

# Neighborhood Condition Survey:

## Housing and Infrastructure Conditions Analysis

Neighborhoods: East Lake Park, Habitat &  
Mickens Harper - Dade City, FL





## Acknowledgements

This report was prepared by CityVerde, LLC members in cooperation with the Dade City Planning and Zoning Department.

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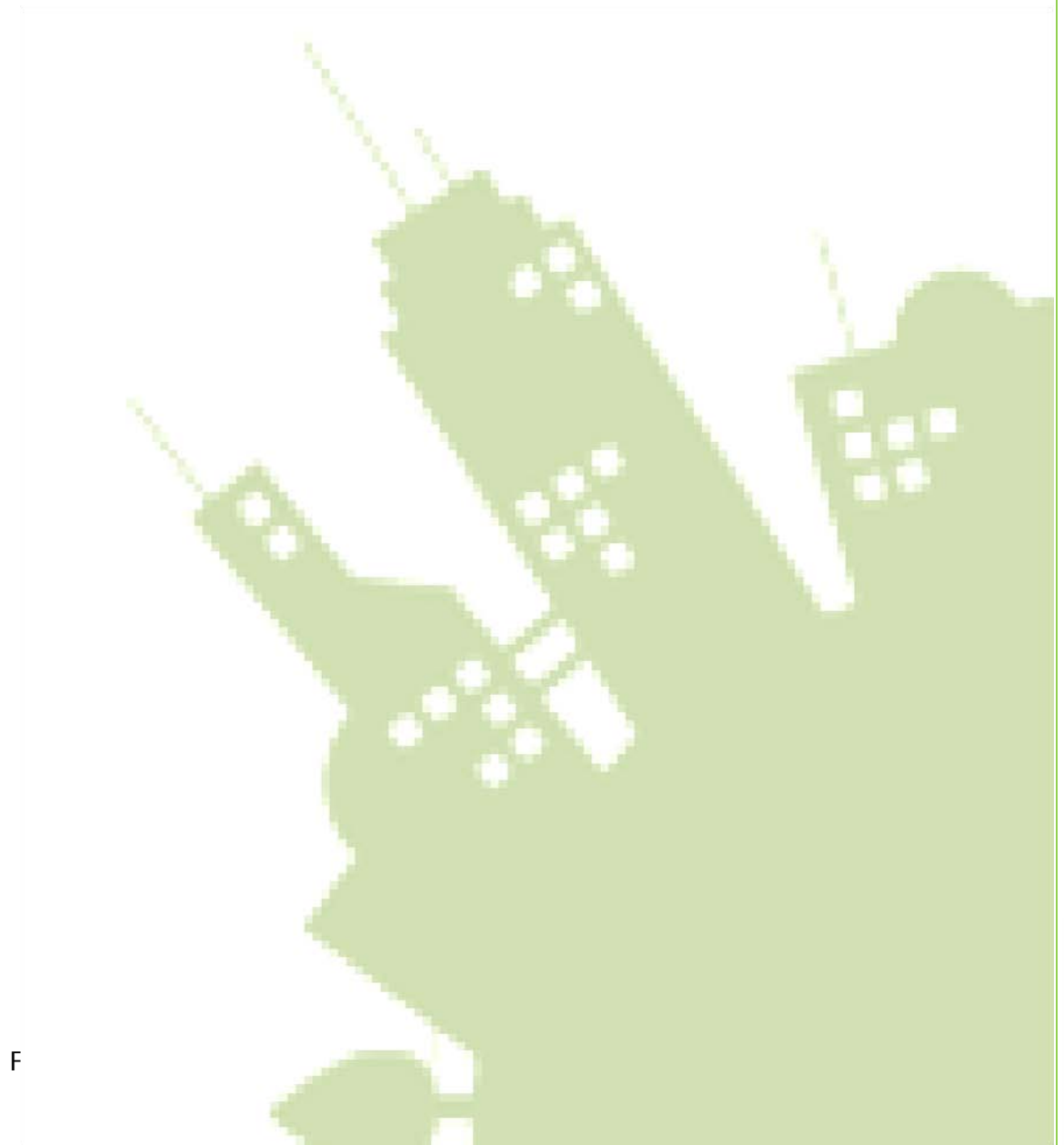
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<http://www.dadecityfl.com/govsvcs/depts/planning.html>



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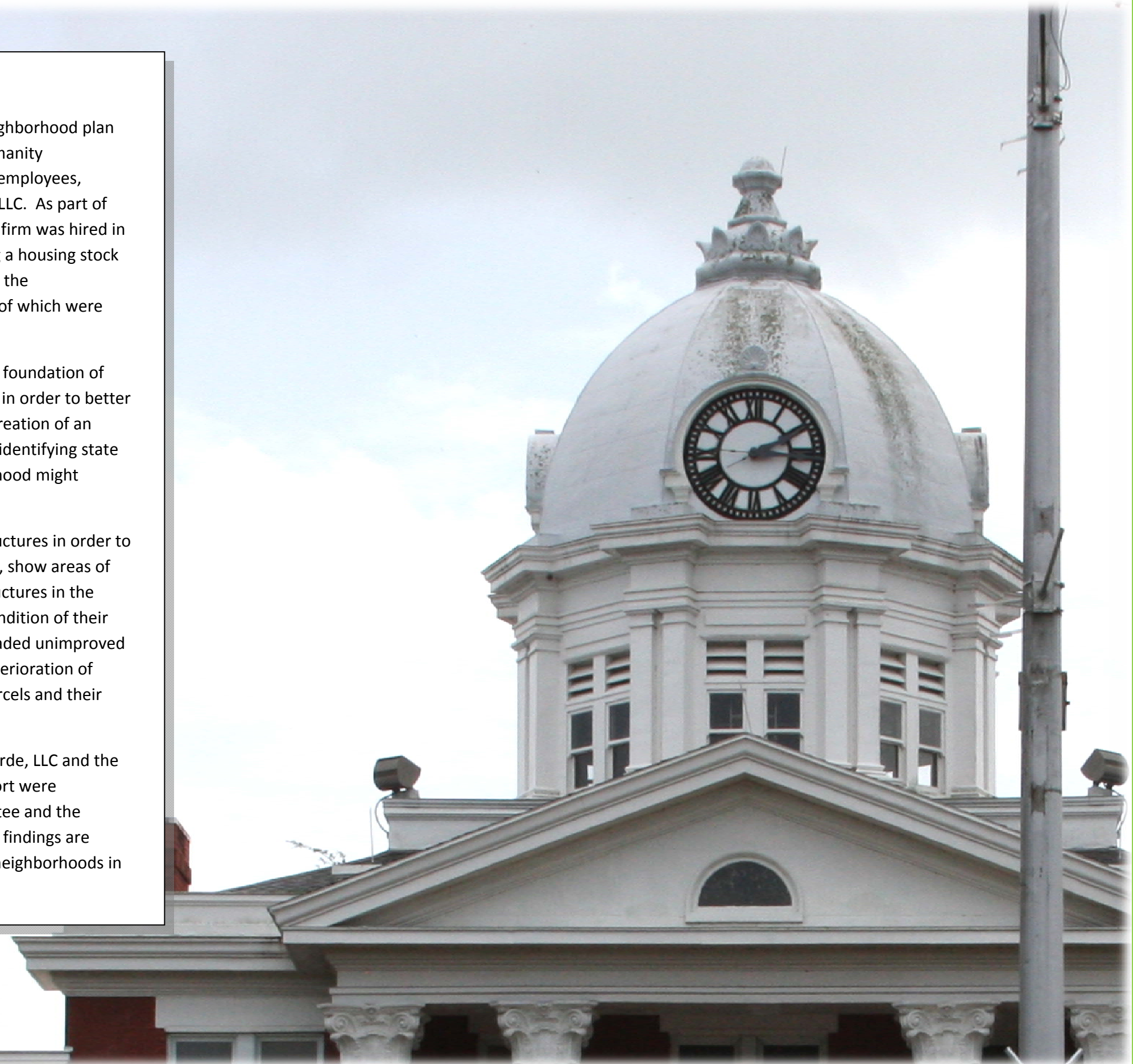
## I. Introduction

The City of Dade City, in early 2012, began an effort to create a neighborhood plan for the East Lake, Mickens Harper and the adjacent Habitat for Humanity subdivisions. The effort is collaborative, including the work of city employees, community members and our planning consulting firm, CityVerde, LLC. As part of the fact-finding portion of the neighborhood planning process, our firm was hired in May of 2012 to conduct a neighborhood condition survey including a housing stock condition evaluation and a brief report on existing infrastructure in the neighborhood. The neighborhoods consisted of 269 parcels, most of which were developed with single family homes.

The purpose of the neighborhood condition survey is to establish a foundation of knowledge of the existing neighborhood conditions. This was done in order to better identify assets and potential areas of improvement as part of the creation of an overall neighborhood plan. This information will also be helpful in identifying state and federal rehabilitation programs that the city and the neighborhood might pursue in order to fund the implementation of the plan.

CityVerde, LLC conducted the windshield survey of the housing structures in order to ascertain the average condition of structures in the neighborhoods, show areas of need and identify specific issues that might plague the housing structures in the neighborhoods. The surveyors graded housing according to the condition of their roofs, siding, windows & doors and landscaping. Surveyors also graded unimproved parcels by the condition of the landscape. Signs of the aging or deterioration of these components resulted in lower scores for the parcels. The parcels and their scores were then mapped.

The surveys were administered over the course of 7 days by CityVerde, LLC and the report was drafted over the next few weeks. The findings and report were presented at community meetings to city council, steering committee and the community development department of the City of Dade City. The findings are being used in the creation of a neighborhood plan for the studied neighborhoods in Dade City.



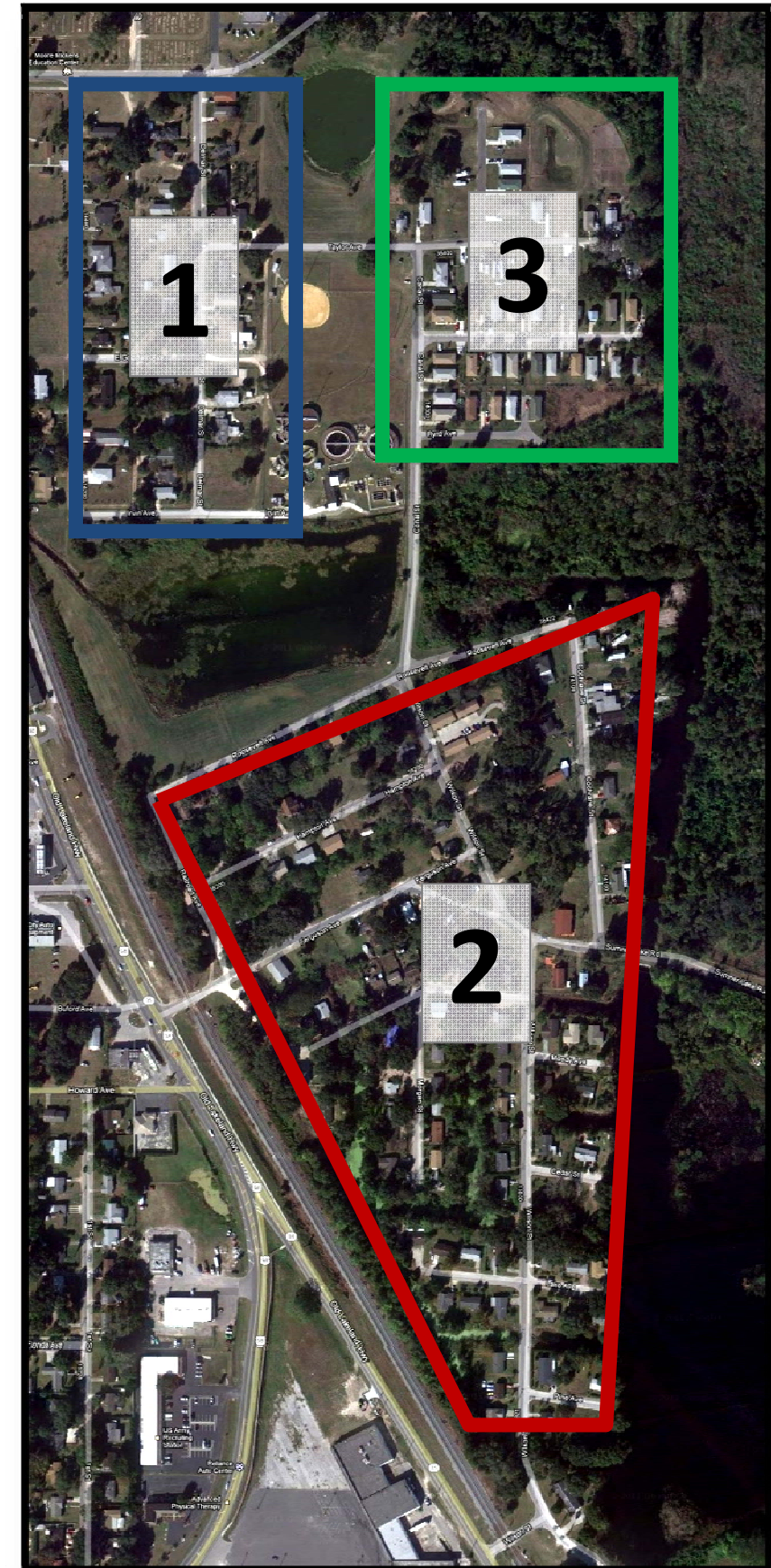


## I. Study Area Description

There are three neighborhood groups that are included in this Neighborhood Condition Assessment. The three community groups of Mickens Harper, East Lake Park and Habitat there are 269 plotted parcels. Out of the 269 plotted parcels there are 187 parcels with structures and 82 parcels that are vacant land.

1. Mickens Harper Community group only includes the Mickens Harper subdivision which was platted and approved on May 10<sup>th</sup> 1949 for 52 parcels (38 parcels with structures, 9 privately held vacant properties and 5 vacant properties owned by Dade City or Pasco County).
2. The East Lake Community group has a total of 166 plotted parcels (107 parcels with structures and 59 privately held vacant properties). The East Lake Community group includes three neighborhoods East Lake, Larkin's Sunnybrook addition, and the Victory subdivision.
  - a. The East Lake subdivision was platted and approved on July 12<sup>th</sup> 1961 for 102 parcels.
  - b. The Larkin's Sunnybrook Addition subdivision was developed in the late 1950's and included 39 parcels.
  - c. The Victory subdivision is the oldest in the targeted communities within the East Lake community group and has 25 parcels with properties built in the 1930s' & 1940s'.
3. The Habitat Community group has a total of 51 plotted parcels (42 parcels with structures and 9 privately held vacant properties). The Habitat Community group includes the Habitat subdivision, E.B. Larkin Addition and 5 additional parcels not assigned to a subdivision
  - a. The Habitat subdivision includes 17 plotted parcels that began development by the Habitat Foundation in 2005 and are still currently developing.
  - b. The E. B. Larkin Addition subdivision has 28 plotted parcels with the majority of the properties built between 2002 and 2006.
  - c. The additional 6 parcels not assigned to a subdivision were built in 1932, 1940, 1940, 1960 and 1960.

Vacant land makes up 30% of the total plotted parcels within the three community groups.






### III. Survey Methodology

The housing structural survey assessed properties by computing an overall score for each parcel according to a weighted scoring system. The components included in the survey were scored individually and components of greater significance to a home's function were assigned a higher weight. So, for example, roofing was given a higher weight relative to landscape or exterior condition. This ensures that significant deficiencies in the most important components do not get obscured by excellent ratings elsewhere and likewise, poorer ratings in the less important components have less of an effect on a property that is otherwise in good shape. The total score is the sum of the weighted totals of each category.

For the purposes of this survey, type of structure and construction type of the structure were not scored categories, but were means of organizing, reporting and describing the building types. These categories were a means of gaining a better understanding of the qualitative character of the housing stock in the neighborhood, but they were not used to determine the condition of the homes.

#### i. Components of the Survey

1. Type of Structure
2. Occupancy Status
3. Construction Type
4. Structure Built Date
5. Roofing Condition
6. Exterior and Finish Condition
7. Windows and Doors Condition
8. Landscape Condition

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### Housing Condition Survey Form

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**Type of Structure**

<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family (# of units _____)
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Vacant Land
<input type="checkbox"/> Duplex	<input type="checkbox"/> Other (Explain _____)

---

**Occupancy Status**

<input type="checkbox"/> Occupied	<input type="checkbox"/> Vacant
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**Construction Type**

<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Manufactured Home
<input type="checkbox"/> Other		

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**Structure Built Date**

<input type="checkbox"/> Before 1978	<input type="checkbox"/> 1979 – 1999	<input type="checkbox"/> 2000 – 2012
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**Dwelling Unit Condition**

<b>A. Roofing Condition</b> (Weight = 15)	<b>C. Windows and Doors Condition</b> (Weight = 10)
Good condition <input type="checkbox"/> 1	Good condition <input type="checkbox"/> 1
Sound condition <input type="checkbox"/> 2	Light repair/cleaning needed <input type="checkbox"/> 2
Missing shingles <input type="checkbox"/> 3	Damaged but reparable <input type="checkbox"/> 3
Needs partial re-roofing <input type="checkbox"/> 4	Needs complete replacement <input type="checkbox"/> 4
Needs complete re-roofing <input type="checkbox"/> 5	
<b>B. Exterior &amp; Finish Condition</b> (Weight = 10)	<b>D. Landscape Condition</b> (Weight = 5)
Good condition <input type="checkbox"/> 1	Good condition <input type="checkbox"/> 1
Light repair/cleaning needed <input type="checkbox"/> 2	Moderate condition <input type="checkbox"/> 2
Cracked but reparable <input type="checkbox"/> 3	Poor Condition <input type="checkbox"/> 3
Needs replacement <input type="checkbox"/> 4	

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## 1. Type of Structure

This survey identified six categories for the identification of structure type. Structure type was determined by the observed primary use of the structure. It was broken down into the following categories:

Code	Survey	Description
1	Single Family	Any detached structure designed for inhabitation by a single family.
2	Manufactured Home	Structures that are trailers designed to be moved and not permanently fixed
3	Duplex	Any structure with two attached living units
4	Multifamily	Any structure with three or more attached living units
5	Vacant Land	Parcels on which no residential structure was present
6	Other	In the event that a parcel could not be categorized with any of the above categories, it was marked as other

## 2. Occupancy Status

Occupancy was a visual inspection of whether or not a structure was vacant or not. The surveyors used visual cues from to assess whether or not a structure was vacant. For sale signs, for rent signs, boarded up windows, absence of vehicles, public notices and other visual signs were used to determine the vacancy status. Moreover, this data was similar with the Pasco County Appraisal's office occupancy data.

## 3. Construction Type

Three categories were identified for characterizing the construction type of structures within the neighborhoods that were examined. The following are the construction type categories and a description of how they were identified:

- Concrete Block – Homes that were built with concrete block walls and on a concrete foundation. Most of the homes in the neighborhood examined were of concrete block construction.
- Wood Frame – homes that were built using wood framing techniques.
- Manufactured Home – Manufactured homes were trailers designed to be moved and not permanently fixed.
- Other – If a structure's construction could not be identified with the above categories it was marked as other.

Most of the homes in the neighborhoods were easy to characterize, but occasionally siding or façade treatments made assessment difficult. Most of these issues could be resolved by looking for exposed parts of the foundation. Where these methods did not work, the usual default was concrete construction because that was the most typical construction type used in the neighborhood.

## 4. Structure Built Date

The age of the home was deemed an important category, not only for determining the average age of the housing stock but also to determine which homes were built before the use of lead paint was banned in 1978. The EPA requires that sellers and landlords disclose to tenants and buyers any known information on lead-based paint and lead-based paint hazards before leases take effect or houses are sold. The potential health impacts of lead-based paint, and its potential existence in the older homes of the neighborhood, is a significant public health concern. (<http://www.epa.gov/lead/pubs/leadpdf.pdf>)

- Before 1979 – Corresponds to the year in which lead-based paint was banned for use in homes.
- 1980 - 1990 – Homes built in this era are not considered new, but do not pose a risk of lead poisoning to their inhabitants.
- 1991 - 2012 – These are homes that have been built using modern methods and materials.



### 5. Roofing Condition

Without the ability to reliably inspect foundations and subfloors via an exterior conditions survey conducted from the road, roofing was our most heavily weighted category. Roofing was scored on a scale of one through five with a weight of fifteen. The reasoning behind this being that, besides the foundation, the roof is the most expensive single element within a home that a homeowner has to worry about and is also one of the most critical parts the home. A leaking roof lets water into the home which can affect not only the strength of the roofing structure, but also penetrates into vital systems such as electrical, creating potential for outage, electrocution and fire. A breach of the exterior roofing structure can also be a point of entry for insects and rodents, potentially increasing the possibility of damage from both. Finally, even a slow, almost imperceptible leak in a roof increases the potential that unseen mold may grow, impacting the health of the residents. A properly functioning roof is vital to the safety and well-being of the inhabitants of a home.

Score	Roofing Description
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1	A score of one was the best score a roof could receive in the housing condition survey. A score of one meant the roof was in good condition, needed no maintenance and appeared to function perfectly as a roof. No leaks, missing shingles or bowing were apparent in the roofs of homes that were scored a one.
2	A score of two was given to roofs that had visible soffit damage, eave damage and/or flashing damage. Light maintenance and cleaning would return these roofs to an excellent condition. These roofs appeared to be in structurally sound condition. The roof appeared to continue to function well and there was no evidence of bowing or other structural issues.
3	A score of three was given to any roofs that were missing shingles. Many shingles might be missing in an area, the shingles that were left looked to be older or in poor condition or there existed some sort of localized damage that needed to be attended to. However, no major structural problems were apparent from the outside in the form of bowing or uneven rooflines and rehabilitation of such properties should be possible.
4	Scores of four were given to roofs that needed partial re-roofing. The underlying structure appeared compromised in localized areas with slight sagging, bowing or unevenness. Rehabilitation of such homes should be possible, but may require partial or complete re-roofing.
5	Scores of five were given to only the worst roofs. The entire roof looked to be in poor condition, many shingles missing and there are multiple points where water could enter the home. These roofs needed complete re-roofing and most likely needed some of the underlying structure repaired. The roofs were uneven, bowed or appeared structurally unsound. A home with a roof in this condition could not be fixed without significant financial investment and might not be a reasonable candidate for rehabilitation.

### 6. Exterior and Finish Condition

The exterior walls of the homes were graded on a scale of one through four, one being the best, and given a weight of ten. Structures within the community were clad in a variety of exterior finishes, including brick, siding, stucco and painted concrete. Exterior walls and their finish are important structural elements of a home. They are an important barrier against the elements and household pests. Furthermore, like roofing, problems with the integrity of the exterior treatments can lead to the growth of unseen mold, potentially affecting the health of the residents. Damage to exterior walls and their finish can be of considerable expense to repair. Thus, it was given a weight second only to roofing and the same as windows and doors in the administration of this survey.

Score	Exterior Wall Description
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1	A grade of one was the best score a home’s exterior veneer could receive and when the exterior finish received a score of one it was considered to be in good condition. Good condition meant that the exterior finish was not in need of any type of repair and was in structurally sound condition.
2	A grade of two was given to homes with exterior finishes that were in structurally good condition, but needed superficial maintenance to the paint or cleaning of the exterior surface. The finish still appeared to function properly with minor aesthetic issues, but it showed obvious signs of age or light deterioration.
3	A grade of three was given to exteriors finishes that were cracked or lightly damaged. The finish was very dirty and maintenance is required to repair obvious visual flaws to the surface. The exterior finish is reparable, but needs more than superficial cleaning or maintenance. Some of the exterior finishes and/or wall may need to be completely replaced, but most of the finish and wall seemed to be in structurally good shape.
4	A grade of four was given to homes which appeared to need complete replacement of the exterior walls and finishes. The exterior walls had large cracks, the finish was in poor condition or the exterior walls appeared to be structurally unsound. Where there was stucco, most or all of the stucco needed to be redone and repainted.





## 7. Windows and Doors Condition

The windows and doors were scored and weighted similarly to exterior walls and veneer. Windows and doors are important components of a home that gives occupants the ability to control what goes in and out of their homes. Windows and doors provide protection from the elements as well as security from intruders.. Energy efficiency is also directly related to the type and installation of the windows and doors. The replacement of windows or doors can also be a significant financial burden if owners fail to maintain them and let them deteriorate. For these reasons, windows were also scored on a scale of one to four with a weight of ten.

Score	Windows & Doors Description
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1	A score of one indicated a home which had windows and doors in good condition. Not only were the panes all in good condition, but the sills and frames were clean and well-kept and the window screens were intact. The doors also showed no signs of deterioration and were clean. The windows and doors also appeared secure, with no obvious security deficiencies.
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2	A score of two was given to homes which had windows and doors that appeared to need cleaning, painting or other cosmetic repairs. They appeared to be secure, the frames structurally sound and none of the window panes were broken. Homes that had window AC units that were not sealed and used plywood which was open to the elements were scored a two. Homes which had missing or broken window screens, but no other serious window deficiencies were also given a score of two.
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3	Grades of three were given to homes where the windows or doors showed visible sign of needing repair, but were not in need of complete replacement. If a home's door frames, window frames or window sills were cracked and needing some repair then they were scored three. Also, if multiple screens were missing then the home was assessed a value of three.
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4	A score of four was given when the windows and doors were in very bad condition and needed complete replacement. Homes with door frames, window frames, window panes or window sills that were heavily damaged and appeared to need complete replacement were given a score of four. Boarded up windows and doors automatically scored a four even if the unseen window or door behind the wood was intact. Broken windows were an automatic score of four in most cases and insecure or unsound door frames were also given fours.
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## 8. Landscaping Condition

The survey of landscaping was important because landscape can affect property value and also the health and safety within the community. The landscape, though, has less of an effect on the physical condition of the structure itself, and has less of an influence on life inside the residential structure. Landscape issues are usually easier and cheaper to remedy so landscaping was given less weight than other components included in the housing condition survey. Landscape was scored on a scale of one to three. One was the best score and three was the worst, with the score being given a weight of five in the final count. Two notes should be taken into account with the survey of landscapes. One, vacant parcels were only assessed by how well the landscape was maintained. Two, driveways were included in the assessment of landscapes. A marked and well-maintained driveway resulted in no deduction of points, but if any part of the lawn was being used as the driveway or there was no distinction between the lawn and driveway, one point was deducted from the landscape score.

Score	Landscaping Description
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1	A score of one was given to a home or parcel which had a well-maintained and manicured landscape. Aesthetic landscape decorations were not considered, but the condition of the lawn, the maintenance of the driveway and the cleanliness of the yard were taken into account. If a lawn was well kept, the driveway well-marked and clean and the yard was not cluttered with debris then it was given a score of one.
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2	A score of two was given to a yard in moderate condition. The yard might need some attention because of weed overgrowth or might have some dirt patches spotting the lawn. Residents that stored items such as children toys and vehicle parts outside also fell into this category. A landscape that was in reasonable condition, but lacked a well-marked driveway would also score a two. Generally, these landscapes did not create major safety concerns, but gave the appearance of poor erosion control and potential for further deterioration.
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3	A score of three was the lowest score that a landscape could receive and was only given to landscapes that were in poor shape. Driveways were not defined, the yard was not being maintained and the landscape was cluttered with debris. Landscapes that scored a three are unclean due to dumping or questionable due to unmarked vehicles. Scores of three implies that the landscape might pose a safety hazard to the occupants or the community because of blocked sight lines in and around property, and dangerous unseen debris due to overgrown vegetation.
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## IV. Rating and Definition

### Total Weighted Score Rating

5 - 39	=	Vacant Lot
40 – 69	=	Excellent Shape
70 – 99	=	Average Condition
100 –129	=	Rehabilitation Needed
130 - 170	=	Dilapidated

### Definitions

**Vacant Lot:** A lot on which no inhabitable structure exists. These lots were assessed a score solely based upon how well the landscape was being maintained and analyzed separately from parcels with structures on them.

**Excellent Shape:** A home which was well-maintained and structurally intact. There were no visible deficiencies, the rooflines were straight, windows and doors were in good shape and the siding was in good condition.

**Average Condition:** A home that might need some minor, deferred maintenance like repainting, window frame repairs or the replacement of some roof shingles, but was in otherwise good condition. Most homes should have been in average condition or better.

**Rehabilitation Needed:** A home that shows visible deficiencies in maintenance (needs paint, partial roof repair or window frames fixed) and needs either multiple repairs or the replacement of a major component of the home (such as roofing, broken windows or siding).

**Dilapidated:** A home that shows visible signs of age, deterioration and deferred maintenance. It has the appearance of being structurally unsound or unsafe for habitation. It may also be a home for which rehabilitation would be impossible or economically unlikely given the expense of the repairs needed.

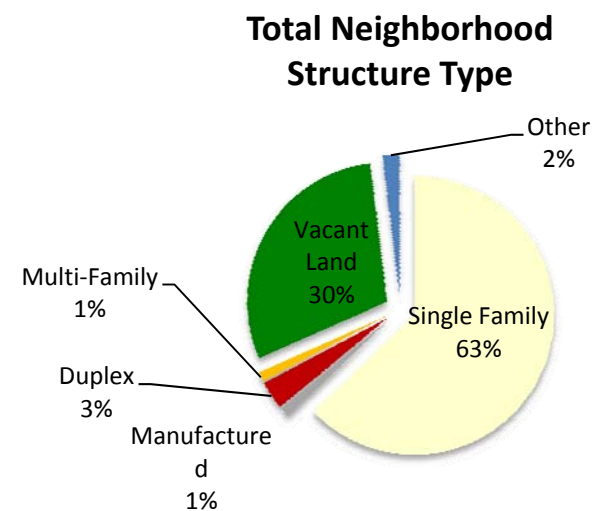
## V. Study Results

The following are the major findings and results of the housing condition survey. The results are presented for the entire study area as a whole and for each individual subdivision in order to present an overall picture of housing conditions in the study area and to pinpoint areas of special concern. Results are presented by the individual housing components surveyed and the final weighted score is presented at the end. The results are presented in such a way in order to help the neighborhood and the city identify housing components that might need more attention. The findings from each of the survey components are described in words and the data is presented graphically in the form of bar graphs, charts and maps. Each of the graphs shows which neighborhood has the largest concentration of the particular category studied. The graph is also a good way to compare neighborhoods relative to each other. The charts show the exact percentages and give a more detailed look at how the neighborhoods compare to each other. Finally, the maps are presented so that the numbers can be represented visually in a way that describes the spatial distribution of survey results. The purpose being that it will help the city and the neighborhood in identifying areas or corridors that need more attention.



# 1. Type of Structure

In total, sixty-three percent of parcels have single family housing structures. Manufactured and multi-family housing units were the least common structures, representing just more than one percent of total parcels. Thirty percent of all parcels are vacant land, which is a substantial amount. This data shows that the majority of the parcels within the entire study area are developed lots with residential single family homes.



**East Lake** - Significantly, in the East Lake subdivision, fifty-four percent of 166 parcels have single family housing structures and thirty-five percent of parcels are vacant, unimproved land. Seven percent of the parcels are rental properties. East Lake has the lowest percentage of single family type housing units and the highest percentage of vacant lots.

**Habitat** - Habitat for Humanity's subdivision is composed only of single family homes and vacant parcels. Eighty-four percent of the 51 parcels have single family housing units and only sixteen percent are vacant lots.

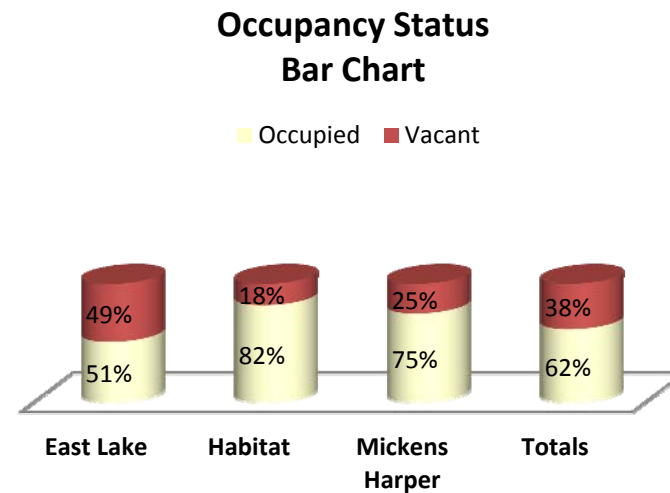
**Mickens Harper** - The second largest neighborhood within the study area is the Mickens Harper subdivision with 52 parcels. Mickens Harper subdivision is composed primarily of single family homes, but a quarter of the parcels are vacant land. The few rental properties are located at the North entrance of the neighborhood by James Irvin Park.

Score	Description	East Lake	Habitat	Mickens Harper	Totals
1	Single Family	54%	84%	71%	63%
2	Manufactured	2%	0%	0%	1%
3	Duplex	5%	0%	2%	3%
4	Multi-Family	2%	0%	0%	1%
5	Vacant Land	36%	16%	25%	30%
6	Other (Commercial or Faith Base)	1%	0%	2%	2%



## 2. Occupancy Status

The occupancy of each parcel was recorded and the results were charted. Sixty-two percent of the study area is composed of occupied housing units. The rest of the parcels were either vacant lots, or vacant structures. Over one third of the parcels in the entire study area are vacant lots or structures. Eight percent of the total vacancy rate is vacant structures while thirty percent is vacant properties.



### East Lake

Just over half of the parcels in the East Lake subdivision were occupied and just under half were vacant. The East Lake subdivision represented the lowest occupied to vacant ratio of the three subdivisions studied with just over a fifty percent of parcels being occupied. Thirteen percent of the total vacancy rate is vacant structures while thirty-six percent is vacant properties.

### Habitat

Habitat for Humanity has the highest percentage of occupied living structures, which represent eighty-two percent of the total parcels contained within the subdivision. Two percent of the total eighteen percent vacancy rate is vacant structures.

### Mickens Harper

In the Mickens Harper subdivision three quarters of parcels contained occupied living structures. Only a quarter of the parcels in this subdivision are either vacant land or unoccupied housing.

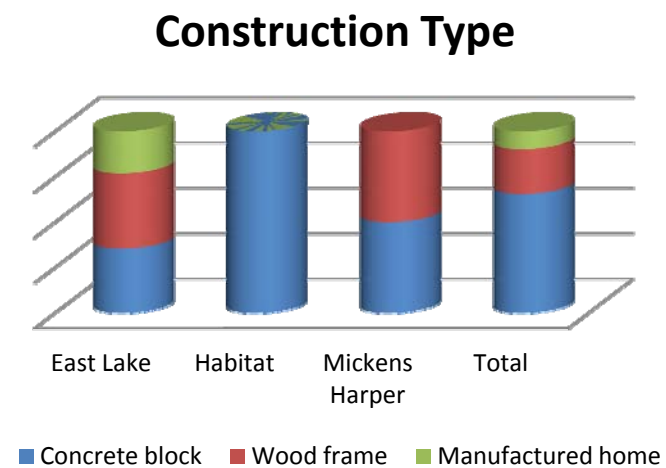
Score	Description	East Lake	Habitat	Mickens Harper	Total
1	Occupied	51%	82%	75%	62%
2	Vacant	49%	18%	25%	38%





### 3. Construction Type

Construction type was recorded for all of the housing units within the study area. In the three subdivisions that are being studied, a vast majority of homes were built using a concrete block type construction. In total, just over ninety percent of structures were of concrete construction. Only seven percent of homes were constructed from a wood frame and just two percent were manufactured homes.



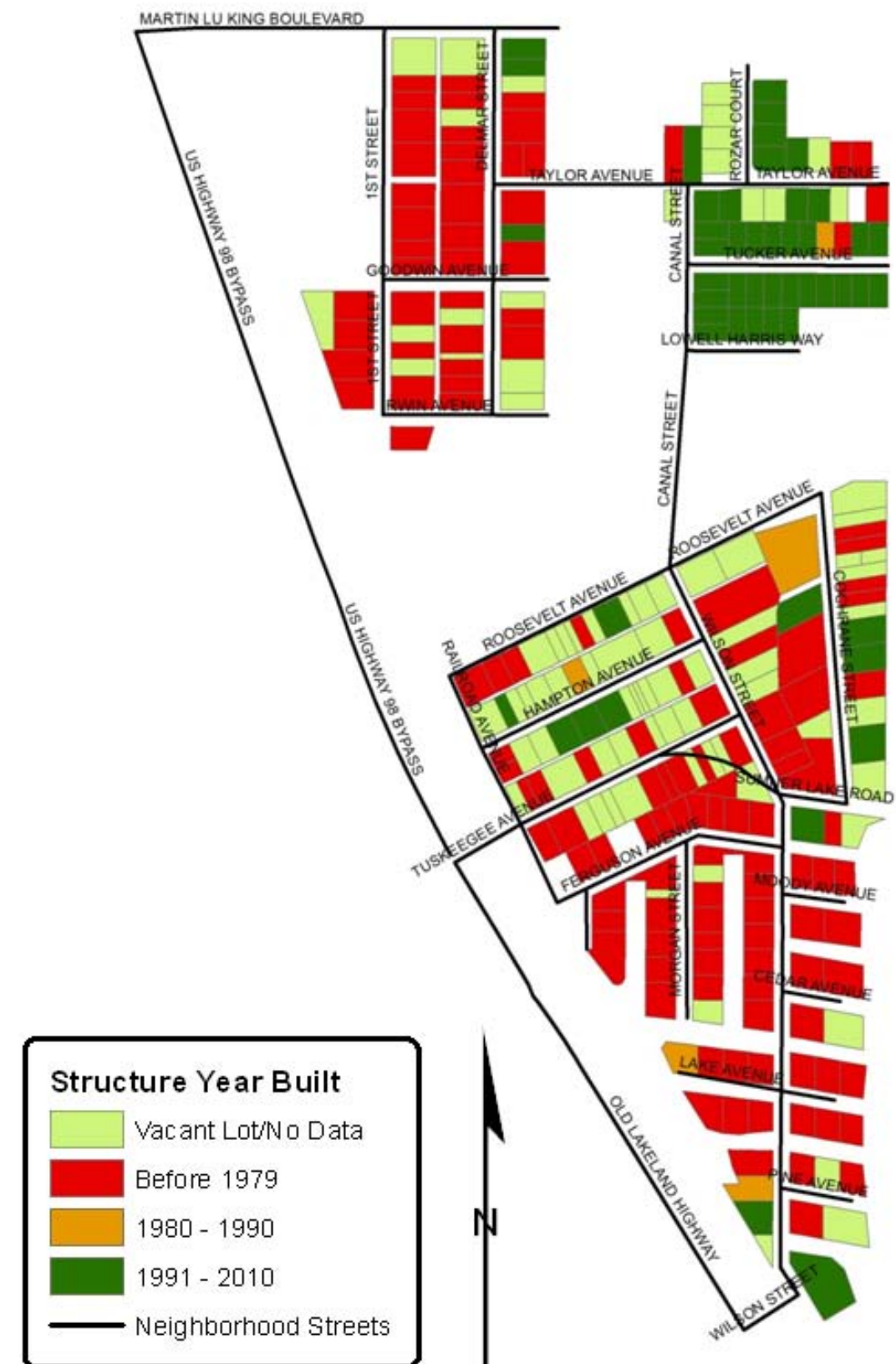
**East Lake** - The East Lake subdivision was comprised of mostly concrete block homes. Only eight percent of homes were constructed of wood and just five percent are manufactured type homes.

**Habitat** - All of the homes in the Habitat for Humanity subdivision were constructed of concrete. Absolutely no homes in the Habitat for Humanity subdivision are of wood frame or manufactured home construction.

**Mickens Harper** - In the Mickens Harper subdivision, ninety percent of homes are of concrete block construction and ten percent are of wood frame construction. No manufactured homes were present in the Mickens Harper subdivision.

Score	Description	East Lake	Habitat	Mickens Harper	Totals
1	Concrete block	87%	100%	90%	91%
2	Wood frame	8%	0%	10%	7%
3	Manufactured home	5%	0%	0%	2%

### 4. Structure Built Date



## 5. Roofing Condition

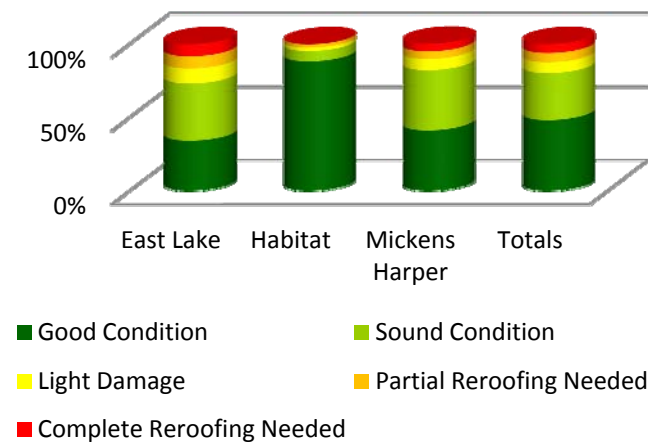
Roofing was the most heavily-weighted category in our housing condition survey and because of this it was the single category that had the greatest impact on the total condition score. Combined, most of the dwellings in the study area had roofs that were in structurally sound shape. Just under half, however, were well maintained, needing no work, and earned a score of one. Thirty-two percent of homes earned a roofing score of two. Homes that needed more significant roof repairs represented almost twenty percent of the total dwellings in the study area. Seven percent of homes scored a three and six percent scored a four. Six percent of roofs surveyed scored the worst score of five and needed total roof replacement.

**East Lake** - A majority of homes in the East Lake subdivision need at least some work on the roof. Only thirty-four percent of roofs surveyed scored a one. Thirty-nine percent of roofs scored a two in the survey, needing only minor repairs or maintenance. Roofs that scored a three and needed more significant repair represented ten percent of the total in East Lake. Eight percent of homes scored a four and another eight percent scored the worst score of five, needing significant.

**Habitat** - Due to the majority of homes in the Habitat subdivision being built within the last 10 years the majority of the roof structures scored very well. Eighty-eight percent of roofs earned a score of one. Seven percent of structures surveyed earned roofing scores of two. Only about two percent scored a three and another two percent scored a four. No homes in the Habitat subdivision scored a five.

**Mickens Harper** - Forty-one percent of dwellings had roofs that scored a one and another forty-one percent of roofs scored a two. Almost eight percent of roofs scored a three. Five percent of dwellings scored a four in the survey and five percent scored the worst score of five.

**Neighborhood Roofing Condition**



Score	Description	East Lake	Habitat	Mickens Harper	Totals
1	Good Condition	34%	88%	41%	48%
2	Sound Condition	39%	7%	41%	32%
3	Missing Shingles	10%	2%	8%	7%
4	Partial Reroofing Needed	8%	2%	5%	6%
5	Structural Damage / Re-Roof	8%	0%	5%	6%



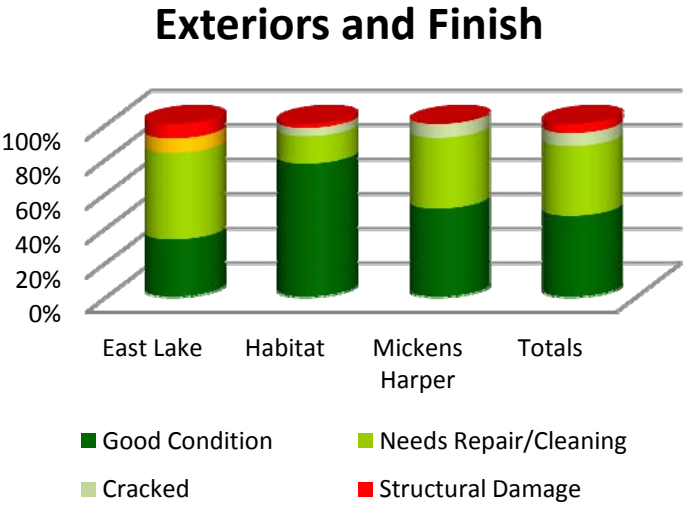
# 6. Exterior and Finish Condition

The exterior and finish category was a heavily weighted in this study. The overall scores for the exteriors of dwellings in the three neighborhoods observed suggest that most homes have exteriors and finishes that are in structurally sound condition. However, a significant number of dwellings do need at least some exterior work. Forty-seven percent of homes had exteriors that were in good condition, scoring a one and needed no additional work. Forty-one percent of dwellings earned a score of two and had exteriors that needed light repair or cleaning. Seven percent of homes scored a three due to visible cracks to the exterior or its finish. Five percent of the homes needed significant repairs due to holes in the exterior or failing walls.

**East Lake** - In the East Lake subdivision, a majority of homes needed some work. Only about a third of homes scored earned a score of one. Half of the homes in the East Lake subdivision scored a two. Eight percent of homes scored three and eight percent of homes scored a four.

**Habitat** - Generally the homes in the Habitat subdivision scored very well in the survey of their exteriors. Seventy-seven percent of homes scored a perfect score of one. Sixteen percent of dwelling exteriors earned scores of two. Five percent of homes scored three and only two percent of homes earned a score of four.

**Mickens Harper** - The exteriors of homes in Mickens Harper generally scored better than the exterior of homes in East Lake. Fifty-one percent of homes earned siding scores of one. Forty-one percent earned a score of two, needing only minor work. Eight percent of dwellings needed more significant repair and scored three. No homes in Mickens Harper suffered from major structural problems.



Score	Description	East Lake	Habitat	Mickens Harper	Total
1	Good Condition	33%	77%	51%	47%
2	Needs Repair/Cleaning	50%	16%	41%	41%
3	Cracked	8%	5%	8%	7%
4	Structural Damage	8%	2%	0%	5%



## 7. Windows and Doors Condition

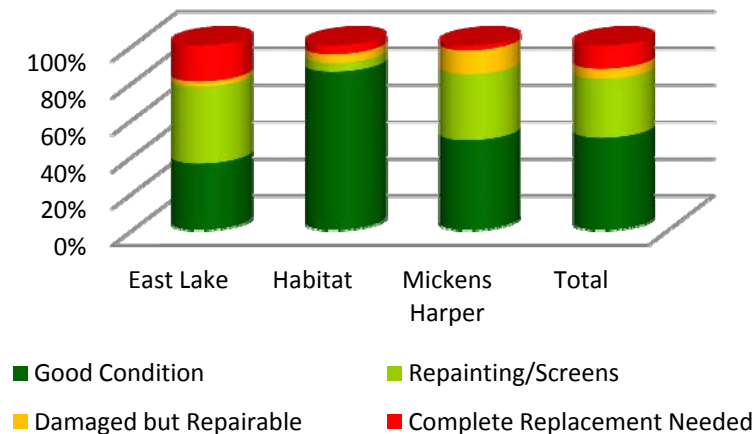
Windows and Doors were graded under a single category within the Housing Condition Survey. Out of the three neighborhoods combined, half of the windows and doors scored a one. Thirty-two percent of dwellings surveyed scored a two, requiring only minor cleaning or repainting to be perfect. Only five percent of dwellings scored a windows and doors score of three. Almost thirteen percent of homes in the study area needed complete replacement of some windows or doors and earned a score of four.

**East Lake** - In the East Lake subdivision thirty-six percent of homes earned a one for the condition of their windows and doors. About forty-two percent of dwellings surveyed earned a two. Three percent of homes scored a three. Nineteen percent of homes in the East Lake subdivision needed full replacement of some doors or windows

**Habitat** - The Habitat subdivision was by far the best scoring neighborhood in the study area. Eighty-six percent of windows and doors surveyed needed no maintenance and scored a one on the survey. Five percent of homes needed some minor cleaning or repainting. Only five percent scored a three and another five percent of dwellings needed the complete replacement of some windows or doors.

**Mickens Harper** - The subdivision of Mickens Harper earned a higher average score on the windows and doors in the community. Forty-nine percent of homes surveyed earned perfect window and door scores of one. Thirty-six percent of homes in Mickens Harper had windows or doors that needed minor work and scored a two. Almost thirteen percent of windows and doors surveyed scored a three. Only three percent of dwellings in Mickens Harper have windows or doors that need to be replaced.

**Windows and Doors**



Score	Description	East Lake	Habitat	Mickens Harper	Total
1	Good Condition	36%	86%	49%	50%
2	Repainting/Screens	42%	5%	36%	32%
3	Damaged but Repairable	3%	5%	13%	5%
4	Complete Replacement Needed	19%	5%	3%	13%





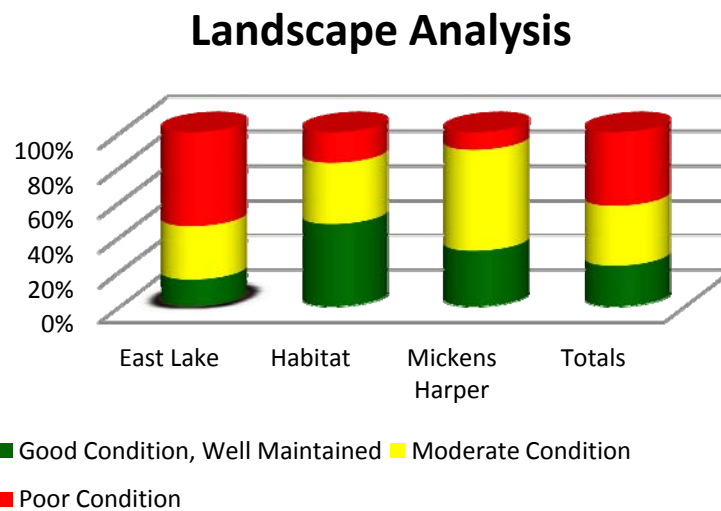
## 8. Landscape Condition

The landscaping of parcels was another critical scored category that was used to compute the overall condition scores for dwellings and parcels in the study area. The study area overall scored relatively poorly in landscape maintenance. Only twenty-three percent of parcels scored a perfect score of one. Thirty-five percent of parcels received a moderate score of two. Overall, landscapes that were in poor condition represented a very substantial forty-two percent of parcels.

**East Lake** - On average, the parcels in the East Lake subdivision scored very poorly in the landscape survey. A majority of parcels in the East Lake subdivision scored the worst score of three. Only fifteen percent of parcels scored a one and thirty-one percent of parcels need moderate maintenance and scored a two.

**Habitat** - The Habitat subdivision was the smallest neighborhood and the percentages may have been skewed by a few parcels that were in poor condition. Still, forty-seven percent of parcels in the Habitat subdivision scored the highest score of one. Thirty-five percent earned a moderate score of two. Eighteen percent of parcels in the Habitat subdivision scored a poor score of three.

**Mickens Harper** - The Mickens Harper subdivision scored better overall in the landscape survey than the East Lake subdivision. Only a quarter of parcels scored a one. Forty-six percent of parcels were in moderate condition and were given scores of two. Only eight percent of landscapes were in especially bad condition and received scores of three.



Score	Description	East Lake	Habitat	Mickens Harper	Totals
1	Good Condition	15%	47%	25%	23%
2	Moderate Condition	31%	35%	46%	35%
3	Poor Condition	54%	18%	8%	42%

## 9. Neighborhood Condition Scores - Weighted Outcomes

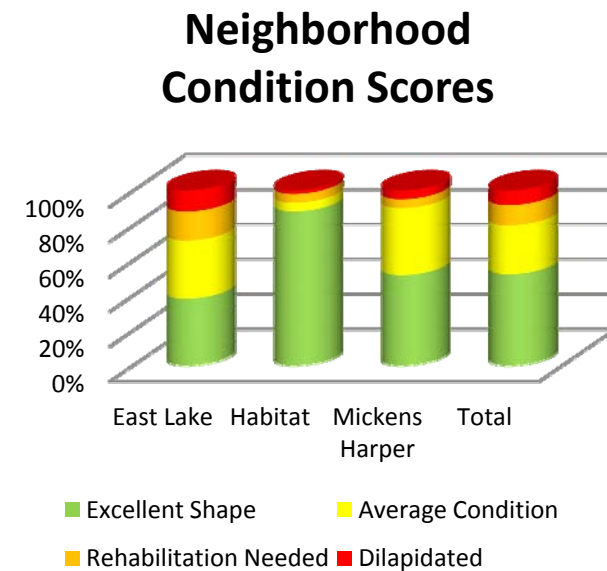
The final scores in the housing condition survey were computed by adding up the total weighted scores from each category. The results were divided up into four overall condition categories. The majority of dwellings in the neighborhoods surveyed earned good scores, but many homes needed at least some work. Just over half of the homes surveyed were in excellent shape, needing little to no work. Twenty-eight percent of homes surveyed were given a grade of average. For the most part these homes should need only superficial maintenance, or the repair of one or two components of the home. Almost twelve percent of homes needed rehabilitation. Eight percent of homes needed significant repairs that made their rehabilitation questionable and these homes were deemed dilapidated.

**East Lake** - The East Lake subdivision earned the worst scores in each of the housing components surveyed and it was reflected in the final score. Only thirty-eight percent of homes were in excellent shape. Thirty-three percent of homes were in average condition. Dwellings that needed some rehabilitation represented seventeen percent of homes in the neighborhood. Another twelve percent of homes were in serious disrepair and earned a dilapidated score.

**Habitat** - Habitat, most likely due to the fact that most of the homes are so new, consists of a large majority of homes that are in excellent condition. In total, eighty-eight percent of homes are in excellent condition. Only twelve percent are below excellent condition, including five percent in average condition, five percent needing rehabilitation and only two percent being dilapidated.

**Mickens Harper** - The scores in the Mickens Harper subdivision are a little better than in the East Lake subdivision. Just over half of the homes in Mickens Harper are in excellent shape. Thirty-eight percent of dwellings surveyed in Mickens Harper are in average condition. Only five percent of homes need rehabilitation and another five percent of homes are dilapidated.

Score Range	Description	East Lake	Habitat	Mickens Harper	Total
40-69	Excellent Shape	38%	88%	51%	52%
70-99	Average Condition	33%	5%	38%	28%
100-129	Rehabilitation Needed	17%	5%	5%	12%
130-170	Dilapidated	12%	2%	5%	8%





## VI. Neighborhood Infrastructure Condition Report

To properly gauge the neighborhoods condition as a whole both the private and public structures and infrastructures should be reviewed. The Neighborhood Infrastructure Condition Report is an analysis of issues within the study area's public infrastructure. Like the Housing Structure Condition Report, the Neighborhood Infrastructure Condition Report is a windshield survey that focuses on the condition of infrastructure that is observable from the street. Unlike the Housing Structure Condition Report, which is a quantitative analysis of housing condition, the Neighborhood Infrastructure Condition Report is a qualitative analysis of visible defects and potential issues within the neighborhood's infrastructures. For further in-depth analysis of individual infrastructures the city should consult with a professional engineer within the specified field.

The condition of the following infrastructures will be reviewed:

1. Streets,
2. Lighting,
3. Waterways,
4. Parks.

Certain infrastructure systems are beyond the scope of this report.

- Potable and Waste Water Systems will not be reported on.
- Electrical layout will not be reported on.



Street Analysis – Scale & Map

The streets within the study area are constructed of either asphalt without gutters & curbing or grated dirt with no gutters & curbing. However, only one road, Railroad Avenue, was of dirt construction. In reporting on the condition of the roads, the type of road did not impact the score the road received. The intent of this analysis was only to identify potential structural deficiencies in the current road types as they were built. Defective conditions include both horizontal and vertical cracking, potholes and pavement failure due to soil shift along the street edge.

- Roads marked with a green line are in good wear without potholes or pavement failure. These roads show very little wear and have limited cracking.
- Roads marked with a yellow line are in need of repair or repaving. These roads show extensive cracking and show wear around patched areas.
- Roads marked with a red line are in need of repaving. These roads show extensive cracking, pavement failure along the edge of the streets, multiple road patches and have multiple pot holes.

Road Condition Key

- 1 – Slight Cracking & Not Continuous,
- 2 – Continuous Cracking both Horizontal & Vertical,
- 3 – Patched Road and/or Uneven Pavement,
- 4 – Pot Holes,
- 5 – Pavement Failure.

East Lake Neighborhood

Blake St.		2
Cedar Ave.		2,3
Cochrane St.		
Ferguson Ave.		2, 4
Hampton Ave.		1
Lake Ave.		2, 4, 5
Moody Ave.		
Morgan St.		2
Pine Ave.		2, 3
Railroad Ave.		3
Roosevelt Ave.		2
Sumner Lake Rd.		2
Tuskegee Ave.		2, 4
Wilson St.		2, 3, 4, 5

Habitat Neighborhood

Canal St.		2
Lowell Harris Way		
Rozar Ct.		
Taylor Ave.		
Tucker Ave.		

Mickens Harper Neighborhood

1 <sup>st</sup> St.		2
Delmar St.		2
Goodwin Ave.		
Irvin Ave.		1
MLK		1
Taylor Ave.		



Wilson St.  
Pavement Failure at canals.



Wilson St. & Ferguson Ave.  
Pot Holes & Failing Patches



Wilson St. by canal  
Drainage Issue & Pot Holes



Wilson St. Looking South



## Street Analysis – Scale & Map



### Conclusion

The street conditions within Habitat and Mickens Harper are all in “Good” or “Average” condition. However 36% of East Lake’s roads are in poor condition with Wilson St. needing the most repairs. Railroad Ave. needs paving to be consistent with other roads within the neighborhoods and reduce its continued maintenance costs. At the East end of Taylor Ave. there is a round-about that services two parcels that is unpaved. All the streets that cross the canal except Summer Lake Rd have railing where the canal subsides under the road.

#### Wilson Street

Wilson St. is the main street through the East Lake neighborhood. Wilson St. connects East Lake with the Habitat and Mickens Harper Neighborhoods. As a main connecting street between the three neighborhoods, Wilson St. this report will emphasize its condition and need for repair. The street was in poor condition with pavement failures where the canal and street intersect, multiple locations of pot holes and road patches at multiple intersections. Additionally, Wilson St. has no curbing or sidewalks and during the study our investigators witnessed multiple vehicles moving at high rates of speed. This was of concern because pedestrians, both children and adults, were walking and riding bikes on Wilson St.

### Suggestion:

- Repave Wilson St., Pave Railroad Ave. & Taylor Ave. round-about,
- Install Sidewalks along Wilson St., Canal St., Taylor St. & Delmar St.,
- Assess the need for Speed Control Devices along MLK, Wilson St., Canal St., & Taylor St.,
- Reassess street and canal intersections for possible road failure.
- Install railing on Summer Lake Rd where it intersects the Shadow Lake canal.



## Lighting Analysis

With information provided by the City of Dade City and Tampa Electric Company (TECO), a GIS shape file for existing street lights within the three neighborhoods was provided to CityVerde, LLC. The TECO shape file positions the street lights at the midpoint of the streets and does not include private contracted lights. During the windshield survey both private and public street lights were counted and located. The additional streetlights were located and added to the TECO shape file to represent all visible streetlights within the community. Additional streetlights were positioned in relation to the street and parcel they occupied. A representative from TECO did not have enough information to provide an accurate average effective range of the street lights installed in the study area, but did provide a very rough average effective range of 45-80 feet. A buffer around each of the located street lights was added to the map to represent an 80 foot max effective range from the light post. The objective of the lighting map is to identify dark areas within the neighborhood based on available street lighting equipment installed in the neighborhood. This lighting map does not take into account street lighting that is obstructed or vandalized, defective equipment or failing light bulbs. The wastewater treatment plant, the baseball field and Irvin Park were excluded from the lighting survey. It is possible that lighting from these three land uses are supplementing street lighting on surrounding streets.

The lighting analysis was performed during daylight hours. A more in-depth study of lighting performed at night may be prudent in order to confirm that all lights in the study area are functioning properly and to better gauge the performance of the lighting.

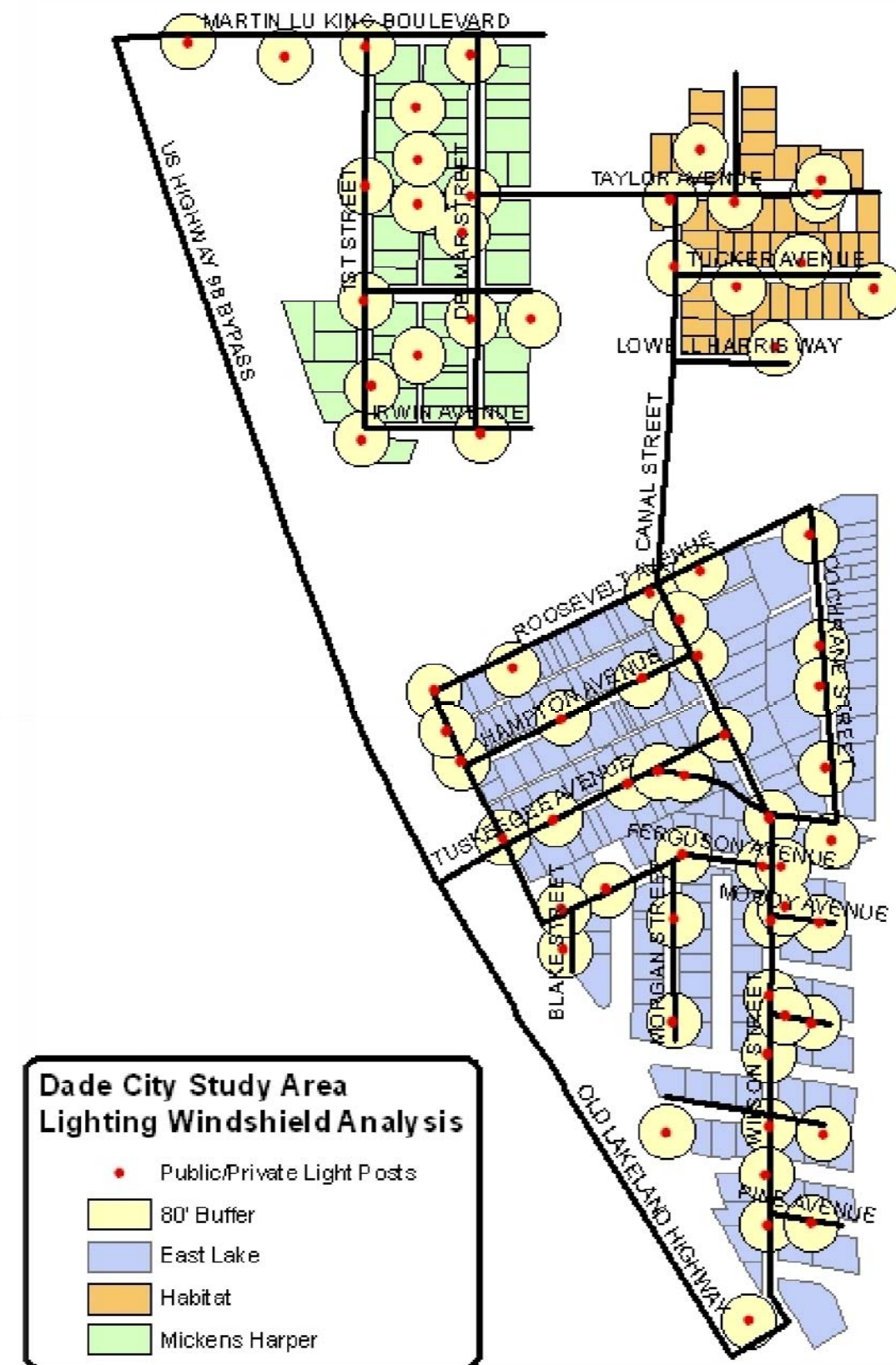
## Conclusion

Given the generous assumption of lighting performance in our methodology, observations from study participants and from the GIS lighting map suggest that there are gaps in lighting coverage in all three neighborhoods. There were no cases of vandalized street lighting observed within the study area.

In Mickens Harper the lighting pattern along the main streets are well organized and for the most part all vegetation was trimmed away from the street lights. The alley between 1<sup>st</sup> and Delmar St. are primarily privately lit and lighting gaps are present in under lit areas of the alley and where vegetation is overgrown or where there are obstructions from fences, receptacles and vehicles.

In the Habitat neighborhood there are a couple of streets that could benefit from additional lighting. Along Rozar Court the Habitat organization has a private surveillance light on a parcel where they store supplies and a temporary shelter. This surveillance light is the only lighting, other than residential lighting, that is present on Rozar Court. The East end of Taylor Court at the round-about has heavy vegetation and no street lights were observed.

The East Lake Neighborhood has an erratic lighting pattern, most likely due to the prevalence of privately owned lighting. Many residents have invested in additional lighting to supplement the public street lights. In the East Lake neighborhood lighting gaps may be more prominent than the map suggests due to overgrown vegetation on streets like Hampton Avenue, Railroad Avenue and Roosevelt Avenue. Morgan Street has multiple vacant homes which have been vandalized; additional lighting along this street may help deter further vandalism.





## Waterways Analysis

Waterways include the canals, lakes and retention ponds located within the study area. Visual inspections of the waterways was conducted in which the surveyors made observations from the car and closer inspections at the water's edge. Waterways were assessed based on the presence of debris, the maintenance of vegetation in and around the water bodies and other perceived public safety concerns that may exist.

The edges of some of the canals surveyed were overgrown with vegetation that may be safety hazards that harbor pests and introduce further debris into the canal system. Observations include overhang trees, dead trees and branches that have fallen into the canal and embankments that were covered in tall weeds, grasses and shrubs.

### East Canals

The East Canals in the East Lake neighborhood are located on the East side of Wilson Street. Each of the canals had natural borders that gently sloped up level to residential yards. Water levels were low during site visits. Debris was visible both in the water and along the shore at each of the six East Canals. Dumping of household garbage was prevalent in all canals. Water quality test and removal of debris are recommended due to the large amount of dumping in the waterways.



*Above are the East Canals Connected to Shadow Lake taken from Wilson St.*



## West Canals

The West canals in the East Lake neighborhood are located on the West side of Wilson Street.

The four canals were littered with debris and covered in duckweed.

- Debris observed in these canals includes household garbage, furniture, cinder blocks and tires. Considering the significant amount of debris that was observed in the canals, it is of considerable concern that other material, such as paints and oils, are also being dumped in these canals. The water quality should be tested to rule out such concerns and clean-up of these canals should follow.
- Duckweed is dense mats of suspended organic material that can make water appear green. Duckweed forms in slow moving bodies of water and can deplete the oxygen supply in the canals as well as prevent sunlight from reaching other aquatic plants. Duckweed can be killed by spraying but the problem can reappear after spraying. Reconnecting these canals by lowering culverts may improve the water flow and quality into these canals creating an unfavorable environment for duckweed to grow.

Based on our observations these canals appear to be very unhealthy and may pose a health and safety risk to residents of East Lake.

### *West Canals in the East Lake Neighborhood*



*Dumping was prevalent in the canals, and the areas depicted here represent the worst observed cases of dumping in the West canals.  
Debris includes a couch, chairs, cinder blocks, tires, toys and a pallet.*



## Lakes and Ponds

- The lake and ponds within the study area were in good shape.
- Vegetation around the lake and ponds were trimmed and sod cut.
- Debris was not observed around the ponds though Shadow Lake had issues of dumping to the North, outside the study area.

### Shadow Lake

The largest water body within the study area, Shadow Lake is a unique opportunity to add recreational activity to the neighborhood and to downtown Dade City. Shadow Lake is large enough to host multiple water activities from canoeing to kayaking. There are multiple vacant properties adjacent to the lake that could become small boat houses where canoes and kayaks can be rented out. Creating such uses can bring additional amenities and revenue to the neighborhoods and to downtown Dade City.

There is however still an issue to the North of Shadow Lake that is outside of the study area where dumping is an issue. Additionally, Shadow Lake has dealt with duckweed and is currently being inundated with water cabbage along its North bank.



### Pond and Field along Taylor Ave.

The pond and field across from the baseball field was well manicured landscape with no signs of dumping or debris at the time of the study. The Taylor Ave. pond and field is another opportunity the three neighborhoods are currently missing. This area is centrally located within the three neighborhoods and makes an ideal location for programming neighborhood activities. Farmers markets, barbecues, crafts fairs are just a few neighborhood organized events which could be utilize this space.

### Pond and Field along 1<sup>st</sup> St.

The pond and field South of James Irvin Park in the Mickens Harper neighborhood, like the pond and field along Taylor Ave., was well maintained and showed no sign of dumping or debris. This area receives plenty of sunlight, has access to the adjacent pond and is well graded for drainage. Utilizing this space for a community garden could benefit low income residents with access to fresh fruits and vegetables. Multiple residents within the community have already established private gardens within their yards. This opportunity to build social connections and provide fruits and vegetables to the community can strengthen the neighborhood identity and provide food for low income residents.





## Dumping

The areas depicted below are the worst dumping areas observed in the West canals. Each of the photographs below were taken in the East Lake Park subdivision. The photos below display such disregard for the community's health and safety. Residents that dump waste and garbage within their neighborhood are putting themselves and their children at risk of injury and water related health issues.



*Ferguson Ave. between  
Blake & Morgan St.*



*West end of  
Lake Avenue*



*Off Wilson St.  
East Canal*

## Dead End Roads in East Lake

The dead end roads adjacent to Shadow Lake provide no incentive to venture down due to the current obstructions from overgrown vegetation. Shadow Lake is an opportunity for the community to enhance its appeal and amenities. If these areas were trimmed and water access was granted potential recreational spaces such as docks, gazebos or small boat launching uses can be realized. Multiple properties off of Shadow Lake are available for such potential land uses mentioned above. The photos below are the East end of Cedar St., Lake Ave. and Pine Ave. and provide engaging lake views if the vegetation was trimmed.



*Lake Ave. East  
Toward Shadow Lake*



*Cedar St. East  
Toward Shadow Lake*



*Pine Ave East  
Toward Shadow Lake*



## Culverts

The culverts that connect the East and West canals are pictured below. These culverts are large enough for an adult to pass through and are not secured to prevent such an act. Grates can be installed to keep children and adults out of these culverts while allowing for drainage and water flow. From the vegetation growing around the culverts water level seem to be relatively low for the past few months. Low water levels restrict the West canals from receiving a water supply from Shadow Lake. Lowering these culverts may provide increased water circulation into the West canals and in return providing those canals with better water quality.

Some of the structures around the culverts are failing and in return effecting road conditions above.



*Excessive Vegetation Around Culverts  
Water Level Remain Low.*



*Culverts Openings are  
Large and Not Secured.*



*Failing Structure Around Culvert  
Watch for Possible Pavement Failure Above.*

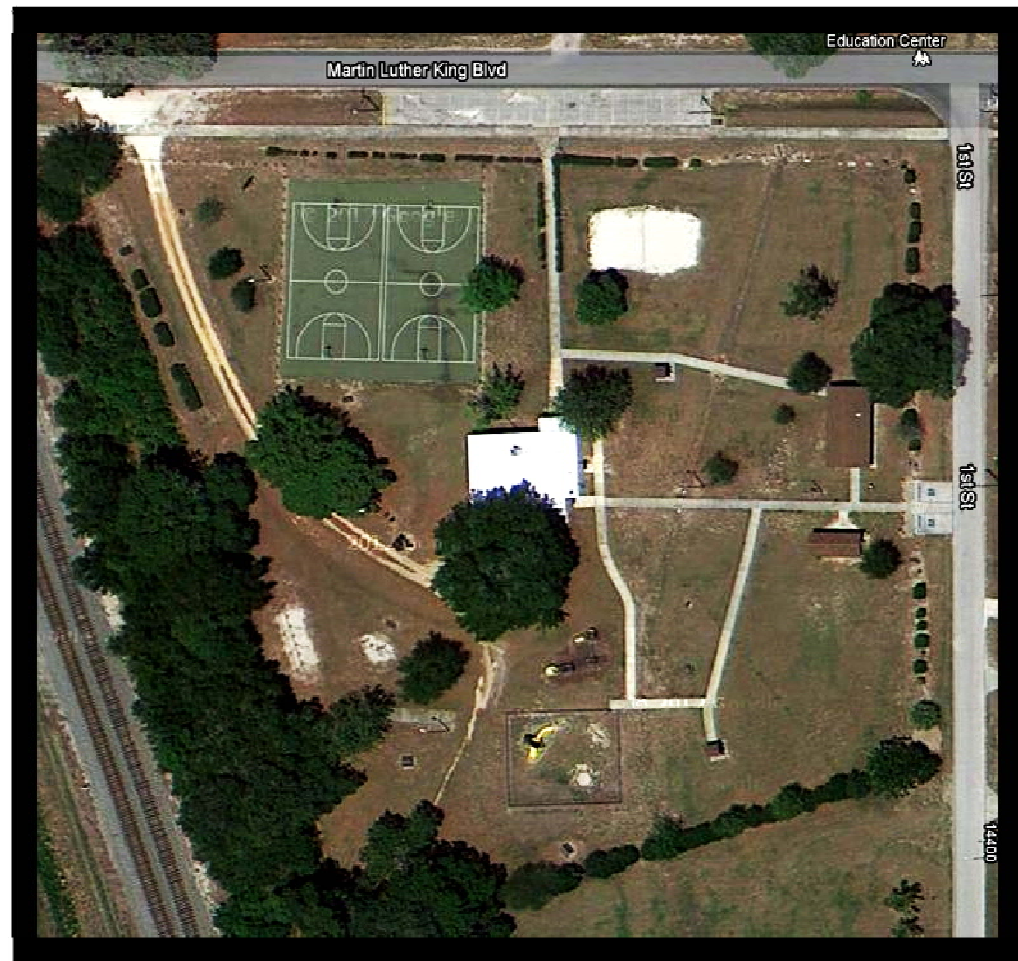


## Neighborhood Parks Analysis

In assessing the condition of the parks, the surveyors conducted a visual inspection of the premises from the car and via walks through the premises. The surveyors documented the presence of debris, vandalism and the overall level of maintenance in the park.

### James Irvin Park

The landscaping in James Irvin park was well maintained. Debris was minimal and concentrated around recepticals. Park equipment is available for a variety of activities. The park includes two basketball courts, a volleyball court, swingset, playground, enclosed toddler playground covered picnic table & benches, club house and public bathrooms. The equipment was in good repair. The surface of the basketball courts were also in good repair. The volleyball court was poorly defined and in need of edging. The volleyball net needed tightening and sand was needed to level the court. Graffiti was present on the West wall of the club house during the study and was quickly removed during the study.



Dade City – James Irvin Park - Retrieved from Google Maps:

<http://maps.google.com/maps?q=dade+city+fl&hl=en&ll=28.36808,-82.184542&spn=0.001577,0.002626&sll=27.698638,-83.804601&sspn=12.975045,21.51123&t=h&hnear=Dade+City,+Pasco,+Florida&z=19>



#### Volleyball Court

Needs regular maintenance from edging, net repair & tightening and leveling the sand.



#### Basketball Court

The court, hoops, nets and backboard are in good repair. Barriers to keep vehicles off the court are also in good repair.



#### Swing Set and Playground

Both the swing set and playground were in good repair. To enhance the safety of these two park amenities rubber mulch may benefit both the user from falls and the city from increasing insurance rates.



#### Covered Picnic Area

With grill & Public Bathrooms  
All in good repair!



#### Fenced in Toddler Playground

With Sea-saw and Sand Box  
All in good repair



## Taylor Ave. Baseball Field

The baseball field sod was well trimmed at the time of the study. There was no debris on or around the field. The structures were observed to be in good repair. The field however is in need of maintenance. The baseball diamond as you can see from this google image needed to be defined. Grass is growing up through the sand through the baseball diamond. The baseball diamond was also unmarked and in need of edging.

Graffiti was observed on the light post and the covered bench located on the East side of the field along Canal Street. Private property issues may arise due to a private parcel located at the North East edge of this park on the corner of Taylor Avenue and Canal Street. The Habitat for Humanity charity currently owns the land that sits on the edge of the baseball field.



Dade City – James Irvin Baseball Field - Retrieved from Google Maps:

<http://maps.google.com/maps?q=dade+city+fl&hl=en&ll=28.366914,-82.181726&spn=0.001577,0.002626&sl=27.698638,-83.804601&sspn=12.975045,21.51123&t=h&hnear=Dade+City,+Pasco,+Florida&z=19>



**Concession Stand**  
In Good Repair



**Public Bathroom**  
In Good Repair.



**Walkways & Sidewalks**  
In need of edging



### Safety Issue

Though signs were posted concerning unauthorized vehicle traffic in the park, our team witnessed private vehicles using the service road and parking within the park. This is a danger for children playing in the park and a possible issue concerning criminal activity within the park. The service road gates should be closed and locked at all times when service vehicles are not in the park.

## VII. Housing Condition Survey Conclusions

The housing condition survey points to the subdivision of East Lake Park as the one community in the most need in so far as the condition of the housing stock is concerned. The East Lake subdivision had the highest concentration of homes that scored low overall weighted scores. More than half of the homes in the East Lake subdivision need at least some work or repair of their exterior finishes. Many of the lawns and landscapes in East Lake are also in poor condition. Only fifteen percent of parcels had lawns or landscapes that were in good condition. Most roofing in East Lake is in need of work as well. Overall, nearly thirty percent of homes in East Lake Park were classified as needing rehabilitation or being dilapidated. Homes in such condition would require significant financial investment to bring them back to excellent shape. Because East Lake Park has the highest concentration of homes that were either in need of rehabilitation or dilapidated, it should be a major center of effort in the neighborhood plan. Resources applied in this neighborhood have the potential to make the greatest impact in the overall study area.

In the Mickens Harper and the East Lake subdivisions, a significant number of homes are in structurally sound shape, but showed signs of deferred maintenance. They scored less than perfect scores in the overall condition survey, but were not necessarily dilapidated or in need of extensive repairs. Even when we include the Habitat for Humanity subdivision, in which close to ninety percent of homes were in excellent shape, nearly half of homes in the study area needed some work. More than half of the homes in the East Lake subdivision scored less than excellent in our survey. These are homes that need at least a little work such as cleaning, the repair of a few roofing shingles or the repair of a window frame. Though these structures are habitable, the large portion of homes that need some maintenance should be of concern in the overall stability of the neighborhood and its housing.

The standout neighborhood in the survey was the relatively new Habitat for Humanity subdivision. Perhaps due to the highest percentage of homes that were built within the last twenty years compared with the other neighborhoods in the study, housing in the Habitat subdivision is in remarkably good condition. Nearly ninety percent of the homes surveyed in the Habitat subdivision are in excellent shape. Only twelve percent of homes are in less than excellent shape. In the Habitat subdivision resources should focus on helping residents maintain the quality of their housing. Ensuring that residents can afford to maintain the quality of the housing stock should be a priority so that it remains a neighborhood with high-quality housing.

Dilapidated homes and homes that need rehabilitation make up twenty percent of the structures surveyed and are obvious blights that should be dealt with promptly, but homes that are in average shape, needing more minor repairs or cleaning, should not be neglected. Many homes, though not scoring badly, showed signs of deferred maintenance and effort should be

focused on preventing these homes from falling into further disrepair. The city should seek either federal or state funds or private grants that help to ameliorate the blight that the worst properties have on the neighborhood. The city should also seek ways in which to ensure that residents whose homes are showing early signs of neglect have the resources necessary to bring their homes back up to excellent condition. Residents in homes that are in excellent shape should also be considered as candidates in such program because housing that is in excellent condition should be maintained so that they remain in excellent condition. Combined, the goal should be to increase the average housing condition scores in the neighborhood by repairing or replacing homes in poor condition and helping residents in homes that need minor work to perform necessary maintenance to their homes.

The prevalence of unoccupied structures and vacant parcels also deserves mention in concluding this survey. Vacant parcels are not necessarily the focus of this study, but the number of vacant properties in the study area is substantial. Vacant lots can represent untapped development potential or recreational opportunities. They can also be places where pests can thrive and spread. Because vacant lots are not occupied, they also represent gaps in neighborhood security where lighting is less consistent and there are fewer residents to keep an eye on their neighborhood. For these reasons, the vacancy rate (including undeveloped lots and unoccupied homes) of nearly forty percent is alarming. The vacancy rate suggests that the potential for security problems is relatively high and the city is losing potential tax revenues from a neighborhood whose proximity to the city makes it very accessible to city amenities.

In the East Lake Park subdivision there are a number of multi-family duplexes that exemplify the problems with unoccupied structures. Each duplex is relatively new compared to the other homes in the neighborhood, they appear as if no one has ever occupied them and the lawns have not been well-maintained. Some of the duplexes have broken or boarded windows. These residences should not be allowed to decay since they represent some of the newest available housing in the neighborhood. Allowing such decay reduces housing tenure options in the neighborhood and consumes city and community resources. Efforts should be made to find responsible parties and ensure these homes are restored to good condition in order that they remain viable housing options for residents.

Special mention should also be made concerning the relatively poor condition of landscapes within the study area. Our methodology was aimed at assessing how well a property's landscape is being cared for. The landscape survey did not consider decorative elements of the landscape. Having trimmed grass, a defined driveway and no debris would have earned a home a perfect score, but our observations found relatively few parcels that scored perfectly. The surveyors observed not only unkempt lawns, but lawns strewn with household objects and garbage. Only twenty-three percent of parcels scored perfectly. Of particular concern is that more parcels had lawns or landscapes that were in bad condition than parcels that had lawns or parcels that were in good condition.



The East Lake subdivision suffers from the highest concentration of neglected landscapes where more than half of the landscapes are in poor condition. The Habitat subdivision was in the best condition overall with the highest percentage of well-maintained lawns. In Mickens Harper many homes seemed to have lawns that were in moderate condition.

In many cases code enforcement should remedy landscape and lawn issues within the study area. We suggest that notices be sent out to residents who have lawns that are in violation of codes with the caveat that many of the residents may be financially unable comply. The city should attempt to work with residents to ensure that they can afford to maintain their property's landscape while also holding the residents to a high level of care. Another concern that the surveyors had was the prevalence of garbage in lawns and on public street right-of-ways. This may indicate problems with garbage pickup in the area which poses concerns of public health in the neighborhood.

Finally, The age of the homes in the two older neighborhoods of Mickens Harper and East Lake Park are of concern. A significant majority of homes in these neighborhoods were built before 1978, which was the year that the EPA banned the use of lead paints in residential properties. The potential that lead paint was used in the construction of these homes may pose a significant public health risk to current or future residents. Educating the residents in these older neighborhoods about the health risks of lead paint should be a priority. Action that encourages the identification and removal of lead paint within these older homes is a primary concern in homes that may house young children. The city can seek funding through federal grants that can help residents detect lead paint within the home and assist in the removal of the paint if it is deemed necessary.

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## VIII. Appendices:

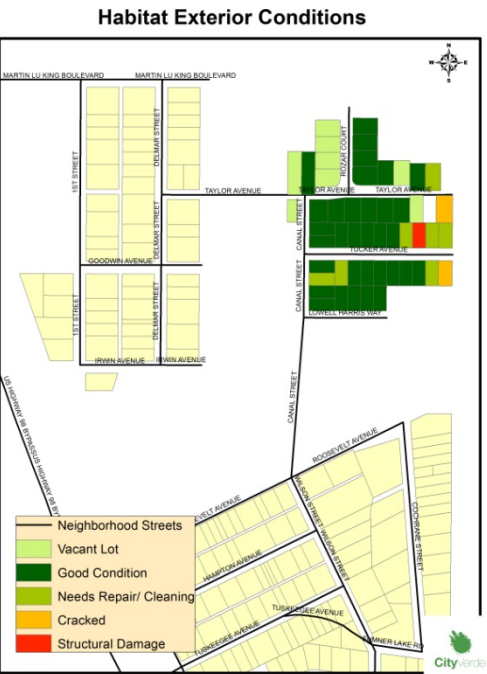
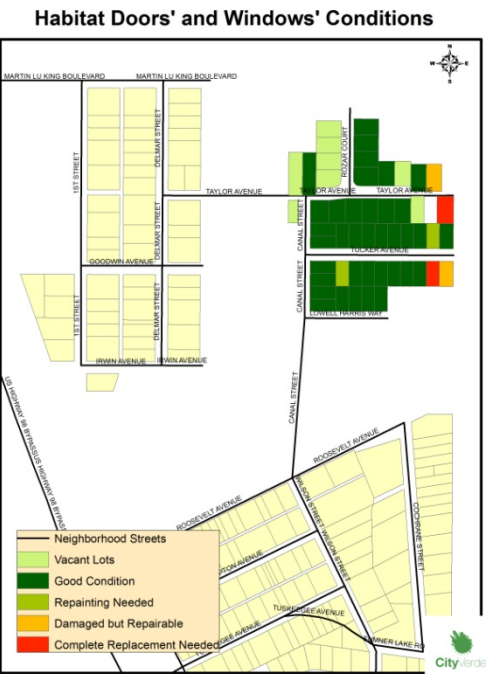
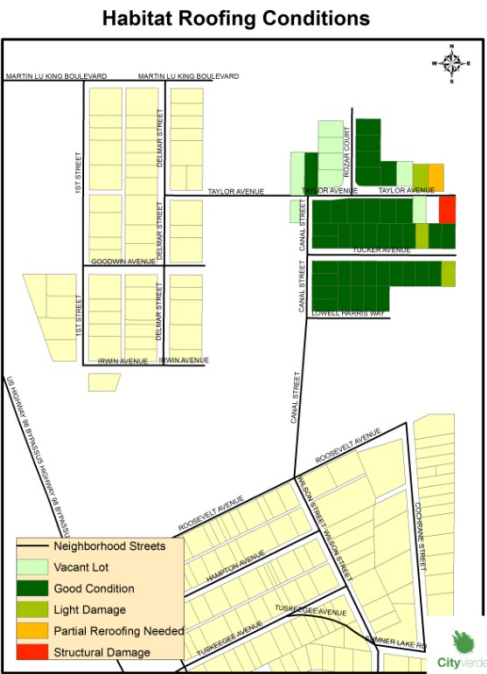
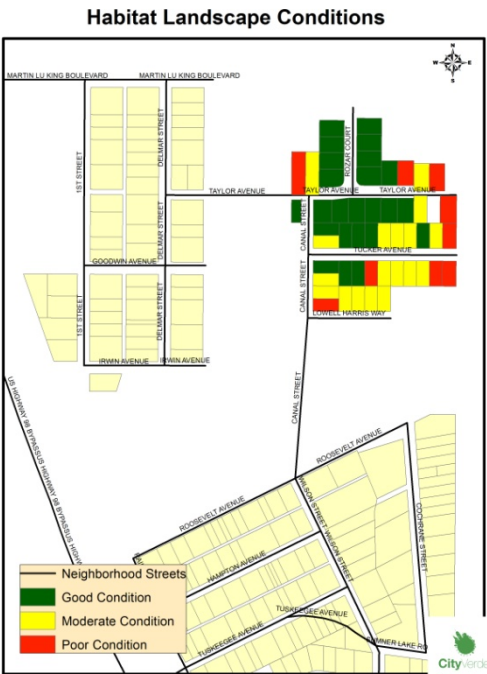
### Appendix I: Specified Neighborhood Maps

#### East Lake Neighborhood

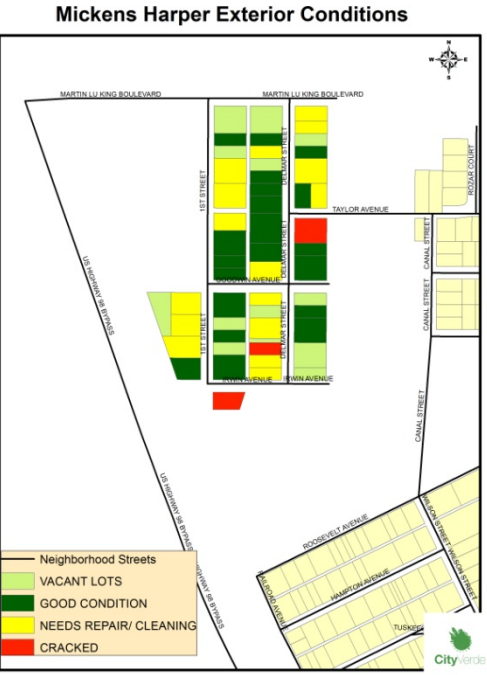
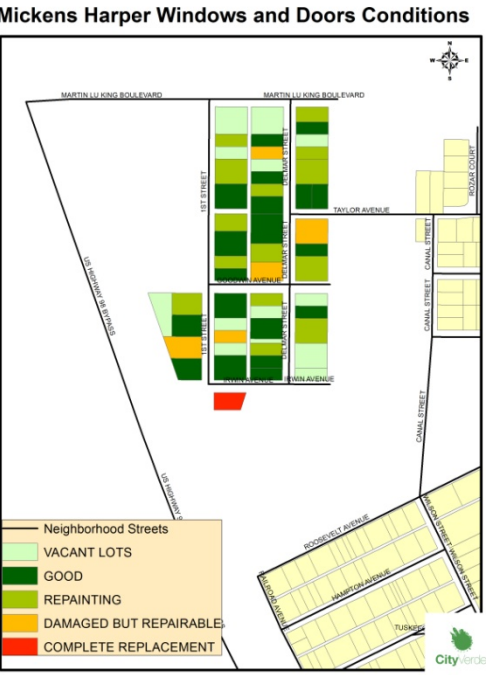
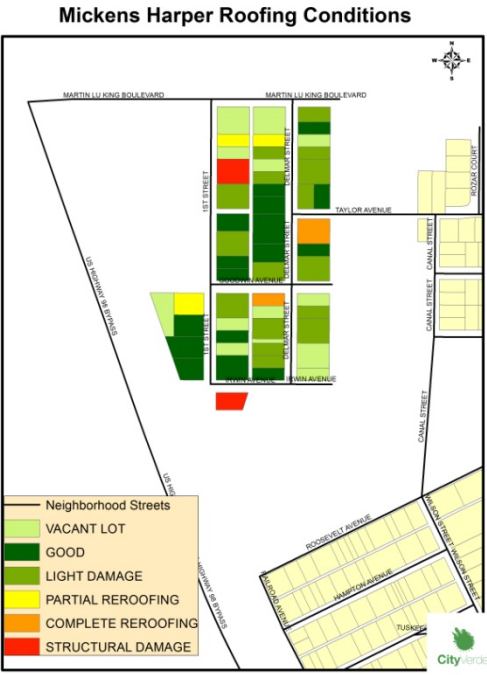
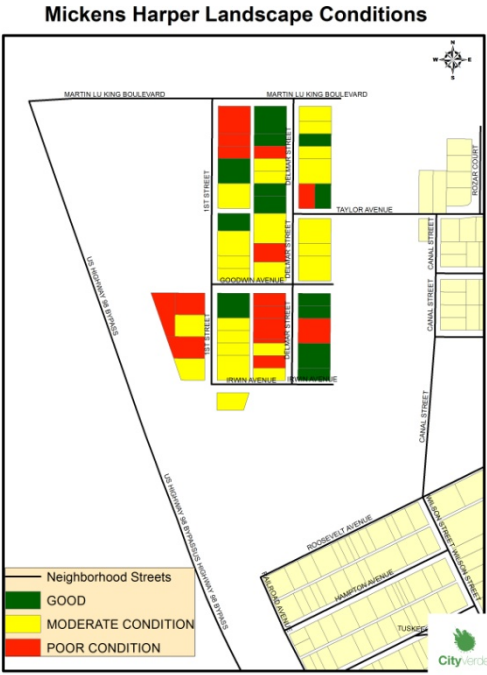




Habitat Neighborhood



Mickens Harbor



## Appendix II: Data Collected and Scores

Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
212435001A000001010	East Lake	1966	1	2	2	3	3	4	4	145
2124260010000001000	East Lake	1961	1	1	2	2	3	4	2	105
2124260010000000990	East Lake	1961	1	1	2	2	3	1	1	60
212435001A000000310	East Lake	0	5	2	0	0	3	0	0	15
212435001A000000290	East Lake	1973	1	1	2	1	2	2	1	55
2124260110002000030	East Lake	2002	1	1	2	1	1	1	2	55
2124260110002000010	East Lake	0	5	2	0	0	2	0	0	10
2124260110001000060	East Lake	1971	2	1	4	1	2	2	3	85
2124260110002000070	East Lake	1949	1	1	3	4	3	4	5	170
2124260110002000090	East Lake	1997	1	1	2	1	1	1	1	40
2124260110001000090	East Lake	1968	1	1	2	1	1	2	2	65
2124260110002000110	East Lake	1997	1	1	2	2	2	1	2	70
2124260110002000140	East Lake	1969	1	1	2	2	1	2	2	75
2124260110002000130	East Lake	0	1	1	2	2	1	2	2	75
2124260110001000120	East Lake	2003	1	1	2	2	3	2	1	70
2124260110002000160	East Lake	0	1	1	2	1	1	2	5	95
2124260110002000150	East Lake	1950	1	1	2	1	1	2	4	95
2124260110002000180	East Lake	1950	1	1	2	3	3	2	4	125
2124260110002000190	East Lake	1950	1	1	3	1	3	2	3	90
2124260110002000200	East Lake	0	5	2	0	0	3	0	0	15
2124260110002000210	East Lake	0	5	2	0	0	3	0	0	15
2124260110002000175	East Lake	0	5	2	0	0	2	0	0	10
2124260110002000170	East Lake	0	5	2	0	0	2	0	0	10
2124260110002000050	East Lake	0	5	2	0	0	3	0	0	15
2124260110001000040	East Lake	0	5	2	0	0	3	0	0	15
2124260010000000030	East Lake	1961	1	1	2	2	3	2	1	70
2124260010000000040	East Lake	1962	1	2	2	2	3	4	2	105
2124260010000000070	East Lake	1961	1	1	2	1	3	1	1	50
2124260010000000080	East Lake	1961	1	1	2	2	2	1	2	70
2124260010000000090	East Lake	1961	1	1	2	2	3	2	2	85
2124260010000000100	East Lake	1961	1	1	2	2	3	4	2	105
2124260010000000110	East Lake	1961	1	1	2	2	2	1	1	55
2124260010000000120	East Lake	1961	1	1	2	1	2	1	1	45
2124260010000000140	East Lake	1962	1	1	2	1	1	1	1	40
2124260120002000260	East Lake	2006	3	2	2	2	3	4	1	90
2124260120003000160	East Lake	2006	3	2	2	2	3	4	2	105
2124260120003000130	East Lake	2006	3	2	2	2	2	2	1	65
2124260120002000340	East Lake	1982	1	1	2	1	3	2	1	60
2124260120003000100	East Lake	2006	3	2	2	2	3	1	2	75



Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
2124260120003000070	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000030	East Lake	1948	1	1	2	3	3	4	5	160
2124260120002000450	East Lake	1950	1	1	2	2	3	4	2	105
2124260120002000420	East Lake	0	5	2	0	0	3	0	0	15
2124260120002000370	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000360	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000320	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000300	East Lake	0	5	2	0	0	3	0	0	15
2124260120002000290	East Lake	0	5	2	0	0	3	0	0	15
2124260120002000280	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000010	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000050	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000090	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000081	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000090	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000180	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000200	East Lake	0	5	2	0	0	3	0	0	15
212435001A000000640	East Lake	1985	3	1	2	2	3	2	2	85
212435001A000000620	East Lake	1974	1	1	2	2	2	2	2	80
212435001A000000670	East Lake	1974	1	1	2	2	1	2	1	60
212435001A000000630	East Lake	1975	1	2	2	1	3	1	2	65
212435001A000000420	East Lake	1970	1	1	2	1	1	1	1	40
212435001A000000400	East Lake	1974	1	1	2	1	3	1	1	50
212435001A000000370	East Lake	1973	1	1	4	1	2	1	1	45
212435001A000000390	East Lake	1976	1	1	2	1	3	1	2	65
212435001A000000380	East Lake	1973	1	1	2	1	1	1	1	40
212435001A000000660	East Lake	1974	1	1	2	2	3	2	2	85
2124260010000000190	East Lake	1978	1	1	2	1	1	1	1	40
2124260010000000200	East Lake	1978	1	1	2	1	2	1	1	45
2124260010000000230	East Lake	1966	1	1	2	2	2	2	2	80
2124260010000000220	East Lake	1978	1	2	2	2	3	1	1	60
212435001A000000880	East Lake	1962	1	1	2	2	1	1	2	65
212435001A000000890	East Lake	0	5	2	0	0	1	0	0	5
212435001A000000860	East Lake	1962	1	1	2	1	3	2	1	60
212435001A000000900	East Lake	1961	1	1	2	2	2	2	1	65
212435001A000000920	East Lake	1962	1	1	2	1	2	1	1	45
212435001A000000850	East Lake	1962	1	1	2	2	3	1	2	75
212435001A000000940	East Lake	1962	1	2	2	3	3	4	3	130
2124260010000000840	East Lake	1962	1	1	2	2	3	2	3	100
2124260010000000950	East Lake	1962	1	1	2	3	3	1	3	100
2124260010000000820	East Lake	1962	1	2	2	3	3	4	2	115
2124260010000000810	East Lake	0	5	2	0	0	3	0	0	15
2124260010000000970	East Lake	1962	1	2	2	3	3	2	5	140
2124260010000000800	East Lake	1965	1	1	2	1	2	1	1	45

Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
2124260010000000971	East Lake	0	5	2	0	0	2	0	0	10
212435001A000000460	East Lake	1972	1	2	2	2	3	1	2	75
212435001A000000470	East Lake	0	5	2	0	0	2	0	0	10
212435001A000000450	East Lake	0	5	2	0	0	2	0	0	10
2124260120003000240	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000230	East Lake	1945	1	1	2	2	3	1	4	105
2124260120002000240	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000220	East Lake	1939	3	1	3	3	3	4	4	145
2124260120002000210	East Lake	1971	4	1	2	2	3	4	2	105
2124260120002000190	East Lake	1950	1	2	2	4	3	4	5	170
2124260120002000170	East Lake	1955	1	2	2	4	3	4	5	170
2124260120002000120	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000110	East Lake	0	1	2	3	1	3	4	2	95
2124260120002000100	East Lake	1950	5	2	0	0	3	0	0	15
2124260120002000090	East Lake	0	5	2	0	0	3	0	0	15
2124260120002000060	East Lake	2006	3	1	2	1	1	1	1	40
2124260120002000030	East Lake	0	5	2	0	0	3	0	0	15
2124260110001000140	East Lake	1989	1	1	2	1	1	1	1	40
2124260120002000140	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000130	East Lake	0	5	2	0	0	2	0	0	10
2124260120002000050	East Lake	0	5	2	0	0	2	0	0	10
2124260120001000010	East Lake	0	5	2	0	0	3	0	0	15
2124260010000000150	East Lake	1991	6	1	2	1	1	1	1	40
2124260010000000170	East Lake	1945	1	1	3	2	1	2	2	75
2124260110001000020	East Lake	1965	6	1	2	1	1	1	2	55
2124260010000000180	East Lake	0	6	2	4	4	3	4	5	170
2124260120004000220	East Lake	1978	1	1	2	1	1	1	2	55
2124260120003000250	East Lake	1945	1	2	3	4	3	4	4	155
2124260120004000190	East Lake	1966	6	1	2	2	2	2	2	80
2124260120003000260	East Lake	1950	1	1	3	2	3	2	2	85
2124260120004000150	East Lake	0	5	2	0	0	2	0	0	10
2124260120003000310	East Lake	1945	1	1	2	2	3	2	1	70
2124260120004000100	East Lake	1930	5	2	0	0	2	0	0	10
2124260120004000120	East Lake	0	5	2	0	0	2	0	0	10
2124260120004000030	East Lake	0	1	1	3	1	3	1	1	50
2124260120004000070	East Lake	1940	1	1	2	2	3	2	2	85
2124260120004000090	East Lake	1940	5	2	0	0	2	0	0	10
2124260120004000060	East Lake	0	5	2	0	0	2	0	0	10
2124260120004000050	East Lake	1942	1	1	2	2	3	2	4	115
21242601200000000B1	East Lake	0	5	2	0	0	3	0	0	15
21242601200000000B0	East Lake	1967	5	2	0	0	3	0	0	15
2124260120004000040	East Lake	0	2	2	4	4	2	2	3	115
2124260120003000420	East Lake	0	1	1	2	2	3	2	2	85
2124260120003000400	East Lake	0	5	2	0	0	2	0	0	10



Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
2124260120003000390	East Lake	0	5	2	0	0	2	0	0	10
2124260120003000370	East Lake	1958	5	2	0	0	2	0	0	10
2124260120003000350	East Lake	0	5	2	0	0	2	0	0	10
2124260120003000330	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000270	East Lake	0	5	2	0	0	3	0	0	15
2124260120004000160	East Lake	0	5	2	0	0	3	0	0	15
2124260120004000180	East Lake	0	5	2	0	0	2	0	0	10
212435001A000000510	East Lake	1992	1	1	2	2	2	1	1	55
212435001A000000500	East Lake	1970	1	1	2	2	1	1	2	65
212435001A00000054B	East Lake	0	1	1	2	1	3	1	1	50
212435001A000000580	East Lake	1979	5	2	0	0	2	0	0	10
212435001A00000054A	East Lake	1998	1	1	2	3	3	2	2	95
212435001A000000430	East Lake	1971	1	1	2	1	1	1	1	40
212435001A000000590	East Lake	1970	1	2	2	2	3	2	2	85
212435001A000000600	East Lake	1966	1	1	2	2	1	2	3	90
212435001A000000680	East Lake	1967	3	2	2	2	3	4	2	105
212435001A000000350	East Lake	1973	1	1	2	1	2	1	1	45
212435001A000000700	East Lake	1965	1	1	2	2	2	2	1	65
212435001A000000330	East Lake	1967	1	1	2	2	1	2	3	90
212435001A000000710	East Lake	1965	1	1	2	4	3	2	2	105
212435001A000000270	East Lake	1966	1	1	2	2	2	2	2	80
212435001A000000730	East Lake	1966	1	1	2	1	1	3	3	90
2124260010000000250	East Lake	1966	1	1	2	1	3	1	1	50
212435001A000000740	East Lake	1964	1	1	2	2	2	2	1	65
2124260010000000760	East Lake	1964	1	1	2	2	2	2	2	80
2124260010000000780	East Lake	1961	1	2	2	2	2	2	2	80
2124260010000000790	East Lake	1961	1	1	2	2	3	3	3	110
2124260120005000140	East Lake	1964	1	1	2	2	3	2	2	85
2124260120005000120	East Lake	1958	1	2	3	4	3	4	5	170
2124260120004000010	East Lake	1956	1	1	2	2	3	4	3	120
2124260120005000080	East Lake	1950	1	1	2	2	3	2	2	85
2124260120005000060	East Lake	0	5	2	0	0	3	0	0	15
2124260120005000040	East Lake	0	5	2	0	0	3	0	0	15
2124260120003000440	East Lake	1960	4	1	2	4	3	2	2	105
2124260120005000020	East Lake	1972	2	1	4	1	3	1	5	110
2124260120005000010	East Lake	0	5	2	0	0	2	0	0	10
2124260120001000090	East Lake	1978	4	1	2	2	2	2	1	65
2124260120002000010	East Lake	0	5	2	0	0	3	0	0	15
2124260120001000050	East Lake	0	5	2	0	0	3	0	0	15
212426007000B000130	HABITAT	2003	1	1	2	1	3	1	1	50
212426007000B000120	HABITAT	2004	1	1	2	1	2	1	1	45
212426007000B000020	HABITAT	2003	1	1	2	2	2	1	1	55
212426007000B000011	HABITAT	2003	1	1	2	1	1	1	1	40
212426007000A000020	HABITAT	2004	1	1	2	1	2	1	1	45

Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
212426007000A000010	HABITAT	2003	1	1	2	1	1	1	1	40
212426007000B000010	HABITAT	2006	1	1	2	1	2	1	1	45
212426007000B000150	HABITAT	2006	1	1	2	1	2	1	1	45
212426007000B000160	HABITAT	2006	1	1	2	1	2	1	1	45
212426007000B000170	HABITAT	2006	1	1	2	1	2	1	1	45
2124260140000000090	HABITAT	2009	1	1	2	1	1	1	1	40
2124260140000000160	HABITAT	0	5	2	0	0	1	0	0	5
2124260140000000100	HABITAT	2009	1	1	2	1	1	1	1	40
2124260140000000150	HABITAT	0	5	2	0	0	1	0	0	5
2124260140000000110	HABITAT	2009	1	1	2	1	1	1	1	40
2124260140000000140	HABITAT	0	5	2	0	0	1	0	0	5
2124260140000000120	HABITAT	2009	1	1	2	1	1	1	1	40
2124260140000000130	HABITAT	0	5	2	0	0	1	0	0	5
2124260000041000080	HABITAT	1940	5	2	0	0	3	0	0	15
2124260000041000100	HABITAT	2007	1	1	2	1	2	1	1	45
2124260140000000020	HABITAT	2009	1	1	2	1	1	1	1	40
2124260140000000030	HABITAT	0	1	1	2	1	1	1	1	40
2124260140000000040	HABITAT	0	1	1	2	1	1	1	1	40
2124260140000000080	HABITAT	2010	1	1	2	1	1	1	1	40
2124260140000000050	HABITAT	2010	1	1	2	1	1	1	1	40
2124260140000000070	HABITAT	0	5	2	0	0	3	0	0	15
2124260140000000060	HABITAT	2010	1	1	2	1	1	1	1	40
2124260000043000000	HABITAT	1940	1	1	2	1	2	1	2	60
2124260000042000000	HABITAT	1960	1	1	2	2	3	3	3	110
2124260000041000070	HABITAT	1932	1	1	2	3	3	4	5	160
2124260000041000060	HABITAT	0	5	2	0	0	2	0	0	10
2124260140000000010	HABITAT	2005	1	1	2	1	1	1	1	40
212426014000B000000	HABITAT	0	5	2	0	0	1	0	0	5
212426007000B000030	HABITAT	2003	1	1	2	2	1	2	1	60
212426007000B000040	HABITAT	2002	1	1	2	1	1	1	1	40
212426007000B000050	HABITAT	2003	1	1	2	1	3	1	1	50
212426007000A000030	HABITAT	2005	1	1	2	1	1	1	1	40
212426007000B000060	HABITAT	2006	1	1	2	1	2	1	1	45
212426007000A000040	HABITAT	2004	1	1	2	1	1	1	1	40
212426007000A000050	HABITAT	2005	1	1	2	1	1	1	1	40
212426007000B000070	HABITAT	2004	1	1	2	1	2	1	1	45
212426007000A000060	HABITAT	2005	1	1	2	1	2	1	1	45
212426007000B000080	HABITAT	2004	1	1	2	1	2	1	1	45
212426007000A000070	HABITAT	2005	1	1	2	1	2	1	1	45
212426007000B000090	HABITAT	2002	1	1	2	1	2	1	1	45
212426007000A000080	HABITAT	1988	1	1	2	2	2	1	1	55
212426007000B000100	HABITAT	2002	1	1	2	2	3	4	1	90
212426007000A000090	HABITAT	1960	1	1	2	4	1	1	2	85
212426007000B000110	HABITAT	1995	1	1	2	3	3	3	2	105



Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
212426007000A000100	HABITAT	2005	1	2	2	2	2	2	1	65
212426007000A000110	HABITAT	2005	1	1	2	2	3	1	1	60
2124260090000000170	MICKENS HARPER	1960	1	1	2	1	2	1	1	45
2124260100000000550	MICKENS HARPER	1960	1	1	2	1	2	1	1	45
2124260090000000160	MICKENS HARPER	0	5	2	0	0	2	0	0	10
2124260100000000560	MICKENS HARPER	1955	1	1	3	2	3	3	1	80
2124260090000000150	MICKENS HARPER	1952	1	1	2	1	2	3	1	65
2124260100000000570	MICKENS HARPER	1959	1	1	2	2	2	1	1	55
2124260100000000580	MICKENS HARPER	1968	1	1	2	2	3	2	3	70
2124260090000000120	MICKENS HARPER	1956	1	1	2	1	1	1	2	55
2124260090000000140	MICKENS HARPER	0	5	2	0	0	2	0	0	10
2124260090000000110	MICKENS HARPER	1950	1	1	2	1	2	1	1	45
2124260090000000100	MICKENS HARPER	1950	1	1	2	1	2	2	1	55
2124260090000000080	MICKENS HARPER	1950	1	1	2	1	2	1	2	60
2124260090000000070	MICKENS HARPER	1965	1	1	2	2	1	2	1	60
2124260090000000050	MICKENS HARPER	1950	1	1	2	2	2	1	2	70
2124260090000000030	MICKENS HARPER	1950	1	1	3	3	2	2	5	135
2124260090000000020	MICKENS HARPER	1949	5	2	0	0	3	0	0	15
2124260090000000010	MICKENS HARPER	1962	3	1	2	1	3	2	3	90
212426009000000000A0	MICKENS HARPER	0	5	2	0	0	3	0	0	15
2124260100000000590	MICKENS HARPER	0	5	2	0	0	3	0	0	15
21242600900000000190	MICKENS HARPER	1966	1	1	2	2	2	1	1	55
21242600900000000200	MICKENS HARPER	1959	1	1	2	2	3	1	2	75
21242600900000000221	MICKENS HARPER	0	5	2	0	0	3	0	0	15
21242600900000000210	MICKENS HARPER	1968	1	1	2	3	2	2	2	90
21242600900000000500	MICKENS HARPER	1960	1	1	2	1	3	2	2	75
21242600900000000220	MICKENS HARPER	1954	1	1	2	2	3	1	2	75
21242600900000000490	MICKENS HARPER	1952	1	1	2	1	1	1	2	55
21242600900000000460	MICKENS HARPER	1963	1	1	2	1	2	2	2	70
21242600900000000260	MICKENS HARPER	1955	1	1	2	2	2	3	2	90
21242600900000000450	MICKENS HARPER	2007	1	1	2	1	2	1	1	45
21242600900000000270	MICKENS HARPER	1959	6	1	2	1	3	2	1	60
21242600900000000290	MICKENS HARPER	1959	1	1	2	1	2	1	1	45
21242600900000000430	MICKENS HARPER	1954	1	1	2	3	2	3	4	130
21242600900000000410	MICKENS HARPER	1975	1	1	2	1	3	1	2	65
21242600900000000310	MICKENS HARPER	1959	1	1	2	1	1	1	1	40
21242600900000000320	MICKENS HARPER	1950	1	1	2	1	1	2	1	50
21242600900000000390	MICKENS HARPER	1960	1	1	2	2	2	2	2	80
21242600900000000330	MICKENS HARPER	1964	1	1	2	1	2	1	2	60
21242600900000000380	MICKENS HARPER	1952	1	1	2	1	2	2	2	70
21242600900000000350	MICKENS HARPER	1960	1	1	2	2	3	3	2	95
212426009000000000C1	MICKENS HARPER	2007	1	1	2	2	2	1	1	55
212426009000000000C0	MICKENS HARPER	2007	1	1	3	2	2	2	2	80
212426009000000000B0	MICKENS HARPER	0	5	2	0	0	1	0	0	5

Parcel ID Number	Neighborhood Name	Year Built:	Structure Type:	Occupancy Status:	Construction Type:	Exterior Finish:	Landscape:	Windows & Doors:	Roofing:	Total Score:
2124260090000000520	MICKENS HARPER	0	5	2	0	0	1	0	0	5
2124260090000000540	MICKENS HARPER	0	5	2	0	0	1	0	0	5
2124260090000000360	MICKENS HARPER	1959	1	1	2	1	1	1	3	70
2124260090000000370	MICKENS HARPER	0	5	2	0	0	1	0	0	5
2124260090000000340	MICKENS HARPER	0	5	2	0	0	2	0	0	10
2124260090000000250	MICKENS HARPER	1956	1	1	3	2	3	2	4	115
2124260090000000480	MICKENS HARPER	0	5	2	0	0	1	0	0	5
2124260090000000240	MICKENS HARPER	0	5	2	0	0	3	0	0	15
2124260000030000000	MICKENS HARPER	1955	1	1	2	3	2	4	5	155
2124260090000000411	MICKENS HARPER	1975	1	1	2	2	1	1	1	50

## Appendix III: Miscellaneous

### Study Area Demographic Information

Census Tract, Block Group, Block #:	White	Black	Other Single Race	Other Multiple Race	Totals
327-1-006	24	28	17	0	69
327-1-008	6	13	0	0	19
327-1-018	16	14	0	4	34
327-1-019	0	10	3	0	13
327-1-023	3	19	11	2	35
327-1-024	0	5	0	0	5
327-1-025	0	30	0	3	33
327-1-026	1	13	0	0	14
327-1-027	0	3	0	0	3
327-1-028	3	3	0	0	6
327-1-030	6	25	0	0	31
327-1-035	3	10	0	0	13
327-1-036	5	2	4	0	11
327-1-037	0	6	5	1	12
327-1-038	0	0	0	0	0
327-1-039	0	14	0	0	14
327-1-040	0	27	0	0	27
Totals	67	222	40	10	339

### Study Area Demographic Percentages

	White	African American	Other Single Race	Other Multiple Race
Total Percentages	19.76%	65.49%	11.80%	2.95%

**Study Area Total Population  
Including all Blocks Study Area**

