

GROUP HOMES FOR THE MENTALLY RETARDED:
AN INVESTIGATION OF
NEIGHBORHOOD PROPERTY IMPACTS

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Thomas A. Coughlin, Commissioner

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The group home Impact study was carried out during the period May through August 1978, in 42 communities within ten New York State cities which had experienced sitings of group homes for mentally retarded people. A matched sample of an additional 42 neighborhoods was selected for comparison purposes within the ten cities. Field observation of sites accompanied the collection of socio-economic and housing data for the communities and property transaction data for neighboring properties coded by their distance from the group home or control site. In all, data on 754 property transactions were analyzed in the vicinity of group homes and 326 in the control areas. Of these totals, 92 neighbors of group homes and 89 neighbors of control sites experienced before and after sales relative to the establishment of the homes so that property value trends could be analyzed. Similarly, 153 neighboring properties of group homes and 178 neighboring properties of control sites were sold in the twelve month period following the establishment of the homes, so that property turnover rates could be analyzed. Findings of the analyses are summarized below and explained in greater detail within the body of the report.

The analysis of the siting of group homes for the mentally retarded in ten New York upstate and down state communities has indicated:

- 1 - No evidence of neighborhood "saturation," i.e., over-representation within any given type of community or city;
- 2 - Generally, the group homes are consistent with, and compatible with, neighboring properties in type and size of structure.

3 - Generally, group home function is not conspicuous;

4 - Group home maintenance is generally better than surrounding properties (e.g. outward appearance, landscaping, etc.); and

5 - Group home residents generally are not visible or noticeable from the street.

With respect to the impact of group homes on surrounding properties:

1 - Property values in communities with group homes had the same increase (or decrease) in market prices as in matched control areas;

2 - Proximity of neighboring properties to a group home did not significantly affect their market values;

3 - The immediately adjacent properties did not experience property value declines; and

4 - Establishment of the group homes did not generate a higher degree of neighboring property turnover than in the matched control.

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Introduction

The success of programs designed to return mentally handicapped people to their community of origin in a least restrictive setting is highly dependent upon community reaction to the siting of residential facilities. Communities which are already stratified by life cycle groupings, socio-economic status and race are concerned with maintaining or reinforcing relative homogeneity of population within their communities. Zoning and other land use planning efforts focus on excluding the "non-conforming" land uses which threaten neighborhood stability and the maintenance of quality of residential life.

The inner and outer suburbs of metropolitan areas have been especially prone to exclusionary zoning practices. It is primarily these areas which have had a serious under representation of mentally handicapped people among their residents. Considerable research points to the fact that upwardly mobile middle class families have found it most difficult in the past to keep their mentally handicapped members at home. These are communities, as well, in which a very considerable proportion of the family assets are tied up in the home. The price of these homes must increase, at least at the inflationary rate, for the family to enjoy financial peace of mind. These communities are also "family oriented", so that non-traditional or non-intact family constellations are assumed to be detrimental to neighborhood social well-being.

The attitude of a community toward the placement of a group home for handicapped people in its midst is a highly complex matter to unravel. A detailed and comprehensive study involving a sample survey of households, community groups and leaders and public officials would normally be necessary in order to acquire sufficient depth of detailed information to cause the expected impact. Instead, a tradition has developed in impact studies which

focus upon property values and property turnover rates as key indicators of the strength of community attitudes toward the establishment of group houses which become translated into household relocation decisions. If, for example, the group home siting is perceived as a "normal" event, then the occupants in the residences are accepted neutrally, or as assets to the community and neighborhood in the same manner as a traditional family. The group home's entry into the neighborhood would not trigger off unanticipated relocation decisions by neighbors, and purchase price of new homes would not be affected significantly by the addition of the group home. Property values and turnover rates would be affected solely by general marketplace considerations.

If, on the other hand, neighborhood reactions are severely negative, then announcement of the group home siting might be accompanied by precipitous decisions to move away and sell residential properties even at a reduced price. The neighborhood spillover effect could be measured by the decline in sale prices below anticipated values, i.e. at a relative loss in comparison to comparable neighborhoods not experiencing such sitings. The use of these indicators is assumed, therefore, to be a catchall of the behavioral response of neighbors and, therefore, a reasonably sensible barometer of impacts. These measures have disadvantages associated with their use as indicators but a careful and rigorous analysis of property value effects over a cross-section of different kinds of communities can provide a valuable information stream which is useful to guide officials who site facilities as well as resident groups in the relevant communities. "

Literature Review

The literature contains two previous studies which had important influence on the direction the current project took. The first is Michael Dear's , Ph.D. dissertation published as "Impact of Mental Health Facilities on Property Values" (Community Mental Health Journal, 1977) and the second is, "The Effect of Siting Group Homes on the Surrounding Environs" by Stuart Breslow (Unpublished, 1976).

The Dear study sought empirically to test the popular perception that mental health facility siting led to a decline in surrounding property values. Two propositions were set down:

Proposition 1. The introduction of a mental health facility in a neighborhood will have a detrimental impact on property transactions
| | ' | | in the neighborhood: (a) The number of transactions will increase;
(b) The value of transactions will decrease.

Proposition 2.. That any impact, if it can be attributed to the facility will decline with increased distance from that facility.

Dear chose a representative sample of 12 small outpatient centers in Philadelphia to test these propositions. He defined neighborhoods around these facilities (six block radius) and established control areas free from social service facilities. Dear then collected data on property transactions and conducted a field survey in these defined areas.

Dear found, with respect to Proposition 1, that while there was some increase in property market activity in the impact areas, the anticipated decline in property value did not materialize. He concluded that 'the effect on property value of mental health facility location is indeterminate.' With respect to the second proposition, Dear concluded that "The general insignificance of the distance variable suggests that mental health facilities were not primarily responsible for the property market movements in their vicinity.

The Breslow study similarly sought to test the perception that mental health facility siting has a detrimental effect on surrounding property value. Breslow selected a sample of 17 community-based mental health facilities in White Plains, reflecting different levels of facility saturation and a variety of community types. Following Dear, impact neighborhood (on a smaller two to three block scale) and controls were defined and data on property transactions were obtained from the local Real Estate Directory. Further, a field survey of all facilities was conducted.

Property values for six months before and three years after each facility opened were charted. The general trend of property values was found to be upward (undiscounted for inflation). The rate of property turnover in the sample areas six months before and three years after each facility opened was compared with the rate of turnover for similar periods in the control areas. The results of this analysis were found to be "interesting but inconclusive" primarily because of the divergent rates of turnover in the two control areas.

Overall, the continued rise in property values indicated, according to Breslow, that families with similar socio-economic backgrounds were continuing to buy homes in the communities in which facilities were located. Breslow concluded that "The effect of siting residential facilities is not negative. Communities can absorb a limited number of group homes without noticeable or measurable property or transaction effects."

Other studies were of lesser importance in the current project design.

These included:

"The Influence of Halfway Houses and Foster Care Facilities Upon Property Values," City of Lansing (Michigan) Planning Department

October 1976

"Effects of Halfway Houses on Neighborhood Crime Rates and Property Values: A Preliminary Study," Judith Hecht, Department of Corrections, District of Columbia, 1970.

"The Social Impact of Group Homes A Study of Small" Residential **Service** Programs in First **Residential Areas,"** Eric Knowie and **Ronald Baba, Green Bay** (Wisconsin) **Planning** Commission, 1973.

Objectives and Goals

The study of property impacts is designed to provide a core comprehensive analysis over a wider range of communities than has been carried out in previous attempts. The study builds upon the earlier work by this investigator in Westchester County, New York, and in the Philadelphia metropolitan area. The focus of this study is a more concentrated one, however, with our attention limited to the siting of group homes for the mentally retarded within a representative set of New York State communities.

More specifically, the objectives of the study are to:

- 1) determine the impact of Recently sited group homes on the property value and property turnover rates of neighboring residences;
- 2) provide documentation of property impacts across a sample of New York State communities which differ in terms of life cycle characteristics of residents, socio-economic status and ethnic and/or racial composition;
- 3) provide a summary of property impact studies which had been-carried on elsewhere and are documented in the research literature.

- Selection of Sample Communities

Sample communities have been selected which are considered to be representative of neighborhoods in which group homes have been sited in the past several years, as well as likely types of neighborhoods to be targeted in the future. The plan was to have the sample survey over-represent communities which are suburban and with single family use of housing, to focus on neighborhoods which are predominantly in the middle income category and to weight the study more heavily on "Down State", Long Island and the more suburban zones of New York City. Preference was also given to communities in which there are already at least two to three group homes, to avoid the bias of unique incidents. The list of communities includes the following:

Syracuse (3)	Buffalo (6)
Kingston (3)	Hempstead (2)
Valley Stream (2)	Bronx (9)
Brooklyn (17)	Yonkers. (3)
Albany (2)	Troy (5)

This sample includes ten Communities which had a total of 32 homes as of March 19, 1978, as reported by the DMR computer directory.

TABLE 1 : Population **and** Housing **Conditions**
In Group Home and Control Neighborhoods
1970 Census Tract Data)

Guide to data columns:

Column I: City identification

- 2: Neighborhood **identification**
- 3: Percent population Black (I decimal)
- 4: Percent households which **are** female **headed**
- 5: Percent population Spanish Speaking
- 6: Median school years completed (I decimal)
- 7: Percent in same house 1965 as 1970
- 8: Median family Income
- 9: Percent dwelling units which are owner-occupied
- 10: Percent dwelling units which are renter-occupied
- 11: Median dwelling unit value
- 12: Median dwelling unit rent
- 13: Percent dwelling units built before **1939**
- 14:** Neighborhood for group home (=1)
or control home (=0)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Valley Stream	0	1	0	89	11	121	706	12788	759	229	27200	131	387	1
	0	2	0	89	11	121	706	12788	759	229	27200	131	387	1
Hempstead	0	3	1	73	23	121	732	14016	861	131	29300	144	355	0
	1	1	50	99	15	124	547	12924	520	455	24800	171	340	0
	1	2	50	99	15	124	547	12924	520	455	24800	171	340	1
	2	1	1	85	21	105	773	11621	475	496	21700	107	768	1
	2	2	30	151	7	127	529	14500	201	769	46300	137	928	1
	2	3	873	274	92	100	680	7851	178	801	22000	90	734	1
	2	4	1	160	23	95	670	9625	215	769	22800	88	776	1
	2	5	46	172	64	97	604	9980	217	735	15800	75	827	1
	2	6	1	160	20	112	692	9974	182	804	25100	85	856	1
	2	7	913	313	89	101	595	6370	154	793	13100	81	883	1
	2	8	656	312	128	113	556	6920	87	869	19600	87	771	1
	2	9	396	184	51	124	545	9313	64	904	27900	105	653	1
Brooklyn	2	10	955	421	73	100	593	5180	97	861	15800	77	901	1
	2	11	76	199	122	110	611	9812	181	800	21800	84	826	1
	2	12	14	176	72	120	520	11211	112	837	28600	122	560	1
	2	13	7	134	11	119	707	13683	586	398	24100	129	789	0
	2	14	913	360	82	101	689	6455	155	777	17200	78	825	0
	2	15	190	183	195	117	553	9335	183	761	41200	85	910	0
Yonkers	3	3	1	77	11	123	766	14287	674	311	37000	146	445	1
	3	4	7	79	27	127	759	16557	710	271	42600	118	569	0
	3	5	92	189	21	107	659	9366	197	769	17800	86	668	1
	3	6	253	180	69	109	664	9845	90	863	17500	80	849	1
	3	7	392	201	49	121	502	9991	75	897	17000	126	542	0
	4	1	30	86	69	125	495	15795	343	633	30400	163	268	1
Bronx	4	2	355	164	636	81	564	4556	50	905	14	76	742	1
	4	3	184	225	318	113	562	7641	34	944	20600	84	712	0
	4	4	371	248	346	108	396	7600	16	973	22000	87	804	1
	4	5	396	249	274	107	517	7079	41	943	14	91	771	1
	4	6	605	183	83	109	682	9655	179	613	21600	97	637	1
	4	7	74	95	188	105	555	10425	460	533	24900	124	529	1
	4	8	74	95	188	105	555	10425	460	533	24900	124	529	0
	5	1	37	170	2	125	519	6834	290	679	19200	97	810	1
Albany	5	2	10	123	0	127	577	9661	446	524	26400	126	658	1
	5	3	7	149	3	121	599	10602	548	432	17600	91	850	0
	5	4	20	73	1	124	664	12263	883	103	19900	129	171	0
	5	5	20	73	1	124	664	12263	883	103	19900	129	171	0
	6	1	17	119	5	121	502	9840	525	456	16500	75	504	1
	6	2	0	114	4	120	635	9745	431	514	14800	74	970	1
Troy	6	3	18	152	0	110	608	10154	421	548	10900	63	940	1
	6	4	19	152	0	110	608	10154	421	548	10900	63	940	0
	6	4	9	72	12	119	386	9821	457	498	16400	63	897	1
	6	7	9	72	12	119	386	9821	457	498	16400	63	897	0
	6	5	166	275	6	102	417	7344	93	782	7100	58	884	1
Syracuse	8	1	1	104	0	120	687	9500	760	224	16300	103	772	1
	8	2	3	175	0	112	617	8399	402	544	13000	86	885	1
	8	3	6	131	0	121	643	9932	616	362	15800	104	810	1
	8	4	1	154	0	104	595	9477	424	520	12900	87	877	0
	8	5	3	94	17	122	716	11052	730	253	17100	118	618	0
	9	1	3	122	0	121	723	9887	530	454	14300	87	800	1
Buffalo	9	2	4	145	18	128	617	13345	476	500	29500	89	950	1
	9	3	18	136	0	129	509	13373	256	692	24500	124	713	1
	9	4	149	224	8	114	574	8816	396	572	10900	77	751	1
	9	5	27	119	13	127	627	13112	588	392	20600	110	710	0
	9	6	0	119	20	113	618	9577	527	449	13100	74	835	1
	9	7	0	136	0	96	690	9110	527	435	10700	55	909	0

Procedures

The first stage of data collection involved fieldwork in each of the neighborhoods where a group home was located. The facility and all buildings within one block radius (two-block area) were identified and plotted on a map. The type of housing unit in which the facility was located, the type of neighboring land use (single-family, apartment, commercial, etc.). and the physical condition of the properties in the impact area were noted . in the mapping. Any unique features of the group home were noted, and its relative conspicuousness was evaluated on a scale from one to five. The facility's physical condition relative to the surrounding structures was evaluated on a similar scale. Photographs were taken of the facility and the surrounding area.

Demographic information on the impact areas and the sample communities was gathered by using data from census tracts in the 1970 Census of population and Housing. Such data as median family income, the percentage of Blacks in the tract, and median school years completed were recorded.

The second stage of research involved the identification of control areas based upon census data, land use, and maps which indicated areas of facility saturation. Information relating to each census tract in which a facility was located was extracted from the United States Census of Population and Housing. (1970). Controls were chosen which closely mirrored the socioeconomic, geographic and physical characteristics of the neighborhoods containing the group residence. Finally, all controls were chosen in such a fashion as to avoid areas of saturation by community residences or other social service facilities, (once a control area had been identified, one house was designated

-lias a "pseudo-facility" for the purposes of mapping surrounding buildings which fell within a one-block radius.

As community residence and control neighborhoods were identified, mapped, **and evaluated, data** was collected concerning property assessments and transactions. Each property within a one block radius of the facility or control **was** traced to find all sales in the area from January of the year preceding the facility's opening (i.e. if a facility opened on 3/75, data would be collected from 1/74). For properties sold during this time period, sales before the opening were traced back to 1967 for comparability. Nominal sales or sales within a family were discounted.

Certain group homes were not included in the final analysis. Such homes were omitted because they were located next to apartment complexes or other rental dwellings, making it impossible to accurately gauge the effect of the facility on property transactions, prices, and turnover rates within the . impact area.

Finally, information was gathered, where available, about opposition and controversy surrounding the opening of facilities, from newspaper accounts and from discussions with those responsible for the siting of group homes.

Data Sources

The study attempted to gauge the magnitude of neighborhood reaction to the siting of an MS group home, assuming that such reaction would evidence itself in the real property market. Records of real property transactions were located for each of the ten study cities. In some instances the records were found in city or county offices, while in others privately published Real Estate Directories were utilized. Comparable data were available from both sets of sources—location of transaction date, sales price, and the names of seller and buyer (the last two to eliminate intra-family sales), and assurances were received that both were complete records of property activity. The sources for each of the cities is as follows:

<u>Upstate</u>		<u>Down state</u>	
Albany	Real Estate Directory	Bronx	City Register
Troy	County Clerk	Brooklyn	Real Estate Directory
3uffalo	County Clerk	Yonkers	Real Estate Directory
Syracuse	Real Estate Directory	Hempstead	Block and Lot Register)
Kingston	City Register	Valley Stream	Block and Lot(Register)

Assessed valuation for each of the properties in the study and control areas were also obtained from local assessors' offices. The use of such data has been limited, due to the highly political nature of assessments.

In all instances when outside contact was necessary to obtain data, the confidentiality of the study was maintained.

Statistical Analysis

Property Value Study

The analysis of property value impacts was carried out by means of a

regression model. A regression equation was estimated for the neighboring properties surrounding each group home: a separate equation was estimated for the control area. The dependent variable in the first regression model was the change in market price of properties in the vicinity of the group home (or control site) divided by the number of months between successive transactions, i.e. the increase (or decrease) in purchase price of the property **per** month. Transactions are included only if sales of property occurred both after and before establishment of the group home. For the control area, a comparable date was used to preserve the match of transactions. The dependent variable in this first model was the distance as measured by **the** number of **houses** away from the group home or its control (measured from 1 to 30}. The equation thus estimates the "effect of proximity to the group home on the change of value of neighboring properties," as measured by sales price. The regression equations are then compared: group home impact versus control area impact. The coefficient for the distance variable indicates the additional increase (or decrease) per month in property price for each unit of distance away from the group home or control site. The hypothesis of no impact would be confirmed in this model if the distance coefficient for both group home and control were not significantly different from one another; or if the distance coefficient for the group home did not depart significantly from zero.

Property Turnover Rates

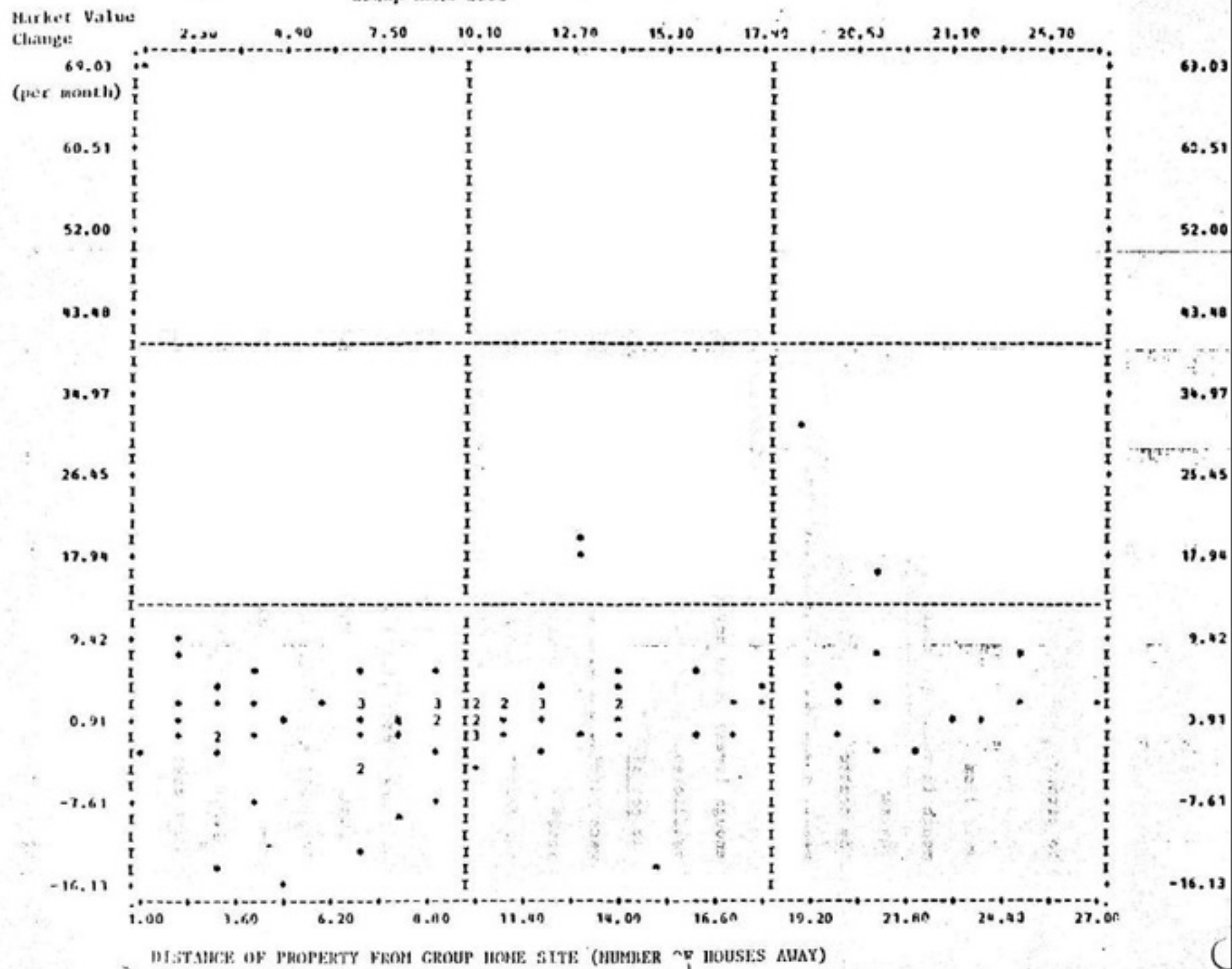
A second type of analysis has been carried out for observing property turnover rates in the area neighboring the group home as compared to the control area. For this analysis, the tally has been made of the proportion of residences in the relevant areas which have been sold during the period covering twelve months after the establishment of the group home in comparison to the same twelve month period in the control area for each of four distance zones around the group home or control site. This analysis is designed to measure the impetus toward a relocation decision sparked by establishment of a nearby group home. The hypothesis to be tested is that property turnover rates are the same near the group home as in the control area.

Findings

The correlation and regression analyses do not support the assertion of group home impact on neighborhood property values. Degree of proximity to either group homes or control homes has no significant effect on property value changes. Properties next door, across the street, or a few doors away from a group home have basically the same increase (or decrease) per month in value (as measured by sales prices) as properties farther away. The same is true, of course, for properties close to, or far away from, the control sites. The plots are quite explicit (Figure 1 for group homes; Figure 2 for the control sites). The simple correlations indicate no significant relationships ($r = .09$ and $r = .08$), positive in value, but at low enough levels as to not differ significantly from zero. The regression coefficients yield the same findings—the slopes are slightly positive, but not significantly different from one another or from zero. The analyses were carried out with the subgroups of properties experiencing before and after transactions (with respect to establishment of the group home); with the expectation that this sample is unbiased with respect to proximity effects.

Property turnover rates reveal a similar pattern with respect to the distance factor (Table 2). For the twelve month period following establishment of a group home, no greater proportion of adjoining properties were sold than those farther away. Transaction rates around group homes were equivalent to those around the "dummy" control property. The more detailed analysis (see data lists in the Appendix) revealed that even in those cases of high turnover of nearby properties, sales prices were consistent with the prevailing neighborhood trend of market values.

FIGURE 1: Scattergraph of Market Value Change (per month) and Distance of Property to Group Home Site

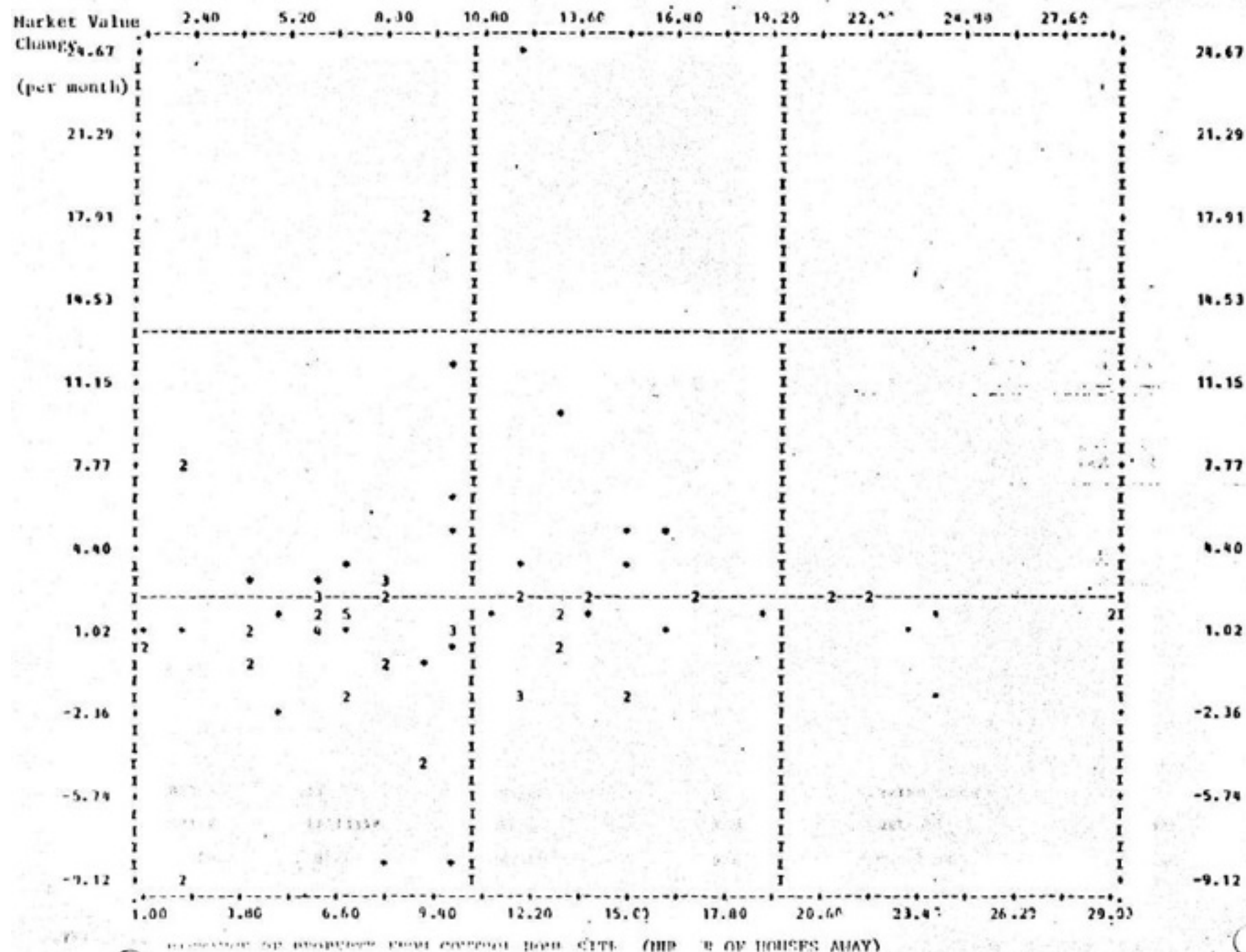


STATISTICAL PACKAGE FOR THE SOCIAL SCIENCES

STATISTICS...

CORRELATION (R) -	0.09155	R SQUARED -	0.00839	SIGNIFICANCE -	0.19270
STD ERR OF EST -	11.17724	INTERCEPT (A) -	1.04739	SLOPE (B) -	0.16131
PLOTTED VALUES -	92	EXCLUDED VALUES -	0	MISSING VALUES -	0

FIGURE 2: Scattergraph of Market Value Change (per month) and Distance of Property to Control Home Site



STATISTICAL PACKAGE FOR THE SOCIAL SCIENCES

STATISTICS..			
CORRELATION (R) -	0.08499	R SQUARED -	0.00722
STD ERR OF EST -	4.80671	INTERCEPT (A) -	1.17507
PLOTTED VALUES -	89	EXCLUDED VALUES -	0
		SIGNIFICANCE -	0.21422
		SLOPE (B) -	0.06608
		MISSING VALUES -	0

TABLE 2 : Property Turnover Rates Within 12 Months
Following the Establishment of Group Homes
and Controls, by Distance Zones

	<u>Distance from the Home</u>					TOTAL
	1-5	6-10	11-15	16-20	21 or more	
Group Home Neighborhoods	39	47	38	13	16	153
Control Home Neighborhoods	45	58	39	19	17	178
TOTAL	84	105	77	32	33	331

TABLE 3 : PROPERTY TURNOVER

CITY	AREA CODE	GROUP HOME AREA					CONTROL AREA				
		# OF SALES	% OF PROPERTY SOLD	INDEX	MEDIAN PRICE	MEAN PRICE	# OF SALES	% OF PROPERTY SOLD	INDEX	MEDIAN PRICE	MEAN PRICE
VALLEY STREAM	001	0	0	0	—	—	4	4.5	89.9	33,000	40,000
	002	8	8.5	17.4	53,500	48,600	15	16.9	34.4	41,000	42,900
TEMPLE	102	29	45.3	46.2	34,500	34,500	43	44.3	45.2	34,000	33,200
BROOKLYN	201	12	12.1	28.2	33,600	32,850	18	20.0	46.5	37,750	37,600
	202	34	35.3	52.6	71,000	84,500	31	31.3	46.0	37,500	37,600
	203	5	5.2	52.1	33,750	31,375	8	8.1	80.8	37,500	42,900
	204	21	21.2	30.4	33,000	31,100	35	31.9	40.3	31,500	30,800
	205	5	5.1	33.9	37,000	38,700	10	10.1	77.7	37,500	39,000
	206	7	7.2	103.1	52,000	55,300	5	5.1	72.2	55,000	35,400
	207	7	7.1	54.4	17,250	20,400	6	6.1	46.6	7,000	10,900
	208	4	4.4	55.6	11,250	16,000	5	5.1	63.1	8,250	11,875
	209	6	6.1	40.4	36,500	33,500	10	10.1	67.3	37,500	39,600
	210	4	4.2	32.4	14,500	14,625	6	6.1	46.6	7,000	10,900
	211	27	27.6	76.5	43,000	44,500	16	17.8	49.4	37,750	38,800
	212	4	4.3	53.9	34,000	37,125	2	2.2	27.8	39,000	39,000
YONKERS	303	12	12.2	39.5	54,750	56,200	10	12.0	38.9	64,500	61,700
	305	5	6.5	34.2	62,000	60,400	10	12.0	63.4	64,500	61,700
	306	7	11.1	48.3	20,000	27,100	8	10.5	45.8	12,000	17,400
ELIZABETH	402	1	1.0	6.1	6,500	6,500	7	14.0	53.8	27,200	36,600
	404	1	1.3	43.7	5,000	5,000	1	2.0	66.7	43,000	43,000
	405	4	10.3	42.7	20,950	20,225	7	14.0	58.3	27,200	36,000
	406	4	4.1	51.0	41,550	42,525	7	7.1	38.4	39,000	34,900
	407	23	23.2	38.1	35,000	34,800	30	30.3	49.7	36,000	35,900

TABLE 3 : PROPERTY TURNOVER (CONTINUED)

CITY	AREA CODE	GROUP HOME AREA					CONTROL AREA				
		# OF SALES	% OF PROPERTY SOLD	INDEX	MEDIAN PRICE	MEAN PRICE	# OF SALES	% OF PROPERTY SOLD	INDEX	MEDIAN PRICE	MEAN PRICE
LEAHY	501	8	10.3	15.9	18,000	19,875	11	12.1	18.0	21,750	21,400
	502	3	8.9	37.1	41,200	35,200	5	5.5	22.9	21,500	20,800
	505	3	8.6	22.6	31,500	30,300	3	5.7	14.9	33,500	33,300
TROY	601	6	7.2	22.4	34,500	38,750	3	7.7	18.8	15,000	17,700
	602	8	11.6	48.3	20,000	18,600	1	2.6	11.1	15,000	15,000
	603	1	3.0	29.8	29,500	29,500	0	0	0	—	—
	604	7	25.0	83.3	27,000	27,900	2	5.5	19.2	26,500	26,500
	605	5	17.9	34.4	25,000	27,900	3	8.3	16.0	26,500	24,700
HASTON	701	3	4.3	20.7	36,300	35,400	0	0	0	—	—
	702	0	0	0	—	—	4	12.9	61.4	26,000	23,600
	703	3	9.3	44.6	20,500	19,100	4	12.9	61.4	26,000	23,600
YRACUSE	801	6	6.7	27.8	26,000	25,500	6	7.4	30.9	15,000	15,000
	802	7	25.7	35.7	25,000	22,700	21	25.9	36.0	15,000	17,100
	803	4	4.6	38.3	19,000	18,400	2	2.5	20.8	22,250	22,250
BUFFALO	901	5	5.2	15.9	27,000	37,300	9	9.7	30.2	15,000	17,000
	902	15	35.7	37.7	20,000	21,400	16	27.1	30.5	21,500	21,500
	903	11	11.5	38.2	22,000	27,300	5	8.5	28.2	28,000	26,500
	904	31	31.3	54.9	7,000	9,300	12	12.9	22.6	12,950	13,300
	906	3	6.7	37.0	35,000	33,700	2	2.2	11.9	22,000	22,000

The index = the % of properties sold ÷ the number of months the group home has been open × 100. It is thus useful for comparing turnover from area to area. The median index number is 38.25 for group homes, 42.85 for controls

TABLE 4 : Guide to Neighborhood Codes

Valley Stream

001-53 South Cottage Street - group home
002-70 McKeon Avenue - group home 003-47
North Cottage Street - control

Hempstead

101-48 Crowell Street - control
102-536 Front Street - group home

Brooklyn

201-1121 East 96th Street - group home
202- 305 Garfield Place - group home
203- 225 Brooklyn Avenue - group home
204- 310 67th Street - " "
205- 341 10th Street - " "
206- 216 Ovington Avenue " "
207- 67 Clifton Place - " "
208- 525 Clinton Avenue - " "
209- 217 Clinton Avenue - " "
210- 808 Marcy Avenue - " "
211- 479 East 29th Street - " "
212- 627 East 31st Street - " "
213- 856 East 35th Street - control
214- 100 Quincy Street - control
215- 400 Fifth Street - control

Yonkers

303- 2 Crotty Avenue, 1 Borchers Avenue - group home
304-224 Devoe Avenue - control
305-199 Park Avenue - group home
306- 77 Locust Hill Avenue - group home
307-216 Woodworth Avenue - control

Bronx

402- 726 Kelly Street - group home
403-2214 University Avenue - control
404-1668 Grand Avenue - group home
405-1128 Sherman Avenue - group home
406-3769 Barnes Avenue - group home
407- 200 Castle Hill Avenue - group home
408-2222 Quimby Avenue - control

Albany

501-499 Myrtle Avenue - group home
502-314 South Manning Boulevard - group home
503- 4 Marshall Avenue - control
304- 26 Killeen Park - control
505- 51 Lincoln Avenue - group home

TABLE 4 : Guide to Neighborhood Codes (cont'd]

Troy

601-	54	Maple Avenue -	group home
602-	131	Sixth Avenue -	" "
603-	567	Third Avenue -	" "
604-	27	Brunswick Road	" "
605-	21	First Street -	" "
606-	365	Fourth Avenue -	control
607-	21	Detroit Avenue -	control

Kingston

701-	307	Washington Avenue -	group home
702-	153	Wall Street -	group home
703-	67	Wurt3 Street -	group-home
704-	103	Henry Street -	control
705-	136	Bruyn Avenue -	control

Syracuse

801-	1617	Court Street -	group home
802-	158	Highland Avenue -	group home
803-	1701	James Street -	group home
804-	505	Kirkpatrick Avenue -	control
805-	305	Edwards Avenue -	control

Buffalo

901-	2496	Delaware Avenue -	group home
902-	5	Granger Place -	group home
903-	434	Linwood Avenue -	group home
904-	119	Halbert Street -	group home
905-	138	Wesley Avenue -	control
906-	150	Buffum Street -	group home
907-	159	Reiman Street -	control

THE SAMPLE NEIGHBORHOODS

Note: All data on population and housing characteristics reflect 1970 Census figures, except as noted.

TABLE 5 : List of Photographs

- 1 - Christopher Residence, 70 McKeon Avenue, Valley Stream - side view
- 2 - " " " " " " - front view
- 3 - Nassau #1, 536 Front Street, Hempstead
- 4 - Nassau #4, 53 South Cottage Street, Valley Stream - side view
- 5 - " " " " " " " " - front view
- 6 - Mulrooney Manor, 479 East 27th Street, Brooklyn
- 7 - St. Christopher's, 225 Brooklyn Avenue, Brooklyn
- 8 - Bay Ridge Hostel, 310 67th Street, Brooklyn
- 9 - Adult Retardates Home, 1121 East 96th Street, Brooklyn
- 10 - Carl Fenichel Residence, 627 East 31st Street, Brooklyn - side view
- 11 - " " " " " " " " - Front view
- 12 - New Hope Group Home, 525 Clinton Avenue, Brooklyn
- 13 - Garfield Manor, 305 Garfield Place, Brooklyn
- 14 - Catholic Guardian Society, 217 Clinton Avenue, Brooklyn
- 15 - Young Adult #6, 341 10th Street, Brooklyn
- 16 - Colony South Brooklyn Homes, 67 Clifton Place, Brooklyn
- 17 - Bronx Developmental Services Halfway House, 726 Kelly Street
- 18 - " " " " " " " "
- 19 - Graham-Windham Home, 3769 Barnes Avenue, Bronx
- 20 - 1668 Grand Avenue, Bronx
- 21 - Reverend Kenneth Folkes Group Home, 1128 Sherman Avenue, Bronx
- 22 - Westchester #4, 2 Crotty Avenue, Yonkers
- 23 - Westchester #3, 1 Corcher Avenue, Yonkers
- 24 - Westchester #4, 2 Crotty Avenue - rear view
- 25 - Westchester #3, 1 Corcher Avenue - rear view
- 26 - Cromwell Towers, 77 Locust Hill Avenue, Yonkers
- 27 - 199 Park Avenue, Yonkers
- 28 - 314 South Manning Boulevard, Albany
- 29 - 499 Myrtle Avenue, Albany
- 30 - 51 Lincoln Avenue, Albany
- 31 - Rensselaer County A.R.C., 21 First Street, Troy
- 32 - 131 Sixth Avenue, Troy
- 33 - 27 Brunswick Road, Troy
- 34 - 567 Third Avenue, Troy
- 35 - PEOPLE Services to the Retarded Adult, Inc., 2496 Delaware Ave., Buffalo
- 36 - 5 Granger Place, Buffalo
- 37 - 150 Buffum Place, Buffalo
- 38 - Elmer Lux Hostel, 119 Halbert Street, Buffalo
- 39 - PEOPLE Services to the Retarded Adult, Inc., 434 Linwood Ave., Buffalo
- 40 - 307 Washington Avenue, Kingston
- 41 - 153 Wall Street, Kingston
- 42 - 67 Wurts Street, Kingston
- 43 - Onondaga County A.R.C., 158 Highland Avenue, Syracuse
- 44 - " " " 1617 Court Street, Syracuse
- 45 - Friends of L'Arche of Greater Syracuse, 1701 James Street, Syracuse

Valley Stream

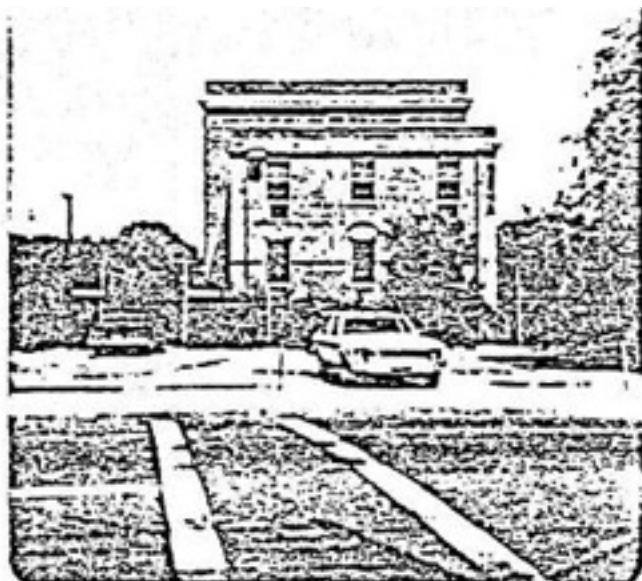
Valley Stream, located in Nassau County, with a population of 40,413 (0.17. Black and 2% Hispanic) has a median family income of \$13,517. 38.2% of all housing units in the town were built before 1940, and 83% are owner occupied, with a median value of \$27,700. Two group homes housing a total of 21 persons are located in Valley Stream.

The Christopher Residence opened at 70 McKeon Avenue in May 1974, following considerable community opposition, which evaporated and changed to a feeling of neighborhood support during the first year the home was in operation. The facility which serves 12 individuals is located in a small apartment house structure on the corner of Central Avenue, across the street from a church and parochial school. It is in the same physical condition as the surrounding one-family houses, but is somewhat conspicuous as the only apartment structure in the impact area and because of the adjacent parking area. The census tract in which the Christopher Residence is located has no Blacks and is 1.1% Hispanic. -Median family income is \$12,758 and 75.9% of the housing structures are owner occupied. The median value of these units is \$27,200 and 38.7% were built before 1940.

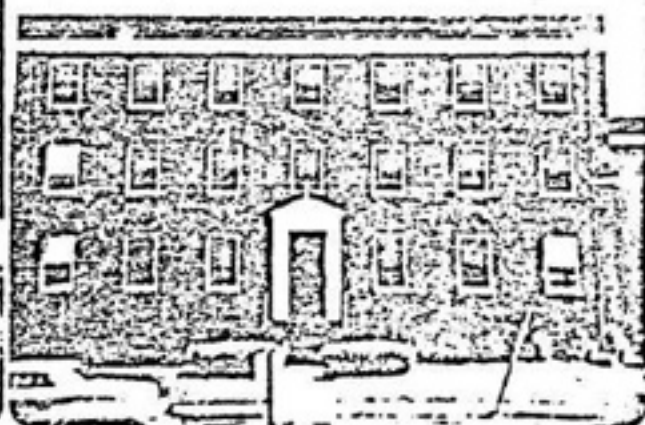
In the 49 months since the Christopher Residence opened there have been 8 sales (8.5% of the surrounding properties) in the impact area, with 15 sales (16.9% of the properties) in the control area during the same period.

The second facility in Valley Stream, Nassau #4, located at 53 South Cottage Street is in the same census tract as the Christopher Residence. The home opened in February 1978, despite strong community opposition. It is situated in a large single-family corner house with a capacity of 9, and is highly inconspicuous. The facility is in somewhat worse physical condition

than the surrounding one- and two-family houses, as indicated by a broken, boarded-up window at the front of the building. There have been no transactions in the impact area in the five months since Nassau #4 has opened, as - compared with 4 transactions (4.5% of all surrounding properties) during the same period in the control area.



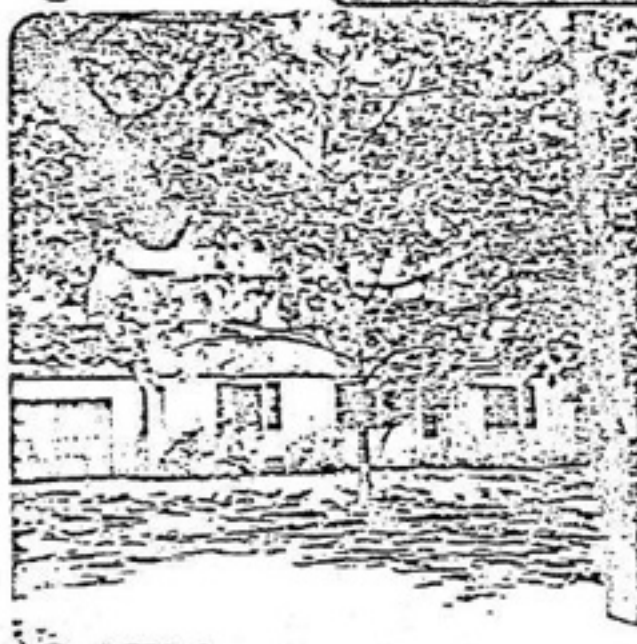
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(Hempstead)

Hempstead, a town of 39,411 people, is 35.87. Black and 3.4% Hispanic and median family income is \$11,504. Half the homes in Hempstead are owner occupied, with a median value of \$23,800. 34.3% of all housing structures were built before 1940. Two group homes with a total capacity of forty are located in Hempstead.

Nassau #1, which houses nine persons, opened in May 1970, at 536 Front Street accompanied by strong village opposition. The facility is in a single-family dwelling which is totally inconspicuous and which is in the same physical condition as the surrounding one- and two-family houses. The home is indistinguishable from several doctors' offices located on the same block. The census tract in which Nassau #1 is located is 5% Black and 1.57. Hispanic. Median family income in the area is \$12,924 and 347. of the housing units were built before 1940. 52% of all housing units are owner occupied, with a median value of \$24,300. Twenty-nine sales (45.37. of the surrounding properties) have taken place in the impact area in the 98 months in which Nassau #1 has been open, as compared with 43 sales comprising 44.37. of the properties which took place in the control area in the same period.

T.R.Y.A. Hostel opened at 14 Elk Street in September 1974. The home has a capacity of 31 and is situated in an apartment house which is in slightly worse condition than the surrounding structures. This group home was not included in the study because it was surrounded almost entirely by apartment dwellings and other rented structures.

Brooklyn

Brooklyn, the largest of New York's five boroughs, has a population of 2,602,012, which is 25.17% Black and 15.17% Hispanic. Median family income in the Borough is \$7,246. 69.37% of the housing units were built before 1940 and 23.2% are owner occupied, with a median value of \$25,400. Seventeen group facilities with a total capacity of 186 are located in Brooklyn.

The Adult Retardates Home opened without any community opposition at 1121 East 96 Street, in December 1974. The facility is in a new structure which can house 26 persons and which is in slightly better physical condition than the surrounding one- and two-family houses. Because it is a new building with an unusual architectural style, because it has a parking area next to it and has a small sign on the door, the home is rather conspicuous. The Adult Retardates Home is situated in a census tract which is 0.17% Black and 2.1% Hispanic. Median family income in the area is \$11,621 and 76.87% of the housing units were built before 1940. 47.5% of these units were owner occupied, with a median value of \$21,700. Sales of 12 properties, or 12.1% of the impact area, have occurred in the 43 months since the Adult Retardates Home was opened, as compared with sales of 18 properties, or 20% of the control area during the same period.

Garfield Manor, at 305 Garfield Place, opened in November 1972, in one of a series of multiple family attached, two-story brownstones in the Park Slope section of Brooklyn. The facility, which was opened without any real controversy after extensive community education, can house ten persons. It is in the same physical condition as the surrounding houses but is rather conspicuous because of the Garfield Manor sign visible in front of the building. The census tract in which Garfield Manor is located is 3% Black and 0.7%

Hispanic, and the median family income of \$14,500, the highest of any impact area in Brooklyn. 92.8% of the housing units were built before 1940. 20% of the houses are owner occupied, with a median value of \$46,300, the highest of the downstate areas.

Thirty-four sales, comprising 35.8% of the properties have occurred in the impact area in the 68 months Garfield Manor has been open. During the same period, 31 sales comprising 31.3% of the properties in the control area have taken place.

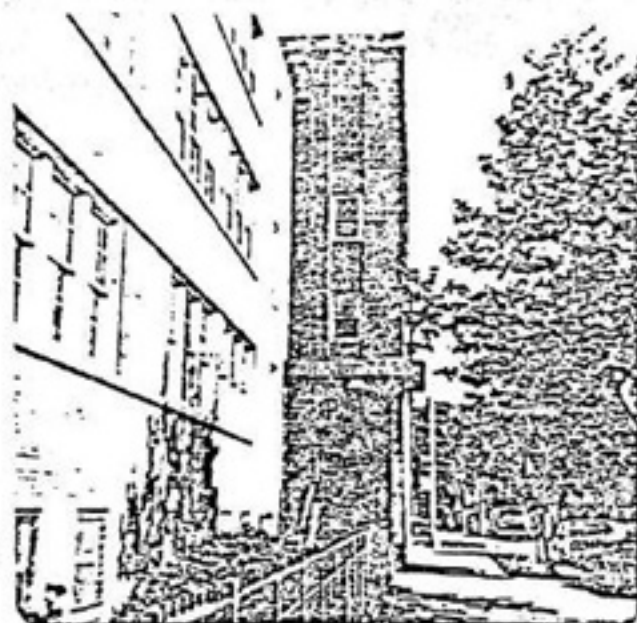
St. Christopher's of Brooklyn is a residence with a capacity of ten, located at 225 Brooklyn Avenue, across from St. Gregory's Church. The home, which is situated in an apartment house, opened in September 1977, to some minor community opposition. It resembles the surrounding two-story, multiple family brownstones, and is somewhat conspicuous only because of added fire escapes. St. Christopher's is located in a census tract which has a median family income of \$7,851, and which is 87.3% Black and 9.2% Hispanic. 80% of the structures are renter occupied at a median price of \$90 per month, and 73.4% were built before 1940. Sales of five properties, of 5.17% of the impact area, have occurred in the ten months St. Christopher's has been open, as compared with eight transactions during that period in the control area, **or 8.1% of the properties.**

The Bay Ridge Hostel at 310 67th Street opened in a two-family house in the Bay Ridge section of Brooklyn, in June 1970, the first such facility to open in the Borough. The residence which has a capacity of 12, is in the same physical condition as the other two-family houses in the neighborhood and is relatively inconspicuous. The Bay Ridge Hostel is in a census tract which is 0.1% Black and 0.2% Hispanic. Median family income in the tract is \$9,625 and the median value of the owner occupied houses, which make up 21.5% of all

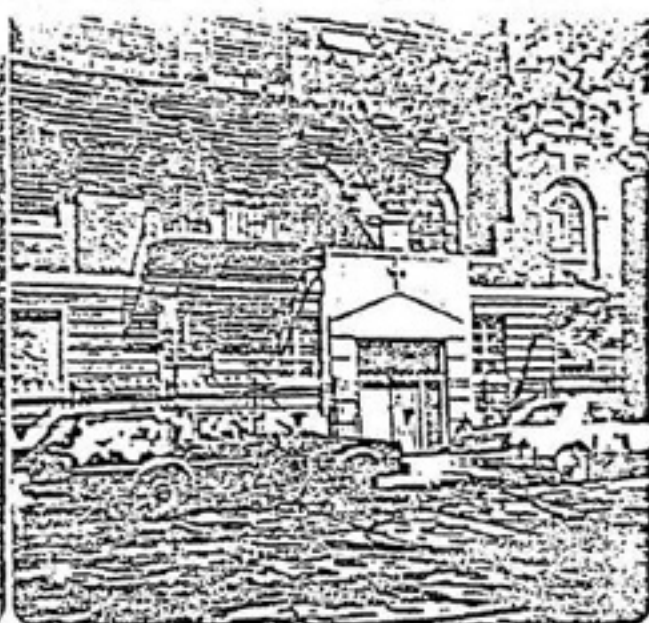
the unit, is \$22,800. 77.67. of all the houses were built before 1940. .
Twenty-one sales (29.2% of the properties) have occurred in the impact area in
the 96 months since the Bay Ridge Hostel opened. Thirty-five sales. (38.9% of
the properties) took place in the control area during the same period.

The Ovington Hostel opened in December 1977, at 216 Ovington Avenue in
Bay Ridge, accompanied by some community opposition. The facility, located in
a single family brownstone dwelling, has a capacity of seven. It is in the
same condition as the surrounding structures and is indistinguishable from
them. Some residents were seen standing outside their home, however, making
the home somewhat conspicuous. The Ovington Hostel is in a census tract
which is 0.1% Black and 2% Hispanic and which has a median family income of
\$9,974. 82.8% of the housing units are renter occupied at a value of \$85 per
month, and 85.6% were built before 1940. Seven sales (7.2% of the properties)
have taken place in the impact area in the seven months since the Ovington
Hostel opened. Five sales (5.17. of the properties) occurred in the control
area during the same period.

Young Adult #6 opened in an apartment house at 341 10th Street, in the
Park Slope section of Brooklyn, in June 1977.. The communal home which has a
capacity of fifteen, is inconspicuous. The apartment house in which Young
Adult #6 is located is in somewhat better physical condition than the
surrounding multiple family units. It is in a census tract which is 4.67.
31ack and 6.4% Hispanic. Median family income is \$9,980, and 21.7% of the
homes are owner occupied, with a median value of \$15,800. 82.7% of the
structures were built before 1940. Since Young Adult #6 opened, 5 sales (5.1%
of the properties) have taken place in the impact area. Ten sales (10.1% of
the properties) occurred in the control area during the same 13-month period.



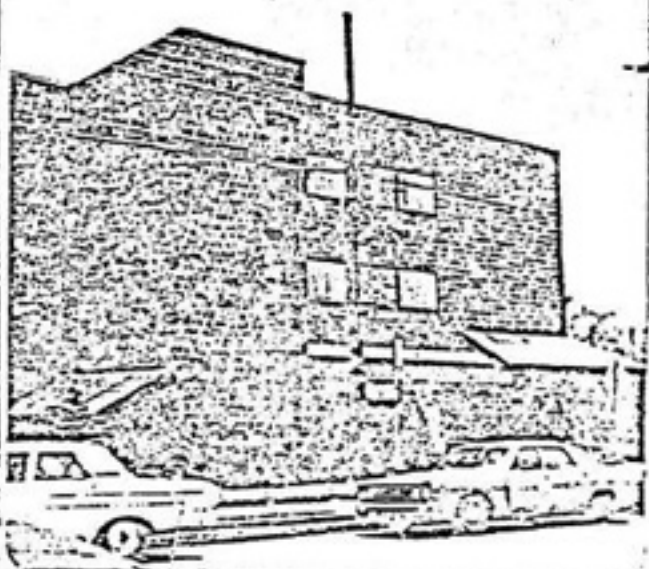
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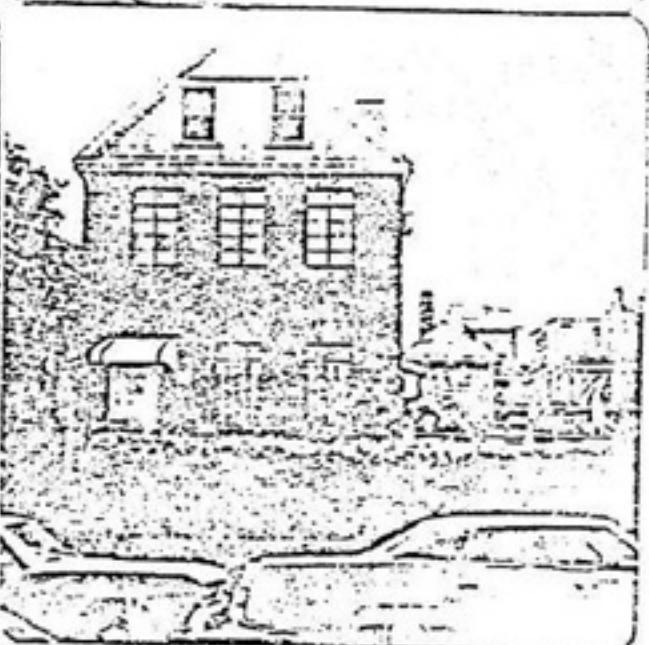
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Colony South Brooklyn Homes opened without community opposition at 67 Clifton Place, in the Bedford Stuyvesant section of Brooklyn, in June 1977. The facility, which has a capacity of ten, is situated in an inconspicuous multiple family dwelling which is in somewhat better condition than the other structures in the Impact area, which are mostly run-down and deteriorating multiple family and apartment buildings. The home is in a census tract which, has a median family income of \$6,370 and which is 91.3% Black and 8.07% Hispanic. Owner occupied buildings, which make up 15.4%, of all structures have a median value of \$13,100, the lowest of any downstate impact area. 79.3% of the structures are renter occupied, with a median rent of \$81 per month, and 88.3% were built before 1940. Seven sales (7.1% of the properties') have occurred in the impact area in the 13 months since Colony South Brooklyn Homes opened, while 6 sales (6.1% of the properties) occurred in the control area during that time.

| The New Hope Group Home opened in a single family dwelling at 525 Clinton Avenue in November 1977. The facility, which houses 12 persons, is in much better physical condition than the surrounding stores and multiple family dwellings, many of which are deteriorating. The large "New Hope" sign on the front of the building, the long driveway, and the newness of the building make the home extremely conspicuous. New Hope is located in a census tract which is 65.6% Black and 12.8% Hispanic. Median family income in the tract is \$6,920 and 86.9% of the housing units are renter occupied, at a median rent of \$87 per month. 77.1% of the units were built before 1940. In the eight months since the New Hope Group Home was opened, four transactions (4.4% of the properties) have taken place in the impact area. Five sales (5.17, of the properties) took place during that period in the central area.

- 34- The Catholic Guardian Society opened at 217

Clinton Avenue in April 1977. to some minor community opposition which was subsequently resolved. The facility, which has a capacity of 4, is in one of a series of multiple dwellings, next to St. Joseph's College and several large new apartment buildings (Clinton Hill Apartments). The home is inconspicuous and is in the same physical condition as neighboring structures. It is in a census tract where median family income is \$9,313 and where 90.4% of all housing units are renter occupied at a median price of \$105 per month. 65.3% of the houses were built before 1940, and the population of the tract is 39.6% Black and 5.1% Hispanic. Six sales (6.1% of the properties) have taken place in the impact area- in the 15 months since the Catholic Guardian Society opened, as compared with 10 sales (10.1% of the properties) in the control area during that time.

The Bedford Stuyvesant Community Mental Health Center opened in June 1977, without any real community opposition. The facility, located in a two family dwelling on S08 Marcy Avenue, has a capacity of eight. It is completely inconspicuous and is in the same physical condition as the surrounding multiple ... family units and apartment buildings. The home is located in a census tract which is 7.3% Hispanic and 95.5% Black. The median family income is \$5,130 and 86.1% of the housing units are renter occupied. 90.3% of all the units were built before 1940. Four sales (4.2% of the properties) have occurred in the impact area in the 13 months since the Bedford Stuyvesant CMHC opened. Six sales comprising 6.1% of the properties in the control area have taken place in the same period.

Mulrooney Manor, at 479 East 29th Street, opened to little opposition in July 1975. The facility is located in a convent -like apartment building with a capacity of 15, next to the St. Jerome's School. It is inconspicuous and is in the same condition as the one- and two-family houses on East 29th Street

and the apartments on the crossblocks. Mulrooney Manor is in a census tract which has a median family income of \$9,812 and which is 7.6% Black and 12.2% Hispanic. 82.6% of the housing units were built before 1940. 18.1% are owner occupied with a median value of \$21,300 while 80% are rented at a median rate of \$84 per month. Twenty-seven sales (27.6% of the properties) have occurred in the 36 months Mulrooney Manor has been open. Sixteen sales (17.8% of the properties) occurred in the control area in the same period.

The Carl Fenichel Residence at 627 East 31st Street, opened in November 1977, and has been the subject of continuous opposition by at least seven local block associations. The facility, a single family dwelling with a capacity of eight, is in slightly better physical condition than the surrounding one- and two-family houses, and is somewhat conspicuous because of its long driveway and different structure type. It is located in a census tract which is 1.4% Black and 1.2% Hispanic. Median family income is \$11,211 and 56% of the housing units, were built before 1940. 11.2% of the houses are owner occupied, with a median value of \$28,600, and 83.7% are renter occupied, with a median rate of \$122 per month. Four sales (4.3% of the properties) have taken place in the eight months since the Carl Fenichel Residence opened. Two sales (2.2% of the properties) occurred in the control area during that time.

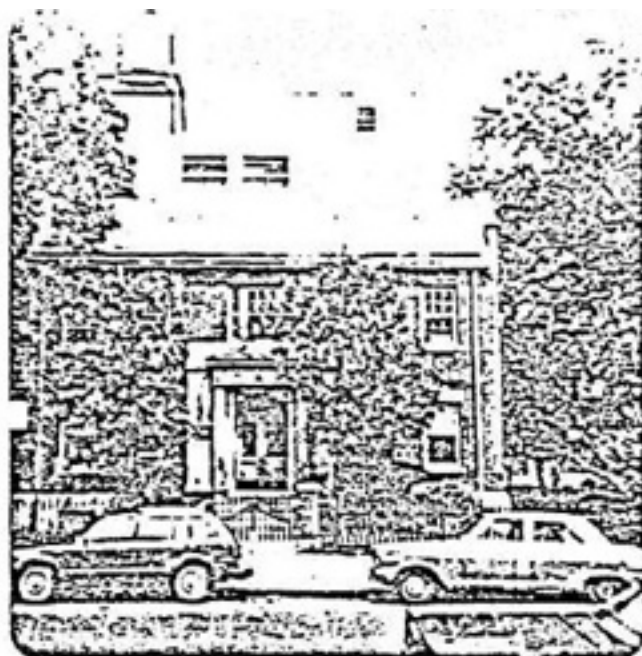
Five facilities were omitted from the study because they were located in a neighborhood of large apartment buildings or other rented properties.

--Starrett City #1 at 185 Ardsley Loop and Starratt City #2 at 225 Van Dalia Street. Each of these facilities was omitted because it was located in the Starrett City apartment complex.

--The Marcus Garvey Residence at 470A Chester Street, which opened in a single family attached unit with a capacity of 13, was dropped because it

was part of a rental complex.

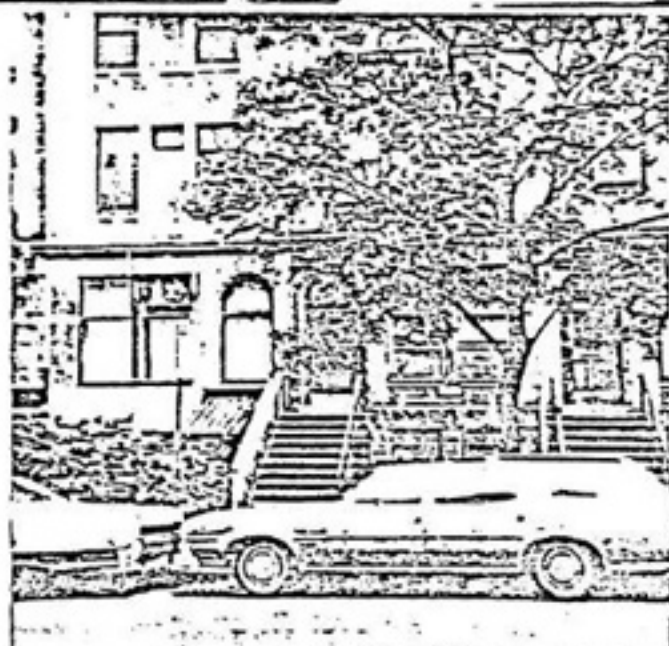
--Two facilities in the Coney Island section of Brooklyn, at 2920 West 21st Street and at 2970 West 24th Street, were omitted because they were in large apartment buildings adjoining a deteriorated area of Mermaid Avenue.



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Bronx

The Bronx, the fourth largest borough in New York City, has a population of 1,471,701 of which 24.37% is Black and 27.77% is Hispanic. 63.82% of all housing units in the Bronx were built before 1940, and 13.9% are owner occupied, with a median value of \$24,000. 33.3% are rented at a median rate of \$87 per month. The median income of families in the Bronx is \$6,814. Nine group homes with a capacity of 123 are located in the Bronx.

The Bronx Developmental Services Halfway House, which houses eight persons, opened without community opposition in May 1976. The facility, at 726 Kelly Street, in the South Bronx, is situated in a multiple family dwelling with unusual architecture next to a hospital, making it somewhat conspicuous. The home is in slightly better physical condition than the surrounding multiple family and apartment dwellings. It is located in a census tract which is 35.5% Black and 63.6% Hispanic. The median family income of \$4,556 is the lowest of any downstate impact area. 90.5% of the housing units in the tract are renter occupied at a median rate of \$76 per month. 74.2% of the units were built before 1940. One transaction comprising 1.6% of the properties has occurred in the impact area in the 26 months since the Bronx Developmental Services Halfway House opened. Seven sales of 14% of the properties took place in the control area during that time.

The residence at 1663 Grand Avenue opened with some community opposition in April 1978. The facility, located in a single-family dwelling with a capacity of 8, is in somewhat better condition than the surrounding multiple-family and apartment dwellings, many of which are deteriorating. It is also somewhat conspicuous because of special wooden guards in the second floor

windows not present in other structures. 1668 Grand Avenue is located in a **census** tract which is 37.1% Black and 34.6% Hispanic. 97.3% of the housing units are rented at a median rate of \$87 per month, while 80.4% were built **before** 1940. Median family **income** in the tract is \$7,600. One sale comprising 1.3% of the properties, has occurred in the impact area in the three months 1668 Grand Avenue has been open, as compared with one sale comprising 21, **of** the properties in the control area during the same period.

The Reverend Kenneth Folkes Group Home opened to no opposition in July 1976, at 1128 Sherman Avenue. The facility is in a single family dwelling with a capacity of 10, surrounded immediately by one - and two-family houses and slightly further away by apartment buildings. The home is inconspicuous and is in slightly better physical condition than the surrounding structures. - It is located in a census tract whose dwellings are 94.3% renter occupied, at a median rent of \$93 a month. 77.1% of the dwellings were built before 1940. Median family income in the tract is \$7,079 and the population is 39.6% Black and 27.4% Hispanic. Four sales of (10.3% of the) properties have taken place in the impact area during the 24 months the Folkes Group Home has been open, as compared with 7 sales of (14% of the) properties in the control area during the same period.

The Graham-Windham Home, located on 3769 Barnes Avenue at the corner of East 219th Street opened in Williamsbridge, a northern section of the Bronx, in October 1977. The facility, a single family dwelling with a capacity of seven, has a similar structure and is in the same physical condition as the surrounding one - and two-family structures. The home is rather conspicuous, however, because of its fire escape, special wooden attachments on the second floor windows, and numerous folding chairs in the back of the home, where several residents were visible. The Grsham - Vindhane Home is in a census



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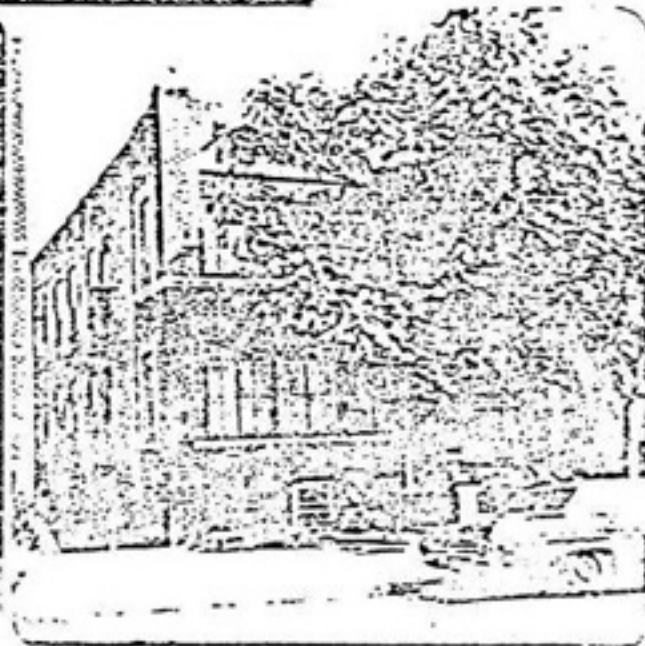


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tract which is 60.5% Black and 8.3% Hispanic, with a median family income of \$9,655. 37.9% of the housing units are owner occupied, with a median value of \$21,600, and 63.7% of the structures were built before 1940. There have been four sales of (4.1% of the) properties in the impact area in the eight months since the Graham-Windham Home opened. Seven sales of (7.17. of the) properties occurred during the same period in the control area.

The Castle Hill School, a single story school building housing. 43 persons, was opened on 800 Castle Hill Avenue in June 1973. The facility is in the same physical condition as the surrounding one- and two-family houses, and is somewhat conspicuous because it is a school with a parking lot next to it. The Castle Hill School is located in a census tract whose population is 7.47. Black and 18.8% Hispanic, with a median family income of \$10,425. 52.9% of all housing units were built before 1940, and 46% are owner occupied with a median value of \$24,900.

Twenty-three sales (23.2% of the properties) have occurred in the 61 months since the Castle Hill School opened. Thirty sales (30.3% of the properties) occurred in the control area during that period.

Four other facilities in the Bronx were omitted from the study because they were situated in apartment buildings in areas where almost all the other buildings were apartment dwellings as well. The four facilities were Young Adult #9, which opened at 40 West Moshulo parkway, Puerto Rican Family Institute Community Residence #1, which opened at 725 Garden Street, and two facilities in the Michaelangelo Apartments in the South Bronx--GLIE Group Home at 225 East 149th Street, and the Michaelangelo Residence at 245 East 149th Street

Yonkers

Yonkers has a population of 204,297, of which 6.47% is Black and 3.57% is Hispanic. Median family income in the city is \$12,151 and the median value of all housing units is \$35,100. 34.6% of the homes are owner occupied, and 51% were built before 1940. Yonkers has four group homes with a total capacity of thirty.

Two of the facilities in Yonkers, Westchester #3 at 1 Borchers Avenue, and Westchester #4 at 2 Crotty Avenue, are located on adjacent streets at the corner of Central Avenue, and back on each other. Both homes were thus considered to be within one impact area. The facilities were both opened in December 1975, without any community opposition or controversy. They are located in single family dwellings having capacities of nine and eight, respectively, and are in the same physical condition as the surrounding one-and two-family homes. They are in the same immediate neighborhood as Yonkers Raceway and Westchester #3 is situated across the street from a police station. They are located in a census tract which is 0.1% Black and 1.1% Hispanic. Median family income in the tract is \$14,237, the second highest of any down-state impact area. 48.57% of the dwellings were built before 1940, and 67.47% are owner occupied with a median value of \$37,000. Twelve sales comprising 12.27% of all properties in the impact area have taken place in the 31 months Westchester #3 and #4 have been open. Ten sales comprising 12.7% of the properties in the control area have taken place during the same period.

The third facility in Yonkers is a single family dwelling at 199 Park Avenue, opened in December 1976. The facility, which has a capacity of nine, is somewhat conspicuous because it is a large house with a long driveway, and, unlike most of the other homes, is hidden by trees. Though the

facility is immediately surrounded by a vacant lot and an apartment building, the area consists of one- and two-family houses, several of which house doctors' offices. The residence is in somewhat poorer physical condition than the surrounding well-cared-for dwellings, and was opened only after community opposition was reduced. 199 Park Avenue is located in a census tract whose population is 9.2% Black and 2.1% Hispanic. 66.87% of the structures in the tract were built before 1940, and 19.77% are owner occupied, with a median value of \$17,800. Median family income in the area is \$9,366. During the 19 months the facility has been open there have been five sales in the impact area, comprising 6.5% of all the properties. Ten sales occurred in the control area during the same time, comprising 12% of the properties in that area.

The fourth facility is located within Cromwell Towers, a modern apartment at 77 Locust Hill Avenue. The facility, which houses four persons, was opened in August 1975, without any community opposition. It is located in an area of multiple family and apartment dwellings, some of which are run down and in extremely bad condition. Since it is located inside the modern building, the facility is both inconspicuous and in much better condition than the surrounding buildings. Cromwell Towers is located in a census tract with a median family income of \$9,845, and with a population which is 25.37% Black and 6.9% Hispanic. 86.3% of the housing units are rented and 84.9% were built before 1940. Seven sales, comprising 11.1% of all the properties, have taken place in the impact area in the 23 months the facility has been open. Sales of 8 properties, or 10.5% of the properties in the control area, have taken place in the same period.

Albany

Albany is the capital of New York State as well as its sixth largest city. 12.2% of its population of 115,781 is Black and 0.67. persons of Spanish language. The median family income is \$9,947. Seventy five percent of the homes in Albany were constructed before 1940 and 38% of the buildings are owner occupied. Two community residences for the mentally retarded are located within the city's boundaries, while one is in the adjacent suburb of **Colonie**.

The group home located at 499 Myrtle Avenue opened in November 1972. The neighborhood in which the facility is 3.7% Black and 1.8% Hispanic. The median family income is \$6,834 and 81% of the structures in the neighborhood " were built before 1940. Only 29% of the homes in the area are owner occupied.

Most of the residential buildings within a one-block radius of the group home are two-story, multiple family dwellings. Across the street from the community residence is the Capital District Psychiatric Center, a state-run facility that extends for about one block. The community residence , with a capacity of 16, is a three-story brick apartment house. Although its architecture differs from surrounding buildings, it is not conspicuous as a group home residence. No controversy accompanied the opening of the Myrtle Avenue facility; in fact, press coverage was favorable including a feature article about the facility. Since the facility opened in 1972, eight houses in a one-block radius from the group home were sold or 10.87. of all homes in the area. In the control area, 11 homes were sold or 12.1% of the housing stock.

The group home located at 314 South Manning Boulevard, opened in July 1976, with a capacity of 16. The census tract which includes Manning Boulevard



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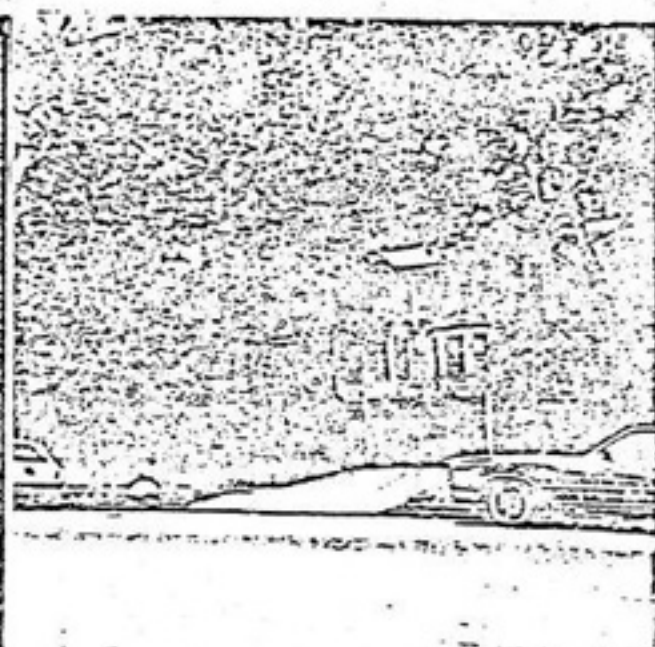
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is 1% black and 0.6% Hispanic. The median family income is \$9,661. 65.8% of the houses in the census tract were built before 1940 and 44% of the homes are owner occupied. . . .

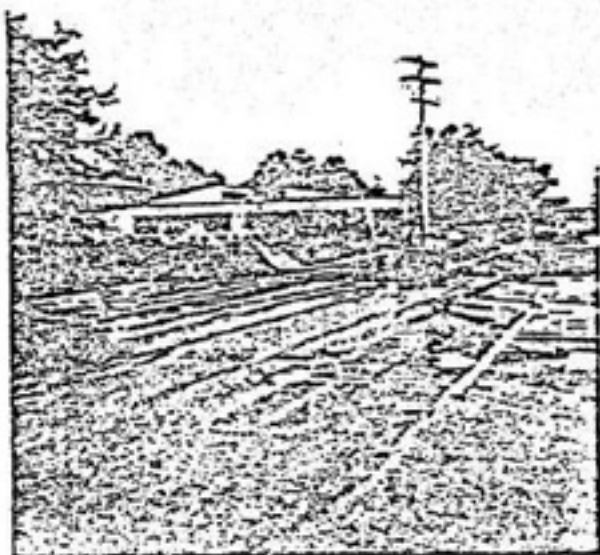
Most residential homes in the one block radius from the facility are single family dwellings. The facility itself is located off Manning Boulevard, behind the United Cerebral Palsy Treatment and Education Center. The group home is almost entirely concealed from the view of passing traffic. Across the street from the U.C.P. facility, is St..Peter's. Hospital and the Villa Mary Immaculate Nursing Home. Like the facility on Myrtle Avenue, no controversy surrounded the siting and opening of the South Manning Boulevard community residence. Plans for a second facility in the area, however, were shelved following community opposition. Since the facility opened in 1976, | three houses in a one block radius from the group home were sold or 8.9% of all homes in the area. In the control area, five homes were sold or 5.5% of the housing stock.

The facility at 51 Lincoln Avenue is located in the village of Colonie. Situated between the larger urban centers of Albany and Schenectady, the village has a population of approximately 10,000. Many of the structures were built recently with only 17.1% built before 1940. Two percent of all persons in the Colonis census tract are black while 0.6% are Hispanic. The median family income is \$12,263. Almost 90% of the homes are owner occupied.

Most homes in the Lincoln Avenue area are single family structures. The hostel at 51 Lincoln Avenue is architecturally similar to most of the buildings in the vicinity and rather inconspicuous. In terms of public and community relations, the facility has been a success, stirring up no controversy and maintaining a close and cooperative relationship with

neighbors. A recent feature in a local newspaper pointed to the Colonie Residence as a model of facility-community coexistence. Since the facility opened in 1975, eight houses in a one block radius from the group home were sold or 8.67. of all homes in the area. In the control area, three houses were sold or 5.7% of the housing stock.

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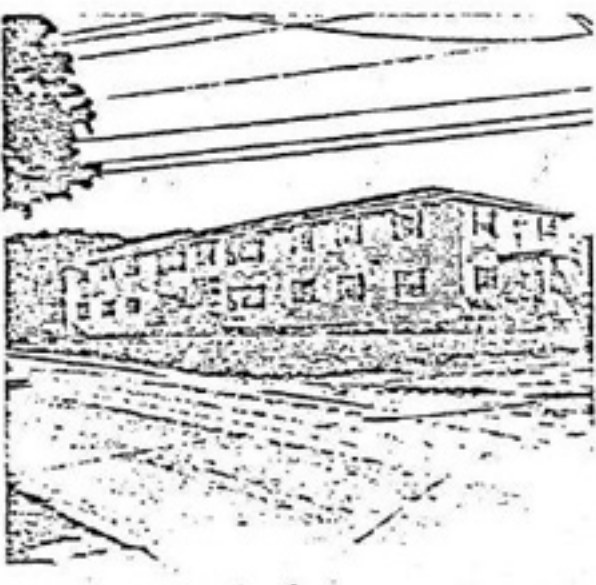
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Troy is the thirteenth largest city in New York State and forms the third part of the Albany-Schenectady-Troy capital district region. Troy has a population of 69,913 residents of whom 4.6% are Black and 0.6% are Hispanic. The median family income for the city is \$9,111. 81% of the buildings in Troy were built before 1940 and only 40% are owner occupied. Five community residences for the mentally retarded are located in the city of Troy.

The Rensselaer County Association for Retarded Children has operated a residence (capacity, 15) inside the Y.W.C.A. at 21 First Street since February 1974. The group home is located close to the Hudson River in the downtown section of the city. Surrounding buildings include commercial establishments, professional office buildings, apartment buildings, and dormitories of a nearby college. The population of the census tract is 16.67. Black and 0.6% Hispanic. The median income is \$7,344. 88.4% of the structures in the area were built before 1940 and only 9.3% are owner occupied. No controversy surrounded the opening of this residence. Since the facility opened in 1974, five houses in a one block radius from the group home were sold or 17.9% of all homes in the area. In the control area, three houses were sold or 8.27% of the housing stock. In January 1975, a second community residence opened in Troy at 54 Maple Avenue with a capacity of six. The *population* of the census tract in which Maple Avenue is located is 1.7% Black and 0.5% Hispanic. The median income is \$9,840. Just over half of the homes were built before 1940 and over 50% are owner occupied. All of the surrounding buildings are either single or multiple family residences. The group home building is inconspicuous with no physical characteristics distinguishing its architecture or condition.

No controversy surrounded the initial opening of the Maple Avenue facility, but neighborhood opposition flared when a second facility was

proposed for a location less than ten houses away. Petitions and letters were circulated among community residents and the proposed hostel at 2 Alder Avenue never opened. An angered neighbor attempted to get an injunction in state Supreme Court to prohibit the facility at 54 Maple Avenue from operating. The court suit was dismissed. Since the facility opened in 1975, six houses or 9.2% of all homes were sold in a one block radius from the group home. In the control area, three houses were sold or 7.7% of the housing stock.

A third home opened in January, 1976 at 27 Brunswick Road with a capacity of 12. The Brunswick Road section of Troy is located in the far eastern portion of the city near its border with the town of Brunswick. The population of the census tract in which Brunswick Road is located is 0.9% Black and 1.27. Hispanic. The median family income is \$9,821. 89.77. of the buildings in the area were built before 1940 and 467. are owner occupied. Almost all of the surrounding structure are large, single family homes along Brunswick Road, a major thoroughfare. The group residence at 27 Brunswick Road is highly conspicuous. Not only is its address out of sequence, but is it also located on the even numbered side of the street. In addition, its architecture resembles that of a motel. No controversy surrounded either the siting or the operation of the Brunswick Road facility.

In July, 1976, the Troy A.R.C. opened its fourth group home at 131 Sixth Avenue with a capacity for eight individuals. The population of the census tract including Sixth Avenue has no Blacks and 0.4% Hispanics. The median family income is \$9,745. 977. of the homes were constructed before 1940 and less than half of them are owner occupied. The facility at 131 Sixth Avenue was inconspicuous, having architecture and appearance similar to most other homes in the neighborhood. No controversy surrounded the opening or operation of the facility. Since the facility opened in 1976, eight houses, or 11.6% of

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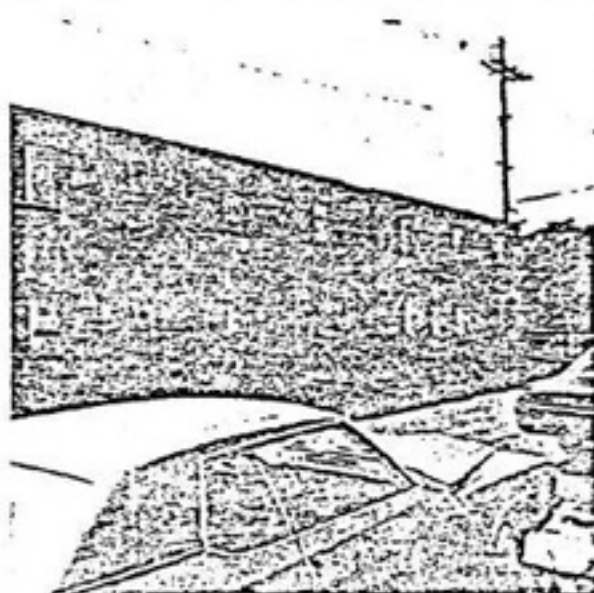
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all homes in one block radius from the group home were sold. In the control area one house or 2.67. of the housing stock was sold.

The hostel at 567 Third Avenue, opened in June 1977, with a capacity of eight. The population of the census tract which includes Third Avenue is 1.9% Black and has no Hispanics. The median family income is \$10,154. 94% of the buildings in the neighborhood were built before 1940 and only 427. are owner occupied. Almost all of the structures in a one block radius from the facility are two family homes. The building in which the group home is located is inconspicuous.

Although the Troy Zoning Board eventually approved the hostel siting, the action came after intense controversy and community opposition with community residents circulating petitions and holding public hearings. Since the facility opened in 1977, one house or 3% of all homes in a one block radius from the group home was sold. In the control area, no houses were sold since June 1977.

Buffalo

Buffalo has a population of 482,768, ranking it as the second largest city in New York State. 20.4% of Buffalo's population is Black and 1.67% is Hispanic. The median family income for the city is \$8,804. 85.7% of the structures were built before 1940, with only 42% of the buildings owner occupied. Six group homes for the mentally retarded are located in Buffalo. For the purposes of this study, only five of the six group homes are examined, as one is located on the city line.

The first group home was opened in January 1971, at 5 Granger Place, with a capacity of 11. The census tract which includes Granger Place has a population which is 0.4% Black and 1.8% Hispanic. The median income of the area is \$8,816. Approximately 75% of the buildings were built before 1940, while only 40% of the homes are owner occupied.

Most of the homes in a one-block radius from the group home are multiple family dwellings, although a few single-family houses are also present. Except for a rear fire escape and several chairs on the front porch, the group home is inconspicuous. Its physical condition is roughly the same as all homes on the street. No controversy or neighborhood opposition has occurred involving either the siting or the operation of the facility. Since the facility opened in 1971, 15 houses, or 35.7% of all homes in a one-block radius from the group home, were sold. In the control area, 16 houses were sold, or 27.1% of the housing stock.

PEOPLE Services to the Retarded Adult Inc. opened a group residence in Buffalo in October 1975, at 2496 Delaware Avenue, with a capacity of 11. 0.9% of the population of the census tract in which the hostel is located is Black, while there are no Hispanics. The median family income

is \$9,887. Eighty percent of the homes were built before 1940, with over half of the homes in the area owner occupied. Although most of the buildings along Delaware Avenue are commercial in nature, the side streets are exclusively residential dotted with both one and two-family homes. Except for a sign out front saying "Don't Park In the Driveway," no other physical attribute distinguishes the facility from neighboring buildings. No controversy accompanied the opening of the facility, though in October 1976, Assemblyman William 3. Hoyt spoke out against the saturation of halfway houses in the Delaware Avenue area. This led to cooperative efforts by private social service agencies to avoid future area over saturation. Since the facility opened in 1975, 5 houses of (5.2% of) all homes in a one-block radius from the group home were sold. In the control area, 9 homes were sold or 9.7% of the housing stock.

The Elmer Lux Hostel at 119 Halbert Street was opened in September 1973, by United Cerebral Palsy with a capacity of 20 individuals. 14.9% of the population in the relevant census tract is Black and 1.57 is Hispanic. The median family income is \$8,816. Seventy-five percent of the buildings were built before 1940, and well over half of the houses in the census tract are owner occupied.

Most of the structures in the area are one and two-family homes although many of the buildings immediately surrounding the hostel are industrial. The Elmer Lux Hostel is across the street from the United Cerebral Palsy Center. The U.C.P. building is clearly marked and conspicuous. The hostel's architecture is similar to the U.C.P. building and different from nearby residential structures. A wire fence surrounding the group residence makes

it even more conspicuous. No controversy accompanied the opening of this hostel. Since the facility opened in 1973, 31 houses or 31.3% of all homes in a one-block radius from the group home were sold. In the control area, 12 houses were sold or 12.97% of the housing stock.

In December 1975, PEOPLE Services opened a community residence at 434 Linwood Avenue, with a capacity of 15. 1.8% of the population in the census tract is Black and there are no Hispanics. The median income is \$13,373 and 71% of the homes were built before 1940. Only about 25 % of the buildings in this neighborhood are owner occupied.

Virtually all the buildings within a one block radius of the group home are either single or multiple family residences. Many of the larger structures have doctors' or dentists' offices located on the lower floors. The building that houses the group home does not differ from surrounding structures in any way which makes it conspicuous. No controversy surrounded the opening of the facility. Since the facility opened in 1975, 11 houses or 11.57% of all homes in a one block radius from the group home were sold. In the control area, 5 homes were sold or 8.57% of the housing stock.

In December 1976, a fifth hostel opened in Buffalo at 150 Buffum Place, with a capacity of 10. In the census tract that includes Buffum Place there are no Blacks and 2% of the population is Hispanic. The median family income in the tract is \$9,577. 83.5% of the homes were built before 1940 and over half are owner occupied.

Most of the buildings in the one block radius from the facility are one family homes. Except for a large fire escape, no physical aspects of 150 Buffum Place distinguish it from surrounding homes. PEOPLE Services encountered substantial community opposition during the siting and opening of the facility. South Buffalo, where the residence is located, is a small, close-

knit community. Neighbors fought the hostel opening through zoning battles and petitions. The hostility was highly visible and was reflected in a number of articles in the morning newspaper. Since the facility opened in 1976, 3 houses or 6.7% of all homes in a one block radius from the group home were sold. In the control area, 2 homes or 2.2% of the housing stock were sold.

Kingston

Kingston, with a population of 25,544, is the 33rd most populous city in New York State. 7.3% of its population is Black and 1% is Hispanic. The median family income is \$8,974. 50.37% of all buildings were constructed before 1940, and almost 60% of the buildings in Kingston are owner occupied. In September 1976, the Ulster County Association for Retarded Children opened three group homes for the mentally retarded.

The first of the homes is located at 307 Washington Avenue with a capacity of eight. Most of the buildings in a one-block radius from the group home are single-family dwellings, although a nursing home is located one block away. No controversy surrounded the siting or operation of the group home. Since the facility's opening in 1976, three homes or 4.3% of all homes in a one-block radius from the group home were sold. In the control area no houses have been sold in the same time period.

The second residence is located at 153 Wall Street, and has a capacity of nine. Except for one small store, all of the buildings in a one-block radius from the group home are either one or two family dwellings. The group home, itself, is located in a multiple family residence. No controversy has surrounded either the siting or the operation of the community residence. Since the facility opened no houses in a one-block radius from the group home have been sold. In a control area four houses were sold, or 12.97% of the housing stock.

The third group home is located at 67 Wurts Street, and has a capacity of eight. Most of the structures in a one-block radius from the group home are residential dwellings. The community residence is located on a corner facing a vacant church on one side and a park on the other. Several homes

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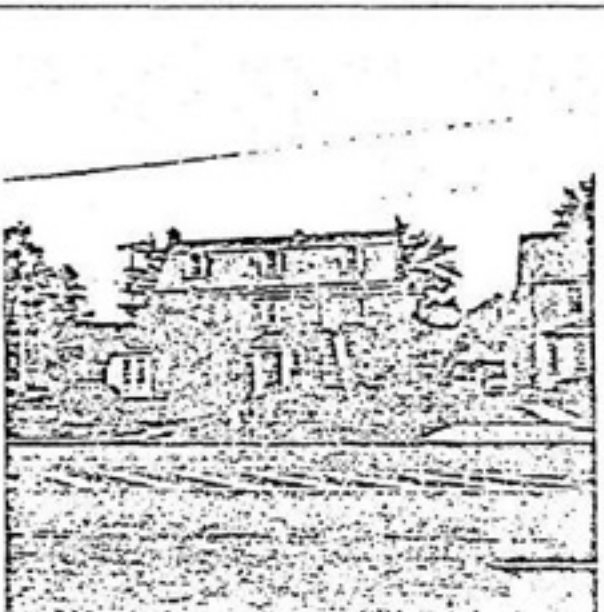
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in the area are in deteriorated condition. Again, no controversy surrounded the opening or operation of the group home. Since its opening in 1976, three houses, or 9.3% of all homes in a one block radius have been sold. In a control area, four homes, or 12.9%, of the housing stock were sold in the same time period.

Syracuse

Syracuse, with a population of 197,208, is the fifth most populous city in New York State. 10.8% of **its** population is Black and 1.1% is Hispanic. **The** median family income is \$9,246. 70.8% of the buildings were built before **1940**, with 42% **of** the structures in the city owner occupied. Three group **homes** for **the** mentally retarded operate in the city.

In July 1972, the Onondaga County Association for Retarded Children **opened a** hostel at 158 Highland Avenue with a capacity of nine. The census **tract** which includes Highland Avenue is 0.3% Black and has no Hispanics. **The** median family income is \$8,399 and 88.5% of the buildings in the area were built before 1940. In addition, less than half of the homes in the tract are owner occupied.

Most of the buildings in the one block radius from the group home are single and multiple family houses. In addition, several parking lots of office buildings on an adjacent street are located on Highland Avenue. The group home at 158 Highland Avenue, is bounded on one side by a parking lot for the Teachers' Association and on the other by a lot for the Central City Business Institute. Except for an orange fire escape, the building which houses the group residence is relatively inconspicuous. The building was at one time a dormitory for students at the Central City Business Institute. When the A.R.C. opened the group home, there was no community opposition. Since the facility opened in 1972, nine homes, or 25.77. of all houses in a one block radius from the group home were sold. In the control area 21 houses were sold, or 25.9% of the housing stock.

In June 1976, the A.R.C. opened its second group home at 1617 Court Street, with a capacity of eight. The population in the census tract that

includes Court Street is 0.17. Black and has no Hispanics. The median family income is \$9,246 and 77.2%, of the homes were built before 1940. In addition, over 75% of the homes in the census tract are owner occupied.

Most of the buildings in the one block radius from the facility are either single or multiple family dwellings. Adjacent to the residence, however, is the United Cerebral Palsy Center. This building is conspicuous in that it has slides, picnic tables, parking lots, and signs. The group home, however, - has no overt characteristics to identify it. No controversy surrounded the opening or operation of the Court Street facility. Since the facility opened in 1976, six houses or 6.7% of all homes in a one-block radius from the group home were sold. In the control area, six homes were sold, or 7.4% of the housing stock.

In July 1977, an organization called Friends of L'Arche of Greater Syracuse opened a group home at 1701 James Street with a capacity of eight. The census tract which includes James Street is 0.6% Black and has no Hispanics. The median income is \$9,932. Eighty-one percent of the structures were built before 1940, with over 60% of the homes owner occupied.

Most of the homes in the James Street area are spacious, single family dwellings with several used for professional offices. The facility at 1701 James Street resembles the other buildings on the street but for a large driveway and fire escape. Except for some minor zoning trouble, the facility did not arouse community opposition. Since the facility opened in 1977, four houses, or 4.6% of all homes in a one-block radius from the group home were sold. In the control area, two homes were sold, or 2.57 of the housing stock.

Primary Data for Group Home and Control Home Neighborhoods

Examples of Field Survey Instruments Maps of Sample

Neighborhoods

TABLE 6 : Primary Data - Group Homes

Guide to Data Columns

Column 1: City Identification

- 2: neighborhood identification
- 3: Number of properties in the neighborhood
- 4: Number of months the group home has been open
- 5: Property identifier
- 6: Distance of the property from the group home
- 7: Assessed valuation of the property (in hundreds of dollars)
- 8: Price of sale after opening of group home (in hundreds of dollars)
- 9: Number of months after opening of group home in which sale occurred
- 10: Price of sale before opening of group home (In hundreds of dollars)
- 11: Number of months before opening of group home in which sale occurred

1	2	3	4	5	6	7	8	9	10	11
0	2	94	89	1	16	66	660	49	2	0
0	2	94	89	2	13	52	470	32	0	0
0	2	94	89	3	10	27	240	3	170	84
0	2	94	89	4	8	43	550	34	0	0
0	2	94	89	5	11	41	200	17	0	0
0	2	94	89	6	15	70	540	20	0	0
0	2	94	89	7	15	50	530	31	0	0
0	2	94	89	8	15	50	530	31	0	0
0	2	94	89	9	11	73	700	43	0	0
0	2	94	89	10	6	73	700	43	0	0
1	2	64	98	1	5	64	405	57	0	0
1	2	64	98	2	6	63	390	59	0	0
1	2	64	98	3	7	68	335	50	0	0
1	2	64	98	4	8	73	360	48	255	19
1	2	64	98	5	11	70	375	23	0	0
1	2	64	98	6	8	60	320	32	0	0
1	2	64	98	7	7	51	250	35	0	0
1	2	64	98	8	3	156	570	25	0	0
1	2	64	98	9	5	83	455	68	0	0
1	2	64	98	10	7	68	290	49	0	0
1	2	64	98	11	8	52	122	32	0	0
1	2	64	98	12	9	72	110	7	0	0
1	2	64	98	13	10	71	340	3	0	0
1	2	64	98	14	11	77	331	6	0	0
1	2	64	98	15	11	63	345	16	0	0
1	2	64	98	16	9	66	415	73	320	14
1	2	64	98	17	7	54	285	21	0	0
1	2	64	98	18	4	50	120	16	0	0
1	2	64	98	19	5	80	0	29	325	13
1	2	64	98	20	6	78	430	63	0	0
1	2	64	98	21	7	82	450	66	0	0
1	2	64	98	22	6	114	450	19	0	0
1	2	64	98	23	2	315	530	52	0	0
1	2	64	98	24	5	70	360	19	0	0
1	2	64	98	25	6	58	355	59	0	0
1	2	64	98	26	7	51	315	20	0	0
1	2	64	98	27	8	46	345	95	0	0
1	2	64	98	28	9	53	290	24	0	0
1	2	64	98	29	13	52	325	24	0	0
2	1	99	43	1	12	63	400	29	0	0
2	1	99	43	2	7	80	130	36	325	16
2	1	99	43	3	4	100	150	29	150	22
2	1	99	43	4	4	98	200	17	0	0
2	1	99	43	5	5	46	90	24	0	0
2	1	99	43	6	4	56	170	21	0	0
2	1	99	43	7	7	50	240	27	0	0
2	1	99	43	8	12	55	102	12	0	0

99	83	9	11	56	398	12	0
99	83	10	9	60	500	16	0
99	83	11	6	67	450	2	0
99	83	13	5	295	720	43	0
95	68	1	9	160	220	49	0
95	68	2	5	265	517	41	0
95	68	3	4	270	1310	45	750
95	68	4	8	370	1490	52	0
95	68	5	12	230	740	52	0
95	68	6	16	170	400	31	0
95	64	7	1	190	804	32	0
95	68	8	22	310	754	31	0
95	68	9	13	150	620	39	0
95	68	10	9	175	950	40	0
95	68	11	4	336	1051	33	0
95	68	12	16	400	655	3	661
95	68	13	15	600	935	3	990
95	68	14	21	170	610	4	394
95	68	15	22	170	620	1	0
95	68	16	17	280	650	1	870
95	68	17	17	570	730	6	0
95	68	18	2	400	0	5	0
95	68	19	4	330	920	10	0
95	68	20	10	130	550	7	0
95	68	21	23	340	604	25	500
95	68	22	11	2900	2510	21	0
95	68	23	9	232	800	18	0
95	68	24	6	205	1000	25	0
95	68	25	8	330	1090	22	0
95	68	26	25	140	800	20	340
95	68	27	16	175	620	33	0
95	68	28	4	420	1454	46	0
95	68	29	7	300	1200	63	640
95	68	30	6	280	420	40	0
95	68	31	8	150	840	58	0
95	68	32	11	150	530	48	0
95	68	33	5	350	440	60	0
95	68	34	7	350	570	60	440
96	10	4	19	125	800	5	200
96	10	5	6	103	0	5	0
96	10	9	3	117	250	2	0
96	10	11	7	118	325	2	425
96	10	14	9	111	200	10	365
72	96	1	6	490	410	9	0
72	96	2	11	148	105	11	0
72	96	3	12	60	195	15	0
72	96	4	15	140	380	1	0
72	96	5	9	140	350	23	0
72	96	6	5	135	200	29	0
72	96	7	15	145	102	26	0
72	96	8	7	90	346	45	200
72	96	9	16	92	350	41	0
72	96	10	25	425	570	34	290
72	96	11	27	74	400	45	0
72	96	12	13	80	820	0	0
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72	96	14	20	155	590	47	350
72	96	15	21	146	560	54	350
72	96	16	5	490	496	43	0
72	96	17	12	140	625	74	275

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2	12	93	8	8	4	85	235	5	130	90
2	12	93	8	20	4	83	430	6	0	0
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3	3	98	31	7	1	260	735	4	0	0
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3	3	98	31	13	22	148	30	26	0	0
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3	6	63	23	22	5	156	430	41	0	0
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3	6	63	23	25	14	175	435	10	370	20
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99	7	61	39	29	205	27	175	0	0
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99	7	61	46	60	360	1	0	0	0
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99	7	61	50	208	340	1	0	0	0
99	7	61	51	255	295	40	0	0	0
99	7	61	52	200	370	25	0	0	0
99	7	61	53	206	370	7	0	0	0
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99	7	61	55	237	180	21	190	125	0
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99	7	61	57	95	30	5	0	0	0
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99	7	61	61	127	220	21	0	0	0
99	7	61	62	143	205	14	0	0	0
99	7	61	63	143	205	14	0	0	0
99	7	61	64	126	195	14	150	84	0
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99	7	61	67	190	200	27	0	0	0
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99	7	61	69	129	170	15	0	0	0
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99	7	61	73	0	135	19	0	0	0
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99	7	61	75	270	420	25	0	0	0
99	7	61	76	200	250	31	0	0	0
99	7	61	77	177	170	43	0	0	0
99	7	61	78	0	198	29	0	0	0

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99	57	25	14	45	70	43	0	0
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99	57	29	12	57	120	11	125	11
99	57	30	18	0	70	47	20	11
99	57	31	3	10	400	4	0	0
99	57	32	3	50	260	7	205	36
99	57	33	12	50	350	4	275	36
99	57	34	5	93		0		

TABLE 7: Primary Data - Control Areas

Guide to Data Columns

- Column 1: City Identification
- 2: Neighborhood Identification
 - 3: Number of properties In the neighborhood
 - 4: Number of months control area Is under study
 - 5: Property Identifier
 - 6: Distance of property from control home
 - 7: Assessed valuation of the property (In hundreds of dollars)
 - 8: Price of sale after opening date of control area (In hundreds of dollars)
 - 9: Number of months after opening date of control area In which sale occurred
 - 10: Price of sale before opening date of control area (In hundreds of dollars)
 - 11: Number of months before opening date of control area In which sale occurred
 - 12: City and neighborhood code of group home neighborhood with witch control corresponds

1	2	3	4	5	6	7	8	9	10	11	12
0	3	89	5	506	12	38	520	1	0	0	1
0	3	89	5	509	8	41	375	3	0	0	1
0	3	89	5	514	5	67	385	3	0	0	1
0	3	89	5	517	8	39	320	1	330	60	1
0	3	89	49	502	5	57	470	40	0	0	2
0	3	89	49	503	8	51	473	12	0	0	2
0	3	89	49	504	3	54	410	39	0	0	2
0	3	89	49	505	12	48	480	39	0	0	2
0	3	89	49	506	12	38	520	46	0	0	2
0	3	89	49	507	6	75	480	12	0	0	2
0	3	89	49	509	8	41	375	48	0	0	2
0	3	89	49	510	8	37	376	4	275	31	2
0	3	89	49	511	6	51	404	12	0	0	2
0	3	89	49	512	3	56	480	28	0	0	2
0	3	89	49	513	0	42	375	1	0	0	2
0	3	89	49	514	5	67	385	48	0	0	2
0	3	89	49	515	2	94	670	24	625	18	2
0	3	89	49	516	4	37	215	4	0	0	2
0	3	89	49	517	8	39	320	45	330	15	2
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1	1	97	98	502	12	40	355	57	0	0	102
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1	1	97	98	505	4	44	300	45	0	0	102
1	1	97	98	506	5	45	285	31	0	0	102
1	1	97	98	507	11	50	230	1	0	0	102
1	1	97	98	508	7	58	335	55	0	0	102
1	1	97	98	509	6	57	400	94	0	0	102
1	1	97	98	510	0	69	485	71	0	0	102
1	1	97	98	511	5	66	430	87	0	0	102
1	1	97	98	512	4	66	355	10	0	0	102
1	1	97	98	513	2	66	395	22	0	0	102
1	1	97	98	514	8	75	350	33	265	2	102
1	1	97	98	515	4	74	410	85	0	0	102
1	1	97	98	516	6	46	290	51	0	0	102
1	1	97	98	517	5	54	290	34	0	0	102
1	1	97	98	518	5	64	350	51	0	0	102
1	1	97	98	519	4	66	425	61	0	0	102
1	1	97	98	520	6	74	420	94	330	20	102
1	1	97	98	521	4	70	400	71	0	0	102
1	1	97	98	522	7	72	415	17	0	0	102
1	1	97	98	523	4	61	390	74	0	0	102
1	1	97	98	524	11	46	280	57	0	0	102
1	1	97	98	525	12	72	230	2	0	0	102

1	1	97	98	526	3	126	390	28	0	0	192
1	1	97	98	527	14	59	110	23	0	0	192
1	1	97	98	528	16	40	200	44	0	0	192
1	1	97	98	529	2	66	265	4	0	0	192
1	1	97	98	530	14	65	325	26	0	0	192
1	1	97	98	531	13	70	355	31	0	0	192
1	1	97	98	532	12	70	355	33	0	0	192
1	1	97	98	533	7	62	292	4	0	0	192
1	1	97	98	534	8	54	340	42	0	0	192
1	1	97	98	535	4	66	420	37	0	0	192
1	1	97	98	536	14	58	285	14	0	0	192
1	1	97	98	537	9	74	120	5	0	0	192
1	1	97	98	538	9	61	190	11	0	0	192
1	1	97	98	539	7	47	210	11	0	0	192
1	1	97	98	540	2	61	288	5	0	0	192
1	1	97	98	541	10	62	320	31	0	0	192
1	1	97	98	542	4	61	440	87	0	0	192
1	1	97	98	543	7	92	360	39	0	0	192
2	15	99	13	501	4	105	0	10	0	0	205
2	15	99	13	502	27	94	400	8	0	0	205
2	15	99	13	503	11	95	335	7	0	0	205
2	15	99	13	504	7	95	375	6	0	0	205
2	15	99	13	505	11	70	100	1	0	0	205
2	15	99	13	506	17	70	490	6	400	30	205
2	15	99	13	507	22	90	480	2	0	0	205
2	15	99	13	508	29	94	701	4	670	12	205
2	15	99	13	509	11	65	350	7	0	0	205
2	15	99	13	510	10	65	350	7	0	0	205
2	13	90	8	501	12	84	405	2	340	28	212
2	13	90	8	516	10	75	375	7	315	50	212
2	13	90	36	501	12	84	340	1	0	0	211
2	13	90	36	502	20	116	510	1	0	0	211
2	13	90	36	503	6	78	145	27	210	47	211
2	13	90	36	504	11	100	110	26	0	0	211
2	13	90	36	505	20	61	234	26	0	0	211
2	13	90	36	506	21	62	350	21	155	53	211
2	13	90	36	507	4	105	475	27	380	53	211
2	13	90	36	508	2	110	200	26	0	0	211
2	13	90	36	509	9	95	520	15	0	0	211
2	13	90	36	510	0	110	470	11	0	0	211
2	13	90	36	511	9	490	822	19	502	8	211
2	13	90	36	512	13	90	380	19	0	0	211
2	13	90	36	513	12	85	395	1	0	0	211
2	13	90	36	514	1	115	500	1	0	0	211
2	13	90	36	515	6	95	175	1	0	0	211
2	13	90	36	516	10	75	375	35	315	22	211
2	15	99	7	501	4	105	0	4	0	0	206
2	15	99	7	502	27	94	400	2	0	0	206
2	15	99	7	503	11	95	335	1	0	0	206
2	15	99	7	509	11	65	350	1	0	0	206
2	15	99	7	510	10	65	350	1	0	0	206
2	15	99	10	501	4	105	0	7	0	0	203
2	15	99	10	502	27	94	400	5	0	0	203
2	15	99	10	503	11	95	115	4	0	0	203
2	15	99	10	504	7	95	375	3	0	0	203
2	15	99	10	506	17	70	490	3	0	0	203
2	15	99	10	509	29	44	701	1	0	0	203
2	15	99	10	509	11	65	350	4	0	0	203
2	15	99	10	510	10	65	350	4	0	0	203
2	14	99	13	511	7	105	70	10	130	61	207

2	14	99	11	514	5	80	45	7	0	0	207
2	14	99	11	515	4	80	70	2	0	0	217
2	14	99	11	517	12	90	240	6	0	0	257
2	14	99	11	519	7	70	30	7	0	0	217
2	14	99	11	522	8	100	0	7	0	0	237
2	14	99	8	513	7	105	70	5	0	0	208
2	14	99	8	514	5	80	95	2	0	0	208
2	14	99	8	517	12	90	280	1	0	0	208
2	14	99	8	519	7	70	30	2	0	0	258
2	14	99	8	522	8	100	0	2	0	0	208
2	15	99	15	501	4	105	0	12	0	0	209
2	15	99	15	502	27	94	400	10	0	0	254
2	15	99	15	503	11	95	335	4	0	0	209
2	15	99	15	504	7	95	375	8	0	0	209
2	15	99	15	505	11	70	0	3	0	0	209
2	15	99	15	506	17	70	440	8	400	24	209
2	15	99	15	507	22	90	460	4	0	0	209
2	15	99	15	508	29	94	701	6	670	10	209
2	15	99	15	509	11	65	350	9	0	0	209
2	15	99	15	510	10	65	350	9	0	0	209
2	14	99	13	513	7	105	70	10	130	61	210
2	14	99	13	514	5	80	95	7	0	0	210
2	14	99	13	515	4	80	70	2	0	0	210
2	14	99	13	517	12	90	280	6	0	0	210
2	14	99	13	519	7	70	30	7	0	0	210
2	14	99	13	522	8	100	0	7	0	0	210
2	13	90	43	501	12	84	340	8	0	0	201
2	13	90	43	502	20	116	510	8	0	0	201
2	13	90	43	503	6	78	345	34	230	60	201
2	13	90	43	504	11	100	110	33	0	0	201
2	13	90	43	505	20	61	234	33	0	0	201
2	13	90	43	506	21	62	350	28	155	46	201
2	13	90	43	507	4	105	475	34	380	46	201
2	13	90	43	508	2	110	200	31	0	0	201
2	13	90	43	509	9	95	520	22	0	0	201
2	13	90	43	510	0	110	470	18	0	0	201
2	13	90	43	511	9	490	822	17	502	1	201
2	13	90	43	512	13	90	380	26	0	0	201
2	13	90	43	513	12	95	395	8	0	0	201
2	13	90	43	514	1	115	500	8	0	0	201
2	13	90	43	515	6	95	175	8	0	0	201
2	13	90	43	516	10	75	375	42	315	15	201
2	13	90	43	517	12	90	180	3	0	0	201
2	13	90	43	518	15	86	385	3	275	29	201
2	15	99	68	501	4	105	405	9	0	0	202
2	15	99	68	502	27	94	400	63	0	0	212
2	15	99	68	503	11	95	335	62	0	0	202
2	15	99	68	504	7	95	375	61	0	0	202
2	15	99	68	505	11	70	100	56	0	0	202
2	15	99	68	506	17	70	400	26	0	0	202
2	15	99	68	507	22	90	460	57	0	0	202
2	15	99	68	508	29	94	670	44	0	0	202
2	15	99	68	509	11	65	350	62	0	0	212
2	15	99	68	510	10	65	350	62	0	0	202
2	15	99	68	511	14	73	370	52	170	59	202
2	15	99	68	512	21	70	475	47	0	0	202
2	15	99	68	513	25	90	425	52	0	0	202
2	15	99	68	514	27	110	520	48	0	0	202
2	15	99	68	515	30	510	700	44	0	0	202
2	15	99	68	516	19	70	125	35	0	0	202

2	15	99	68	517	21	95	170	38	0	0	202
2	15	99	68	518	22	65	250	40	0	0	202
2	15	99	68	519	6	65	380	38	0	0	202
2	15	99	68	520	3	65	280	40	0	0	202
2	15	99	68	521	3	71	240	17	0	0	202
2	15	99	68	522	13	93	695	32	140	24	202
2	15	99	68	523	15	74	540	29	230	30	202
2	15	99	68	524	9	65	295	22	0	0	202
2	15	99	68	525	25	110	500	22	0	0	202
2	15	99	68	526	28	71	250	8	0	0	202
2	15	99	68	527	24	110	140	7	0	0	202
2	15	99	68	528	28	120	160	15	0	0	202
2	15	99	68	529	9	80	425	16	0	0	202
2	15	99	68	530	16	80	550	15	295	38	202
2	15	99	68	531	5	71	315	4	0	0	202
2	13	90	96	501	12	84	340	61	0	0	204
2	13	90	96	502	20	116	510	61	0	0	204
2	13	90	96	503	6	78	345	87	230	7	204
2	13	90	96	504	11	100	110	86	0	0	204
2	13	90	96	505	20	61	234	86	0	0	204
2	13	90	96	506	21	62	155	8	0	0	204
2	13	90	96	507	4	105	380	8	0	0	204
2	13	90	96	508	2	110	200	86	0	0	204
2	13	90	96	509	9	95	520	75	0	0	204
2	13	90	96	510	0	110	470	71	0	0	204
2	13	90	96	511	9	490	502	51	0	0	204
2	13	90	96	512	13	90	380	79	0	0	204
2	13	90	96	513	12	85	395	61	0	0	204
2	13	90	96	514	1	115	500	61	0	0	204
2	13	90	96	515	6	95	175	61	0	0	204
2	13	90	96	516	10	75	315	37	0	0	204
2	13	90	96	517	12	90	180	56	0	0	204
2	13	90	96	518	15	86	275	25	0	0	204
2	13	90	96	519	1	100	100	1	0	0	204
2	13	90	96	520	4	75	250	1	0	0	204
2	13	90	96	521	6	72	260	6	0	0	204
2	13	90	96	522	10	75	155	3	0	0	204
2	13	90	96	523	13	85	325	12	0	0	204
2	13	90	96	524	9	83	315	16	0	0	204
2	13	90	96	525	2	115	215	15	0	0	204
2	13	90	96	527	7	80	330	25	0	0	204
2	13	90	96	528	15	90	250	21	0	0	204
2	13	90	96	529	5	90	250	25	0	0	204
2	13	90	96	530	3	86	100	84	0	0	204
2	13	90	96	531	11	75	315	37	0	0	204
2	13	90	96	532	2	95	350	38	0	0	204
2	13	90	96	533	4	125	381	33	0	0	204
2	13	90	96	534	17	80	340	47	0	0	204
2	13	90	96	535	4	115	420	45	0	0	204
2	11	90	96	535	6	110	410	54	0	0	204
3	4	83	19	503	8	166	700	7	0	0	105
3	4	83	19	504	1	159	630	5	0	0	105
3	4	83	19	505	5	206	600	8	0	0	105
3	4	83	19	506	13	173	551	9	370	115	105
3	4	83	19	507	15	207	395	13	570	77	105
3	4	83	19	508	14	204	730	10	0	0	105
3	4	83	19	509	10	161	700	5	0	0	105
3	4	83	19	510	11	152	515	10	0	0	105
3	4	83	19	511	8	149	665	11	0	0	105
3	4	83	19	512	7	157	663	3	0	0	105

3	4	83	31	501	8	166	700	19	0	0	303
3	4	83	31	509	3	159	630	17	0	0	303
3	4	81	31	505	5	206	600	20	0	0	303
3	4	83	31	505	13	173	551	21	370	163	303
3	4	83	31	507	15	207	395	25	570	65	303
3	4	83	31	508	14	206	730	22	0	0	303
3	4	83	31	509	10	161	700	17	0	0	303
3	4	83	31	510	11	152	535	22	0	0	303
3	4	83	31	511	8	149	665	22	0	0	303
3	4	83	31	512	7	157	660	15	0	0	303
3	7	76	23	501	19	177	290	4	0	0	306
3	7	76	23	502	9	88	120	16	150	94	306
3	7	76	23	503	10	68	340	7	200	5	306
3	7	76	23	504	1	72	5	17	0	0	306
3	7	76	23	505	23	120	381	11	305	47	306
3	7	76	23	506	24	120	75	12	70	36	306
3	7	76	23	507	2	76	0	11	225	59	306
3	7	76	23	508	5	36	10	11	270	92	306
4	8	99	8	501	6	88	380	2	0	0	401
4	8	99	8	503	10	73	200	8	0	0	401
4	8	99	8	506	12	110	236	5	365	81	401
4	8	99	8	511	14	63	430	4	310	52	401
4	8	99	8	514	19	70	250	2	0	0	401
4	8	99	8	515	11	81	505	1	0	0	401
4	8	99	8	519	6	92	440	8	210	95	401
4	8	99	8	501	6	88	380	2	0	0	406
4	8	99	8	503	10	73	200	8	0	0	406
4	8	99	8	506	12	110	236	5	365	81	406
4	8	99	8	511	14	63	430	4	310	52	406
4	8	99	8	514	19	70	250	2	0	0	406
4	8	99	8	515	11	81	505	1	0	0	406
4	8	99	8	519	6	92	440	8	210	95	406
4	3	50	24	507	8	225	587	6	500	24	402
4	3	50	24	504	2	175	150	16	460	14	405
4	3	50	24	505	0	190	300	1	0	0	405
4	3	50	24	506	2	1050	936	8	405	58	405
4	3	50	24	507	8	225	587	6	500	24	405
4	3	50	24	508	9	100	80	8	270	55	405
4	3	50	24	509	7	130	272	10	230	15	405
4	3	50	24	512	4	155	234	4	270	72	405
4	3	50	26	504	2	175	150	18	460	16	402
4	3	50	26	505	0	190	300	5	0	0	402
4	3	50	26	506	2	1050	936	10	405	56	402
4	3	50	26	507	8	225	587	6	500	24	402
4	3	50	26	508	9	100	80	10	270	55	402
4	3	50	26	509	7	130	272	12	230	13	402
4	3	50	26	512	4	155	234	6	270	70	402
4	8	99	61	501	6	88	380	55	0	0	407
4	8	99	61	502	7	93	399	22	280	9	407
4	8	99	61	503	10	73	200	61	0	0	407
4	8	99	61	504	12	160	568	21	350	38	407
4	8	99	61	505	16	74	200	25	0	0	407
4	8	99	61	506	12	110	236	50	365	24	407
4	8	99	61	507	7	87	370	38	0	0	407
4	8	99	61	508	6	79	445	52	0	0	407
4	8	99	61	509	0	132	410	25	0	0	407
4	8	99	61	510	11	64	220	20	100	43	407
4	8	99	61	511	14	63	310	2	240	36	407
4	8	99	61	512	24	118	450	15	370	22	407
4	8	99	61	513	20	111	475	51	0	0	407

4	8	99	61	518	19	70	250	55	0	0	407
4	8	99	61	515	11	81	505	53	0	0	407
4	8	99	61	516	10	74	310	48	0	0	407
4	8	99	61	517	7	92	365	10	210	68	407
4	8	99	61	518	5	122	440	41	260	68	407
4	8	99	61	519	6	92	440	61	210	42	407
4	8	99	61	520	12	90	360	5	0	0	407
4	8	99	61	521	16	100	355	3	0	0	407
4	8	99	61	522	10	90	350	0	0	0	407
4	8	99	61	523	6	18	225	7	0	0	407
4	8	99	61	524	11	74	360	14	0	0	407
4	8	99	61	525	10	128	470	15	0	0	407
4	8	99	61	526	15	115	350	17	0	0	407
4	8	99	61	527	5	73	280	5	0	0	407
4	8	99	61	528	6	90	350	5	245	32	407
4	8	99	61	529	8	93	345	19	0	0	407
4	8	99	61	530	9	82	370	11	0	0	407
5	3	91	67	501	1	45	215	44	180	18	501
5	3	91	67	502	6	50	250	33	0	0	501
5	3	91	67	503	16	66	270	44	0	0	501
5	3	91	67	504	19	55	240	12	0	0	501
5	3	91	67	505	16	80	95	49	0	0	501
5	3	91	67	506	21	50	210	0	0	0	501
5	3	91	67	507	22	50	190	3	0	0	501
5	3	91	67	508	9	60	200	37	0	0	501
5	3	91	67	510	5	75	260	58	0	0	501
5	3	91	67	511	10	47	220	10	0	0	501
5	3	91	67	513	13	50	200	55	190	3	501
5	3	91	24	501	1	45	215	0	180	61	502
5	3	91	24	503	16	66	270	5	0	0	502
5	3	91	24	505	16	80	95	5	0	0	502
5	3	91	24	510	5	75	260	14	0	0	502
5	3	91	24	513	13	50	200	12	140	48	502
5	4	53	38	501	15	0	310	3	0	0	505
5	4	53	38	502	16	0	335	4	0	0	505
5	4	53	38	509	1	50	355	21	0	0	505
6	6	39	41	531	7	184	245	14	185	35	601
6	6	39	41	502	3	101	135	9	0	0	601
6	6	39	41	504	1	120	150	25	0	0	601
6	6	39	23	504	1	120	150	7	0	0	602
6	6	39	12	0	0	0	0	0	0	0	603
6	7	36	29	501	5	198	265	4	0	0	604
6	7	36	29	503	11	199	265	17	0	0	604
6	7	36	52	501	5	198	265	27	0	0	605
6	7	36	52	502	10	185	212	8	205	10	605
6	7	36	52	503	11	199	265	40	0	0	605
7	5	39	21	0	0	0	0	0	0	0	701
7	4	31	21	501	1	0	340	19	265	40	702
7	4	31	21	502	4	39	250	0	0	0	702
7	4	31	21	503	3	25	85	15	0	0	702
7	4	31	21	505	6	47	270	13	150	48	702
7	4	31	21	501	1	0	140	19	265	40	703
7	4	31	21	502	4	39	250	0	0	0	703
7	4	31	21	503	3	25	85	15	0	0	703
7	4	31	21	505	6	47	270	11	150	48	703
8	4	81	24	502	4	35	215	12	0	0	801
8	4	81	24	503	4	27	125	7	0	0	801
8	4	81	24	515	8	55	130	24	60	9	801
8	4	81	24	516	7	48	170	20	0	0	801
8	4	81	24	521	17	92	20	9	0	0	801

[illegible]

9	7	93	57	508	14	19	40	9	0	0	0	938
9	7	93	57	509	9	30	150	25	0	0	0	904
9	7	93	57	511	18	51	160	45	0	0	0	904
9	7	93	57	513	4	30	105	3	0	0	0	904
9	7	93	57	515	4	41	129	28	0	0	0	904
9	7	93	57	510	10	46	97	13	135	3	3	924
9	7	93	18	511	18	51	160	6	3	0	0	906
9	7	93	18	510	10	46	280	8	97	22	0	906

1. Facility Name: Graham Winthrop Home
2. Facility Address: 3761 Business Ave. Telephone: 852-9157
3. Facility Location: Lot #: 1 Block #: 4666

4. Occupancy Characteristics:

1. single family attached

3. apartment house

② Single Family detached

4. multiple family

Other (or comments): _____

5. Service Conspicuousness:

1

2

3

④

5

Inconspicuous

Overt

Comments: children in back, special window attachments, fire escape

6. Neighboring Land Use:

1- Institutional- 1

4- Industrial -4

2- Office - 2

⑤- Residential- ⑤

3- Commercial - 3

6- Vacant -6

Comments: located on corner in largely one-to-two family neighborhood
adjacent houses have similar structure.

7. Physical Condition Relative to Surrounding Structures

1

2

③

4

5

much better

same

much worse

Identification (Photo) Code: _____

Census Tract Code: 390-396

Location code: _____

Zoning Code: _____

Opened 10/31/77

Facility in 390

16-7

Field Survey Questionnaire

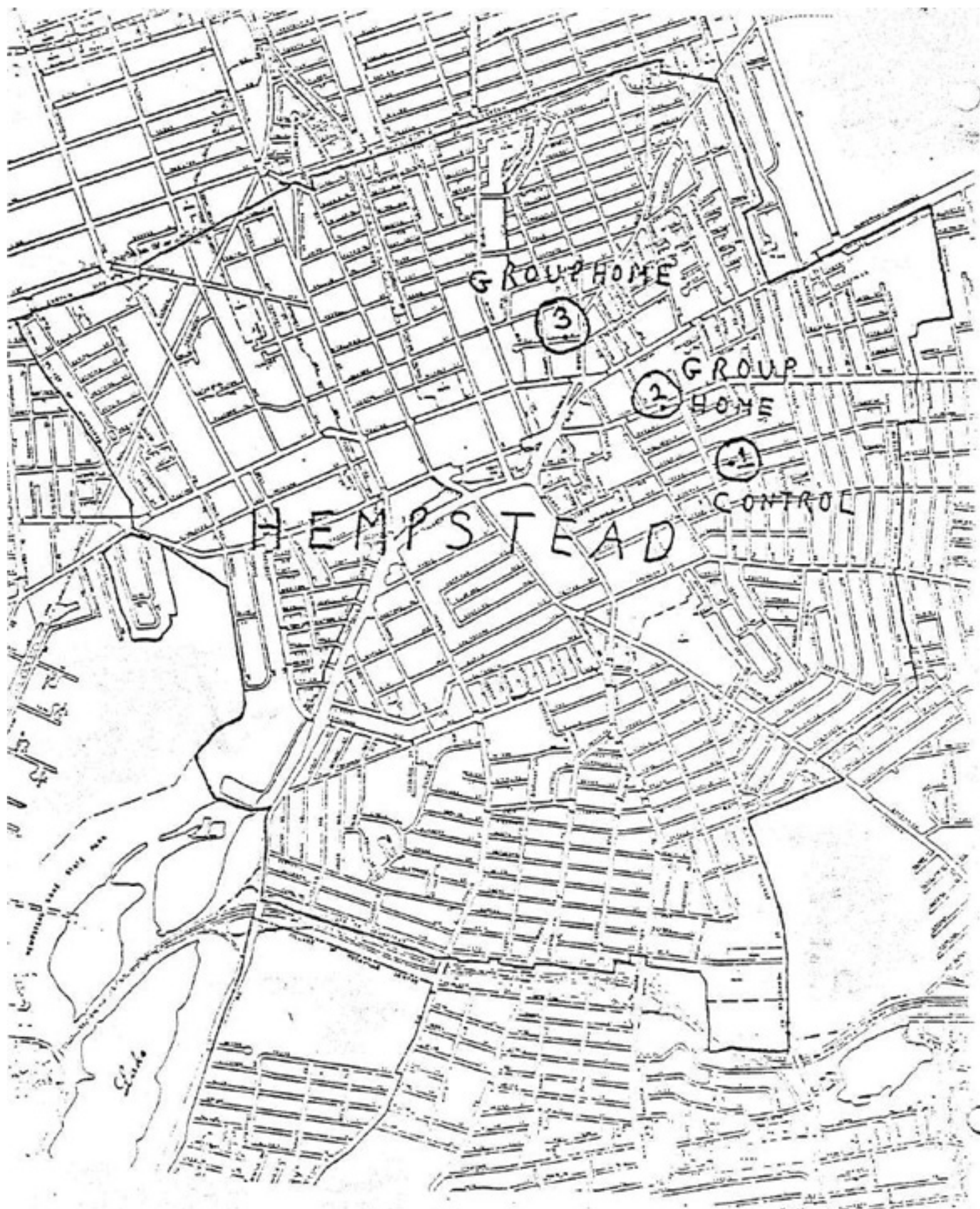
1. Residential - single family
2. Residential - multiple family
3. Residential - apartment, > 10 families, ≤ 6 stories
4. Residential - apartment, > 6 stories
5. Institutional
6. Office building - ≤ 2 stories
7. Office building - > 2 stories
8. Commercial - small scale
9. Commercial - large scale
0. Industrial - clean (eg, warehouse)
- #. Industrial - dirty
- *. Vacant - specify _____

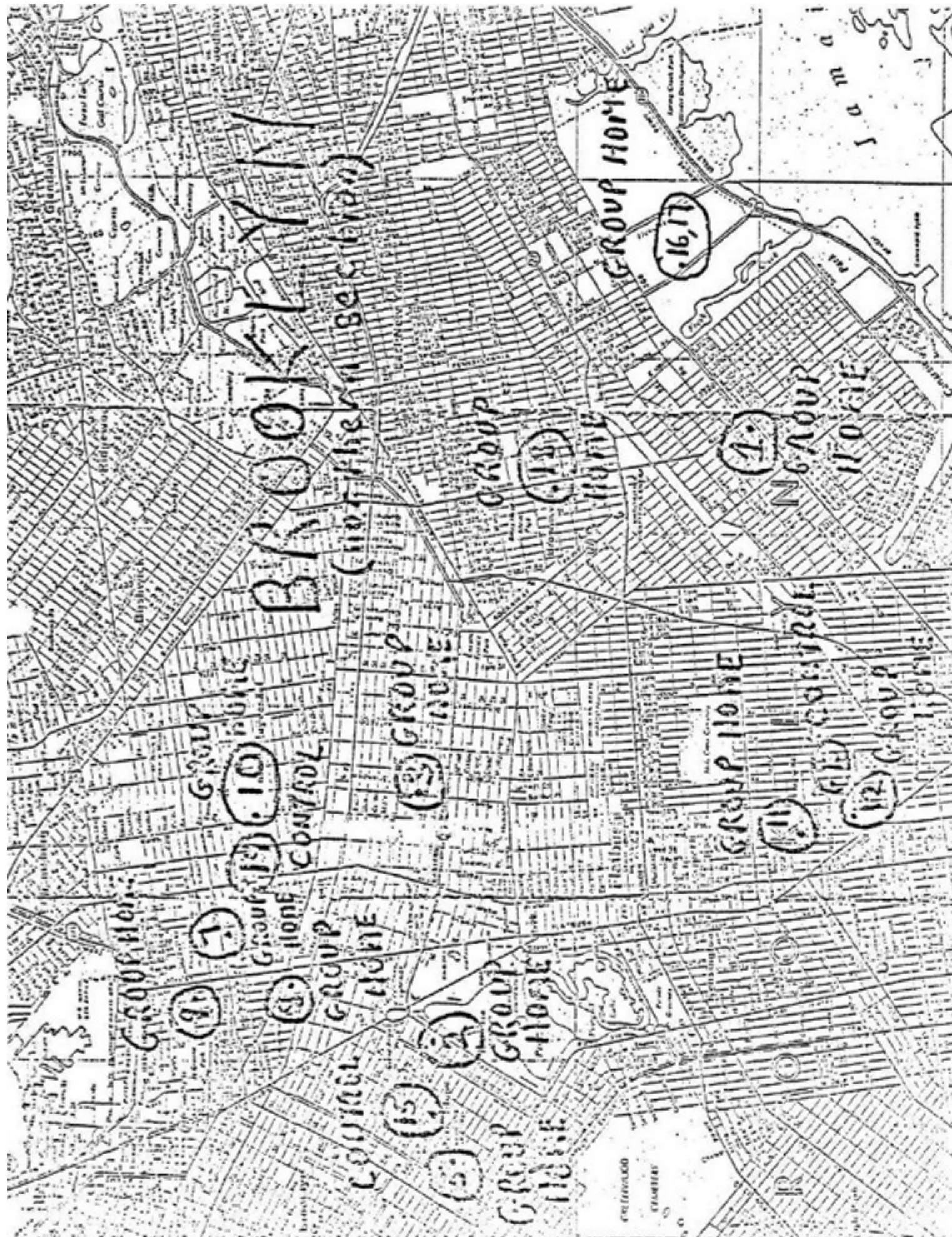
Handwritten data entries on the questionnaire form, including various numbers and symbols, likely representing survey results or building characteristics. The data is organized into rows and columns, with some sections labeled with numbers like 1, 2, 3, 4, 5, 6, 7, 8, 9, 0, #, *.

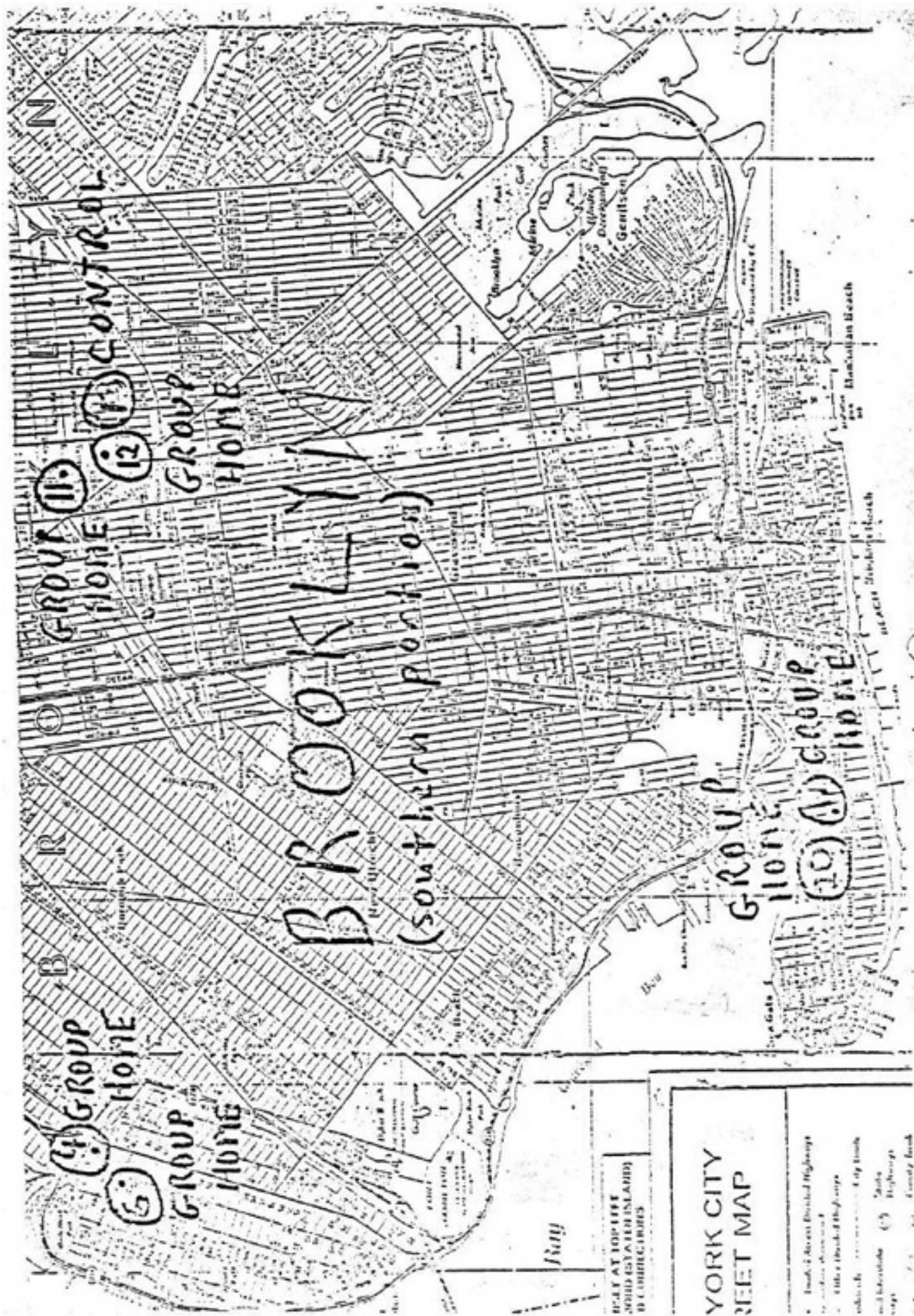
Key handwritten entries include:

- Top right: Bronx-6
- Left side: 16-7
- Center: Field Survey Questionnaire
- List of building types (1-10, #, *)
- Bottom right: -76-











BRONX

GROUP HOME

GROUP HOME

GROUP HOME

GROUP HOME

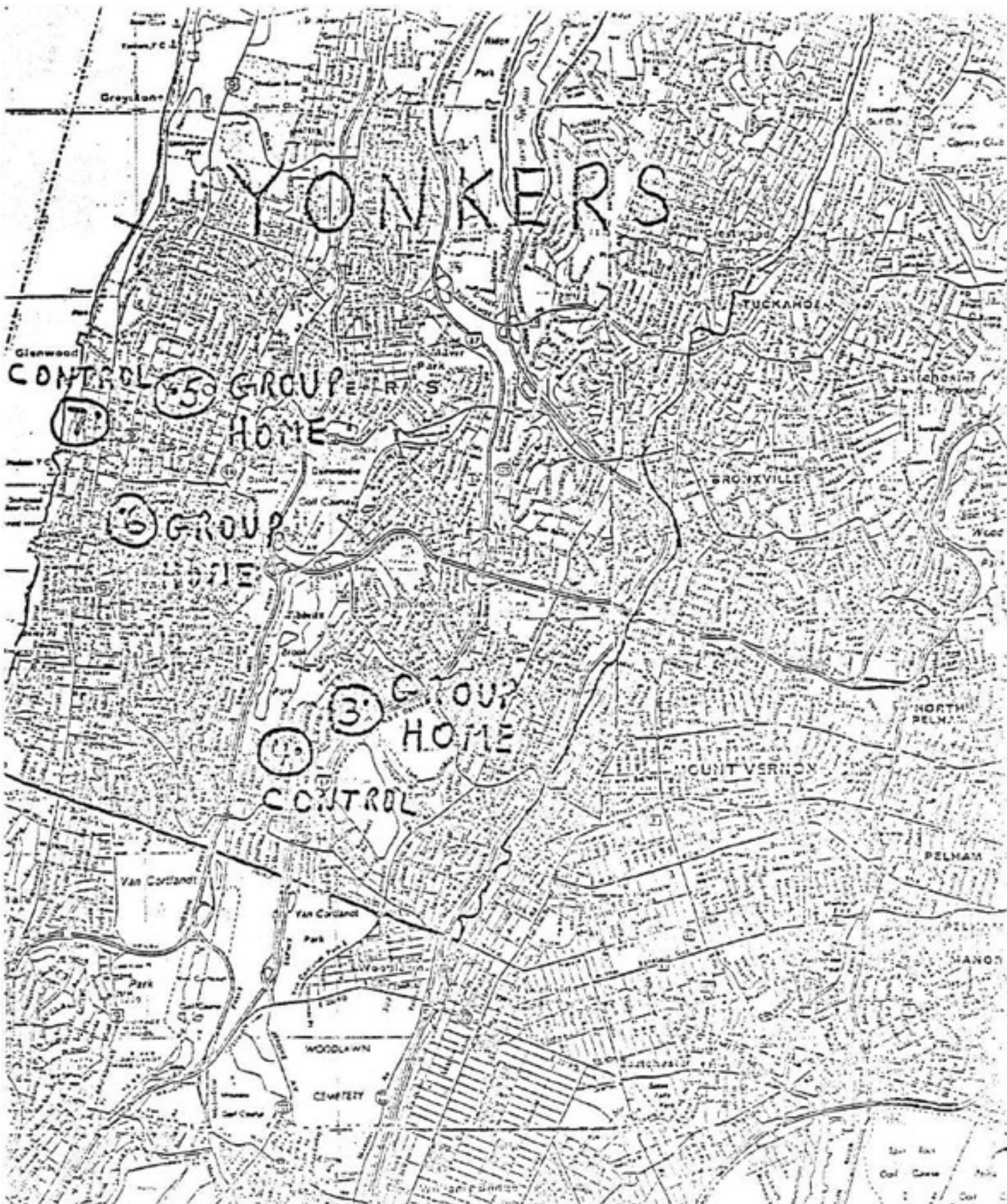
GROUP HOME

GROUP HOME

CONTROL

GROUP HOME

GROUP HOME





VILLAGE OF
MANHATTAN

-83-

43

32

377

377

377

377

377

377

377

377

377

377

377

MANHATTAN

GROUP 1

GROUP 2

GROUP 3

GROUP 4

Part of
Albany
Administration
Building

Guaranty
Company

Manhattan
Country Club

Manhattan
Country Club

Manhattan
Country Club

THE CITY OF NEW YORK

