county housing assistance programs

Special Events and Projects:

- Sponsor informational speakers to discuss special issues
- Picnics
- Potluck dinners
- Neighborhood-wide garage sales
- Holiday celebrations

Neighborhood Improvement:

- Work to improve appearance, infrastructure and home values
- Work with city to address street and storm drainage improvements
- Provide landscaping in common areas
- Apply for project grants

Organized Neighborhood Groups

Organized neighborhood groups are similar in many respects, but unique in others. Many of these neighborhoods show signs of aging housing and

deteriorating infrastructure. A mix of housing styles and types and a considerable number of renter-occupied properties are present in most areas. However, each neighborhood has distinct characteristics as evidenced by the range in statistics. Table NE-1 shows the range of statistics in the organized neighborhoods.

**Table NE-1
Range of Neighborhood Statistics**

Characteristic	Lowest	Highest
Population	320	1,793
Housing units	127	940
Renter-occupied single-family units	3%	33%
Mean home values	\$111,792	\$255,656

The following section is a brief summary of the characteristics and activities of the 33 neighborhood organizations, in alphabetical order. Statistics provided were calculated in July 2007, unless otherwise indicated. Refer to Table NE-2 for comparable statistics for each neighborhood group.

Area 14

The neighborhood boundaries are Metcalf to Santa Fe Drive, 71st Street to 75th Street, and Santa Fe Drive to Conser from 74th Street to 75th Street. Area 14 has the Marty Pool and Marty Memorial Fire Station within its boundaries.

- Organized in 2005
- 390 residents
- 178 single-family homes
- 15% of single-family homes are absentee-owned
- Mean home value: \$135,133
- Mean year homes were built: 1955

Area 16

The neighborhood boundaries are from 71st Street to 75th Street between Woodson and Lamar.

- Organized in 2005
- 534 residents
- 244 single-family homes
- 16% of single-family homes are absentee-owned
- Mean home value: \$130,586
- Mean year homes were built: 1952

Area 59

The neighborhood boundaries are 95th Street to 99th Street between Mission Road and Chadwick.

- Organized in 2006
- 961 residents
- 304 single-family homes
- 12 duplex units
- 10% of single-family homes are absentee-owned
- 100% of duplexes are absentee-owned
- Mean home value: \$193,266
- Mean year homes were built: 1959

Area 68

The neighborhood boundaries are 97th Street to 103rd Street between Nall Ave. and Linden.

- Organized in 2006
- 1,089 residents
- 448 single-family homes
- 4% of single-family homes are absentee-owned
- Mean home value: \$255,656
- Mean year homes were built: 1964

Antioch 75

The boundaries for this neighborhood are 75th Street to 76th Terrace between Antioch and Hayes.

- Organized in 2001
- 393 residents
- 145 single-family homes
- 22 duplex units
- 2 multifamily units
- 7% of single-family homes are absentee-owned
- 77% of duplexes are absentee-owned
- Mean home value: \$167,927
- Mean year homes were built: 1965

Arrowhead Trails

The neighborhood boundaries are Metcalf to Lowell, Shawnee Mission Parkway to 71st Street. The neighborhood organization is named after the Arrowhead Trails Elementary School.

- Organized in 1998
- 1,506 residents
- 533 single-family homes
- 100 duplex units
- 9 multifamily units
- 16% of single-family homes are absentee-owned
- 83% of duplexes are absentee-owned
- Mean home value: \$137,973
- Mean year homes were built: 1950

Beverly Estates

The neighborhood boundaries are 83rd Street to 87th Street from Lamar to Nall.

- Organized in 2007
- 957 residents

- 409 single-family homes
- 7% of single-family homes are absentee-owned
- Mean home value: \$211,295
- Mean year homes were built: 1960

Broadmoor Neighbors

The neighborhood boundaries are 83rd Street to 87th Street from Lamar to Metcalf. This area includes the Shawnee Mission School District's Broadmoor Technical Center.

- Organized in 2004
- 868 residents
- 333 single-family homes
- 37 duplex units
- 15 multifamily units
- 11% of single-family homes are absentee-owned
- 70% of duplexes are absentee-owned
- Mean home value: \$154,998
- Mean year homes were built: 1955

Cherokee Hills Neighbors

The neighborhood boundaries are 91st Terrace to 95th Street between Antioch and approximately Robinson.

- Organized in 2003
- 1,110 residents
- 476 single-family homes
- 12 duplex units
- 11% of single-family homes are absentee-owned
- 100% of duplexes are absentee-owned
- Mean home value: \$153,624
- Mean year homes were built: 1960

Crestview Neighborhood

The neighborhood boundaries are Metcalf to Lowell between Johnson Drive and Shawnee Mission Parkway. The neighborhood group is named after Crestview Park and Crestview Elementary School located in the neighborhood. The area includes a number of businesses located along the Shawnee Mission Parkway commercial corridor as well as Shawnee Mission North High School.

- Organized in 1999
- 1,205 residents
- 105 single-family homes
- 56 duplex units
- 436 multifamily units
- 12% of single-family homes are absentee-owned
- 75% of duplexes are absentee-owned
- Mean home value: \$143,193
- Mean year homes were built: 1948

Cunningham Heights

The neighborhood boundaries are I-35 to 54th Terrace between Metcalf and Antioch. Cunningham Heights is named after an original property owner and developer in the area. Hickory Hills Park provides a neighborhood location for events and activities.

- Organized in 1995
- 1,244 residents
- 281 single-family homes
- 34 duplex units
- 286 multifamily units
- 9% of single-family homes are absentee-owned
- 100% of duplexes are absentee-owned
- Mean home value: \$154,127
- Mean year homes were built: 1956

Elmhurst Community

The neighborhood boundaries are 83rd Street to 87th Street between Antioch and Grant.

- Organized in 1998
- 872 residents
- 179 single-family homes
- 222 duplex units
- 33% of single-family homes are absentee-owned
- 82% of duplexes are absentee-owned
- Mean home value: \$121,656
- Mean year homes were built: 1956

Glenwood Estates

The neighborhood boundaries are 86th Terrace to 91st Terrace between Antioch and Lowell. Glenwood Estates has undertaken many projects and hosted many speakers since its addition to the program, most notably petitioning for new streetlights and sidewalks on behalf of the neighborhood.

- Organized in 2001
- 1,097 residents
- 479 single-family homes
- 9% of single-family homes are absentee-owned
- Mean home value: \$160,930
- Mean year homes were built: 1961

Good Neighbors

The neighborhood boundaries are 87th Street to 91st Street between Antioch and Farley.

- Organized in 2003
- 1,793 residents
- 487 single-family homes
- 313 multifamily units
- 10% of single-family homes are absentee-owned

- Mean home value: \$156,443
- Mean year homes were built: 1961

Grantioch Neighborhood

The neighborhood boundaries are 79th Street to 83rd Street between Antioch and Grant. The group successfully petitioned the city for the installation of streetlights on two blocks of the neighborhood. Grantioch has worked closely with the Public Works Department on residential street improvements that included a traffic calming roundabout. They also track crime statistics and work with the police department and codes enforcement to reduce crime and improve property maintenance in their neighborhood.

- Organized in 2000
- 1,332 residents
- 377 single-family homes
- 84 duplex units
- 139 multifamily units
- 12% of single-family homes are absentee-owned
- 68% of duplexes are absentee-owned
- Mean home value: \$149,998
- Mean year homes were built: 1960

Hanover Neighborhood

The Hanover Neighborhood includes the area from 99th Street to 103rd Street between U.S. 69 Highway and Connell.

- Organized in 2006
- 1,067 residents
- 455 single-family homes
- 4 percent of single-family homes are absentee-owned
- Mean home value: \$197,122
- Mean year homes were built: 1972

Heritage Hills

The neighborhood boundaries are 91st Street to 95th Street between Antioch and Kessler/England.

- Organized in 2005
- 880 residents
- 359 single-family homes
- 4 duplex units
- 6% of single-family homes are absentee-owned
- 0% of duplexes are absentee-owned
- Mean home value: \$181,404
- Mean year homes were built: 1967

Highland Plains

The neighborhood boundaries are 67th Street to 71st Street between Nall and Lamar.

- Organized in 2004
- 650 residents
- 297 single-family homes
- 15% of single-family homes are absentee-owned
- Mean home value: \$176,534
- Mean year homes were built: 1951

Historic Overland Park

The neighborhood boundaries are, north of Santa Fe Drive from Antioch to 79th Street.

- Organized in 1994
- 1,608 residents
- 477 single-family homes
- 99 duplex units
- 309 multifamily units
- 19% of single-family homes are absentee-owned
- 50% of duplexes are absentee-owned

- Mean home value: \$129,199
- Mean year homes were built: 1948

Maple Crest Community

The neighborhood boundaries are 71st Street to 75th Street between Lamar and Metcalf.

- Organized in 1999
- 803 residents
- 346 single-family homes
- 14 duplex units
- 5 multifamily units
- 17% of single-family homes are absentee-owned
- 100% of duplexes are absentee-owned
- Mean home value: \$133,880
- Mean year homes were built: 1952

The Milburn Neighborhood Group

The neighborhood boundaries are 71st Street to 75th Street between Lowell and Antioch; and 74th Street to 75th Street between Conser and Lowell. The group is named after the Milburn Country Club.

- Organized in 2004
- 666 residents
- 304 single-family homes
- 10% of single-family homes are absentee-owned
- Mean home value: \$174,406
- Mean year homes were built: 1961

Moody Hills Neighborhood

The neighborhood boundaries are 91st Street to 95th Street between Switzer and Hayes.

- Organized in 2003

- 1,512 residents
- 574 single-family homes
- 60 duplex units
- 8% of single-family homes are absentee-owned
- 43% of duplexes are absentee-owned
- Mean home value: \$166,112
- Mean year homes were built: 1963

North Park

North Park includes the area from Johnson Drive to 54th Street/54th Terrace between Metcalf and Lowell. The North Park Neighborhood group meets regularly and has organized several large events including a 4th of July Picnic, an Awareness Walk in 2001, and a summer picnic lunch at the Overland Park Arboretum. An ongoing project for the group has been beautifying the neighborhood park, North Park by planting a lilac garden. Since then, funds have been donated by the Employers Reinsurance Corporation to install a watering system for the lilacs.

- Organized in 2000
- 1,056 residents
- 265 single-family homes
- 106 duplex units
- 136 multifamily units
- 9% of single-family homes are absentee-owned
- 41% of duplexes are absentee-owned
- Mean home value: \$182,468
- Mean year homes were built: 1957

North Overland Park Hills

The neighborhood boundaries are 47th Street to Interstate 35 between Antioch and Metcalf. Members of North Overland Park Hills contributed to the design of Brown Park that was donated and dedicated in June of 1999.

- Organized in 1997
- 320 residents
- 97 single-family homes

- 20 duplex units
- 10 multifamily units
- 31% of single-family homes are absentee-owned
- 80% of duplexes are absentee-owned
- Mean home value: \$111,792
- Mean year homes were built: 1942

Santa Fe Hills Community

The neighborhood boundaries are Santa Fe Drive to 87th Street between Lowell and Antioch.

- Organized in 1994
- 649 residents
- 258 single-family homes
- 34 duplex units
- 54 multifamily units
- 14% of single-family homes are absentee-owned
- 77% of duplexes are absentee-owned
- Mean home value: \$131,231
- Mean year homes were built: 1952

South Lake Community

Neighborhood boundaries are 79th Street to 87th Street between Santa Fe/Lowell and Metcalf. Residents named the group after the South Lake Park located at 87th Street and Robinson. In 1999, South Lake partnered with The Gardeners and Santa Fe Hills to use a \$5,000 grant from the KC 150 Legacy Fund to redevelop a community garden in South Lake Park, and had a park rededication ceremony in October 2002.

- Organized in 1993
- 1,669 residents
- 370 single-family homes
- 48 duplex units
- 522 multifamily units
- 15% of single-family homes are absentee-owned
- 60% of duplexes are absentee-owned

- Mean home value: \$147,512
- Mean year homes were built: 1947

Southmoor Gardens

The neighborhood boundaries are 67th Street to 71st Street between Metcalf and Lamar. This group has remained active in the community and held a block party in 2007 with over 150 neighbors attending.

- Organized in 2001
- 725 residents
- 331 single-family homes
- 9% of single-family homes are absentee-owned
- Mean home value: \$186,084
- Mean year homes were built: 1953

Strang Line

The neighborhood boundaries are 75th Street to 79th Street between Metcalf and Lowell. Strang Line neighborhood, with its strong connection to Overland Park history, is named after William Strang's Inter-Urban Rail. Neighborhood residents were involved in providing input for the Downtown Master Plan to ensure improved pedestrian linkages between residential and commercial areas, and successfully petitioned for and received traffic calming circles installed throughout the neighborhood. The result has been a quieter, safer and more attractive neighborhood.

- Organized in 1997
- 1,494 residents
- 414 single-family homes
- 6 duplex units
- 299 multifamily units
- 23% of single-family homes are absentee-owned
- 67% of duplexes are absentee-owned
- Mean home value: \$121,664
- Mean year homes were built: 1948

Sylvan Grove Neighborhood Organization

The neighborhood boundaries are 95th Street to 98th Street between Metcalf and Antioch, and to 98th Terrace east of Foster. Sylvan Grove was named for the subdivision within their neighborhood.

- Organized in 2003
- 1,040 residents
- 425 single-family homes
- 26 duplex units
- 10% of single-family homes are absentee-owned
- 62% of duplexes are absentee-owned
- Mean home value: \$171,478
- Mean year homes were built: 1965

Tomahawk Ridge

The neighborhood boundaries are 97th Street to 91st Street between Metcalf and Lowell. Within its boundaries are the Shawnee Mission Unitarian Church on 87th Street and a commercial shopping center at 91st Street and Metcalf.

- Organized in 2004
- 876 residents
- 344 single-family homes
- 52 multifamily units
- 6% of single-family homes are absentee-owned
- Mean home value: \$157,311
- Mean year homes were built: 1960

Wellington West

The neighborhood boundaries are 91st Street to 95th Street between Switzer and 69 Highway.

- Organized in 2005
- 767 residents
- 296 single-family homes

- 28 duplex units
- 5% of single-family homes are absentee-owned
- 50% of duplexes are absentee-owned
- Mean home value: \$162,615
- Mean year homes were built: 1965

Woodstock Park

The neighborhood boundaries are 95th Street to 99th Terrace between 69 Highway and Grant.

- Organized in 2007
- 1,087 residents
- 367 single-family homes
- 112 multifamily units
- 3% of single-family homes are absentee-owned
- Mean home value: \$178,387
- Mean year homes were built: 1967

Young's Park Community

The neighborhood boundaries are 75th Street to 79th Street between Antioch and Lowell. The group is named after Young's Park located at 78th Street and Antioch.

- Organized in 1999
- 563 residents
- 224 single-family homes
- 38 duplex units
- 10% of single-family homes are absentee-owned
- 76% of duplexes are absentee-owned
- Mean home value: \$142,635
- Mean year homes were built: 1950

Summary

Preserving aging homes and maintaining adequate infrastructure in all neighborhoods city-wide are essential to the vitality and diversity of the entire city.

Neighborhood organizations have brought significant enhancements to the quality of life in Overland Park. Neighborhood appearance has improved with clean-up programs, planting projects, park improvements, street improvements, and property improvements. Neighborhood leaders have increased awareness of the neighborhoods by establishing effective relationships with city staff and officials; publicizing events in the media; and creating identifiable neighborhood names. Lives have been enhanced with opportunities to get to know neighbors; more information about city activities and programs, crime prevention, safety and security; and having an organization to turn to in times of need.

Preserving existing neighborhoods is a more effective, efficient, and logical approach than delaying action until severe decline is apparent. Having residents work to sustain the quality of life in their neighborhood is not only a first step, but the most critical. Local residents have first-hand knowledge of the trends in their neighborhood. By taking steps to address issues and concerns, the residents develop a sense of pride, hold ownership in their neighborhood, and understand their role in maintaining property values. Strengthening the link between neighborhood residents and city government can only bring about cooperation and positive change. The Neighborhood Conservation Program will continue to support the organization of existing and new neighborhood groups to ensure that all residents have a means of communicating with the city and working to improve their neighborhood.

**Table NE-2
Neighborhood Statistics**

Figures are as of July 1, 2007

	14	16	59	68	18	7	32	31	45
					Antioch 75	Arrowhead	Beverly	Broadmoor	Cherokee Hills
						Trails	Estates	Neighbors	Neighbors
Population	390	534	961	1,089	393	1,506	957	868	1,110
Residential Units (does not include nursing homes or group homes)									
<i>Single Family</i>	178	244	304	448	145	533	409	333	476
<i>Duplex</i>	0	0	12	0	22	100	0	37	12
<i>Multifamily</i>	0	0	0	0	2	9	0	15	0
Total # of Units	178	244	316	448	169	642	409	385	488
Residence Status (# of Units)									
<i>SINGLE-FAMILY Owner Occupied</i>	151	204	273	430	135	448	382	297	424
<i>SINGLE-FAMILY Absentee Owned</i>	27	40	31	18	10	85	27	36	52
% SINGLE-FAMILY Absentee Owned	15.2%	16.4%	10.2%	4.0%	6.9%	15.9%	6.6%	10.8%	10.9%
<i>DUPLEX Owner Occupied</i>	0	0	0	0	5	17	0	11	0
<i>DUPLEX Absentee Owned</i>	0	0	12	0	17	83	0	26	12
% DUPLEX Absentee Owned	n/a	n/a	100.0%	n/a	77.3%	83.0%	n/a	70.3%	100.0%
Single-Family Home Values (# of Units)									
<i>Less than \$75,000</i>	0	0	0	0	0	1	0	0	0
<i>\$75,000 - \$100,000</i>	0	4	0	0	2	11	0	4	0
<i>\$100,001 - \$125,000</i>	49	87	2	0	8	179	0	41	14
<i>\$125,001 - \$150,000</i>	93	128	10	2	45	210	7	117	181
<i>\$150,001 - \$175,000</i>	33	23	57	10	49	82	67	92	243
<i>\$175,001 - \$200,000</i>	3	2	137	64	4	29	165	47	37
<i>\$200,001 - \$225,000</i>	0	0	58	123	21	13	77	24	1
<i>\$225,001 - \$250,000</i>	0	0	31	63	9	8	48	7	0
<i>\$250,001 - \$275,000</i>	0	0	5	35	5	0	19	1	0
<i>\$275,001 - \$300,000</i>	0	0	2	33	2	0	6	0	0
<i>Greater than \$300,000</i>	0	0	2	118	0	0	20	0	0
Mean Value	\$135,133	\$130,586	\$193,266	\$255,656	\$167,927	\$137,973	\$211,295	\$154,998	\$153,624
Single-Family Mean Age of Structure	1955	1952	1959	1964	1965	1950	1960	1955	1960
1999 Median Household Income (by Census Tract - Census)	\$43,083	\$53,536	\$77,841	\$71,250	\$46,671	\$49,512	\$50,654	\$50,654	\$47,250
2006 Median Household Income (by Census Tract - MARC)	\$43,786	\$61,206	\$84,783	\$69,271	\$52,404	\$51,302	\$54,179	\$54,179	\$48,675

**Table NE-2
Neighborhood Statistics**

Figures are as of July 1, 2007

	6	3	28	37	36	23	62	44	12
	Crestview	Cunningham	Elmhurst	Glenwood	Good	Grantloch	Hanover	Heritage	Highland
	Neighborhood	Heights	Community	Estates	Neighbors	Neighborhood	Neighborhood	Hills	Plains
Population	1,205	1,244	872	1,097	1,793	1,332	1,067	880	650
Residential Units (does not include nursing homes or group homes)									
Single Family	105	281	179	479	487	377	455	359	297
Duplex	56	34	222	0	0	84	0	4	0
Multifamily	436	286	0	0	313	139	0	0	0
Total # of Units	597	601	401	479	800	600	455	363	297
Residence Status (# of Units)									
SINGLE-FAMILY Owner Occupied	92	256	120	436	438	333	437	337	254
SINGLE-FAMILY Absentee Owned	13	25	59	43	49	44	18	22	43
% SINGLE-FAMILY Absentee Owned	12.4%	8.9%	33.0%	9.0%	10.1%	11.7%	4.0%	6.1%	14.5%
DUPLEX Owner Occupied	14	0	41	0	0	27	0	4	0
DUPLEX Absentee Owned	42	34	181	0	0	57	0	0	0
% DUPLEX Absentee Owned	75.0%	100.0%	81.5%	n/a	n/a	67.9%	n/a	0.0%	n/a
Single-Family Home Values (# of Units)									
Less than \$75,000	0	0	7	0	1	0	0	0	0
\$75,000 - \$100,000	0	4	37	0	0	2	0	0	3
\$100,001 - \$125,000	35	39	51	34	15	55	0	0	67
\$125,001 - \$150,000	30	105	48	158	153	144	0	47	88
\$150,001 - \$175,000	28	89	34	112	252	124	44	102	51
\$175,001 - \$200,000	9	23	1	158	56	44	228	119	27
\$200,001 - \$225,000	2	9	1	16	9	6	137	69	10
\$225,001 - \$250,000	1	5	0	1	1	0	45	22	8
\$250,001 - \$275,000	0	3	0	0	0	2	1	0	8
\$275,001 - \$300,000	0	1	0	0	0	0	0	0	6
Greater than \$300,000	0	3	0	0	0	0	0	0	29
Mean Value	\$143,193	\$154,127	\$121,656	\$160,930	\$156,443	\$149,998	\$197,122	\$181,404	\$176,534
Single-Family Mean Age of Structure	1948	1956	1956	1961	1961	1960	1972	1967	1951
1999 Median Household Income (by Census Tract - Census)	\$40,583	\$40,583	\$43,602	\$47,250	\$58,625	\$46,671	\$57,500	\$58,625	\$53,536
2006 Median Household Income (by Census Tract - MARC)	\$39,589	\$39,589	\$44,370	\$48,675	\$56,866	\$52,404	\$56,519	\$56,866	\$61,206

**Table NE-2
Neighborhood Statistics**

Figures are as of July 1, 2007

	24	15	13	43	5	1	29	25	11
	Historic	Maple Crest	Milburn	Moody Hills	North Park	North	Santa Fe	South Lake	Southmoor
	OP	Community	Neighborhood	Neighborhood		OP Hills	Hills	Community	Gardens
Population	1,608	803	666	1,512	1,056	320	649	1,669	725
Residential Units (does not include nursing homes or group homes)									
<i>Single Family</i>	477	346	304	574	265	97	258	370	331
<i>Duplex</i>	99	14	0	60	106	20	34	48	0
<i>Multifamily</i>	309	5	0	0	136	10	54	522	0
Total # of Units	885	365	304	634	507	127	346	940	331
Residence Status (# of Units)									
<i>SINGLE-FAMILY Owner Occupied</i>	387	289	275	531	240	67	221	316	301
<i>SINGLE-FAMILY Absentee Owned</i>	90	57	29	43	25	30	37	54	30
% SINGLE-FAMILY Absentee Owned	18.9%	16.5%	9.5%	7.5%	9.4%	30.9%	14.3%	14.6%	9.1%
<i>DUPLEX Owner Occupied</i>	50	0	0	34	63	4	8	19	0
<i>DUPLEX Absentee Owned</i>	49	14	0	26	43	16	26	29	0
% DUPLEX Absentee Owned	49.5%	100.0%	n/a	43.3%	40.6%	80.0%	76.5%	60.4%	n/a
Single-Family Home Values (# of Units)									
<i>Less than \$75,000</i>	0	2	0	0	0	7	0	0	0
<i>\$75,000 - \$100,000</i>	38	0	1	0	0	28	4	17	1
<i>\$100,001 - \$125,000</i>	211	117	29	3	12	29	95	67	26
<i>\$125,001 - \$150,000</i>	144	175	69	58	69	28	133	147	76
<i>\$150,001 - \$175,000</i>	61	42	44	382	73	5	22	86	70
<i>\$175,001 - \$200,000</i>	15	5	77	117	46	0	4	32	61
<i>\$200,001 - \$225,000</i>	4	2	73	14	21	0	0	10	40
<i>\$225,001 - \$250,000</i>	1	1	7	0	12	0	0	3	20
<i>\$250,001 - \$275,000</i>	2	1	1	0	12	0	0	3	16
<i>\$275,001 - \$300,000</i>	1	0	1	0	8	0	0	3	4
<i>Greater than \$300,000</i>	0	1	2	0	12	0	0	2	17
Mean Value	\$129,199	\$133,880	\$174,406	\$166,112	\$182,468	\$111,792	\$131,231	\$147,512	\$186,084
Single-Family Mean Age of Structure	1948	1952	1961	1963	1957	1942	1952	1947	1953
1999 Median Household Income (by Census Tract - Census)	\$38,980	\$53,536	\$43,083	\$58,625	\$40,583	\$48,243	\$38,980	\$38,980	\$53,536
2006 Median Household Income (by Census Tract - MARC)	\$42,794	\$61,206	\$43,786	\$56,866	\$39,589	\$57,012	\$42,794	\$42,794	\$61,206

**Table NE-2
Neighborhood Statistics**

Figures are as of July 1, 2007

	20	54	38	42A	51	19		
	Strang	Sylvan Grove	Tomahawk	Wellington	Woodstock	Young's Park	Average	Total
	Line		Ridge	West		Community		
Population	1,494	1,040	876	767	1,087	563	964	32,783
Residential Units (does not include nursing homes or group homes)								
Single Family	414	425	344	296	367	224	329	11,181
Duplex	6	26	0	28	0	38	31	1,062
Multifamily	299	0	52	0	112	0	79	2,699
Total # of Units	719	451	396	324	479	262	453	14,942
Residence Status (# of Units)								
SINGLE-FAMILY Owner Occupied	320	384	322	280	355	202	292	9,937
SINGLE-FAMILY Absentee Owned	94	41	22	16	11	22	37	1,243
% SINGLE-FAMILY Absentee Owned	22.7%	9.6%	6.4%	5.4%	3.0%	9.8%	11.1%	11.1%
DUPLEX Owner Occupied	2	10	0	14	0	9	10	332
DUPLEX Absentee Owned	4	16	0	14	0	29	21	730
% DUPLEX Absentee Owned	66.7%	61.5%	n/a	50.0%	n/a	76.3%	68.7%	68.7%
Single-Family Home Values (# of Units)								
Less than \$75,000	0	0	0	0	0	1	1	19
\$75,000 - \$100,000	19	0	0	0	0	5	5	180
\$100,001 - \$125,000	258	0	0	0	0	46	46	1,569
\$125,001 - \$150,000	110	7	117	47	2	111	84	2,859
\$150,001 - \$175,000	27	276	187	202	154	49	93	3,172
\$175,001 - \$200,000	0	130	37	44	192	8	57	1,921
\$200,001 - \$225,000	0	11	2	3	18	2	23	776
\$225,001 - \$250,000	0	0	1	0	1	0	9	295
\$250,001 - \$275,000	0	0	0	0	0	0	3	114
\$275,001 - \$300,000	0	1	0	0	0	1	2	69
Greater than \$300,000	0	0	0	0	0	1	6	207
Mean Value	\$121,664	\$171,478	\$157,311	\$162,615	\$178,387	\$142,635	164,643	n/a
Single-Family Mean Age of Structure	1948	1965	1960	1965	1967	1950	1958	n/a
1999 Median Household Income (by Census Tract - Census)	\$43,083	\$51,936	\$47,250	\$50,346	\$57,500	\$43,083	n/a	n/a
2006 Median Household Income (by Census Tract - MARC)	\$43,786	\$55,152	\$48,675	\$52,418	\$56,519	\$43,786	n/a	n/a