



# Elizabeth Township Housing Analysis

Overall Comprehensive Plan

# Brief Description:

- ▶ The Elizabeth Township Housing Analysis project is a 3 month project that I have developed. I've created a survey dataset of houses in the 14 neighborhoods of Elizabeth Township containing basic information as well as other information such as, flood zones, rentals and blighted properties. I have met with Realtors throughout Elizabeth Township to get information to help my housing analysis project and the overall comprehensive plan. The housing analysis project and overall comprehensive plan fully coordinate with each other. The housing analysis project works with 3 key actions of the comprehensive plan such as, looking to the river, broaden housing choices, and enhancing of civic amenities. This project's end goal is to provide Elizabeth Township with resources to have a successful Overall Comprehensive plan.



Elizabeth Township

# Realtor Notes

- While developing the project I was able to meet with realtors from the area to help me have a understanding of the pros and cons of the housing demographics in Elizabeth Township, as well as get their opinion on what would help the township grow and thrive.
- **Pros:** It is a great area for first-time homebuyers. → The school district is very desirable → Great Community → Many of the neighborhoods in Elizabeth have high potential for development → The bike trail and the Youghiogheny River are great assets to the area. → Great area for fixer-upper homes. → Elizabeth Township would be a great area for more rentals.
- **Cons:** Many individuals want the school district but the taxes are too high. → Individuals are leaving the area due to the taxes being to high → Most individuals who live in Elizabeth are either in or from Elizabeth Township → In today's economy product costs and interest rates are too high for most home buyers → Housing costs need to stay affordable. → The township is more secluded than many buyers would like. → There are many vacant properties in the township. → Many want to live near the river, however being in a flood zone causes many restrictions. → Many first-time homebuyers want brand new homes instead of fixer-uppers. → The tap-in fees for new construction are too high.

# Realtor Notes

- While discussing the pros and cons of the township the realtors had made some key points that I agree would help Elizabeth Township and the Overall Comprehensive Plan.
- **Key Points:**
  - i. Patio homes are in high demand and would be a great fit in Elizabeth Township.
  - ii. Having Airbnb's in the township, especially near the river and bike trail would thrive. Many also would love to have them for weddings and parties due to the fact that there are no hotels close. Also the comprehensive plan looks to the river action discusses more recreation around the river and bike trail.\*\*
  - iii. Buena Vista would be a key area to invest in Airbnb and rentals. By having Airbnb's and rentals in Buena Vista and other neighborhoods would broaden the housing choices in Elizabeth Township.
  - iv. To keep homes affordable for first-time homebuyers we would need to keep housing prices at a range of \$200,000 to \$300,000. However, lower income neighborhoods range may be lower.
  - v. More small business opportunities such as, coffee, breakfast shops, or bike, kayak rentals would help the area. Also, more convenient shopping options would help bring in new residents.
  - vi. Areas such as Mount Vernon and Greenock are great purchasing areas, while Buena Vista and Blythedale would be great areas for rentals. \*\*
  - vii. If there was more apartment complexes developed it would bring in more of a younger demographic and some older demographics as well.\*\*
  - viii. More recreation is wanted in the Township. (sporting and social complexes) In the comprehensive plan it discusses enhancing civic amenities by having more social activities and developing spaces for community gathering.

# The Neighborhoods:

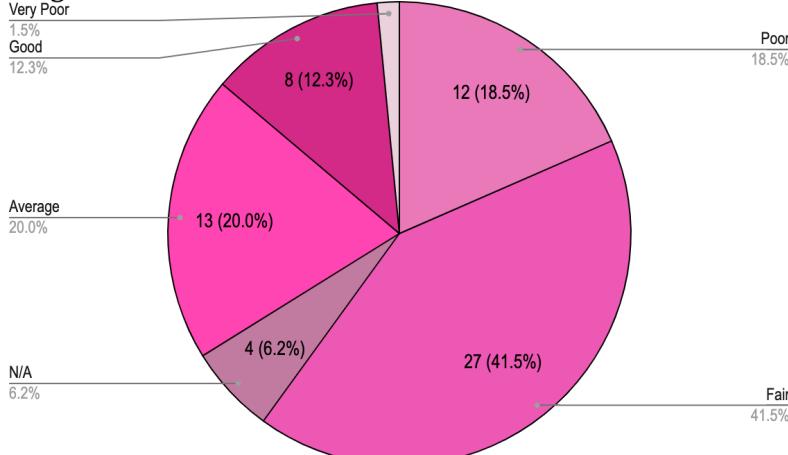
- ▶ Airport
  - ▶ Arrowhead
  - ▶ Blaine Hill
  - ▶ Blythedale
  - ▶ Boston
  - ▶ Buena Vista
  - ▶ Central
  - ▶ Fox Run
  - ▶ Greenock
  - ▶ Highland Meadows
  - ▶ Howell plan
  - ▶ Mount Vernon
  - ▶ Smithdale
  - ▶ Stoneybrook
- 
- ▶ Neighborhood
  - ▶ Condition
  - ▶ House Style
  - ▶ Lot Sq.Ft
  - ▶ Living Sq.Ft
  - ▶ House Assessed Value
  - ▶ Blighted Properties
  - ▶ Flood Zones
  - ▶ Rental Properties

# The Results of the Data:

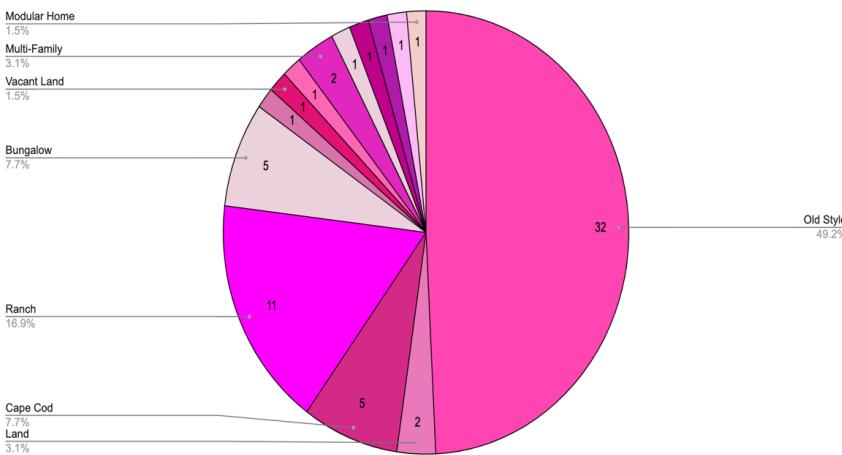
## Buena Vista

### Condition, House Style

Neighborhood: Buena Vista -- Condition



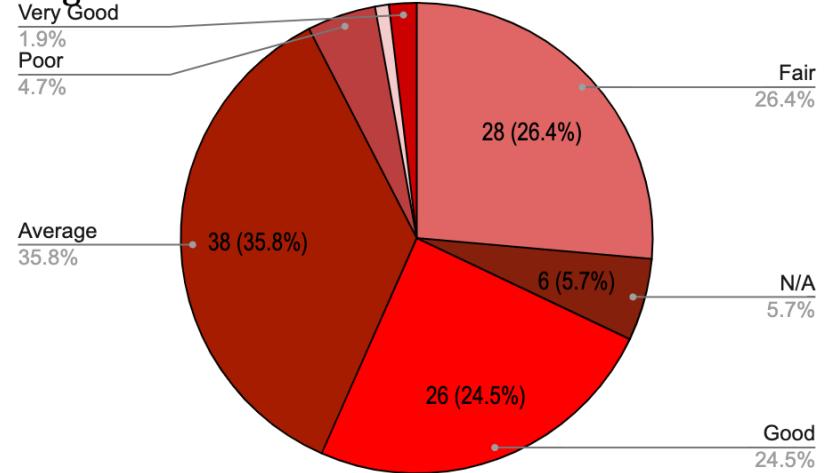
Neighborhood: Buena Vista -- Style



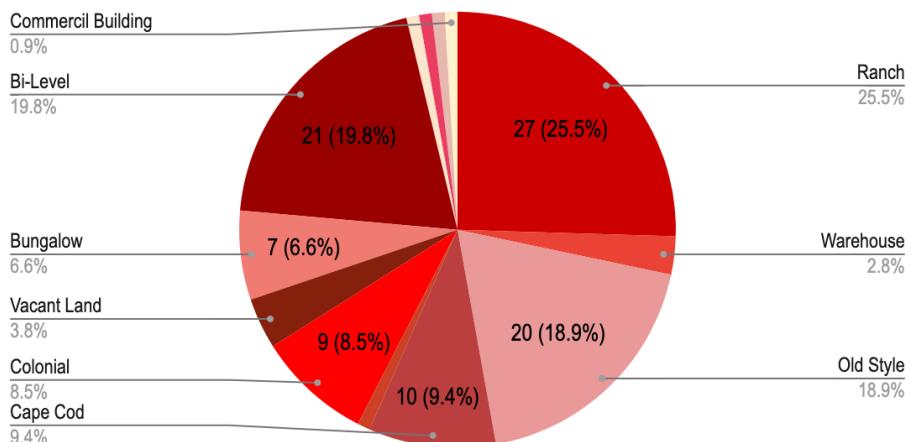
## Blaine Hill

### Condition, House Style

Neighborhood: Blaine Hill -- Condition



Neighborhood: Blaine Hill -- Style

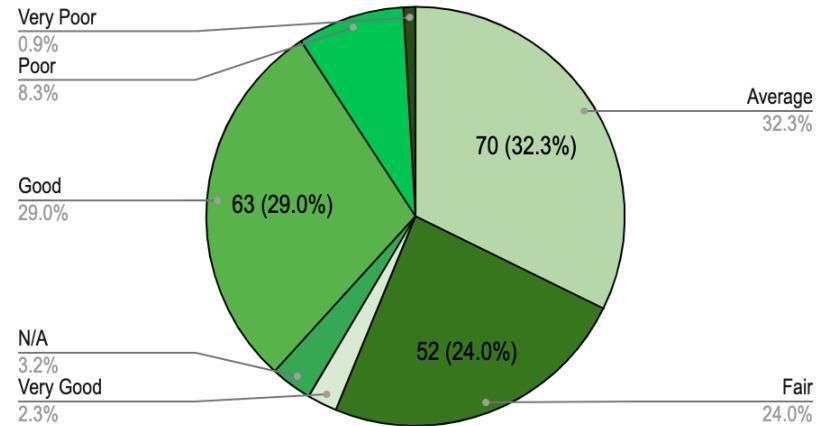


# The Results of the Data:

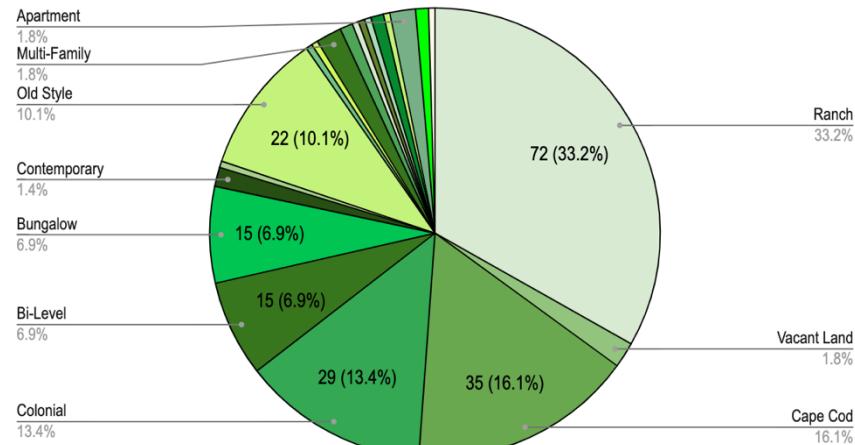
## Greenock

### ► Condition, House Style

Neighborhood: Greenock -- Condition



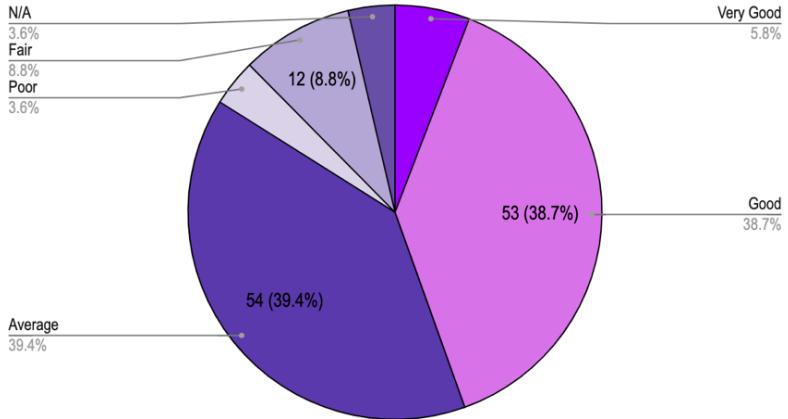
Neighborhood: Greenock -- Style



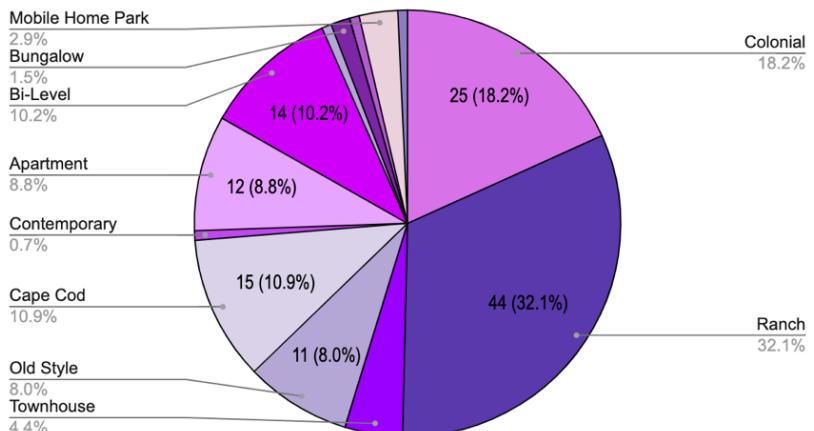
## Mount Vernon

### ► Condition, House Style

Neighborhood: Mount Vernon -- Condition



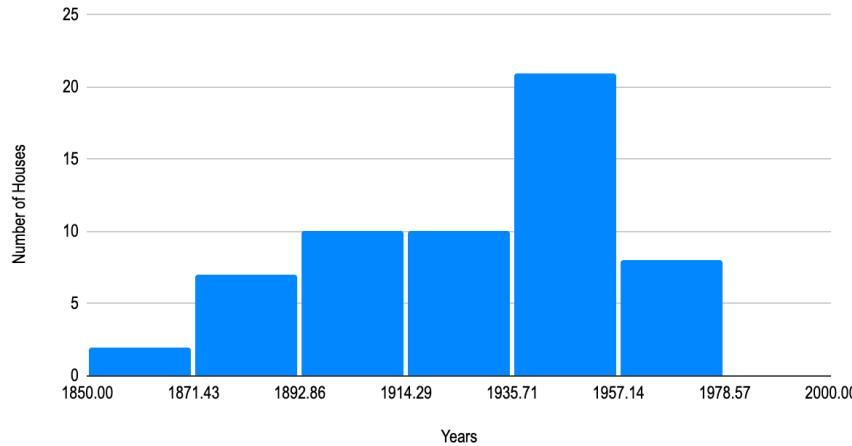
Neighborhood: Mount Vernon -- Style



# The Results of the Data:

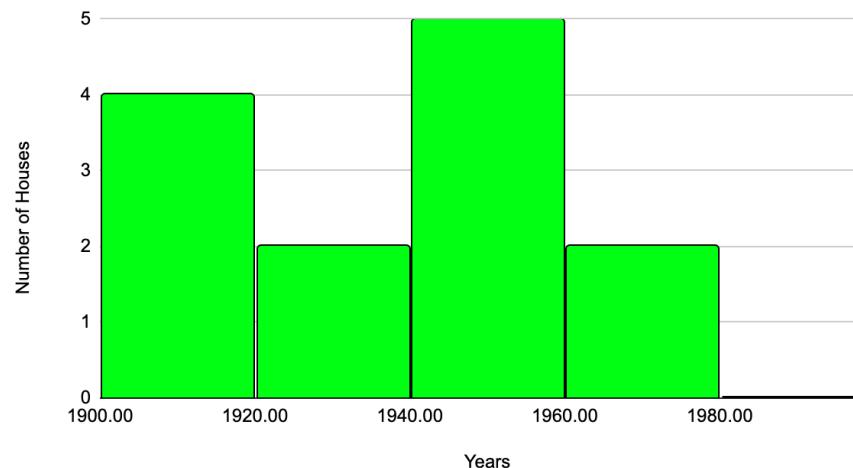
## ► Year Built & Living Sq.Ft

Neighborhood: Boston -- Years Built

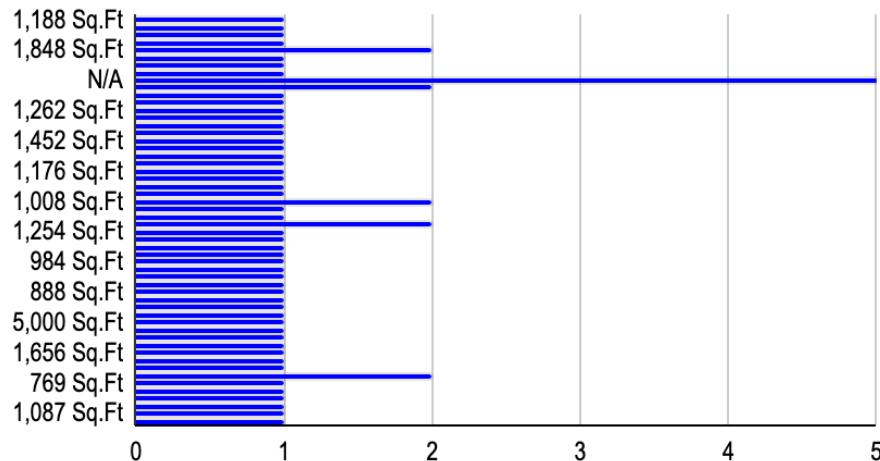


## ► Year Built & Living Sq.Ft

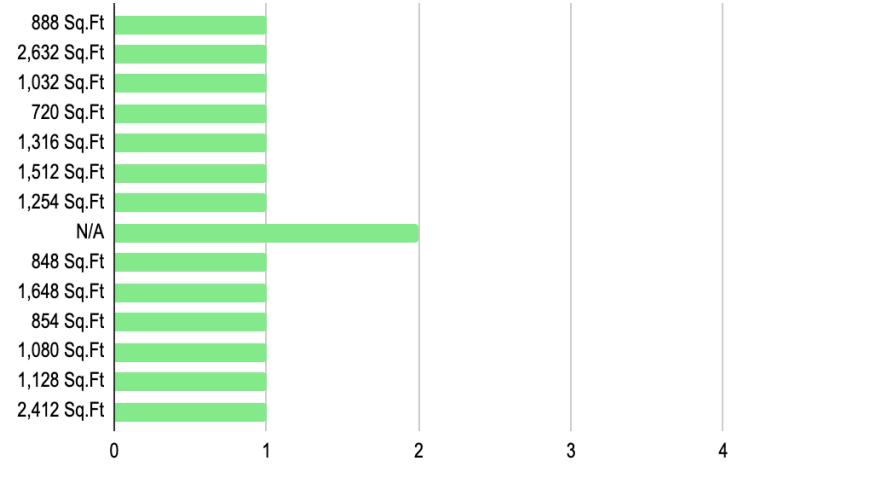
Neighborhood: Blythedale -- Year Built



Neighborhood: Boston: Living Sq.Ft



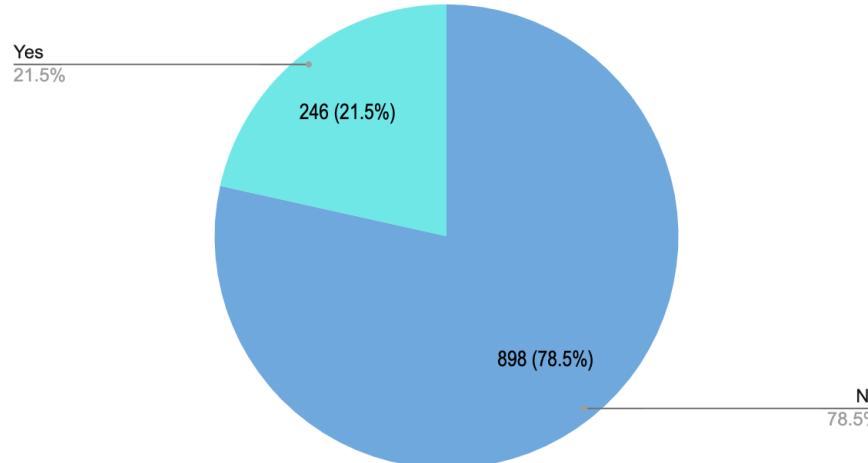
Neighborhood: Blythedale - Living Sq.Ft



# Rentals, Flood Zones & Blighted Properties:

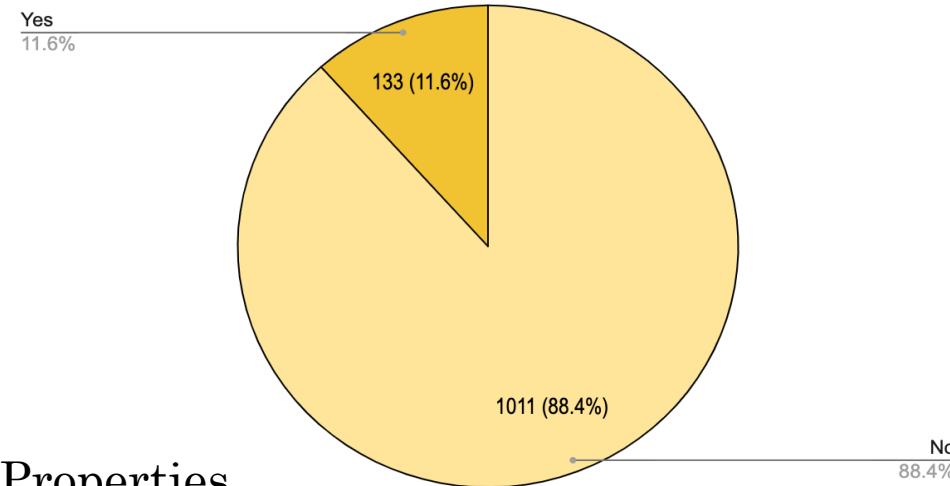
## ► Flood Zones

Houses in Flood Zones



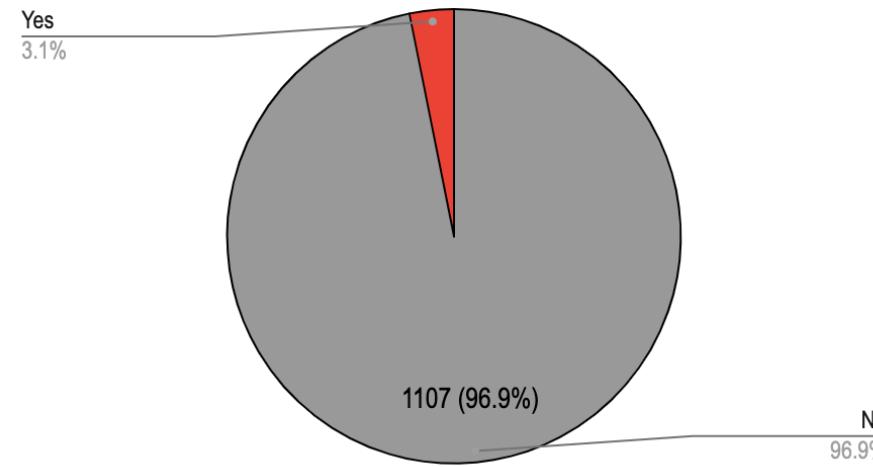
## ► Rental Properties

Number of House that are Rentals



## ➤ Blighted Properties

Blighted Properties





## Overview:

- ▶ The results of data is to show which neighborhoods in Elizabeth Township have the most potential for development related to the Overall Comprehensive Plan.
- ▶ The realtor notes are a key factor in finding potential throughout the Township, but it also gives a better understanding of what is needed and wanted in the area.
- ▶ Overall, the housing analysis project developed was mainly to present potential opportunities to help add diverse housing opportunities and enhance opportunities for existing neighborhoods to accommodate new and existing residents. It was also to help Elizabeth Township with other opportunities such as expanding civic amenities and enhancing the development in areas around the rivers and bike trails.