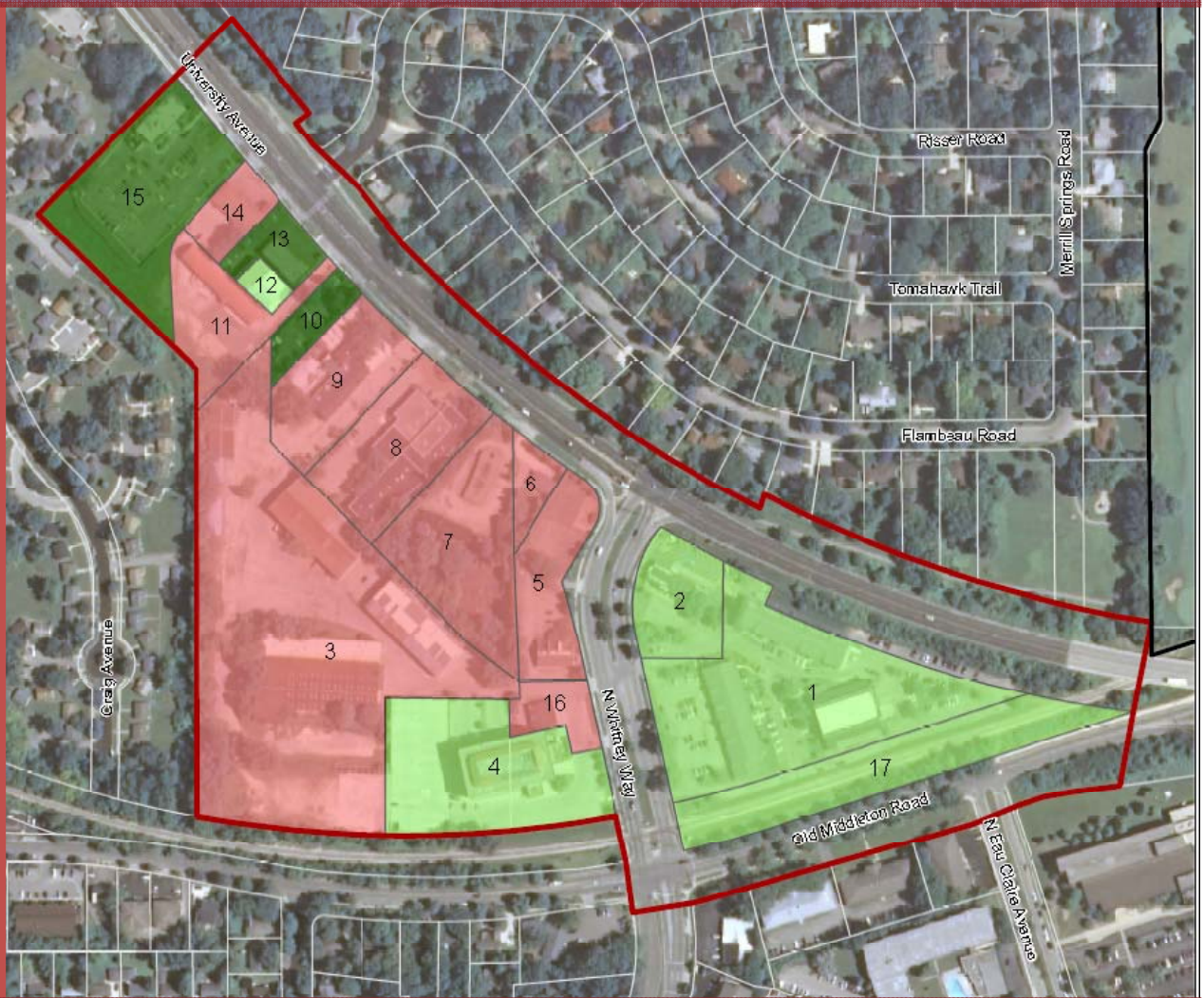


TID 42 – Blight Study

Madison, WI

May 26, 2011



PREPARED BY MSA PROFESSIONAL SERVICES, INC.

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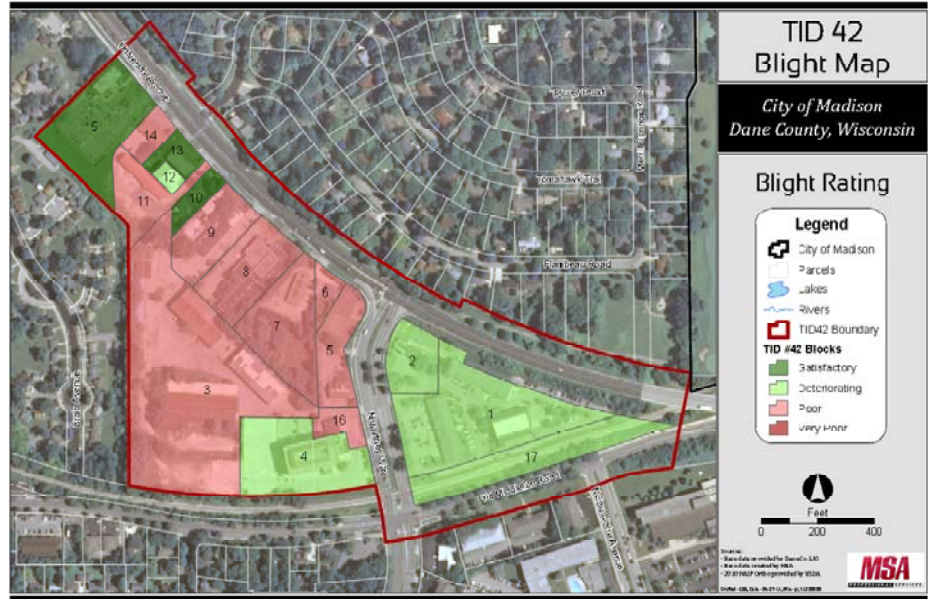
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A. Parcel Photos

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1. EXECUTIVE SUMMARY

The City of Madison is considering the creation of a Tax Incremental Financing District that would be known as TID 42. This blight study seeks to determine what percentage of the identified parcels, by area, are blighted as defined by Statute 66.1105(2)(ae) 1.. MSA evaluated 17 parcels and scored them using a scoring tool developed to standardize the evaluation process. We visited each parcel in May 2011, taking pictures of conditions and recording those conditions in the scoring tool.



Our assessment assumed a full 100-point rating for each parcel and then we reduced that rating as we identified conditions consistent with the statutory definition of blight. Four general types of conditions were considered: Utilization, Primary Structure Condition, Site Improvements Condition, and Other Blighting Influences. As blighting conditions were identified the parcel score was reduced; parcels with a score of 80-100 are considered Satisfactory, a score of 60-79.9 is considered Deteriorating, a score of 30-59.9 is considered Poor, and 0-29.9 Very Poor. Parcels scoring below 60 (Poor and Very Poor) are considered Blighted.

We reviewed five years of police calls data for this area as provided by the City. When comparing total police calls, our analysis showed that TID 42 experienced fewer calls on a per acre basis than the city as a whole. When we analyzed just certain police calls that are closely linked with blight, we found that TID 42 scored significantly higher than the City on a per-acre basis in three areas: sexual assault/rape, stolen autos, and theft. We also evaluated the condition of the major public streets in the study area and found deficiencies that have some negative influence on surrounding parcels, specifically University Avenue is cracking, heaving, patched, and missing asphalt in various places. As a result of these findings, all parcel scores in TID 42 were universally reduced by one point to account for the moderate police call and infrastructure deficiencies.

We also reviewed 10 years of code violation data as provided by the City. Twelve of the seventeen parcels have a recorded violation in that period, and the average for all parcels is 1.7 violations per parcel. The most common violations were sign violations and occupancy complaints. These two types of violations account for more than 75% of all the building code violations in the past 10 years. Individual parcel scores were reduced for parcels with multiple and recent violations.

MSA has determined that 55.56% of the 17 identified parcels, by area, are blighted.

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2. PARCEL AND STRUCTURE SURVEY METHODOLOGY

To evaluate the condition of each parcel in the proposed TID 42, we viewed and photographed every one from the public right-of-way, and we scored each one using an Excel spreadsheet. The spreadsheet tool features two different scoring systems – one for parcels with structures and one for parcels without a primary use structure. A parcel with only accessory structures such as fences or a small shed was evaluated as a “Parcel WITHOUT Structures”.

The parcel evaluation tool was developed to standardize the parcel evaluation process and to ensure that the evaluation focuses on conditions consistent with the statutory definition of blight (see box at right). The law indicates that the presence of any of a variety of conditions that impair the growth of the city, or are an economic or social liability, allows for the “blighted” designation.

Statute 66.1105(2)(ae) 1. defines a blighted area as such:

“Blighted area” means any of the following:
a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Our approach with all parcels is to begin with an assumption of satisfactory conditions and a full 100-point rating, and then to deduct points as blighting conditions are observed. The rating scale for all parcels is divided into four levels:

80-100 – SATISFACTORY

60-79.9 – DETERIORATING

30-59.9 – POOR

0-29.9 – VERY POOR

Parcels scored as POOR or VERY POOR are considered blighted in accordance with the statutory definition.

The parcel scoring system includes four categories of characteristics, and each factors for a portion of the total score:

Category	Parcels WITH Structures	Parcels WITHOUT Structures
Utilization	20% of total score	20% of total score
Primary Structure Condition	40% of total score	NA
Site Improvements Condition	20% of total score	40% of total score
Other Blighting Influences	20% of total score	40% of total score

Sample evaluation forms are provided on the following pages. The form and its use are briefly described here.

PARCEL INFORMATION

The upper box on each form features basic information about the parcel, including its TID 42 ID number, address, size, use, preferred use as designated in the comprehensive plan, zoning, height, number of residential units, and ratio of improvements value to land value.

UTILIZATION

In this category we consider the extent to which the use of the parcel is consistent with the use envisioned in the comprehensive plan (0-100%). For parcels with structures we consider the occupancy of those structures (0-100%), not including accessory structures. Most parcels receive full credit for occupancy unless there is clear indication of vacancy such as visible empty spaces and/or “For Lease” signs in the yard. For parcels without structures we consider the size and configuration of the lot and rate its suitability for the preferred land use as indicated in the comprehensive plan (0-100%).

PRIMARY STRUCTURE EXTERIOR CONDITION (Parcels WITH Structures only)

In this category we consider the basic building components: foundation, walls and cladding, roof, windows, canopy/porch, chimneys and vents, exterior stairs, and exterior doors. We look at each of these components and ask the following questions:

- Is this component part of the building design, but missing, either partially or entirely?
- Are there visible structural deficiencies indicated by crumbling, leaning, bulging, or sagging?
- Are there non-structural components missing such as window panes, flashing, etc.?
- Are there cosmetic deficiencies such as discoloring, dents or peeling paint?

If the answer to any of these questions is “yes”, the evaluator decides if the deficiency is major or minor and if it applies to some or most of the structure, and checks the appropriate box. The form deducts a portion of the points allotted to that component corresponding to the severity of the deficiency. A brief comment is inserted to explain the deficiency observed. If a building was designed without an element (e.g. no exterior stairs), or if the evaluator cannot see an element to evaluate is (e.g. a flat roof), that element is removed from consideration and its points removed from the calculation.

SITE IMPROVEMENTS CONDITION

In this category we consider the condition of accessory structures such as sheds or garages, storage and screening, signage, drives/parking/walks, and the public sidewalk. Each is evaluated using the same question and scoring method as for the primary use structure, described above.

OTHER BLIGHTING INFLUENCES

In this category we consider an assortment of conditions that are unsafe or unsightly and may arrest the sound growth of the community, including minor maintenance issues (e.g. overgrown landscaping), major maintenance issues (e.g. piles of trash), compatibility of use or building bulk as compared to other parcels, safety hazards, erosion and stormwater management issues, and handicap accessibility. If the evaluator notes the presence of one of these conditions or issues, he or she decides if it affects just a portion or all of the parcel, and marks the appropriate box, thereby eliminating some or all of the points associated with that issue.

CODE VIOLATIONS, POLICE CALLS, AND PUBLIC STREET CONDITIONS

The final parcel score is adjusted to account for code violations for the specific parcel (up to 10 point deduction) and all parcel scores are adjusted to account for police call data and public street conditions in the study area (one point deduction). These deductions are explained in Chapter Four – Other Blighting Factors.

PARCEL EVALUATION FORM (Parcel With Structures)

Study Area:	City of Madison TID42			Evaluator:		Sub-Categories	Factor	Condition	Points
TID 42 Parcel #:	Parcel #:	Street Number:	Zoning:	Date of Evaluation:		A. UTILIZATION	20	100%	20.0
Street Name:				Area (sq. ft.):		B. PRIMARY STRUCTURE EXT. CONDITION	40	100%	40.0
Preferred Land Use (Comp Plan):				2010 Value Ratio:		C. SITE IMPROVEMENTS CONDITION	20	100%	20.0
Primary Occupancy:				Other Uses:		D. OTHER BLIGHTING INFLUENCES	20	100%	20.0
# Stories:				Basement (Y/N):		Parcel Rating without Crime or Code Violation Deductions			
Code Violations last 10 years:				# Dwelling Units:		PARCEL RATING: SATISFACTORY 100.0			
				Picture ID:					

TYPE	Factor	Value	Condition	Points	Comments
Lot Utilization (Compared to Land Use Plan)	50	100%	100%	50	
Occupancy (% of the building used)	50	100%	100%	50	
Total	100			100	

ITEM	Factor (0, if not visible)	Structural Deficiencies					Missing/Irreparable Components	Cosmetic Deficiencies	Condition	Points	Comments
		Entirely Missing	most/all	some	major	minor					
Dement Points:		100	50	70	35	50	25	few	major	minor	
Foundation	5										5
Walls & Cladding	15										15
Roof	15										15
Windows	15										15
Canopy/Porch	15										15
Chimneys & Vents	5										5
Exterior Stairs	15										15
Exterior Doors	15										15
Total	100										100

B. PRIMARY STRUCTURE EXTERIOR CONDITION

Comments: (Structural Deficiencies = Crumbling, Leaning, Bulging, Sagging, etc.)
(Missing/Irreparable Nonstructural Components - Siding, Flashing, Window s, Doors, etc.)
(Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)

ITEM	Factor (0, if not visible)	Structural Deficiencies					Missing/Irreparable Components	Cosmetic Deficiencies	Condition	Points	Comments
		Entirely Missing	most/all	some	major	minor					
Dement Points:		100	50	70	35	50	25	some	most	some	
Accessory Structures	30										30
Storage & Screening	20										20
Signage & Lighting	20										20
Drives/Parking/Walks	20										20
Public Sidewalk	10										10
Total	100										100

C. SITE IMPROVEMENTS CONDITION

Comments: (Structural Deficiencies = Uneven Settling, Heaving, Crumbling, Leaning, Bulging, Sagging, etc.)
(Missing/Irreparable Nonstructural Components - Siding, Flashing, Window s, Doors, etc.)
(Cosmetic Deficiencies = Damage or Decay not affecting structural integrity)

BLIGHTING INFLUENCES	Factor	Yes		Points	Comments
		most/all	some		
Dement Points:		100	50		
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	20			20	
Major Maintenance Issues (piles of trash, dead landscaping, graffiti, etc.)	30			30	
Use incompatible with Adjacent Use	10			10	
Building Bulk Incompatible with Neighborhood	10			10	
Safety Hazards	15			15	
Erosion and Stormwater Management Issues	10			10	
Building not Handicap Accessible	5			5	
Total	100			100	

D. OTHER BLIGHTING INFLUENCES

PARCEL EVALUATION FORM (Parcel WITHOUT Structures)

Study Area: City of Madison TID 42		Evaluator:	Sub-Categories		Factor	Condition	Points
TID 42 Parcel #:	0	Date of Evaluation:	A. UTILIZATION		20	100%	20.0
Street Name:	0	Area (sq. ft.):	B. SITE IMPROVEMENTS CONDITION		40	100%	40.0
Preferred Land Use (Comp Plan):	0	2010 Value Ratio:	C. OTHER BLIGHTING INFLUENCES		40	100%	40.0
Primary Occupancy:		Other Uses:	Parcel Rating without Crime or Code Violation Deductions				
Code Violations last 10 years	0	Code Violations last 5 years	Picture ID:		PARCEL RATING		
					SATISFACTORY		
					100.0		

A. UTILIZATION		Factor	Value	Condition	Points	Comments
Lot Size/Layout (suitability for preferred land use)	50	100%	50	100%	50	
Lot Utilization (compared to land use plan)	50	100%	50	100%	50	
Total		100		100%	100	

B. SITE IMPROVEMENTS CONDITION		Factor (0 if not visible)	Entirely Missing	Structural Deficiencies	Cosmetic Deficiencies	Condition	Points	Comments
ITEM	most/all	some	most/some	most/some	most/some			
Storage & Screening	100	50	70	35	70	35	30	
Storage & Lighting							30	
Drives/Parking/Walks							25	
Public Sidewalk							15	
Total		100					100	

C. OTHER BLIGHTING INFLUENCES		Factor	Yes	Condition	Points	Comments
BLIGHTING INFLUENCES	most/some	Factor	Yes			
Minor Maintenance Issues (weeds, overgrown landscape, etc.)	100	20		100%	20	
Major Maintenance Issues (holes of trash, dead landscaping, graffiti, etc.)		30		100%	30	
Safety Hazards		20		100%	20	
Potential Environmental Hazards or Contamination		15		100%	15	
Erosion and Stormwater Management Issues		15		100%	15	
Total		100		100%	100	

3. PARCEL AND STRUCTURE SURVEY FINDINGS

This blight study includes 17 parcels totaling 29.13 acres considered for possible inclusion in TID 42. The proposed area is divided into sections according to their future land use classification. Blight findings are presented here, by section, with detailed information about parcels found to be in POOR or VERY POOR condition. Aggregate results for the entire proposed TID are presented in Chapter 5.

Parcels Not Considered

All of the 17 parcels were evaluated.

Parcels Lines that were Modified

Three of the parcels on Whitney Way were modified so that the parcel lines align with the structures found on each parcel. Parcel 4 was enlarged to include the entire building and the surrounding parking. Correspondingly, Parcel 16 lost the corner of the building, and Parcel 3 lost the parking lot that serves the building in Parcel 4.

All of these parcels were evaluated in May 2011.

Individual parcel evaluation sheets have been provided to the City, and photos of every parcel are compiled in Appendix A.

Section A

Description

This subsection includes seven parcels ranging in size from 0.17 to 3.9 acres, including Parcels 1, 2, 4, 5, 6, 16, and 17. All the parcels are designated for Neighborhood Mixed Use in the Comprehensive Plan, and are currently zoned C3 (except for Parcel 17 which is zoned R1, R2, R4, R5). Of the seven parcels, one parcel has no structures (Parcel 17 - railroad right-of-way) and the remaining six parcels have commercial uses. Three of these six parcels are currently vacant (Parcels 5, 6, and 16).



Findings

Three of the parcels were found to be blighted (Poor condition), representing 16.69% of the subsection, by area. Detailed notes and photos of the three blighted parcels follow. Every parcel in this section lost points because of the lot utilization in comparison to the Land Use Plan. These parcels are classified as Neighborhood Mixed Use; however, none of them adhere to the site design standards for this classification, as identified in the Comprehensive Plan. The Comprehensive Plan specifies that Neighborhood Mixed-Use districts ought to have buildings placed close to the sidewalk and street; parking located primarily behind the buildings or underground; as well as pedestrian-friendly design amenities such as decorative paving and lighting, plazas, benches, and landscaping. Additionally, the three vacant properties lost points because they are not utilized.

Block A Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	0	0	0.00%
Deteriorating	4	425,049	83.31%
Poor	3	85,158	16.69%
Very Poor	0	0	0.00%
Total	7	510,207	100.00%

Blighted Parcels – Section A

The following parcels were determined to be blighted.

Parcel 5

Score: 49.4

Walls and cladding dirty with mismatched paint; water damage to the foundation; roof deteriorating; canopies torn and falling down; graffiti; parking lot cracked with missing asphalt; weeds; litter; vacant



Parcel 6

Score: 44.7

Walls and cladding are discolored and dirty; paint peeling on the fascia and on the exterior door; doors and windows boarded up; curb around the base of the building has paint peeling and cement deficiencies; parking lot cracked; dead landscaping; piles of junk along the side of the building; vacant



Parcel 16

Score: 54.8

Paint peeling and some of the bricks and mortar deficient; shingles beginning to curl and show water damage; soffit falling off; windows covered; parking lot deteriorating; vacant



SECTION B

Description

This subsection includes 10 parcels, ranging in size from 0.15 to 9.15 acres, including Parcels 3, 7, 8, 9, 10, 11, 12, 13, 14, and 15. All the parcels are designated for Employment in the Comprehensive Plan. All of the parcels are zoned C3. The parcels include a mixture of commercial, warehouse, and office uses. All of the parcels contain structures. Of the 10 parcels, five parcels are currently vacant (3, 7, 8, 9, and 14).



Findings

Six of the 10 parcels were found to be blighted (Poor condition), representing 81.09% of the subsection, by area. Detailed notes and photos for these six parcels follow. Nearly every parcel in this section lost points for Lot Utilization because the current uses are only marginally consistent with Employment, as portrayed in the Comprehensive Plan, which calls for predominantly office, research, and specialized employment areas and ought to be designed as compact urban activity centers. In addition, the parcels that were determined to be blighted lost points for a wide variety of structural and site problems, as well as other blighting influences. The five vacant parcels also lost significant points because they are not currently being utilized.

Block B Parcels			
	Parcels	Area (sq. ft.)	% by Area
Satisfactory	3	140,156	18.04%
Deteriorating	1	6,750	0.87%
Poor	6	630,060	81.09%
Very Poor	0	0	0.00%
Total	10	776,966	100%

Blighted Parcels – Section B

The following parcels were determined to be blighted.

Parcel 3

Score: 36.9

Walls and cladding rusted, bent, damaged, and missing; holes in roof; windows missing; driveway and parking lots cracked, missing asphalt; litter; piles of debris; graffiti; intensely overgrown; for lease (and presumed vacant)



Parcel 7

Score: 51.7

Windows boarded up; doors boarded up; paint peeling on doors and windows; sign falling apart; parking lot deteriorated; asphalt sidewalk in poor condition; weeds; trash; vacant



Parcel 8

Score: 59.0

Paint peeling on windows, doors, and canopy fascia; driveway cracked, pitting, and missing asphalt; weeds; vacant



Parcel 9

Score: 54.3

Cladding discolored; shingles curling; windows discolored/covered; rusty vents; driveway and parking need to be resealed; overgrown landscaping; stormwater management problems; vacant



Parcel 11

Score: 44.8

Foundation cracked, discolored red; cladding has been patched many times with many different paints; windows boarded up/ bottom door boarded up; no screening of HVAC; parking and drive need to be resealed; weeds growing around foundation



Parcel 14

Score: 39.4

Cladding dirty, with peeling paint and many cobwebs; shingles curling; some shingles missing; missing gutters and fascia; windows covered with paper; graffiti; junk piles; vacant



4. OTHER BLIGHTING FACTORS

The parcel scores include considerations for three factors that indicate and influence conditions consistent with blight – code violations, police calls, and the condition of public streets in the study area. Our analysis revealed elevated police call data for some key types of crime in this area and problems with the public streets, so one point was uniformly deducted for these factors. Scores were reduced at an individual parcel basis for a history of code violations, up to a maximum of 10 points. The data and the scoring are described below.

Code Violations

The greater the number and frequency of code violations the more likely that the area is “detrimental to the public health, safety, morals, or welfare” of its citizens. The City of Madison has a Code of Ordinances which provides regulations on everything from plumbing and electricity, to civil rights, to landlord and tenant relations.

General Observations

There were 29 code violations in the TID 42 study area from May 2001 thru May 2011. This is an average of 1.7 violations per parcel. Approximately 70% of the 17 parcels received violations and 42% of these were single-time offenders. Twenty-five percent of the code violations are attributed to just one parcel.

There are many different types of code violations; however all violations fall in to 14 different general categories: construction, graffiti, grass/weeds, housing, ice/snow, inoperable vehicle, junk/trash/debris, mechanical, noise, property maintenance, sign, street occupancy, and zoning..

Sign violations are the most common violation in the study area – there were 13 reports of sign violations over the 2001-2011 period.

Table 4.1 displays the type and number of code violations reported in TID 42 from May 2001 to the beginning of May 2011.

Code Violations	
	#
Sign Complaints	13
Occupancy Complaints	8
Grass/Weeds	3
Snow Removal	1
Construction	1
General Maintenance	1
Mechanical	1
No Permit	1

Table 4.1: Crimes in TID Study Area, 2001-11

Parcel Score Deductions for Code Violations

We assigned point deductions to individual parcels using the following guidelines:

- Properties with no code violations within the past five years received no deduction
- Parcels with two or fewer violations in the past ten years received no deduction
- Parcels with three or more violations and at least one in the past five years received a deduction of one-half point per violation, to a maximum of a 10-point total deduction

Police Calls

There are a variety of different conditions which, if present, can support a determination of blight. As defined in Statute 66.1105(2)(ae) 1., these conditions include those that are “conductive to...juvenile delinquency and crime, and [are] detrimental to the public health, safety, morals or welfare...”

To analyze the levels of crime within TID 42, we examined the number of police calls in TID 42 and city-wide from 2006 to 2010 on a per acre basis (calls divided by acres). Data was provided by the City. We compared both total police calls and several specific types of calls.

Total Police Calls

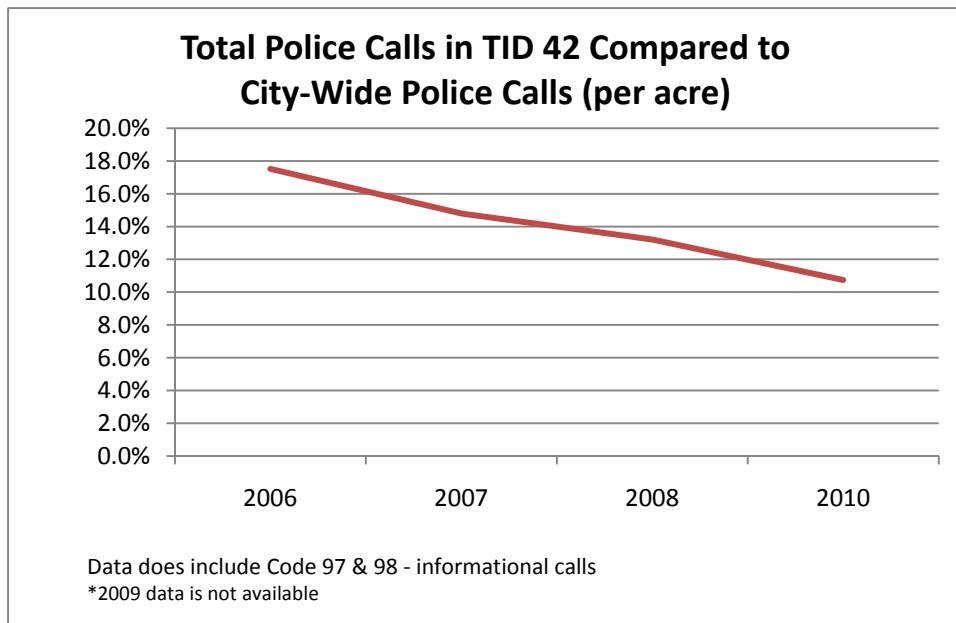
It is important to note that “police calls” include nearly 150 types of contact tracked by the City of Madison Police Department, including reported crimes but also including 911 phone calls and requests for information.

Over the past five years there have been, on average, 32.4 calls per year in the proposed TID 42, or about 1.1 per acre. City-wide, over the same period, the average is 175,357 calls per year, or about 3.57 per acre.

These numbers include calls that are coded as 97 and 98. These codes are for informational calls and 911 calls that are abandoned, disconnected, misdialed, etc. If we remove these codes from our analysis, the proposed study area has, on average, only 13 police calls per year, or 0.45 per acre. City-wide, over the same period, the average calls per year is 152,466, or 3.11 per acre.

Table 4.2 shows “police calls per acre” in TID 42 as a percentage of the same number city-wide, and it reveals that police calls in TID 42 are much lower than police calls city-wide.

Table 4.2 – Police Calls per Acre, TID 42 versus City of Madison



Selected Police Calls

We also considered the occurrence of specific police calls associated with crimes that are particularly detrimental to actual or perceived personal safety (sexual assault, aggravated assault, burglary/robbery, theft, etc.).

Table 4.3 displays reported crimes that threatened personal safety within TID 42, and within Madison. For ease of comparison, the numbers are reported on a per acre basis. Of these selected crimes, four occurred more frequently in TID 42 than in the city as a whole: Sexual Assault 1-2-3-4/Rape, Burglary, Stolen Autos, and Theft. There were no occurrences of the other two categories – robbery and aggravated assault – within the proposed TID 42. It is important to note that because the study area is so small, the presence of just one occurrence of these specific crimes drastically changes the numbers.

Table 4.3 – Reported Crimes in TID 42 & City of Madison

Reported Crimes Threatening Personal Safety in TID 42 & Madison (per acre)						
	2006	2007	2008	2009	2010	Average
Sexual Assault 1-2-3-4/Rape	0.0000	0.0000	0.0000	0.0343	0.0000	0.0069
Madison	0.0015	0.0013	0.0010	0.0007	0.0021	0.0013
<i>TID 42 compared to Madison</i>						1053.21%
Robbery (armed & strong armed)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0089	0.0074	0.0075	0.0075	0.0068	0.0076
<i>TID 42 compared to Madison</i>						0.00%
Aggravated Assault	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Madison	0.0102	0.0091	0.0100	0.0099	0.0110	0.0100
<i>TID 42 compared to Madison</i>						0.00%
Burglary (res. & non-res.)	0.0000	0.1030	0.0686	0.0343	0.0000	0.0412
Madison	0.0333	0.0423	0.0418	0.0312	0.0337	0.0365
<i>TID 42 compared to Madison</i>						103.56%
Stolen Autos	0.0343	0.0343	0.0000	0.0000	0.0000	0.0137
Madison	0.0102	0.0105	0.0104	0.0073	0.0077	0.0092
<i>TID 42 compared to Madison</i>						132.59%
Theft	0.2403	0.1030	0.1373	0.3089	0.2059	0.1991
Madison	0.1129	0.1168	0.1192	0.1241	0.1270	0.1200
<i>TID 42 compared to Madison</i>						165.45%

Public Street Conditions

Though we focused mostly on the condition of the parcels that would be located in TID 42, it is also important to consider the condition of the public streets and medians adjacent to the parcels we evaluated. Whereas the sidewalk and terrace is (or should be) maintained by the adjacent property owner and was evaluated as part of the adjacent parcel, the street itself and the median is maintained only by the City. The condition of this public infrastructure can positively or negatively impact perceptions of the area and investment and maintenance decisions of surrounding property owners.

Our qualitative review of the public streets and medians reveals the majority are in satisfactory condition with a few deficiencies, primarily along University Avenue. Because Whitney Way was under construction at the time of the review, its condition was not considered. Below are some of the street conditions within the TID 42 study area.



Asphalt problems along University Avenue
(poor condition)



University Avenue, looking east
(poor condition)



Whitney Way
(under construction – not evaluated)

Parcel Score Deductions for Police Calls and Street Conditions

The quantitative police call data and the qualitative street condition evaluations are both relevant to conditions and blight determinations in the study area parcels. Though neither can be assigned to specific parcels, it is fair to account for the affect of these conditions by making a standard deduction to all parcels.

Based on the elevated police calls in key crime areas and because of the street deficiencies, we have deducted one (1) point from every parcel in the TID 42 study area.

5. SUMMARY AND CONCLUSIONS

Of the total area evaluated for blight (approximately 29 acres), 55.56% of this area (approximately 16.4 acres) has been determined by this study to be blighted.

Section	Satisfactory		Deteriorating		Poor		Very Poor		Total Parcels		Blight % of Area
	#	Area	#	Area	#	Area	#	Area	#	Area	
A	0		4	425,049	3	103,731	0		7	510,207	16.7%
B	3	140,156	1	6,750	6	59,126	0		10	776,966	81.09%
TOTAL	3	140,156	5	431,799	9	715,217	0		17	1,287,172	55.56%
	17.6%	10.89%	29.4%	33.55%	52.9%	55.56%	0%	0%	100.0%	100.0%	

The 17 parcels that were examined for the proposed TID 42 have been grouped into two sections for ease of analysis. Based on our evaluations there are blighted parcels throughout much of the study area, though the percentage of blight, by area, does vary. In Section A, only 16.69% of the parcels were blighted; conversely, in Section B, 81.09% of the parcels were blighted.

A blight TIF requires that 50% of the area of the proposed district must be blighted. This area has met that threshold.

