

Exploring Local Data Sets

Westmoreland County Housing Plan 2014
Blight Inventory and Mapping Project

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Hello!

Brian Lawrence, AICP

Deputy Director and HOME Program Coordinator
blawrenc@co.westmoreland.pa.us

Urban and Regional Planning



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Exploring Local Data Sets

- How to use data in the Planning Process
 - Westmoreland Housing Plan 2014
 - Monessen Blight Inventory and Mapping Project

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Housing Plan 2014

Q. In a county with 65 municipalities, varied markets and community needs, how do we make strategic use of scarce resources for housing?

A. Develop strategies based on local access to opportunity, market strength and type of community.

5 Key Factors to Opportunity

Poverty 1.

The presence of serious, moderate or little poverty suggests numerous paths for housing improvement.

Job Access 2.

The ability to reach a large segment of the region's employment opportunities improves employment options.

Connectivity 3.

One's ability to connect to amenities, resources and employment opportunities is constrained by their transportation options.

Quality of Life 4.

Amenities, recreation, services and retail options are highly correlated to successful housing markets.

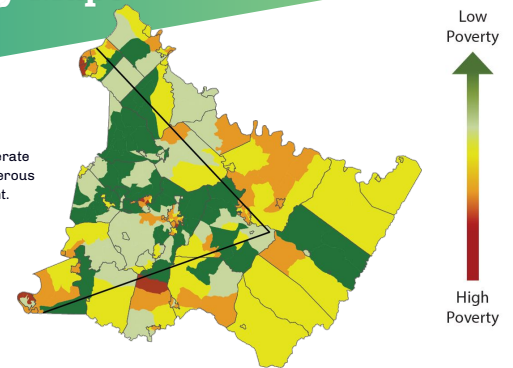
Educational Proficiency 5.

Quality schools are a defining characteristic and determinant of quality neighborhoods.

Opportunity Maps

Poverty 1.

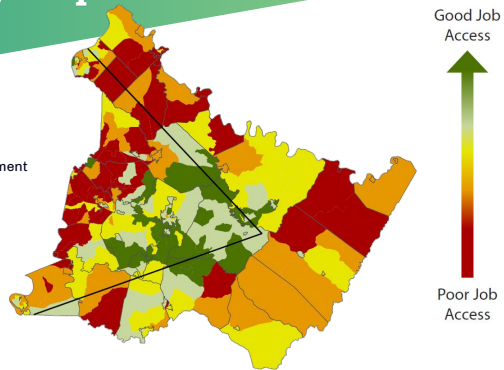
The presence of serious, moderate or little poverty suggests numerous paths for housing improvement.



Opportunity Maps

Job Access 2.

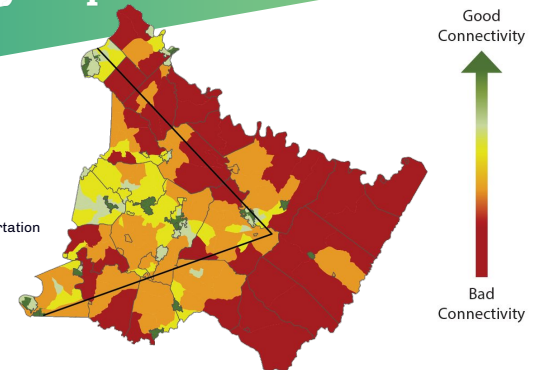
The ability to reach a large segment of the region's employment opportunities improves employment options.



Opportunity Maps

Connectivity 3.

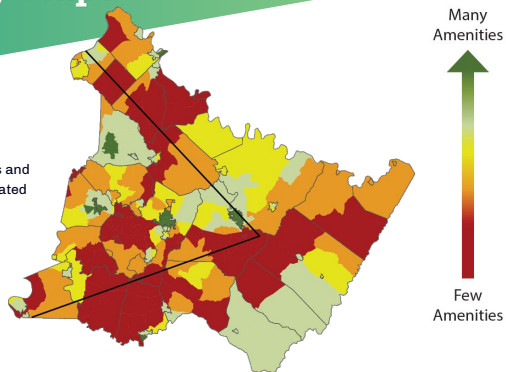
One's ability to connect to amenities, resources and employment opportunities is constrained by their transportation options.



Opportunity Maps

Quality of Life 4.

Amenities, recreation, services and retail options are highly correlated with opportunity.

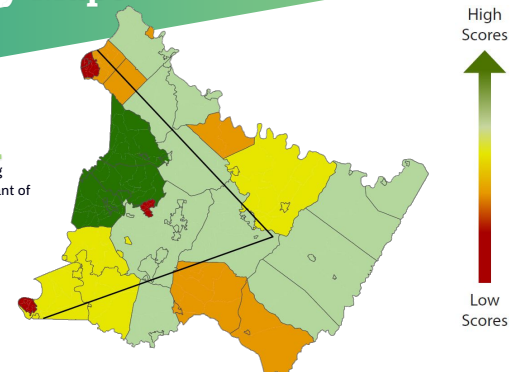


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Opportunity Maps

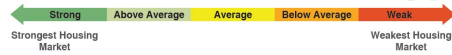
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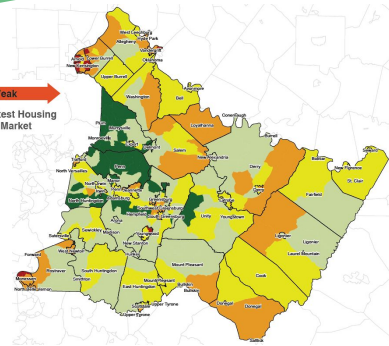
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Housing Market Strength

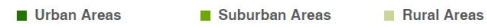


Market Strength

Recent home sales prices, household income, cost burden, structure age and vacancy factor into the calculation. Quality-of-life variables, while pertinent to neighborhood viability, are typically not considered in typologies. In this report, they are represented instead in opportunity mapping.



Community Character



Community Character

Rural, Suburban and Urban Areas will have different responses to the same interventions. Therefore, it's important to consider which intervention will work best for a given area.

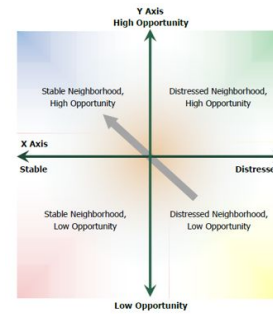


Putting it all Together



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Putting it all Together



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Monessen Blight Inventory and Mapping Project

Q. In a community with over 5,000 total parcels, how do we know the nature and extent of blight?

A. Complete a community-wide inventory of blighted property.

Defining Blight

GOOD



Good Condition

- New construction/renovation
- No signs of deterioration
- Minor painting/maintenance
- Well maintained
- Some cleaning
- Empty lot - no major debris

FAIR



Fair Condition

- Some cracking wood
- Major painting needed
- Deteriorated building elements
- Crumbling concrete
- Cracked windows/sills
- Empty lot - some debris

POOR



Poor Condition

- Major cracking/rotting
- Missing building elements
- Broken/missing windows
- Building is a shell
- Filled with debris/trash
- Empty lot - major debris

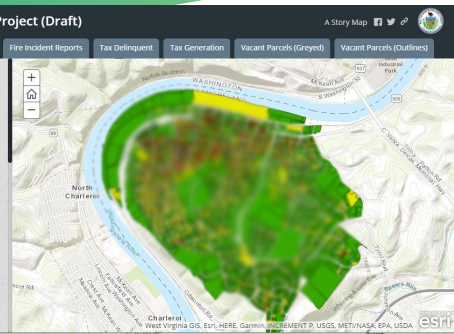
Blight Inventory

Blight Inventory Mapping Project (Draft)

[Blight Inventory](#)
[Police Incident Reports](#)
[Fire Incident Reports](#)
[Tax Delinquent](#)
[Tax Generation](#)
[Vacant Parcels \(Greyed\)](#)
[Vacant Parcels \(Outlines\)](#)

This map was produced as part of the Monessen comprehensive planning process, in partnership with the city of Monessen, Mackin Engineering, and created by the Westmoreland County Department of Planning and Development.

Each layer of information was compiled and analyzed in phases. Planning staff utilized the ArcGIS collector application for mobile phones to inventory more than 5,000 parcels in Monessen. Parcels were inventoried using a grading scale of "good", "fair", or "poor" based on a set of criteria for each grade and photos were collected for parcels receiving a "poor" grade. Both parcels



For More Information:

- Westmoreland County Housing Plan 2014,
<https://www.co.westmoreland.pa.us/DocumentCenter/View/5511/Housing-Plan-9814>
- The Ohio State University, Opportunity Mapping Research Initiatives,
http://kirwaninstitute.osu.edu/docs/Opportunity_Mapping_Research_Initiatives.pdf
- Blight to Bright Handbook,
<http://www.nxtbook.com/nxtbooks/swell/fromblighttobright/>
- Five-Step Fast Track Blight Plan,
<https://indd.adobe.com/view/8719f145-de8a-4a65-9584-8505b031c98f>

Thanks!

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blawrenc@co.westmoreland.pa.us