

# Golf Manor Housing Findings

Prepared by the Hamilton County  
Housing Action Plan Team:



HAMILTON COUNTY  
Planning +  
Development

LSC GREATER CINCINNATI

# Introduction

- Purpose of Study
  - Analyze current housing trends
  - Develop strategies to address needs
  - Collaborate with Hamilton County
- Process
  - Interviews
  - Data analysis
  - Field investigation



# Interview Findings

- Community feels comfortable, quiet, and safe
  - Why people come and stay
  - There is little to do
  - Benefit from proximity to Pleasant Ridge and Oakley
- Homeowners need support with home improvements
  - Code violations
  - Home improvements
- Housing units are small
  - Creative additions
  - Cause families to move out of Village



# Interview Findings

- Schools are seen as an asset
  - Pleasant Ridge Academy
  - Cincinnati Hebrew Day School
  - Nativity
- Need for a community gathering space
  - Lack of “third spaces”
  - Coffee shop, local restaurant, community center
- Residents are looking for ways to get connected
  - In person and on-line
  - “you have to know someone who knows”



# Population Information

- Population is stabilizing
  - 3,814 people in 2020
  - Gain of 200 from 2010-2020
- Black population is slightly down
  - 73% in 2010
  - 62% in 2020
- Household incomes below Hamilton County
  - \$46,250 in 2020
  - \$56,190 in 2020 Hamilton County
- Poverty is decreasing
  - 18.4% in 2010
  - 14.8% in 2020
  - 15% in 2020 in Hamilton County
- Half of households are families
  - 25% with children
  - 27% single person

**Median Household Income: All Households in Golf Manor**  
Source: U.S. Decennial Census



**Median Household Income: Owner Households in Golf Manor**  
Source: U.S. Decennial Census



**Median Household Income: Renter Households in Golf Manor**  
Source: U.S. Decennial Census





# Population and Housing

- Homeownership
  - 53% owner occupied in 2020
  - 54% of Black HH are owners
    - Greater share than Hamilton County
  - Slight decline from 2000
  - Slightly less than Hamilton County (59%)
- Tenure in Golf Manor
  - 56% moved in in last 10 years
  - 25% have been in community over 20 years



# Housing Cost Burden



## **35% of all households in Golf Manor are cost-burdened**

546 of 1,573 households spend more than 30% of income on housing:

- **42% of Golf Manor renters are cost-burdened**  
313 of 738 renters spend more than 30% of income on housing
- **28% of Golf Manor owners are cost-burdened**  
233 of 835 owners spend more than 30% of income on housing



## **29% of all households in Hamilton County are cost-burdened**

- **42% of Hamilton County renters are cost-burdened**
- **19% of Hamilton County owners are cost-burdened**

55% of cost-burdened households in Golf Manor have an income of less than \$20,000; higher than in Hamilton County where 45% of cost-burdened households have an income of less than \$20,000.

# Severe Cost Burden



**19% of all households in Golf Manor are severely cost-burdened**

297 of 1,573 households spend more than 50% of income on housing:

- *33% of Golf Manor renters are severely cost-burdened*  
243 of 738 renters spend more than 50% of income on housing
- *6% of Golf Manor owners are severely cost-burdened*  
54 of 835 owners spend more than 50% of income on housing



**14% of all households in Hamilton County are severely cost-burdened**

- *22% of Hamilton County renters are severely cost-burdened*
- *8% of Hamilton County owners are severely cost-burdened*



# Housing Stock

- 1,714 housing units
  - Loss of 126 units from 2010
- Vacancy
  - 11.4% vacant overall
  - 2.9% owner occupied
- Housing types
  - 56% single-family
  - 13% two-family
  - 26% 3-4 unit buildings
- Housing Choice Vouchers
  - 2021 – 334 (21% of HH)
  - 2019 - 553



# Housing Recommendations

- Provide consistent code enforcement
- Provide tools to encourage housing renovation and additions
- Consider infill locations for new housing



# Consistent code enforcement

- Technical and financial resources to homeowners who need support
- Communicate quality standards to rental property owners
- Work with County code compliance for commercial (REIT) owners
- Protect low-income renters from eviction
- Ensure four-family and small multi-family buildings to stay in good condition
  - This is naturally occurring affordable housing



# Encourage renovations and additions

- Partner with banks to provide purchase-rehab loan products
- Develop Pattern Book to highlight best practice examples
- Showcase current owners making improvements



# Consider infill locations for new housing development

- Expand types of housing available in the community
- Project opportunity areas
  - North Wiehe –economic development
  - Stover Avenue – housing development

