

Prospect Hill Neighborhood Profile

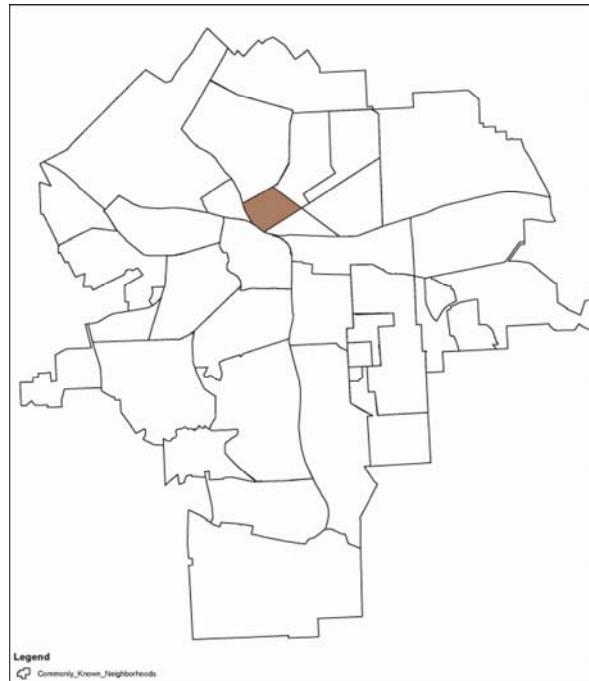
Boundaries

Prospect Hill is bounded by Butternut Street on the northwest; Lodi Street on the northeast; James Street on the southeast; and Route 81 on the southwest.

Primary Characteristics

The Prospect Hill neighborhood, part of the near northeast part of the City just north of Downtown, is anchored by St. Joseph's Hospital. It includes a mix of lower-to-middle income one- and two-family homes, apartment buildings, and businesses.

The Little Italy area, located in the North Salina Street Historic District along the western portion of the neighborhood, has been the focus of recent revitalization efforts and is expected to bring new residents and new commercial investment to the neighborhood. In addition, the residential area surrounding the hospital is the focus of a large-scale redevelopment effort.



CITY OF SYRACUSE
Prospect Hill Neighborhood

Prospect Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,229	1,277	1.7	354	2.7	\$20,014	12.2%	3.4%

Housing Description

The neighborhood has a very low rate of owner occupancy and high rates of poverty and unemployment. Many of the structures in the neighborhood have been neglected and are in need of rehabilitation or demolition. The redevelopment of the Little Italy area has included new market rate loft-style apartments, targeted toward the young professional market. This ongoing redevelopment has brought a new demographic segment of residents to the neighborhood, and new restaurants and businesses attract visitors from throughout the City and region.



The Prospect Hill Development Initiative, a joint effort of St. Joseph's Hospital, the Northside Collaboratory, Home HeadQuarters, Inc. and Housing Visions Unlimited, was established in 2008 to redevelop the housing stock and attract residents and businesses to the area. The project, which is largely funded by Low Income Housing Tax Credits, is in the process of acquiring and rehabilitating structures and looking for homebuyers.

Prospect Hill Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1955	1,652	107	1,177	6.4%	71.3%	1,284	368	22.3%

Economic Development

The neighborhood is dominated by St. Joseph’s Hospital Health Center, one of the largest employers in the City, which recently expanded and remodeled its facilities. Other businesses include Little Italy’s restaurants, cafes, bakeries, and shops, as well as the businesses and nonprofit organizations along James Street. The Prospect Hill Development Initiative is working to attract new commercial investment in the area.

Greenspace

Prospect Hill is an urban neighborhood with little greenspace. There are a few small pocket parts, such as the triangular plaza bounded by North Salina, North State, and East Laurel Streets, and a median park along the 700 block of North McBride Street. Rose Hill Cemetery, to the northwest of the neighborhood, offers open space for walking and jogging.

Housing Development Strategies

- Private Development – The City should encourage private investment such as St. Joseph’s Hospital’s involvement in the Prospect Hill redevelopment.
- Rental Properties – Work with tenants and landlords alike to maintain properties. Code enforcement and rental registry may be used to enforce this.
- 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.
- Block by Block Development – The Prospect Hill neighborhood is a good candidate for targeted block-by-block development by groups such as NEHDA.
- Substantial Rehabilitation Owner Assistance Program – Low-interest loans and grants will encourage homeowners to maintain and improve their properties.
- Homeownership Promotion – Reduce the barriers to owner-occupancy with down-payment and closing costs assistance, as well as homeowner counseling for first-time homebuyers.

Promotional Strategies

- Target Specific Populations – Market Prospect Hill to low-wage hospital employees, and market Little Italy to young professionals and those of Italian heritage.
- Sustainability – The dense, mixed-use nature of the neighborhood and its proximity to Downtown make it inherently walkable.

Success Indicators

- Increased homeownership
- Block development of single- and two-family homes
- Reduced vacancies