

Largest Owners of Residential Parcels 2010-2022

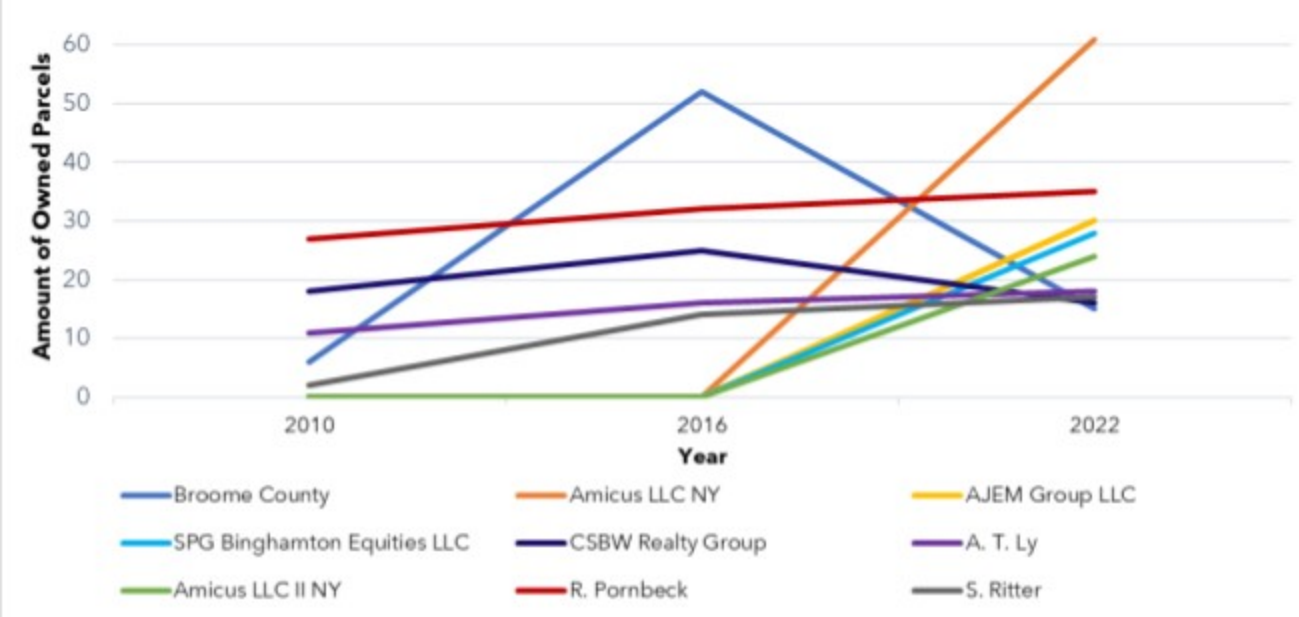
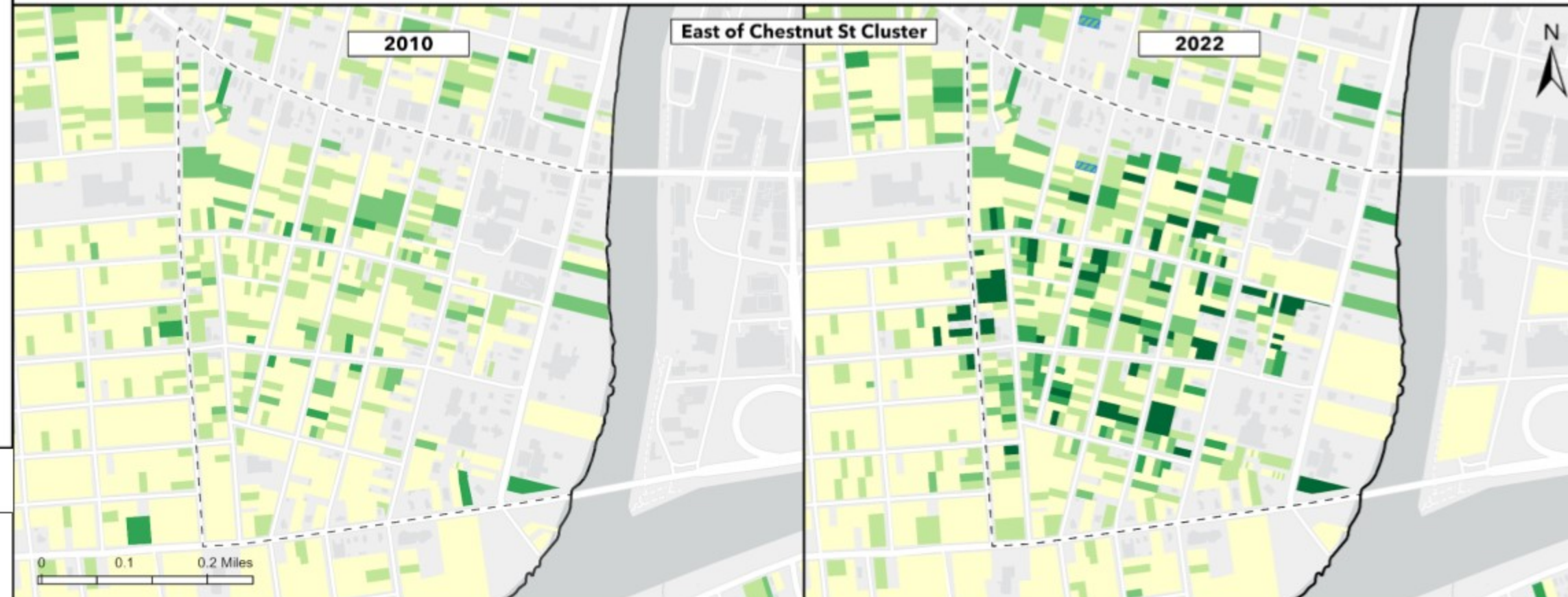


Figure 4 (above): Nine owners with significant property holdings.

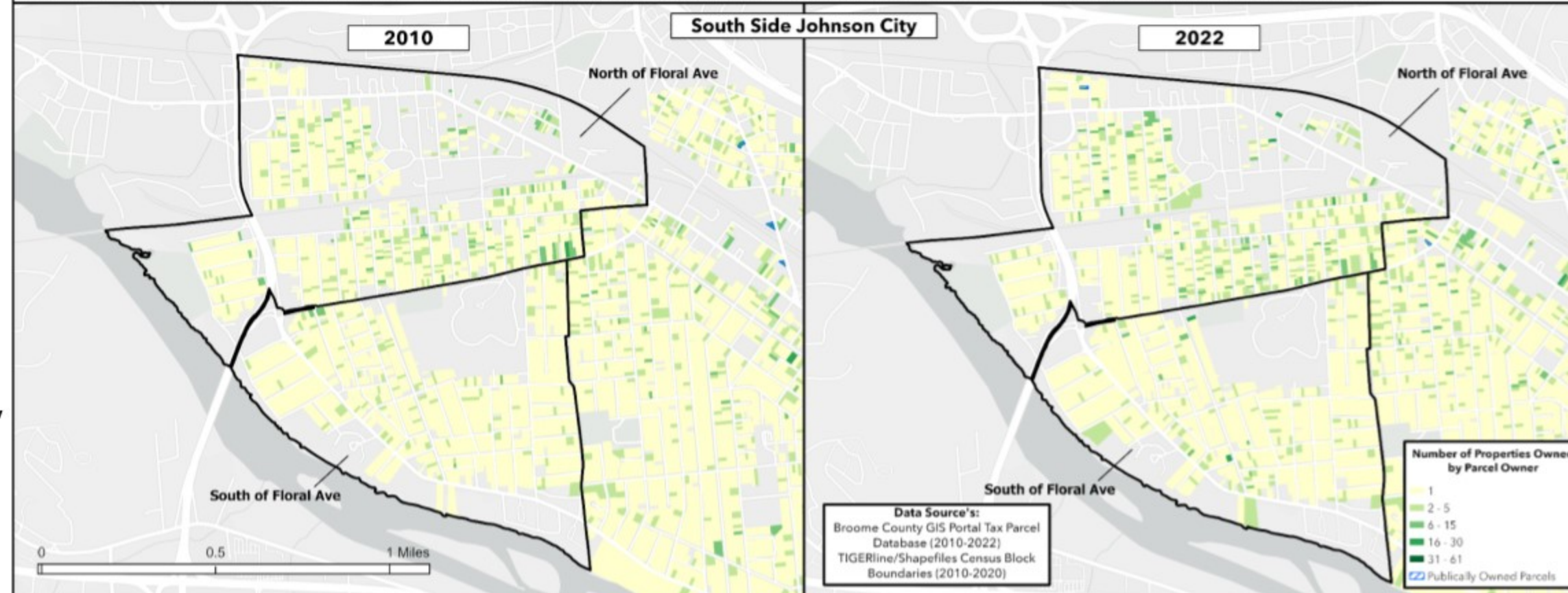
Findings

- In 2010, the biggest landowners were government entities. In 2022, corporations and other private firms dominate the top landowner rankings.
- Major landowners were also more likely to own more property in 2022 than in 2010 or 2016.
- Of 1104 Corporations, 820 (74.3%) own only one property. This may mask the identity of the true owners of the building.
- The East of Chestnut Street cluster exhibits the most significant increase in ownership intensity in residential parcels among a few owners. The Binghamton Downtown, WestSide and Northside have also shown lesser but notable levels of increase.
- Despite presenting lesser amounts of ownership intensity, Southside Johnson City is host to a notable corporate presence.

Neighborhood Residential Tax Parcels by Landlord Property Ownership (2010 - 2022)



The segment of West Side bounded by Chestnut Street, Main Street, Riverside Drive, and the Susquehanna River was singled out due to the high consolidation of residential properties in its boundaries, and the rapid rate of consolidation from 2016 to 2022 within its boundaries. It is also noteworthy for the City of Binghamton's proposed plan to restrict student housing in this area to north of Ayres Street.



As compared to Binghamton's West Side, South Side Johnson City experienced only a slight increase in residential property ownership consolidation, with the greatest increase occurring in neighborhoods North of Floral Avenue, representing Johnson City's Historic Main Street and Downtown District.

Limitations

- Despite being host to many housing complexes, much of the CBD in Downtown Binghamton is zoned as Commercial. This makes it difficult to ascertain when exactly land use changed from commercial to residential. We were able to identify current residential parcels in the CBD, but left them out of our statistics.
- Time constraints prevent our team from completing a comprehensive review of our research. We have tried to highlight key, relevant findings on this poster. We hope that opportunities in the near future will allow us to continue presenting this ongoing research.
- View our recent work at <https://jc-redevelopment.binghamton.edu/>

References

Brais, Hannah. 2018. Policy and the Corporate Landlord: The Geography of Private Rental Housing in Canada. *Concordia University*.

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Downtown Binghamton Residential & Mixed-Use Parcels by Landlord Property Ownership (November 2022)

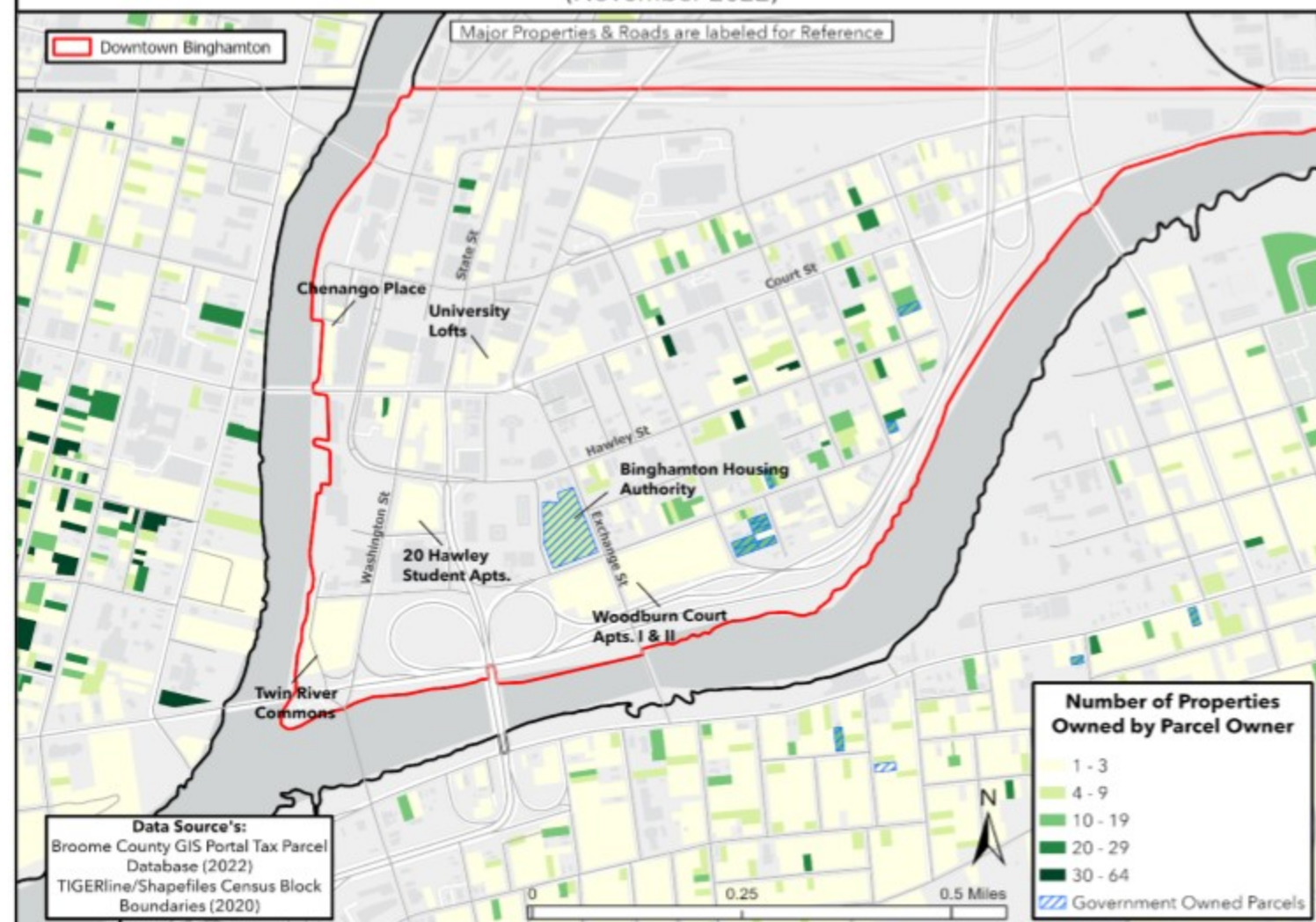


Figure 5 (above) : Additional findings allowed us to include residences not initially zoned as residential or multi-residential.

Study Area Corporate-Owned Residential Property Hot-Spot Analysis (November 2022)

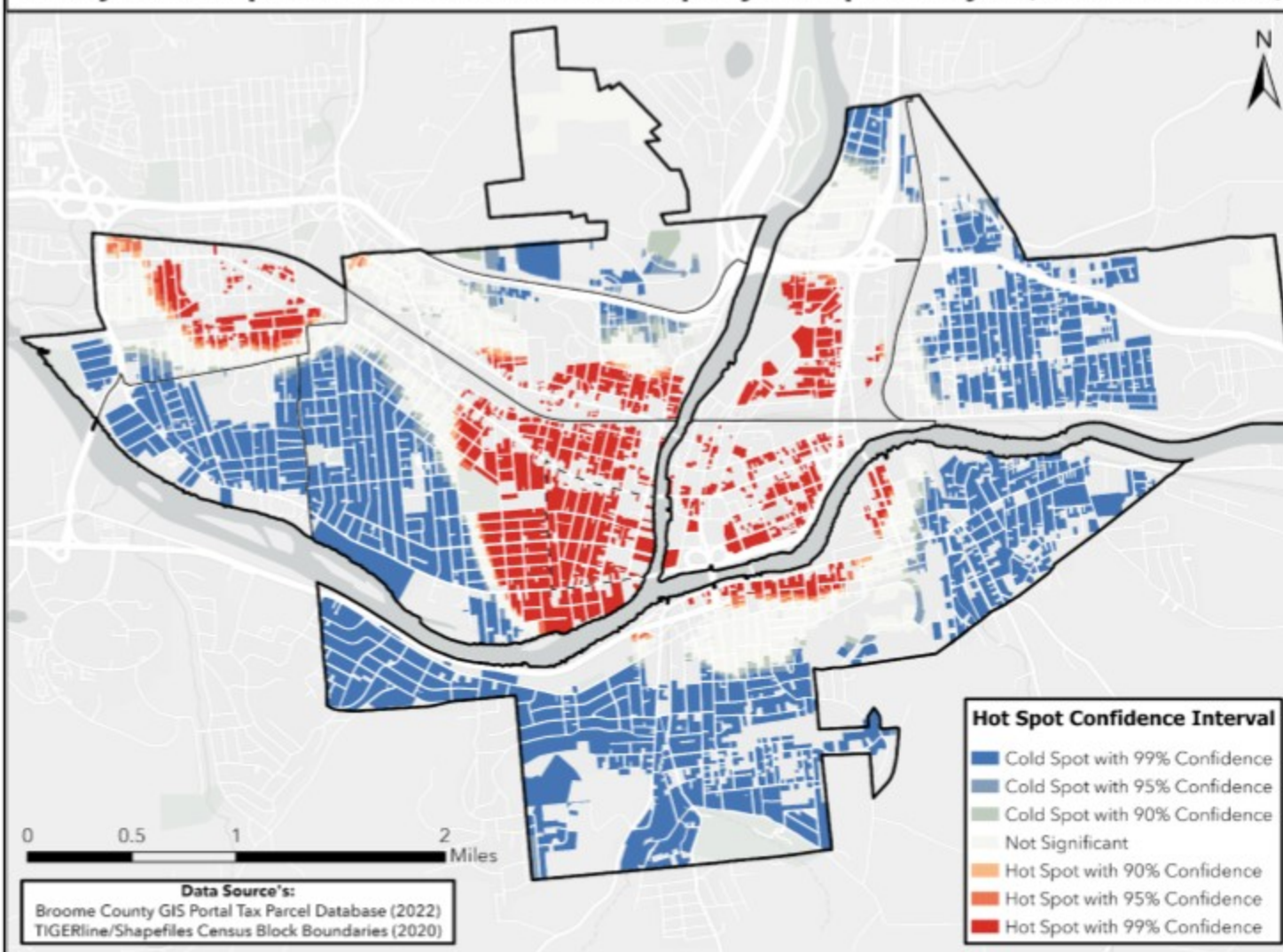


Figure 6 (above) : Getis-Ord Gi model identifies zones of statistically significant presence and absence of clustering.

Corporation-Owned Residential Tax Parcels & Kernel Density Model (November 2022)

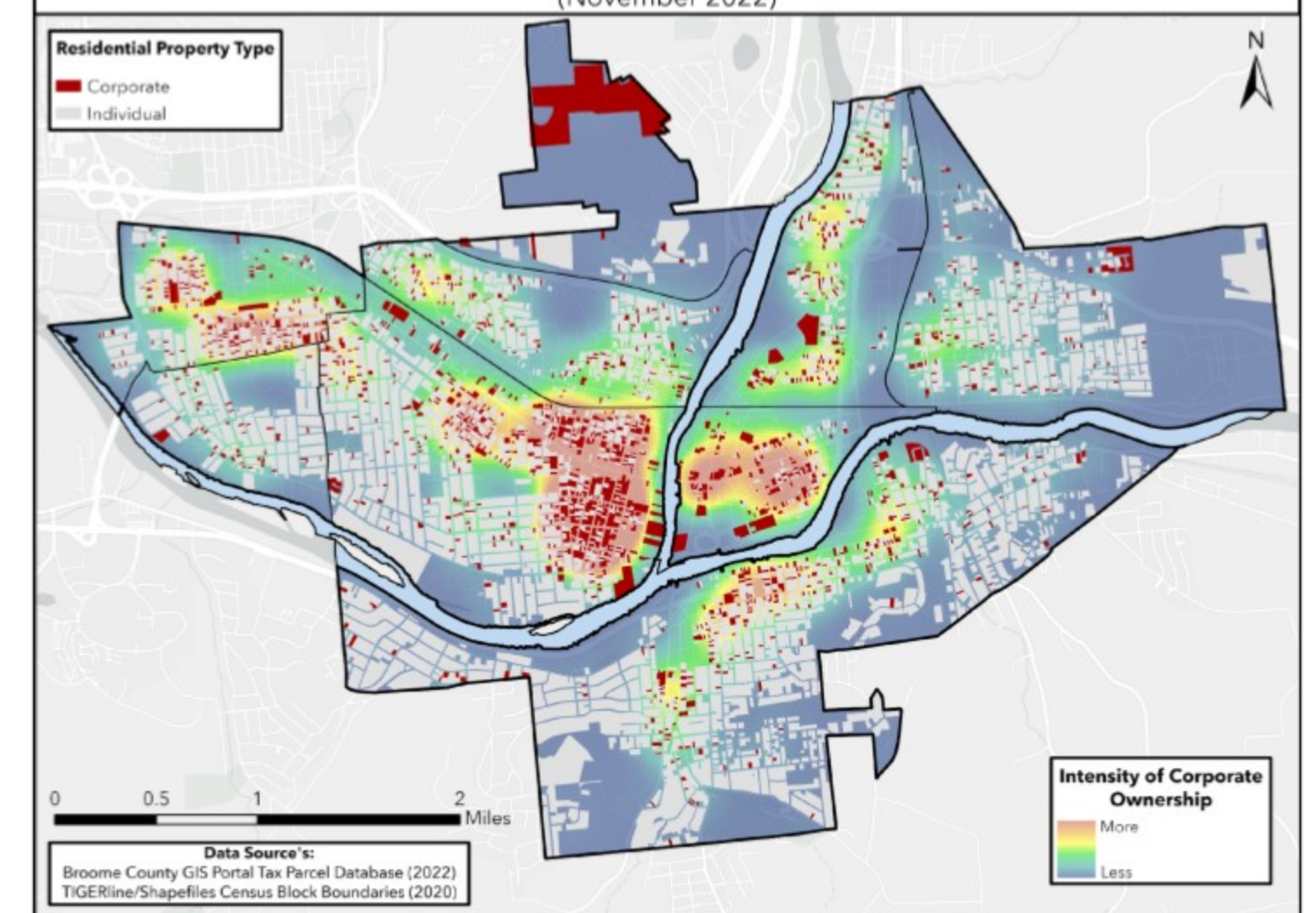


Figure 7 (above) : Kernel Density model used to identify high frequency of neighbors and clustering.

Acknowledgments

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