



*“Partnering with Families
for Stronger Communities”*

Pine Lawn Community Development Corporation Housing Plan

June 2001

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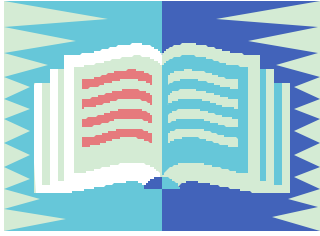


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Pine Lawn Demographics and Trends

In This Section:

Population

Race and Age

Education and Employment

Income and Poverty

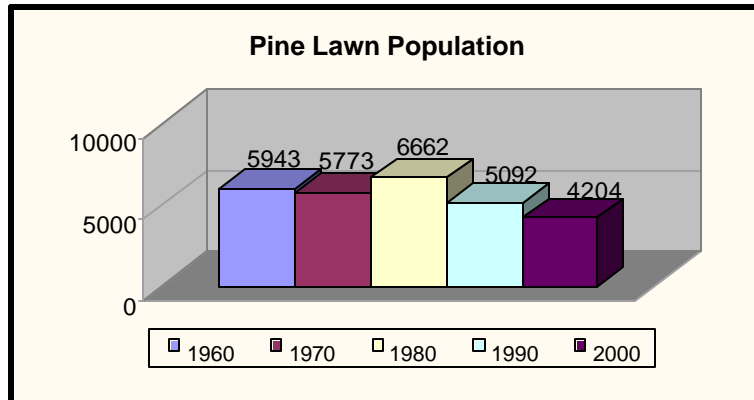
Housing

Please Note:

The majority of numbers used in this analysis were taken from the 1990 Census. The 2000 Census numbers were only available for Population and Race at the time of publication.

Population

Based upon the most recent U.S. Census (2000), the population of Pine Lawn is 4,204. This is a 17% decrease in total population from 1990 to 2000. Pine Lawn's population decreased from 1960 to 1970, and then experienced population growth from 1970 to 1980. Other communities similar in size to Pine Lawn experienced continuous population decline from 1970 to 2000. Between 1980 and 1990, population decline in St. Louis County was greatest in inner-ring suburbs bordering the City of St. Louis and in North St. Louis County. Most likely the population decrease in inner-ring municipalities, such as Pine Lawn, can be attributed to the general population shift in St. Louis County, as people who can afford to move to newer developed areas relocate to further suburbs within St. Louis County or to surrounding counties.



Race and Age

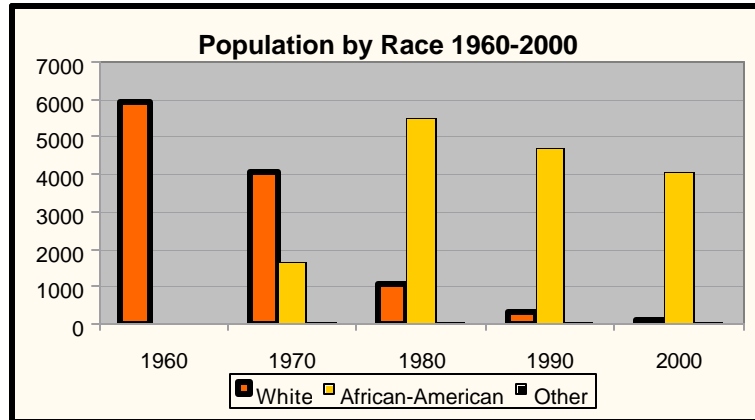
According to 2000 Census data, African-Americans are the predominate racial group in Pine Lawn, with 96% of the population being of this racial group. Whites comprise 2% of Pine Lawn's population, and another 2% are people of other races.

The City of Pine Lawn has experienced a rather large shift in racial composition in the past 40 years. From 1960 to 2000 a trend of decreasing White population and an increasing African-

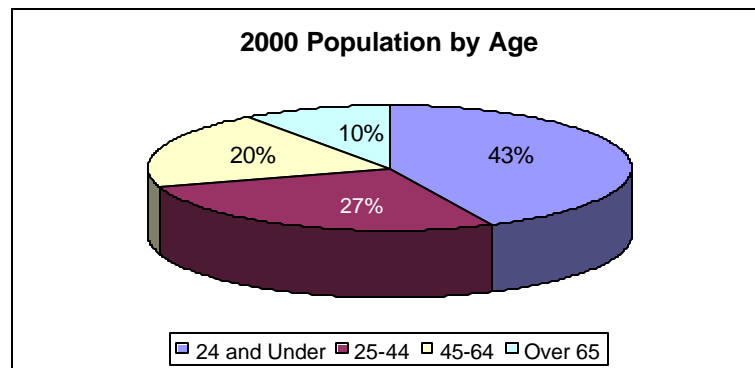
Demographics and Trends



American population began to emerge in Pine Lawn, with the greatest racial change occurring between 1970 and 1980. Between 1970 and 1980 Whites decreased by 73% while the African-American population increased by 231% from 1,665 to 5,513. Countywide, the African-American population has been increasing while the White population has been decreasing since 1970. The increase in the African-American population is primarily due to in-migration and births.



In general the City of Pine Lawn has a young population. According to 2000 Census data, 43% of the population is under the age of 24. The next largest age group in Pine Lawn is 24-44 with 27% of the total population. Combined these two age groups comprise 70% of the population, meaning that well over half of the Pine Lawn population is age 44 or under. Approximately 10% of Pine Lawn's population is aged 65 and over. The elderly population in Pine Lawn has remained relatively stable from 1960 to 2000, ranging between 7% and 11%.



The large proportion of young residents and stable population growth of elderly residents in Pine Lawn is a rather unusual trend in contrast to population trends in St. Louis County as a whole and throughout the United States. County and national trends are indicating a maturing population as those between the ages of 40 and 65, or the "baby boom" generation, increase in age.

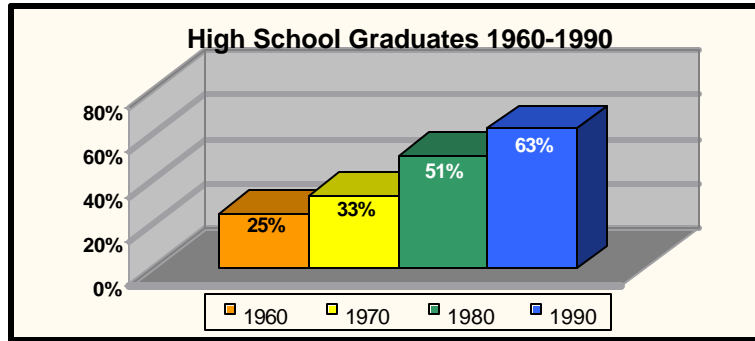
Demographics and Trends



Additionally, County and national trends are showing that the population aged 65 years and older is also growing, and will continue to increase more rapidly than any other age group as improvements in medicine and healthier lifestyles extend life span.

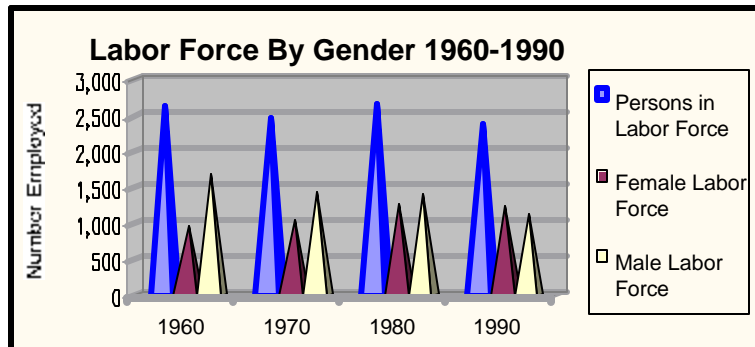
Education

According to 1990 Census data, 63% of the persons in Pine Lawn age 25 and older have graduated from high school, and 29% have gone on to pursue an advanced degree. The St. Louis County average for high school graduates age 25 and over was 82% in 1990. Pine Lawn is below the County average, however a positive trend that has occurred with each Census since 1960 is the steady increase in the number of Pine Lawn residents completing high school. The percentage of high school graduates has more than doubled from 25% in 1960 to 63% in 1990.



Employment

In 1990 there were 2,371 residents of Pine Lawn in the labor force. The majority of Pine Lawn residents were employed in the service industry followed by administrative support, machine operators and assemblers, professional specialty occupations, and sales. The female labor pool from 1960 to 1990 has steadily increased, while the male labor pool has decreased. This trend is consistent with County and national trends that indicate more women are entering the labor force. Approximately 18% of Pine Lawn’s labor force was unemployed in 1990. This rate is higher than the Countywide unemployment rate, which has been as low as 3.1 in the 1990s.

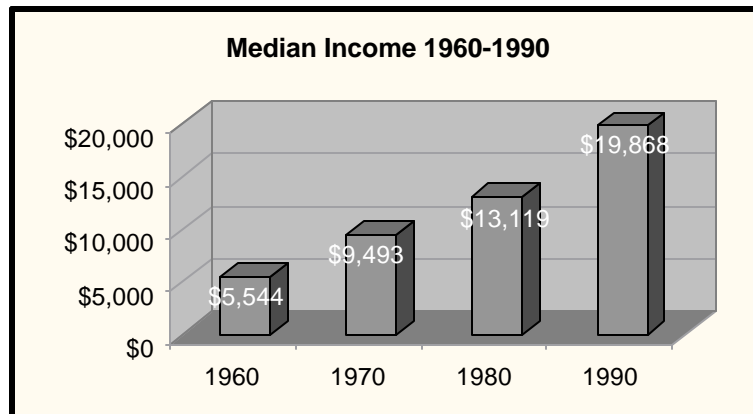


Demographics and Trends

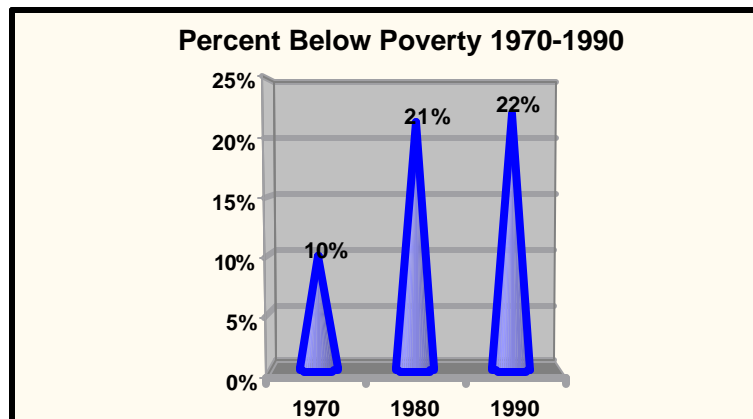


Income and Poverty

The median household income in Pine Lawn, according to 1990 Census data, was \$19,868, which represents a steady increase since 1960. However, Pine Lawn's median household income did not increase as rapidly as the County as a whole. Pine Lawn's median household income only doubled from 1970 to 1990, while the County's median income for the same time period tripled. In 1990, Pine Lawn's median household income was below the Countywide median of \$38,127.



In order to determine the number of people living below poverty, the federal government compares a household's income received before taxes to the "poverty threshold." The poverty threshold varies according to family size, number of children, and age of householder; for example, a family of four with two children under 18 was below poverty if its income was less than \$12,674 for the 1990 Census. The number of persons living below poverty has consistently been on the rise in the City of Pine Lawn. From 1970 to 1990 the percentage of people living below poverty has more than doubled. In 1990 22% of Pine Lawn's total population was living below poverty, which is far larger than the Countywide average of 6% living below poverty.

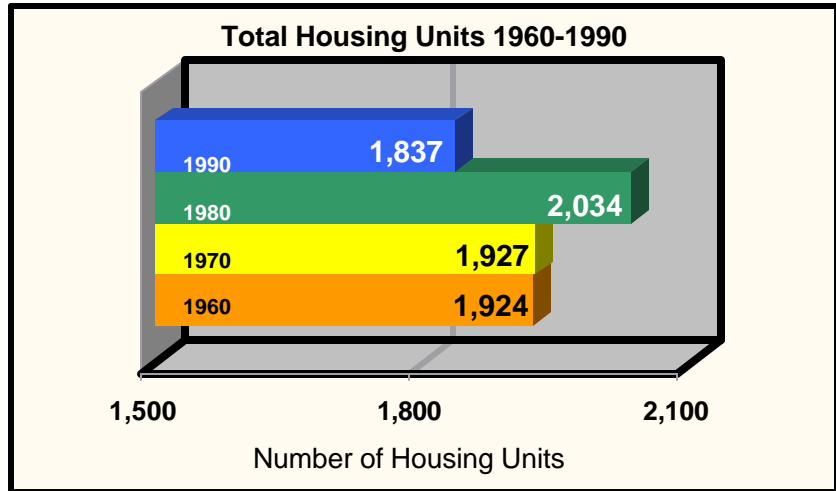


Demographics and Trends

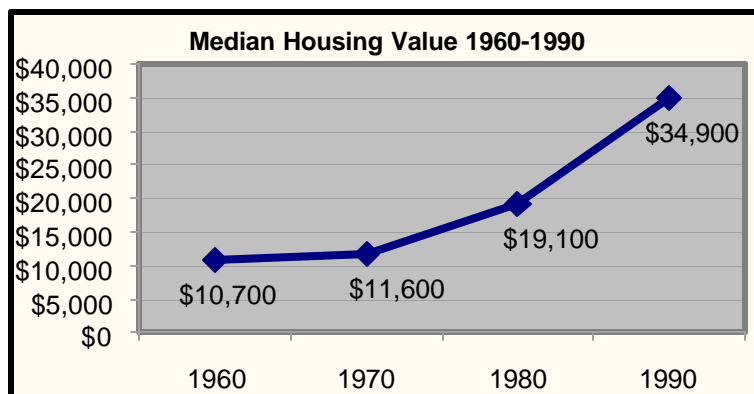


Housing

Pine Lawn has 1,837 total housing units, according to the 1990 Census. A large percentage of the homes are mature, with over 50% built prior to 1940. Only 1% of the homes were built between 1980 and 1990. These numbers are in contrast to St. Louis County where the majority of housing construction occurred in the 1960s. The average household size in Pine Lawn in 1990 was 3.09 persons, which was a decrease from the previous decades. The decreasing Pine Lawn household size is consistent with a declining family size in St. Louis County and throughout the United States.



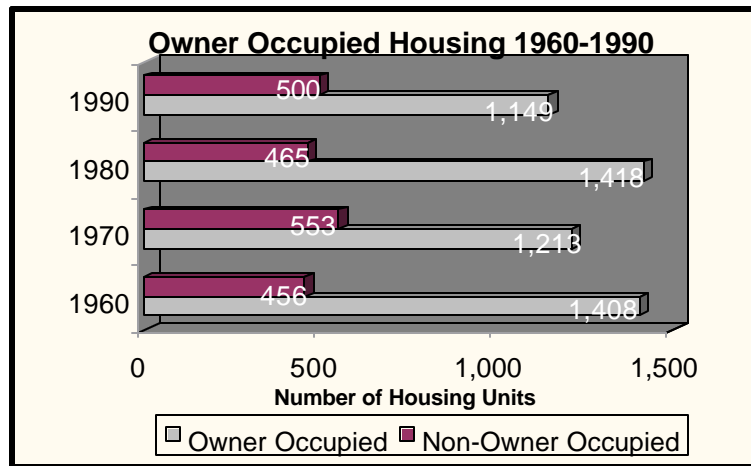
The housing values in Pine Lawn continually rose from 1960 to 1990, with values tripling in amount from \$10,700 in 1960 to \$34,900 in 1990. However, the Countywide averages for median housing value in 1990 was \$83,000, which is far greater than Pine Lawn's average of \$34,900. In general, housing values in St. Louis County correspond to the age of the housing stock, meaning the older the home, the less the value, which is most likely the case in Pine Lawn as almost a third of the housing was constructed prior to 1940 and over half of the housing was constructed before 1960.

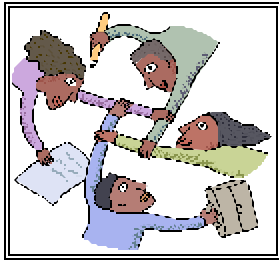


Demographics and Trends



According to the 1990 census, of the total housing stock in Pine Lawn, 63% is owner-occupied, 27% is non-owner/renter occupied and 10% is vacant. From 1960 to 1990, Pine Lawn experienced some fluctuation in the owner and non-owner occupied numbers. From 1960 to 1970 owner-occupied units decreased, while non-owner occupied units increased. Between 1970 and 1980 owner-occupied units increased while the renter-occupied decreased, and from 1980 to 1990 the owner-occupied units decreased while the renter-occupied increased. The fluctuation in housing ownership is difficult to explain, but may be indicative of young buyers moving in and then moving out to the suburbs once they can afford a larger or newer home.





Community Input

In This Section:

**Paths for
Citizen Input**

**Community's
Perspective**

Visioning

Paths for Citizen Input

Several steps and paths were taken to gather input from residents of the City of Pine Lawn:

Informal Discussions with Community and Civic Leaders

Informal discussions with the mayor of Pine Lawn and other community leaders (i.e., Pine Lawn CDC) occurred to determine what they felt were the community's assets and what they believed was lacking in the community. The informal discussions helped to identify other key community leaders (i.e., clergy, civic and government officials) who would provide additional information regarding the community's resources and areas of concern.

Town Hall Meeting

In February 2001, a Town Hall Meeting took place to gather more resident input, and to inform the community of the tentative development plans within the City of Pine Lawn. A survey, related to housing and property issues, was also distributed and completed by those attending the Town Hall Meeting.

Youth Development Team

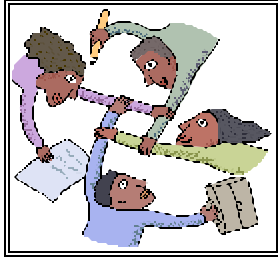
A Youth Development Team search began in order to identify youth willing to be a part of the overall community revitalization plan; and to receive input from the youth regarding activities and programs they would like to see implemented in their community.

Pine Lawn CDC and Housing Task Force

Existing vision and mission statements of the Pine Lawn Community Development Corporation (CDC) were reviewed, and with the assistance of members of the Pine Lawn CDC along with its Task Force, goals and visions for the community were established as they relate to housing and youth in the City of Pine Lawn.

Gathering information through these steps helped identify the needs of the Pine Lawn community and develop an action plan.

Community Input



This action plan addresses the issues and concerns of the entire community, as well as how the city can enhance its present assets and resources. The following is an overview of the community's input, including what Pine Lawn residents would like to see happen in their community as it relates to housing.

The Community's Perspective

The number one concern residents of the Pine Lawn community would like to see addressed is property maintenance. The residents are greatly concerned about poorly maintained properties due to a lack of enforcement of occupancy permits, vacant lots and boarded-up housing and believe that neighborhood beautification should become a priority. A lack of organized youth activities was also a frequently stated concern.

Thus, overall in relation to housing and youth, residents polled along with identified community leaders see a need for more support services that assist individuals and families with the following:

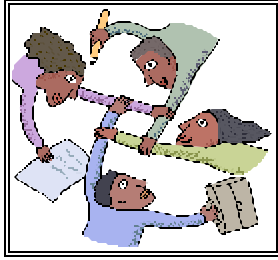
- Homebuyer/ownership programs
- Home improvement programs
- Code violation assistance program
- A teen center that provides various activities and job skills programs
- Youth activities and after school programs

In summary, increased home ownership, repair/maintenance programs, a venue for teens and children to have activities, and service projects and programs are what the residents believe to be crucial for improving the community as a whole. Thus, a home ownership/maintenance program will be established to include funds for emergency repairs, assistance with code violations, and purchasing of a home (more detailed information in the Action Plan of this report).

Visioning

Creating a vision is an important aspect of a planning process, as it is critical to know the end result in order to plan on how to achieve it. Beyond Housing assisted the Pine Lawn Community Development Corporation in developing a vision for the future of Pine Lawn. The CDC envision their community improving housing conditions over the next 3-5 years by implementing the following:

Community Input



PINE LAWN VISION STATEMENT

In the next three to five years,
Pine Lawn will be an attractive community with strong schools,
well maintained homes and clean
streets which promote pride and spirit
among the community residents, including youth.

It will be an economically thriving
community, with stable businesses and jobs
for its residents. Pine Lawn: a community
with families and people in mind.

1. Clean and Attractive Neighborhoods

Residents would like to see improvements in the physical appearance of the city. They expressed the need for ways to improve the existing housing stock, and decrease the number of homes with code violations.

Strategies: See action plan for details.

2. Neighborhood Beautification

Residents would like to have programs that will involve the community in the beautification process, thereby fostering pride within each individual neighborhood as well as the community as a whole. Reduction of litter through “Neighborhood Clean-Up” projects, and “Beautiful Block” contests are two ways in which the residents believe more participation will occur.

Strategies: See action plan for details.

3. Develop Programs and Activities for Youth

Lack of activities and programs for youth was a major concern for the residents. The establishment of a Teen Center is seen as one way to provide the older youth with nurturing and guidance that will keep them from “hanging out” on the streets and destroying property that decreases the value of homes in the area.

Strategies:

1. Develop a Teen and Youth leadership program
2. Provide after-school activities for youth



Planning Implementation

In This Section:

**Current
Planning
Activities**

Housing

Action Plan

Current Planning Activities

New Housing: Council Grove, Dardanella and Arden Place

An 11-unit housing project is being constructed on Council Grove in Pine Lawn. The Council Grove homes are being developed by Oz Construction. This 11-unit project consists of 3 bedroom homes with garages and full basements, 3 of which have already been sold, with 4 under construction now (as of May 2001) and the remainder to be completed in the future. Jessie Ozby, the developer, has experience in new construction and working with HOME funds, and has completed one phase of homes in the City of St. Louis and is currently underway on another phase in north St. Louis. The location was selected because of the availability of contiguous lots on Council Grove and the willingness of Pine Lawn officials to cooperate on the project. Funding for the project consists of bank financing, HOME funds administered by the St. Louis County Office of Community Development, and equity provided by the developer. Homes are sold to qualified buyers whose income does not exceed 80% of the area median.

Four new homes were built on Dardanella Street in 1999. The new houses were built by the Pine Lawn Community Development Corporation and Beyond Housing as co-developers. The addresses are 6228, 6230, 6232, and 6236.

Arden Place is an infill new home construction project consisting of ten homes near the vicinity of Dardanella and Arden. They are being developed by Third Eye Development and are receiving HOME funds from the St. Louis County Office of Community Development. The new homes are selling for the low \$80's.

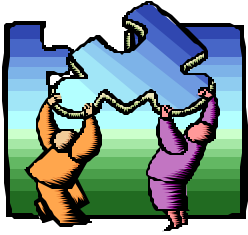
New North County Health Center

A location for the new North County Health Center has been tentatively chosen (as of May 2001). The Center is currently scheduled to be located in the old school building in Pine Lawn located at 6111 Joliet. The center was previously located at 6150 Natural Bridge in Pine Lawn.

Pine Lawn TIF

In 1999, the City of Pine Lawn adopted a comprehensive economic development plan calling for the southeast corner of Kienlen and

Planning Implementation



Natural Bridge to be redeveloped. The City's economic development plan proposed a large full-line grocery store as an anchor and additional retail. The 11-acre parcel of land extends from Natural Bridge down Kienlen to Lexington and over to the city limits of St. Louis.

In January of 2001, the Pine Lawn Board of Aldermen approved \$5.5 million in tax-increment financing (TIF) for the shopping center on the 11-acre parcel of land. The project proposed by Koman Properties will have a 58,000 square foot grocery store; 15,000 square feet for smaller retail shops and two out lots with the potential for a fast food restaurant or automotive store. The development will create an estimated 120 new jobs. The total cost of the project is \$13,000,000.

Enterprise Zone

The State of Missouri Enterprise Zone program designates disadvantaged communities which can then offer certain tax credits to businesses and industries for creating new jobs and investment in that designated zone. A portion of Pine Lawn has been designated as a State Enterprise Zone by the Missouri Department of Economic Development (census tracts: 2138.2, 2138.1, 2122.2).

Rebuilding Communities Program

The Rebuilding Communities Program designated the entire City of Pine Lawn as a community that would benefit from economic stimulation through the growth of business. Through the Rebuilding Communities Tax Incentive Program, the Missouri Department of Economic Development now offers tax credits and financial incentives to encourage businesses to locate in areas of the state that are the most in need of a powerful financial boost. To be eligible for the program, a business must be located within one of the designated rebuilding community areas. The business must also have more than 75% of its employees at the facility in the rebuilding community, must have less than 100 employees, and must be a manufacturing, biomedical, medical devices, scientific research, animal research, computer software design or development, computer programming, telecommunications, or a professional firm.

Housing

As pointed out earlier in this Plan, over half the housing stock in Pine Lawn was built prior to 1940. As housing ages beyond twenty years, the need for required maintenance becomes more critical. Further, a significant percentage of property owners have failed to perform routine property maintenance over the years, resulting in homes that are both unkempt and unsound.

Plan Implementation



The action plan that follows outlines an approach to housing revitalization and stabilization that stresses the improvement of owner occupied housing, the rehabilitation and sale of vacant and boarded up properties, and the training of existing home owners and future home buyers about what it means to be a good neighbor number of owner occupied homes in and how to perform routine maintenance on their homes. This approach will increase the Pine Lawn. The action plan also outlines an approach for clean and attractive neighborhoods as well as youth involvement in the community revitalization process.

Action Plan

Goal 1: Well-maintained housing stock that maintains or improves in resale value.	
Strategies	Action Steps
I. Improve the quality of owner-occupied housing in Pine Lawn.	<ol style="list-style-type: none"> 1. Develop a program that facilitates and encourages the construction of new in-fill housing on vacant lots and the demolition and replacement of dilapidated, obsolete structures with new housing. 2. Establish an acquisition/rehabilitation program designed to reconstruct vacant and boarded houses and offer them for sale to new homebuyers. 3. Establish a home improvement program for owner-occupied housing, which focuses on exterior code violations. 4. Encourage City Officials to enforce property code violations. 5. Encourage participation of other not-for-profit agencies that provide home repairs. 6. Encourage more enforcement of occupancy permits.
II. Improve the quality of rental housing.	<ol style="list-style-type: none"> 1. Establish rental rehab loan program. 2. Organize association for landlords. 3. Encourage code officials to pressure absentee landlords about addressing problem properties.
III. Reduce the number of vacant/boarded up properties.	<ol style="list-style-type: none"> 1. Establish a City demolition program, which targets vacant and boarded-up properties that cannot be rehabilitated. 2. Establish City program that targets vacant and boarded housing for improvement.
IV. Educate potential homebuyers about home buying strategies and existing homeowners about home maintenance.	<ol style="list-style-type: none"> 1. Develop home buying classes for renters and existing home owners. 2. Offer home maintenance classes.

Goal 2: Establish clean and attractive neighborhoods.	
Strategies	Action Steps
I. Develop community pride in the neighborhood.	<ol style="list-style-type: none"> 1. Hold beautiful block contest. 2. Develop anti-litter campaign.
II. Encourage resident participation in the beautification of the community.	<ol style="list-style-type: none"> 1. Create neighborhood beautification committees. 2. Plant flowers and shrubs at public locations. 3. Create a community garden. 4. Develop a community paint-up/fix-up program.
III. Install/maintain streets and sidewalks.	<ol style="list-style-type: none"> 1. Identify resources to be used for streets and sidewalks (such as capital improvement sales tax, bonds, and TEA-21).
IV. Maintain right-of-way.	<ol style="list-style-type: none"> 1. Encourage the City to trim or remove overgrown trees in the right-of-way for a cleaner more attractive neighborhood appearance.

Goal 3: Involve youth in the overall revitalization and stabilization of the community, through service projects, recreation activities, and youth leadership training.	
Strategies	Action Steps
I. Develop a youth development program.	<ol style="list-style-type: none"> 1. Identify adults willing to sponsor a Youth Coordinating Council (YCC). 2. Identify businesses willing to sponsor various efforts of YCC. 3. Identify existing youth development programs that can be a model for Pine Lawn. 4. Establish YCC.
II. Coordinate after-school activities.	<ol style="list-style-type: none"> 1. Develop partnership with school district.
III. Develop summer recreation program.	<ol style="list-style-type: none"> 1. Identify existing summer programs that might be brought to Pine Lawn. 2. Research the possibility of starting summer day and sports camps in Pine Lawn.



Pine Lawn Housing Condition Survey Results and Recommendations

A housing condition survey was completed by the St. Louis County Department of Planning and Beyond Housing for the entire community of Pine Lawn. The housing condition surveys were based on forms utilized by the St. Louis County Neighborhood Preservation program. The purpose of conducting a city-wide housing condition survey was to assist Beyond Housing with identifying basic housing needs in the City of Pine Lawn. The results of the housing condition surveys enable Beyond Housing to target specific housing programs to the residents of Pine Lawn.

Homes were surveyed by noting deficiencies in the following categories:

- Structural conditions-unstable porch, stairs, structure, chimney
- Façade-damaged siding or fascia, peeling paint, tuck pointing needed
- Garage- peeling paint, unstable structure
- Roof- missing shingles, missing or deteriorated gutters
- Windows-broken glass or pane, torn screen
- Lawn-trash, tall grass/weeds, flooding
- Driveway-cracked concrete or asphalt, inadequate material
- Sidewalk (if present) –cracked or broken concrete

Based on the number of problems that were observed, homes were determined to be in good condition, in need of minor rehabilitation, requiring major rehabilitation, or in very poor condition.

Housing Condition Survey Categories	
# of Deficiencies	Condition
0-1	Good Condition
2-3	Minor Rehabilitation
4-5	Major Rehabilitation
6-7	Very Poor Condition

Every home in Pine Lawn was surveyed in order to get a true and accurate account of the housing conditions within the community, as housing conditions can vary greatly from neighborhood to neighborhood, or in some cases block by block. To determine the housing conditions in the different parts of Pine Lawn, the surveys were sorted and analyzed by the ward in which the homes were located (wards 1-4). Overall the homes in Pine Lawn are in good condition, although there are certain areas that require rehabilitation, and in a few cases demolition. A summary of the survey results by ward is as follows.



Ward 1 Housing Surveys

There were 363 homes surveyed in Ward 1. Overall, the housing in Ward 1 is in fairly good condition, with the majority of homes needing minor rehabilitation. In Ward 1, 59% of the homes are in good condition, 34% are in need of minor rehabilitation, 4% require major rehab and 3% are in very poor condition, which are either condemned or unfit for occupancy. There are 35 vacant lots in Ward 1. Dardannella and Stillwell have new housing structures either being built or recently finished. The age of housing in Ward 1 is extremely varied, ranging from homes built in 1820 to 2001.

Homes in Ward 1 that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort, such as needing a fresh coat of paint.

The homes surveyed as requiring minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 1 involved the condition of the roof (deteriorating shingles) and the façade (peeling paint, deteriorating siding, or tuck pointing needed).

Homes in Ward 1 that were designated as requiring Major Rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation involved total roof replacement; structural repairs to deteriorated outbuildings, stairs, and handrails; window replacement, and major improvements to the façade.

Homes in Ward 1 that were designated as being in very poor condition were either condemned or unfit for occupancy. These structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

Ward 1 Housing Survey Results								
Streets	# of Homes	Good	Minor Rehab	Major Rehab	Very Poor	Vacant Lots	New Homes	Age
Arden (part)	22	64%	26%	5%	5%	4	0	1922/1951
Blakemore	39	51%	46%	3%	0	3	0	1820/1962
Center	1	100%	0	0	0	0	0	1925
Crescent	16	50%	50%	0	0	0	0	1923/1962
Creston	33	67%	30%	3%	0	0	0	1921/1948
Dardannella	29	76%	10%	3%	10%	4	4	1918/2001
Greer	30	50%	40%	3%	7%	0	0	1923/1925
Kienlen	14	29%	57%	14%	0	17	0	1903/1964
Lexington	23	43%	48%	9%	0	1	0	1921/1954
Lorraine	29	35%	31%	24%	10%	4	0	1911/1960
Naylor	9	33%	67%	0	0	1	0	1920/1960
Oakdale	31	77%	23%	0	0	1	0	1924/1949
Perry	17	88%	12%	0	0	0	0	1925/1940
Pine Grove (part)	30	73%	27%	0	0	0	0	1915/1940
Stillwell	27	56%	41%	0	3%	0	2	1915/2001
Woodrow	13	69%	31%	0	0	0	0	1928/1952
Totals For Ward 1	363	59%	34%	4%	3%	35	3	



Ward 2 Housing Surveys

There were 417 homes surveyed in Ward 2. Overall, the housing in Ward 2 is in fairly good condition, with the majority of homes needing minor rehabilitation. In Ward 2, 47% of the homes are in good condition, 39% need minor rehabilitation, 11% require major rehab and 3% are in very poor condition, which are either condemned or unfit for occupancy. There are 43 vacant lots in Ward 2. Manola has a new housing structure either being built or recently finished. The age of housing in Ward 2 is extremely varied, ranging from homes built in 1900 to 2001.

Homes in Ward 2 that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort, such as needing a fresh coat of paint.

The homes surveyed as requiring minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 1 involved the condition of the roof (deteriorating shingles) and the façade (peeling paint, deteriorating siding, or tuck pointing needed).

Homes in Ward 2 that were designated as requiring Major Rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation involved total roof replacement; structural repairs to deteriorated outbuildings, stairs, and handrails; window replacement, and major improvements to the façade.

Homes in Ward 2 that were designated as being in very poor condition were either condemned or unfit for occupancy. These structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

Ward 2 Housing Survey Results								
Streets	# of Homes	Good	Minor Rehab	Major Rehab	Very Poor	Vacant Lots	New Homes	Age
Arden (part)	15	67%	33%	0	0	0	0	1920/1949
Beachwood (part)	9	22%	33%	33%	11%	1	0	1914/1951
Bircher (part)	2	50%	50%	0	0	0	0	1917/1928
Edgewood	51	47%	31%	12%	10%	8	0	1900/1960
Fairchild	1	100%	0%	0	0	1	0	1950
Jennings Station (pt)	7	57%	43%	0	0	0	0	1902/1943
Manola	58	52%	40%	8%	0	4	1	1903/2001
Natural Bridge (part)	2	0	100%	0	0	0	0	1908/1966
Oakwood (part)	42	57%	31%	12%	0	9	0	1904/1966
Pasadena	12	50%	42%	8%	0	4	0	1903/1949
Pine Grove (part)	26	19%	62%	15%	4%	0	0	1905/1949
Ravenwood (part)	92	46%	43%	9%	2%	10	0	1903/1960
Rossiter	1	0	100%	0	0	2	0	1910
Salome	44	41%	39%	20%	0	1	0	1903/1968
Steve Marre	6	100%	0	0	0	0	0	1959/1966
Stratford (part)	7	86%	14%	0	0	0	0	1940/1956
Sylvan	36	47%	39%	11%	3%	0	0	1900/1941
Vetter (part)	5	20%	40%	20%	20%	3	0	1907/1930
Wright	1	100%	0	0	0	0	0	1923
Totals For Ward 2	417	47%	39%	11%	3%	43	1	



Ward 3 Housing Surveys

There were 369 homes surveyed in Ward 3. Of the housing in Ward 3, 46% are in good condition, 42% need minor rehab, 10% require major rehab, and 2% are in very poor condition. There are 46 vacant lots in Ward 3. Council Grove has several new housing structures either being built or recently finished. As with Wards 1 and 2, the age of housing in Ward 3 had extreme variation, ranging from homes built in 1885 to 2001.

Homes that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort.

Homes that were determined to need minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 3 involved the condition of the roof (deteriorating shingles and missing gutters) and the façade (peeling paint, deteriorating siding and tuck pointing required). Other minor problems involved unstable stairs and handrails and cracked driveways and sidewalks.

Homes that were designated as requiring major rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation in Ward 3 involved roof replacement or repair, structural repairs to porches and stairs/handrails, window replacement or repair and major improvements to the façade.

Homes in Ward 3 that were designated as being in very poor conditions had 6-7 deficiencies noted. These homes were either condemned or unfit for occupancy. The structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

Ward 3 Housing Survey Results								
Streets	# of Homes	Good	Minor Rehab	Major Rehab	Very Poor	Vacant Lots	New Homes	Age
Beachwood (part)	50	36%	56%	2%	6%	7	0	1904/1962
Bircher (part)	13	85%	15%	0	0	0	0	1933/1963
Cedarwood	21	19%	67%	14%	0	1	0	1885/1960
Charlotte	10	50%	30%	0	20%	2	0	1900/1965
Council Grove	24	71%	25%	4%	0	11	7	1895/2001
Dardenne	27	74%	26%	0	0	1	0	1907/1940
Dowler	12	17%	50%	33%	0	0	0	1900/1937
Grimshaw	33	36%	49%	12%	3%	3	0	1910/1948
Jennings Station (pt)	31	68%	32%	0	0	4	0	1904/1946
Joliet	4	75%	25%	0	0	0	0	1930/1967
Margaret	9	44%	33%	11%	11%	1	0	1908/1955
Margaretta	17	76%	24%	0	0	0	0	1948/1957
Oakwood (part)	21	43%	43%	14%	0%	6	0	1906/1957
Otto	15	87%	13%	0	0	0	0	1927/1957
Philbrook	47	17%	60%	23%	0	3	0	1920/1963
St. Paul	16	13%	50%	25%	13%	3	0	1900/1963
Sexton	7	29%	29%	42%	0	1	0	1895/1938
Vetter (part)	12	42%	50%	8%	0%	3	0	1900/1930
Totals For Ward 3	369	46%	42%	10%	2%	46	7	



Ward 4 Housing Surveys

There were 353 homes surveyed in Ward 4. Of the housing in Ward 4, 48% are in good condition, 38% need minor rehab, 11% require major rehab and 3% are in very poor condition. There are thirty-three vacant lots located in Ward 4. As with Wards 1, 2, and 3 the age of housing in Ward 4 had extreme variation, ranging from homes built in 1820 to 1975.

Homes that were designated as being in good condition had 0-1 deficiencies noted. Usually these homes required little improvement involving minimal effort.

Homes that were determined to need minor rehabilitation had 2-3 deficiencies noted. The deficiencies occurring most often in Ward 3 involved the condition of the roof (deteriorating shingles and missing gutters) and the façade (peeling paint, deteriorating siding and tuck pointing required). Other minor problems involved unstable stairs and handrails and cracked driveways and sidewalks.

Homes that were designated as requiring major rehabilitation had 4-5 deficiencies noted. Most of the required rehabilitation in Ward 4 involved roof replacement or repair, structural repairs to porches and stairs/handrails, window replacement or repair and major improvements to the façade.

Homes in Ward 4 that were designated as being in very poor conditions had 6-7 deficiencies noted. These homes were either condemned or unfit for occupancy. The structures appeared to be unstable and unable to be rehabilitated in a cost effective manner.

Ward 4 Housing Survey Results								
Streets	# of Homes	Good	Minor Rehab	Major Rehab	Very Poor	Vacant Lots	New Homes	Age
Beachwood (part)	32	41%	38%	21%	0	11	0	1820/1962
Bircher (part)	15	40%	47%	13%	0	0	0	1909/1942
Flint	3	33%	67%	0	0	0	0	1915/1950
Greyling	9	67%	33%	0	0	1	0	1900/1951
Hamilton	19	37%	37%	16%	10%	5	0	1916/1956
Huntsville	15	73%	20%	7%	0	0	0	1930/1956
Irving	8	25%	63%	0	12%	0	0	1937/1949
Jennings Station (pt)	47	55%	39%	6%	0	0	0	1890/1953
Oakwood (part)	42	26%	40%	24%	10%	5	0	1902/1957
Ravenwood (part)	17	53%	41%	6%	0	0	0	1911/1957
Reichman	27	44%	37%	19%	0	0	0	1920/1975
Rosewood	66	58%	36%	3%	3%	7	0	1903/1960
Stratford (part)	23	63%	29%	8%	0	3	0	1915/1954
Westerhoff	14	21%	57%	14%	7%	1	0	1904/1953
Wyma	16	69%	25%	6%	0	0	0	All 1930
Totals For Ward 4	353	48%	38%	11%	3%	33	0	



Housing Recommendations

In all of Pine Lawn's four wards several streets offer the opportunity for clusters of new infill housing or groups of rehabbed homes. In some cases it is more practical and economically feasible to build new housing as opposed to rehabilitation. Many times the housing requiring rehab are no longer economically viable, in that they will not appreciate in value over time. This can be due to size or factors that make the house functionally obsolete. There are several areas in Pine Lawn that should receive concentrated code enforcement coupled with the provision of dollars for home owners unable to renovate and maintain their property. Also, in cases where homes are vacant, the City should consider turning these properties over to not for profit organizations interested in rehabilitating these houses and making them available to new home buyers. When considering future residential development in the four wards , the following issues should be considered.

Ward 1

Ward 1 has 35 vacant lots within its borders. It is often more economically beneficial to construct new housing in an area that provides several contiguous vacant lots as opposed to isolated lots dispersed through the community. Several clusters of 2 or more contiguous vacant lots are recommended for infill housing at the following locations:

Street	Contiguous Vacant Lots	Addresses	Ward
Arden	2	2522 * 2524	1
Dardanella	2	6203 * 6205	1
Kienlen	17	2300-2426	1
Lorraine	3	6221 * 6223 * 6225	1

Arden and Dardanella both have 2 contiguous lots on their streets that have the potential for infill housing. The new construction which is near completion along Dardanella can serve as a springboard for more new construction. Field surveys indicate the availability of numerous additional lots throughout Ward 1 that could be used for new home sites.

Kienlen has the largest number of contiguous vacant lots with 17. This area is located on a major thoroughfare in the city of Pine Lawn and the homes on the lots were demolished for a roadway expansion project. The lots are currently owned by St. Louis County. The expansion project is scheduled for 2003, once the project is completed, ownership of the remaining portions of the lots will be returned to the City of Pine Lawn.

As with new construction of infill housing, rehabilitation and demolition are also easier and more economically feasible in areas consisting of contiguous lots. Clusters of 2 or more contiguous lots either requiring major rehab, vacant or in very poor condition possibly

requiring demolition were identified and are listed below:

Streets	Contiguous Lots	Addresses	Ward
Lorraine	4	6210 * 6212 * 6214 * 6216 MR VP Vac. MR	1
Lorraine	3	6220 * 6222 * 6224 VP MR VP	1
Lexington	2	6222 * 6224 MR MR	1
MR=Major Rehab; VP= Very Poor Condition; Vac.= Vacant Lot			

The 6200 block of Lorraine has two separate sites that may be appropriate for rehabilitation and possibly demolition to make room for infill housing. The sites are located close in proximity to one another only separated by one home that is in good condition. Across the street from these two sites is an area of three contiguous vacant lots, therefore several areas on Lorraine could be considered for demolition, rehab and redevelopment.

The 6200 block of Lexington has 2 consecutive lots requiring major rehab on the corner of Lexington and Crescent. The 2-lot site on Lexington backs up to the 3 contiguous vacant lots on Lorraine, which comprises a total of 5 lots that could possibly be redeveloped.



Ward 2

Ward 2 has 43 vacant lots within its borders. It is often more economically feasible to construct new housing in an area that provides several contiguous vacant lots as opposed to isolated lots dispersed through the community. Three clusters of 2 or more contiguous vacant lots are recommended for infill housing at the following locations:

Street	Contiguous Vacant Lots	Addresses	Ward
Oakwood	2	4303 * 4306	2
Rossiter	2	3717 * 3719	2
Vetter	2	6222 * 6224	2

The following recommendations relate to the possibility of rehab, demolition and new construction for certain areas of the Second Ward in the City of Pine Lawn.

Streets	Contiguous Lots	Addresses	Ward
Edgewood	2	4240 * 4244 VP VP	2

Edgewood	3	4610 * 4612 * 4620 VP VP Vac.	2
Ravenwood	2	4403 * 4405 MR MR	2
Ravenwood	2	4225a * 4225b * 4227 MR MR Vac.	2
Salome	3	3742 * 3744 * 3748 MR MR Vac.	2
Vetter	4	6218 * 6220 * 6222 * 6224 MR VP Vac. Vac.	2
MR=Major Rehab; VP= Very Poor Condition; Vac.= Vacant Lot			

The 4200 and 4600 blocks of Edgewood have areas of 2 or more contiguous lots in very poor condition. Depending on the interior of these properties, the appropriate action may be to demolish these structures and construct new housing.

The 4200 and 4400 blocks of Ravenwood have locations of 2 or more consecutive lots requiring major rehabilitation. Again, depending on the interior conditions of these homes, it may be more beneficial to construct new housing at these locations than to concentrate on code enforcement and rehabilitation.

The 3700 block of Salome has two lots requiring major rehab and an adjacent vacant lot. Code enforcement should be enforced at this location and the City may want to consider demolishing the existing structures and constructing new housing.

The 6200 block of Vetter has a lot requiring major rehab, a lot in very poor condition and two adjoining vacant lots. This may be a prime location to demolish existing structures and construct new housing for the City of Pine Lawn.



Ward 3

Ward 3 has 46 vacant lots within its borders, which offers many opportunities for infill housing. The new construction which is nearly complete along Council Grove can serve as a springboard for more new infill construction. The location of the new Pine Lawn community health center has been tentatively chosen. It is currently scheduled to be located in the old school building located at 6111 Joliet. Once operational, this new health center could become an anchor in this part of the community.

Other locations recommended for infill housing are located in the following chart.

Street	Contiguous Vacant Lots	Addresses	Ward
Council Grove	3	3926 * 3928 * 3930	3
Beachwood	2	4004 * 4006	3
Charlotte	2	6112 * 6114	3
Council Grove	2	4016 * 4018 Future New Homes	3

Grimshaw	2	6100 * 6110	3
Oakwood	2	3908 * 3910	3
Vetter	2	6111 * 6113	3

The following recommendations relate to the possibility of rehab, demolition and new construction for certain areas of the Third Ward in the City of Pine Lawn.

Streets	Contiguous Lots	Addresses	Ward
Dowler	2	6212 * 6216 MR MR	3
Philbrook	5	3909 * 3911 * 3913* 3915 * 3917 MR MR Vac. MR MR	3
Philbrook	2	3830 * 3832 MR MR	3
St. Paul	3	6106 * 6108 * 6114 MR MR MR	3
MR=Major Rehab; VP= Very Poor Condition; Vac.= Vacant Lot			

Between 3830 and 3917 Philbrook there are six (6) houses in need of major rehab and one (1) vacant lot. In the short term the City of Pine Lawn should look to direct concentrated code enforcement in combination with rehab dollars for those with the inability to pay for major repairs. For vacant units, the city should consider the demolition of these very small houses in order to encourage the construction of larger new homes.

Several houses requiring major rehab along the 6100 block of St. Paul should be rehabilitated. Improving the physical appearance of the houses in this area will help to make the neighborhood adjacent to the health center more viable.



Ward 4

Ward 4 has 33 vacant lots within its borders, which offers many opportunities for infill housing. Locations recommended for infill housing are located in the following chart.

Street	Contiguous Vacant Lots	Addresses	Ward
Beachwood	4	4325 * 4327 * 4329a * 4329b	4
Beachwood	3	4301 * 4303 * 4305	4
Beachwood	2	4311 * 4313	4
Hamilton	2	4712 * 4714	4
Rosewood	4	4414 * 4424 * 4426 * 4428	4
Stratford	2	6711 * 6713	4

The following recommendations relate to the possibility of rehab, demolition and new construction for certain areas of the Fourth Ward in the City of pine Lawn.

Streets	Contiguous Lots	Addresses	Ward
Beachwood	2	4331 * 4333 MR MR	4
Beachwood	2	4202 * 4206 MR MR	4
Oakwood	6	4214 * 4218 * 4222 * 4224 * 4232 * 4234 MR MR VP Vac. MR MR	4
Oakwood	5	4503 * 4505 * 4507 * 4511 * 4519 MR MR MR MR MR	4
Oakwood	4	3908 * 3910 * 3912 * 3914 Vac. Vac. MR Vac.	
Reichman	2	6205a * 6205b MR MR	4
Reichman	2	6211 * 6213 MR MR	4
Westerhoff	3	6210 * 6216 * 6218 VP MR MR	4
MR=Major Rehab; VP= Very Poor Condition; Vac.= Vacant Lot			

The 4200 block of Oakwood should receive concentrated code enforcement coupled with the provision of dollars for home owners unable to renovate and maintain their property. Also, in cases where homes are vacant, the City should look to turning these properties over to not for profits interested in rehabilitating these houses and making them available to new home buyers

In the 4500 block of Oakwood, between 4503 and 4519, there are five (5) homes in need of major rehab. Most of these houses could use substantial investment in order to make them code compliant and attractive to new buyers. The recommendations listed for the 4200 block of Oakwood also apply for this block.

The 4200 and 4300 blocks of Beachwood include several properties in need of major rehab in addition to 7-9 vacant lots that are excellent candidates for new infill construction. Therefore, the City of Pine Lawn should look to encourage new construction and the rehab of existing properties

In addition to the specific recommendations outlined earlier for all of the 4 wards, the City should pursue a strategy that calls for targeted and uniform code enforcement, the rehabilitation of certain viable units throughout the City, along with the demolition and clearing of functionally obsolete houses, to encourage new construction.