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## **GOLF MANOR DEMOGRAPHIC PROFILE**

Selected Census 2000 data

### **1. Housing**

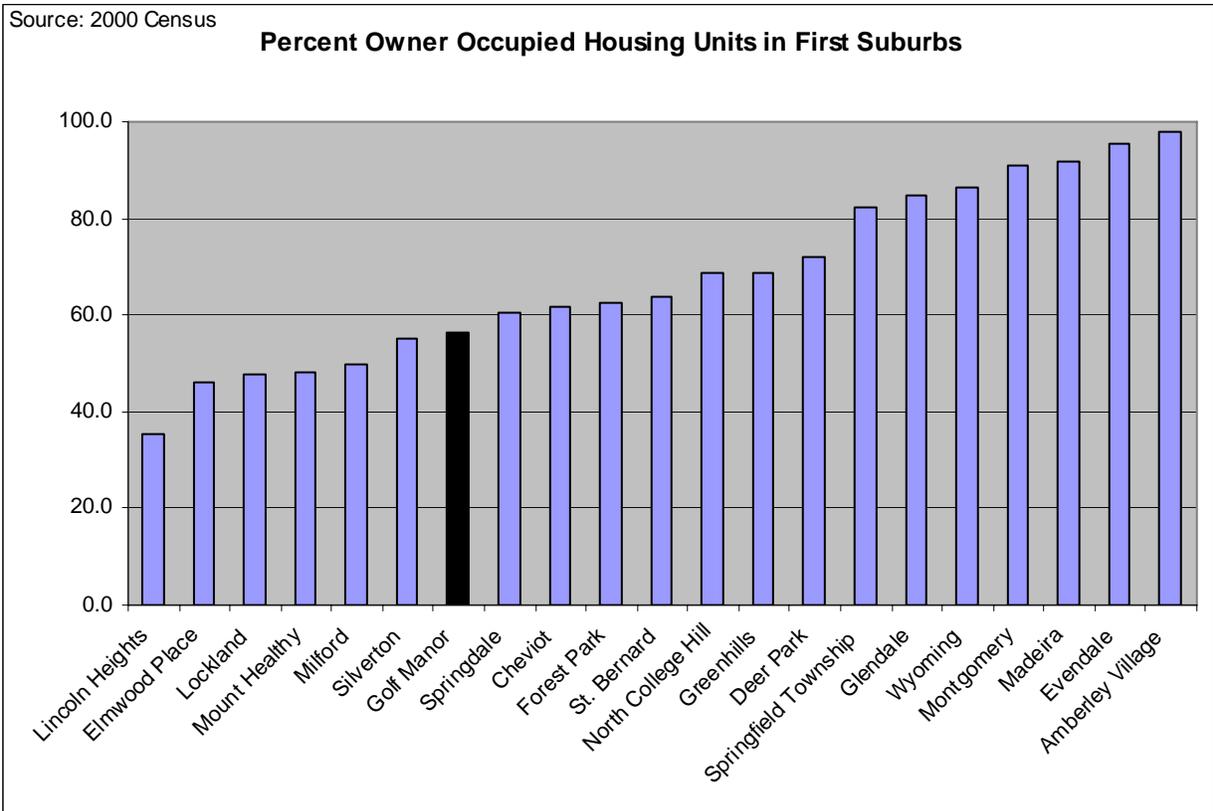
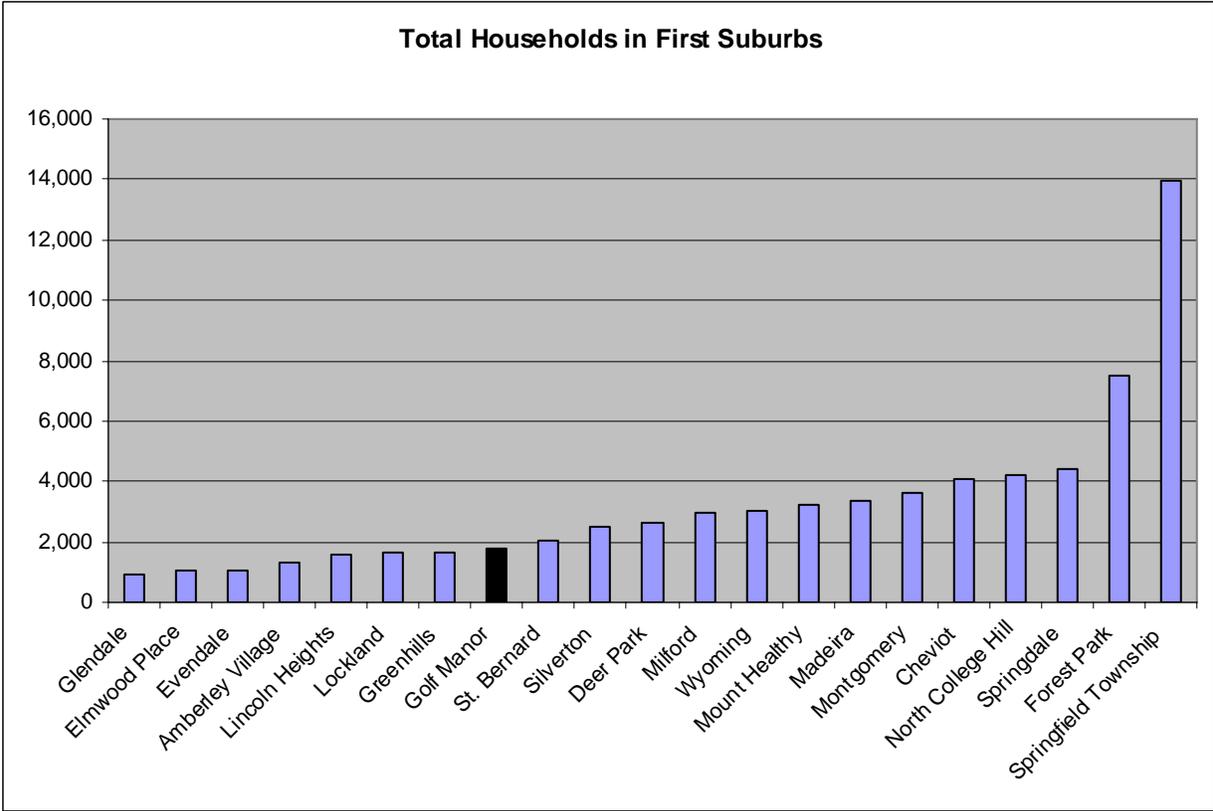
- a. households 1751
- b. housing units 1840
- c. age of structure
- d. owner occupied 987
- e. renter occupied 764
- f. housing unit value

### **2. Population**

- a. population 3999
- b. households 1751
- c. density 6665/square mile
- d. race mixture
  - i. white 1406
  - ii. black 2515
  - iii. Asian 28
  - iv. multi racial 70
  - v. Hispanic 24
- e. family structure
  - i. family households 1055
  - ii. married couple family 605
  - iii. female householder 371
  - iv. nonfamily households 696
  - v. average household size 2.28
  - vi. average family size 2.95

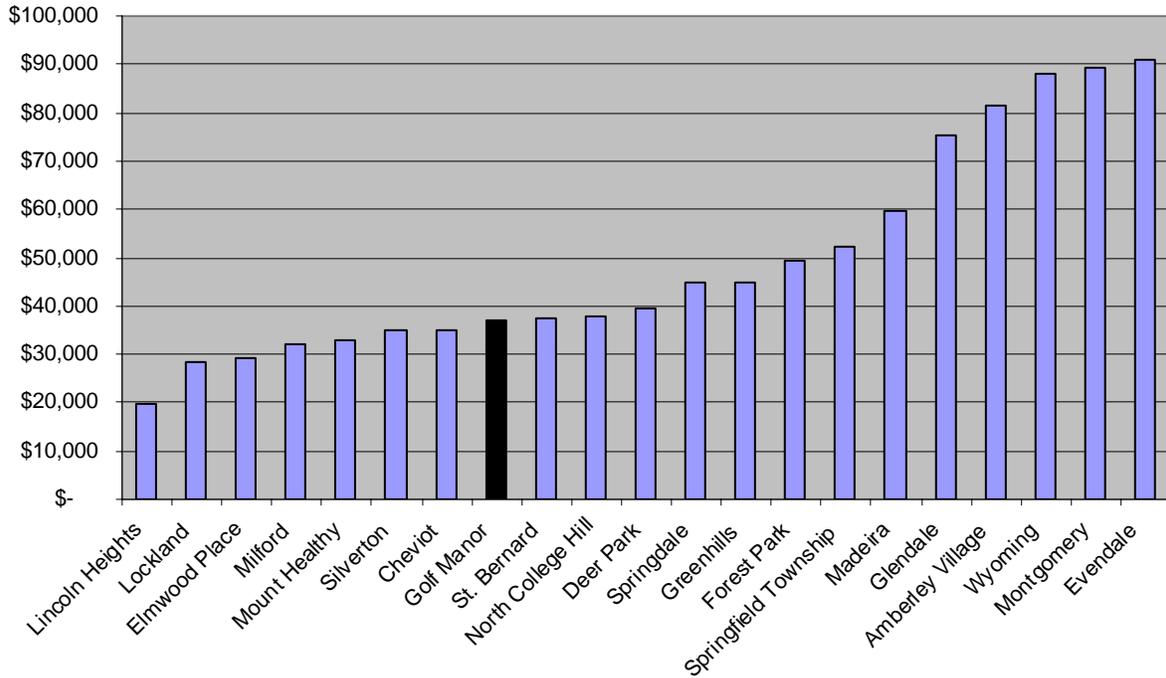
### **3. Economy**

- a. median household income 37,111
- b. median family income 47,328
- c. per capita income 19,044
- d. education attainment
  - i. pop 25 and older 2711
  - ii. high school 804
  - iii. assoc 230
  - iv. bach 344
  - v. grad 217
- e. labor force
  - i. pop 16 and older 3098
  - ii. in labor force 2085
  - iii. employed 1958
  - iv. unemployed 127



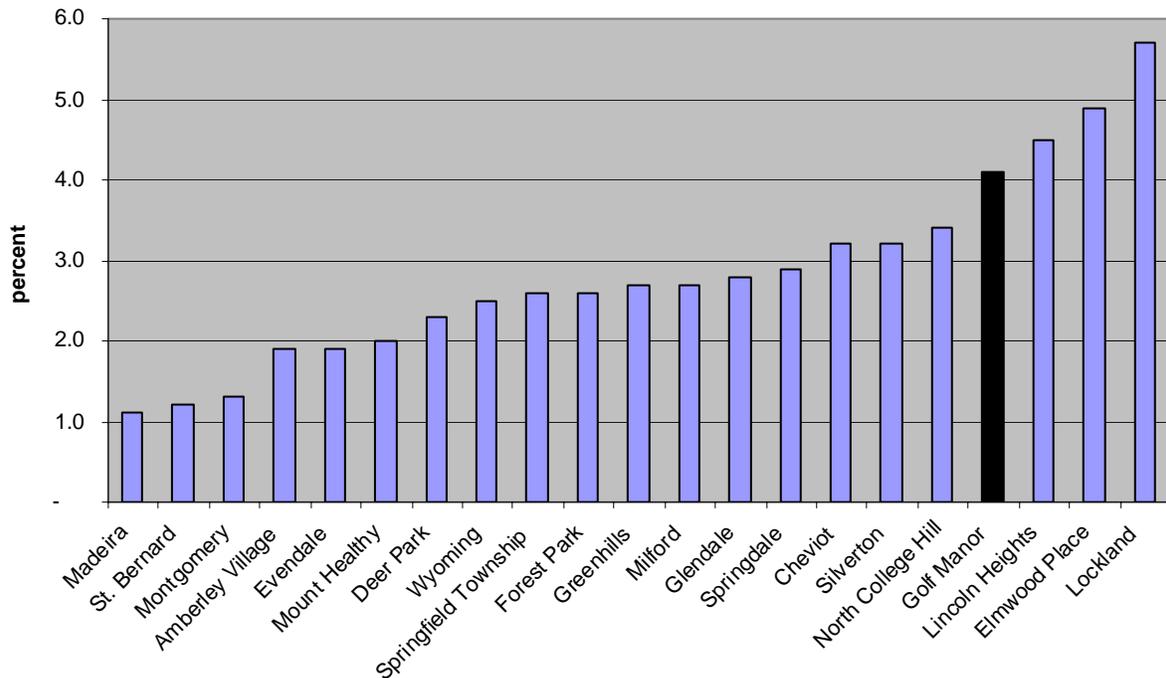
Source: 2000 Census

### Median Household Income in First Suburbs



Source: 2000 Census

### Unemployment Rate in First Suburbs



# Golf Manor Village



## Population Trend

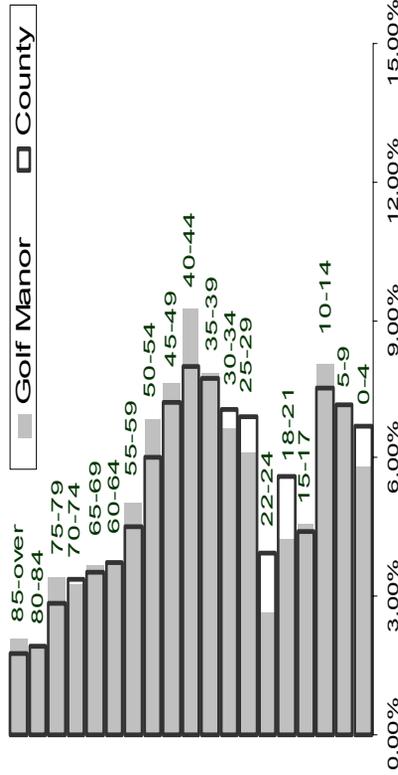
## Population Change

1950 - 2000		1990 - 2000		2000 Share of	
Numeric	%	Numeric	%	County's Pop.	Share Change
396	11.0%	-3.7%	0.47%		-0.01%

## Density/Land Area/Population Rank

Density (People per Acre)	Land Area	Total Population	Population %
10.7	46th	33rd	33rd

## Age Cohorts



## Age/Gender

Male %	Female %	School Age (5-17) Rank	Work Force (18-64) %	Elderly 65+ Rank	Median Age
44.9%	55.1%	5th	19.8%	27th	38.2
			60.0%	22nd	
			14.4%	22nd	

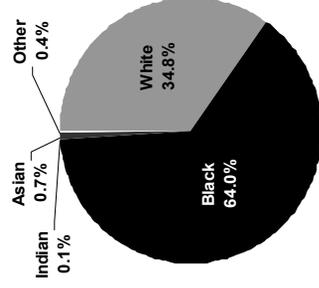
## Race/Ethnicity

White	Black	American Indian	Asian	Hawaiian	Other	Hispanic	2 or More Races	Hispanic or Latino
Number	46th	2,515	3rd	2	28	0	15	70
% Rank	2	2	2	2	2	2	2	2
1,369								24

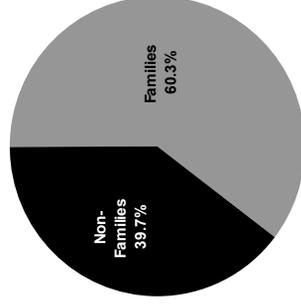
## Race/Ethnicity Change 1990 - 2000

White	Black	Hispanic	Hispanic	Proportion	Numeric	Proportion
Numeric	909	24.2%	-10	-0.2%		
-1,146						

## Race (One Race Only)



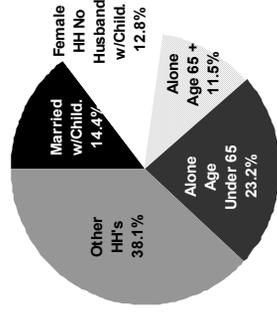
## Families/Non Families/ Group Quarters



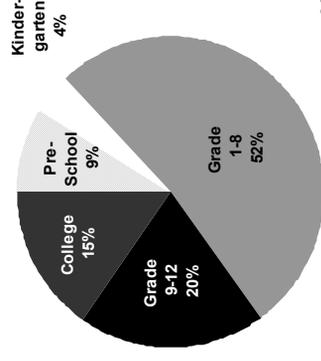
## Households And Group Quarters Numbers

Households	Households	Population	Population	Population	Population	Population	Population
1,055	696	0	0	0	0	0	0

## Household Type



## School Enrollment (3 years of age and older)



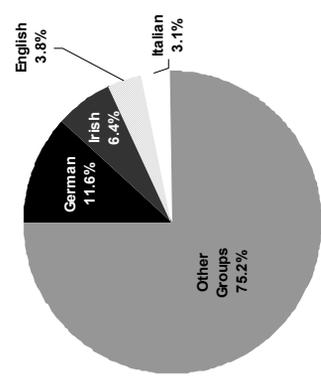


# Golf Manor Village

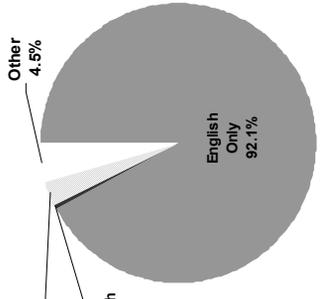
## Ancestry Total

Arab	14	14	146	English	French	42	447	21	95	34	West Indian
Canadian	14	14	146	(except Basque)	Canadian	14	447	21	95	34	(non-Hispanic)
Irish	246	118	44	Polish	Lithuanian	13	100	29	24		Welsh
				Romanian	Russian	8					Slovak
				Scottish							African
											or American
											United States

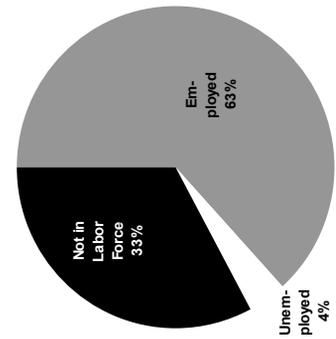
## Ancestry (Single or Multiple)



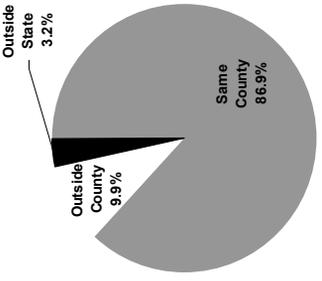
## Language Spoken at Home



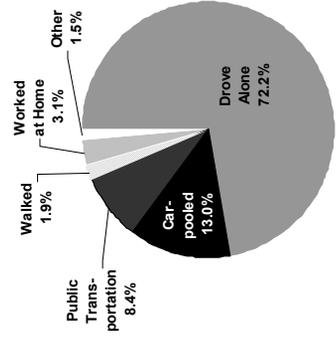
## Employment Status (Population 18+ years)



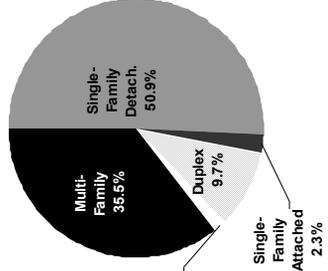
## Place of Work (Compared to place of residence)



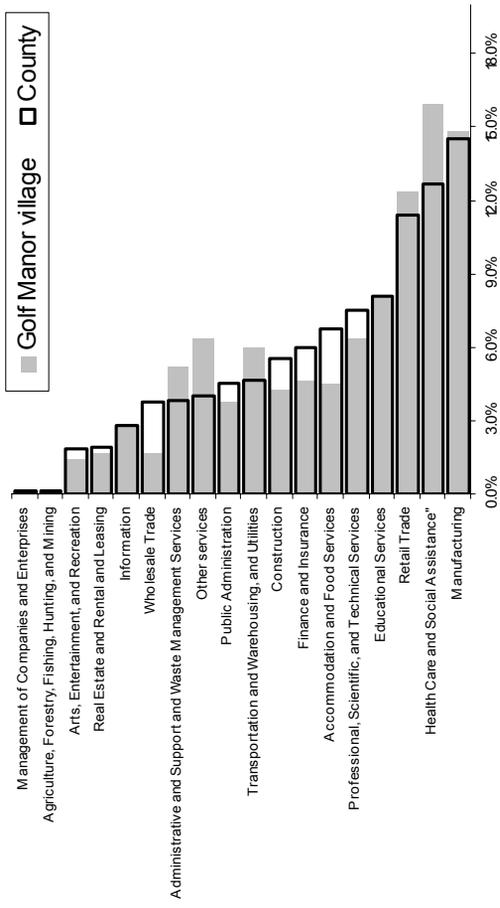
## Commute to Work (Population 18+ years)



## Units in Structure



## Occupation/Industry (Population 16+ Years)



## Commute to Work Rank

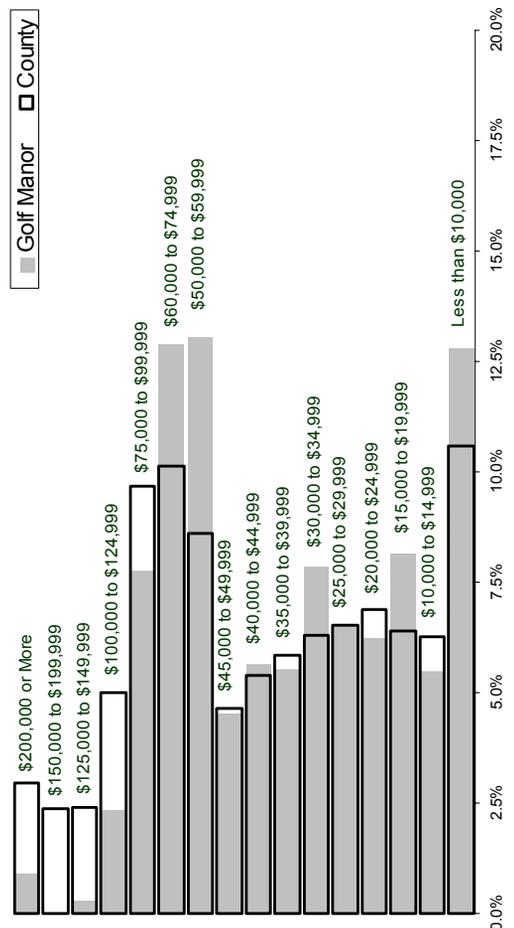
% Work Outside The County	36th	% Drove Alone	44th	% Public Transportation	18th	Mean Travel Time (Minutes)	23.3	Rank	21st
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## Income Rank

Median Household Income	\$37,111	38th Rank	Median Family Income	\$47,328	Male 16+ Dollar	\$30,680	Female 16+ Dollar	\$22,781	Median Earnings Rank	16th
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# Golf Manor Village

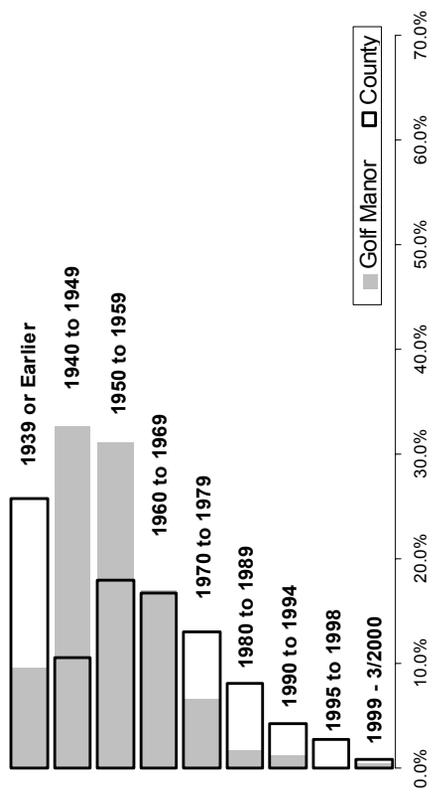
## Median Household Income



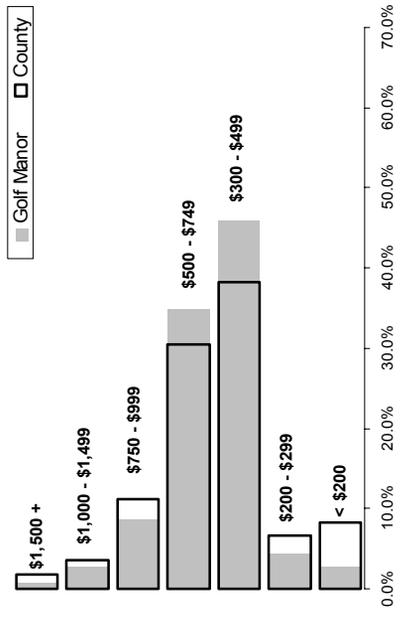
## Poverty Rank

% Individuals in Poverty	% 65 + in Poverty	% Families in Poverty	% Female-Headed HH's No Husband w/Children in Poverty
10.7%	9th	14.9%	9.3%
			17.0%

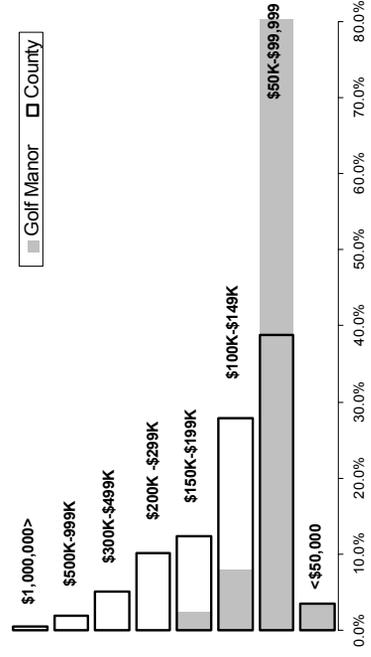
## Year Structure Built



## Gross Rent (Renter Occupied)



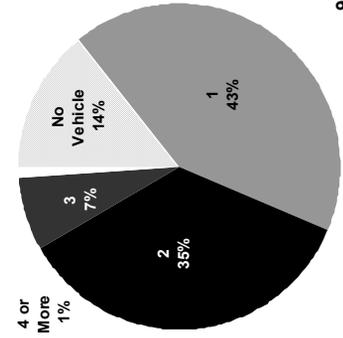
## Housing Unit Value (Owner Occupied)



## Housing Unit Statistics/Rank

% Single-Family Detached	% Multi-Family	% Built After 1990	% Built 1939 or Earlier	Owner Occupied Median Dollar	Gross Rent Median
41st	5th	40th	31st	\$78,900	\$488
				43rd	33rd

## Vehicles Available



## **GOLF MANOR SWOT ANALYSIS STEERING COMMITTEE EXERCISE RESULTS**

The Project Impact Steering Committee discussed various strengths, weaknesses, opportunities, and threats facing the Village. This information is the basis for the next steps in our process—setting goals and objectives for redevelopment, identifying assets the community can use to achieve them, and developing an action plan.

The unedited results from the November 9, 2006 Steering Committee meeting are at the end of this report. What follows is a summary of the ideas organized by topic—Government, Economy, People, Location, and Physical.

### **Government**

1. Police and Fire Departments--enough staffing, high ratings
2. Enough administrative personnel with Village--new full time SSD
3. Vigilant planning commission
4. Updated development regulations
5. Village newsletter--communication with residents
6. Part-time elected officials
7. Lack of full-time economic development officer, lack of funding for this function
8. Operating levy just passed--residents support GM
9. GM finances--in debt, hard to service that debt and cover community operating expenses

The Steering Committee has a high opinion of the current administration of the Village. There is a feeling that there is enough staff and resources to effectively manage daily business and provide good service to residents. The new full-time position for Safety-Service Director is a notable improvement to Village services. The police and fire departments are especially praised and a source of pride to the community. Maintaining these independent departments is important to the community.

The Administration publishes a periodic newsletter to keep residents informed of what is going on in the Village. This newsletter together with the website provide an important communication channel.

Building and development in Golf Manor is overseen by an engaged planning commission using updated and modern regulations. Their emphasis is to advocate for higher-quality development for the community.

The Village just successfully passed an operating levy which indicates that the residents support their government and are willing to continue contributing financially to the community.

Government challenges facing the community include part-time elected officials who can't devote full attention to the Village, lack of a full-time economic development officer (or funding for such a position), and a large debt load. While the administration is able to handle daily business and provide good service to residents, lack of a long-range development director makes

planning for the future difficult. Likewise, the current financial situation allows the Village to meet operating expenses but not to pay down their debt. This prevents Golf Manor from building up a surplus fund or doing long range investing.

## **Economy**

1. Family business incubator
2. UDF--convenient location, does very good business at this location
3. Low cost of living--lots of bang for your buck
4. High energy prices--makes GM central location more attractive
5. Attracting low-quality investors and developers to community

Golf Manor is not a large employment center but does claim approximately 40 local businesses. Most of these businesses are concentrated along Wiehe Road, Losantiville Avenue west of Elbrook Avenue, and in the northwest “panhandle”. Many of these businesses are locally or family owned and the Village sees itself as a small business incubator. The primary redevelopment area at Losantiville/Wiehe is a strong business location. The UDF located there does very well according to the Steering Committee. The low cost of living and older but stable housing stock means a potential homebuyer can get a lot for their money in Golf Manor. On the other hand, inexpensive property is attracting low-quality developers and businesses that don’t add to the attractiveness or stability of the Village.

Increasing energy prices (especially gasoline) could create a shift in regional commuting patterns that would make central locations like Golf Manor more attractive to businesses and homebuyers.

## **People**

- 1) Multicultural community/population
- 2) Neighborly, friendly community
- 3) Very accepting of diversity
- 4) Concerned Citizens (block watch)
- 5) 5K run/walk event
- 6) Increasing number of young families--starter homes
- 7) Ron Hurth--helping with newsletter
- 8) Rich Brown--GM web development
- 9) Volunteerism
- 10) Connections and networks within the community
- 11) Two Realtors are GM residents
- 12) Expertise within community for housing redevelopment/rehabilitation
  - i) CDC
  - ii) Development fund
  - iii) Sean Healey (resident who does housing rehab)
- 13) Crime and safety perception
- 14) General population loss

Golf Manor's population is becoming increasingly diverse. Steering Committee participants view this as a strength of the community and point out that Golf Manor is accepting and welcoming of diversity. People are friendly, welcoming, and engaged in Golf Manor. Volunteerism is strong, and the Village benefits from networks and associations among its residents and organizations. There seems to be an increasing number of young families in the community, attracted in part to the low cost of living. Many residents already volunteer time and skills to various groups in the community. Others were identified by the Steering Committee as having skills worth bringing into Project Impact.

As with many older suburbs, general population loss in the Village and surrounding areas is a big concern. Golf Manor's Census population is down 3.7% from 1990, and 11% from 1950. There is also concern with crime rates and safety perception in the Village.

## **Location**

- 1) Highway location (3 interchanges)
- 2) New Pleasant Ridge School and facilities (community-based school program)
- 3) Losantiville School--potential redevelopment as recreation center (joint project between GM and neighbors)
- 4) New Woodward H.S. (Reading Road)
- 5) UDF--convenient location, does very good business at this location
- 6) Improved Metro service (41, 44X)
- 7) Local entertainment options (Showcase Cinemas, Cincinnati Gardens)
- 8) Hard to find/people don't know where GM is "place recognition"
- 9) Villages of Daybreak--new residential development nearby
- 10) "Spill over" benefits from neighboring developments
  - a) Kenwood Shopping Center
  - b) Center of Cincinnati
  - c) Rookwood
  - d) Reading & Seymour Road
  - e) Reading Road and Cross-County
- 11) High energy prices--makes GM central location more attractive
- 12) Swifton Commons--old mall at corner of Reading and Seymour
- 13) Negative influences of adjacent neighborhoods

As with most Hamilton County first suburbs, Golf Manor is located adjacent to Cincinnati and is well served by mature transportation links. The Village has easy access to three expressway interchanges and Reading Road. Getting in and out and around the community is easy because of the grid street pattern and connections to adjacent neighborhoods. Mass transit service was recently improved by Metro and two bus lines serve the community. Although Golf Manor is well served by transportation links, it does not have strong "place recognition". If you do not go there regularly it is hard to find, and residents usually mention a nearby landmark (Cincinnati Gardens, Woodward High School) when describing the Village's location.

Golf Manor's central location and good transportation access means that the Village benefits from a range of new developments including Center of Cincinnati and Rookwood

Pavilion/Commons. Entertainment options are available to the community from the nearby Cincinnati Gardens and Showcase Cinemas.

Cincinnati Public Schools has invested in the new Woodward High School and Pleasant Ridge Elementary School which both serve and benefit the Village. However, the generally negative perception of the school district is a detriment to attracting new residents and businesses. Reading Road is an important commercial corridor and transportation linkage. It is also home to several abandoned shopping centers and vacant hotels which impact on surrounding neighborhoods.

While the Village benefits from nearby new development such as Villages of Daybreak, crime and social problems from some adjacent neighborhoods spill over into Golf Manor and harm the perception and quality of life in the community.

## **Physical**

- 1) Village park and playground
- 2) Urban street and building pattern, sidewalks, compactness
- 3) Multiple transportation routes, can get around many different ways
- 4) new streetscape--improving image of community
- 5) Small size of industrial properties--businesses outgrow them and leave
- 6) Aging infrastructure
- 7) Run-down commercial buildings
- 8) Image of a declining/substandard community
- 9) 65 acres in Losantiville Country Club for potential development
- 10) Aging infrastructure (around the community)
- 11) Vacant/abandoned properties
- 12) Negative image of Cincinnati Public Schools

Much of the strengths and problems related to Golf Manor's location also relate to the physical characteristics of the community. Containing only about 0.6 square miles, Golf Manor is a compact community with a traditional grid street pattern connected to streets in surrounding neighborhoods. The main road is Losantiville Avenue which cuts across the north end of the village west from Reading Road in Roselawn to Pleasant Ridge to the east. As it enters the Village from Roselawn, Losantiville Avenue passes under a railroad overpass. This creates a significant gateway into the community is enhanced through the ongoing streetscape improvements. The intersection of Losantiville Avenue and Wiehe Road is the primary commercial center and redevelopment area. Many other businesses are located south of this intersection along Wiehe Road.

The urban street and building pattern, good transportation connections, and general compactness of the community match the traditional neighborhood pattern inherent in most older suburban communities. This provides a character and lifestyle that is not available in newer outlying suburbs. It makes the community very pedestrian friendly and every destination in Golf Manor is easily walked to.

Most of the village is developed with single family residential buildings. Commercial and industrial buildings are concentrated on the west side of the village along Wiehe Road and in the northwest “panhandle” north of Losantiville Avenue. Approximately 65 acres in the southeast corner of the village are undeveloped and currently used as a golf/country club. The owner of this club may be selling the property for development which presents a huge opportunity for Golf Manor, as this is the only open space available for new building in the village limits.

While the tight compact neighborhood is arguably a benefit from a residential point of view, from a business/industrial perspective it is a detriment. Many of the properties along Wiehe Road are very small and the businesses located there have outgrown them. Some have relocated outside of Golf Manor simply because there was not land available for expansion.

Aging infrastructure is a concern of the Steering Committee. Maintenance and upkeep are constant concerns to the Administration—as it is in most older suburbs. Long range planning for capital improvements is complicated by the lack of a full time development director and the debt carried by the Village. However, the Village has overcome these challenges to plan and implement streetscape improvements along Losantiville Avenue using grant money.

Much of the residential building stock is in relatively good condition and well-maintained by residents. There is increasing concern about vacant/abandoned properties and low-quality landlords that do not take care of their property. Likewise, many commercial properties are not well-maintained. In general, there is a sense that Golf Manor is viewed as a declining, unattractive community.

## UNEDITED RESULTS FROM NOVEMBER 9 STEERING COMMITTEE MEETING

### Strengths

Highway location (3 interchanges)  
Multicultural community/population  
New Pleasant Ridge School and facilities (community-based school program)  
Losantiville School--potential redevelopment as recreation center (joint project between GM and neighbors)  
Family business incubator  
New Woodward H.S. (Reading Road)  
Police and Fire Departments--enough staffing, high ratings  
Enough administrative personnel with Village--new full time SSD  
Village park and playground  
UDF--convenient location, does very good business at this location  
Neighborly, friendly community  
Urban street and building pattern, sidewalks, compactness  
Very accepting of diversity  
Vigilant planning commission  
Updated development regulations  
Improved Metro service (41, 44X)  
Multiple transportation routes, can get around many different ways  
Local entertainment options (Showcase Cinemas, Cincinnati Gardens)  
Low cost of living--lots of bang for your buck  
Village newsletter--communication with residents  
Concerned Citizens (block watch)  
new streetscape--improving image of community

### Weaknesses

Small size of industrial properties--businesses outgrow them and leave  
Aging infrastructure  
Run-down commercial buildings  
Image of a declining/substandard community  
Hard to find/people don't know where GM is "place recognition"  
Part-time elected officials  
Lack of full-time economic development officer, lack of funding for this function

### Opportunities

5K run/walk event  
"Spill over" benefits from neighboring developments  
    Kenwood Shopping Center  
    Center of Cincinnati  
    Rookwood

Reading & Seymour Road  
Reading Road and Cross-County  
Villages of Daybreak--new residential development nearby  
Operating levy just passed--residents support GM  
High energy prices--makes GM central location more attractive  
Increasing number of young families--starter homes  
65 acres in Losantiville Country Club for potential development  
Ron Hurth--helping with newsletter  
Rich Brown--GM web development  
Volunteerism  
Connections and networks within the community  
Two Realtors are GM residents  
Expertise within community for housing redevelopment/rehabilitation  
CDC  
Development fund  
Sean Healey (resident who does housing rehab)

### **Threats**

Swifton Commons--old mall at corner of Reading and Seymour  
Aging infrastructure (around the community)  
Attracting low-quality investors and developers to community  
Crime and safety perception  
General population loss  
Negative image of Cincinnati Public Schools  
Negative influences of adjacent neighborhoods  
GM finances--in debt, hard to service that debt and cover community operating expenses  
Vacant/abandoned properties