

2021 Update: Vacant Structures and Lots in the El Camino Neighborhood

Data Analysis for Project CLEAN

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Introduction

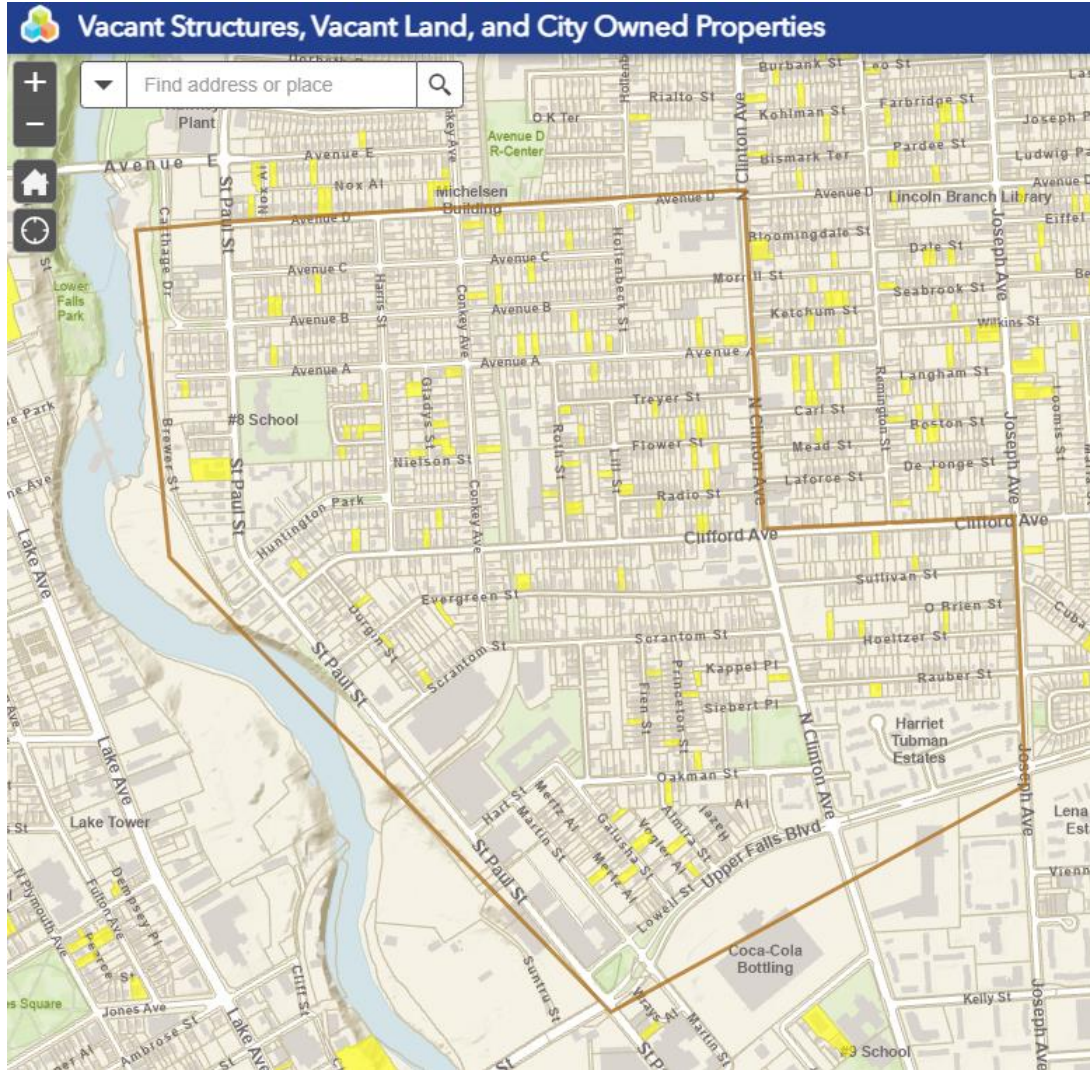
The El Camino neighborhood located in Northeast Rochester is the site of an open-air heroin market. Project CLEAN has been working to disrupt this drug market through a variety of interventions, including neighborhood revitalization. Vacant land and properties are a source of cover for drug users and sellers in the area, as well as frequent hot spots for drug litter and paraphernalia. To combat this, one of the CLEAN strategies is to decrease the number of vacant lots and structures by finding new ownership, demolish problem buildings, and develop the vacant land.

A [previous paper](#) in January 2018 investigated the number of vacant properties within the neighborhood. An updated analysis of vacant properties in the CLEAN neighborhood is presented in this working paper. This is one way to get a sense of whether this strategy has made an impact. This paper will replicate the previous analysis using data from the city of Rochester's "Vacant Structures, Vacant Land, and City Owned Properties" dashboard. The data used in the analysis was current as of January 28, 2021 and downloaded from <https://www.cityofrochester.gov/maps/>.

Location

In total, as of January 28, 2021, there are 377 vacant properties in the CLEAN neighborhood. This is an 11% decrease from three years ago, when there were 424 vacant properties. Figure 1 shows the location of the 82 vacant structures in the El Camino neighborhood (in yellow). Figure 2 shows the location of the 295 vacant land plots in the same neighborhood (in green). This is a decrease in the number of vacant structures (107) and vacant land (317) compared to January 2018.

Figure 1: Vacant Structures in the El Camino Neighborhood (n = 82)



Clifford Ave continues to have the highest number of vacant lots (26) and structures (6) in the CLEAN project area. Another main street in the neighborhood, North Clinton, has seen a 50% decrease in vacant properties (2018: 15, 2021: 7) and land (2018: 6, 2021: 2). Currently 45 of 50 or 90% of streets in the neighborhood have at least one vacant lot or structure. Further, 70% of streets have two or more vacant lots or structures, a 4% decrease compared to 2018, and 64% of streets have at least one vacant structure, a 6% decrease compared to 2018.

Figure 2: Vacant Land in the El Camino Neighborhood (n = 295)

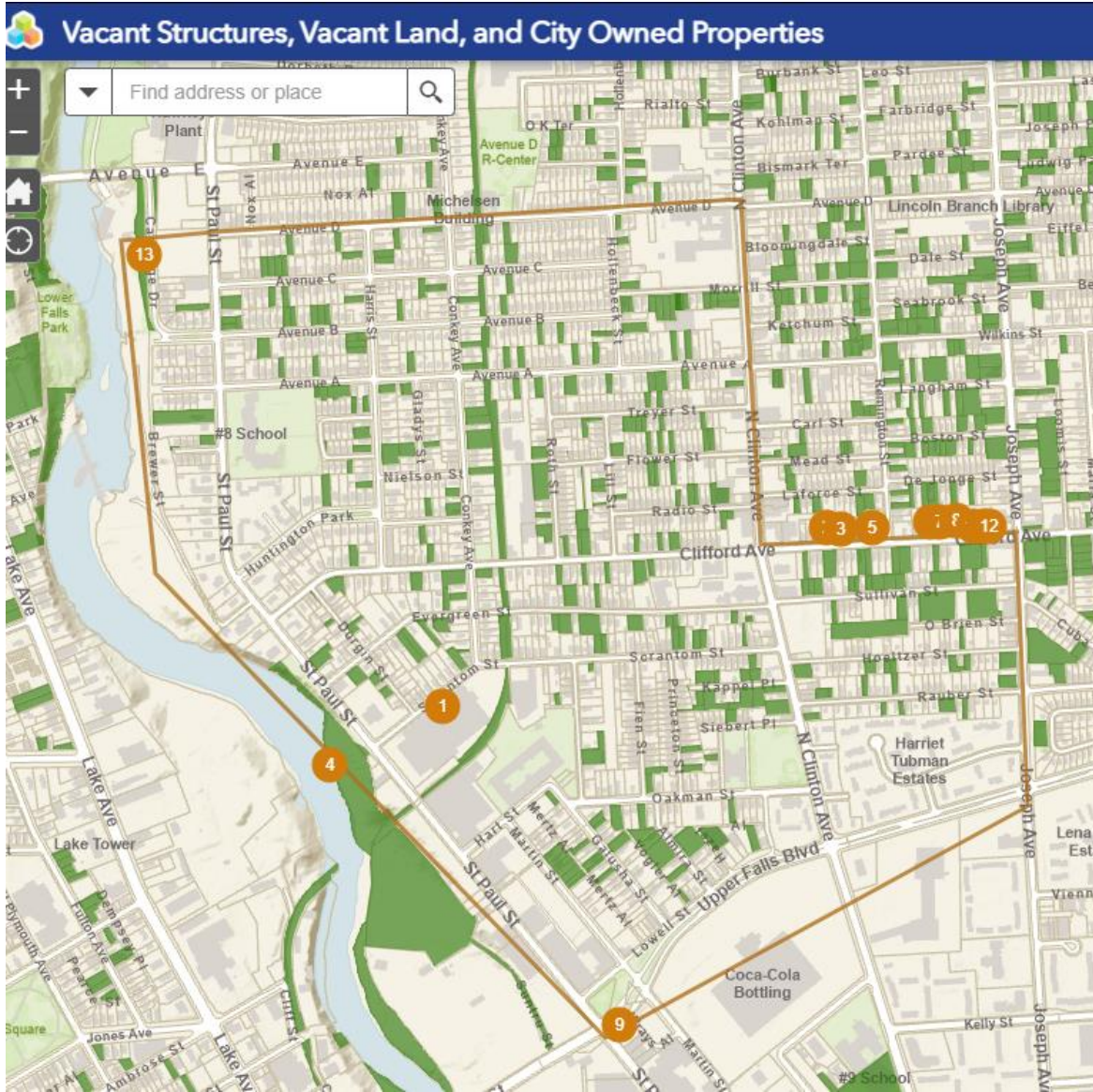


Figure 3 below illustrates the number of vacant lots and structures per street. Ibero-American Development Corporation owns some of the vacant lots as they will soon become [Pueblo Nuevo](#), a mix of affordable, section 8, and housing for people with disabilities. Phase I of the construction is currently under way. This means that vacant land on some of the streets including Kappel Place, N. Clinton, and O'Brien already have future plans for development.

Figure 3: Location of Vacant Lots and Structures in El Camino Neighborhood

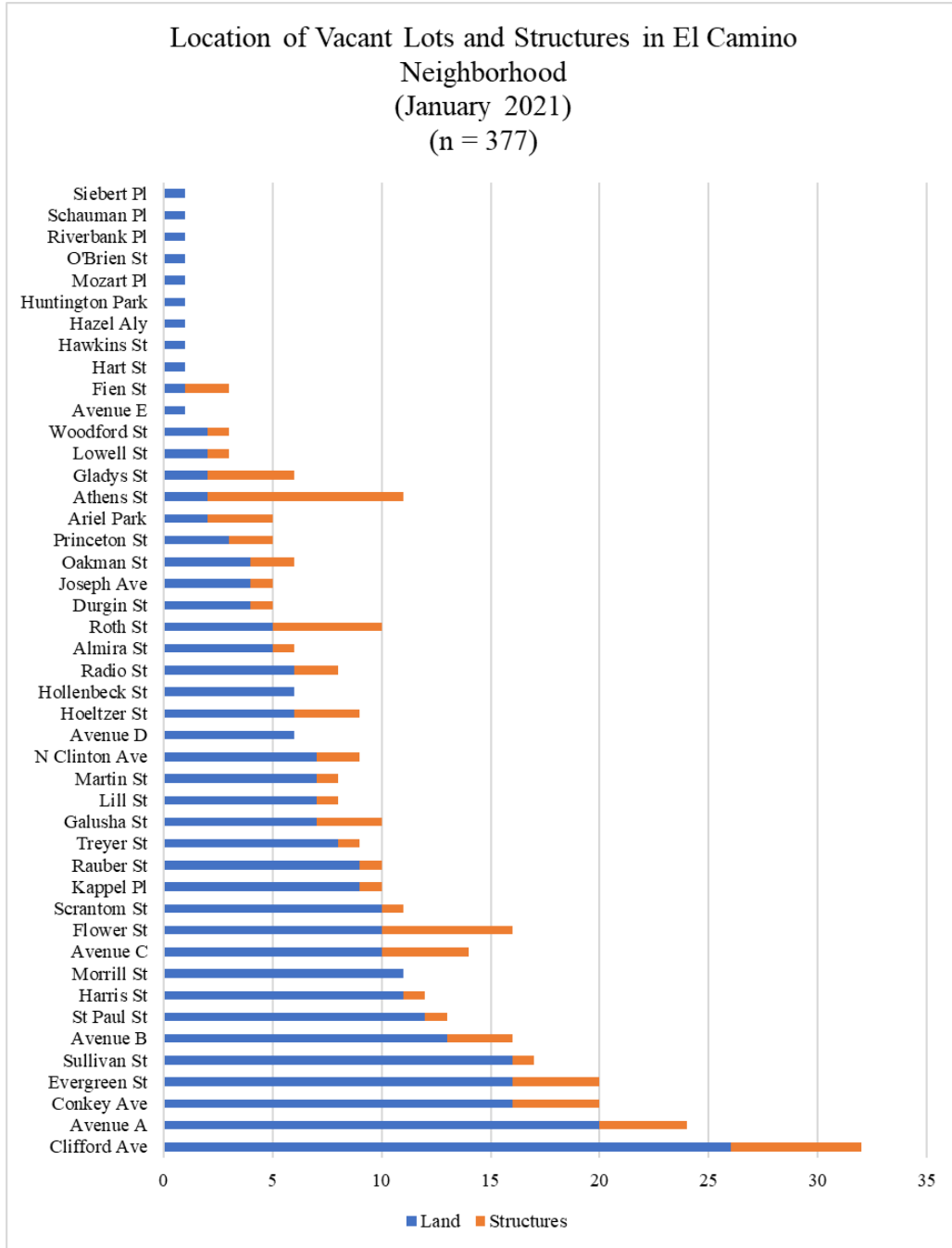
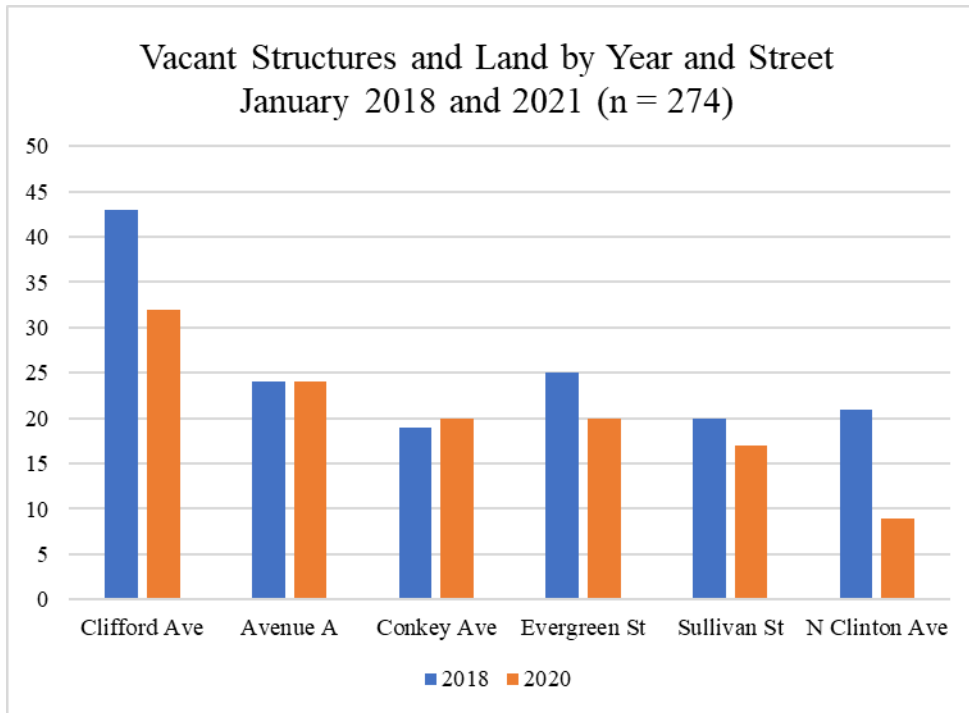


Figure 4 compares the six streets with the highest number of vacant land and structures in 2018 with their current totals. Four of these six streets have fewer vacant properties in 2021 than in 2018. Combined, these four streets have 30 fewer vacant properties in 2021 than in 2018. One remained the same and one (Conkey Ave) has one additional vacant property.

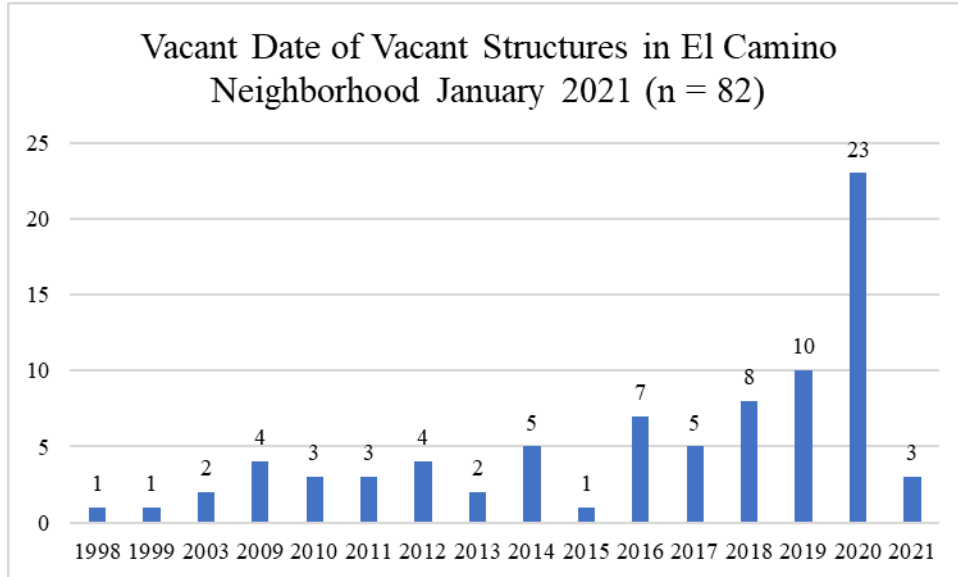
Figure 4: Vacant Structures and Land by Year and Street January 2018 and 2021 (n = 274)



Vacant Date

Within the vacant structure file, the city provides the date the property became vacant. Figure 5 shows the year each currently vacant structure became vacant. A few properties have been vacant for over two decades; however, most vacant structures were vacated in the last 5 years. That is, 49 of the 82 (60%) structures became vacant from 2017 through 2021. Over a quarter of vacant properties were vacated during 2021. Compared to 2018, we see a similar distribution of years for vacant properties with most structures being vacated in recent years.

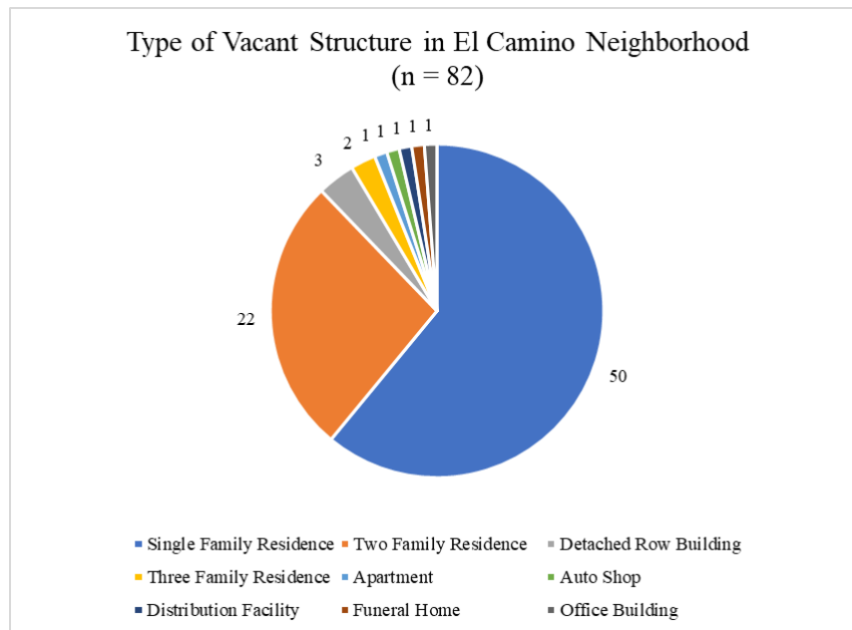
Figure 5: Vacant Date of Vacant Structures in El Camino Neighborhood January 2021 (n = 82)



Type of Vacant Structure

Figure 6 displays the breakdown of each type of vacant structure. Of the 82 vacant structures, 88% are single family or two-family residences. This is an 8% increase compared to 2018, however the overall totals of all categories decreased.

Figure 6: Type of Vacant Structure in El Camino Neighborhood (n = 82)



Discussion

Overall, since 2018, there has been a decrease in vacant structures and lots in the El Camino Neighborhood. With over 47 fewer vacant properties in three years, the neighborhood appears to be making improvement in removing areas that provide cover for drug buyers and sellers. Further, there is exciting potential with Pueblo Nuevo currently under construction, so we expect the numbers of vacant properties to continue to decrease. However, vacant lots and structures do continue to be an issue for the neighborhood as almost all streets have at least one vacant property. Continuing to demolish vacant structures and build new buildings on the vacant land will further help the neighborhood in eliminating illegal drug activity.