



Community Link Program

Public Affairs Program • Maxwell School of Citizenship and Public Affairs • Syracuse University

ATTITUDES TOWARDS THE 2018 HOUSING ENVIRONMENT AROUND SYRACUSE UNIVERSITY

A Study Conducted for the University Neighborhood Preservation Association
By Sarah Kelly
April 2018

**Attitudes Towards the 2018 Housing Environment Around Syracuse University
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EXECUTIVE SUMMARY

Introduction: This study reports the results of a survey by the University Neighborhood Preservation Association (UNPA) to determine stakeholder's expectations of the impending housing environment around Syracuse University in 2018. The results will be presented in a report to the Director of UNPA. This report will be used to understand stakeholder's expectations and to create an action plan for UNPA that best supports those expectations.

Methods: The data were collected from an online survey of participants in the surrounding neighborhood community. The list of participants comes from 5 different email lists and the people who have "liked" the UNPA Facebook page. The target population is unknown due to crossover between email lists and Facebook likes; however, there are approximately 2,000 people in the target population who were sent the survey, of which 196 (10%) responses were collected.

Findings:

1. 54% of respondents said that the most effective way to improve the neighborhood during the time of transition is to "increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood." (n=193)
2. The most frequently selected responses were "boost owner occupancy" (40%) and "increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood" (40%) when describing the most effective way to ensure that the current state of transition improves rather than harms the neighborhood. (n=193)
3. 52% of respondents said that UNPA should "allow the diversity of the student body at Ed Smith to be fully represented" to best support the Ed Smith community. (n=190)
4. The most frequently selected response was "Increasing traditional owner occupancy by families with children" when describing the second best way for UNPA to support the Ed Smith community (48%). (n=190)
5. 65% of respondents said the best housing opportunity in the immediate Eastside/University/Westcott Neighborhood is "housing that allows occupants to comfortably 'age in place.'" (n=193)
6. The most frequently selected response was "housing that provides supported independent living for people with disabilities" (52%) when describing the next best housing opportunities in the immediate Eastside/University/Westcott Neighborhood. (n=189)

7. 49% of respondents said the best way to improve the health and stability of the neighborhood is “increased owner occupancy by attracting professionals who can walk or bike to work” and 17% of respondents said the best way to improve the health and stability of the neighborhood is “changing the rental model.” (n=196)
8. The most frequently selected responses were “changing the rental model” (30%) and “increased owner occupancy by ensuring more opportunities for first-time and low income buyers (29%) when discussing the second best ways to improve the health and stability of the neighborhood. (n=194)
9. The most frequently selected response was “continue and increase the type of backing already provided for owner-occupants to purchase and improve their homes” when describing what type of incentives and financial subsidies should be offered by UNPA and other area organizations and funders (70%). (n=195)
10. 36% of respondents said they support opportunities for new places of business “only where currently zoned for business; keep residential areas fully residential,” and 32% of respondents said they support opportunities for new places of business to “increase mixed-use character of more areas of the neighborhood.” (n=194)
11. The most frequently selected responses were “ensure that any new businesses will confer community benefits” and “support only small and local businesses” when describing the second best opportunity for new places of business in the Eastside/University/Westcott Neighborhood that the respondent would support (73%). (n=193)

INTRODUCTION

This study reports the results of a survey by the University Neighborhood Preservation Association (UNPA) to determine stakeholder's expectations of the impending housing environment around Syracuse University in 2018. The information collected from this study will be used to help UNPA determine how to help the University Neighborhood and continue in its mission to "promote owner-occupancy of homes in the area east of Syracuse University campus; provide homebuyers assistance, low-interest home improvements loans, and other incentives; market the University Neighborhood as a good place to live; and partner with municipal agencies, the University, and other neighborhood organizations to do so." Assessing the attitudes of respondents regarding what they would like to see in the Neighborhood, as well as how UNPA can help, will allow UNPA to best serve those living in the Neighborhood.

METHODS

How Data Were Collected

Instrument Design: Survey was designed by the client and edited by the researcher.

Data Collection Method: The respondents were emailed a web link to complete the survey on February 5, 2018, and again on February 13, 2018. The survey was closed March 5, 2018, giving respondents a month to complete the online survey.

Target Population and Sample: The target population is unknown due to an unknown number of emails in each email list and a crossover between email lists and Facebook likes. There are approximately 500 “likes” on UNPA’s Facebook page, all of which could have taken the survey. There is no way to know who took the survey from the link on the Facebook page, so we will assume that nobody did. There are approximately 2,000 people in the target population who were sent the survey, of which 196 responses (10 %) (sample) were collected. Figure 1 shows the different email lists that were sent the survey.

Figure 1:

SEUNA
Ed Smith Listserv
Nottingham High School Listserv
Westcott Neighborhood Association
Thornden Park Association

Quality of Data

Representativeness: We do not know if the percentage of respondents from each of the five categories of how respondents describe themselves is equivalent to the ratio of the percentage of people from each of the five categories in the target population; therefore, it is unknown if the data is representative. Since the target population is unknown, it cannot be determined if the data represents the target population. The following graphs show information on the sample with respect to zip code and self-description by the respondent.

Figure 2:

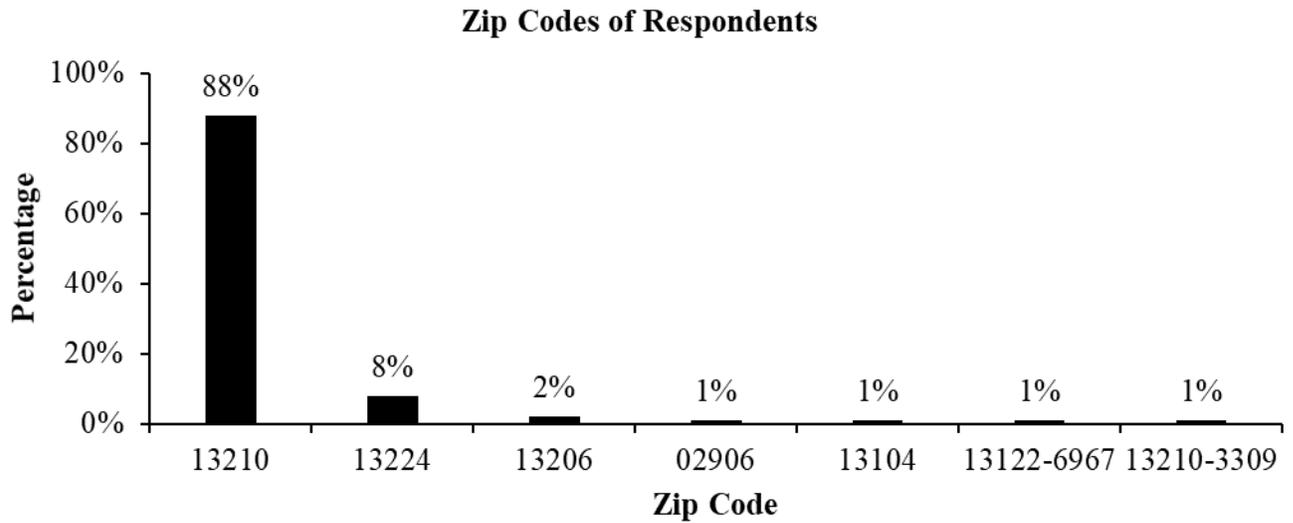
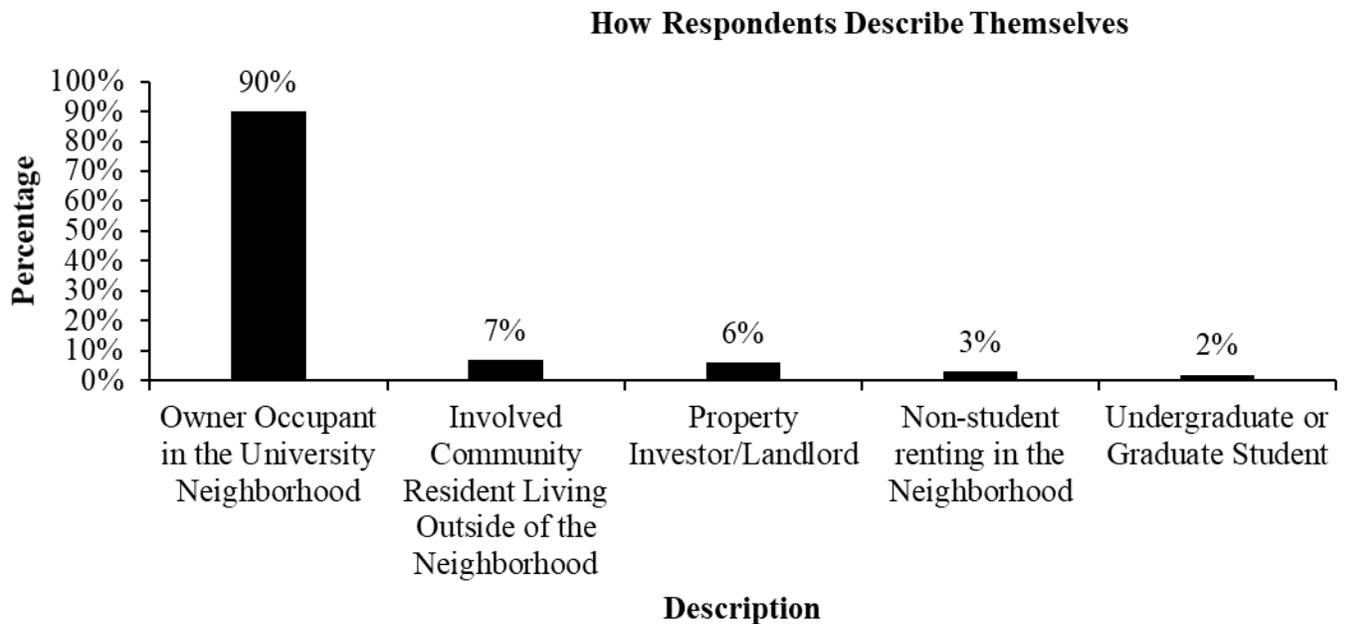


Figure 3:

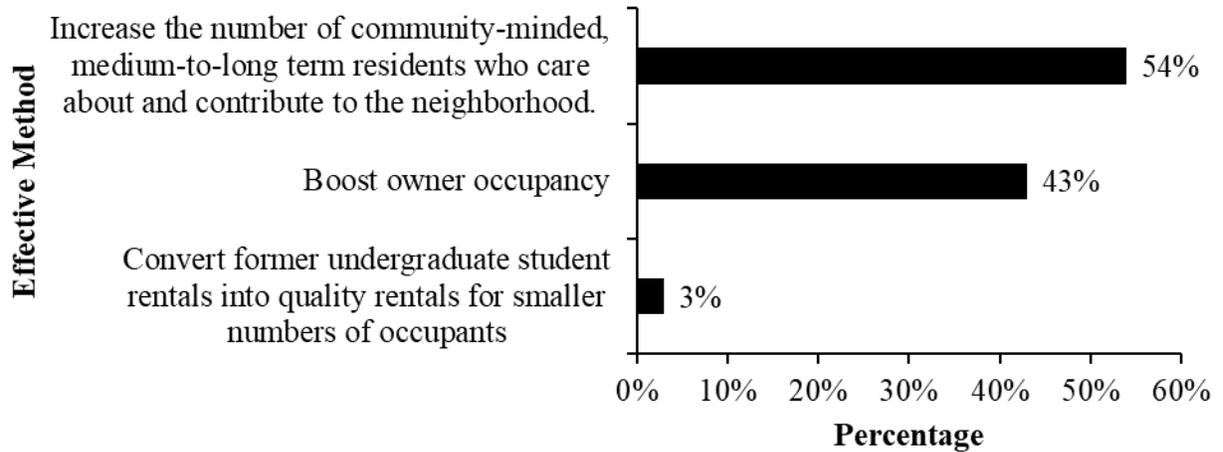


Accuracy: Respondents may not have understood the format of the survey, as most questions were asked twice – the first time to ask the respondent what the most important option was (a “one answer” finding), and a second time to ask the respondent what the next most important options were (a “select all that apply” finding). There is nothing in the survey preventing the respondent for picking the same choice twice, once in each question, which would make their particular choice seem more important. Respondents may have also been confused when answering the second question – they could pick more than one option, but in some cases they only picked one option. The questions are also wordy and often provide context to the question, which can cause a bias answer.

FINDINGS

1. 54% of respondents said that the most effective way to improve the neighborhood during the time of transition is to “increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood.”

Attitudes Towards the Best Way to Improve the Neighborhood (n=193)

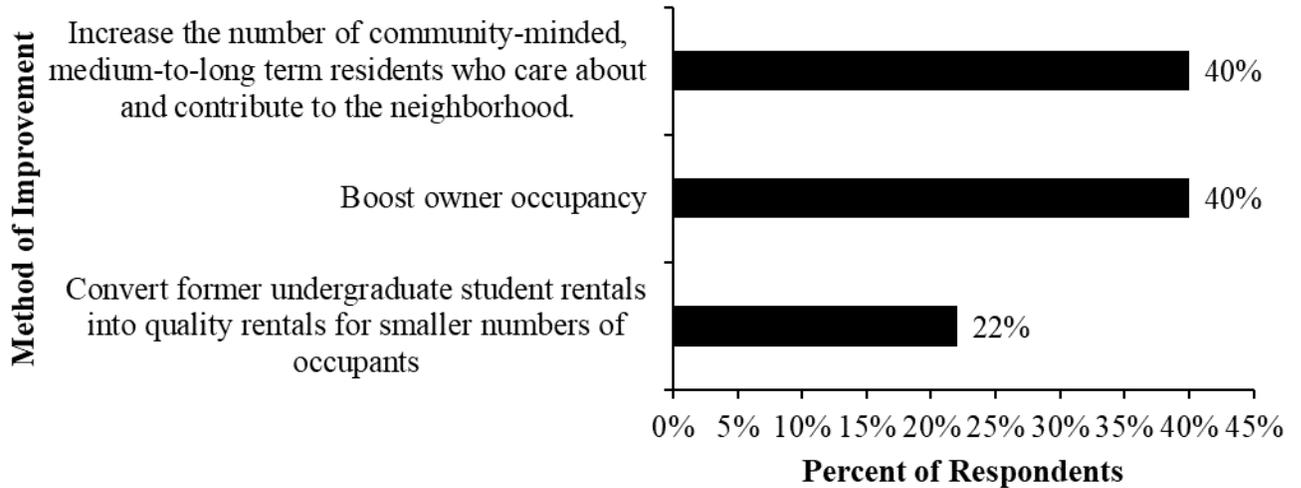


Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: Three respondents did not answer the question. “Boost owner occupancy” and “increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood” are redundant choices and methods of improvement. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

- The most frequently selected responses were “boost owner occupancy” (40%) and “increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood” (40%) when describing the most effective way to ensure that the current state of transition improves rather than harms the neighborhood.

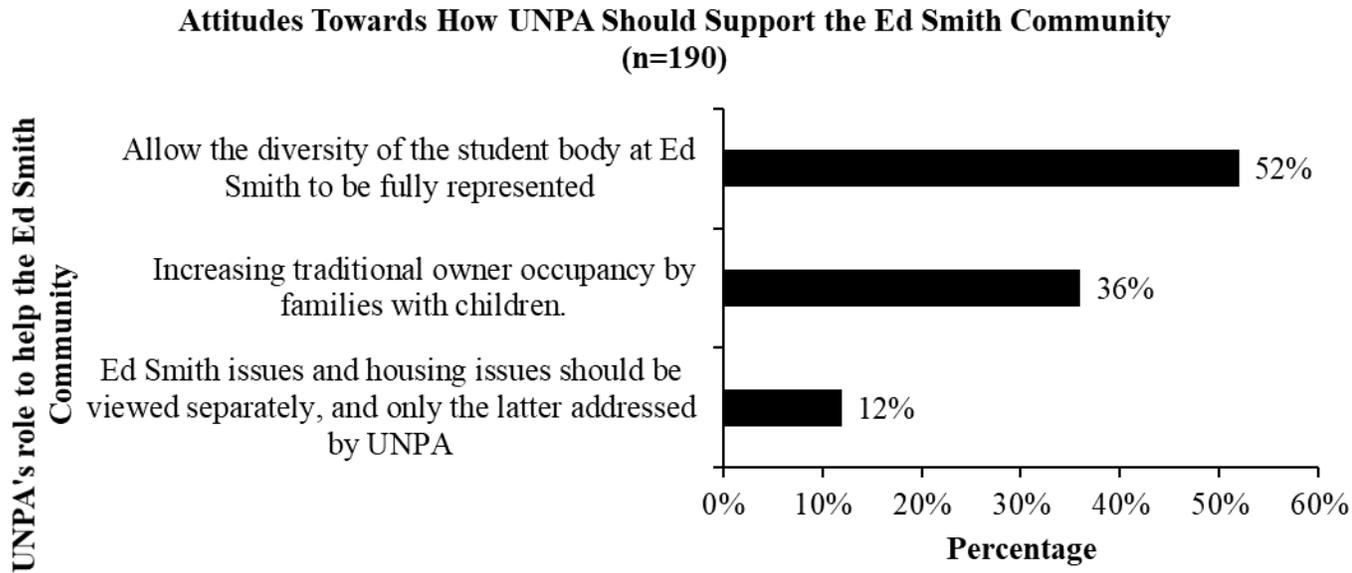
**Attitudes Towards the Second Best Way to Improve the Neighborhood
(n=193)**



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. “Boost owner occupancy” and “increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood” are redundant choices and methods of improvement. Only 3 respondents selected multiple choices, which is why the graph only adds up to 102%. Three respondents did not answer the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

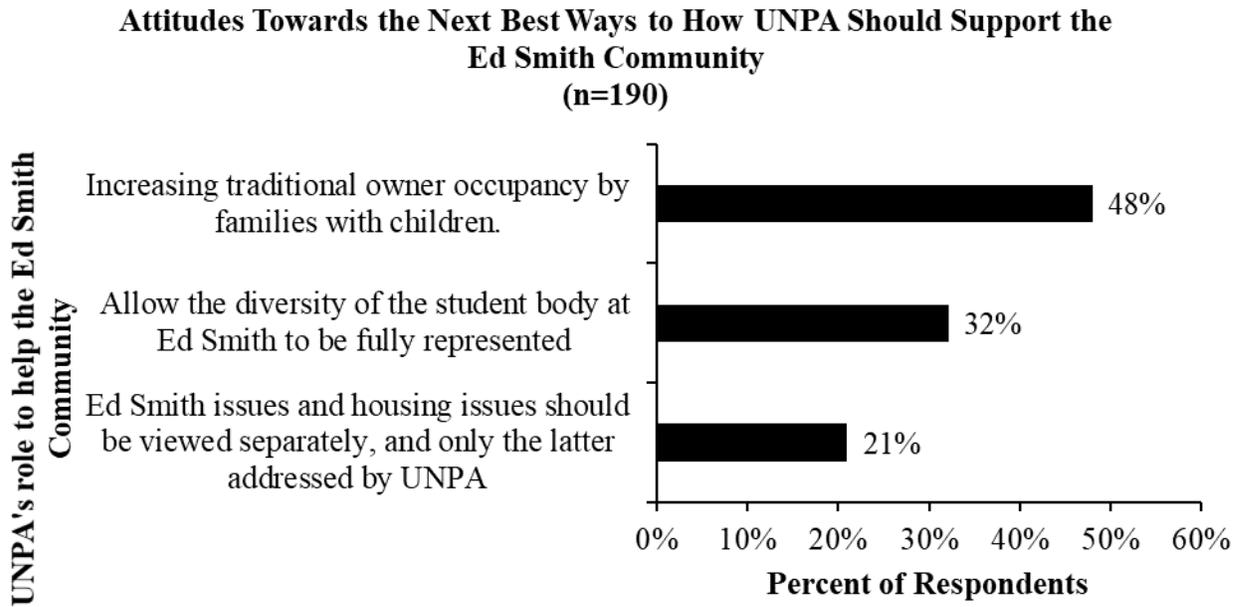
- 52% of respondents said that UNPA should “allow the diversity of the student body at Ed Smith to be fully represented” to best support the Ed Smith community.



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: Six respondents did not answer the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

4. The most frequently selected response was “Increasing traditional owner occupancy by families with children” when describing the second best way for UNPA to support the Ed Smith community (48%).

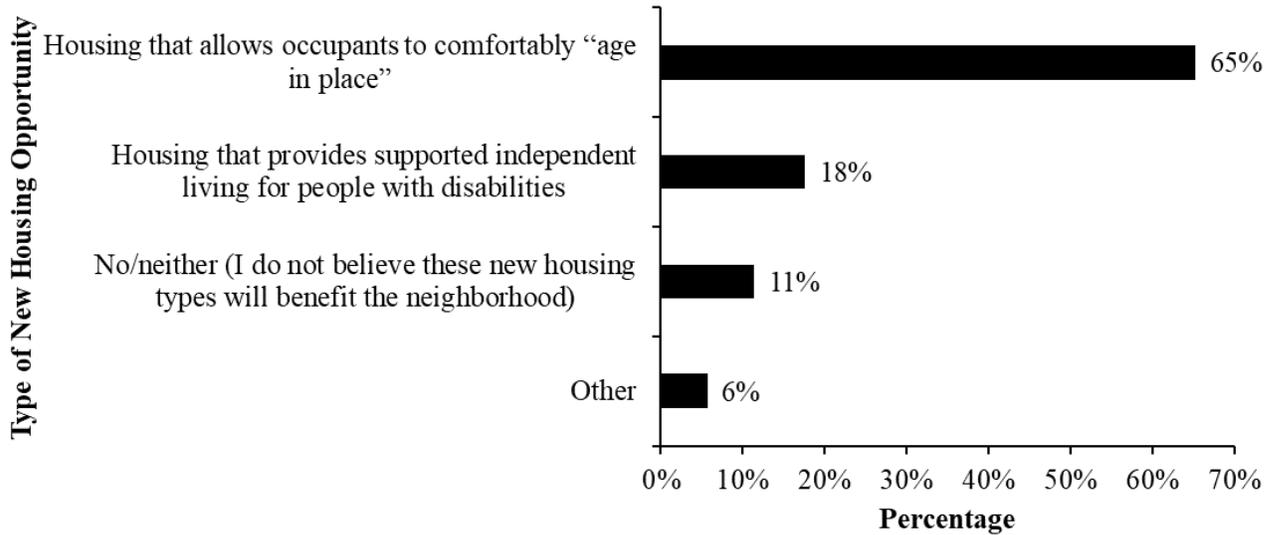


Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. Only 2 respondents selected multiple choices, which is why the graph only adds up to 101%. Six respondents did not answer the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

- 65% of respondents said the best housing opportunity in the immediate Eastside/University/Westcott Neighborhood is “housing that allows occupants to comfortably ‘age in place.’”

Attitudes Towards the Best Housing Opportunities in the Immediate Eastside/University/Westcott Neighborhood (n=193)



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: Three respondents did not answer the question. The full responses to the “other” question can be found in Appendix III and below. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

Open-Ended Responses (“Other”):

Integrated student and elderly housing.

It depends upon the intended prevalence of these housing opportunities

These issues are best left to homeowners individually.

Co-housing, where smaller dwellings are clustered with larger common spaces for shared resources and meals. This allows for multigenerational living that can approximate the extended family arrangements that used to be common. It would be an interesting project for architecture students to figure out how to retrofit the housing stock in the area for such living, and how to get zoning approval for it.

Improved Snow removal walks clearing

Housing for invested owner occupants with children and highly incentivized two family purchases for owner occupants.

this is a confusing question-

Redone to allow one family conversion to multi family and financially encourage conversion to condominiums

The market will determine housing opportunities

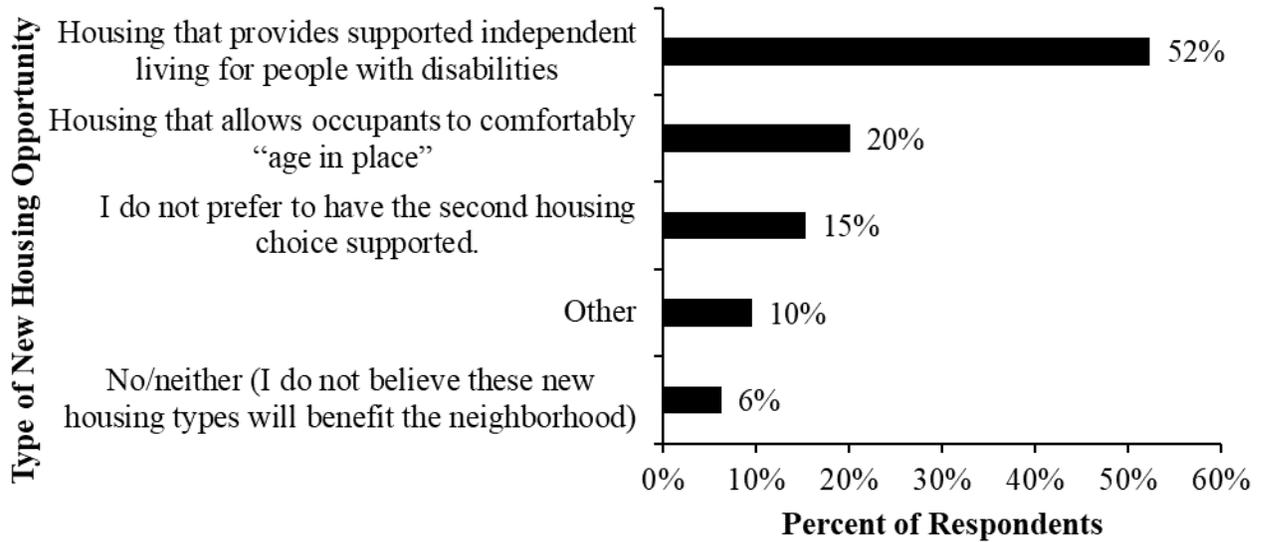
Accessible housing, such as the first option, that is made available to all members of the community who may benefit, rather than limit the vision to aging senior citizens. Students with

disabilities including those with mobility impairments lack access to affordable and accessible housing off campus. They are forced into the few options available, often at the newer "luxury" apartments which charge more than they can afford. Welcoming them into this neighborhood would strengthen and enrich the community that already exists here.

I am unfamiliar with level of need for these two types of housing in Syracuse to judge if these are important for our neighborhood. I do think Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs is important.

6. The most frequently selected response was “housing that provides supported independent living for people with disabilities” (52%) when describing the next best housing opportunities in the immediate Eastside/University/Westcott Neighborhood.

**Attitudes Towards the Next Best Housing Opportunities in the Immediate Eastside/University/Westcott Neighborhood
(n=189)**

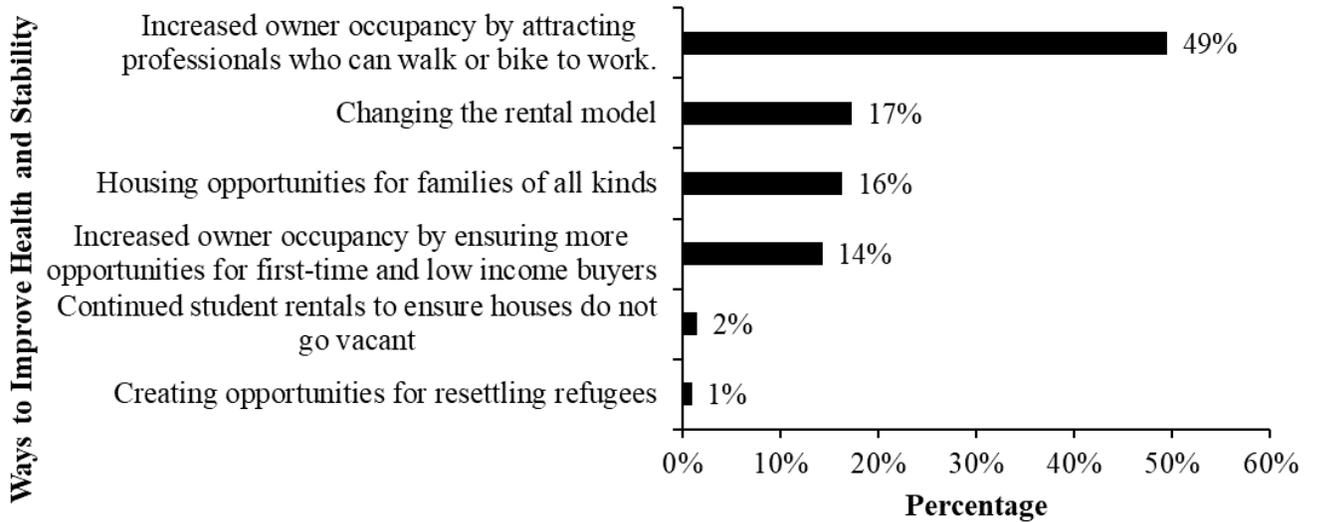


Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. Only seven respondents selected multiple choices, which is why the graph only adds up to 103%. Seven respondents did not answer the question. “Other” responses were broken into four categories: different types of housing (8); not applicable/outside comment (4); repeats an answer option (3); improving aesthetic/attitude of neighborhood (3). The full responses to the “other” question can be found in Appendix III. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

7. 49% of respondents said the best way to improve the health and stability of the neighborhood is “increased owner occupancy by attracting professionals who can walk or bike to work” and 17% of respondents said the best way to improve the health and stability of the neighborhood is “changing the rental model.”

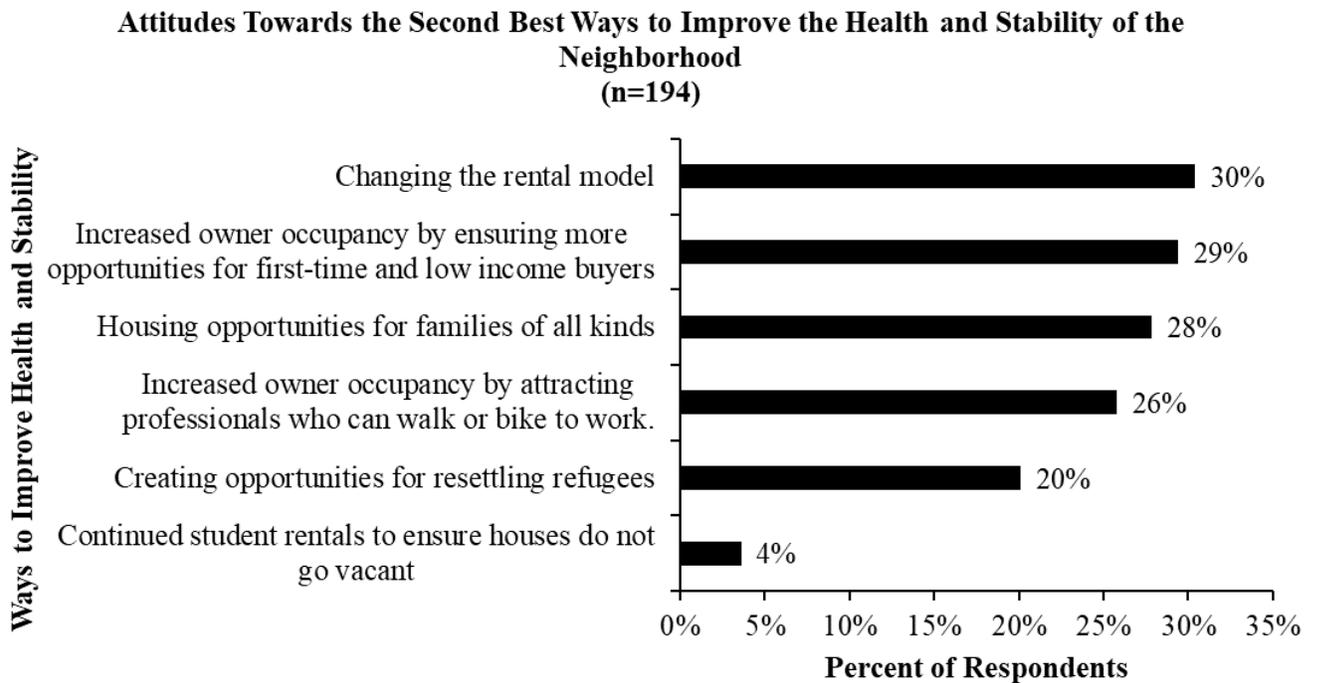
Attitudes Towards the Best Way to Improve the Health and Stability of the Neighborhood
(n=196)



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: All respondents answered the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

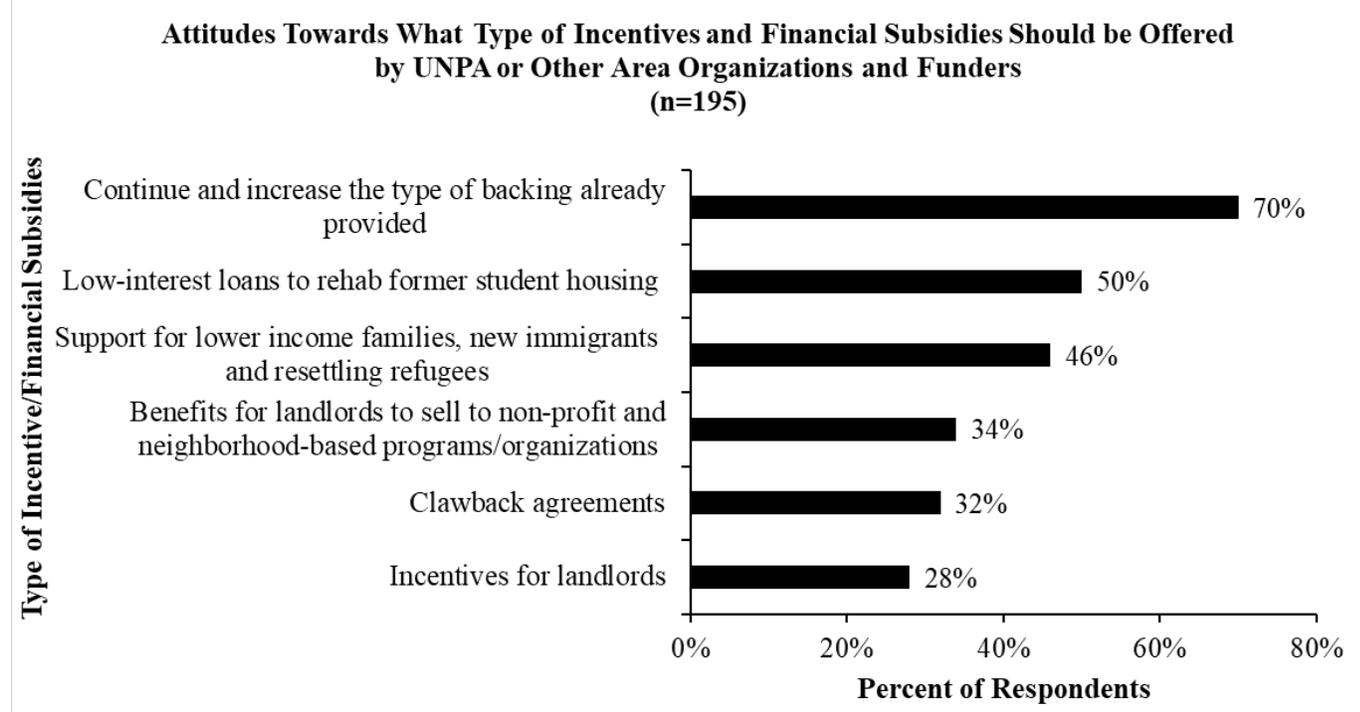
8. The most frequently selected responses were “changing the rental model” (30%) and “increased owner occupancy by ensuring more opportunities for first-time and low income buyers” (29%) when discussing the second best ways to improve the health and stability of the neighborhood.



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. Only 35 respondents selected multiple choices. Two respondents did not answer the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

9. The most frequently selected response was “continue and increase the type of backing already provided for owner-occupants to purchase and improve their homes” when describing what type of incentives and financial subsidies should be offered by UNPA and other area organizations and funders (70%).

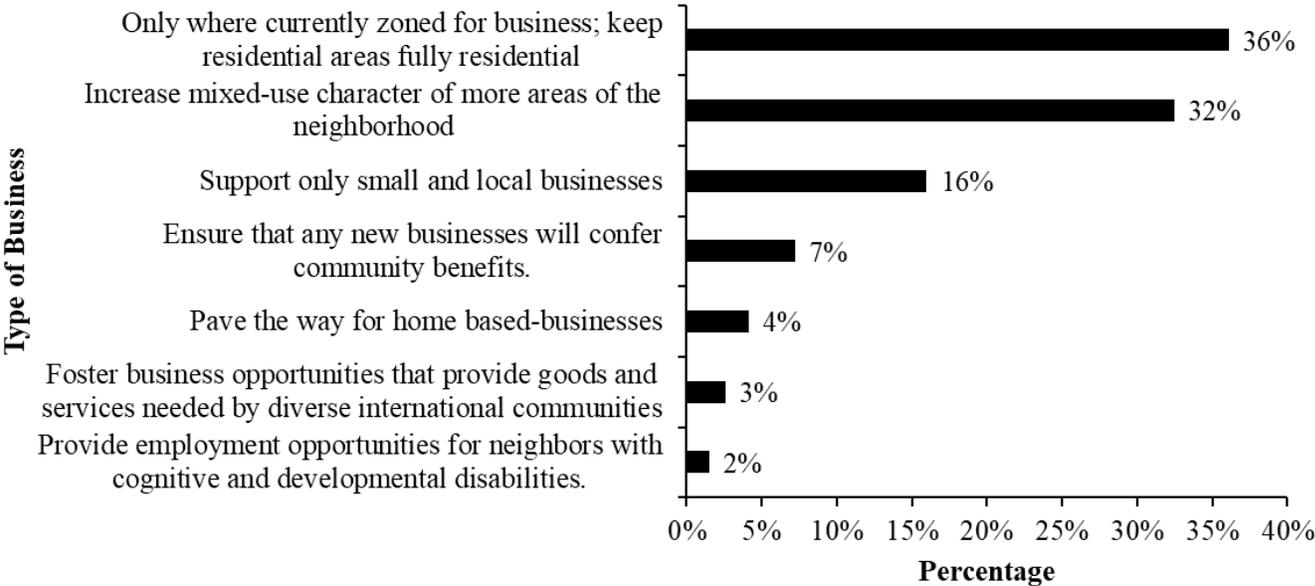


Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. 125 respondents selected multiple choices. One respondent did not answer the question. Answer choices were shortened to fit onto the graph. To see the full answer choice, see Appendix I.

10. 36% of respondents said they support opportunities for new places of business “only where currently zoned for business; keep residential areas fully residential,” and 32% of respondents said they support opportunities for new places of business to “increase mixed-use character of more areas of the neighborhood.”

Attitudes Towards the Best Opportunities for New Places of Business in the Eastside/University/Westcott Neighborhood that Should be Supported (n=194)

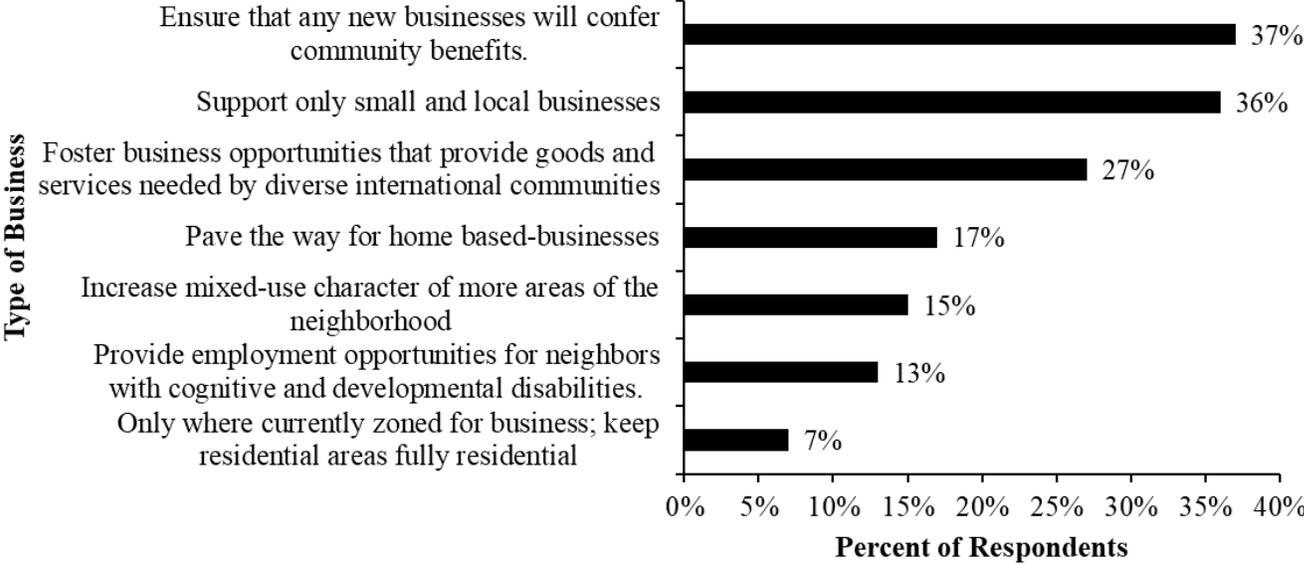


Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: Two respondents did not answer the question.

11. The most frequently selected responses were “ensure that any new businesses will confer community benefits” and “support only small and local businesses” when describing the second best opportunity for new places of business in the Eastside/University/Westcott Neighborhood that the respondent would support (73%).

Attitudes Towards the Next Best Opportunities for New Places of Business in the Eastside/University/Westcott Neighborhood that Should be Supported (n=193)



Source: Data collected for the University Neighborhood Preservation Association by Sarah Kelly, Community Link Project, Syracuse University, April 2018.

Comment: The graph adds up to more than 100% because respondents were allowed to select all applicable responses. Only 50 respondents selected multiple choices. Three respondents did not answer the question.

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Codebook & Spreadsheet

Appendix I

Blank Survey

What is your zip code?

Open response

Which of the following best describes you? (Select all that apply)

Owner occupant in the University Neighborhood

Undergraduate or graduate student

Property Investor / Landlord

Non-student renting in the neighborhood

Involved community resident living outside of neighborhood

New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? Select the most important choice. Choose the second most important in the next question to follow.

Boost owner occupancy, especially by area professionals, with an eye towards increasing home values.

Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants.

Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood.

Select the items that you believe are the second most important. New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood?

Boost owner occupancy, especially by area professionals, with an eye towards increasing home values.

Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants.

Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood.

Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. Select the most important choice. Choose the second most important in the next question to follow.

Strengthen the base of area students who attend the school by increasing traditional owner occupancy by families with children.

Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees.

Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA.

Select the items that you believe are the next second most important. Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District.

Strengthen the base of area students who attend the school by increasing traditional owner occupancy by families with children.

Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees.

Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA.

Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? Select the most important choice. Choose the second most important in the next question to follow.

Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations.

Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for adults who have grown up in the neighborhood and whose families live nearby.

No/neither (I do not believe these new housing types will benefit the neighborhood).

Other (please specify).

Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood?

Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations.

Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for adults who have grown up in the neighborhood and whose families live nearby.

No/neither (I do not believe these new housing types will benefit the neighborhood).

I do not prefer to have the second housing choice supported.

Other (please specify).

What is the most important way to improve the health and stability of our neighborhood? Select the most important choice. Choose the second most important in the next question to follow (where you can select multiple choices).

Increased owner occupancy, especially by drawing on our proximity to SU and the hospitals to attract professionals who can walk or bike to work.

Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs.

Continued student rentals to ensure houses do not go vacant.

Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly.

Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc.

Creating opportunities for resettling refugees.

Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood?

Increased owner occupancy, especially by drawing on our proximity to SU and the hospitals to attract professionals who can walk or bike to work.

Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs.

Continued student rentals to ensure houses do not go vacant.

Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly.

Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc.

Creating opportunities for resettling refugees.

What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? Select all that apply.

Incentives for benevolent landlords who want to see both profitable investments and a positive contribution to the neighborhood.

Continue and increase the type of backing already provided for owner-occupants to purchase and improve their homes.

Supports specifically for lower income families, new immigrants and resettling refugees to rent, rent-to-own, or buy homes in the neighborhood.

Low-interest loans for investors looking to rehab former student housing for family rentals or for purchase by owner occupants.

Benefits for divesting landlords to sell to non-profit and neighborhood-based programs/organizations who will take over housing stock.

Use of claw-back agreements to ensure that any incentives offered to landlords or developers result in long-term community benefits.

Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? Select the most important choice. Choose the second most important in the next question to follow (where you can select multiple choices).

Only where currently zoned for business; keep residential areas fully residential.

Increase mixed-use character of more areas of the neighborhood.

Support only small and local businesses.

Foster business opportunities that provide goods and services needed by diverse international communities.

Provide employment opportunities for neighbors with cognitive and developmental disabilities.

Pave the way for home based-businesses.

Ensure that any new businesses will confer community benefits.

Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood?

Only where currently zoned for business; keep residential areas fully residential.

Increase mixed-use character of more areas of the neighborhood.

Support only small and local businesses.

Foster business opportunities that provide goods and services needed by diverse international communities.

Provide employment opportunities for neighbors with cognitive and developmental disabilities.

Pave the way for home based-businesses.

Ensure that any new businesses will confer community benefits.

Appendix II

Data Frequencies

What is your zip code? (n=196)

09206 (1%)

13104 (1%)

13206 (2%)

13210 (88%)

13224 (8%)

13122-6967 (1%)

13210-3309 (1%)

No response (0)

Which of the following best describes you? (Select all that apply) (n=195)

Owner occupant in the University Neighborhood (90%)

Undergraduate or graduate student (2%)

Property Investor / Landlord (6%)

Non-student renting in the neighborhood (3%)

Involved community resident living outside of neighborhood (7%)

No response (1)

New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? Select the most important choice. Choose the second most important in the next question to follow. (n=193)

Boost owner occupancy, especially by area professionals, with an eye towards increasing home values. (43%)

Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants. (3%)

Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood. (54%)

No response (3)

Select the items that you believe are the second most important. New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? (n=193)

Boost owner occupancy, especially by area professionals, with an eye towards increasing home values. (40%)

Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants. (22%)

Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood. (40%)

No response (3)

Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. Select the most important choice. Choose the second most important in the next question to follow. (n=190)

Strengthen the base of area students who attend the school by increasing traditional owner occupancy by families with children. (36%)

Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees. (52%)

Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA. (12%)

No response (6)

Select the items that you believe are the next second most important. Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between

neighborhood kids and those who are based in. These concerns are being actively addressed by parents and staff from within the school and the District. (n=190)

Strengthen the base of area students who attend the school by increasing traditional owner occupancy by families with children. (48%)

Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees. (32%)

Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA. (21%)

No response (6)

Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? Select the most important choice. Choose the second most important in the next question to follow. (n=193)

Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations. (65%)

Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for adults who have grown up in the neighborhood and whose families live nearby. (18%)

No/neither (I do not believe these new housing types will benefit the neighborhood). (11%)

Other (please specify). (6%)

No response (3)

Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? (n=189)

Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations. (20%)

Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for adults who have grown up in the neighborhood and whose families live nearby. (n=52%)

No/neither (I do not believe these new housing types will benefit the neighborhood). (6%)

I do not prefer to have the second housing choice supported. (15%)

Other (please specify). (10%)

No response (7)

What is the most important way to improve the health and stability of our neighborhood? Select the most important choice. Choose the second most important in the next question to follow (where you can select multiple choices). (n=196)

Increased owner occupancy, especially by drawing on our proximity to SU and the hospitals to attract professionals who can walk or bike to work. (50%)

Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs. (14%)

Continued student rentals to ensure houses do not go vacant. (1%)

Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly. (17%)

Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc. (16%)

Creating opportunities for resettling refugees. (1%)

No response (0)

Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? (n=194)

Increased owner occupancy, especially by drawing on our proximity to SU and the hospitals to attract professionals who can walk or bike to work. (26%)

Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs. (29%)

Continued student rentals to ensure houses do not go vacant. (4%)

Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly. (30%)

Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc. (28%)

Creating opportunities for resettling refugees. (20%)

No response (2)

What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? Select all that apply. (n=195)

Incentives for benevolent landlords who want to see both profitable investments and a positive contribution to the neighborhood. (28%)

Continue and increase the type of backing already provided for owner-occupants to purchase and improve their homes. (70%)

Supports specifically for lower income families, new immigrants and resettling refugees to rent, rent-to-own, or buy homes in the neighborhood. (46%)

Low-interest loans for investors looking to rehab former student housing for family rentals or for purchase by owner occupants. (50%)

Benefits for divesting landlords to sell to non-profit and neighborhood-based programs/organizations who will take over housing stock. (34%)

Use of claw-back agreements to ensure that any incentives offered to landlords or developers result in long-term community benefits. (32%)

No response (1)

Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? Select the most important choice. Choose the second most important in the next question to follow (where you can select multiple choices). (n=194)

Only where currently zoned for business; keep residential areas fully residential. (36%)

Increase mixed-use character of more areas of the neighborhood. (32%)

Support only small and local businesses. (16%)

Foster business opportunities that provide goods and services needed by diverse international communities. (3%)

Provide employment opportunities for neighbors with cognitive and developmental disabilities. (2%)

Pave the way for home based-businesses. (4%)

Ensure that any new businesses will confer community benefits. (7%)

No response (2)

Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? (n=193)

Only where currently zoned for business; keep residential areas fully residential. (7%)

Increase mixed-use character of more areas of the neighborhood. (15%)

Support only small and local businesses. (36%)

Foster business opportunities that provide goods and services needed by diverse international communities. (27%)

Provide employment opportunities for neighbors with cognitive and developmental disabilities. (13%)

Pave the way for home based-businesses. (17%)

Ensure that any new businesses will confer community benefits. (37%)

No response (3)

Appendix III

Open-Ended Responses

Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? Select the most important choice. Choose the second most important in the next question to follow. (n=11)

Integrated student and elderly housing.

It depends upon the intended prevalence of these housing opportunities

These issues are best left to homeowners individually.

Co-housing, where smaller dwellings are clustered with larger common spaces for shared resources and meals. This allows for multigenerational living that can approximate the extended family arrangements that used to be common. It would be an interesting project for architecture students to figure out how to retrofit the housing stock in the area for such living, and how to get zoning approval for it.

Improved Snow removal walks clearing

Housing for invested owner occupants with children and highly incentivized two family purchases for owner occupants.

this is a confusing question-

Redone to allow one family conversion to multi family and financially encourage conversion to condominiums

The market will determine housing opportunities

Accessible housing, such as the first option, that is made available to all members of the community who may benefit, rather than limit the vision to aging senior citizens. Students with disabilities including those with mobility impairments lack access to affordable and accessible housing off campus. They are forced into the few options available, often at the newer "luxury" apartments which charge more than they can afford. Welcoming them into this neighborhood would strengthen and enrich the community that already exists here.

I am unfamiliar with level of need for these two types of housing in Syracuse to judge if these are important for our neighborhood. I do think Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs is important.

Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? (n=18)

Different types of housing = 1

Not applicable/outside comment = 2

Repeats an answer option = 3

Improving aesthetic/attitude of neighborhood = 4

1 - Housing for artist residencies in which artists are asked to provide wholesome community programming, such as painting workshops for kids, in exchange for free or cheap rent

3 - especially for adults who have grown up in the neighborhood

1 - Housing that supports first time homeowners and those seeking a second home as a family grows

3 - I do not prefer to have the second housing choice supported, and here's why: group homes don't make the same positive contributions to the neighborhood as owner-occupied homes. Because of their lack of incentive to improve the neighborhood and lack of accountability, they bring problems (litter, parking problems, unmaintained sidewalks, disinvestment in property) associated with the state property at Bradford and Genesee and the Catholic Charities property at Meadowbrook and Montana.

1 - covert/renovate student rentals to owner-occ

4 - need a group of architects to improve the aesthetics of declined neighborhoods by suggesting improvements, backed by governmental funding for these renovations.

1 - Mixed use housing is appropriate in these neighborhood. Can accommodate student and family living.

1 - smaller living units, owner occupied or rental, patio homes, condominiums in large houses

4 - support high standards of maintenance and respect for laws about parking, trash and noise

2 - This is the only place I can comment on other questions - Ed Smith is already at capacity. Perhaps return to k- 5 and 6-8 at Levy? There is literally no room for new families so it should not be included as a benefit for moving to the city. Further, all of these new families moving in - it is a great idea but SU and Lemoyne and the local hospitals have job openings. There are no jobs - SU has cut a significant amount and relies on adjuncts and graduate students who need affordable housing. Creating jobs for graduate students who will stay in the neighborhood is essential. Further, who can afford the cost of the new apartments? Truly creating and increasing the economic divides between the University and the people of Syracuse. We pay taxes for three houses. We both went to graduate school at ESF-SU and purchased a home because we could afford to do so and rentals were dismal. However, now our children can not attend our local school as there is no room. We are over educated and under-employed. Rental income is our only income. Looking forward to hearing more ideas from our neighborhood. And, if we came to Syracuse now as graduate students (PhD programs) we would not be able to afford housing. The neighborhood has become increasingly white, middle class, and unwelcoming.

2 - don't understand question...still

1 - Conversions to one bedroom condominiums

4 - Also: work to counter elitist attitudes (e.g., even on this survey, supporting "professionals" as homeowners, a few questions back).

3 - I will second my first priority- create housing opportunities that are accessible to all rather than only small segments of the population.

2 - You spelled the word based wrong in the previous question ??

1 - more variety of rental types- studios, 1 bedrooms

1 - Re sheltered style housing: Work with su/esf/upstate on skill development for students in applicable programs. Important that ways to pay these students be explored to increase interest and retention and to limit exploitation of students.

2 - regarding the question about Ed Smith. Ed Smith is full. It is a neighborhood school. Few kids are 'bussed in' from a neighborhood where they would attend other schools. I am a current Ed Smith parent and this has been the case for a handful of years.

Appendix IV

CODEBOOK

COLUMN	FIELD NAME	DEFINITION	CODE
A	ID	Respondent's anonymous identification number	Code is identical to identification number
B	ZIP	Zip Code	Code is identical to zip code
C	DESCRIPTION.1	Which of the following best describes you? - Owner occupant in the University Neighborhood	1=Yes 2=No 99=No response
D	DESCRIPTION.2	Which of the following best describes you? - Undergraduate or graduate student	1=Yes 2=No 99=No response
E	DESCRIPTION.3	Which of the following best describes you? - Property Investor / Landlord	1=Yes 2=No 99=No response
F	DESCRIPTION.4	Which of the following best describes you? - Non-student renting in the neighborhood	1=Yes 2=No 99=No response
G	DESCRIPTION.5	Which of the following best describes you? - Involved community resident living outside of neighborhood	1=Yes 2=No 99=No response
H	IMPROVEMENT1	New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? Select the most important choice. Choose the second most important in the next question to follow.	1= Boost owner occupancy, especially by area professionals, with an eye towards increasing home values 2= Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants 3= Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood. 99= No response

I	IMPROVEMENT2.1	Select the items that you believe are the second most important. New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? - Boost owner occupancy, especially by area professionals, with an eye towards increasing home values	1= Yes 2= No 99= No response
J	IMPROVEMENT2.2	Select the items that you believe are the second most important. New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? - Convert former undergraduate student rentals into quality rentals for smaller numbers of occupants	1= Yes 2= No 99= No response
K	IMPROVEMENT2.3	Select the items that you believe are the second most important. New student housing developments and campus residency requirements at SU may reduce the level of demand for off-campus student rentals. Some estimates indicate that 200 single and multi-family houses could be vacant by the end of the year. In your opinion, what is the most effective way to ensure that this type of transition improves rather than harms our neighborhood? - Whether former student rentals are purchased by owner occupants or by responsible landlords, the important thing is to increase the number of community-minded, medium-to-long term residents who care about and contribute to the neighborhood.	1= Yes 2= No 99= No response
L	EDSMITH1	Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can	1= Strengthen the base of area students who attend the school by increasing traditional owner

		UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. Select the most important choice. Choose the second most important in the next question to follow.	occupancy by families with children. 2= Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees. 3= Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA 99= No response
M	EDSMITH2.1	Select the items that you believe are the next second most important. Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. - Strengthen the base of area students who attend the school by increasing traditional owner occupancy by families with children.	1= Yes 2= No 99= No response
N	EDSMITH2.2	Select the items that you believe are the next second most important. Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and	1= Yes 2= No 99= No response

		activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. - Allow the diversity of the student body at Ed Smith to be fully represented in the immediate neighborhood by creating access for new residents, such as families who rent, affordable/subsidized rent-to-own opportunities, and housing for resettling refugees.	
O	EDSMITH2.3	Select the items that you believe are the next second most important. Ed Smith PreK- 8 includes children from this attendance catchment area (immediate neighborhood and Outer Comstock) as well as students who hail from all over the city. What role can UNPA play in supporting the Ed Smith community? There are barriers to full participation in school events and activities for families who live in other areas, and often a divide between neighborhood kids and those who are bused in. These concerns are being actively addressed by parents and staff from within the school and the District. - Ed Smith issues and housing issues should be viewed separately, and only the latter addressed by UNPA	1= Yes 2= No 99= No response
P	NEWHOUSING1	Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? Select the most important choice.	1= Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations. 2= Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for

			adults who have grown up in the neighborhood and whose families live nearby. 3= No/neither (I do not believe these new housing types will benefit the neighborhood) 4= Other 99= No response
Q	NEWHOUSING2.1	Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? - Housing that allows occupants to comfortably “age in place”: sufficient first floor accommodations, wheel chair access, and other considerations – either through new building where feasible or grants and other supports directed at appropriate renovations.	1= Yes 2= No 99= No response
R	NEWHOUSING2.2	Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? - Housing that provides supported independent living in individual or small group settings for people with cognitive and intellectual disabilities, especially for adults who have grown up in the neighborhood and whose families live nearby.	1= Yes 2= No 99= No response
S	NEWHOUSING2.3	Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? - No/neither (I do not believe these new housing types will benefit the neighborhood)	1= Yes 2= No 99= No response
T	NEWHOUSING2.4	Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott	1= Yes 2= No 99= No response

		neighborhood? - I do not prefer to have the second housing choice supported.	
U	NEWHOUSING2.5	Select the items that you believe are the second most important. Would you like to see these new housing opportunities in the immediate Eastside/University/Westcott neighborhood? - Other	1= Yes 2= No 99= No response
U	HEALTH1	What is the most important way to improve the health and stability of our neighborhood? Select the most important choice. Choose the second most important in the next question to follow.	1=Increased owner occupancy, especially by drawing on our proximity to SU and the hospitals to attract professionals who can walk or bike to work. 2= Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs. 3= Continued student rentals to ensure houses do not go vacant 4= Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly 5= Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc. 6= Creating opportunities for resettling refugees 99= No response
Y	HEALTH2.1	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Increased owner occupancy, especially by drawing on our proximity to SU and	1= Yes 2= No 99= No response

		the hospitals to attract professionals who can walk or bike to work.	
Z	HEALTH2.2	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Increased owner occupancy by ensuring more opportunities for first-time and lower income buyers, such as rent-to-own programs.	1= Yes 2= No 99= No response
AA	HEALTH2.3	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Continued student rentals to ensure houses do not go vacant	1= Yes 2= No 99= No response
AB	HEALTH2.4	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Changing the rental model – fewer absentee commercial landlords; more community-rooted responsible landlords who provide quality housing stock, uphold law and code, maintain the integrity and curb appeal of homes and treat their tenants fairly	1= Yes 2= No 99= No response
AC	HEALTH2.5	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Housing opportunities for families of all kinds, including multigenerational homes, extended families, adults choosing to co-house, single parents, etc.	1= Yes 2= No 99= No response
AD	HEALTH2.6	Select the items that you believe are the second most important. What is the most important way to improve the health and stability of our neighborhood? - Creating opportunities for resettling refugees	1= Yes 2= No 99= No response
AE	FUNDING1	What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? - Incentives for benevolent landlords who want to see both profitable investments and a positive contribution to the neighborhood.	1= Yes 2= No 99= No response
AF	FUNDING2	What types of incentives and financial subsidies should be made available	1= Yes 2= No

		through UNPA or other area organizations and funders? - Continue and increase the type of backing already provided for owner-occupants to purchase and improve their homes.	99= No response
AG	FUNDING3	What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? - Supports specifically for lower income families, new immigrants and resettling refugees to rent, rent-to-own, or buy homes in the neighborhood.	1= Yes 2= No 99= No response
AH	FUNDING4	What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? - Low-interest loans for investors looking to rehab former student housing for family rentals or for purchase by owner occupants	1= Yes 2= No 99= No response
AI	FUNDING5	What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? - Benefits for divesting landlords to sell to non-profit and neighborhood-based programs/organizations who will take over housing stock	1= Yes 2= No 99= No response
AJ	FUNDING6	What types of incentives and financial subsidies should be made available through UNPA or other area organizations and funders? - Use of clawback agreements to ensure that any incentives offered to landlords or developers result in long-term community benefits.	1= Yes 2= No 99= No response
AK	BUSINESS1	Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? Select the most important choice.	1=Only where currently zoned for business; keep residential areas fully residential 2= Increase mixed-use character of more areas of the neighborhood 3= Support only small and local businesses 4= Foster business opportunities that provide goods and services needed by

			<p>diverse international communities</p> <p>5= Provide employment opportunities for neighbors with cognitive and developmental disabilities.</p> <p>6= Pave the way for home based-businesses</p> <p>7= Ensure that any new businesses will confer community benefits.</p> <p>99= No response</p>
AL	BUSINESS2.1	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Only where currently zoned for business; keep residential areas fully residential	<p>1= Yes</p> <p>2= No</p> <p>99= No response</p>
AM	BUSINESS2.2	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Increase mixed-use character of more areas of the neighborhood	<p>1= Yes</p> <p>2= No</p> <p>99= No response</p>
AN	BUSINESS2.3	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Support only small and local businesses	<p>1= Yes</p> <p>2= No</p> <p>99= No response</p>
AO	BUSINESS2.4	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Foster business opportunities that provide goods and services needed by diverse international communities	<p>1= Yes</p> <p>2= No</p> <p>99= No response</p>
AP	BUSINESS2.5	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott	<p>1= Yes</p> <p>2= No</p> <p>99= No response</p>

		neighborhood? - Provide employment opportunities for neighbors with cognitive and developmental disabilities.	
AQ	BUSINESS2.6	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Pave the way for home based-businesses	1= Yes 2= No 99= No response
AR	BUSINESS2.7	Select the items that you believe are the second most important. Do you support opportunities for new places of business in the Eastside/University/Westcott neighborhood? - Ensure that any new businesses will confer community benefits.	1= Yes 2= No 99= No response

SPREADSHEET

ID	ZIP	DESCRIPTION.1	DESCRIPTION.2	DESCRIPTION.3	DESCRIPTION.4	DESCRIPTION.5	IMPROVEMENT.1	IMPROVEMENT.2	IMPROVEMENT.2.1	IMPROVEMENT.2.2	IMPROVEMENT.2.3	EDSMITHI	EDSMITHI
3	196	13210	1	2	1	2	2	3	2	2	1	1	
4	195	13224	2	2	2	2	1	1	2	2	1	2	
5	194	13210	1	2	2	2	2	3	1	2	2	1	
6	193	13210	1	2	1	2	2	3	2	1	2	1	
7	192	13210	1	2	2	2	2	3	1	2	2	99	
8	191	13210	1	2	2	2	2	3	1	2	2	2	
9	190	13210	1	2	2	2	2	3	1	2	2	2	
10	189	13210	1	2	2	2	2	1	2	2	1	1	
11	188	13104	2	2	2	2	1	3	2	1	2	2	
12	187	13210	1	2	2	2	2	3	2	1	2	3	
13	186	13210	1	2	2	2	2	1	1	2	2	1	
14	185	13210	1	2	2	2	2	1	2	2	1	3	
15	184	13210	1	2	1	2	1	3	1	2	2	3	
16	183	13210	1	2	2	2	2	3	1	2	2	2	
17	182	13210	1	2	2	2	2	3	1	1	2	2	
18	181	13210	1	2	2	2	2	1	2	2	1	1	
19	180	13210	1	2	2	2	2	1	2	2	1	2	
20	179	13224	1	2	2	2	2	1	2	1	1	2	
21	178	13210	1	2	2	2	2	1	2	2	1	1	
22	177	13210	1	2	2	2	2	1	2	2	1	1	
23	176	13210	1	2	2	2	2	1	2	2	1	1	
24	175	13210	1	2	2	2	2	1	2	2	1	1	
25	174	13210	99	99	99	99	99	99	99	99	99	99	
26	173	13210	1	2	2	2	2	3	1	2	2	1	
27	172	13224	1	2	2	2	2	3	1	2	2	2	
28	171	13210	1	2	2	2	2	1	2	2	1	1	