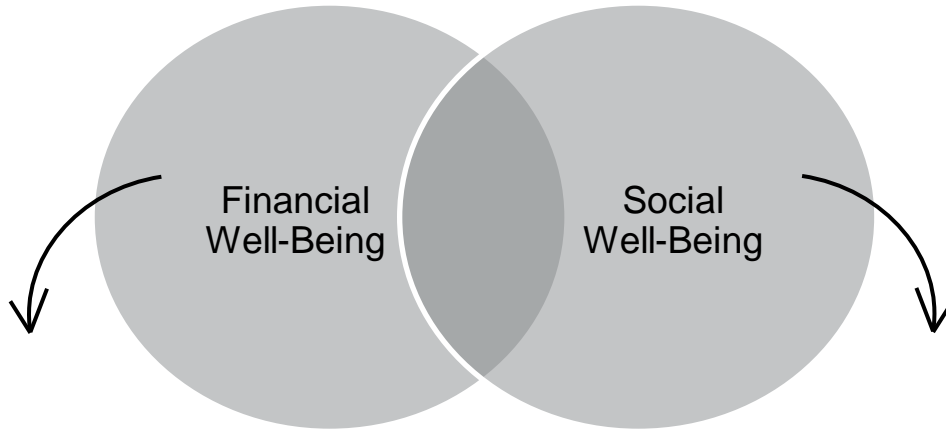


# Homebuyer University Neighborhood Assessment

Use this worksheet to assess different neighborhoods.

## Why does the neighborhood matter?



### Cost of Entry

- You can find the same size and quality of home in different neighborhoods at vastly different sale prices.

### Home Value Appreciation

- Neighborhood growth ebbs and flows; you may get more value by choosing less trendy neighborhoods with growth potential over saturated neighborhoods.

### Long-Term Affordability

- You can't control property taxes! If you purchase at the top of your price range in a neighborhood that's heating up quickly, you may soon find your home to be unaffordable because of the higher property taxes.

### Cost of Living

- Prices of food, services, parking etc. tend to be higher in saturated neighborhoods.
- The nearby presence of your daily needs may mean less time and money spent getting them (e.g. groceries, salon, childcare, etc.).
- Public transit or easy freeway access may also contribute to this.

### Revenue Potential

- If opening a local business is on your radar, the existing competition as well as the density of the population can contribute to the success of your future revenue potential.

### Community

- The people you meet and the places you frequent will become your community and so it matters if you like them! The presence of groups (formal or informal), diversity, active neighbors, etc. all give you a chance to find your fit.
- Less saturated neighborhoods may afford the opportunity to play a role in molding your community, while more saturated neighborhoods may offer established groups.

### Stability

- If the neighborhood has a high owner occupancy rate, it's likely to be more stable.
- Strong community networks, organizations, institutions, businesses and high civic participation stabilize neighborhoods.

### Sense of Safety

- Active neighbors who watch out for each other's homes, keep things tidy and talk to each other can all help increase the neighborhood's sense of safety.

### Activities

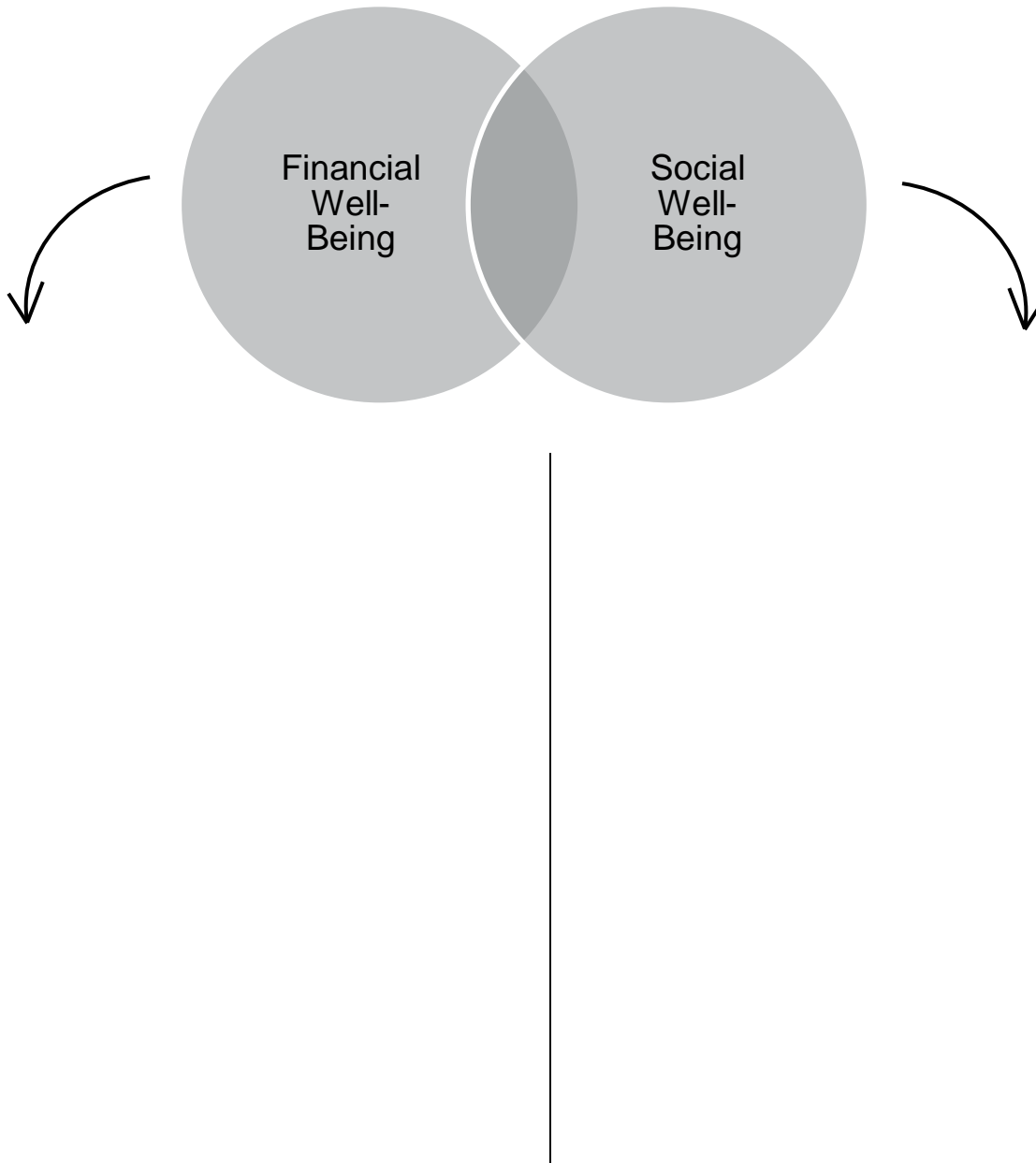
- The amenities in or near the neighborhood may support your interests (e.g. walking routes, playgrounds, community centers, movie theaters, restaurants, hobby classes, etc.).

## What's important to YOU in a neighborhood?

Fill in the blank table below with what's important to YOU in a neighborhood. Use the ideas on the previous page and/or come up with your own!

You can then use these priorities in your neighborhood assessment. For the purpose of Homebuyer University, select three neighborhoods to research: One that you are excited about, one that you would not normally consider, and one of any category of your choosing.

Use the following pages to complete one assessment per neighborhood. For each neighborhood, reflect on what you discovered and how it fits in with your personal short- and long-term needs for the neighborhood in which you live.



**Neighborhood #1:** \_\_\_\_\_

Initial Interest:  I am very interested in moving here  I am unsure/don't know much about it

Briefly describe the geographic location (i.e. south, west, north side; major intersections, borders, etc.):

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Common house types in this neighborhood (e.g. bungalows, condos, townhomes, etc.):

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Approx. range of sale prices:

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**Research (Neighborhood #1)**

For each section, fill in any assets that you know already. Then conduct research by visiting the neighborhood, by talking to residents, and by researching online. Try to put at least one asset in each category.

Associations				
Cultural Groups	Block Clubs	Churches	Hobby/Athletic Groups	Other
Institutions				
Hospitals	Businesses	Schools	Libraries & Parks	Other
Other Assets				

**Assess (Neighborhood #1)**

For each category, indicate whether this particular neighborhood meets your needs. Use the notes section to explain why or why not. Feel free to use the “other” rows to add categories that are important to you.

Category	Does this neighborhood meet all of my needs in this category?		Notes
	Yes	No	
Location	<input type="checkbox"/>	<input type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
Education	<input type="checkbox"/>	<input type="checkbox"/>	
Grocery Stores	<input type="checkbox"/>	<input type="checkbox"/>	
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Institutions	<input type="checkbox"/>	<input type="checkbox"/>	
Environment	<input type="checkbox"/>	<input type="checkbox"/>	
Community Engagement	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	
Demographics	<input type="checkbox"/>	<input type="checkbox"/>	
Places of Worship	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

**Reflect (Neighborhood #1)**

Finally, answer the following questions.

1. What excites you about this neighborhood?
2. What is something you would take advantage of in this neighborhood?
3. What is a unique strength within this neighborhood?
4. If you feel that this neighborhood is not the best fit for you, why?
5. Do you have any other reflections?

**Neighborhood #2:** \_\_\_\_\_

Initial Interest:  I am very interested in moving here  I am unsure/don't know much about it

Briefly describe the geographic location (i.e. south, west, north side; major intersections, borders, etc.):

---

Common house types in this neighborhood (e.g. bungalows, condos, townhomes, etc.):

---

Approx. range of sale prices:

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**Research (Neighborhood #1)**

For each section, fill in any assets that you know already. Then conduct research by visiting the neighborhood, by talking to residents, and by researching online. Try to put at least one asset in each category.

Associations				
Cultural Groups	Block Clubs	Churches	Hobby/Athletic Groups	Other
Institutions				
Hospitals	Businesses	Schools	Libraries & Parks	Other
Other Assets				

**Assess (Neighborhood #2)**

For each category, indicate whether this particular neighborhood meets your needs. Use the notes section to explain why or why not. Feel free to use the “other” rows to add categories that are important to you.

Category	Does this neighborhood meet all of my needs in this category?		Notes
	Yes	No	
Location	<input type="checkbox"/>	<input type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
Education	<input type="checkbox"/>	<input type="checkbox"/>	
Grocery Stores	<input type="checkbox"/>	<input type="checkbox"/>	
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Institutions	<input type="checkbox"/>	<input type="checkbox"/>	
Environment	<input type="checkbox"/>	<input type="checkbox"/>	
Community Engagement	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	
Demographics	<input type="checkbox"/>	<input type="checkbox"/>	
Places of Worship	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	



**Neighborhood #3:** \_\_\_\_\_

Initial Interest:  I am very interested in moving here  I am unsure/don't know much about it

Briefly describe the geographic location (i.e. south, west, north side; major intersections, borders, etc.):

---

Common house types in this neighborhood (e.g. bungalows, condos, townhomes, etc.):

---

Approx. range of sale prices:

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**Research (Neighborhood #1)**

For each section, fill in any assets that you know already. Then conduct research by visiting the neighborhood, by talking to residents, and by researching online. Try to put at least one asset in each category.

Associations				
Cultural Groups	Block Clubs	Churches	Hobby/Athletic Groups	Other
Institutions				
Hospitals	Businesses	Schools	Libraries & Parks	Other
Other Assets				

**Assess (Neighborhood #3)**

For each category, indicate whether this particular neighborhood meets your needs. Use the notes section to explain why or why not. Feel free to use the “other” rows to add categories that are important to you.

Category	Does this neighborhood meet all of my needs in this category?		Notes
	Yes	No	
Location	<input type="checkbox"/>	<input type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	
Education	<input type="checkbox"/>	<input type="checkbox"/>	
Grocery Stores	<input type="checkbox"/>	<input type="checkbox"/>	
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	
Financial Institutions	<input type="checkbox"/>	<input type="checkbox"/>	
Environment	<input type="checkbox"/>	<input type="checkbox"/>	
Community Engagement	<input type="checkbox"/>	<input type="checkbox"/>	
Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	
Demographics	<input type="checkbox"/>	<input type="checkbox"/>	
Places of Worship	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

**Reflect (Neighborhood #3)**

Finally, answer the following questions.

1. What excites you about this neighborhood?
2. What is something you would take advantage of in this neighborhood?
3. What is a unique strength within this neighborhood?
4. If you feel that this neighborhood is not the best fit for you, why?
5. Do you have any other reflections?