Background & Challenges

- **Population - 5,060 (2019)**
  - Between 2013-2019, there was a decrease of 20%

- **Housing - Overall decrease in homeownership, rise in renting**
  - Approximately 94% of all units are renter-occupied

- **Average Parcel Size**
  - Parramore 0.32 acres; Callahan 0.36 acres; Lake Dot 0.71 acres

- **Employment**
  - Population Employed - highest to lowest
    - Lake Dot, Callahan, Parramore
  - Residents primarily employed by industries related to:
    - Construction, Retail, Administration, Education, Hospitality
Process

Public Participation

Land Use and Regulatory Review

Parramore Neighborhood Housing Conditions Study

Neighborhood Socio-Economic, Housing Affordability, and Development Activity Trends Analysis

Housing Conditions Survey

Neighborhood Public Health and Environmental Features Analysis

Neighborhood Infrastructure Inventory and Analysis
Public Health and Environmental Analysis

- Exposure to particulate matter, potential for lead exposure in buildings present housing-related health challenges.
- 4 EPA Toxic Release Inventory Facilities & 3 EPA Superfund Sites.
- High levels of diabetes, asthma, and mental health distress compared with City averages.
- Community is considered a USDA food desert with the exception of the southern Parramore segment with multiple grocery stores.
- While most areas of study area have below average Tree Equity Scores, the western section of Callahan has a higher score than the City average.
Public Participation
Affordability in Parramore

- In November 2021, students conducted an affordability study assessing each neighborhood, Holden-Parramore, Callahan, and Lake Dot, for accessibility to home ownership
  - Housing affordability - less than 30% of annual gross income goes towards housing

- Based on average Parramore income, and with a standard down-payment rate of 6% and a prime interest rate of 3.1%, the annual percentage of income towards a mortgage would be:
  - 41% initial year, 21% subsequent years for a Holden-Parramore resident
  - 49% initial year, 25% subsequent years for a Callahan resident
  - 57% initial year, 29% subsequent years for a Lake Dot resident

- However, with no required down-payment:
  - 22% for a Holden-Parramore resident
  - 27% for a Callahan resident
  - 31% for a Lake Dot resident

- Affordable home ownership in the Parramore neighborhoods is attainable IF requirements for initial collateral can be removed WITHOUT resorting to a subprime mortgage

*Based on data from the American Community Survey 2019, Bankrate, Realtor.com, and Zillow*
Housing Conditions Study - Summary

- **Two goals:**
  - Analyze the existing housing stock in the Parramore community.
  - Evaluate the urban form and functionality of the built environment.

- Surveyors inspected external characteristics of homes and graded them on a 1-5 scale, with “1” being in excellent condition and “5” being in severe condition. Physical characteristics include:
  - Roofs
  - Doors
  - Porches
  - Foundations
  - Code Violations, etc.

- Formulated from a variety of sources:
  - HUD’s Poor Quality Index
  - Crisis Housing Solutions recommendations
  - National Community Stabilization Trust field survey
Housing Conditions Study
Methodology - Parcel Selection

- From 1,264 residential parcels, the survey was conducted on a sample subset of **294 parcels** that were randomly selected:
  - Lake Dot - 20 parcels
  - Parramore/Holden Heights - 170 parcels
  - Callahan - 104 parcels

The sample allowed for a confidence level of 95% and a 5% margin of error.

The sample size for each neighborhood is proportionate to its percentage of housing in relation to the overall study area.

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Residential Parcels</th>
<th>Percentage of Total Housing</th>
<th>Sample Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Dot</td>
<td>83</td>
<td>6.67%</td>
<td>20</td>
</tr>
<tr>
<td>Parramore/Holden Heights</td>
<td>721</td>
<td>57.87%</td>
<td>170</td>
</tr>
<tr>
<td>Callahan</td>
<td>442</td>
<td>35.47%</td>
<td>104</td>
</tr>
<tr>
<td>Study Area</td>
<td>1246</td>
<td>100%</td>
<td>294</td>
</tr>
</tbody>
</table>
Housing Conditions Study - Results

- The average housing conditions score for the study area was 2.355

- Street segments were selected based on the presence of vacant housing or low scoring housing based identified in the survey and subsequent analysis.

<table>
<thead>
<tr>
<th>Category</th>
<th>Average Score (1-5, 5 being severe)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof materials</td>
<td>2.327</td>
</tr>
<tr>
<td>Roof sag</td>
<td>2.333</td>
</tr>
<tr>
<td>Exterior wall slope</td>
<td>2.208</td>
</tr>
<tr>
<td>Exterior wall materials</td>
<td>2.268</td>
</tr>
<tr>
<td>Door</td>
<td>2.482</td>
</tr>
<tr>
<td>Windows</td>
<td>2.318</td>
</tr>
<tr>
<td>Porch</td>
<td>2.286</td>
</tr>
<tr>
<td>Steps/ADA Compliance*</td>
<td>2.207</td>
</tr>
<tr>
<td>Foundation</td>
<td>2.672</td>
</tr>
<tr>
<td>Driveway</td>
<td>2.899</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2.348</td>
</tr>
<tr>
<td>Outbuildings/Garages*</td>
<td>1.649</td>
</tr>
<tr>
<td>Code Violations</td>
<td>1.202</td>
</tr>
<tr>
<td>Total of Categories</td>
<td>32.226</td>
</tr>
<tr>
<td><strong>Average Housing Score</strong></td>
<td>2.355</td>
</tr>
</tbody>
</table>

* Scored 1-3, 3 being severe
Lake Dot

Legend

- Vacant Residential
- Study Area
- Good Condition: < -1.5 Std. Dev.
- Moderate Condition: -1.5 to -0.5 Std. Dev.
- Average Condition: -0.5 to 0.5 Std. Dev.
- Poor Condition: 0.5 to 1.5 Std. Dev.
- Bed Condition: > 1.5 Std. Dev.

Total Renter Count
- 401
- 609
- 1004

Medium Household Income
- Lake Dot - 13777
- Holden/Parramore - 24157
- Callahan - 27601

Neighborhood Enrich Data
- Renter Per
  - 74.6%
  - 76.9%
  - 89.1%
Questions?
What can be done to fix the housing conditions.
Parramore Housing Study
Tree Equity & Health

Smoking Prevalence (%)
- 10-16
- 16-20
- 20-25
- 25-30
- 30-35

Asthma Prevalence (%)
- 8-9
- 9-10
- 10-11
- 11-12
- 12-13
- 13-14

No Leisure Physical Activity (%)
- 25-29
- 29-30
- 31-35
- 36-40
- 41-45
- 46-50
- 51-55

Parramore Tree Equity Score
- 42-45
- 46-50
- 51-55
- 56-60
- 61-65
- 66-70
- 71-75
- 76-80
- 81-85
- 86-90

Housing Conditions
HOUSESCORE
- Good Condition: < -1.5 Std. Dev.
- Moderate Condition: -1.5 - -0.50 Std. Dev.
- Average Condition: -0.50 - 0.50 Std. Dev.
- Poor Condition: 0.50 - 1.5 Std. Dev.
- Bad Condition: 1.5 - 2.5 Std. Dev.
- Severe Condition: > 2.5 Std. Dev.

Sources: ESRI (2022), University of Central Florida, MSURP Capstone (2022), CDC (2021), Tree Equity Score
Edited by: Anthony, Jackie, Ulrica
Date Edited: January/25/2022
Parramore Housing Study
Park Infrastructure
Accessibility

Legend

HOUSESCORE
Green: Good Condition: < -1.5 Std. Dev.
Light Green: Moderate Condition: -1.5 - 0.50 Std. Dev.
Yellow: Average Condition: -0.50 - 0.50 Std. Dev.
Orange: Poor Condition: 0.50 - 1.5 Std. Dev.
Red: Bad Condition: > 1.5 Std. Dev.

Study Areas
Parramore Parks
Distance from Parramore Parks (1/4 Mile)
Streets

Sources: ESRI (2022), University of Central Florida MSURP Capstone (2022), All other sources (Year)
Edited by: Simon Hardt
Date Edited: 01/23/2022