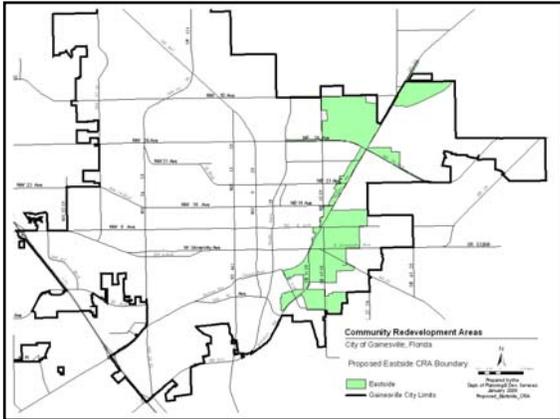
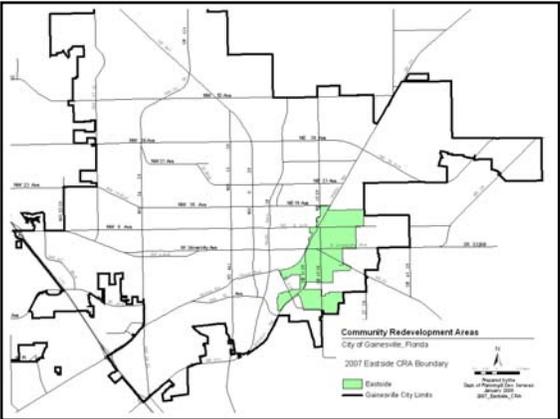
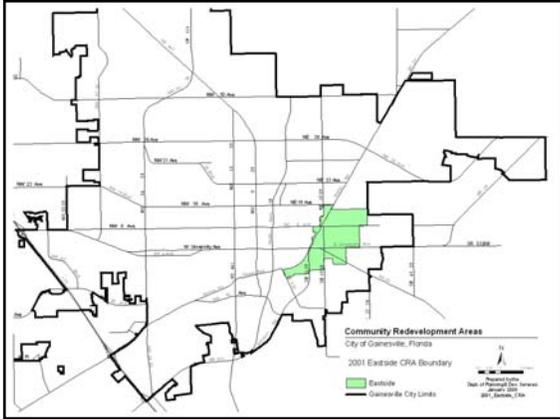
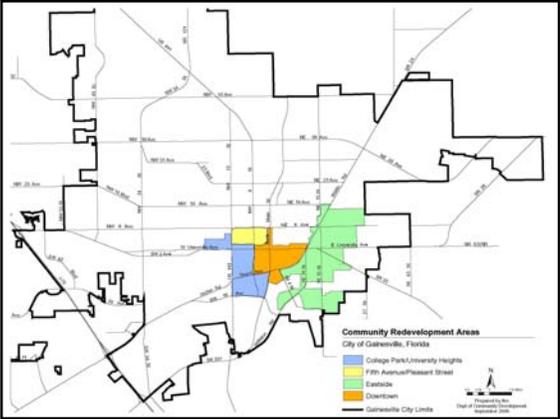
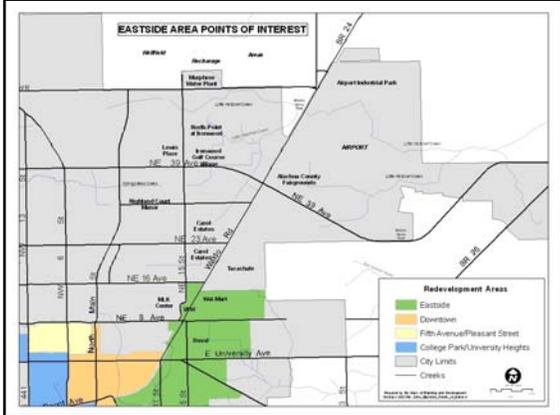


Eastside CRA District Expansion

Staff Review of a Blight Findings Report





District Expansion Rules

- Governed by Florida Statutes
- City Commission adopts resolution
- Proposed area meets the State's definition of Slum or Blight
- Resolution must be supported by a Study

Definition of Slum

- ...physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime **because** there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, **and** exhibiting 1 or more of the following factors:

Slum Factors

- Inadequate ventilation, light, air, sanitation, or open space
- High population density, compared w/rest of City; overcrowding
- Conditions that endanger life or property by fire or other causes

Definition of Blight

- ... substantial # of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, **and** 2 or more of the following:

Blight Factors (14)

- Poor roads, parking, public transportation, etc.
- Flat prop. Values
- Faulty lot layout
- Unsanitary or unsafe
- Deterioration
- Building density
- Falling lease rates
- Tax delinquency exceeds value
- High vacancy
- High crime
- High Fire & EMS
- Bldg code
- Fragmented ownership
- Adverse environmental conditions

APD Study

- Robert Simensky, Hatchet Creek PUD
- Hired APD, Inc. to do Study

APD Study

- Blight, not Slum
- 4 factors
 - Defective or inadequate street layout, parking, roads, bridges, or public transportation facilities
 - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
 - Deterioration of site or other improvements
 - Inadequate or outdated building density patterns

Review of APD Study

- APD fails to document criteria
- Assertions not supported by data

Recommendation

- Authorize Staff
 - Develop RFP to hire firm
 - Slum &/or blight study
 - \$20,000 Contingency Funds
 - Report back to City Commission



Alternative Recommendation

- Accept staff's review of APD Report
- Instruct staff that no further action is necessary