

ADDENDUM: WARD 7-HOUGH COMMUNITY VISION PLAN

The following goals and plans were prepared by the Hough Area Partners in Progress for inclusion in the **Citywide Plan**.

I. DEVELOPMENT GOALS

- A. To build an open and supportive community where those who need assistance can find it and where all residents may enjoy peace and be secure in their right to remain in the community for as long as they desire.
- B. To create, in Ward 7-Hough, a community where all residents can pursue their aspirations.
- C. To provide facilities for living, shopping, employment, and diverse social needs at convenient locations in Ward 7-Hough.
- D. To attract and maintain a stable and diverse population in Ward 7-Hough.
- E. To create and preserve employment opportunities and self-development opportunities for residents of Ward 7-Hough.
- F. To improve, maintain and build a variety of housing opportunities in Ward 7-Hough.
- G. To work for the improvement of the Cleveland Public School system and to work for quality facilities, curriculum and operation of schools in Ward 7-Hough.
- H. To assure that the community receives a satisfactory level of services and capital investment as provided by the City, County, State and federal governments.
- I. To assure that the community receives a satisfactory level of private financial services and resources.

- J. To assure that residents of Ward 7-Hough capture an adequate share of the benefits resulting from neighborhood development, Downtown development and regional development activities.

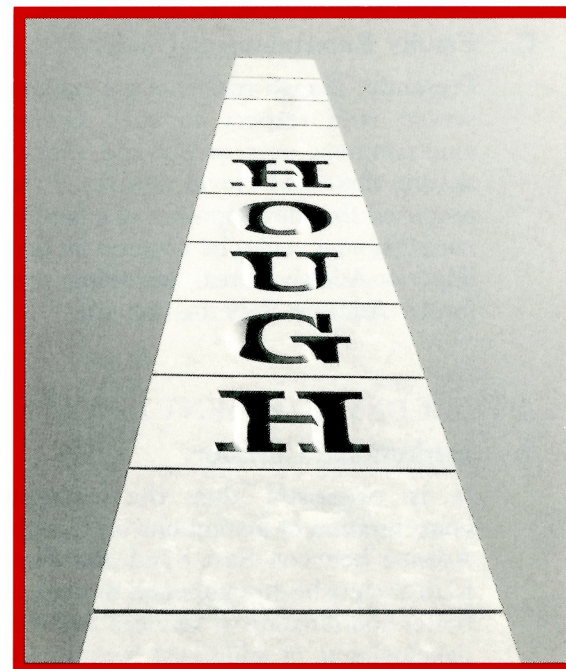
NOTE: A listing of "development policies" designed to implement the above goals is available from the office of the Hough Area Partners in Progress.

II. HOUSING IMPROVEMENT PLAN

The Community Vision housing improvement plan is designed to ensure lasting advances in the physical condition of residential properties in Hough. The principal strategies are summarized below.

A. Increasing Community Awareness and Participation.

The foundation for lasting improvements



in the condition of housing in Hough must be expanded participation of neighborhood residents in identifying needs and designing programs to address those needs.

This can be facilitated through formation of a housing improvement association to serve as a community forum for reaching an informed consensus on housing improvement issues and for presenting a unified voice to advocate the community's interests. In cooperation with other organizations, this association can plan and sponsor an array of property improvement activities.

B. Providing Home Improvement Support Services.

The success of a program for community-wide housing improvement will depend on the provision of effective services for financial and technical assistance. Proposals for such services are summarized below.

1. **Advisory Home Inspections:** to advise residents on code compliance requirements and general repair cost estimates.
2. **Financial Assistance Inventory:** to compile and maintain program data necessary to match residents with appropriate financing resources.
3. **Application Support:** to assist residents in securing appropriate public and private financing for rehabilitation.
4. **Home Improvement Contracting Advisory Services:** to advise applicants on construction and on contracting processes including specifications, bids and construction oversight.

5. **Home Improvement and Maintenance Training:** to advise residents in "do-it-yourself" projects and in routine preventive maintenance practices.

6. **Monitoring:** to facilitate an ongoing evaluation of application processing, public funding programs and conventional credit availability.

C. Redesigning Code Enforcement Policies.

Given the age of most housing in Hough, the extent of deferred maintenance and the financial limitations of most households, strict enforcement of modern code requirements will impose excessive financial burdens on many households, while resulting in the displacement of many others. The overall objective must be to ensure that no resident who desires to remain in Hough is displaced by code enforcement or demolition activities.

Three strategies proposed to address these issues are summarized below.

1. **Flexible Compliance Procedures.** Correction of code violations should be permitted in a manner which addresses priority repair needs first, while addressing less serious needs over an extended period of time at a pace matched to the financial capacity of the homeowner.
2. **Financial Assistance Linkages.** Financial assistance should be made available to households unable to afford the costs of code compliance. Such assistance should be provided in a fashion which is linked to the system of phased compliance described above.

In this manner, available funds can be extended to assist a greater number of households in making priority repairs (rather than providing large grants or loans to assist a small number of households in addressing all code requirements).

- 3. Demolition Policies.** Past housing demolition has resulted in substantial population loss in Hough and the involuntary displacement of many residents. City policy should limit demolition to those houses which are truly beyond repair and which endanger the safety of their occupants. In addition, assistance should be provided so that no household which desires to remain in Hough is displaced from the neighborhood.

III. HOUSING DEVELOPMENT PLAN

While population loss in Hough has leveled somewhat in recent years, the need to retain and attract residents demands that construction of new housing be an important element in the community's overall revitalization strategy. Three components of a housing development plan are summarized below.

A. Infill Development.

An inventory of vacant land in Hough has been established and is regularly updated. Developers or homebuyers interested in building new homes can receive assistance in arranging financing. Work will continue to focus on improving land-banking and vacant lot foreclosure procedures so that more buildable parcels can be assembled and made available. Low-interest loans, tax abatement and other incentives will

continue to be offered.

B. Lexington Village.

Lexington Village is a contemporary townhouse development which resulted from a community-based effort to build high-quality but affordable rental housing in Hough. Phase I of the development was completed and leased in 1986 and includes 183 apartments, a community center, a swimming pool and five play areas. Phase II, with an additional 94 units of housing, was completed in 1989. Later phases may bring the overall development to a total of approximately 600 units.

C. Linwood Housing Redevelopment Area.

The presence of numerous vacant lots presents opportunities for infill development as well as creation of single-family residential subdivisions in the area north and south of Linwood Avenue, between East 55th and East 79th Streets. The Linwood area has been designated as a target area for low-interest financing, residential tax abatements and City land bank sales. Five single-family houses have been developed in the Linwood area during the past three years.

IV. COMMERCIAL IMPROVEMENT AND DEVELOPMENT

The commercial improvement and development strategy for Hough is designed to re-establish business districts which meet a full range of local shopping needs and which expand employment opportunities for neighborhood residents.

A. Convenience Centers.

It is proposed that convenience-oriented retail stores be clustered at key

intersections, with bus service, to provide accessible service to all neighborhood residents. Sites currently under consideration include the following:

- East 79th and Wade Park
- East 79th and Linwood
- East 79th between Kosciuszko and Medina
- Wade Park and East 105th
- Wade Park and East 66th
- Hough and East 93rd

B. Neighborhood Centers.

It is proposed that the convenience centers be supplemented by two larger neighborhood shopping districts. A concerted effort is underway to expand and strengthen retail development at two such districts serving the Hough community. These are the Superior Avenue (East 79th - Addison) and Martin Luther King, Jr. Plaza areas.

C. Family Entertainment Center.

Presently, Hough residents are underserved with respect to such family entertainment uses as bowling alleys, skating rinks and movie theatres. It is proposed that development of a family entertainment center be targeted for the Superior-Addison area, including the former Addison Supermarket site.

V. OTHER DEVELOPMENT ISSUES

A. Institutional Corridor.

It is proposed that the current concentration of institutions on Hough Avenue between East 82nd and East 87th Streets be strengthened through a better coordination of services and the development of additional institutions

and offices serving neighborhood residents. Current institutions include the Hough Multi-Purpose Center, Thurgood Marshall Recreation Center, Good Samaritan Youth Center and Hough-Norwood Medical Center.

A second institutional services cluster is targeted for the East 66th and Wade Park area. Potential uses include a church, family medical center, homeless shelter and educational facilities.

B. Chester/East 79th Mixed-Use District.

The Chester Avenue/East 79th Street area presents an opportunity for development of a mixed-use complex potentially including retail stores, restaurants, offices and housing. The area is located on a major north-south bus route and is expected to be linked with a stop on the proposed Dual Hub rapid transit line. To the north is the new Lexington Village townhouse development and to the immediate south is the proposed Midtown Square shopping center.

C. East 55th/Linwood Redevelopment Site.

A large parcel of developable land has been assembled at East 55th Street and Linwood Avenue. Commercial or light industrial uses are presently under consideration. Efforts to attract developers have been initiated.

DEFINITIONS: LAND USE CATEGORIES

- **ONE- AND TWO-FAMILY RESIDENTIAL:** low-density residential areas characterized by single-family and two-family houses.
- **MULTI-FAMILY RESIDENTIAL:** medium- to high-density residential areas characterized by townhouses, low-rise apartments or high-rise apartments.
- **OFFICE:** commercial areas characterized by general, medical and professional office buildings.
- **RETAIL:** commercial areas characterized by businesses serving frequent shopping and entertainment needs of retail customers.
- **COMMERCIAL SERVICE:** commercial areas characterized by businesses primarily serving other businesses (such as contractors, wholesalers, machine repair shops, etc.) and by businesses serving infrequent shopping needs (such as auto sales and auto repair).*
- **OFFICE/LIGHT INDUSTRY:** areas characterized by office uses and light industrial uses, including warehousing, research and business support services, with very limited manufacturing uses.
- **LIGHT INDUSTRY:** areas characterized by warehouses, distributors and light manufacturing uses which do not produce high levels of noise, vibration, dust, smoke or pollution and do not include outdoor storage.
- **HEAVY INDUSTRY:** areas characterized by manufacturing and processing operations which produce relatively high levels of noise, vibration, dust, smoke or pollution or which include outdoor storage.
- **RECREATION/OPEN SPACE:** parks, playgrounds, recreation centers, stadiums, and land reserved for outdoor open space.
- **INSTITUTIONAL:** areas occupied by schools, churches, hospitals, museums, governmental buildings, community facilities, etc.
- **TRANSPORTATION/UTILITIES:** areas devoted to railroads, transit lines, freeways, airports, independent parking, electric sub-stations, water and sewage treatment plants, etc.
- **MIXED LAND USE:** areas characterized by a diversity of land uses which co-exist in a complementary manner.
- **VACANT LAND:** areas not occupied by buildings or active land uses and not reserved for recreation or open space.

*NOTE: On the "existing land use" maps, "commercial service" uses are shown as either "retail" or "light industry."

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