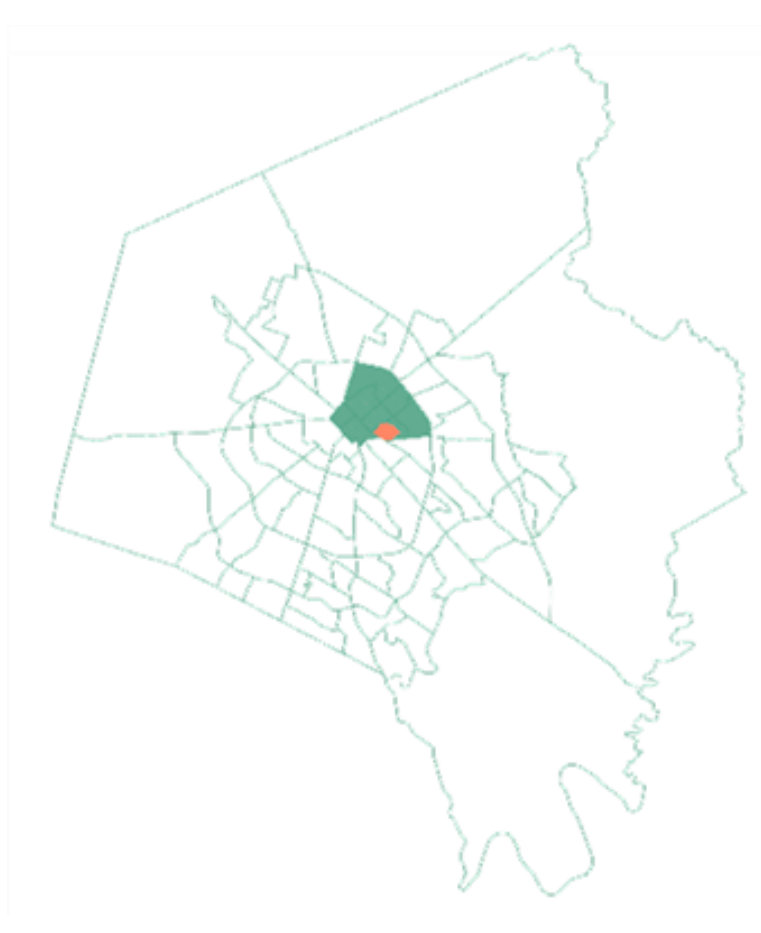


Block Group 2 Tract 4 A Closer Look

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- Focus Area
- - - Bluegrass-Aspendale HOPE VI Redevelopment
- Block Group 2 Tract 4
- Midland TIF District

A.



Facing north east on Withdraw Way

Block Group 2 Tract 4 was chosen for more detailed analysis based on its reported concentration of low income residents in addition to high rates of reported rentership. By searching PVA data to locate areas of concentration for non-owner-occupied residences, in addition to completing a driving tour of the area, segments of Nelson Ave and Cunningham Lane were chosen as our focus area.

This analysis highlights homes on Nelson Ave which are nestled between a regulated economic market (the Bluegrass-Aspendale HOPE VI Redevelopment Area) and free market economics

(the planned Midland TIF District). At present, the tension can be observed through examinations of the housing stock. Here we analyze owner occupied housing (map B), land value (map C), the last sale date of the property (map D), as well as reported instances of code violation (map E). The concentration of high-non-owner occupied homes of low land value with reported instances of code violation puts residents occupying non-HOPE VI homes on Nelson at high risk of being displaced. As such, we urge that the “remain in place” program initiatives put forth by the East End Small Area Plan focus its efforts on these properties.



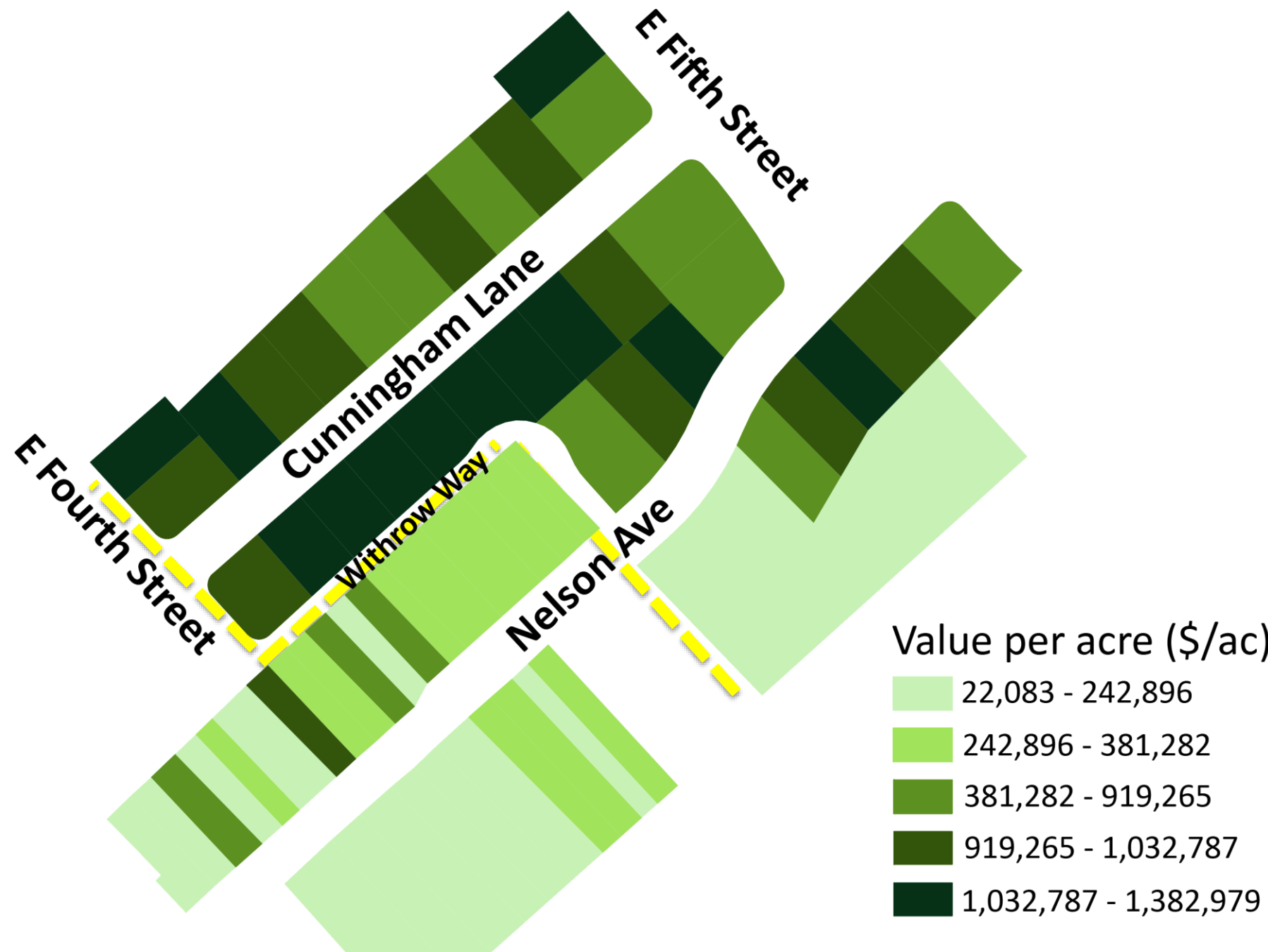
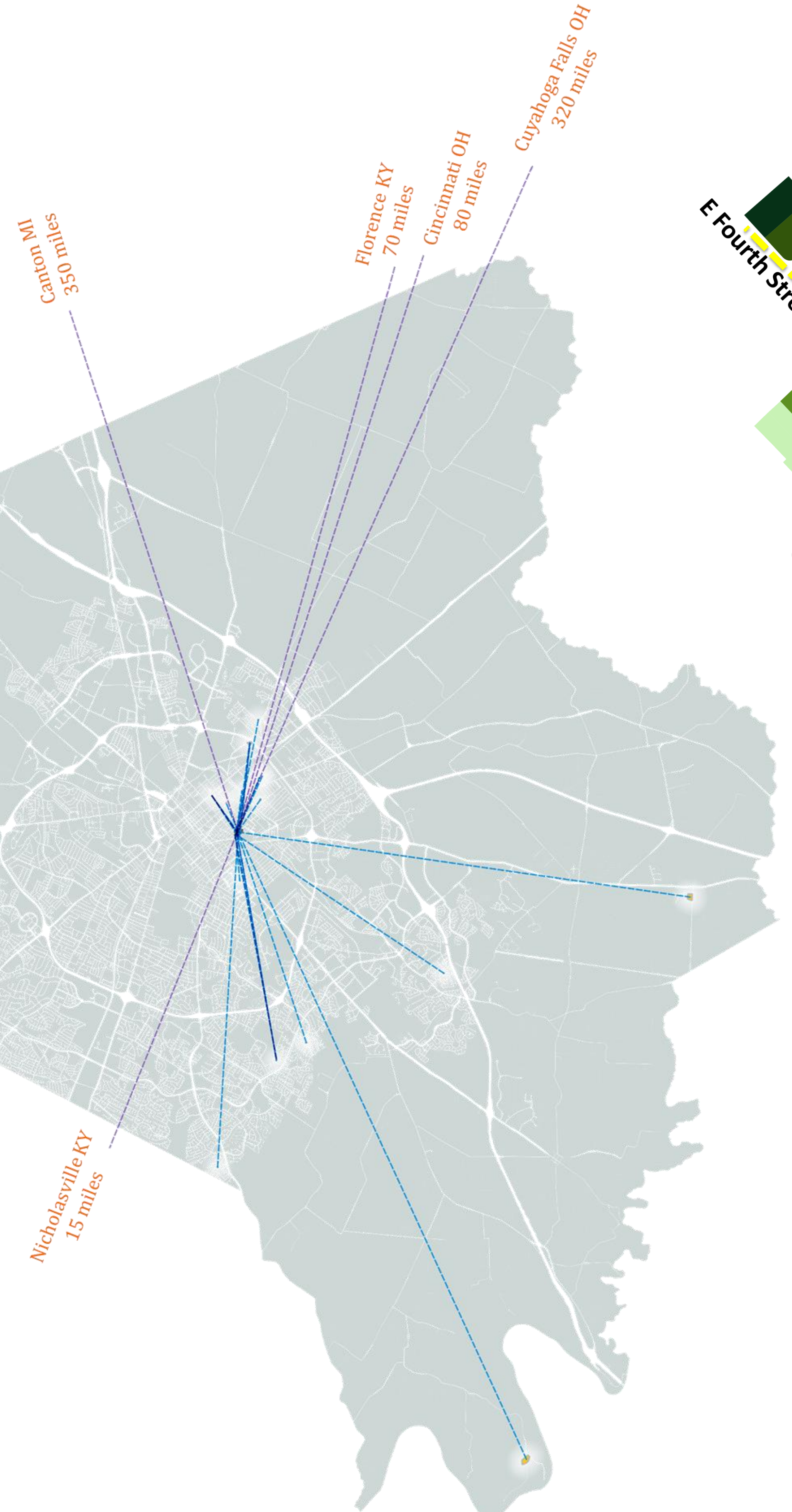
- Parcel Owner's Address
- Same as Parcel Address
 - Within Fayette County
 - Outside Fayette County

B.

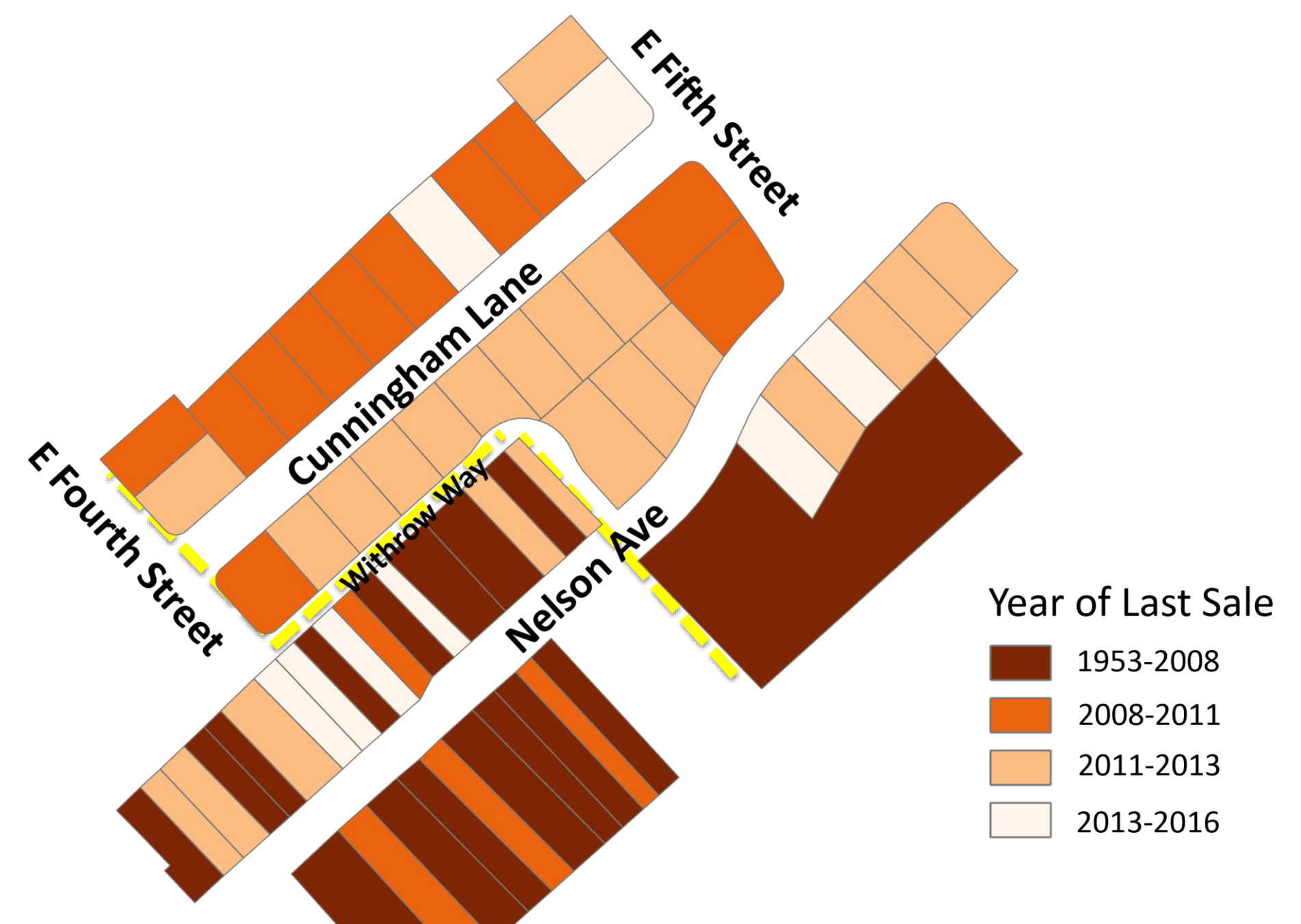
These lines are symbolic of the owner/property connections between our study properties and owners from within Fayette county (blue) and beyond (purple).

It is notable that the vast majority of homes with non-resident owners are along the first half of Nelson Avenue, whereas the vacant owners from Cunningham Lane tend to be from further afield.

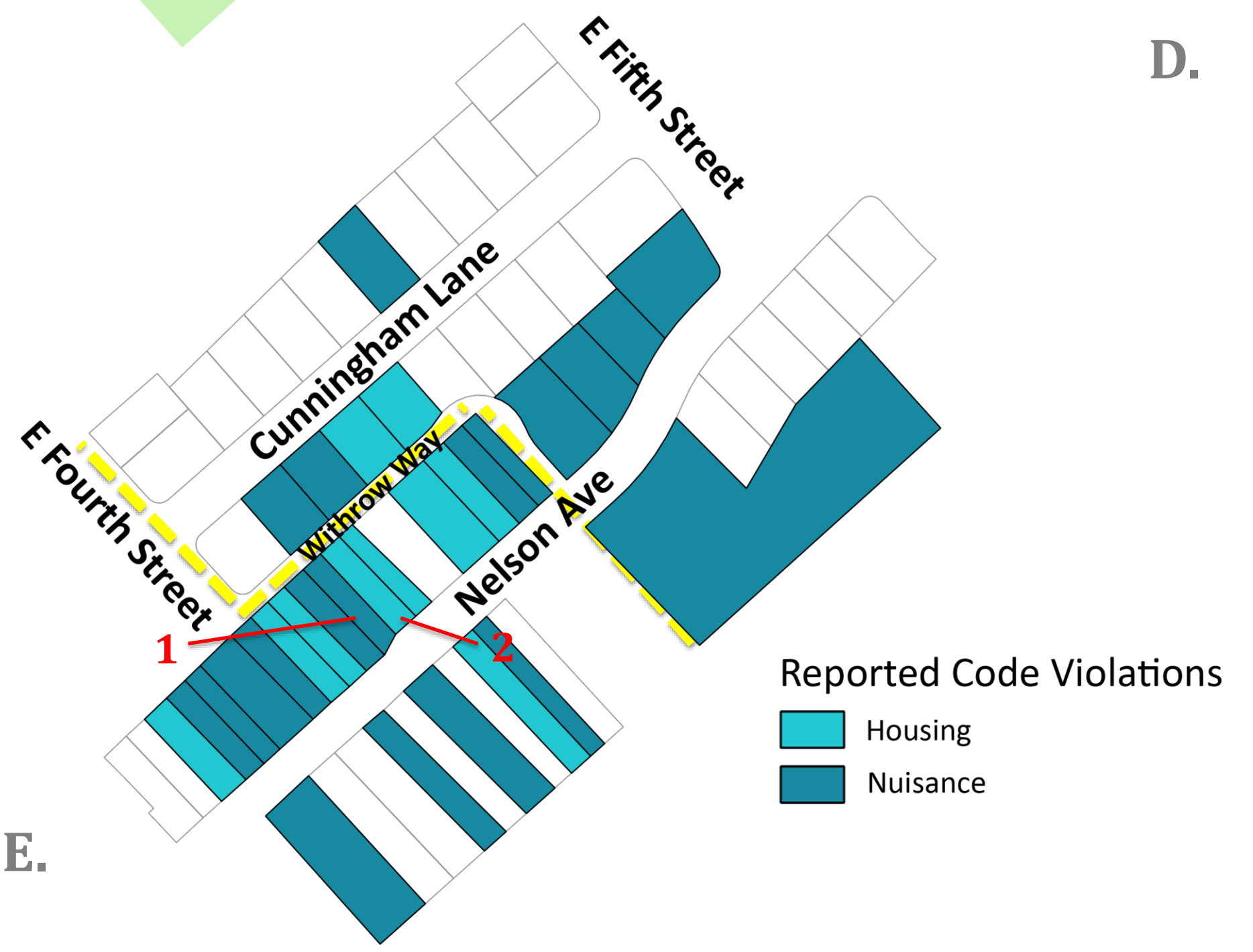
The darker blue lines show a higher density of connections. These lead to Emergency Management Inc, Lexington Home Ownership and to a particular landowner who resides on the south side of Lexington.



C.



D.



E.



South West Nelson Ave

North east Nelson Ave

Junk Yard and houses on Nelson Ave