

# **APPENDIX J: DATA ASSUMPTIONS FOR CALCULATING THE CURRENT AND FUTURE HOUSING PROJECTION**

## **DATA ASSUMPTIONS**

- There are 3,025 vacant houses in the City of Elkhart according to the 2017 American Community Survey. 1,499 (50%) of these units are considered vacant for other reasons including foreclosure, legal proceedings, held for storage, tax delinquency, or needing repairs.<sup>1</sup> 879 (30%) units are existing vacant rental units that are unoccupied. 302 (9%) are houses that are for-sale and currently vacant. 345 (11%) are dwelling units that have been or are being rented or bought but are not currently occupied. According to the US Census, the definition of an “other” category vacant house includes foreclosures, legal proceedings, holdings for storage, or needs repairs, or is tax delinquent.<sup>2</sup>
- According to the US Census, 71% of homes in the City of Elkhart were built before 1978. Of the 302 existing vacant homes for sale, we can assume that 215 (71%) of them contain lead and require lead abatement. Of the 406 tax delinquent parcels, we can assume that 289 (71%) contain lead and require lead abatement.
- There are 223 residential-use vacant parcels in the City of Elkhart. 35 (16%) of these parcels are listed in the floodplain and cannot be built upon. Thus, 188 (84%) residential properties can be redeveloped on. Of the 188 vacant parcels, 82 (36%) are owned specifically by the City of Elkhart Redevelopment Department and the remainder are listed as being owned by the City generally or specific departments such as Parks and Recreation.
- The sum area of 122 of the 188 vacant properties that can be redeveloped upon is 867,513 ft<sup>2</sup> or approximately 20 acres. The average area of each vacant residential parcel is 7,110 ± 13,333 ft<sup>2</sup> or 0.16 ± 0.3 acres. The average dimensions of a vacant residential lot are 50 ft wide by 140 ft long. Data was not provided for the remainder of the 66 vacant lots,

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<sup>1</sup>United States Census Bureau. Housing Vacancies and Homeownership Definitions and Explanations. <https://www.census.gov/housing/hvs/definitions.pdf>

<sup>2</sup>United States Census Bureau. Housing Vacancies and Homeownership Definitions and Explanations. <https://www.census.gov/housing/hvs/definitions.pdf>

so we assume that the total available vacant area added by 66 lots is 73,260 ft<sup>2</sup> making the sum total area of 188 vacant lots approximately 1,226,680 ft<sup>2</sup> or 31 acres.

- There are 406 tax delinquent parcels containing existing homes within the City of Elkhart boundary. These parcels are considered within the "Other" vacant category.
- According to the City of Elkhart Zoning Ordinance, an urban single-family lot need be a minimum of 6,000 ft<sup>2</sup>, a two-family lot 7,200 ft<sup>2</sup>, and a multi-family lot 7,500 ft<sup>2</sup>.