

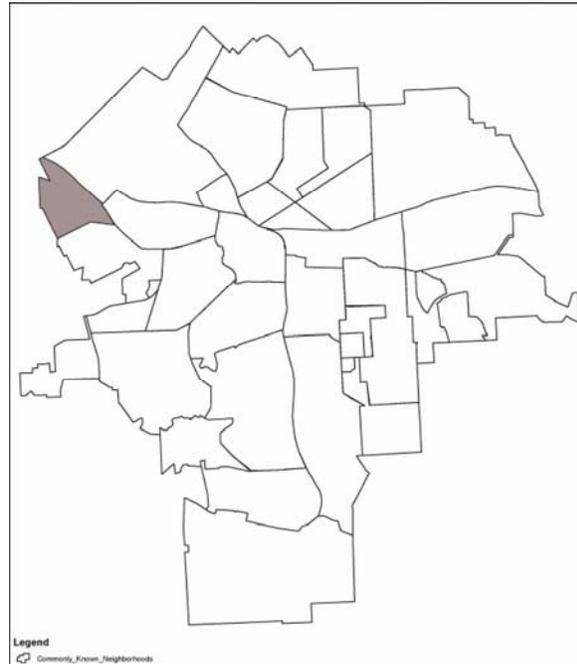
## Far Westside Neighborhood Profile

### Boundaries

The Far Westside neighborhood is bounded by the City limits on the north; Erie Boulevard West on the east; West Genesee Street on the south; and City limits on the west.

### Primary Characteristics

The Far Westside neighborhood, also known as the West End, is primarily a residential neighborhood consisting of some one- and many two-family homes. Because there are many two-family homes in the area, this has become an area for young singles, often renting their first living quarters.



CITY OF SYRACUSE  
Far Westside Neighborhood

Far Westside Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,792	1,292	2.2	635	2.9	\$26,649	5.7%	0.8%

### Housing Description

The Far Westside neighborhood has a mix of one- and two-family houses. The homeownership rate of just fewer than 40 percent is around the city average and vacancy is a growing concern.

Far Westside Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	1,442	525	744	36.4%	51.6%	1,269	173	12.0%

### Economic Development

The primary commercial corridor in this neighborhood is on West Genesee Street and several businesses exist on the major thoroughfare through this neighborhood. A commercial area at the northern end of Avery Avenue, Milton Avenue, and Erie Boulevard leads into the Solvay Industrial District.

### Schools & Libraries

Porter Magnet School (K-6) is "In Good Standing" according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to attend Fowler High School, which is in Year 5 of "Requiring Academic Progress" and is on the list of "Persistently Lowest Achieving Schools."

### **Greenspace & Recreation**

Lewis Park, located between Herkimer and Lewis Streets, has two baseball fields, a playground, and basketball court. This 3-acre neighborhood park is used by local residents as well as the West End baseball leagues.



### **Housing Development Strategies**

- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- One House on the Block – The quality of some blocks is brought down by just one vacant or blighted property. The City can address this with increased code enforcement and strategic demolition/deconstruction.
- Block-by-Block Housing Development – The Far Westside is a prime candidate for strategic, targeted block-by-block development.
- Home Improvement Loan Buy-down – Provide homeowners with low-interest loans to encourage property maintenance.
- Rental Properties – The City should work with landlords and tenants alike to encourage proper maintenance of rental properties; code enforcement and rental registry can assist with this.

### **Promotional Strategies**

- Market Existing Programs – The City should publicize programs such as the Ten-Year Tax Exemption for home improvements.

### **Success Indicators**

- Coordinated block housing development strategy
- Completion of existing stock rehabilitation
- Increased home improvement
- Increased homeownership