



City of Ralston, Nebraska

Redevelopment Area #2

Blight & Substandard Determination Study

August, 2023.



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

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Redevelopment Area #2
Blight & Substandard Determination Study

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

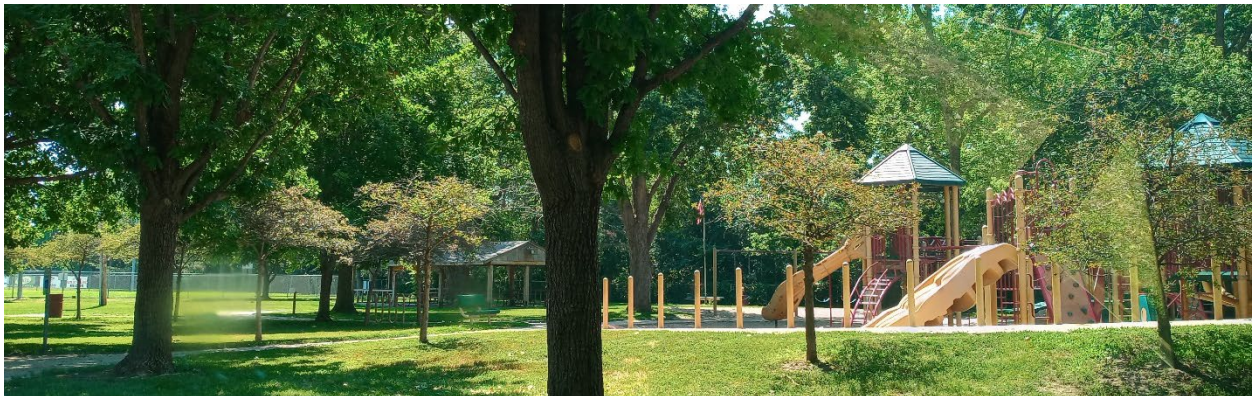
The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #2** in the **City of Ralston, Nebraska**. The results of this **Study** will assist the City in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

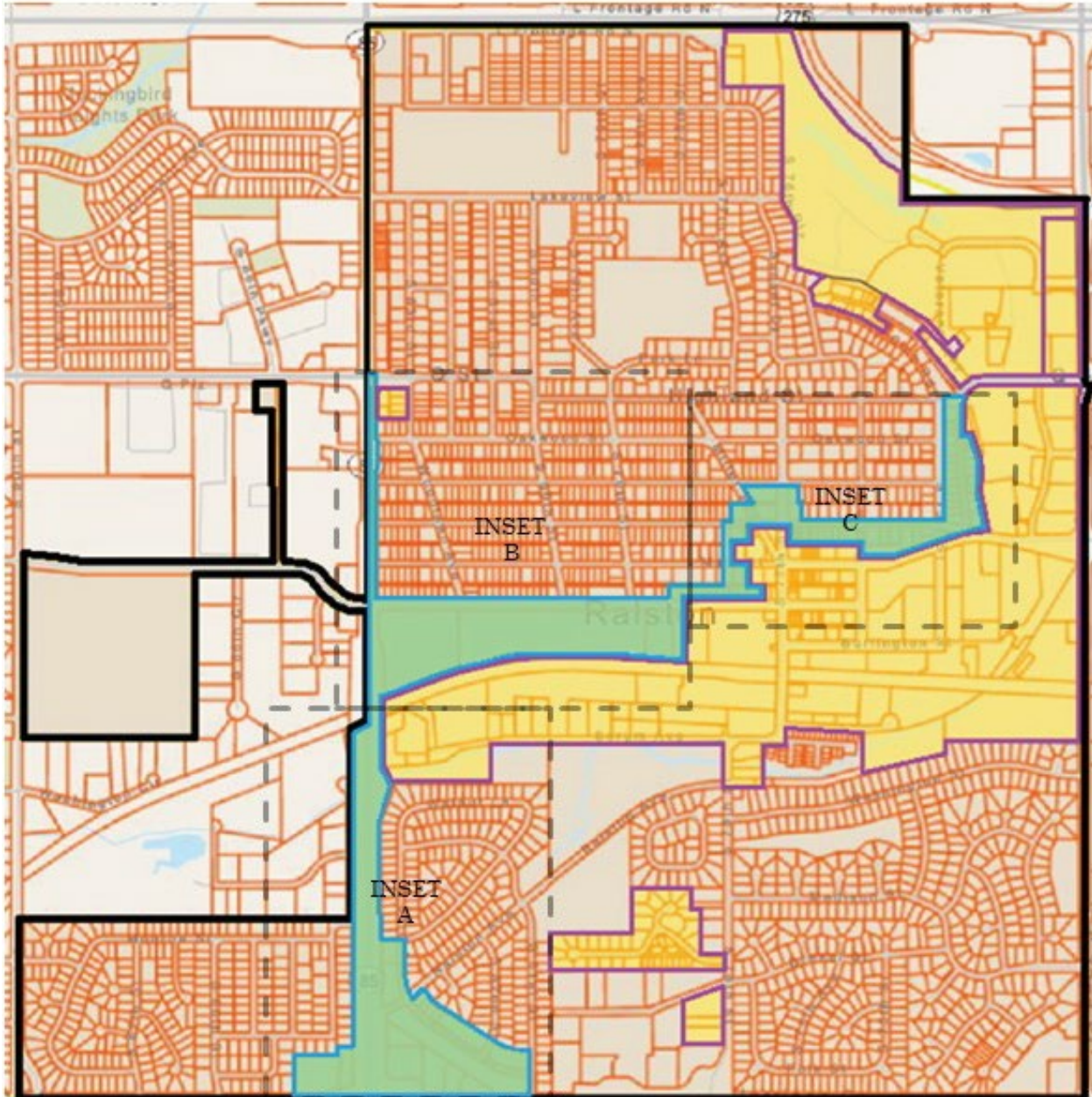
Redevelopment Area #2 consists of an estimated 84.4 acres, located in the central areas of the City, including the southwest, northeast and Downtown areas of Ralston. **Illustration 1, Context Map, Page 2**, identifies the location of the **Redevelopment Area** in relation to the City of Ralston.

The **Appendix (Pages 57-63)** contains the ID Parcels of Record, for the **Redevelopment Area**, as on file with the Douglas County Assessor's Office, in addition to the "findings" of **blight and substandard data**, as per the **Structural/Site Conditions Survey**.

Redevelopment Area #2 is comprised of a variety of land uses, including single family/duplex and multifamily residential dwellings, commercial structures, public/quasi-public properties, and vacant lots/tracts of land. The primary land use is **Public**, occupying an estimated 23.3 acres, or 27.6 percent of the **Redevelopment Area**, the majority of which is Ralston Park. **Streets and alleys** comprise an estimated 36.3 acres, or 43 percent of the **Redevelopment Area**. **Single-Family and Multi-Family Residential** uses occupy the second and third largest land areas, with estimated acreages of 9.1 and 7.8, respectively. **Commercial** land uses occupy an estimated 5.4 acres, or 6.4 percent of the **Area**, with vacant/undeveloped land occupying an estimated 2.5 acres, or 3 percent of the **Redevelopment Area**.



**ILLUSTRATION 1
CONTEXT MAP
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



LEGEND

	City of Ralston Corporate Limits
	Redevelopment Area #2
	Inset Maps
	Existing Blight/ Redevelopment Areas

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This **Blight and Substandard Evaluation** included a **Structural/Site Conditions Survey** consisting of a detailed **exterior structural survey of 88 structures, field inventory of all 90 parcel**, conversations with City of Ralston Staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**. The process employed and the results of the **Structural/Site Conditions Survey** are included in the **Appendix, Pages 57-63**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in Section 18-2103 (3) of the Nebraska Revised Statutes, a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude **public intervention financing**, such as Tax Increment Financing, Local/State Grants, Tax Credit Programs, etc. is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #2** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #2 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation.

SUBSTANDARD FACTORS

All Four Substandard Factors set forth in the Nebraska Community Development Law, represent a “strong presence”, within the Redevelopment Area. The Substandard Factors are described in detail, below.

**TABLE 1
SUBSTANDARD FACTORS
CITY OF RALSTON, NEBRASKA
REDEVELOPMENT AREA #2**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ■ |

Strong Presence of Factor ■

Reasonable Presence of Factor ■

No Presence of Factor ○

Source: Hanna:Keelan Associates, P.C., 2023.

Strong Presence of Factor

The results of the **Structural/Site Conditions Survey** identified **30 structures** in the **Redevelopment Area** as being in a ***deteriorating*** condition with minor defects. **Six structures** were observed as being in a ***deteriorating*** condition with major defects, and **one structure** was observed as ***critically dilapidated***. This equals a total of **37 structures**, or **42 percent** of the **88 total structures** being in a ***deteriorating*** condition with “minor”, “major”, or “critical defects”. This **Factor** is a **strong presence** throughout the **Area**.

According to information obtained from the Douglas County Assessor’s Office and based on the results of a **Structural/Site Conditions Survey**, an estimated **72 structures**, or **82 percent** of the **88 total structures** in the **Redevelopment Area** are ***40+ years of age*** (built in or prior to 1983). This includes **eight structures** that were identified as being 100+ years of age. The overall, average age of all structures in the **Area** is an estimated **66 years**. The **Factor of *Age or Obsolescence*** is a **strong presence** throughout the **Redevelopment Area**.

The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **strong presence** throughout the **Redevelopment Area**. City of Ralston Staff described municipal water and sewer mains that serve the **Area** as, generally, being in mixed conditions, based upon performance, condition and break history. Water and sanitary sewer mains are outdated and constructed of outmoded materials. **Ralston Park** is located in **Redevelopment Area #2** and serves as a primary **open space**. The Park, based on the current condition of various amenities, could use selected improvements.

The **Substandard Factor** *Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare* is a **strong presence** throughout the **Redevelopment Area**. The **Structural/Site Conditions Survey** determined primary contributing elements, including aging, deteriorating and vacated buildings that will require rehabilitation for future use and occupation, as well as both underutilized and vacant tracts of land and both a lack of sidewalks and a high number of existing sidewalks in a “**fair**” to “**poor**” condition. Additionally, portions of the water and sanitary sewer system within the **Area** are aging and constructed of outmoded material.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:

1. Advanced Age of structures, including an estimated **66 years**, overall;
2. Deteriorating structures with minor, major, or critical defects;
3. Approximately **44.2 percent** of parcels in the **Area** were recorded as lacking a public sidewalk system, or maintaining sidewalks in a “**fair**” to “**poor**” conditions;
4. The **Area** is serviced by water and sanitary sewer mains that are aging and constructed of outmoded materials.



BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout **Redevelopment Area #2**, **nine** represent a **strong presence** and **two** are present to a **reasonable extent**. The Factor, “defective or unusual condition of title,” was not reviewed. All present **Blight Factors** are reasonably distributed throughout the **Area**.

**TABLE 2
BLIGHT FACTORS
CITY OF RALSTON, NEBRASKA
REDEVELOPMENT AREA #2**

- | | | |
|-----|--|-----------|
| 1. | A substantial number of deteriorated or dilapidated structures. | ■ |
| 2. | Existence of defective or inadequate street layout. | ■ |
| 3. | Faulty lot layout in relation to size, adequacy, accessibility or usefulness. | ■ |
| 4. | Insanitary or unsafe conditions. | ■ |
| 5. | Deterioration of site or other improvements. | ■ |
| 6. | Diversity of Ownership. | ■ |
| 7. | Tax or special assessment delinquency exceeding the fair value of land. | ■ |
| 8. | Defective or unusual condition of title. | NR |
| 9. | Improper subdivision or obsolete platting. | ■ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ■ |
| 11. | Other environmental and blighting factors. | ■ |
| 12. | At least one of the other five conditions. | ■ |

Strong Presence of Factor	■
Reasonable Presence of Factor	■
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2023.

Strong Presence of Factor

Deteriorated or Dilapidated Structures are a **strong presence** throughout the **Redevelopment Area**. A total of 37, or 42 percent of the 88 structures were documented as deteriorating with “**minor**”, “**major**”, or “**critical defects**”.

Existence of Defective or Inadequate Street Layout is a **strong presence** throughout the **Redevelopment Area**. The primary streets providing access throughout the **Area** include Harrison Street, South 84th Street, and Park Drive. The **Redevelopment Area** contains a variety of street types including north-south, east-west grid configurations in the Downtown and curvilinear streets in the southwest corner of the **Redevelopment Area**. Of the 90 parcels, 27, or 30 percent were located along a street in “**fair**” condition. Additionally, 40 parcels, or 44.4 percent lacked access to the public sidewalk or contained a sidewalk in “**fair**” to “**poor**” condition.

Faulty Lot Layout is a **strong presence** throughout **Redevelopment Area #2**. Some parcels within the **Redevelopment Area** are irregularly shaped (lack uniform width and/or depth). Additionally, some structures span multiple parcels and several parcels share ID numbers.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of aging structures (81.8 percent of structures being 40+ years of age) and portions of the water and sanitary sewer mains in the **Area**, old/aging and constructed of outmoded materials.

Diversity of Ownership is a **strong presence** throughout the **Redevelopment Area #2**. Research of public records from the Douglas County Assessor’s Office indicated that approximately **64 individuals or ownership groups** own property within the **Redevelopment Area**.

Improper Subdivision or Obsolete Platting is a **Strong presence** throughout the **Redevelopment Area**, primarily due to irregular lot sizes. Additionally, several parcels throughout the **Area** share ID numbers and some structures span multiple parcels.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout the **Area**. Conditions associated with this factor include aging structures (**81.8 percent** of structures in the **Redevelopment Area** are 40+ years of age) and buildings identified as deteriorating with minor or major defects, or dilapidated. Further, water and sanitary sewer mains in the **Area** are outdated and constructed of outmoded materials.

Other Environmental and Blighting Factors, with **functional and economical obsolescence**, are a **strong presence** throughout **Redevelopment Area #2**. The **Area** contains buildings that are deteriorating with “**minor**”, “**major**”, and “**critical defects**”, outmoded infrastructure, and vacant, underutilized lots.

One of the Required Five Additional Blight Factors has a **strong presence** throughout **Redevelopment Area #2**. Based on the **Structural/Site Conditions Survey** and records from the Douglas County Assessor’s Office, the average estimated age of all structures is **66 years**, exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor

Deterioration of Site or Other Improvements is a **reasonable presence** throughout the **Redevelopment Area**. An estimated **13 parcels**, or **14 percent** of the 90 total parcels were observed to have “**fair**” to “**poor**” overall site conditions, including some parcels containing minor debris. Additionally, **37 structures**, or **42 percent of the 88 structures** were identified as deteriorating.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is a **reasonable presence** throughout the **Redevelopment Area**. Research of public records from the Douglas County Assessor’s Office concluded that of the 90 parcels within the **Area**, **five** were recorded as **property tax delinquent** and **17 parcels** within the **Area** are currently **property tax exempt**. No delinquencies exceeded the fair value of the property.

The Factor *Defective or Unusual Condition of Title* was not reviewed.

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**.

It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating the **City of Ralston Redevelopment Area #2** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Ralston Planning Commission and City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BASIS FOR REDEVELOPMENT

For a project in the City of Ralston to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Redevelopment Area #2** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Ralston City Council could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #2**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #2** in **Ralston, Nebraska**. The results of this **Study** will assist the City in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The total land area of the **Redevelopment Area** equals an estimated **84.4 acres**. The entire **Area** is located within the current Corporate Limits of the City of Ralston. The **Appendix (Pages 57-63)** contains the **ID Parcels of Record** for the **Area**, as on file with the Douglas County Assessor’s Office.

Illustration 1, Context Map, Page 2, depicts the location of the **Redevelopment Area** in relation to the City of Ralston. The **Area** lies in the heart of the City and includes the primary arterial roads of Harrison Street, South 84th Street, and Park Drive.

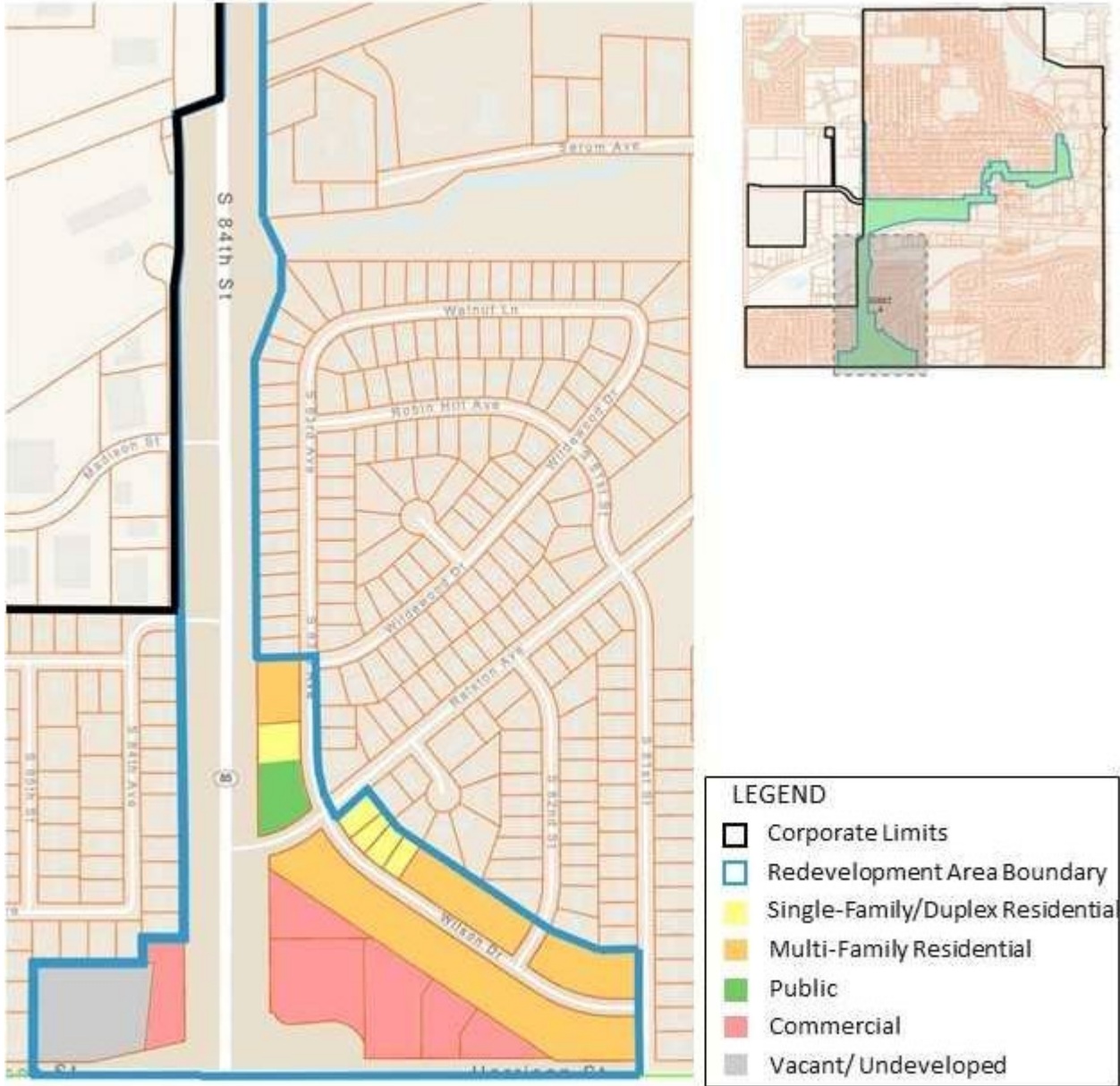
Table 3 presents the estimated **Existing Land Use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. The existing land use is identified in **Illustrations 2, 3 and 4, Pages 13, 14 and 15**. Public land uses serve as the primary use of developed land area, of which Ralston Park comprises an estimated 21.2 acres. Ralston Park consists of Orval R. Smith Memorial Field, Pierson Field, Crown Field, a playground, and various park shelters. The **Area** also contains residential land uses (single family, duplex, and multi-family structures), as well as commercial and public land uses.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	23.3	27.6%
Single Family/Duplex	9.1	10.8%
Multifamily	7.8	9.2%
Commercial	5.4	6.4%
Vacant/Undeveloped	2.5	3.0%
<u>Public Streets/Alleys</u>	<u>36.3</u>	<u>43.0%</u>
Totals	84.4	100.0%

Illustrations 5, Page 16, identifies the existing **Zoning Districts** for the **Redevelopment Area**. Six different Zoning Districts are present within the **Area**: “Limited Office (LO),” “General Commercial (GC),” “Town Center (TC),” Residential (R-2),” “Residential (R-3),” and “Residential (R-4).” Zoning activities throughout the **Redevelopment Area** are administered by the City of Ralston.





**ILLUSTRATION 2
 EXISTING LAND USE MAP – INSET A
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**

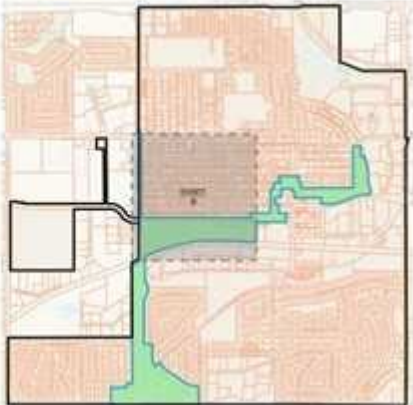


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**ILLUSTRATION 3
EXISTING LAND USE MAP – INSET B
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



LEGEND	
	Corporate Limits
	Redevelopment Area Boundary
	Single-Family/Duplex Residential
	Public



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City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

**ILLUSTRATION 4
EXISTING LAND USE MAP – INSET C
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**

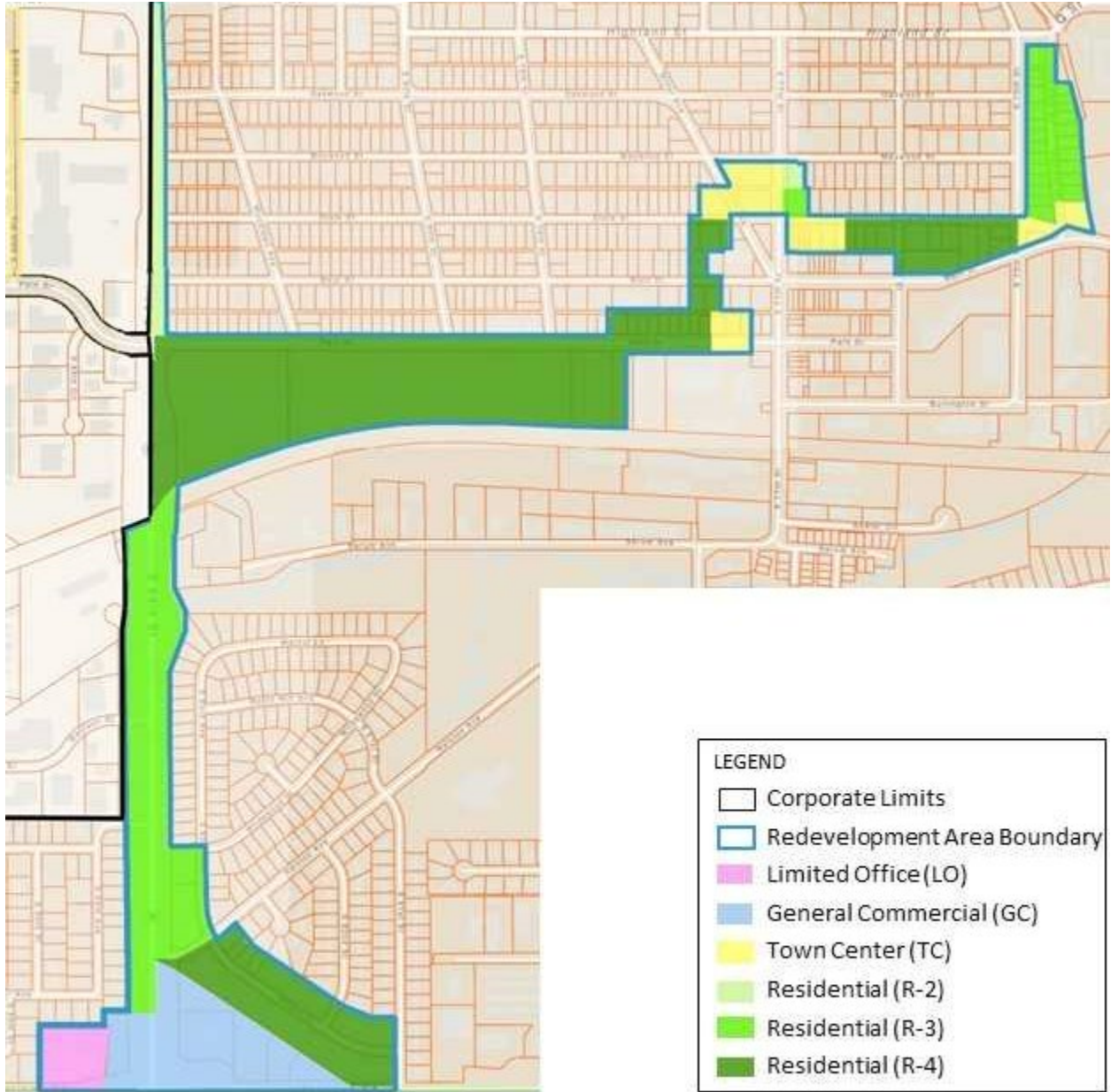


LEGEND	
	Corporate Limits
	Redevelopment Area Boundary
	Single-Family/Duplex Residential
	Multi-Family Residential
	Public
	Commercial
	Vacant/Undeveloped



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**ILLUSTRATION 5
ZONING DISTRICTS MAP
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



LEGEND	
	Corporate Limits
	Redevelopment Area Boundary
	Limited Office (LO)
	General Commercial (GC)
	Town Center (TC)
	Residential (R-2)
	Residential (R-3)
	Residential (R-4)

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THE RESEARCH APPROACH

The blight and substandard determination research approach implemented for the **Redevelopment Area #2** included an area-wide assessment of the factors identified in of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All Factors were evaluated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and that it results in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in July, 2023. A total of **88 structures** received exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Redevelopment Area**. The **Structural/Site Condition Form** is contained in the **Appendix**.

The **Structural/Site Conditions Survey** evaluated conditions of **90 legal parcels** of record identified by the Douglas County Assessor's Office in the **Redevelopment Area**. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking lot/driveway conditions and street, sidewalk, and alley surface conditions. The **Redevelopment Area** contains an estimated **84.4 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #2** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The assessed valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Community Development Law to determine whether each or any were present in the **City of Ralston Redevelopment Area #2** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in the **City of Ralston Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of **88 structures** and **90 total parcels** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structure/Building Systems Evaluation

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components) These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

Secondary Components

Building Systems These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for rating components for structural, building and architectural systems**

The components for the previously identified systems were individually rated utilizing the following criteria.

Sound Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

Dilapidated Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions

The conditions of **88 buildings** within the **City of Ralston Redevelopment Area #2** were determined based on the findings of the **Structural/Site Conditions Survey**, as shown in **Table 4**. This **Survey** indicated the following:

- Fifty-One (51) structures were classified as structurally **sound**.
- Thirty (30) structures were classified as **deteriorating** with **minor** defects.
- Six (6) structures were classified as **deteriorating** with **major** defects; and
- One (1) structure was classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout the **Redevelopment Area**. A total of **37 existing structures, or 42 percent** were identified as deteriorating with “**minor**”, “**major**” or “**critical**” defects. **Illustration 6, 7, and 8, Pages 23, 24 and 25**, identify **Structural Conditions** throughout the **Area**.

Conclusion

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a strong presence throughout the Redevelopment Area.



**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

Structural Conditions Survey Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>All Deteriorating</u>
Single-Family /Duplex	33	18	5	1	56	24
Multi-Family	8	7	0	0	16	7
Commercial	4	2	1	0	7	3
<u>Public</u>	<u>6</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>3</u>
Totals	51	30	6	1	88	37
Percent	58.0%	34.1%	6.8%	1.1%	100.0%	42.0%

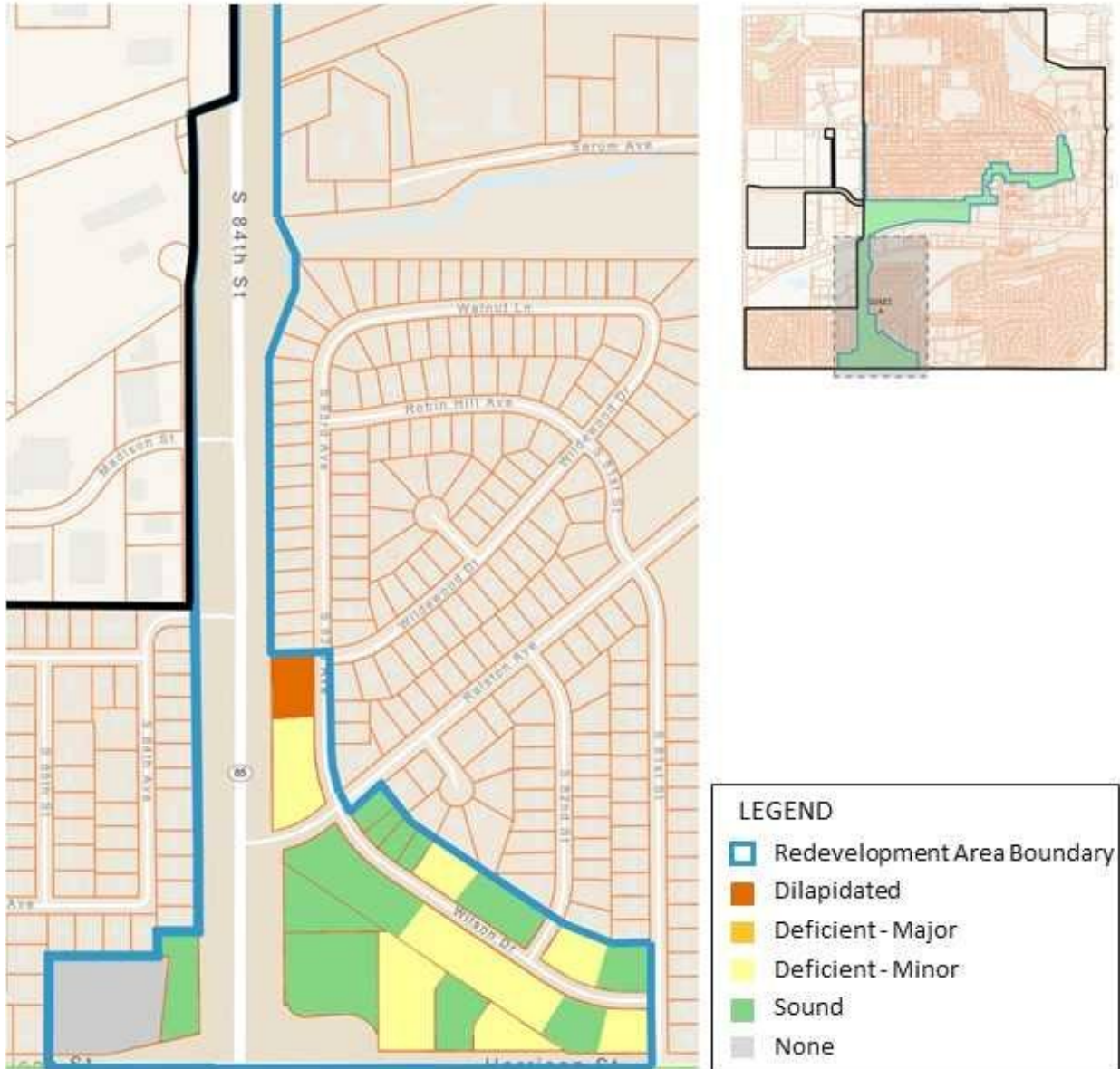
Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 5
ASSESSOR'S RATING
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>		<u>Condition</u>	
	<u>Number of Structures</u>	<u>Percent</u>	<u>Number of Structures</u>	<u>Percent</u>
Excellent	0	0.0%	0	0.0%
Very Good	1	1.1%	3	3.4%
Good	0	0.0%	12	13.6%
Average	79	89.8%	60	68.2%
Fair	1	1.1%	6	6.8%
Poor	0	0.0%	0	0.0%
<u>Not Available</u>	<u>7</u>	<u>8.0%</u>	<u>7</u>	<u>8.0%</u>
Total	88	100.0%	88	100.0%

Source: Douglas County Assessor, 2023.

**ILLUSTRATION 6
 STRUCTURAL CONDITIONS MAP – INSET A
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
 Redevelopment Area #2
 Blight & Substandard Determination Study

**ILLUSTRATION 7
 STRUCTURAL CONDITIONS MAP – INSET B
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**

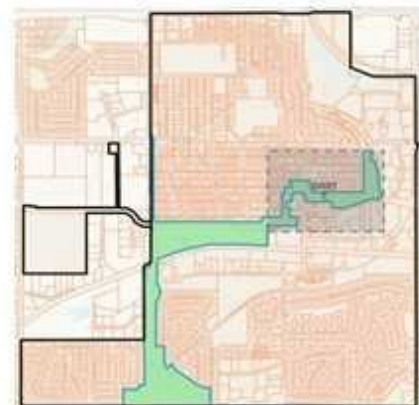


LEGEND	
	Redevelopment Area Boundary
	Dilapidated
	Deficient - Major
	Deficient - Minor
	Sound
	None



**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 8
 STRUCTURAL CONDITIONS MAP – INSET C
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

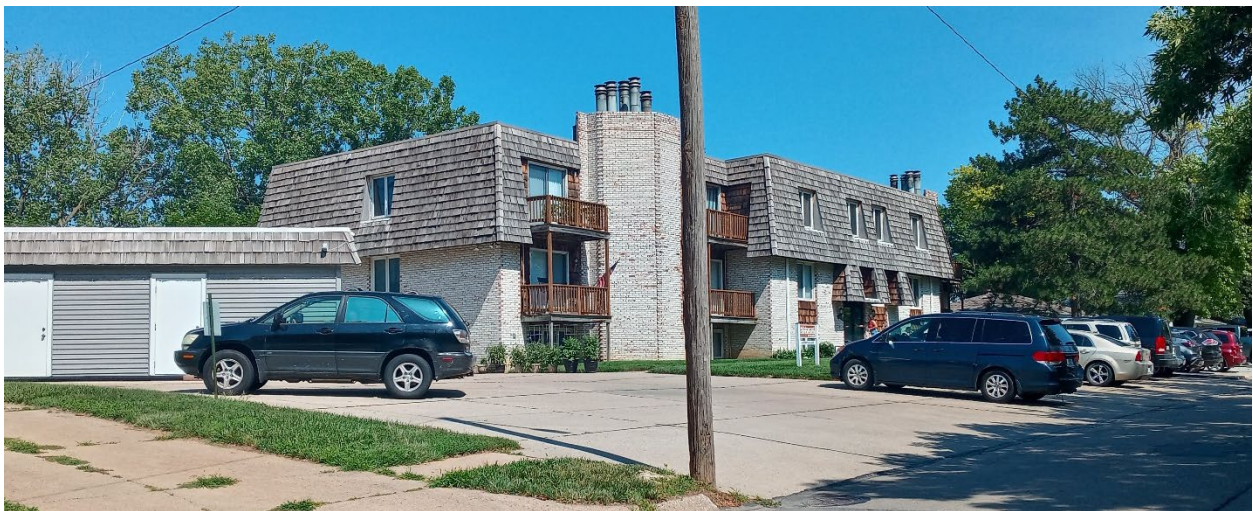
City of Ralston, Nebraska
 Redevelopment Area #2
 Blight & Substandard Determination Study

(2) Age or Obsolescence

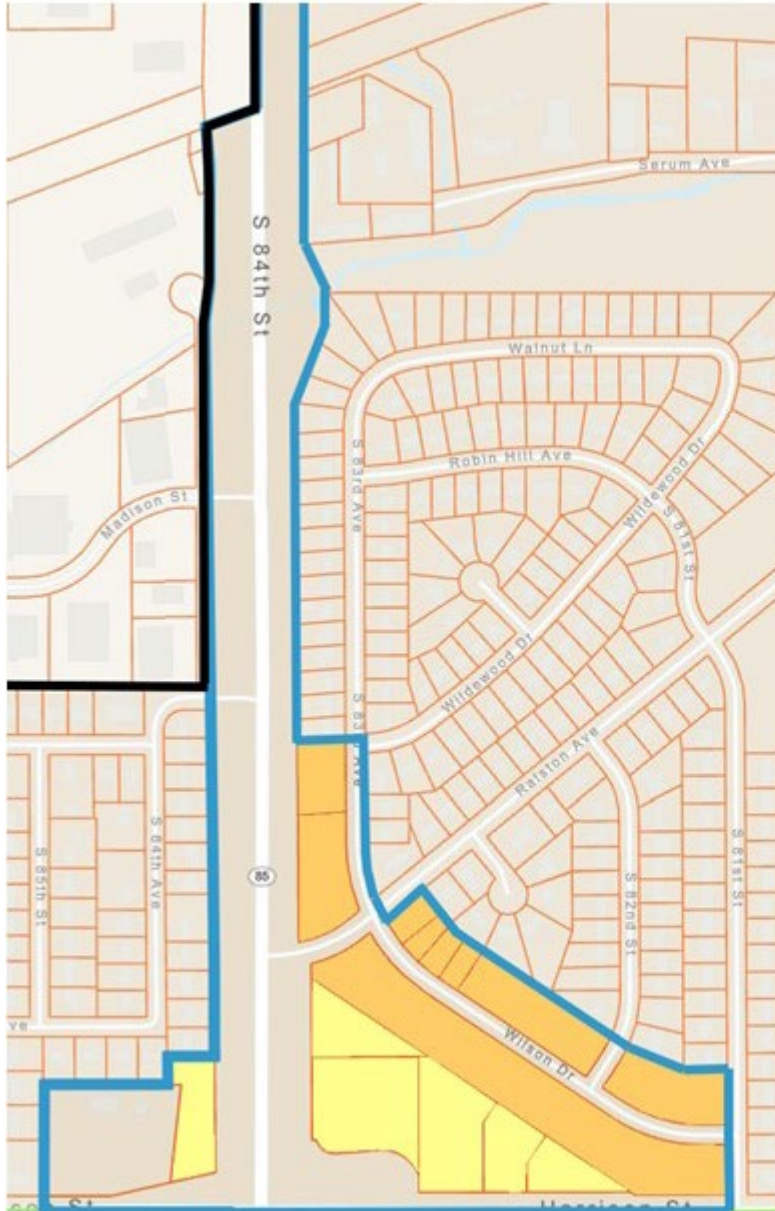
As per the Douglas County Assessor's records, an estimated **72 structures**, or approximately **82 percent** of the **88 total structures** are **40+ years of age** (built in or prior to 1983). This includes **eight structures** that are **100+ years of age**. The **average age** of residential structures in the **Redevelopment Area** is an estimated **70 years**. The average age of public structures is approximately **41 years**, and the average age for all structures in the **Area**, is an estimated **66 years**. **Illustrations 9, 10 and 11, Pages 27, 28, and 29** identify the age of structures throughout the **Area**.

Conclusion

The age and obsolescence of structures is a strong presence throughout Redevelopment Area #2.



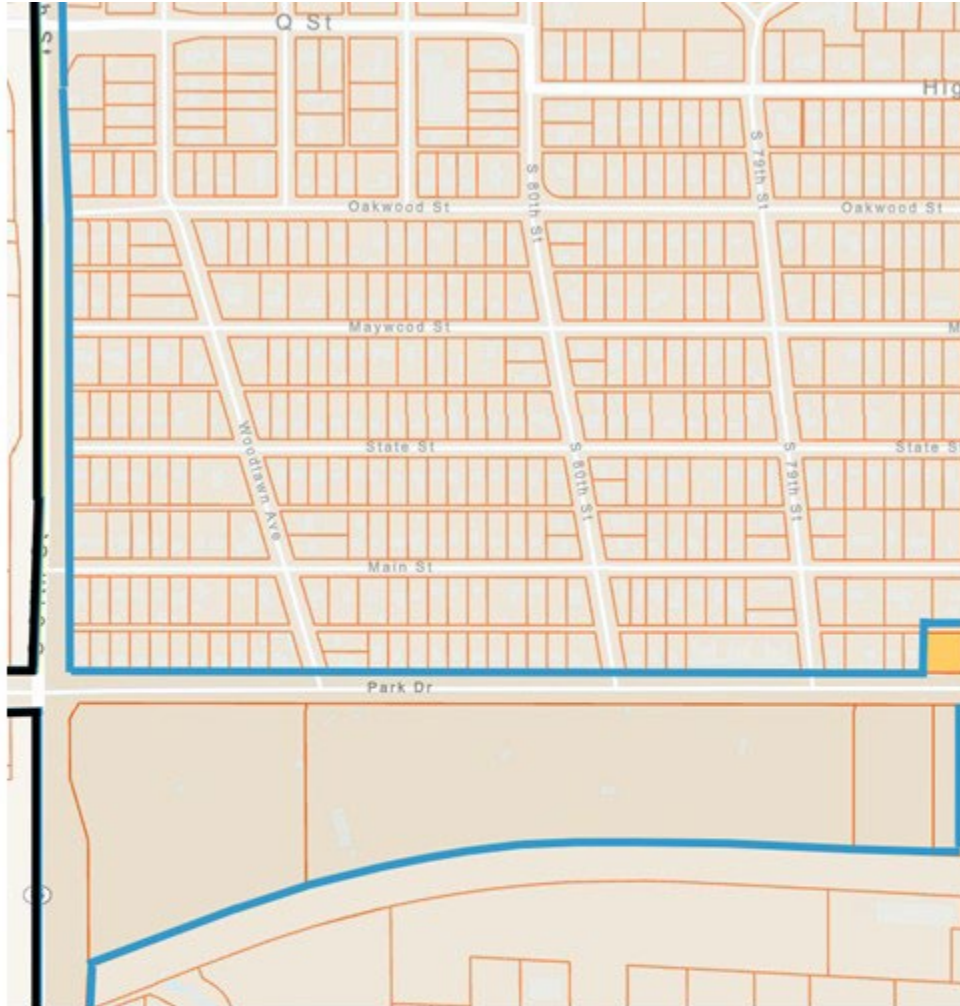
**ILLUSTRATION 9
AGE OF STRUCTURES MAP – INSET A
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

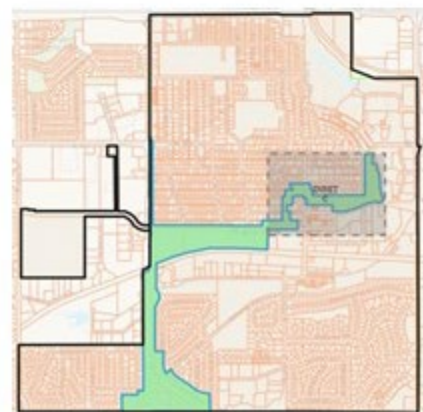
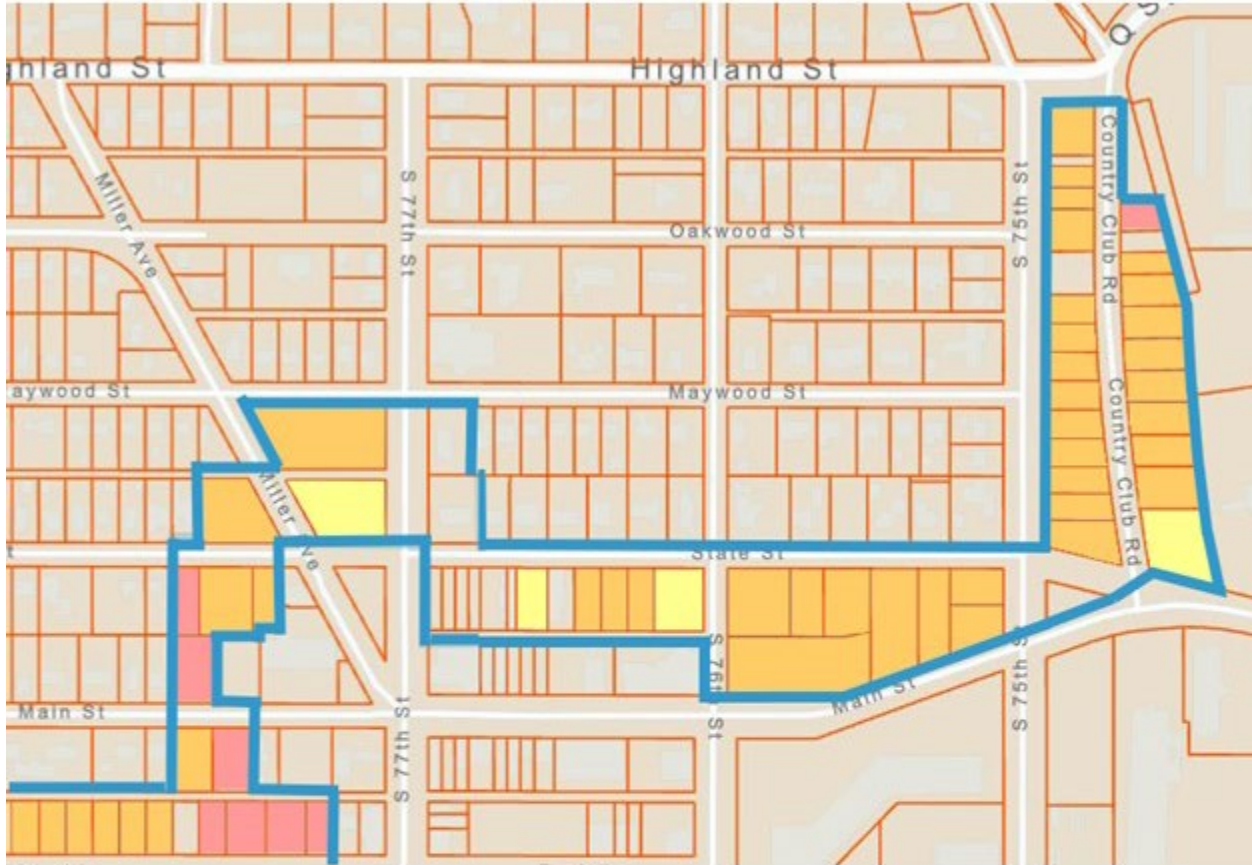
**ILLUSTRATION 10
AGE OF STRUCTURES MAP – INSET B
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

**ILLUSTRATION 11
AGE OF STRUCTURES MAP – INSET C
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results of the **Structural/Site Conditions Survey**, including other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation, or open spaces in **Redevelopment Area #2**.

As per the results of the **Survey**, an estimated 42 percent, or **37 of the 88 structures** in the **Area** were rated as deteriorating with “**minor**”, “**major**”, or “**critical**” defects. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose risks to public health, safety, and sanitation.



The overall site conditions in the **Redevelopment Area** revealed that 13, or 14.4 percent of the total 90 parcels were identified as being in a “**fair**” condition. Factors related to these conditions included structures deteriorating with “**minor**,” “**major**,” or “**critical**” defects, and site features such as parking lots, driveways, yard and landscaping conditions that are noticeably deteriorating within the **Area**, including some parcels containing debris. Of the 90 parcels, a total of 17 parcels, or 19 percent contained sidewalks in a “**fair**” or “**poor**” condition and 23 parcels, or 25.5 percent lack sidewalks entirely.

The Metropolitan Utilities District described municipal water mains serving the **Area** as being a range of sizes from 4” to 12” pipes and a range of materials, including Ductile Iron Pipe and Cast Iron Pipe. These mains range in age from approximately 20 years of age to over 100 years. These water mains are undersized, aging and constructed of outmoded materials, and would require replacement to support future development. **Table 6, Page 31**, identifies the location, size, material, age and condition of the water system throughout the **Redevelopment Area**. City Staff described the sewer mains in the **Area** as aging with pipes installed in the 1970s. These pipes are constructed of Vitrified Clay Pipe, rather than the current standard, PVC. **Table 7, Page 31**, identifies the location, size, material, age and condition of the sewer system throughout the **Redevelopment Area**.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #2, in Ralston Nebraska is a strong presence and constitutes a Substandard Factor.

**TABLE 6
WATER SYSTEM
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Location</u>	<u>Size</u>	<u>Material</u>	<u>Year</u>
S 84 th Street, south of Harrison Street	8"	Ductile Iron Pipe	1970-1979
S 84 th Street, from Harrison Street to Ralston Avenue	8"	Cast Iron Pipe	1960-1969
S 84 th Street, north of Monroe Street	8"	Cast Iron Pipe	1960-1969
S 84 th Street, from Park Drive to Main Street	6"	Cast Iron Pipe	1960-1969
S 84 th Street, from Main to "Q" Street	8"	Cast Iron Pipe	1940-1949
Harrison Street, east of S 84 th Street	8"	Cast Iron Pipe	1960-1969
Harrison Street, from S 81 st to S 83 rd Street	8"	Ductile Iron Pipe	1990-1996
Ralston Avenue, from South 84 th Street to Wilson Drive	8"	Cast Iron Pipe	1960-1969
Wilson Drive, north of Ralston Avenue	8"	Cast Iron Pipe	1960-1969
Wilson Drive, south of Ralston Avenue	6"	Ductile Iron Pipe	2000-2009
Wilson Drive, from S 81 st to S 82 nd Street	6"	Cast Iron Pipe	1960-1969
Park Drive, from S 84 th Street to Woodlawn Avenue	6"	Cast Iron Pipe	1940-1949
Park Drive, from Woodlawn Avenue to S 79 th Street	8"	Ductile Iron Pipe	2000-2009
Park Drive, east of S 79 th Street	6"	Cast Iron Pipe	1940-1949
Park Drive, west of S 77 th Street	8"	Ductile Iron Pipe	2000-2009
Main Street, west of S 77 th Street	4"	Cast Iron Pipe	1910-1919
State Street, west of Miller Avenue	4"	Cast Iron Pipe	1910-1919
State Street from S 77 th Street to S 75 th Street	4"	Cast Iron Pipe	1940-1949
S 77 th Street from Maywood to State Street	12"	Ductile Iron Pipe	1910-1919
S 77 th Street from Maywood to State Street	6"	Cast Iron Pipe	1940-1949
S 77 th Street from State to Main Street	12"	Ductile Iron Pipe	1970-1979

Source: Metropolitan Utilities District, 2023.

**TABLE 7
SEWER SYSTEM
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Location</u>	<u>Size</u>	<u>Material</u>	<u>Year</u>	<u>Condition</u>
N/A	12'	Vitrified Clay Pipe	1977	Good*

*Manholes need rehabilitation or replaced.

Source: Metropolitan Utilities District, 2023.

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare**

1. **Aging/Deteriorating Buildings and Structures**

The presence of deteriorating structures is evident throughout **Redevelopment Area #2**. A total of **37 structures**, or **42 percent** of the **88 structures** were recorded as deteriorating with “**minor**”, “**major**”, or “**critical**” defects. Additionally, a total of **72** of the **88 structures (82 percent)** were built in or prior to 1983, thus 40+ years of age. This includes **eight structures (9.1 percent)** with an estimated age of **100+ years**. Such structures will require rehabilitation for continued use and occupation. **Illustrations 9, 10, and 11, Pages 27, 28, and 29** identify the age of structures throughout the **Area**.

2. **Advanced Age and Associated Condition of Utilities**

A concern for the **Redevelopment Area** is the risks to sanitation resulting from aging water and sewer infrastructure. The Metropolitan Utilities District described the municipal water mains serving the **Area** as having a range of materials, including Cast Iron Pipe and Ductile Iron Pipe, and a range of sizes from 4” to 12” pipes. These mains were primarily constructed between 1960 and 1979 with some segments of pipe constructed in 1910. Sewer mains in the **Area** were described by City Staff as being constructed of Vitrified Clay Pipe in 1977. Manholes were identified as needing rehabilitation or replacement.

3. **Overall Site Condition**

The overall site condition of parcels throughout the **Redevelopment Area** pose risks to the public health and safety through the presence of debris and deteriorating landscape conditions. Of the 90 total parcels, **14 parcels (15.5 percent)** were documented as being in “**fair**” condition. Additionally, **40 parcels, or 44.4 percent** maintained access to sidewalks in “**fair**” to “**poor**” condition, or **lacked sidewalks, entirely**.

Conclusion

The combination of factors that are detrimental to public health, safety, morals or welfare are a strong presence throughout the Redevelopment Area.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #2**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of **88 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components) These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

Secondary Components

Building Systems These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions

The conditions of **88 buildings** within the **Redevelopment Area #2** were determined based on the findings of the **Structural/Site Conditions Survey**. This **Survey** indicated the following:

- Fifty-One (51) structures were classified as structurally **sound**.
- Thirty (30) structures were classified as **deteriorating** with **minor** defects.
- Six (6) structures were classified as **deteriorating** with **major** defects; and
- One (1) structure was classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout the **Redevelopment Area**. A total of **37 existing structures, or 42 percent** were identified as deteriorating with “**minor**”, “**major**,” or “**critical**” defects. **Illustrations 6, 7, and 8, Pages 23, 24, and 35, present Structural Conditions in the Area.**

Conclusion

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a strong presence throughout the Redevelopment Area.



**TABLE 8
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

Structural Conditions Survey Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>All Deteriorating</u>
Single-Family /Duplex	33	18	5	1	56	24
Multi-Family	8	7	0	0	16	7
Commercial	4	2	1	0	7	3
<u>Public</u>	<u>6</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>3</u>
Totals	51	30	6	1	88	37
Percent	58.0%	34.1%	6.8%	1.1%	100.0%	42.0%

Source: Hanna:Keelan Associates, P.C., 2023.

**TABLE 9
ASSESSOR'S RATING
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Building Rating</u>	<u>Quality</u>		<u>Condition</u>	
	<u>Number of Structures</u>	<u>Percent</u>	<u>Number of Structures</u>	<u>Percent</u>
Excellent	0	0.0%	0	0.0%
Very Good	1	1.1%	3	3.4%
Good	0	0.0%	12	13.6%
Average	79	89.8%	60	68.2%
Fair	1	1.1%	6	6.8%
Poor	0	0.0%	0	0.0%
<u>Not Available</u>	<u>7</u>	<u>8.0%</u>	<u>7</u>	<u>8.0%</u>
Total	88	100.0%	88	100.0%

Source: Douglas County Assessor, 2023.

(2) Existence of Defective or Inadequate Street Layout

The primary streets providing access throughout the **Area** include Harrison Street, South 84th Street, and Park Drive. The **Redevelopment Area** contains a variety of street types including north-south, east-west grid configurations in the Downtown and curvilinear streets in the southwest corner of the **Redevelopment Area**. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. **Condition of Streets and Driveways/Parking**

Of the **90 parcels**, **27 parcels (30 percent)** are adjacent to streets in a “fair” condition. **Illustrations 12, 13 and 14, Pages 39, 40 and 41**, identify the conditions of streets in the **Area**. Deterioration in street conditions and parking surfaces can impede the effective movement of vehicular traffic throughout the **Area**. Curbs in the **Area** are either deteriorating or lacking, entirely. This could lead to stormwater drainage issues.

2. **Existence/Condition of Sidewalks**

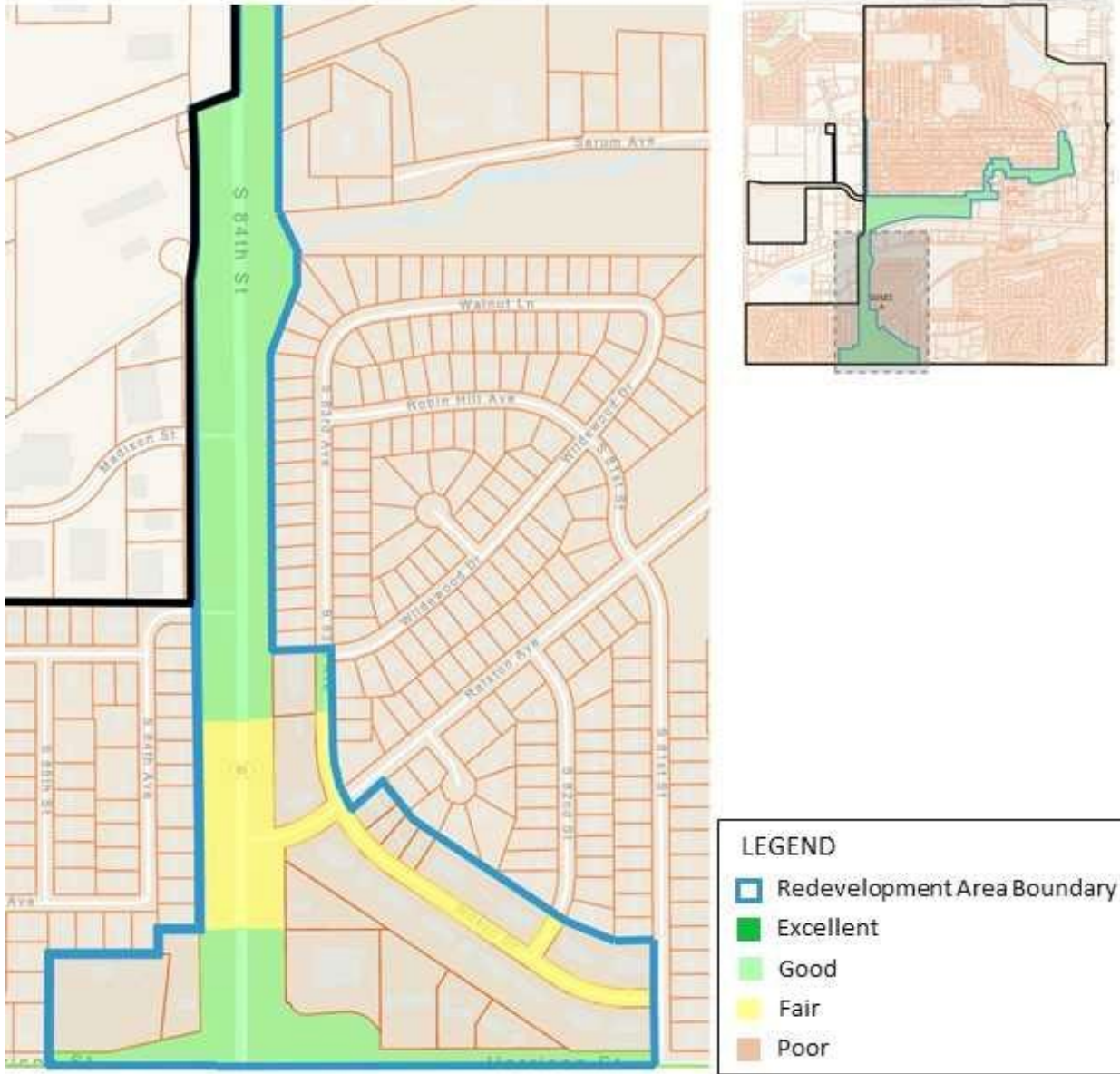
Of the 90 total parcels in the **Area**, 40 parcels (44.5 percent) either lack public sidewalks or contain sidewalks in a “fair” or “poor” condition. **Illustrations 15, 16, and 17, Pages 42, 43, and 44**, identify the conditions of sidewalks in the **Area**. Properties with such sidewalk conditions pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion

The Factor of defective or inadequate street layout in the City of Ralston Redevelopment Area is a strong presence.



**ILLUSTRATION 12
STREET CONDITION MAP - INSET A
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



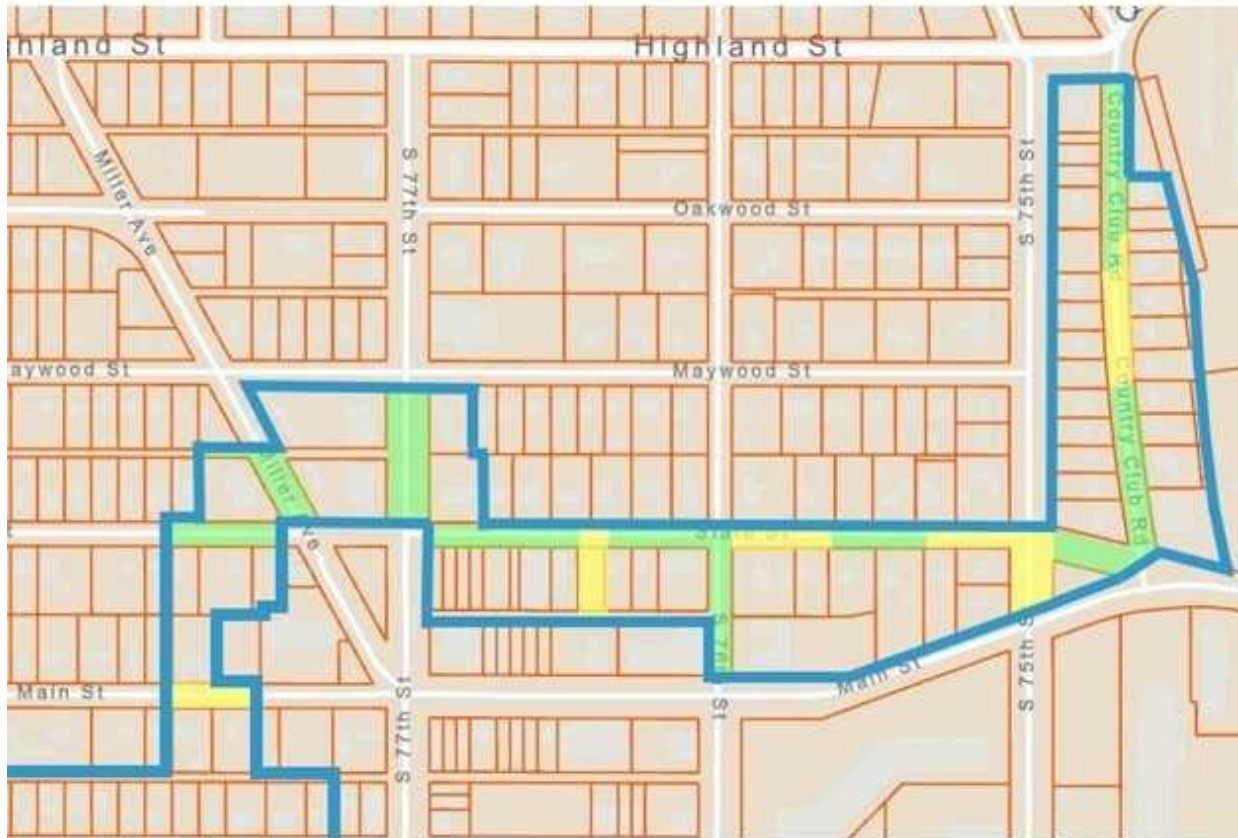
**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 13
STREET CONDITION MAP - INSET B
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

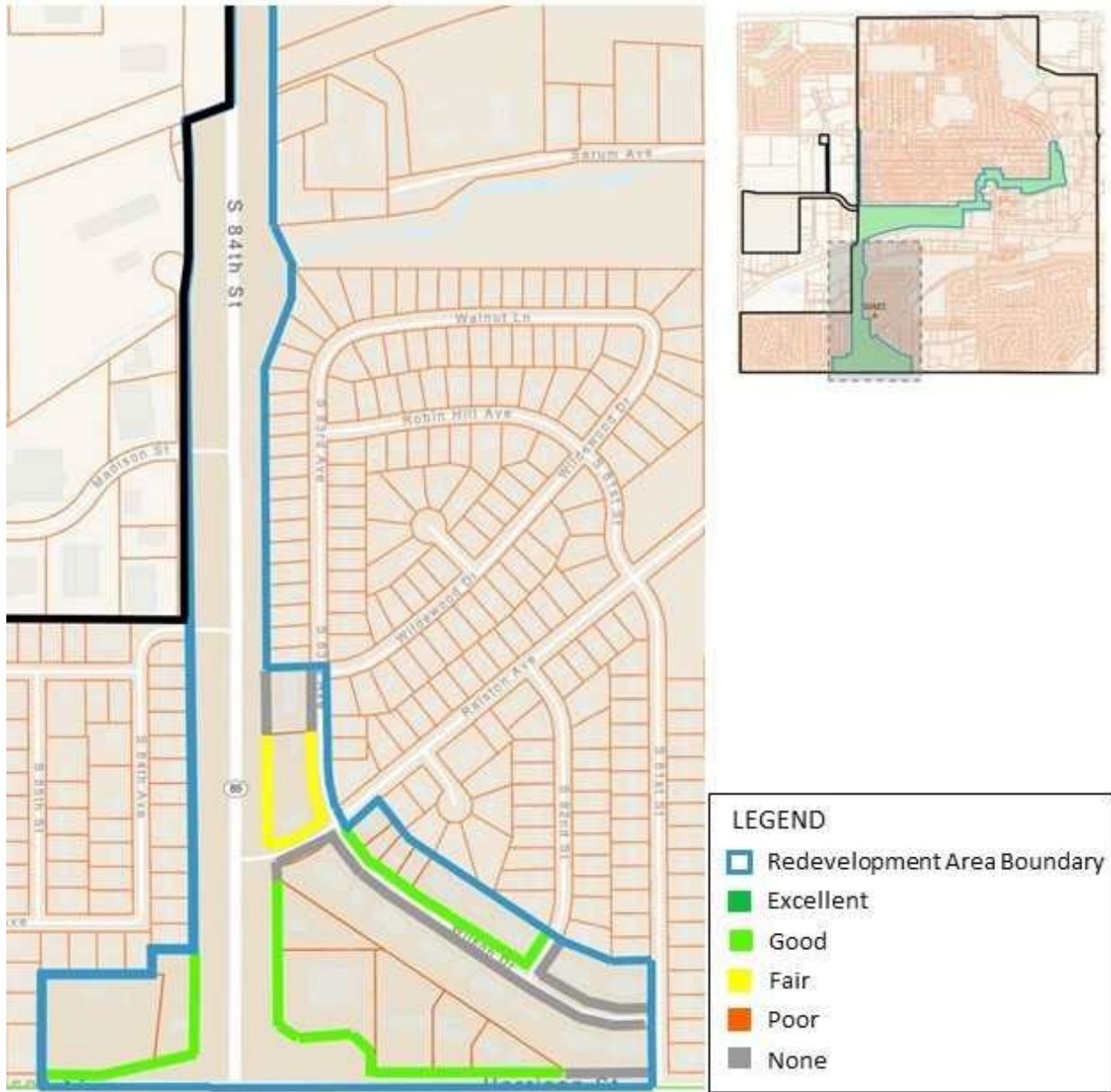
**ILLUSTRATION 14
STREET CONDITION MAP - INSET C
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

**ILLUSTRATION 15
SIDEWALK CONDITION MAP – INSET A
REDEVELOPMENT AREA #2
RALSTON, NEBRASKA**

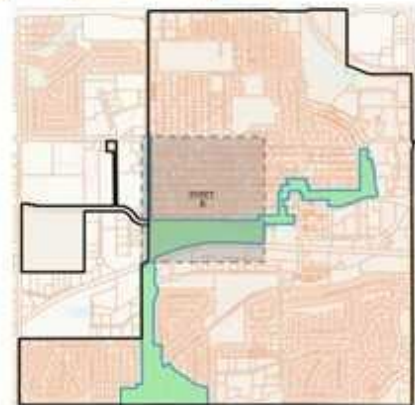


**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

**ILLUSTRATION 16
 SIDEWALK CONDITION MAP – INSET B
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**



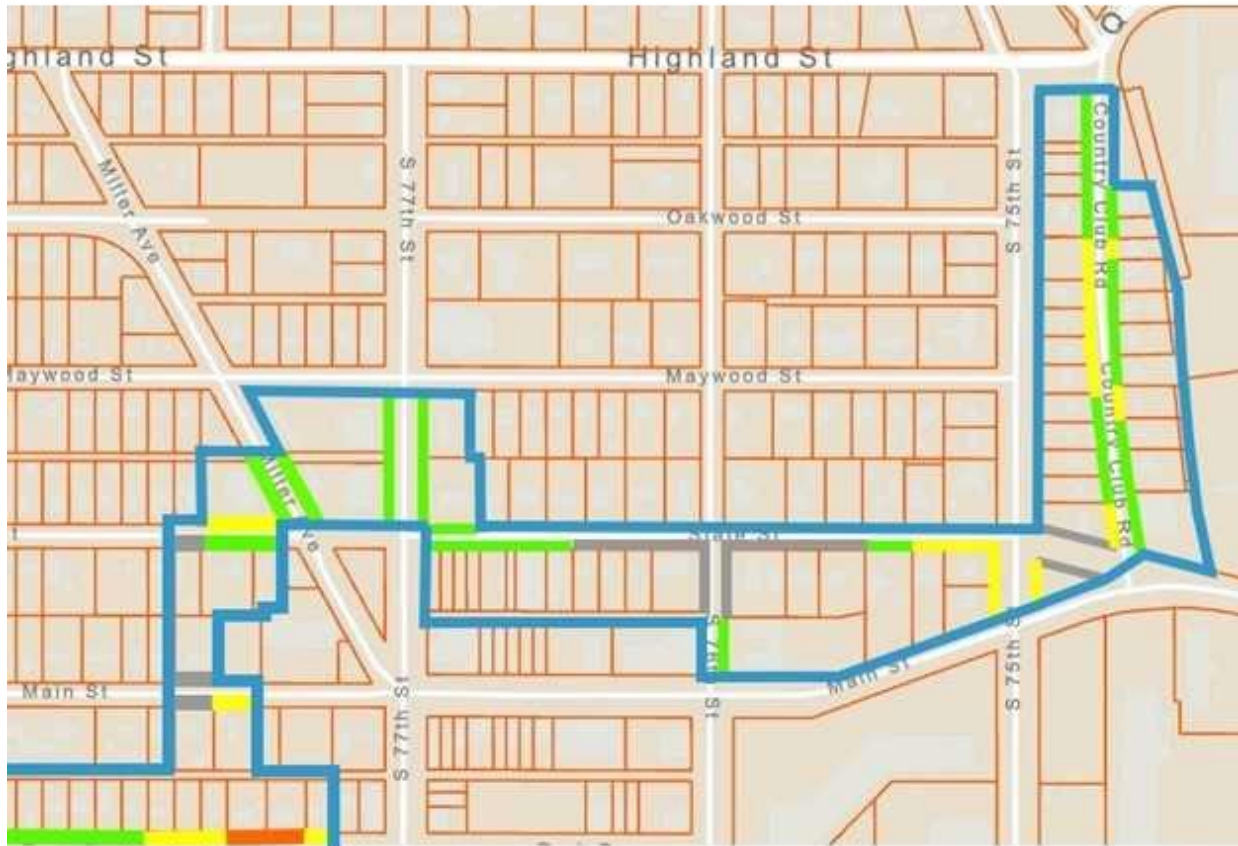
LEGEND	
	Redevelopment Area Boundary
	Excellent
	Good
	Fair
	Poor
	None



**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

City of Ralston, Nebraska
 Redevelopment Area #2
 Blight & Substandard Determination Study

**ILLUSTRATION 17
 SIDEWALK CONDITION MAP – INSET C
 REDEVELOPMENT AREA #2
 RALSTON, NEBRASKA**



LEGEND	
	Redevelopment Area Boundary
	Excellent
	Good
	Fair
	Poor
	None



**HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH**

(3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout the **Redevelopment Area**. The following describes these problem conditions.

1. **Inadequate Lot Size**

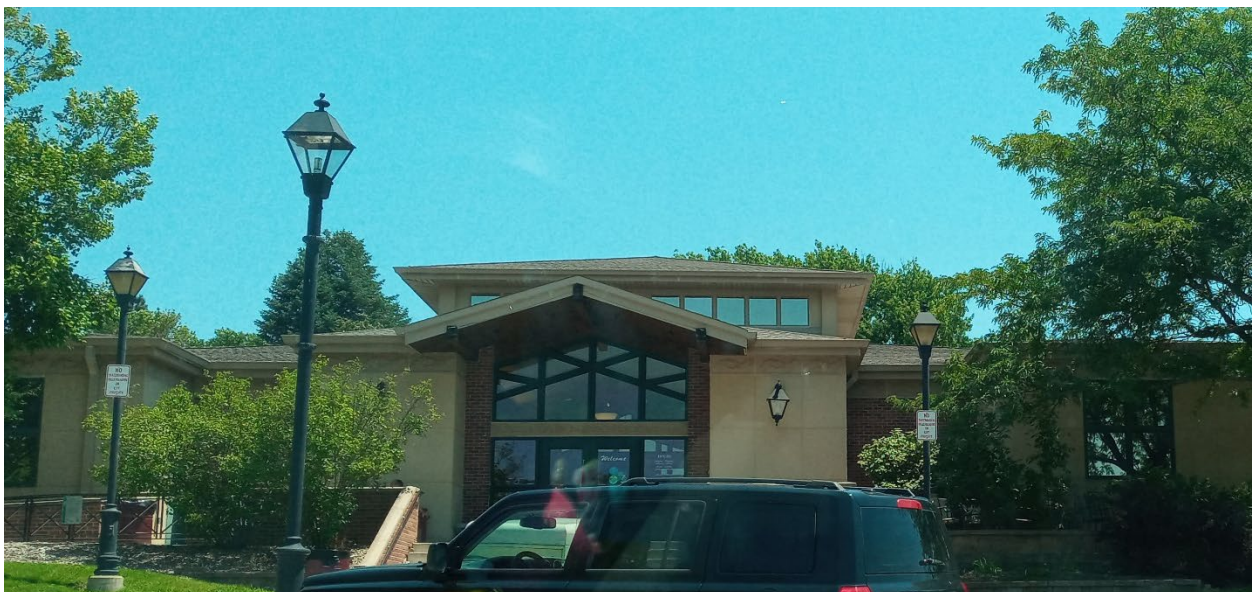
Most residential parcels within the central and northeast portion of the **Redevelopment Area** were platted as 100 x 50-foot lots. These individual lot sizes are smaller than the typical lot sizes in new residential developments. Additionally, there are lots that are 25 feet wide, which has resulted in structures spanning multiple parcels. The parcels in the southwest portion of the **Area** are a variety of sizes and have been subdivided on an as needed basis to support development.

2. **Accessibility and Usefulness**

Parcels in the **Area** have been subdivided into smaller lots to support development which has impacted the usefulness of certain parcels. This includes one legal parcel that is associated with two separate parcels.

Conclusion

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness is a strong presence throughout Redevelopment Area #2.



(4) Insanitary and Unsafe Conditions

The results of the **Structural/Site Conditions Survey**, along with information obtained from City of Ralston Staff, provided the basis for the identification of insanitary and unsafe conditions within the **City of Ralston Redevelopment Area #2**.

1. Age of Structures

The analysis of all 88 structures in the **City of Ralston Redevelopment Area #2** identified approximately **72 percent**, or **82 structures** as being **40+ years of age (built in or prior to 1983)**. This includes **eight structures** with an estimated age of **100+ years**. The average age of residential structures in the **Redevelopment Area** is an estimated **70 years**. The average age of all structures in the **Area** is an estimated **66 years**. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and, thus, can create insanitary and unsafe conditions. **Illustrations 9, 10 and 11, Pages 27, 28 and 29**, identify the age of structures in the **Area**.

2. Deteriorating/Dilapidated Buildings and Sites

An estimated **42 percent** of the existing structures in the **Area** were determined to be deteriorating with either **“minor”, “major”, or “critical” defects**. Structures in these conditions, in combination with **“fair” or “poor”** overall site conditions, as well as debris on some parcels throughout the **Area**, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. Lack of Adequate Utilities & Infrastructure

The Metropolitan Utilities District described municipal water mains serving the **Area** as being a range of sizes from 4” to 12” pipes and a range of materials, including Ductile Iron Pipe and Cast Iron Pipe. These mains range in age from approximately 20 years of age to over 100 years. These water mains are undersized, aging and constructed of outmoded materials, and would require replacement to support future development. **Table 10, Page 47**, identifies the location, size, material, age and condition of the water system throughout the **Redevelopment Area**. City Staff described the sewer mains in the **Area** as aging with pipes installed in the 1970s. These pipes are constructed of Vitrified Clay Pipe, rather than the current standard, PVC. **Table 11, Page 47**, identifies the location, size, material, age and condition of the sewer system throughout the **Redevelopment Area**.

Conclusion

Insanitary and unsafe conditions are a strong presence of Factor throughout the City of Ralston Redevelopment Area #2.

**TABLE 10
WATER SYSTEM
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Location</u>	<u>Size</u>	<u>Material</u>	<u>Year</u>
S 84 th Street, south of Harrison Street	8"	Ductile Iron Pipe	1970-1979
S 84 th Street, from Harrison Street to Ralston Avenue	8"	Cast Iron Pipe	1960-1969
S 84 th Street, north of Monroe Street	8"	Cast Iron Pipe	1960-1969
S 84 th Street, from Park Drive to Main Street	6"	Cast Iron Pipe	1960-1969
S 84 th Street, from Main to "Q" Street	8"	Cast Iron Pipe	1940-1949
Harrison Street, east of S 84 th Street	8"	Cast Iron Pipe	1960-1969
Harrison Street, from S 81 st to S 83 rd Street	8"	Ductile Iron Pipe	1990-1996
Ralston Avenue, from South 84 th Street to Wilson Drive	8"	Cast Iron Pipe	1960-1969
Wilson Drive, north of Ralston Avenue	8"	Cast Iron Pipe	1960-1969
Wilson Drive, south of Ralston Avenue	6"	Ductile Iron Pipe	2000-2009
Wilson Drive, from S 81 st to S 82 nd Street	6"	Cast Iron Pipe	1960-1969
Park Drive, from S 84 th Street to Woodlawn Avenue	6"	Cast Iron Pipe	1940-1949
Park Drive, from Woodlawn Avenue to S 79 th Street	8"	Ductile Iron Pipe	2000-2009
Park Drive, east of S 79 th Street	6"	Cast Iron Pipe	1940-1949
Park Drive, west of S 77 th Street	8"	Ductile Iron Pipe	2000-2009
Main Street, west of S 77 th Street	4"	Cast Iron Pipe	1910-1919
State Street, west of Miller Avenue	4"	Cast Iron Pipe	1910-1919
State Street from S 77 th Street to S 75 th Street	4"	Cast Iron Pipe	1940-1949
S 77 th Street from Maywood to State Street	12"	Ductile Iron Pipe	1910-1919
S 77 th Street from Maywood to State Street	6"	Cast Iron Pipe	1940-1949
S 77 th Street from State to Main Street	12"	Ductile Iron Pipe	1970-1979

Source: Metropolitan Utilities District, 2023.

**TABLE 11
SEWER SYSTEM
REDEVELOPMENT AREA #2
CITY OF RALSTON, NEBRASKA**

<u>Location</u>	<u>Size</u>	<u>Material</u>	<u>Year</u>	<u>Condition</u>
N/A	12'	Vitrified Clay Pipe	1977	Good*

*Manholes need rehabilitation or replaced.

Source: Metropolitan Utilities District, 2023.

(5) Deterioration of Site or Other Improvements

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **City of Ralston Redevelopment Area**, including public streets and private driveways, sidewalks, and off-street parking lots. The **Appendix** documents the present condition of these site features. **Area** conditions that lead to these findings included:

1. The study of the overall site conditions within the **Redevelopment Area** concluded that approximately 15.5 percent, or **14 of the total 90 parcels** in the **Area** were in “**fair**” condition with some parcels containing “**minor**” debris.
2. Approximately 19 percent of the existing sidewalks are in “**fair**” or “**poor**” condition and approximately 25.5 percent of parcels lack sidewalks.
3. Approximately **37 structures**, or 42 percent of the 88 total structures were identified as deteriorating with “**minor**”, “**major**”, and “**critical**” **defects**. These structures are candidates for moderate to substantial rehabilitation. Many of these associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements and/or contain debris.

Conclusion

Deterioration of site or other improvements is a reasonable presence of Factor in Redevelopment Area #2.



City of Ralston, Nebraska
Redevelopment Area #2
Blight & Substandard Determination Study

(6) Diversity of Ownership

The necessity to acquire numerous lots is a hindrance to redevelopment activity. In the **City of Ralston Redevelopment Area #2**, a total of **64 individuals or ownership groups** own property. The **Area** has small residential lots, a large public park and commercial properties. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion

The Factor diversity of ownership is present to a strong extent in Redevelopment Area #2.

(7) Tax or special assessment delinquency exceeding the fair value of land

An examination of public records was conducted to determine the status of taxation for properties located within **Redevelopment Area #2**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. Real Estate Values.

The tax values within **Redevelopment Area** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area** is **\$25,691,373**.

2. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **five** of the parcels in the **Area** were classified as delinquent by the Douglas County Treasurer's Office.

3. Tax Exempt.

Information from the Douglas County Assessor's and Treasurer's Offices identified **17** parcels in the **Redevelopment Area** having property tax exemption.

Conclusion

The Factor taxes or special assessments delinquency are a reasonable presence in Redevelopment Area #2.

(8) Defective or Unusual Condition of Title

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems is from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #2.

(9) Improper Subdivision or Obsolete Platting

An analysis of the subdivision conditions in the **City of Ralston Redevelopment Area #2** revealed that improper subdivision and obsolete plating is present in the **Area**.

Several individual lots and parcels within the **Area** have a range of sizes not in conformance with modern planning standards and have been incrementally split from a larger tract of land in a variety of sizes and shapes necessary to support existing and proposed developments on an as needed basis.

Most residential parcels within the central and northeast portion of the **Redevelopment Area** were platted as 100 x 50 foot lots. These individual lot sizes are smaller than the typical lot sizes in new residential developments. Additionally, some parcels are 25 feet wide, which has led to structures spanning multiple parcels.

Conclusion

A strong presence of the Factor exists for improper subdivision or obsolete platting in Redevelopment Area #2.

(10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes**

1. **Age and Associated Condition of Utilities**

A concern for the **Redevelopment Area** is the risks to life or property coming from aging water and sewer infrastructure. The Metropolitan Utilities District described municipal water mains serving the **Area** as being a range of sizes from 4” to 12” pipes and a range of materials, including Ductile Iron Pipe and Cast Iron Pipe. These mains range in age from approximately 20 years of age to over 100 years. These water mains are undersized, aging and constructed of outmoded materials, and would require replacement to support future development. **Table 10, Page 47**, identifies the location, size, material, age and condition of the water system throughout the **Redevelopment Area**. City Staff described the sewer mains in the **Area** as aging with pipes installed in the 1970s. These pipes are constructed of Vitrified Clay Pipe, rather than the current standard, PVC. **Table 11, Page 47**, identifies the location, size, material, age and condition of the sewer system throughout the **Redevelopment Area**.

2. **Advanced Age of Structures**

The analysis of all **88 structures** in **Redevelopment Area #2** identified approximately **82 percent**, or **72 structures** as being **40+ years of age (built in or prior to 1983)**. This includes **eight structures** with an estimated age of **100+ years**. The average age of residential structures in the **Redevelopment Area** is an estimated **70 years**. The average age of all structures in the **Area**, is an estimated **66 years**. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and, thus, can create conditions which endanger life or property. **Illustrations 9, 10, and 11, Pages 27, 28, and 29**, identify the age of structures in the **Area**.

3. **Overall Site Condition**

The study of the overall site conditions within the **Redevelopment Area** concluded that approximately **15.5 percent**, or **14 of the total 90 parcels** in the **Area** were in “**fair**” condition with some parcels containing debris to a “**minor**” extent. Approximately **19 percent** of the existing sidewalks are in “**fair**” or “**poor**” condition and approximately 25.5 percent of parcels lack sidewalks.

Conclusion

The conditions which endanger life or property by fire and other causes are a strong presence of the Factor throughout Redevelopment Area #2.

(11) Other Environmental and Blighting Factors

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses (b) economic obsolescence, and c) functional obsolescence.

For purpose of this analysis, **functional obsolescence** relates to the physical utility of a structure and **economic obsolescence** relates to a property's ability to compete in the marketplace. These two definitions are interrelated and complement each other.

Public improvements in the **City of Ralston Redevelopment Area #2** are aging and constructed of outmoded materials. Some water mains in the area have been replaced within the last 15 years while some are more than 100 years old. The majority of water mains in the **Area** are 40+ years of age and constructed of Cast Iron Pipe or Ductile Iron Pipe. Sewer mains are an estimated 46 years old and constructed of Vitrified Clay Pipe.

Several properties in the Area have aged in place with lack of adequate maintenance and upkeep, leading to their deteriorated conditions and functional obsolescence. The average age of the residential structures is **70 years**. The average age of all structures in the **Area**, is an estimated **66 years**. Additionally, **82 percent, or 72 of the 88 total structures** throughout the **Area** are **40+ years of age**. This includes **eight structures** identified as being **100+ years of age**. Additionally, **37 structures or 42 percent**, of the **88 structures** were identified as deteriorating with **“minor,” “major,” or “critical” defects**. Approximately **15.5 percent, or 14 of the total 90 parcels** in the **Area** were in **“fair” condition**. Due to the age and lack of adequate maintenance and upkeep, several of these structures are deteriorating and in need of rehabilitation or modernization efforts to support continued operation.

Functionally undesirable and economic obsolescent structures and land uses are present in the **Redevelopment Area**. Most buildings, both vacated and occupied, throughout the **Area** are serviced by aging and outmoded water and sanitary sewer lines.

Conclusion

Other Environmental Blighting Factors are a strong presence throughout Redevelopment Area #2, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2103, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
- 2. The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of residential units in the area is at least forty (40) years

Based upon the results of the **Structural/Site Conditions Survey** and confirmed by Douglas County Assessor's Office records, the estimated average age of **residential structures** in the **Redevelopment Area** is **70 years**. The average age of all structures in the **Area** is an estimated **66 years**. Additionally, **82 percent**, or **72 of the 88 total structures** throughout the **Area**, are **40+ years of age**. This includes **eight structures** that were identified as being **100+ years of age**.

Conclusion

The criteria of average age of residential and commercial units in the area is at least 40 years of age is present in the Area. One of five additional blighting conditions are a strong presence throughout the City of Ralston Redevelopment Area #2.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **City of Ralston Redevelopment Area #2** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a reasonable or strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted**, **11** have either a **reasonable or strong presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration
2. Age or obsolescence
3. Inadequate provision for ventilation, light, air, sanitation or open spaces
4. Any combination of factors that are detrimental to the public health, safety, morals, or welfare

Blight Factors

1. A substantial number of deteriorated or dilapidated structures
2. Existence of defective or inadequate street layout
3. Faulty lot layout
4. Insanitary or unsafe conditions
5. Deterioration of site or other improvements
6. Diversity of ownership
7. Tax or special assessment delinquency exceeding the fair value of land
8. Improper subdivision or obsolete planning
9. The existence of conditions which endanger life or property by fire or other causes
10. Other environmental and blighting factors
11. One of the other five conditions

Although all of the previously listed **Factors** are at least reasonably present throughout the **City of Ralston Redevelopment Area #2**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions associated with existing land uses, outmoded and inadequate public infrastructure and deterioration of site or other improvements are a sufficient basis for designation of the **Area** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in the **City of Ralston Redevelopment Area #2**, addressed in this **Study**, is presented in **Tables 2 and 3**, on **Pages 5 and 7**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Ralston and support a variety of new developments.

ADDITIONAL PHOTOS





APPENDIX

City of Ralston Redevelopment Area #2 Parcel IDs.

0125950003	1605020002	2042960000	2047800001
0125950008	1605030002	2042960001	2047800001
0522010100	1605040001	2044060000	2047800001
0522010102	1605050001	2044080001	2047810000
0522010104	1605060000	2044160000	2048110000
1311400100	1605070000	2044170000	2537720502
1604750002	2042190002	2044180000	2537720519
1604760001	2042220000	2044210002	2537720520
1604770000	2042240002	2044230001	2537720521
1604780000	2042250000	2044240000	2537720522
1604800000	2042510000	2044250000	2537720523
1604810002	2042630000	2044260000	2537720524
1604830000	2042650002	2044270000	2537720525
1604840000	2042800002	2044280000	2537720608
1604850000	2042800002	2044290000	2537720609
1604870002	2042810000	2044290000	2537720671
1604880000	2042820000	2045190000	2537720671
1604890000	2042830000	2045200000	2537720671
1604890003	2042840000	2045210001	2537720672
1604900000	2042850000	2045230000	2537720673
1604910000	2042860000	2045240000	2537720674
1604930002	2042870000	2045250000	2537720676
1604960002	2042880000	2045320002	2537720762
1604990002	2042890000	2047790000	2537720763
1605000002	2042910000	2047800001	2537720770
1605010000	2042920000	2047800001	2537721000

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P
 _____ # of Spaces _____ Surface
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
6. Existence of Debris: _____ MA _____ MI _____ N
7. Overall Site Condition: _____ E _____ G _____ F _____ P

City of Ralston Redevelopment Area #2, Findings - Structural/Site Conditions Survey.

Overall Site Condition	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
Excellent	0	0.0%	0	0	0	0	0
Good	77	85.6%	50	4	6	3	14
Fair	13	14.4%	6	3	1	2	1
Poor	0	0.0%	0	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Street Type	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	0	0
Concrete	2	2.2%	0	0	1	1	0
Asphalt	88	97.8%	56	7	6	4	15
Gravel/Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Street Condition	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	63	70.0%	36	4	6	4	13
Fair	27	30.0%	20	3	1	1	2
Poor	0	0.0%	0	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Sidewalk Condition	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	23	25.5%	17	4	1	0	1
Excellent	0	0.0%	0	0	0	0	0
Good	50	55.6%	25	3	6	3	13
Fair	15	16.7%	12	0	0	2	1
Poor	2	2.2%	2	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Debris	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	87	96.7%	56	7	7	3	14
Minor	3	3.3%	0	0	0	2	1
Major	0	0.0%	0	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Parking Surface	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	15	16.6%	5	1	0	4	5
Concrete	50	55.6%	42	2	4	0	2
Asphalt	23	25.6%	9	3	3	0	8
Gravel/Dirt	2	2.2%	0	1	0	1	0
Brick	0	0.0%	0	0	0	0	0
Total	90	100.0%	56	7	7	5	15

Parking Spaces	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	15	16.6%	5	1	0	4	5
1 to 2	48	53.3%	47	0	0	1	0
3 to 5	3	3.3%	3	0	0	0	0
6 to 10	7	7.8%	0	2	1	0	4
11 to 20	9	10.0%	1	1	4	0	3
21 or more	8	8.9%	0	3	2	0	3
Total	90	100.0%	56	7	7	5	15

Age of Structure	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
No Age Available	6	6.8%	0	0	0	N/A	6
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	0	0.0%	0	0	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	10	11.4%	1	1	6	N/A	2
40-100 Years	64	72.7%	47	15	1	N/A	1
100+ Years	8	9.1%	8	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Doors	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	1	1.1%	0	0	0	N/A	1
Sound	29	33.0%	18	5	3	N/A	3
Minor	57	64.8%	37	11	4	N/A	5
Substandard	1	1.1%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Windows	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	4	4.5%	0	0	0	N/A	4
Sound	36	41.0%	28	2	3	N/A	3
Minor	47	53.4%	28	14	3	N/A	2
Substandard	1	1.1%	0	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Porches and Steps	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0	0	0	0	N/A	0
Sound	32	36.4%	18	3	4	N/A	7
Minor	48	54.5%	31	12	3	N/A	2
Substandard	8	9.1%	7	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Paint	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	58	65.9%	31	15	5	N/A	7
Sound	14	15.9%	12	1	1	N/A	0
Minor	15	17.0%	13	0	0	N/A	2
Substandard	1	1.1%	0	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Driveway	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	N/A	0
Sound	69	86.4%	46	11	4	N/A	8
Minor	16	13.6%	8	5	2	N/A	1
Substandard	3	0.0%	2	0	1	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Roof Structure	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	N/A	0
Sound	82	93.2%	53	14	7	N/A	8
Minor	5	5.7%	3	1	0	N/A	1
Substandard	1	1.1%	0	1	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Wall Foundation	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	N/A	0
Sound	83	94.3%	54	13	7	N/A	9
Minor	5	5.7%	2	3	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Foundation	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	17	19.3%	0	2	7	N/A	8
Sound	70	79.6%	56	13	0	N/A	1
Minor	1	1.1%	0	1	0	N/A	0
Substandard	0	0.0%	0	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Foundation Type	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
Concrete	70	79.6%	55	14	0	N/A	1
Stone	0	0.0%	0	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
Other/None	18	21.6%	1	2	7	N/A	8
Total	88	100.0%	56	16	7	N/A	9

Roof Surface	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	0	0.0%	0	0	0	N/A	0
Sound	38	47.1%	26	6	4	N/A	2
Minor	45	50.0%	29	7	3	N/A	6
Substandard	5	2.3%	1	3	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Roof Type	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
Asphalt Singles	78	88.6%	56	15	1	N/A	6
Rolled Asphalt	4	4.6%	0	1	3	N/A	0
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	6	6.8%	0	0	3	N/A	3
Total	88	100.0%	56	16	7	N/A	9

Chimney	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	82	93.2%	50	16	7	N/A	9
Sound	1	1.1%	1	0	0	N/A	0
Minor	3	3.4%	3	0	0	N/A	0
Substandard	2	2.3%	2	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Gutters, Downspouts	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	7	8.0%	0	0	3	N/A	4
Sound	34	38.6%	24	3	3	N/A	4
Minor	45	51.1%	31	13	1	N/A	0
Substandard	2	2.3%	1	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Wall Surface	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
None	1	1.1%	0	0	0	N/A	1
Sound	47	53.4%	28	11	3	N/A	5
Minor	31	35.2%	21	3	4	N/A	3
Substandard	7	8.0%	6	1	0	N/A	0
Critical	2	2.3%	1	1	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9

Wall Surface Type	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
Wood	17	19.3%	17	0	0	N/A	0
Masonry	22	25.0%	6	4	5	N/A	7
Siding	15	17.1%	14	0	1	N/A	0
Combination	32	36.4%	18	12	1	N/A	1
Stucco	1	1.1%	1	0	0	N/A	0
Other	1	1.1%	0	0	0	N/A	1
Total	88	100.0%	56	16	7	N/A	9

Final Structure Rating	Total	Percent	Single-Family	Multi-Family	Commercial	Vacant	Public
Sound	51	77.2%	33	8	4	N/A	6
Deteriorating Minor	30	18.2%	18	7	2	N/A	3
Deteriorating Major	6	4.5%	5	0	1	N/A	0
Dilapidated	1	0.0%	0	1	0	N/A	0
Total	88	100.0%	56	16	7	N/A	9