

Latonia Small Area Study

Task Force Meeting 7 – Notes

Location: Latonia Christian Church

Thursday, May 27, 2010

6:00 p.m. – 7:30 p.m.

Task Force Attendance

Butch Callery	Resident
Barry Coates	Kenton County Planning Commission Representative
Barb Cook	Resident/Neighborhood Watch
Rita Dreyer	Resident/West Latonia Neighborhood Association
Lisa Gillham	Resident/Ritte's East Neighborhood Group
Lou Grout	C&L Auto Body
Donna Horine	Resident/Ritte's East Neighborhood Group
Kate Iadipaolo	Resident
Steve Kelly	Kelly Brother's Lumber
Tom Mitchell	T&W Printing
Laurel Wilson	Resident/West Latonia Neighborhood Association

City Officials / Advisors Attendance

Keith Bales	Director of Code Enforcement
Angela Cook	Executive Assistant
Suzann Gettys	Community Relations Coordinator/Ombudsman
Jim Isaacs	Covington Police
Larry Klein	City Manager
Mildred Raines	City Commissioner

Other Attendance

James Fausz	NKAPC – Project Manager
Keith Logsdon	NKAPC
Doug Harnish	MarketMetric\$, LLC

Absent

Denny Bowman	Mayor
Carlie Groneck	Covington Youth Commission
Dirk Greene	Schottenstein Property Group
Rachel Hastings	Center for Great Neighborhoods of Covington
Rick Kennedy	Property Owner
Londa Knollman	Rosedale Manor
Ethan Lambert	Covington Youth Commission
Dan Petronio	Center for Great Neighborhoods of Covington
Jerry Stricker	City Commissioner

1. Welcome

Mr. Fausz started the meeting by welcoming everyone and asked them to sign in even if their name is not on the list. He next handed out prints of the agenda and of the presentation.

2. Public Meeting Recap

Mr. Fausz began by informing the Task Force that the public meeting provided affirmation of several topics that had been found through key person interviews, Task Force discussion, and the survey. He mentioned that no new strengths were identified but aspects such as a small town atmosphere, location, close proximity to amenities, Ritte's Corner, and lots of sports fields were described at the tables. He discussed some of the new challenges that were heard like a feeling of isolation from the rest of Covington, physical divisions in the neighborhood (railroads, ravines, etc.), ever-changing businesses, long term vacancies, and estates changing from owner to renter when the original owner dies.

Mr. Fausz next went on to describe some of the amenities people would like to see included in the plan. He described many items that had previously been discussed such as restaurants, recreational activities, specialty retail, parks and greenspace, community pool, and implementation of the Licking River Greenway plan. He also detailed some of the new ideas that were generated. These ideas included items like gateways to identify when people enter Latonia, a need for neighborhood retail outside of the Winston shopping area, change Ritte's Corner to be more pedestrian oriented, city acquisition of vacant properties, creation of condos or new housing in redevelopment area, Latonia branch of the public library, a pedestrian bridge over Winston, removing the 43rd Street access to Bill Cappel Sports Complex, a horse racing museum, and a bus shelter in the Ritte's Corner area.

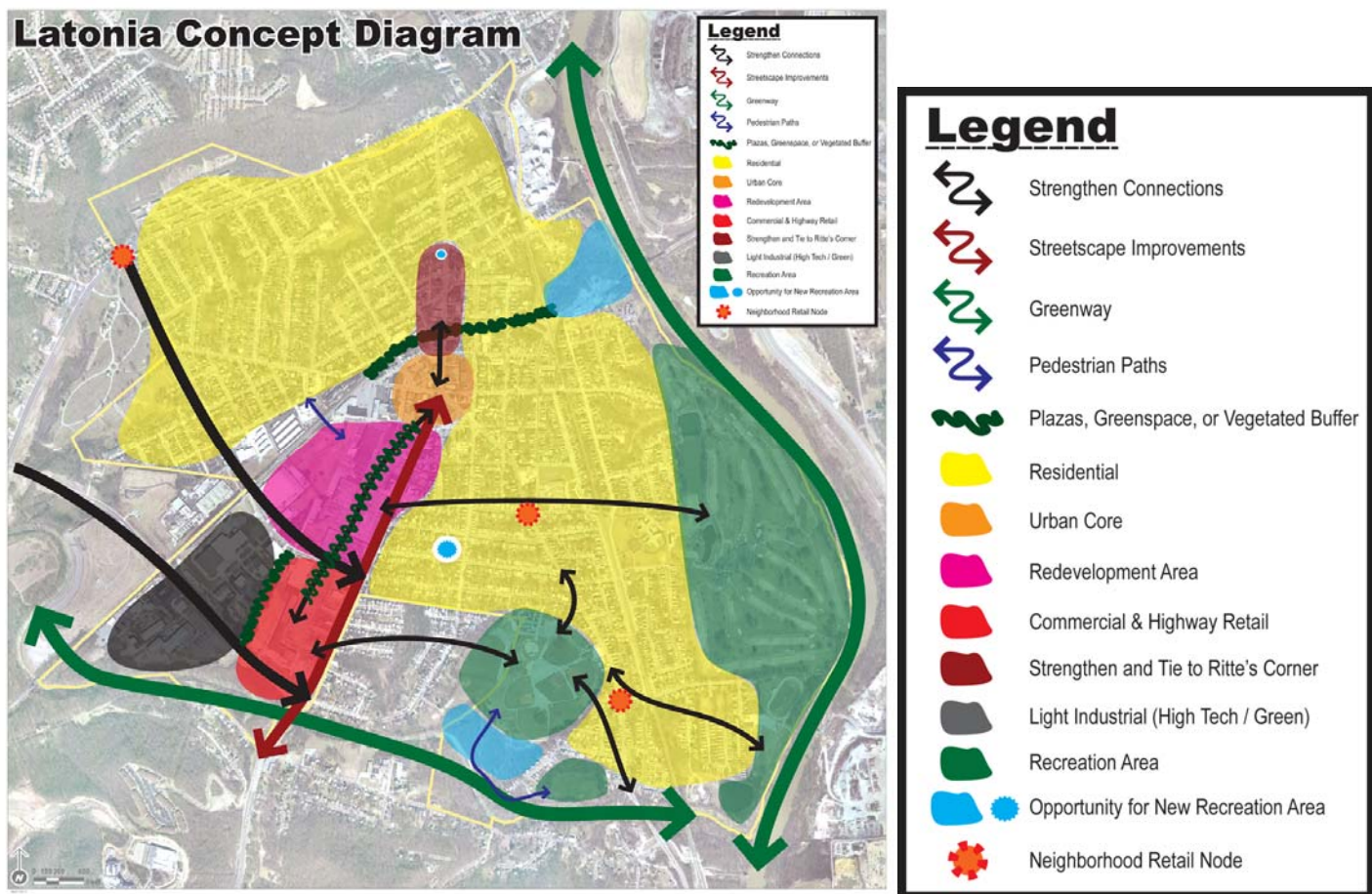
Mr. Fausz went on to inform the group that over 120 people signed in for the meeting and that staff was very pleased with the attendance. He asked the group to keep all the information from the public meeting, key person interviews, survey and the group's previous discussions in mind as the planning process moved forward.

Mr. Fausz asked the Task Force for their thoughts and opinions of the public meeting. One member asked if contact information was gathered from the sign in sheets. Mr. Fausz answered that contact information was collected and would be used to inform those people of the next public meeting in a targeted manor. He informed the group that targeted contacts would be more probable since budget constraints would likely not allow a blanket mailing. Another member commented that some people at their table suggested light rail should be considered as a possibility. Mr. Fausz said light rail is a possibility for the area that should be kept in mind. He continued by describing rail as a concept with an unknown timeframe so new studies would likely have to be undertaken to plan for rail's construction. He did mention that including rail in the text as a possibility and something that would be desired could help to get a stop on a rail line if such an endeavor were seriously considered.

3. Concept Diagram

Mr. Fausz next entered into a discussion of the Concept Diagram for the study. He explained that a concept diagram deals with the big picture and that the parts of the overall concept would be written out in more detail in the text of the plan. He also mentioned that since the concept deals with the bigger picture that items such as transportation routes and land use bubbles are more general and might not line up exactly with roads and parcel lines.

After the initial background information was discussed, Mr. Fausz began building the Latonia Concept Diagram in the PowerPoint presentation starting with land use, continuing with transportation routes, and concluding with discussions of new park areas, greenways, and where neighborhood nodal retail development might best be suited. The presentation file itself will be available at <http://www.nkapc.org/LatoniaStudy.html> and entitled “05/27/10” under Task Force presentations. The overall Concept Diagram is depicted below.



Two areas of clarification were specifically discussed during the presentation of the diagram. The first centered on the area that is depicted as “Light Industrial” on the diagram. Initially this area was undefined as there had been some discussion of recommending office for the future land use. After discussion during the presentation the Task Force decided to reserve the area for light industrial uses that include high tech and green industries. The second clarification area dealt with the transportation connection that roughly follows 40th Street. The owners of the Twin Oaks Golf & Plantation Club had previously mentioned issues with patrons having trouble leaving the recreation area in the vicinity of Decoursey Ave. as they were trying to return home.

Mr. Fausz asked the group if they wanted to consider making 40th Street open to two-way traffic across the entirety of the corridor. Group discussion focused on potential problems for residential properties along the corridor if it were made two-way and felt it was better to leave the street one-way. It was also brought to staff’s attention that owners of Twin Oaks were not necessarily requesting a conversion to two-way traffic to alleviate their concerns. Twin Oaks owners had relayed to some members of the group that removing on-

street parking along 40th Street east of Decoursey Ave. would alleviate the problem. After group discussion it was decided to leave 40th Street one-way and provide for solutions such as wayfinding and strategic parking restrictions to strengthen the connection from Winston Avenue to the recreation areas on the east of the study area.

After presenting the Concept Diagram Mr. Fausz asked for approval of the initial concept so that staff could begin working on redevelopment concepts for the portion of the diagram listed as “Redevelopment Area” before the next Task Force meeting. He also informed the group that the diagram could change if new information became available or if the group wanted to change direction on part of the plan. A motion was made by Vice Chairperson Gillham and seconded by Chairperson Callery to approve the Concept Diagram and was passed unanimously.

4. Housing Analysis

As Mr. Fausz concluded the Concept Diagram discussion he reiterated the fact that housing constitutes a majority of the study area as displayed in yellow on the diagram. He then turned the meeting over for a discussion of housing issues to Doug Harnish of MarketMetric\$, LLC who is providing services for the market analysis of the study. *Please note that all handouts are available at the end of the meeting notes for reference purposes.*

Mr. Harnish began his presentation by discussing housing as a foundation for the future of Latonia. He described that much of Latonia is residential and that efforts to retain and enhance the value of housing should be paramount. He reminded the Task Force of the basics of supply and demand in terms of overall economics and then described how housing in the U.S. is generally oversupplied. He explained that from 2000 to 2009, 4 million new households were added to the U.S. population. During that time over 15 million houses were constructed, which created a housing surplus. This housing growth coupled with “exotic mortgages” such as sub-prime, interest-only and negative amortization loans helped to create the housing crisis. He went on to say that Latonia is not separated from these issues; that the area is affected by the overall economic climate.

Mr. Harnish continued by stating that Census data from 1990 to 2000 showed vacancy numbers trending upward in Latonia from 5% to 6%, even before the aforementioned phenomena that affected inventories and values. Demographic projections indicated approximately 17.5% vacancy at the end of 2008 and roughly 20% vacancy rates by 2013.

Mr. Harnish described market balance as supply equaling the demand for housing units in the marketplace. He relayed that vacancy rates of closer to 5% are healthy and that a market balance needs to be achieved. He explained that over the past few years there was excess demand for newer housing units than supply of units. This imbalance created artificial factors such as lax lending standards, price spikes, and seller-dominated markets. After 2007 the opposite effects were witnessed. Post 2007 through today there is excess supply resulting from an over-built environment, which resulted in falling prices, buyer-dominated markets, and more stringent lending practices. He also spoke about sellers that were forced to sell because of being in foreclosure, job loss, and bankruptcy to name a few. All of these factors affect the housing market and the weakest housing units are the first to suffer the negative effects. He described that if you do not do everything you can to ensure strong marketplace competitors your area will likely be left out as a rebound occurs.

Mr. Harnish explained that trends of decline, deterioration, depreciation, decay, etc. describe the same three factors in housing; physical, functional, and location based deterioration. Physical deterioration deals with the

finite lifespan of manmade objects. Some physical deterioration is curable, such as a new roof. Other deterioration is generally incurable, such as damage to the framework of the house or needing a completely new plumbing system in a structure. Functional obsolescence is another factor that falls under the structure of deterioration and is defined as the difference between what you have in the marketplace and what the market wants. He provided an example concerning average home sizes in 1950 being an 835 square feet versus the average 2,400 square feet in 2005. Some functional obsolescence is curable, such as building a two car garage or adding a bathroom onto a smaller house. Other functional obsolescence is incurable like not being able to add onto a structure because of lot size limitations. The last trend of deterioration is location based obsolescence. This form occurs outside the property boundaries when where the property is located is no longer desirable in the marketplace. He provided a hypothetical example of Kroger closing and the housing not being convenient to a supermarket any longer. He explained that all of these factors added together work against the market value of properties in general.

Mr. Harnish next provided a table detailing housing age in years in Latonia. He explained there are roughly 5,500 units in Latonia and that 65% of the inventory is 61 years of age or older. He related age directly back to the aforementioned physical deterioration aspect and argued that there are probably significantly more old homes than “historic” homes. He suggested the average rate of inventory renewal each year is approximately 1%. Injection of new inventory on recycled lots, or in larger groupings if possible, would bolster values. New housing at higher price points strengthens values across the board, helps generate interest in the community, and enhances demand.

Mr. Harnish next spoke about excess housing unit inventory in Latonia. He mentioned that while data indicates approximately 1,000 units could be removed today and roughly 1,200 units could be removed in 2013 that the number should not be viewed as being set in stone. He explained that just like everything else in the study, the number is dynamic and is predicated on no action being taken in the study area. He gave an example of other urban locales that he has worked in where housing was selling for less than \$1 per square foot. After focused reinvestment and renewal was undertaken by the city housing values increased in properties to as much as \$200 per square foot. This action helped to bring everyone’s housing values up in the neighborhood and transitioned revitalization efforts from public to private investment.

Map progressions of vacancy percentages in 2000, 2008 projections, and 2013 projections were displayed to the group. These maps indicated general increases in vacancy percentages across the board. Mr. Harnish asked the group to pay particular attention to the Census block group (614-04), containing properties along Indianan, Clifford, and Rosina avenues. Over the progression vacancies increased from 0-5% in 2000, to 10-15% in 2008, and 15-20% in 2013. He then displayed map progressions of homeownership over the same time period and again asked the group to watch group 614-04. Data in this block group during this time period indicated that homeownership rates remained high throughout the timeframe at numbers over 70% owned, while every other block group in the study area showed increased percentages of renters.

Mr. Harnish explained that while vacancy was increasing in this block group it was a good sign that ownership rates remained high. These factors should prompt the group to consider 614-04 a block group to strategically focus housing stabilization efforts. He went on to say the City could begin to “chip away” at housing excess in the block group, which would begin to lower the percentage of vacancy in the area. He further explained that what the Task Force should strive to do is reenergize demand, bringing the supply back into balance, eventually reducing the need to remove further units.

Mr. Harnish next presented data pertaining to city-wide foreclosure and abnormal supply of properties as gathered by realtytrac.com. He discussed specifics such as pre-foreclosure, sheriff's sales, bank owned, government owned, and distressed properties for sale, which lend themselves to housing units that would not normally be in the marketplace. While these properties were listed in the entire 41015 zip code they indicated properties in distress within the marketplace. Next he presented information from foreclosure.com that displayed similar information but also included foreclosure, for sale by owner, and tax liens. He finished by saying Latonia was listed on the websites as a foreclosure hot spot and suggested the Task Force look at the websites when they had a chance to get online.

The next set of information Mr. Harnish presented included data on housing that has been vacant for over 90 days as obtained from HUD and the U.S. Postal Service (USPS). He informed the group that vacancies over 90 days can be an indicator of housing that has been abandoned. His last handout included information showing demographic projections and how they relate to actual USPS address counts, which showed a difference of only 188 units out of the entire city of Covington.

Mr. Harnish finished his presentation by stating housing in Latonia is an important component of not only the small area study, but also the city of Covington as a whole. Latonia's housing makes up over 25% of all housing in the city but that it is difficult to view the entire study area as one cohesive neighborhood. He asked the group to remember how the railroad bisected housing areas and helped to make unique neighborhoods in the Latonia area. As such, different tools and techniques will be appropriate for the different subsets of the community and a "one size fits all" approach is unlikely.

Mr. Harnish also provided examples of potential uses for cleared lots in the area such as:

- Address problem properties one at a time, realizing that in the short term you may have empty lots
- Institute land banking as lots are cleared to allow for future construction
- Allow adjoining property owners to absorb empty lots
- Potentially use cleared land for off-street parking lots
 - New lots would be an asset in areas with little off-street parking

The Task Force asked why the block group (614-14) detailed previously experienced different homeownership rates. Through discussions it was determined that housing stock was mixed, was generally of an intermediate age, and benefited from off-street parking. He identified that these were some of the aspects that this block group got right initially and suggested replicating those that could be repeated in housing stabilization efforts across the area.

Mr. Logsdon finished by stating that after the April meeting staff was concerned about how the housing conversation unfolded. Following that meeting staff had several discussions with Mr. Harnish about housing and ultimately decided to ask him to present a more detailed housing analysis and be available for questions and discussion. He continued by stating that at the end of the study the Task Force would be instrumental in helping to get the study implemented. Seeing as housing is such a critical part of the overall plan it was deemed important to have more detailed discussions to allow for a greater comfort level with all the information.

5. Other Information

Mr. Logsdon informed the Task Force of a pending cellular tower application that was scheduled to go before the Kenton County Planning Commission on June 3, 2010. He explained the tower was proposed to go into the industrial area on the southeast side of Boron Drive behind Kroger's building. According to the applicant, the tower is strictly designed to provide coverage to Latonia residents and those in the remainder of the river valley. He also mentioned that if there were specific questions the Task Force could contact members of the Current Planning department.

6. Wrap Up

Mr. Fausz informed the group the June 10, 2010 meeting was cancelled since the Concept Diagram was discussed and approved. He informed them the next meeting will be at Latonia Christian Church on June 24, 2010 at 6:00 p.m. The meeting ended at approximately 8:00 p.m.

Market Balance; i.e., Supply = Demand

A market balance is the ideal condition.

What if demand exceeds supply – Prices are bid upward and sellers can be very inflexible

“A seller’s market” (2003-2007)

What if supply exceeds demand – Prices drop and sellers must make concessions

“A buyer’s market” (2008-today)

Depreciation, Decline, Deterioration, Decay

All of the terms may be used to describe the same condition or trend.

The underlying condition can be slowed but never stopped in anything man makes.

Depreciation is often synonymous with the other three terms in describing real estate.

What is depreciation?

It takes three fundamental forms:

Physical deterioration – The simple wearing away of anything man makes

Two forms – curable and incurable

Functional obsolescence – The difference between what you have and what the market wants

Two forms – curable and incurable

Locational obsolescence – The property is not in a location the market desires

This form of obsolescence occurs from without not from within

HUD RESIDENTIAL FORECLOSURE AND VACANCY-ABANDONMENT STATISTICS BY CENSUS TRACT AS OF 04-28-10						
Census Tract	Foreclosures	Homes w/ Mortgages	Foreclosures as a % of Homes w/Mortgages	Residential Addresses Vacant Over 90 Days	Total Residential Addresses in Tract	Percent Vacant Over 90 Days
611	14	336	4.22%	75	760	9.90%
612	42	754	5.60%	134	1,102	12.20%
613	37	699	0.53%	88	1,285	6.80%
614	77	665	7.20%	124	1,690	7.30%
651	27	482	5.60%	53	1,688	3.10%
Sub-total of 5 Tracts	197	2,936	6.71%	474	6,525	7.26%
City Wide Data	563	11,256	5.00%	2,455	21,102	11.63%

DISTRESSED PROPERTIES AS OF MAY 26, 2010		
Realtytrac.com	Covington, KY	41015 Zip Code
Pre-foreclosures	-	57
Sherriff's Sales	66	79
Bank Owned	185	176
Gov't Owned	8	4
Properties For Sale	437	653
Totals	696	969
Foreclosure.com	Covington, KY	41015 Zip Code
Pre-foreclosures	1	-
Auctions	1	-
Foreclosures	105	49
Bankruptcies	74	67
FSBO's	2	2
Tax Liens	86	22
Deals	-	2
Status Not Stated	7	-
Totals	276	142

Prepared by MARKET METRIC\$ LLC
from data supplied by
Realtytrac.com and Foreclosure.com

2000 CENSUS HOUSING BY STRUCTURE AGE IN THE LATONIA SMALL AREA

CENSUS BLOCK GROUP	611-01		612-01		612-02		612-03		613-01		613-02		613-03		614-01		614-02		614-03		614-04		651-03		LATONIA		CITY			
OWNER OCCUPIED	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000
STRUCTURE AGE	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000	Owner Occupied	% Of 2000
Total Housing Units - 2000	210	58.01%	226	67.87%	174	66.67%	365	65.18%	181	34.35%	193	59.02%	327	77.12%	308	48.73%	307	65.60%	317	76.39%	191	85.27%	181	18.28%	2980	53.96%	% of City	8,996	43.99%	
U.S. Census Totals																														
Built 1999 to March 2000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	4	2.21%	4	0.13%	3.92%	102	1.13%	
Built 1995 to 1998	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	2.76%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	1.10%	7	0.23%	1.81%	387	4.30%	
Built 1990 to 1994	0	0.00%	0	0.00%	15	8.62%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	8	2.60%	0	0.00%	0	0.00%	0	0.00%	6	3.31%	29	0.97%	6.05%	479	5.32%	
Built 1980 to 1989	0	0.00%	0	0.00%	13	7.47%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	1.63%	0	0.00%	0	0.00%	2	1.10%	20	0.67%	3.64%	550	6.11%	
Built 1970 to 1979	0	0.00%	0	0.00%	6	3.45%	7	1.92%	8	4.42%	0	0.00%	16	4.89%	0	0.00%	7	2.28%	17	5.36%	0	0.00%	17	9.39%	78	2.62%	15.82%	493	5.48%	
Built 1960 to 1969	14	6.67%	12	5.31%	7	4.02%	5	1.37%	0	0.00%	14	7.25%	9	2.75%	6	1.95%	8	2.52%	10	5.24%	64	35.36%	149	5.00%	29.45%	506	5.62%			
Built 1950 to 1959	24	11.43%	18	7.96%	36	20.69%	36	9.86%	22	12.15%	21	10.88%	96	29.36%	38	12.34%	54	17.59%	72	22.71%	68	35.60%	18	9.94%	503	16.88%	54.61%	921	10.24%	
Built 1940 to 1949	18	8.57%	40	17.70%	30	17.24%	70	19.18%	18	9.94%	36	18.65%	98	29.97%	78	25.32%	39	12.70%	78	24.61%	41	21.47%	31	17.13%	577	19.36%	54.69%	1,055	11.73%	
1939 or Earlier	154	73.33%	156	69.03%	67	38.51%	247	67.67%	128	70.72%	122	63.21%	108	33.03%	178	57.79%	202	65.80%	142	44.79%	72	37.70%	37	20.44%	1,613	54.13%	35.82%	4,503	50.06%	
RENTER OCCUPIED	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000	Renter Occupied	% Of 2000
Total Housing Units - 2000	128	35.36%	91	27.33%	30	11.49%	143	25.54%	312	59.20%	115	11.49%	84	19.81%	280	44.30%	123	26.28%	81	19.52%	29	12.95%	719	72.63%	2,135	38.66%	% of City	9,234	45.15%	
U.S. Census Totals																														
Built 1999 to March 2000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	1.25%	5	0.42%	22.50%	40	0.43%	
Built 1995 to 1998	0	0.00%	0	0.00%	0	0.00%	7	4.90%	0	0.00%	0	0.00%	0	0.00%	7	2.50%	0	0.00%	0	0.00%	0	0.00%	16	2.23%	30	1.41%	17.54%	171	1.85%	
Built 1990 to 1994	0	0.00%	0	0.00%	9	30.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	15	2.09%	24	1.12%	14.72%	163	1.77%	
Built 1980 to 1989	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	5	5.95%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	14	1.95%	19	0.89%	3.54%	537	5.82%	
Built 1970 to 1979	6	4.69%	0	0.00%	0	0.00%	16	11.19%	157	50.32%	19	16.52%	10	11.90%	8	2.86%	25	20.33%	5	6.17%	0	0.00%	66	9.18%	312	14.61%	25.24%	1,236	13.39%	
Built 1960 to 1969	16	12.50%	8	8.79%	0	0.00%	7	6.29%	12	3.85%	7	6.09%	6	7.14%	33	11.79%	12	9.76%	13	16.05%	0	0.00%	133	18.50%	249	11.66%	29.50%	844	9.14%	
Built 1950 to 1959	27	21.09%	18	19.78%	0	0.00%	14	9.79%	27	8.65%	0	0.00%	25	29.76%	47	16.79%	6	4.88%	30	37.04%	0	0.00%	196	27.26%	390	18.27%	34.48%	1,131	12.25%	
Built 1940 to 1949	11	8.59%	14	15.38%	12	40.00%	19	18.18%	15	4.81%	39	33.91%	19	22.62%	119	42.50%	29	23.58%	5	6.17%	9	31.03%	111	15.44%	409	19.16%	38.66%	1,058	11.46%	
1939 or Earlier	68	53.13%	51	56.04%	9	30.00%	71	49.65%	101	32.37%	50	43.48%	19	22.62%	66	23.57%	51	41.46%	28	34.57%	20	68.97%	159	22.11%	693	32.46%	17.09%	4,054	43.90%	
VACANT HOUSING	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000	Vacant	% Of 2000
Total Housing Units - 2000	24	6.63%	16	4.80%	57	21.49%	52	9.29%	34	6.45%	19	5.81%	13	3.07%	44	6.96%	38	8.12%	17	4.10%	4	1.79%	90	9.09%	408	7.39%	% of City	2,220	10.86%	
U.S. Census Totals																														
Built 1999 to March 2000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Built 1995 to 1998	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.74%	3	0.74%	18.75%	16	0.08%	
Built 1990 to 1994	0	0.00%	0	0.00%	4	7.02%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	16	17.78%	20	4.90%	50.00%	40	0.20%	
Built 1980 to 1989	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	68	0.33%
Built 1970 to 1979	2	8.33%	0	0.00%	32	56.14%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	4	4.44%	38	9.31%	36.89%	103	0.50%	
Built 1960 to 1969	0	0.00%	0	0.00%	0	0.00%	4	11.76%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	26	28.89%	30	7.35%	19.87%	151	0.74%	
Built 1950 to 1959	0	0.00%	0	0.00%	4	7.02%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	17	38.64%	0	0.00%	7	41.18%	4	100.00%	31	34.44%	70	17.16%	29.79%	235	1.15%	
Built 1940 to 1949	0	0.00%	0	0.00%	3	5.26%	13	25.00%	4	11.76%	3	15.79%	0	0.00%	6	13.64%	24	63.16%	10	58.82%	0	0.00%	6	6.67%	69	16.91%	21.17%	326	1.59%	
1939 or Earlier	22	91.67%	16	100.00%	14	24.56%	32	61.54%	26	76.47%	16	84.21%	13	100.00%	21	47.73%	14	36.84%	0	0.00%	0	0.00%	4	4.44%	178	43.63%	14.77%	1,205	5.89%	
ALL HOUSING UNITS	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000	Total Units	% Of 2000
Total Housing Units - 2000	362	100.00%	333	100.00%	261	100.00%	560	100.00%	527	100.00%	327	100.00%	424	100.00%	632	100.00%	468	100.00%	415	100.00%	224	100.00%	990	100.00%	5,523	100.00%	% of City	20,450	100.00%	
U.S. Census Totals																														
Built 1999 to March 2000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	13	1.31%	13	0.24%	5.96%	218	1.07%	
Built 1995 to 1998																														

LATONIA SMALL AREA HOUSING UNITS FORECAST

Census Block Groups	611-01*		612-01		612-02		612-03		613-01		613-02		613-03*		614-01		614-02		614-03		614-04		651-03*		Total of Block Groups		City of Covington														
	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of City	Unit Count	% of Area		% of City	Unit Count												
1990 Housing Units	347	1.80%	329	1.71%	272	1.41%	555	2.88%	534	2.77%	332	1.72%	458	2.37%	642	3.33%	406	2.57%	417	2.16%	268	1.39%	856	4.44%	3,506	28.55%	19,287	100.0%													
Owner-Occupied	65.1%	226	0.01%	75.1%	247	2.75%	79.0%	215	2.39%	65.8%	365	4.06%	36.7%	196	2.18%	74.4%	247	2.75%	76.2%	349	3.88%	62.2%	36.7%	4.44%	62.3%	74.4%	247	2.75%	290	3.23%	69.8%	187	2.08%	21.4%	183	2.04%	3,213	58.35%	35.75%	46.6%	8,988
Renter-Occupied	30.6%	106	0.00%	32.5%	74	0.87%	16.9%	46	0.54%	27.2%	151	1.77%	58.1%	310	3.64%	19.0%	63	0.74%	19.9%	91	1.07%	33.3%	214	2.51%	33.7%	167	1.99%	27.3%	114	1.34%	28.0%	75	0.88%	68.1%	583	6.85%	1,994	36.22%	23.43%	44.1%	8,509
Vacant	4.3%	15	0.00%	2.4%	8	0.45%	4.0%	11	0.61%	7.0%	39	2.18%	5.2%	28	1.57%	6.6%	22	1.23%	3.9%	18	1.03%	4.5%	29	1.62%	4.0%	20	1.12%	3.1%	13	0.73%	2.2%	6	0.34%	10.5%	90	5.03%	299	5.43%	16.72%	9.3%	1,788
2000 Housing Units	351	1.72%	330	1.62%	268	1.31%	556	2.72%	541	2.65%	329	1.61%	434	2.13%	647	3.17%	454	2.22%	415	2.03%	219	1.07%	989	4.84%	5,533	27.11%	20,413	100.0%													
Owner-Occupied	65.8%	231	2.49%	75.8%	250	2.69%	64.9%	174	1.87%	61.2%	340	3.66%	34.8%	188	2.02%	69.3%	228	2.45%	75.4%	327	3.52%	58.4%	378	4.07%	65.2%	296	3.19%	69.2%	287	3.09%	83.6%	183	1.97%	18.7%	185	1.99%	3,067	55.43%	33.02%	45.5%	9,288
Renter-Occupied	28.2%	99	1.10%	18.2%	60	0.67%	15.3%	41	0.46%	29.5%	164	1.83%	58.8%	318	3.55%	25.5%	84	0.94%	20.7%	90	1.00%	33.5%	223	2.49%	28.4%	129	1.48%	27.0%	112	1.28%	13.2%	29	0.32%	72.4%	716	7.99%	2,063	37.32%	23.04%	43.9%	8,963
Vacant	6.0%	21	0.97%	6.1%	20	0.92%	19.8%	53	2.45%	9.4%	52	2.40%	6.5%	35	1.62%	3.2%	17	0.79%	3.9%	17	0.79%	7.1%	46	2.13%	6.4%	29	1.34%	3.9%	16	0.74%	3.2%	7	0.32%	8.9%	88	4.07%	401	7.25%	18.54%	10.6%	2,164
2008 Housing Units	356	1.71%	334	1.60%	272	1.31%	569	2.73%	556	2.67%	336	1.61%	441	2.12%	665	3.19%	461	2.21%	421	2.02%	221	1.06%	1,036	4.97%	5,668	27.21%	20,832	100.0%													
Owner-Occupied	61.0%	217	2.35%	69.8%	233	2.52%	59.6%	162	1.75%	58.9%	324	3.38%	33.8%	188	2.03%	64.0%	215	2.32%	69.4%	306	3.31%	54.4%	362	3.91%	60.5%	279	3.02%	63.9%	269	2.91%	76.5%	169	1.83%	19.6%	203	2.19%	2,927	51.64%	31.64%	44.4%	9,251
Renter-Occupied	24.2%	86	1.12%	15.3%	51	0.67%	12.9%	35	0.46%	25.1%	143	1.87%	50.7%	282	3.68%	21.7%	73	0.95%	17.5%	77	1.01%	29.5%	196	2.56%	24.1%	111	1.45%	23.0%	97	1.27%	11.3%	25	0.33%	62.8%	651	8.50%	1,827	32.23%	23.85%	36.8%	7,660
Vacant	14.9%	53	1.35%	15.0%	50	1.28%	27.0%	75	1.91%	17.9%	102	2.60%	15.5%	86	2.19%	14.3%	48	1.22%	13.2%	58	1.48%	16.1%	107	2.73%	15.4%	71	1.81%	13.1%	55	1.40%	12.2%	27	0.69%	17.6%	182	4.64%	914	16.13%	23.31%	18.8%	3,921
2013 Housing Units	357	1.67%	335	1.57%	272	1.27%	576	2.69%	560	2.62%	337	1.58%	441	2.06%	671	3.14%	461	2.16%	423	1.98%	223	1.04%	1,060	4.96%	5,716	26.72%	21,390	100.0%													
Owner-Occupied	59.1%	211	2.25%	67.2%	225	2.40%	57.4%	156	1.66%	55.0%	317	3.38%	33.9%	190	2.02%	61.7%	208	2.22%	66.7%	294	3.13%	52.9%	355	3.78%	58.6%	270	2.88%	61.7%	261	2.78%	73.5%	164	1.75%	20.9%	221	2.35%	2,872	50.24%	30.59%	43.9%	9,388
Renter-Occupied	21.6%	77	1.09%	13.4%	45	0.64%	11.4%	31	0.44%	22.6%	130	1.84%	46.3%	259	3.66%	19.6%	66	0.93%	15.7%	69	0.98%	26.7%	179	2.53%	21.7%	100	1.41%	20.6%	87	1.23%	9.4%	21	0.30%	57.2%	606	8.57%	1,670	29.22%	23.62%	33.1%	7,072
Vacant	19.3%	69	1.40%	19.4%	65	1.32%	31.3%	85	1.72%	22.4%	129	2.62%	19.8%	111	2.25%	18.7%	63	1.28%	17.7%	78	1.88%	20.4%	137	2.78%	19.7%	91	1.85%	17.7%	75	1.52%	17.0%	38	0.77%	22.0%	233	4.73%	1,174	20.54%	23.81%	23.1%	4,930

LATONIA SMALL AREA CURRENT HOUSING MARKET ESTIMATED VACANCY									
Timeframe	Complete Tracts			All Block Groups Total Housing Units	Normal Vacancy at 5%	Current Estimated Foreclosures	Addresses Vacant 90+ Days	Total Actual /Estimated Vacancy	Total Estimated Vacancy
	612 Units	613 Units	614 Units						
1990 Census	1,156	1,323	1,823	5,509				280	3,099
2000 Census	1,154	1,304	1,735	5,533				328	5,938
2008 Estimate									
Demographers Count (914)	1,175	1,333	1,768	5,668	283	179	413	875	15,448
Current HUDUSPS Data as of 04-28-10	1,102	1,285	1,690	5,469	273	179	413	865	15,826
Unit Differences	-73	-48	-78	-199					
2013 Projection									
Demographers Count (1,174)	1,183	1,338	1,778	5,716	286	179	413	878	15,366
Building HUDUSPS Data Constant from 2010	1,102	1,285	1,690	5,469	273	179	413	865	15,826
Unit Differences	-81	-143	-182	-247					

Note: HUD Census Tract Data for tracts 611 and 651 have been prorated on the basis of Block Group Data in the Accompanying Tab.