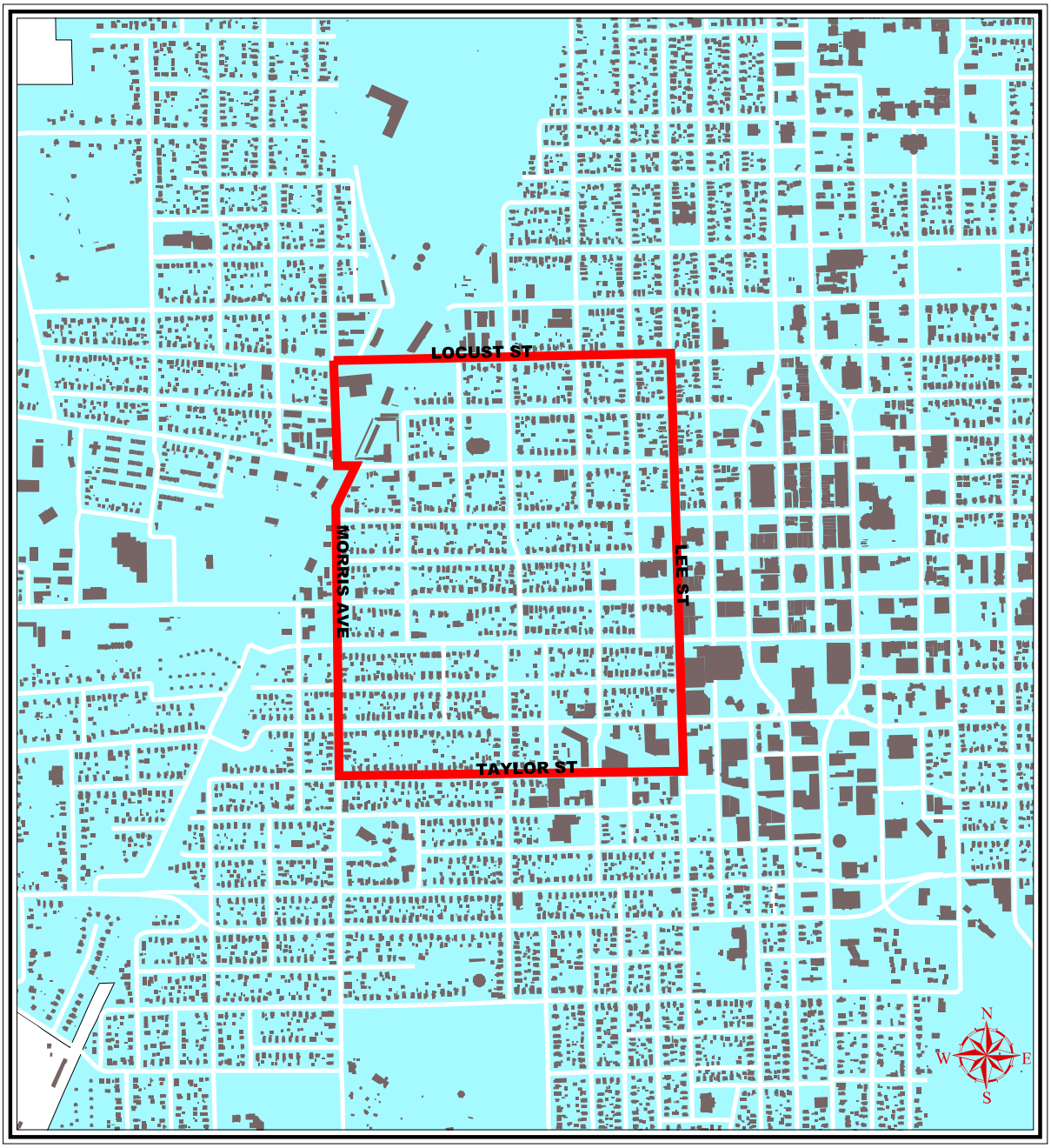
CITY OF BLOOMINGTON

West Bloomington Plan Area and Building Conditions Report 2008



CITY OF BLOOMINGTON
WEST BLOOMINGTON NEIGHBORHOOD PLAN AREA AND BUILDING CONDITIONS REPORT

Prepared by
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Code Enforcement Division
115 East Washington Street
Bloomington, Illinois 61701

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September, 2008

Prepared for the Department of Housing and Urban Development
Community Development Block Grant (CDBG) Program
for the City of Bloomington

CITY OF BLOOMINGTON
CITY COUNCIL AND STAFF

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INTRODUCTION

This report provides the results of a building conditions survey conducted by the staff of the Department of Planning and Code Enforcement, Code Enforcement Division. In addition to the building conditions survey an overall review of other relevant characteristics is discussed. The building conditions survey will be used by the City's Community Development Block Grant (CDBG) staff in conjunction with the Department of Housing and Urban Development's (HUD) requirements for the identification of a designated "slum and blight" area. In addition, it will be used to assist in the formation of the Community Development five year Consolidated Plan for the period May 1, 2010 through April 30, 2015.

The target area for this survey coincides with a neighborhood redevelopment planning process for a select West Bloomington Neighborhood Plan area, bounded by Lee Street on the east, Morris Avenue on the west, Locust Street on the north and Taylor Street on the south (Figure 1.) The redevelopment planning process for this area was initiated in late 2007 by a consortium of neighborhood groups, the Economic Development Council, State Farm and the City of Bloomington. A contract was entered into with Teska and Associates to assist in setting forth a strategy that will move the area ahead in terms of economic development, housing, education and sustainability. Targeting this area for a building conditions survey seemed to be a perfect fit.

The last building conditions survey was adopted by the Bloomington City Council in September, 1998. As per CDBG Regulations 24 CFR 570.208(b)(1)(ii)(A) documentation is to be maintained on the boundaries of the area and conditions and standards used that qualified the area at the time of its designation. Records must be maintained to substantiate how the area met the slums or blighted criteria. The designation of an area as slum or blighted is required to be re-determined every 10 years for continued qualification. With the expiration of the 1998 building conditions survey occurring in 2008, it was necessary to designate a new area. Thorough reviews of both this building conditions report and the West Bloomington Neighborhood Plan will aid in the planning and implementation of projects and activities for the renewal of the neighborhood.

Nation wide goals for various HUD programs are: the provision of suitable living environments, decent housing and creating economic opportunities. Outcomes for these objectives include availability/accessibility, affordability and sustainability. This document will assist in providing objective data to help set priorities for the expenditure of future Community Development Block Grant funds received by the City of Bloomington in an effort towards meeting Community Development's local mission, which is:

To create, maintain, preserve and to provide affordable, safe housing opportunities, program and services.

Figure 1 - West Bloomington Plan Area

500 0 500 1000 Feet

Project Area
Railroad

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

HISTORY OF DESIGNATED SLUM-BLIGHT AREAS WITHIN BLOOMINGTON

The City of Bloomington has received funding from the Department of Housing and Urban Development (HUD) for the implementation of various assistance programs since the early 1960's. Since 1974, the program has been known as the Community Development Block Grant (CDBG) program. In order to be eligible for funding every CDBG-funded activity must qualify as meeting one of HUD's three national objectives. The three objectives are:

- Benefiting low- and moderate-income persons
- Preventing or eliminating slums or blight, or
- Meeting other community development needs that have a particular urgency because existing conditions pose a serious and immediate threat to the health and welfare of the community when financial resources are not available to meet such needs.

Each of these objectives has subcategories of criteria for how that objective may be met. This document addresses the requirements for the national objective of "preventing or eliminating slums or blight on an area basis."

Over time, there has been various slum/blight area designations within the City in support of a variety of CDGB funded activities including single-family owner-occupied rehabilitation, clearance, and installation of capital improvements (such as sidewalk replacement, curb and gutter replacement, street resurfacing, and installation of water and/or sewer mains). In 1989 the City Council approved six separate areas to have the designation of slum/blight. These areas were evaluated based on the definition of "slum and blighted area" as per the State of Illinois statute 315 ILCS 5/3. These six areas encompassed a large portion of the central, north and southwest sections of the community. Another survey of these areas was completed in 1997-98 working in conjunction with McLean County Regional Planning. Based on the results of this survey

a new area was designated as slum/blight, which was substantially less in overall coverage of the community. The new area eliminated most of the north and northwest portions of the previously designated slum/blight area, approximately one-third less in size. The resulting document, the 1998 Building Conditions Final Report was approved by the City Council in September, 1998.

Due to consistent decreases in the receipt of CDBG funds annually over the last ten years, the City previously focused the majority of its monies on single-family owner-occupied rehabilitation for the benefit of low-moderate income households in lieu of high-cost activities eliminating slum/blight; such as infrastructure improvements. With the more recent emphasis in downtown and central Bloomington, it became apparent that a new slum/blight area designation would be helpful to assist in the renewal and revitalization in one of the City's older neighborhoods. Early evaluation of the area indicated that the area, bounded by Locust Street on the north, Taylor Street on the south, Lee Street on the east and Morris Avenue on the west and the railroad tracks on the West, may also meet one or more of the definitions of slum/blight as adopted by the City. The initiation and completion of a more thorough building conditions study and evaluation of the area would confirm early thoughts.

Although the West Bloomington Neighborhood Plan area is much smaller in size than previously identified and approved slum/blight areas, the area should prove to be one that is more manageable and able to receive concentrated support from the City, business, and local non-profits in addressing neighborhood concerns, needs and future redevelopment.

The City Council for the City of Bloomington approved the following definition of a slum and blighted area on **month,date, 2008**.

DEFINITION OF SLUM AND BLIGHTED AREA

(Proposed to be adopted by City Council in fall, 2008)

"Slum and Blighted Area" means any predominantly urbanized area within the territorial limits of a municipality in which 25 percent, or more, of the properties exhibit one or more of the following characteristics:

(1) Prevalence of buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

(2) The existence of inadequate public improvements; such as: water, sewer, street, curb and gutter, sidewalks, and parking areas.

(4) Existence of properties with known or suspected environmental contamination or hazardous wastes.

(5) The existence of factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.

(6) Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.

(7) The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership and/or do not meet the City's bulk regulation standards as adopted by the zoning code.

(8) Depreciated or stagnant property values, impaired investments, or increase in foreclosures.

(9) Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

(10) A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, banks, and other lending institutions.

(11) Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, which has led to problems with safety and welfare.

(12) A high crime rate that constitutes a serious threat to the public safety and welfare.

EXISTING ZONING AND LAND USE

The overall core zoning (residential, commercial, and industrial) of the project area has changed only slightly since the first zoning ordinance and land use plan was adopted in 1941; though the zoning classifications have diversified. In 1941 there were only three core zoning classifications: residential, commercial, and industrial. Today, there are twelve different zoning classifications within the project area and a total of twenty-nine throughout the City. The new zoning classifications are essentially subcategories of the original classifications and also allow for mixed land uses, visually pleasing streetscapes, compatible architecture, and neighborhood formation (through formed based zoning). The historical progression of the project area zoning follows:

1941 Zoning Ordinance and Land Use Plan: The project area was predominantly zoned "residential" (includes single and multi-family dwellings). The eastern edge, the western edge along Market, and the intersection of Washington and Allin Streets of the project area were zoned "commercial." Large portions of the northwest and southeast corners were zoned "industrial."

1956 Zoning Ordinance and Land Use Plan: The previously zoned "residential" areas were re-zoned as "R 3A multiple dwelling district" throughout much of the project area; re-zoned as "R 3B multiple dwelling district" along the eastern edge; and re-zoned as "R 2 two family dwelling district" at the southwest corner. "Industrial" zoned properties within the project area were re-zoned as "M 1 light industrial." The "commercial" areas along the eastern edge of the area were re-zoned to "C-3 business district", as the remainder were changed to "C-2 commercial."

1964 Zoning Ordinance and Land Use Plan: The zoning in the project area remained the same except for the "M-1 light industrial" was changed to "M-2 heavy industrial" in the northwest corner.

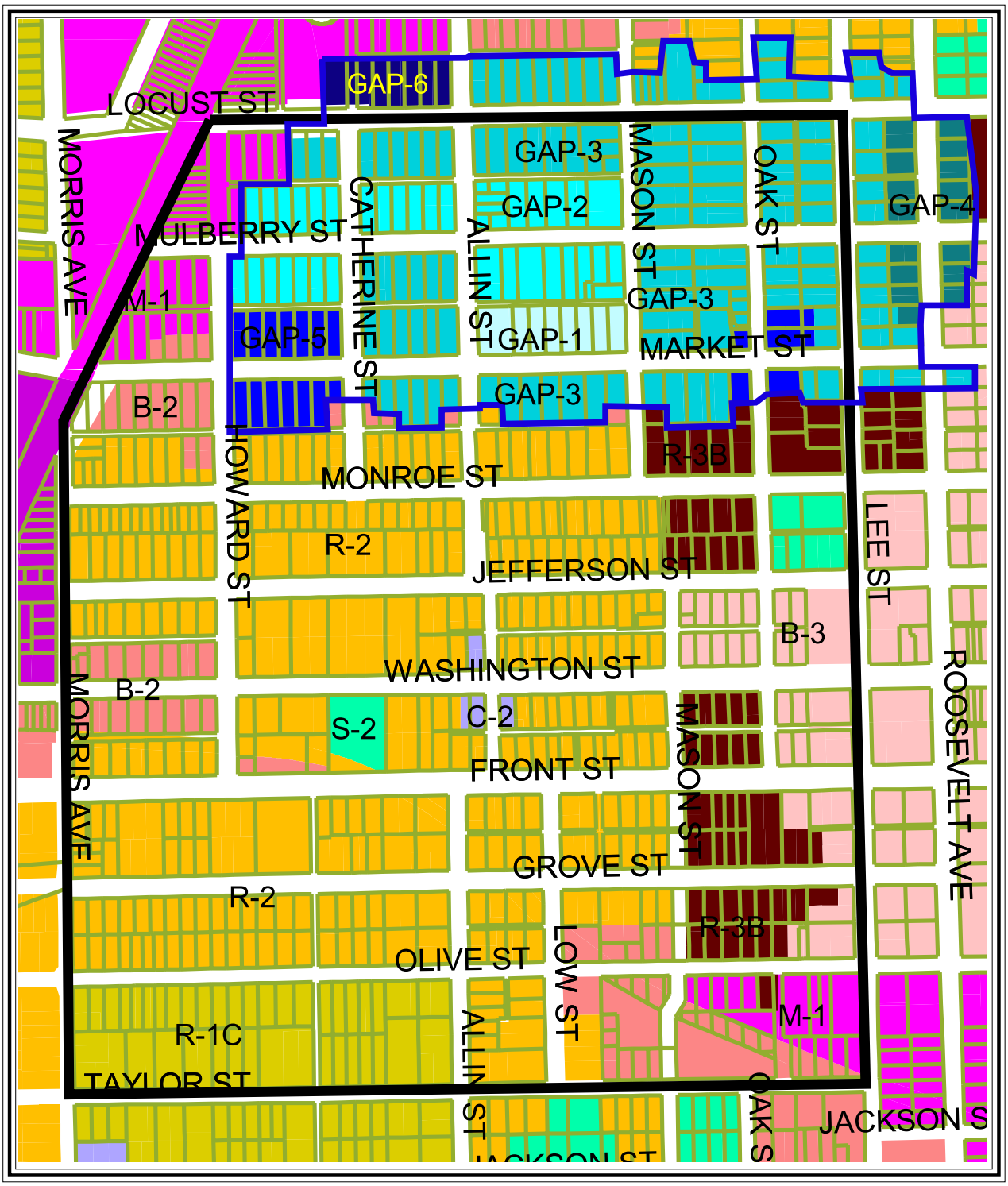
1979 Zoning Ordinance and Land Use Plan: Several zoning changes within the project area were brought about with this plan. The residential areas within the project area that were previously zoned "R-3A" were re-zoned to "R-2 mixed residence district" to allow for high single family housing and low multiple family dwelling density. The area that was zoned "R-2 two family dwelling" was re-zoned to "R-1 C high density single family district." The "M-1 light industrial district" and "M-2 heavy industrial" areas were re-classified to "M-1 restricted manufacturing district." The "C-3 business district and C-2 commercial" were re-classified to "B-3 central business district, B-2 general business district, and C-2 neighborhood business district." This ordinance is currently in use today.

2007 GAP (aka Gridley, Allin and Prickett's Neighborhood Association Area) Form Based Zoning Ordinance and Land Use Plan: The north third of the project area, the Gridley, Allin, & Prickett Neighborhood, has been rezoned to encompass four of the six GAP zoning classifications. The new zoning classifications within the project area are comprised of "GAP-1 estate house, manor", "GAP-2 house, estate house, manor", "GAP-3 iconic, house, manor, apartments on corners" located in the residential areas, and "GAP-5 commercial, cottage commercial, iconic, apartment" located along Market Street. The GAP Form based zoning attempts to respect the character of an existing neighborhood. It provides some protection in that new construction would have to conform to certain standards such as being similar in size and scale to the structures next to it. It also promotes compatible façade features and streetscapes. These regulations include permitted uses, parking, and landscape standards, as well as building type standards.

The current land use within the area is accurately reflected by the 1979 land use plan. While the core zoning of residential, commercial, and industrial have only changed slightly within the project area; the growing diversity of zoning classifications have impacted the land use throughout the years. Most of this impact has been shown through the abundance of once single-family homes that have been converted to multi-family residences; which in turn affected the building conditions in the area.

The City believes that the GAP form-based zoning shall have an effect on preserving some of the original character of the northern project area while still allowing for low-impact mixed uses; and shall improve the quality of the neighborhood over time. If this is proven, the City may want to extend this type of zoning throughout the project area.

Figure 2 - Existing Land Use and Zoning



Zoning
- B-1 Highway Business District
- B-2 General Business District
- B-3 Central Business District
- C-1 Office District
- C-2 Neighborhood Shopping District
- C-3 Community / Regional Shopping District
- M-1 Restricted Manufacturing District
- M-2 General Manufacturing District
- R-1A Low Density Single-Family Residence District
- R-1B Medium Density Single-Family Residence District
- R-1C High Density Single-Family Residence District
- R-1H Single-Family Manufactured Home Residence District
- R-2 Mixed Residence District
- R-3A Medium Density Multiple-Family Residence District
- R-3B High Density Multiple-Family Residence District
- R-4 Manufactured Home Park District
- GAP-1 Estate House, Manor
- GAP-2 House, Estate House, Manor
- GAP-3 Iconic, House, Manor, Apt on corners
- GAP-4 Iconic, House, Manor, Rowhouse, Apt on corners
- GAP-5 Commercial, Cottage Commercial, Iconic, Apt
- GAP-6 Warehouse
- S-1 University District
- S-2 Public Lands and institutions District
- W-1 Warehouse District

PROJECT AREA

GAP DISTRICT

500 0 500 1000 Feet

N W E S

CITY OF BLOOMINGTON

Map Created: Summer 2008

GAP ZONING

On April 10, 2006 the Bloomington City Council approved a professional services agreement to prepare a form-based zoning code for the Gridley, Allin and Prickett (GAP) Neighborhood in response to a request from the GAP Neighborhood Association. "Form Based Zoning" is a regulatory technique from the "New Urbanism" movement in the late 1980s and early 1990s. This movement supported the concept of walkable neighborhoods with compact, mixed land use development patterns—reminiscent of the pre-World War II era.

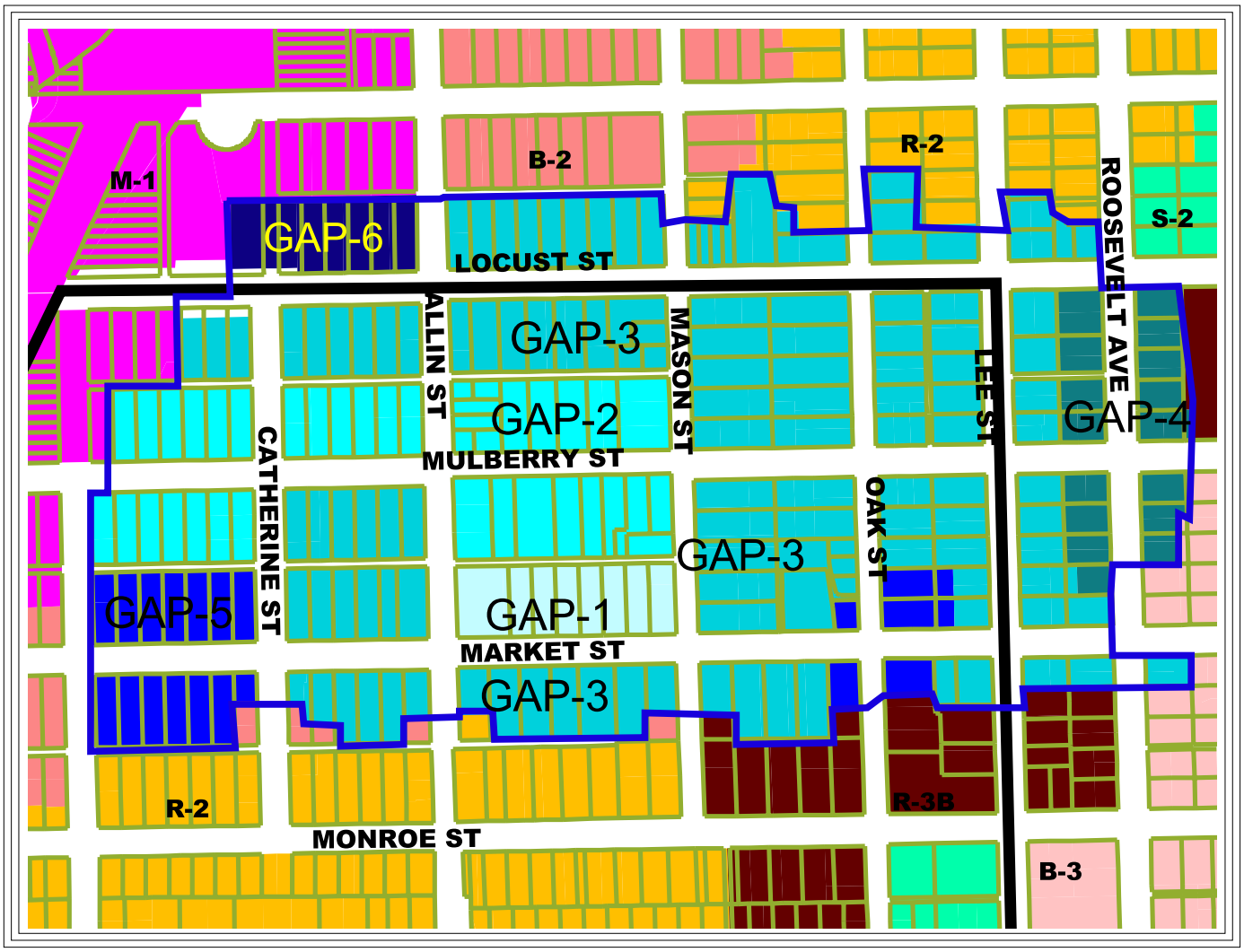
The Form-Based Zoning Code which was adopted by the City Council on April 23, 2007, divided the GAP neighborhood into six districts. The code provides detailed building standards for each of the six building types, including: building location and building coverage on the lot, parking and driveway location, maximum building height and minimum façade transparency (window) requirements, extensive parking lot screening and landscaping standards.

The area of greatest change in zoning focused on the rezoning of much of the West Market Street frontage, between North Roosevelt Ave. and Catherine St. and the east side of the 500 block of North Lee St., between West Market and West Mulberry, from the B-2 General Business Service District to the GAP-3 District. This reduced the amount of commercially zoned land along Market Street from what was recommended in the Comprehensive Plan. This preserved and enhanced the existing residential character of the streetscape on both sides of West Market Street and the 500 block of North Lee St. In addition, the rezoning of the R-3B areas to either GAP-3 or GAP-4 preserved these areas for building heights and densities that are more compatible to the residential neighborhood.

The inclusion of the GAP Area in this discussion is necessary as the GAP Area is located within both the 2008 Building Conditions Survey Area and the area represented in the West Bloomington Neighborhood Plan area. Although the adoption of the GAP

Area Form Based Zoning Code preceded selection of the 2008 Building Conditions Survey Area and the West Bloomington Neighborhood Plan area, it serves as testimony to the neighborhood's commitment to preserve and enhance the physical form of the GAP Neighborhood. In addition, it may serve to (1) stimulate the creation and adoption of additional form based zoned areas within the community, (2) preserve the residential area of the neighborhood and (3) be attractive to people of all economic status.

Figure 3 - Gridley, Allin, and Prickett (GAP) Neighborhood Zoning



500 0 500 1000 Feet

PROJECT AREA

GAP DISTRICT

- GAP-1 Estate House, Manor
- GAP-2 House, Estate House, Manor
- GAP-3 Iconic, House, Manor, Apt on corners
- GAP-4 Iconic, House, Manor, Rowhouse, Apt on corners
- GAP-5 Commercial, Cottage Commercial, Iconic, Apt
- GAP-6 Warehouse

N W E S

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Map Created: Summer 2008

HISTORY OF AREA

(Greg Koos, Executive Director, McLean County Museum of History (08/27/2008)

The near west side of central Bloomington was developed well before the Civil War. The 1867 Ruger birds-eye view of the area illustrates a neighborhood of smaller one-story houses. This is to be expected for middle class and working class housing of that era which was neither large nor spacious. It is likely that an architectural/historical survey would discover numerous structures form this period, with a few that still maintain the feel of the pre-bellum period.

At that time the neighborhood served two centers of economic activity, the downtown and the growing Chicago and Alton Railroad shops located two blocks northwest of the corner of Locust and Catherine. Walking was the primary form of city transportation and this neighborhood provided good access to both centers. Housing segregation, by wealth, was not heavily established in this period, and so a smattering of larger two-story houses is evident from this period. A good example is the brick Greek-Revival Stautz Meat market building on the northwest corner of Market and Lee St. (Stautz was a German immigrant.) Larger houses from this period, further west, do still survive. Their functions were two-fold, some were houses of the elite like the large Italianate Houses located along the 600 and 700 blocks of west Locust. Architectural/historical survey work in this neighborhood may also be able to identify large houses, which served as railroad-worker boarding houses and hotels. Houses closer to the downtown also ranged in size but larger homes were those for the elite. Shop clerks would board as individuals within larger homes. These individuals were more likely to be of non-immigrant stock, and more similar in culture to the homeowners than the industrial workers further west.

All of the houses of this period, as well as the houses built in the neighborhood until the 1940s are commonly detached one and two story balloon framed buildings set on common brick foundations. Most of these structures have partial or full basements which were thought to be prophylactic against rising malaria causing miasmas. They also

served as important domestic work spaces. Because of the narrow urban lots, gables typically faced the streets and the street facades featured porches and whatever decorative woodwork that was affordable to the home builder. A number of two and four flat brick and frame buildings are scattered in the neighborhood. These primarily date from the period 1900 to 1930.

In the years after the Civil War, the local economy boomed. The opportunities created allowed the German and Irish immigrants involved in dry goods confectionary and other retail activities to advance. Much of the large two-story housing dominating Market Street is associated with this post war boom, which ran, with a few depression periods, though the end of the 19th century. This post civil war period also saw the infilling of the neighborhood, as well as the replacement or enlargement of many of the smaller pre-war structures.

In the twentieth century the neighborhood remained middle-class and working class, up to the 1930s. Two factors affected its decline in status and upkeep. The automobile changed local transportation patterns and the Great Depression caused a change in utilization of the large late 19th century houses. Upwardly mobile and well established people left the neighborhood. Large houses were being converted into apartment buildings and city building codes were insufficient to direct these conversions, leaving a wide variety of suitable and unsuitable living spaces. Housing issues relating to WWII, including movement of women into the work force and the need to house returning veterans (both groups of modest income) added further demand for these conversions.

Because of cultural pressures and patterns, such arrangements typically worked for the residents. Although many of the structures were broken up into many units, an owner typically lived in or nearby the multi-family housing units. Well into the 1960s these neighborhoods remained stable and successful.

With the introduction of cheap repair materials and the decline in building trades standards these structures started to deteriorate in the 1970s. Absentee owners became more common and the units were being viewed as income producing as opposed to income stabilizing for the owner-occupant. Such decline attracted renters whose deep patterns of agricultural-based poverty were challenged by denser urban living arrangements. The social bonds which served as a stabilizing force were disappearing. By the 1990s the neighborhood was in deep shock with poorly maintained structures that were farmed for whatever income could be squeezed out of them. The social results of this pattern are read on today's landscape.

HISTORIC STRUCTURES WITHIN THE AREA

In 1974 staff from the Illinois Historic Preservation Agency, as part of a state-wide effort, completed a survey to identify properties in Bloomington-Normal potentially eligible for inclusion on the National Register of Historic Properties. The National Park Service keeps the National Register List of Historic Places. Properties may be nominated by individuals and reviewed by a Board and accepted for inclusion. The criteria for consideration to be listed on the National Register are:

A. That they are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

Properties are generally more than 50 years old unless they are of exceptional importance.

Figure 4 includes those structures located within the building conditions area that were included in the 1974 survey. There are twenty (20) structures located in the building conditions area which have been included in the 1974 survey. Any proposed activity, whether rehabilitation or demolition of any of the structures included in the 1974 survey, which is federally funded must follow written specified procedures. These procedures are outlined in the City of Bloomington's Community Development's adopted Programmatic Agreement. This agreement provides a review process for projects which impact properties of historical or potentially historical significance. (To review the Programmatic Agreement call 434-2342.)

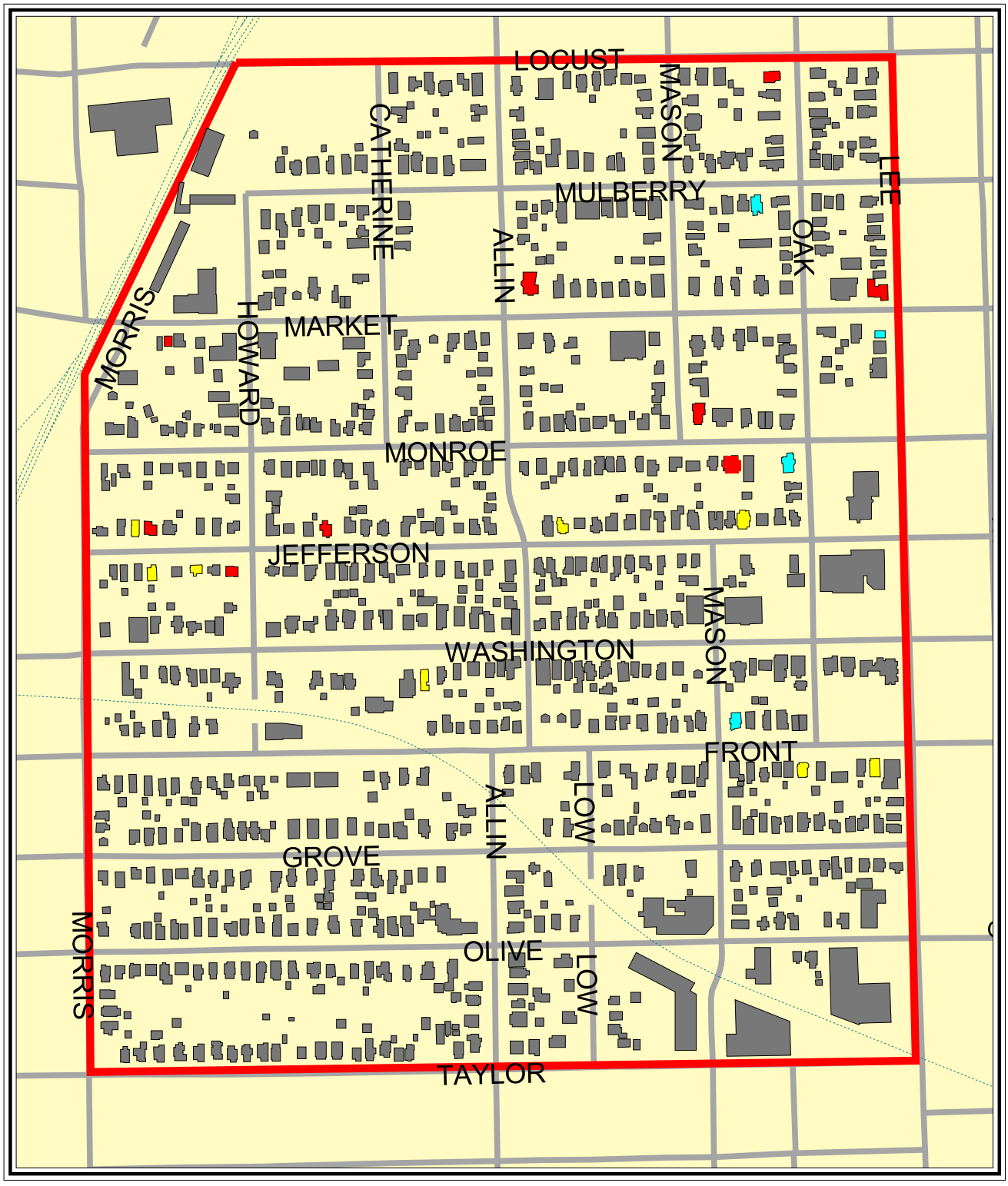
The review process must be followed for any proposed project involving anyone of these twenty identified structures. The locations of these structures are included in this document to ensure compliance with federal regulations and the locally adopted

Programmatic Agreement if/when future activities are identified which may affect these structures.

The locations are:

507 W. Locust
606 W. Mulberry
501 W. Market
715 W. Market
1010 W. Market
602 W. Monroe
611 W. Monroe
614 W. Monroe
607 W. Jefferson
717 W. Jefferson
823 W. Jefferson
902 W. Jefferson
906 W. Jefferson
911 W. Jefferson
913 W. Jefferson
814 W. Washington
504 W. Front
602 W. Front
609 W. Front
414 N. Lee
612 N. Oak

Figure 4 - Historic Structures



Map Created: Summer 2008

FACTORS INFLUENCING CONDITIONS IN THE PLAN AREA

In any location of the country, similar factors can be cited which may affect an area designated as deteriorated or blighted. Typical conditions can include: the age of the structures, high densities, the income level of the persons residing in the area, high crime statistics, excessive maintenance and/or rehabilitation costs, a high number of rental properties, the presence of absentee landlords, the number of vacant or abandoned buildings and lots, and inadequate infrastructure including water, sewer, streets, curb and gutter, and off-street parking.

By reviewing the building conditions and the socioeconomic data in this report, it becomes evident that many of the factors, as defined by the approved definition of slum/blight, are present in the plan area.

The average age of buildings in the area is 110 years. Although most were originally constructed as single family dwellings, many have been converted into multi-family dwellings. Due to the size of the lots, which are now legal but non-conforming lots of records, there is inadequate off-street parking for the concentration of dwelling units.

The plan area is made up from portions of two (2000) census tracts and four block groups, they are:

Census Tract	Block Group	Low/Mod Percentage
15	1	84.4%
15	2	66%
16	2	74.9%
16	3	72.9%

The average percent of low to moderate income households in the plan area, as a whole, is 74.55%. The southern most area of census tract 15, block group 2 is zoned R1C, high density single family, as opposed to R2 in a large portion of the area, which could account for the lower percentage of low-moderate income households in census tract 15, block group 2 (66%).

Socioeconomic data, mapped by the 2000 Census, indicates the following:

	Plan Area	**City of Bloomington**
Density of population	11.00-14.4 population per acre	-------
Median household income	$23,845/year	$46,496/year
Percent of residents with a high school diploma or equivalent	Average of 57%	92%
Density of single parent families	Average of 26%	24%
Density of minority population	Average of 29.5%	15%

Based on the door-to-door exterior survey in the plan area, completed in the summer of 2008, 657 residential structures were ranked. Of these rankings 125 structures were given a sound exterior ranking, 282 were identified as needing only minor exterior repairs, while 250 structures require at least one or more major/critical exterior repair (See Figure 19 and Figure 21.) A review of the rental properties in the West Bloomington Neighborhood Plan area, registered in the City's Rental Registration Program which are inspected and graded on both interior and exterior condition, indicates there were 101 structures with "A" classifications, 107 with "B" classifications, 35 structures were classified as "C" and 9 structures have received a "D" classification. (Please note, these grades were based on the property's last rental inspection date and conditions may have changed since the inspection date. See Figure 22.) The definitions of the rental properties classifications are as follows:

Class A – The building is in excellent condition and has minor or no violations of applicable City Codes requiring re-inspection. The building will be re-inspected every five (5) years.

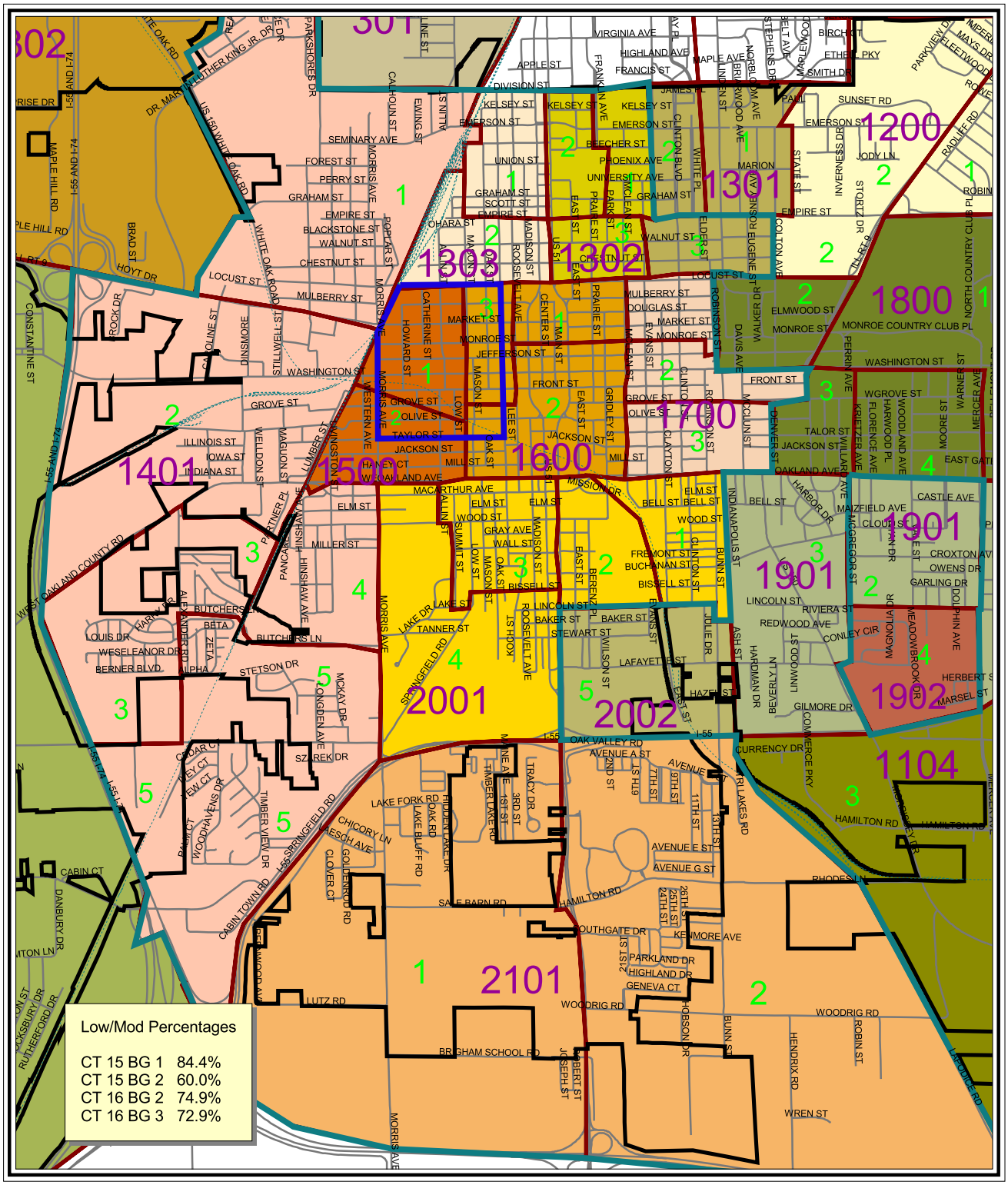
Class B – The building is in good condition and has minor violations of applicable City Code requiring re-inspection and the violations do not pose an immediate threat of danger to the life, health and safety of the occupants of the building. The building will be re-inspected in two (2) years.

Class C – The building is in sound condition and has major or minor violations of applicable City Codes requiring re-inspection and that do not pose an immediate threat of danger to the life, health or safety of the occupants of the building. The building shall be re-inspected in one (1) year.

Class D – The building has critical violations and is either unsafe, contains unsafe equipment, is unfit for human occupancy or is unlawful as defined in Chapter 45 Section 108.1 et seq. The building shall be declared an "unsafe structure" and be subject to Chapter 10, Article II UNSAFE or ABANDONED buildings.

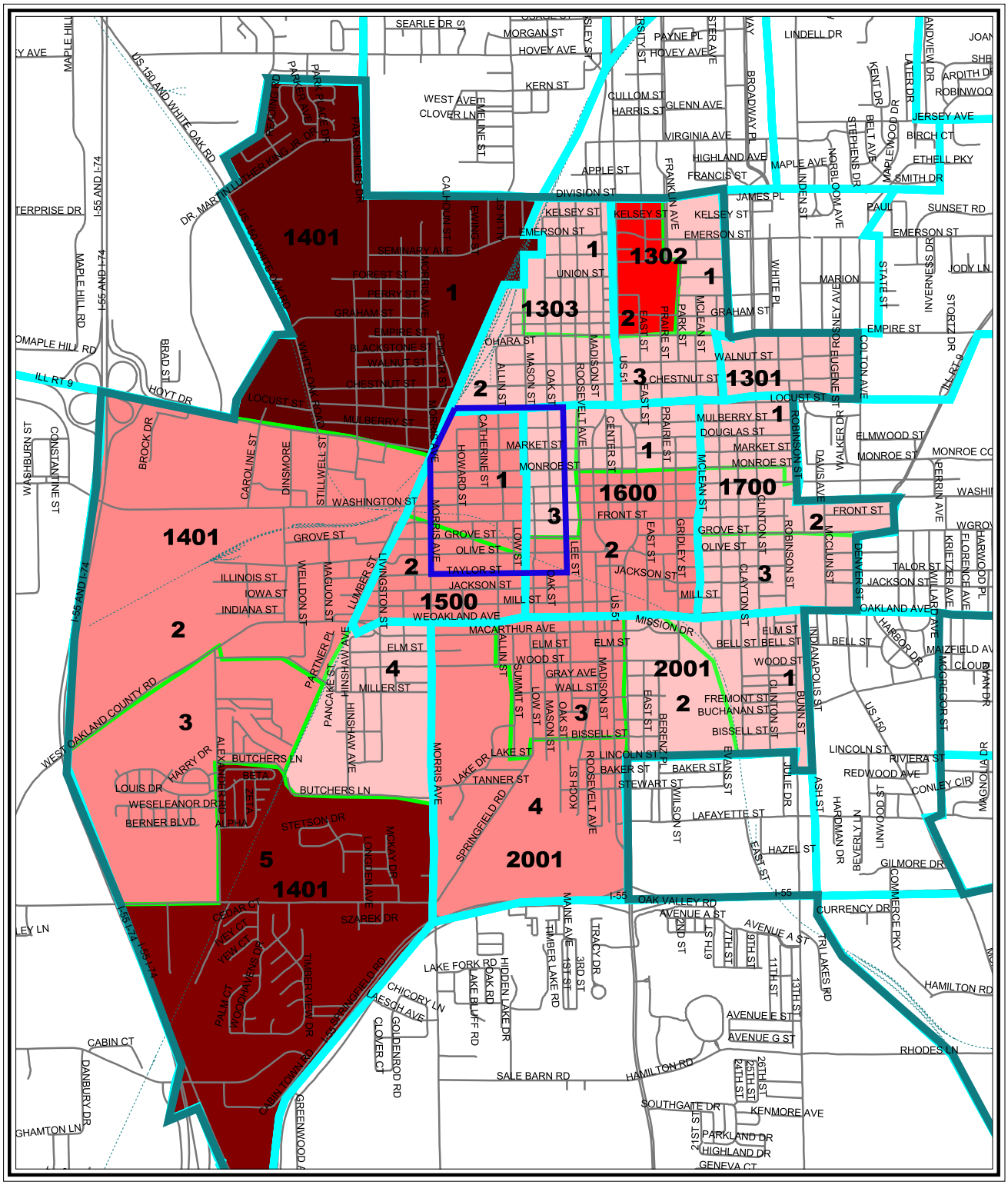
The Department of Planning and Code Enforcement, Code Enforcement Division responds to property maintenance complaints received on structures/properties throughout the City of Bloomington. During calendar year 2006, 182 complaints were received on structures/properties located within the West Bloomington Neighborhood Plan area. There were 168 complaints received in calendar year 2007. Half way through calendar year 2008, there were 163 complaints received, almost the same number of complaints received for the whole 2006 and 2007 calendar years. The majority of the types of complaints received are grass/weeds, debris, graffiti, refuse, and general property maintenance. Several factors could account for the high number of complaints received during the first half of 2008. These could include the increase in the number of foreclosures, absentee landlords, lack of funds for general property maintenance, and the increase in criminal reports. It could also be due to the fact that the neighborhood is committed to initiating steps to improve the area.

Figure 5 - Census Tract and Block Group



Map Created: Summer 2008

Figure 6 - Population Density



Source: Census 2000 Summary File 1

Figure 7 - Median Household Income

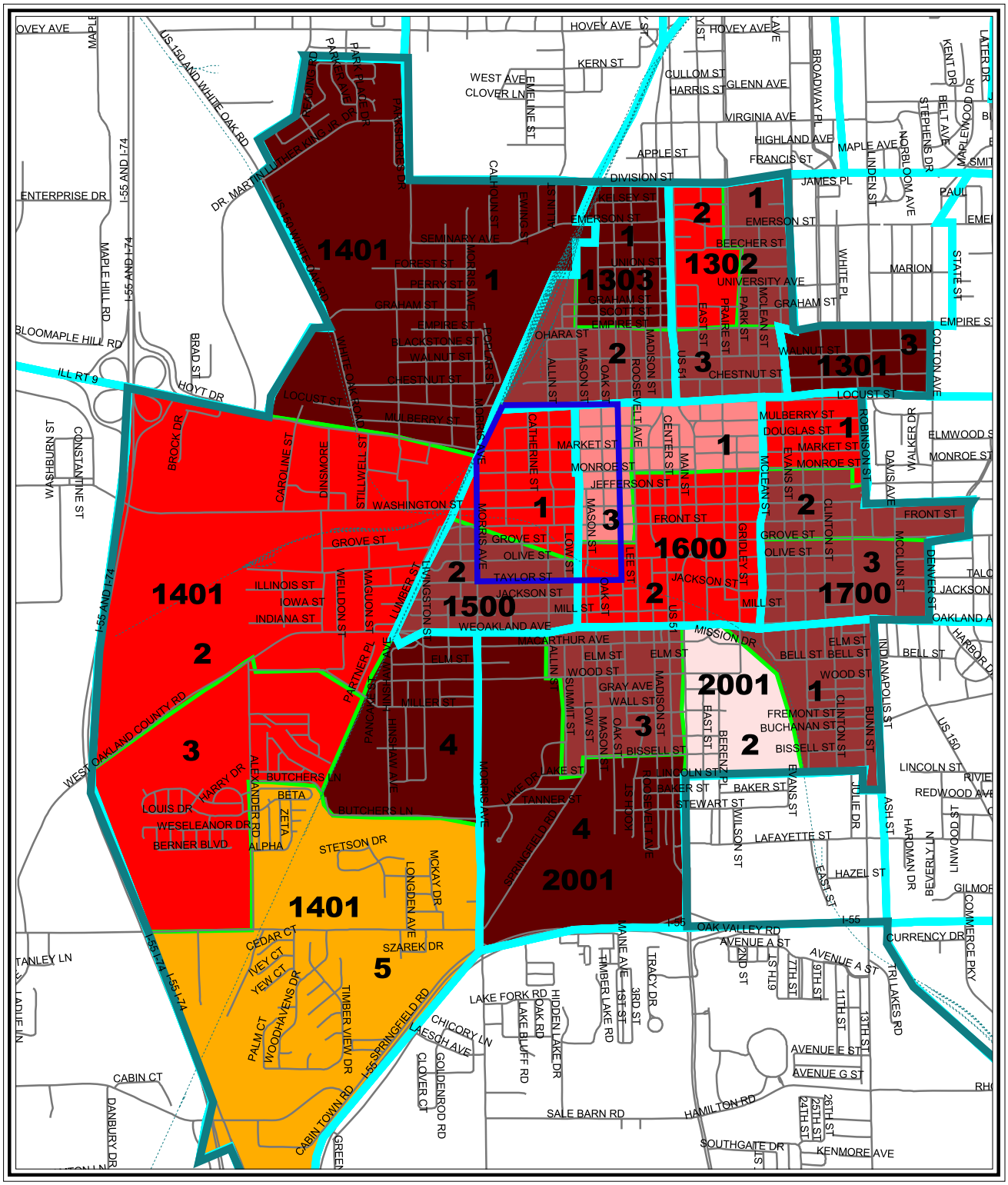


Figure 8 - Pecent of Residents with at Least a High School Diploma or Equivalent

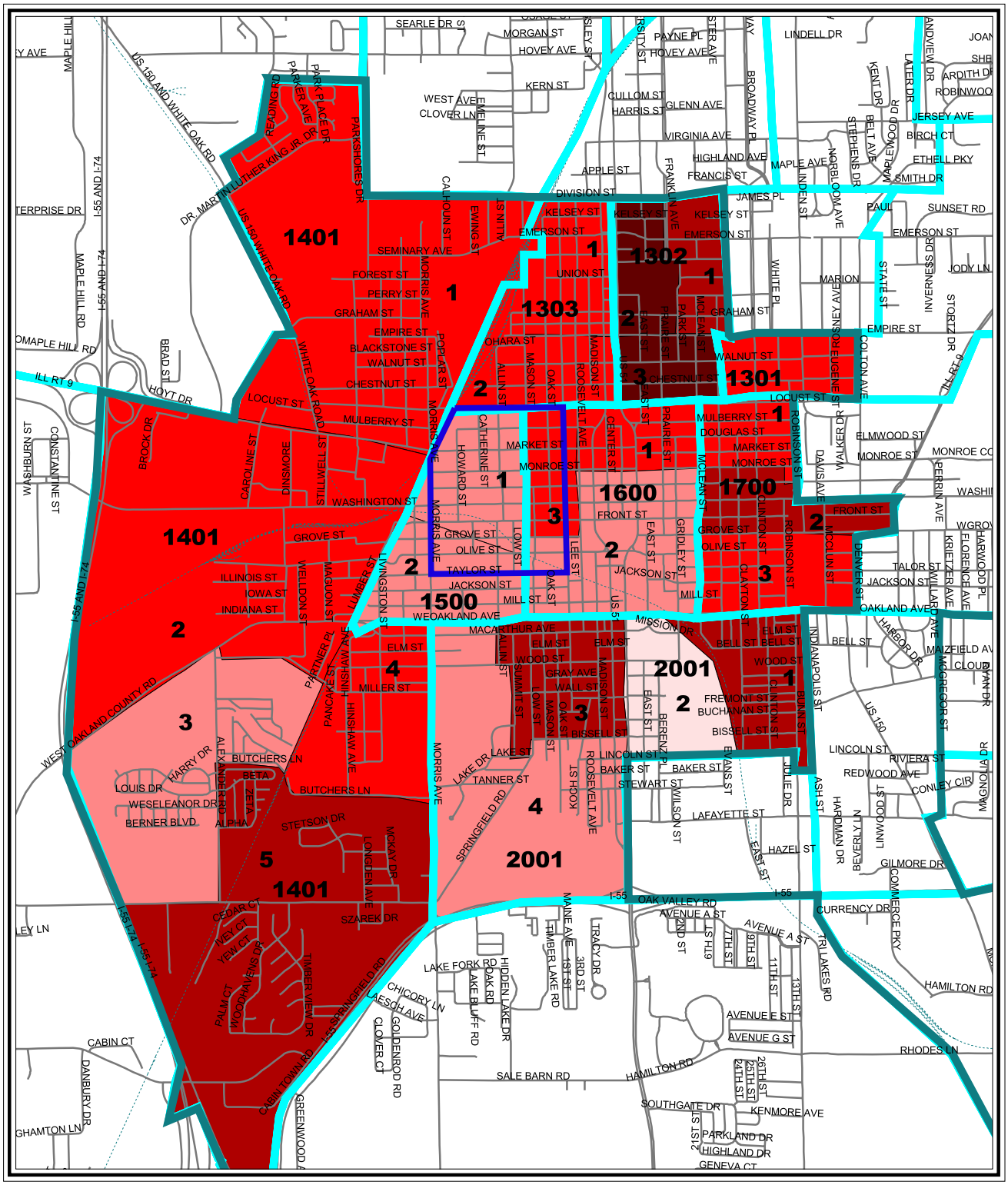
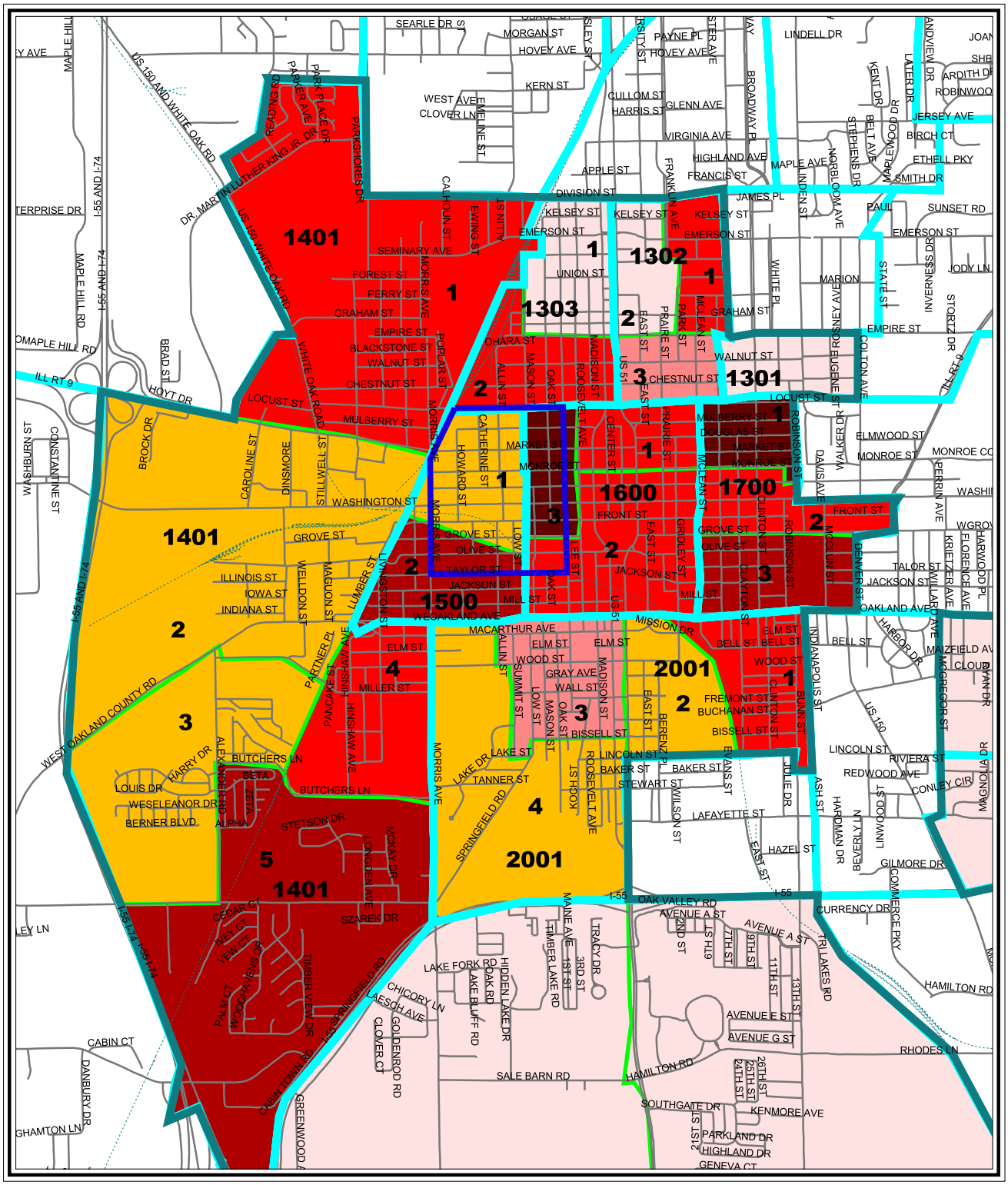


Figure 9 - Percent of Single Parent Families



Map Created: Summer 2008

Source: Census 2000 Summary File 1

Figure 10 - Percent of Minority Population

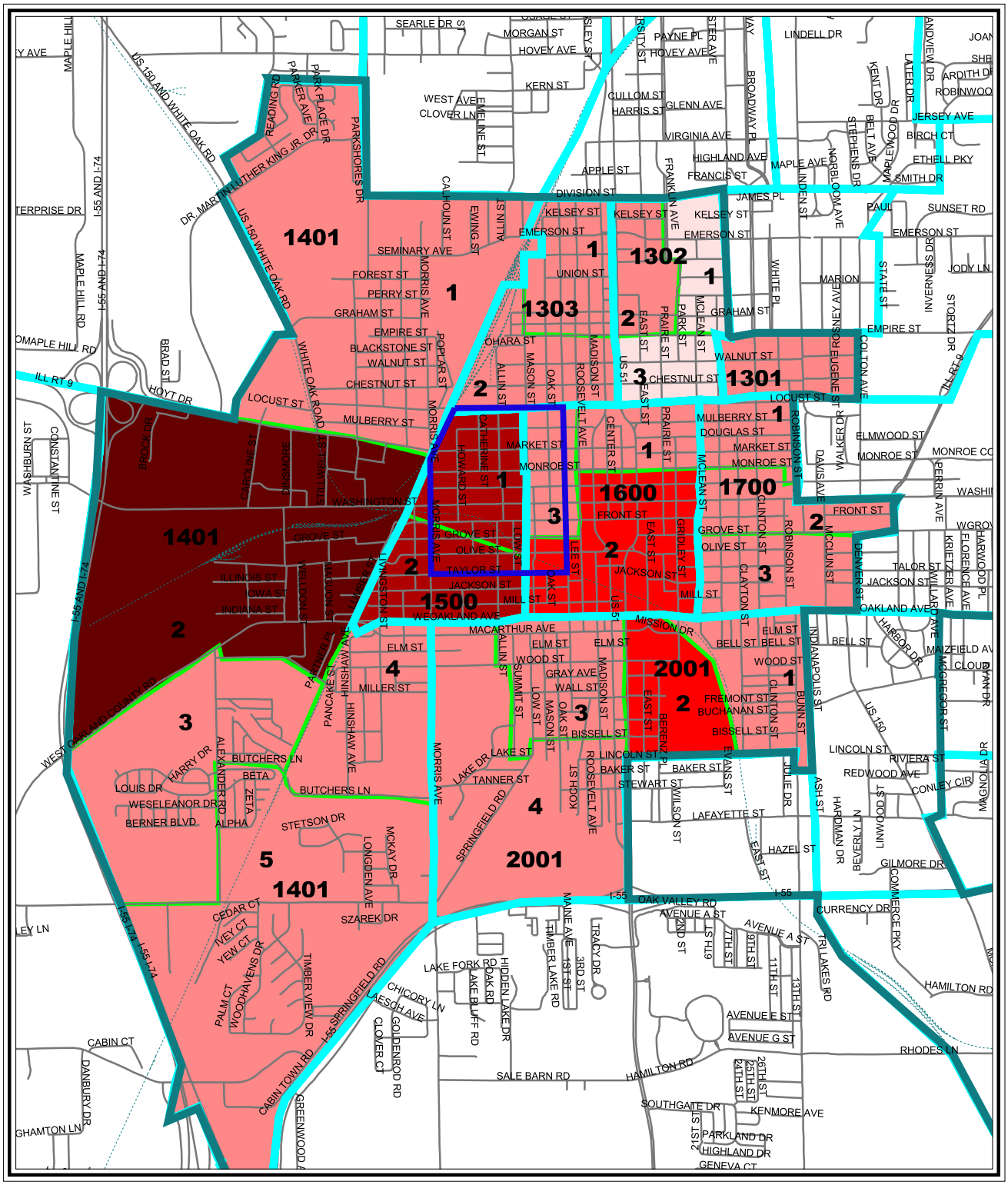
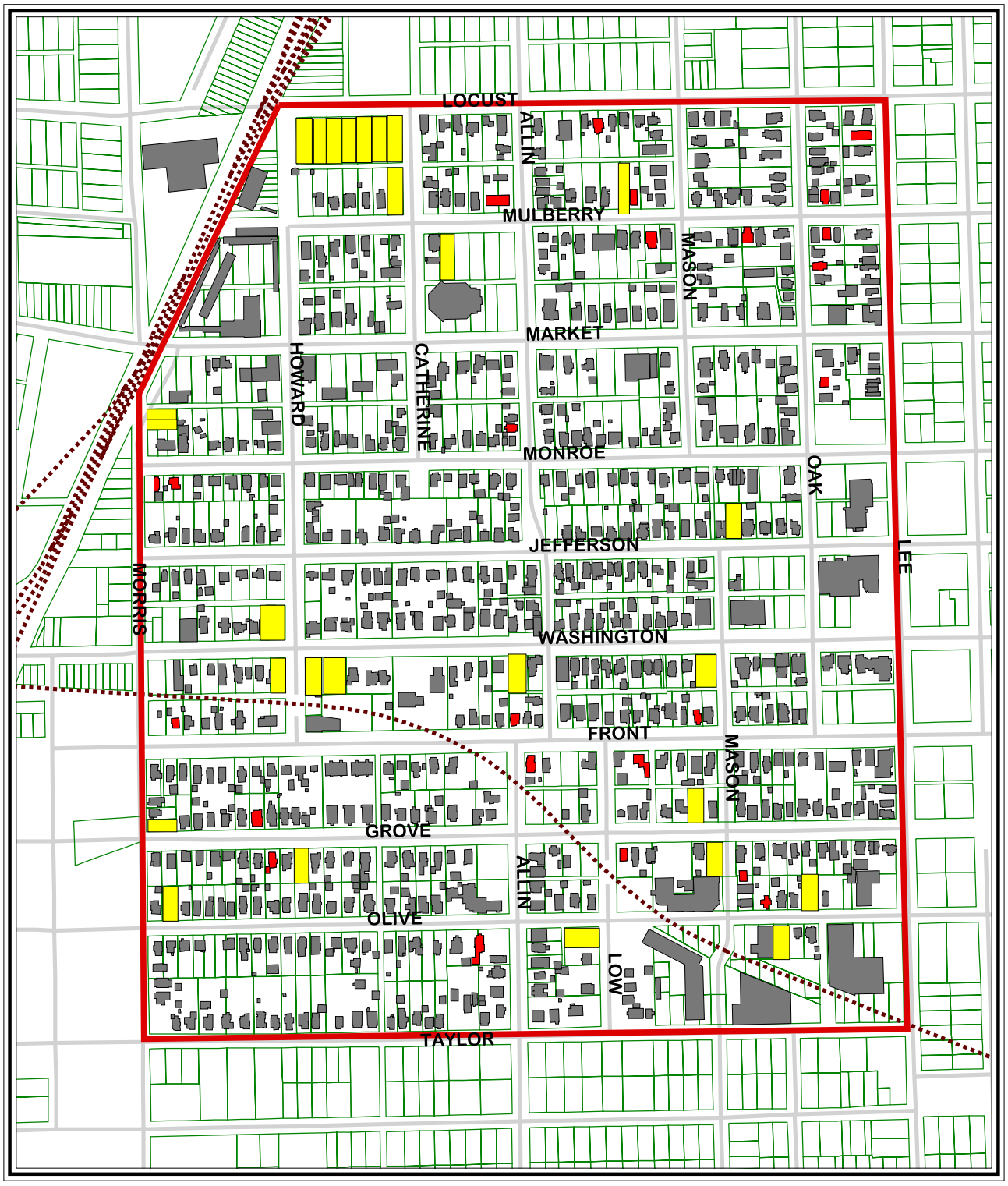


Figure 11 - Vacant Buildings and Lots



500 0 500 Feet

- Project Area
- Vacant Buildings
- Vacant Lots
- Project Area Buildings

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

INADEQUATE PUBLIC IMPROVEMENTS

Although unfavorable building conditions of any area is an attribute easily viewed by neighborhood residents, visitors or by people just driving through an area, it is harder to determine the overall condition of public improvements. A review of the age and history of the neighborhood can lead to general assumptions of infrastructure such as water, sewer, street, curb and gutter and sidewalks.

A review of the sewer infrastructure of the West Bloomington Neighborhood Plan area indicates an area with an extensive network of a combination storm and sewage system. A combined sewer system was designed to transport both storm water runoff and sewage in the same pipe. This combination is seen as inadequate according to today's standards. (Figure 12) Often, combined sewers can not handle the volume of runoff, resulting in overflows, quite often into basements, and can cause water pollution problems in nearby water bodies.

Unfortunately, the cost of replacement of these types of systems with separate storm and sewage systems is too exorbitant for most localities. A reasonable proposal to help deflect sewage backup into basements is the installation of a sewer ejection system. The City of Bloomington has been offering an overhead sewer program for identified single-family owner-occupied structures. However, it may be necessary to extend the program to include other multi-family structures to improve the overall sewage system for this area.

Similar to the sewer infrastructure, the existing water supply system within the West Bloomington Neighborhood Plan area also proves to be inadequate for today's standards (Figure 13.) Outdated water delivery systems create a variety of problems such as high energy demands and lack of water pressure.

Specifically, this area's water system is primarily made up of water services composed of 5/8" lead and water mains of 4 inch and 6 inch diameters cast iron with lead

joints dating to the period of 1885 to 1915. In some blocks of the area, water mains are completely lacking.

A sample of the area water services indicate that over 20% of the houses are not served by a dedicated (one service per house) water service. The remaining water services, primarily 5/8" lead do not approach modern standards. Known 2 on 1 water services are indicated on Figure 14. More often than not, property owners are unaware their water service is not directly connected to the water main as a single service until it breaks. Replacing these types of services helps to eliminate future repair problems and allows the Water Department to address any water bill non-payment issues directly with a single property owner.

An additional area of concern, are the fire hydrants serving the area. The majority of these hydrants where installed with the water mains and are completely obsolete.

Methods of addressing the above would include:

a) Reinforcing existing water mains with new larger diameter mains.

b) Starting a program to replace 5/8" lead water services. Included would be a program to provide dedicated water services to those houses presently not so served.

c) Starting a program to replace obsolete fire hydrants.

The City offers a 50/50 Sidewalk Replacement Program. In this program a property owner pays 50% of the costs to replace the sidewalk in front of their property and the City pays the other 50%. It can still be difficult for a private citizen to justify expenditures for public sidewalks during this era of general increases in personal living expenses. Others may be unaware of the existence of the program. An inventory of public sidewalks was completed during the exterior inspections for the building conditions survey. Figure 15 depicts those areas where sidewalks have some deterioration. For those interested in participating in the 50/50 Sidewalk Replacement Program, a simple phone call to the City's Engineering Department (434-2225) can start

the process. As City funds allow, areas which need a more concentrated replacement program, could be included in the City's budget for replacement by the block.

An individual property owner can initiate sidewalk replacement through the 50/50 Sidewalk Replacement Program. However, it may be well advised to include sidewalk replacement costs at the same time as any replacement of existing, deteriorated curb and gutter. Figure 16 depicts those curb and gutters in the West Bloomington Neighborhood Plan area which are either deteriorated or lacking. During the City's 2008-09 fiscal year four projects to replace either deteriorated curb, gutter and/or sidewalk were funded with Community Development Block Grant (CDBG) moneys. They were: Sidewalks on both sides of the 500 and 600 block of West Grove Street; curb/gutter and some sidewalks on North Oak Street from Monroe to Mulberry, on Allin Street from Market to Locust, and on Market Street from Allin to Howard.

From viewing Figure 15, it appears that any priority area for comprehensive sidewalk replacement should be in the southwest portion of the West Bloomington Neighborhood Plan area (i.e. Front Street, Grove Street, Olive Street and Taylor Street between Allin Street and Morris Avenue.)

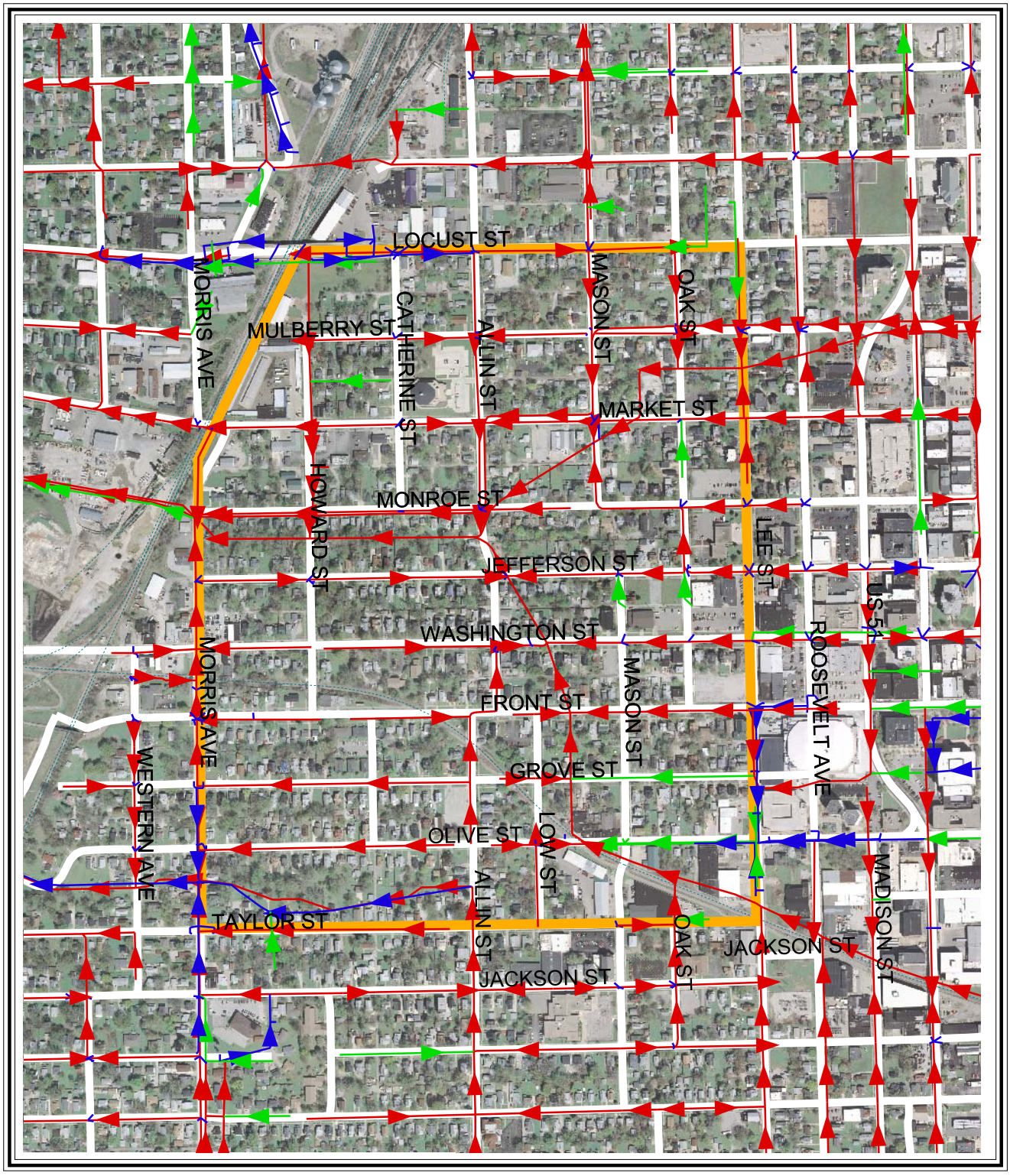
Priority areas in need of curb and gutter replacement are: Mason Street from Monroe to Mulberry, Jefferson Street from Mason to Lee, West Grove Street from Allin to Morris Avenue and Olive Street from Lee to Morris Avenue, Morris Avenue from Washington Street to Market Street.

Going hand in hand with curb and gutter replacement is the potential need for street resurfacing. Figure 16 indicates the pavement condition in the plan area. Approximately one-third of the area appears to be rated fair to poor conditions. Scheduling for street resurfacing should be in coordination with the timing of curb and gutter, and even sidewalk replacement.

The Plan area's two on one identified water service locations are:

507 Catherine
512 W. Front
712 W. Front
1004 W. Front
504 W. Grove
506 W. Grove
518 W. Grove
538 W. Grove
814 W. Grove
719 W. Jefferson
504 W. Locust
715 W. Locust
812 W. Locust
808 W. Market
905 W. Market
611 W. Monroe
807 W. Monroe
911 W. Monroe
916 W. Monroe
608 W. Mulberry
812 W. Mulberry
909 W. Mulberry
508 N. Oak
509 N. Oak
510 N. Oak
703 W. Olive
608 W. Washington
705 W. Washington
902 W. Washington
905 W. Washington

Figure 12 - Existing Sewer Infrastructure



Sewer
- Combination
- Sanitary
- Sanitary Force Main
- Storm

Project Area

Railroad
Street Centerline

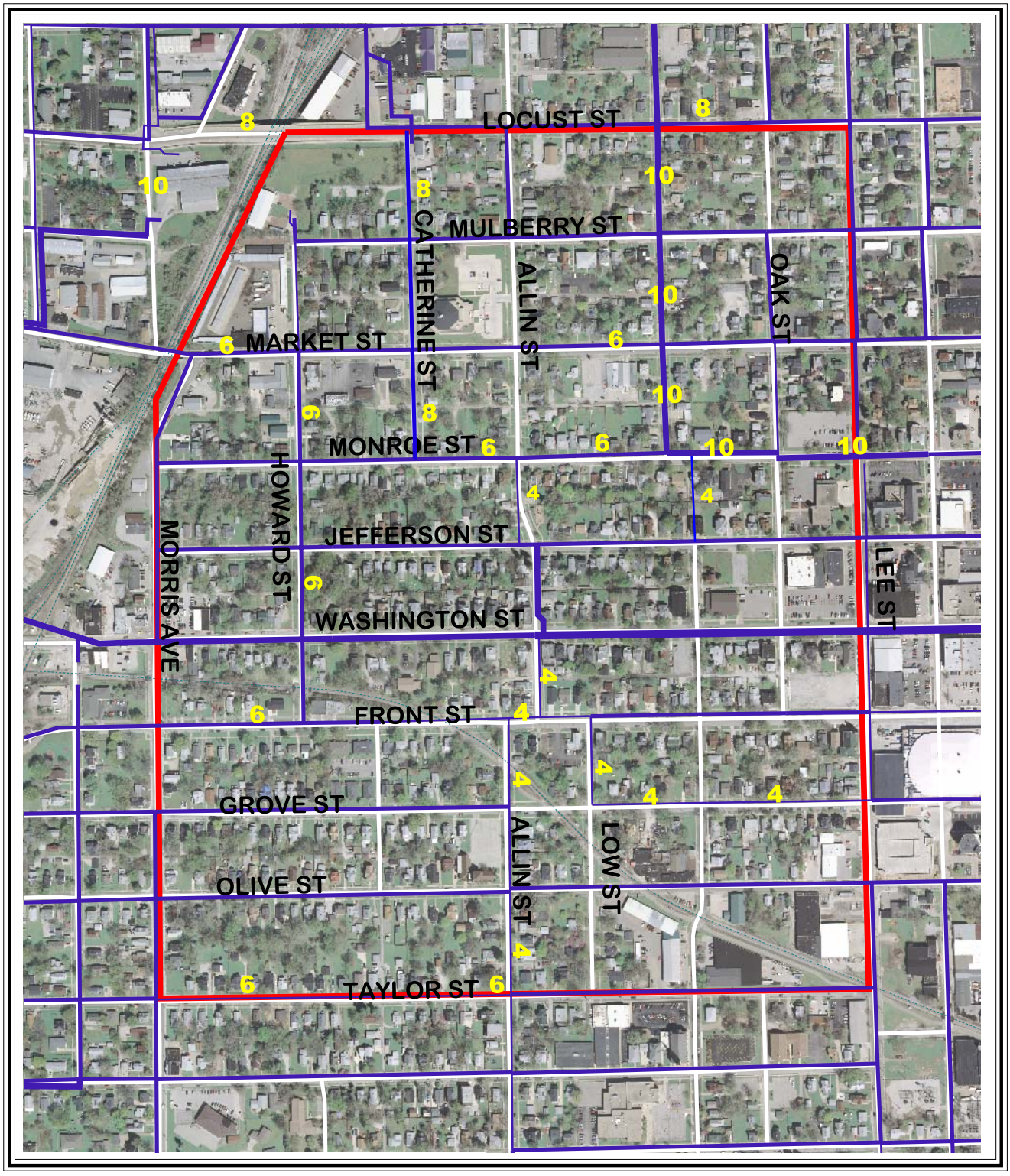
500 0 500 1000 Feet

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 13 - Existing Water Infrastructure



Project Area
Watermain
2 - 4"
5 - 8"
9 - 12"
13 - 20"
21 - 36"
Railroad
Street Centerline

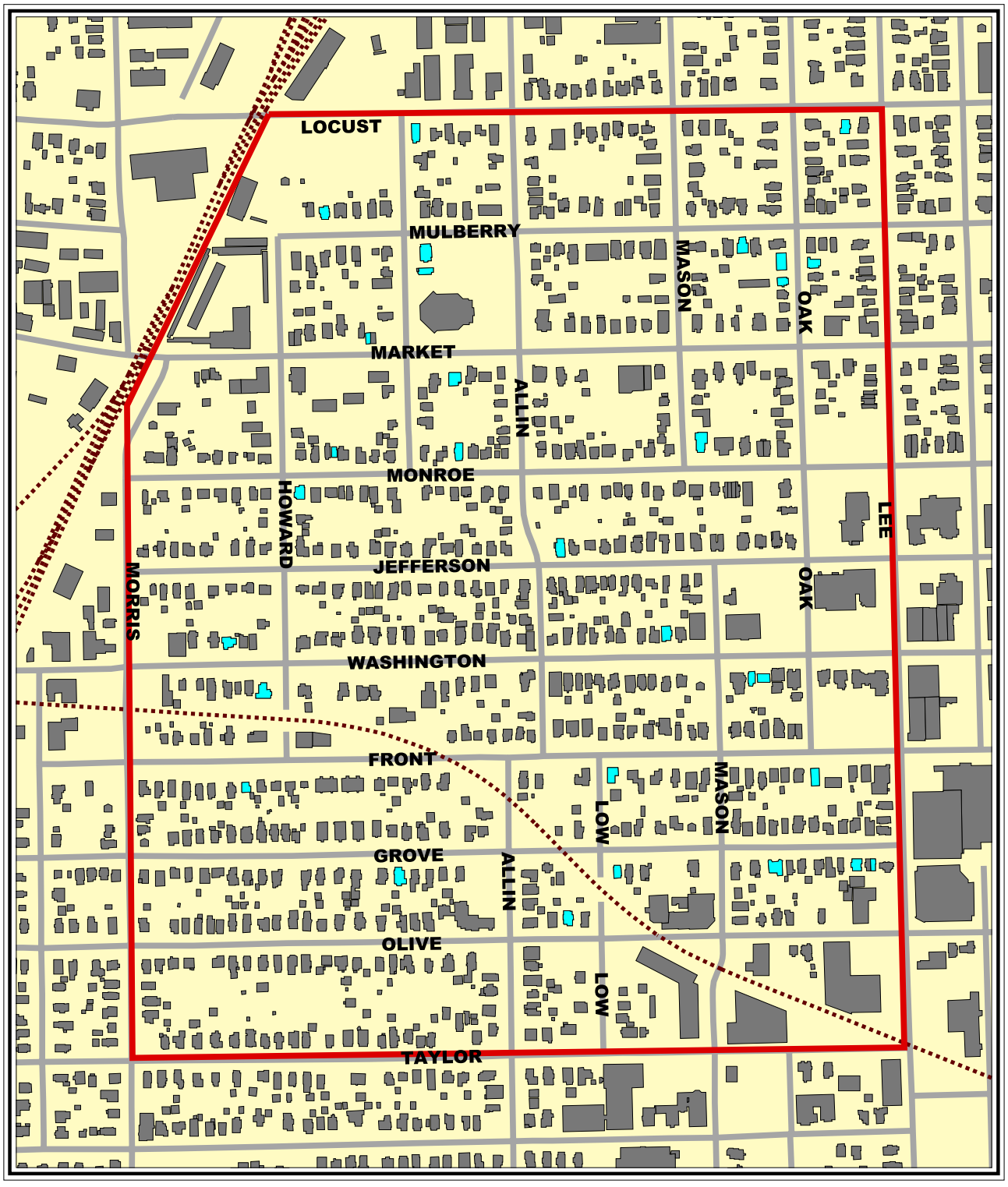
500 0 500 1000 Feet

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 14 - Known 2 on 1 Water Services



500 0 500 Feet

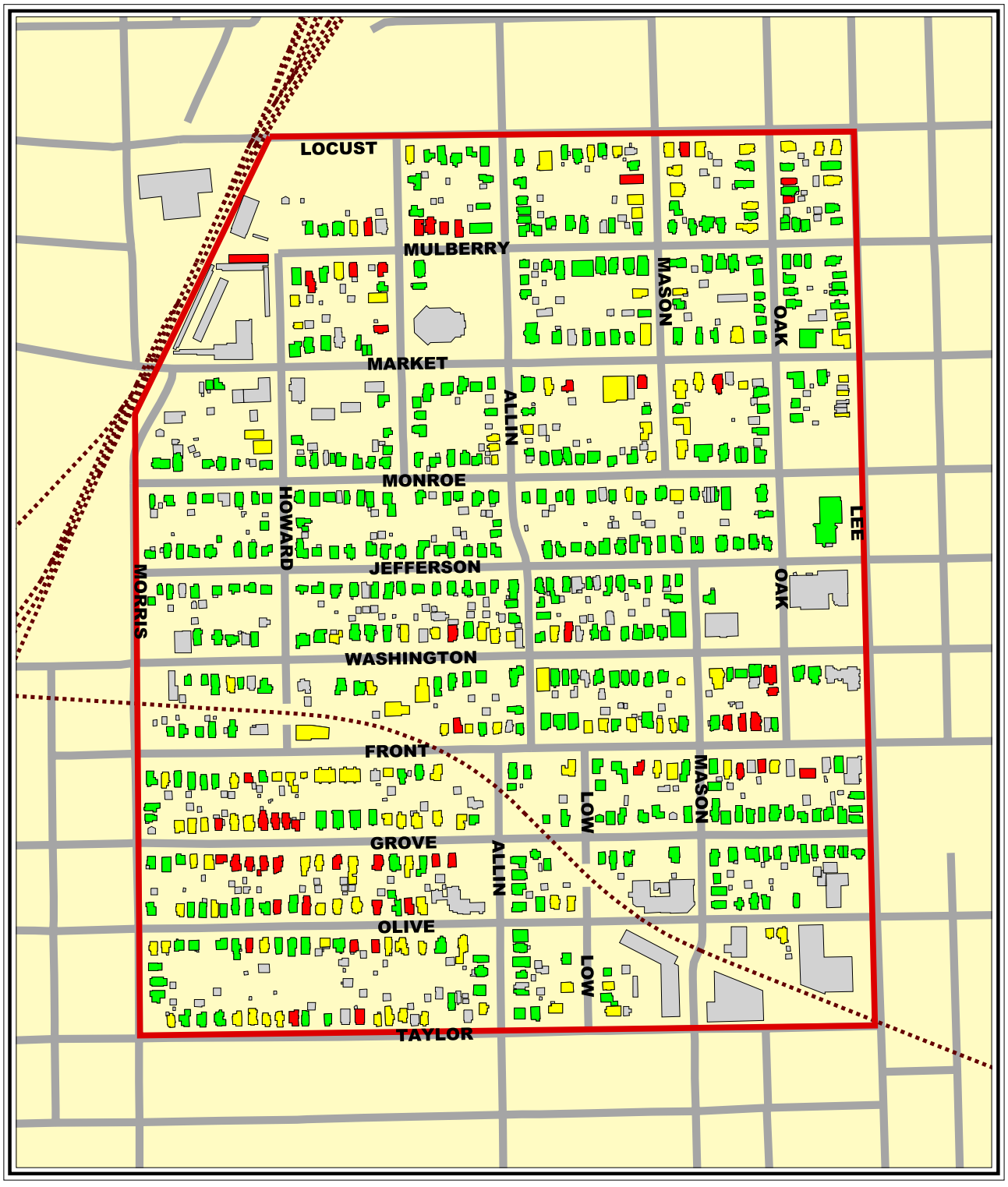
Project Area
2 on 1 Water Services
Project Area Buildings
Railroad

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 15 - Existing Sidewalk Conditions



500 0 500 Feet

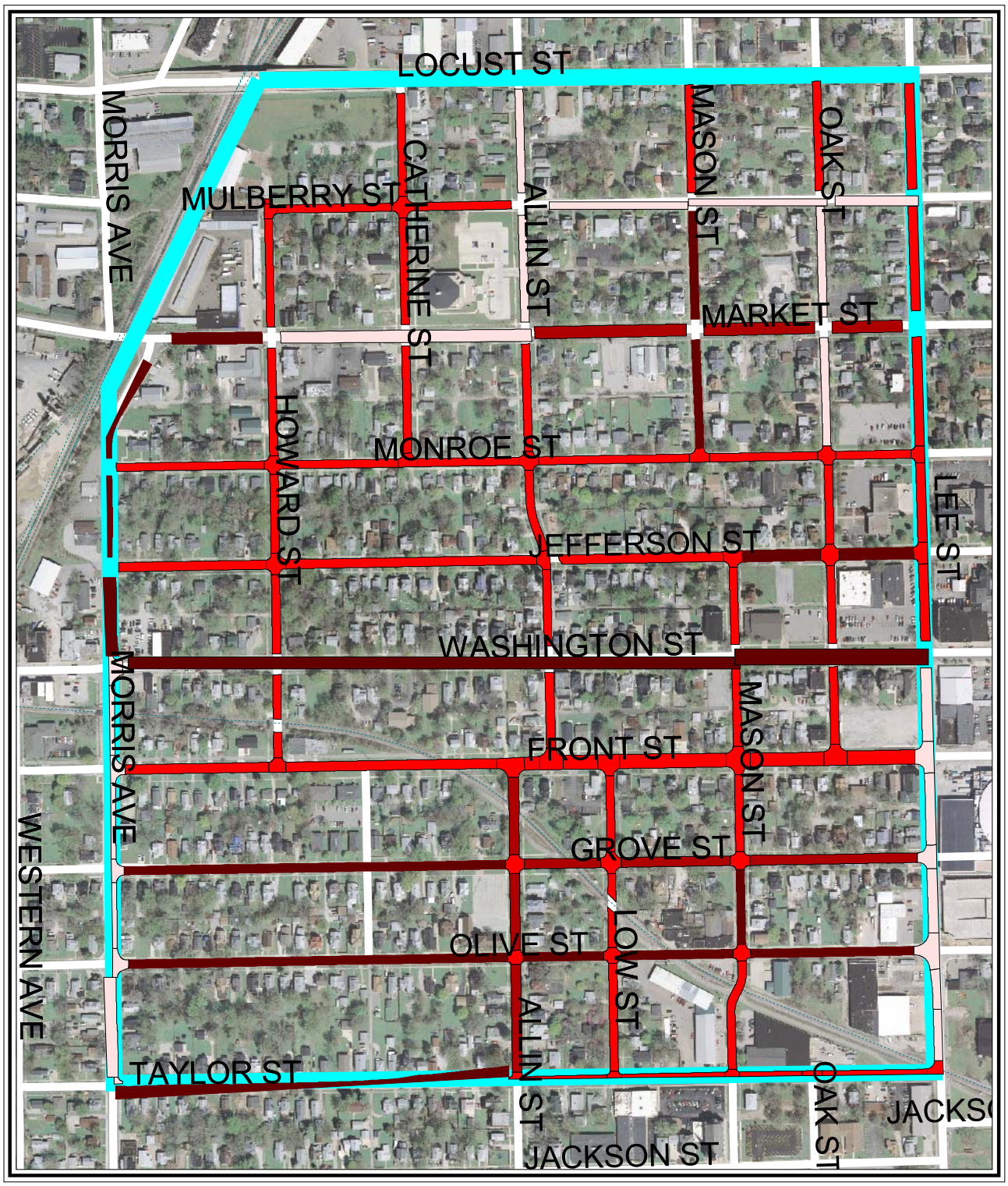
Project Area
Sidewalk Conditions
New or Like New
0-50% Damaged
Over 50% Damaged

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 16 - Existing Curb & Gutter Conditions



Project Area
Curb/Gutter
- Poor
- Fair
- Good
- Excellent
- New

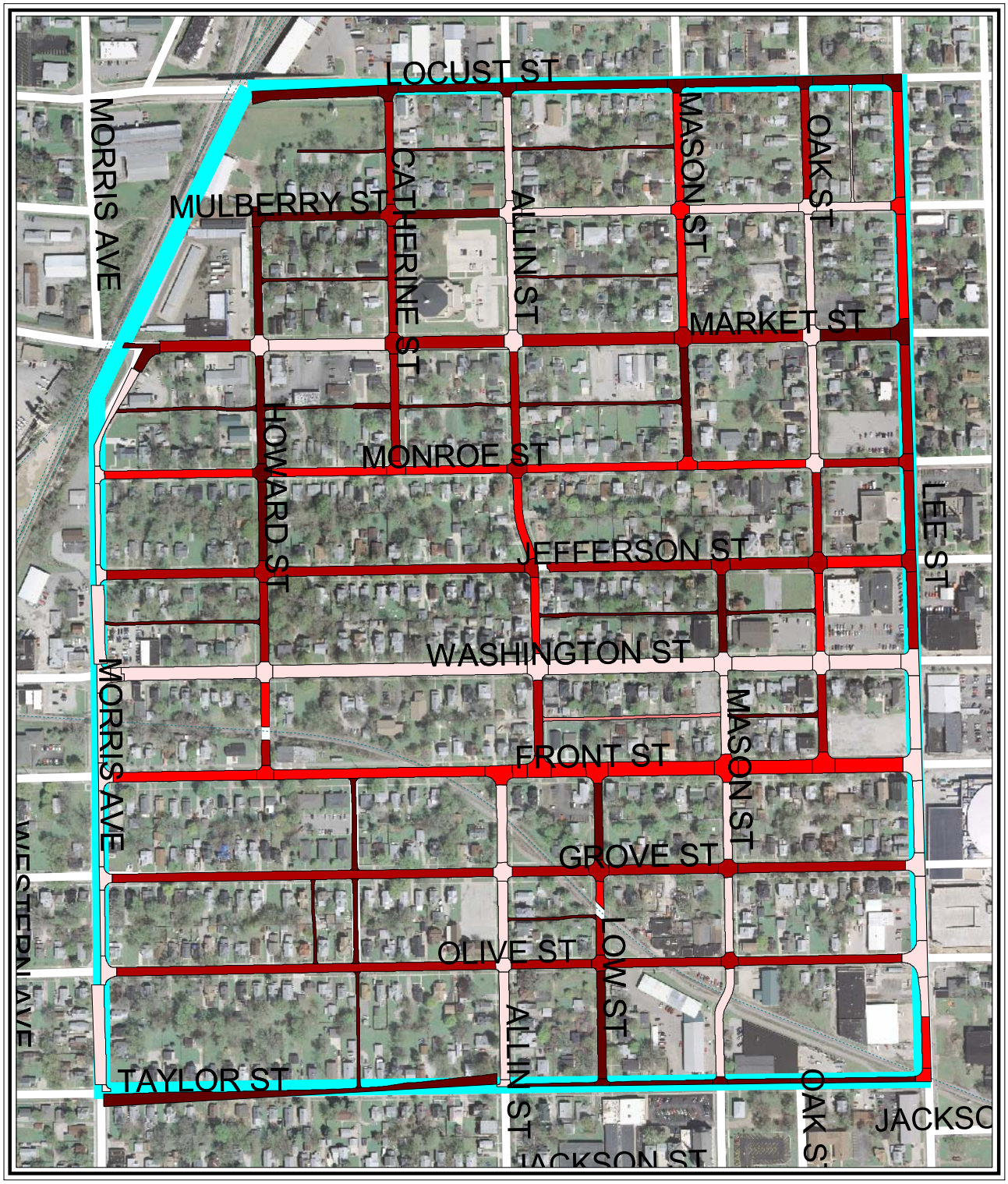
500 0 500 1000 Feet

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 17 - Existing Pavement Conditions



500 0 500 1000 Feet

Project Area
Pavement
Poor
Fair
Good
Excellent
New

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

STATISTICAL ANALYSIS OF REPORTED CRIMINAL INSTANCES

A statistical analysis of reported criminal incidents was conducted of the West Bloomington Neighborhood Plan area (Morris to Lee and Locust to Taylor) from January, 2002 to September 30th, 2008. This area of Bloomington is a historically high crime area.

In 6 years, the number of reported incidents has increased from 534 in 2002 to 692 in 2007, a 29.6% increase. The number of offenses associated with those incidents has risen from 843 in 2002 to 1094 in 2007, or a 29.8% increase. It is important to note that a single incident may have multiple offenses associated with it.

The real question is, what offenses are driving up the overall numbers? The largest in terms of percentage is Dog Bite reports, at 500%. However, small numbers make large percentage changes. The number of dog bites in 2002 was 1 where there were 6 in 2007, or a 500% increase.

The real drive behind the overall increase is the dramatic increase in Domestic Disputes. In 2002 there were 41 reported Domestic Disputes. In 2007 the number jumps to 143, a 248% increase. City wide domestic related reports is the #1 reported offense in Bloomington and that trend is true in the West Side Neighborhood Plan area. Domestic Disputes totaled 575 reports from 2002 trough the summer of 2008. The following table shows the top 10 reported offenses from 2002 through September 30th of 2008.

Reported Offenses

Ranking		**Total**
1	DOMESTIC DISPUTE	**575**
2	CRIMINAL DAMAGE TO PROPERTY	**507**
3	DOMESTIC BATTERY	**429**
4	SUSPENDED,REVOKED DRIVERS LICENSE	**399**
5	TRAFFIC IL VEHICLE CODE (OTHER TRAFFIC OFFENSES)	**399**
6	ALL OTHER DISORDERLY CONDUCT	**287**
7	THEFT $300 AND UNDER	**243**
8	OPERATE UNINSURED MOTOR VEHICLE	**230**
9	AGGRAVATED BATTERY	**210**
10	BATTERY	**201**

We also had a 150% increase in Manufacture and Delivery of Controlled Substances in 6 years, going from 6 to 15 with a high point of 18 in 2006. Much of this increase is due to increased policing of the drug market by BPD Vice officers.

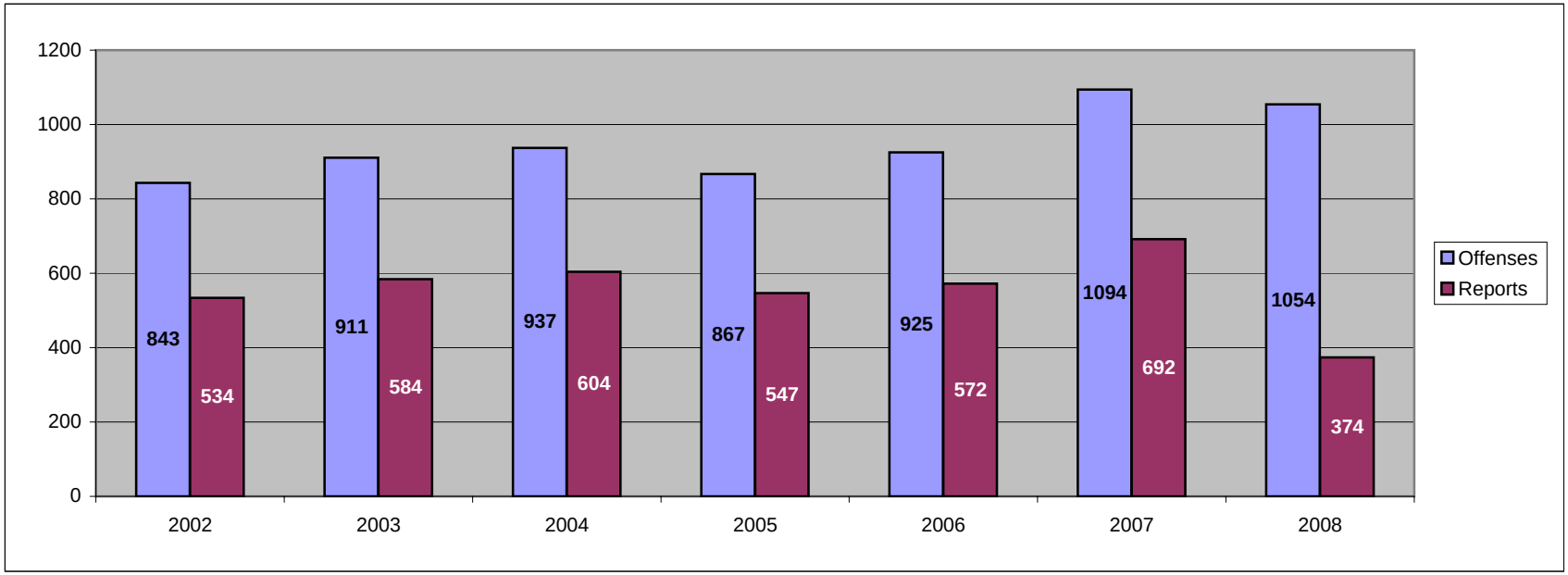
Not all crime types have increased in this area. Robbery actually fell steadily over time, from a high of 7 in 2002 to 3 in 2006. There were a few increases in various years but the overall trend was downward. Armed Robbery held mostly steady 2 and 4 per year. Residential Burglaries were trending downwards until 2007, when they spiked back up. We have also seen a steady decrease in other burglaries as well.

Another area of decrease is Reckless Discharge of Firearms. In 2002 there were 10. By 2007 there were 2 or an 80% drop. However the summer of 2008 was a very active crime period in terms of the number of reported offenses vs. reported incidents. While reported incidents in the first 9 months of 2008 were half of 2007's (374 reported incidents in 2008 with 692 in 2007), the number of offenses reported with those incidents is nearly equal (1094 reported offenses in 2007 to 1054 offenses 9 months in 2008). This means that while reported criminal incidents are trending down in number, there are more to the crimes when they are committed. It is not enough now to just rob a person. Now we see robberies in conjunction with aggravated batteries for example.

Overall, violent crime such as robberies, batteries, mob actions, and weapons have either held steady over the last 6 years or decreased in number. Non-violent offenses such as domestic disputes, criminal damage to property, thefts, and drug crimes have risen in the same time frame.

FIGURE 18 - REPORTED CRIMINAL INCIDENTS IN WEST BLOOMINGTON NEIGHBORHOOD PLAN AREA

	2002	2003	2004	2005	2006	2007	2008 Thru 9/2008
Offenses	843	911	937	867	925	1094	1054
Reports	534	584	604	547	572	692	374



PARCEL AND ASSESSMENT DATA

Following is a narrative using analytical and statistical descriptions of the properties located in the project area.

As distinguished by Figure 1 the West Bloomington Neighborhood Plan area contains 752 separate real property tracts each with a unique parcel identifier used for assessing and taxing the parcels. The table below depicts the degree of ownership:

Ownership Class	Count	Percentage
Single Ownership	493	65.56%
Dual Ownership	80	10.64%
Tri-Ownership	36	4.79%
Ownership 4-6 Properties	47	6.25%
Ownership (>6 <25)	29	3.86%
Ownership >25	67	8.91%
	752	100.00%

Ownership is dominated by single ownership at 65.5%, with ownership of two properties next at 10.6%, followed by the group who own more than 25 properties at 8.9%. The taxable responsibility by property type or class is in the following table using the sum of the current assessment.

USE_CODE	Count	Count Percent	Sum	Dollar Percent
0 Exempt	39	5.19%	$0	0.00%
C 0050 Apt GT 6 Units	4	0.53%	$579,352	3.40%
C 0060 Business	59	7.85%	$2,415,854	14.17%
C 0070 Office	1	0.13%	$34,490	0.20%
R 0030 Vacant Land	33	4.39%	$123,031	0.72%
R 0040 Single Family	455	60.51%	$10,171,410	59.64%
R 0041 Condominium	2	0.27%	$57,352	0.34%
R 0042Conversion Apt	124	16.49%	$2,711,223	15.90%
R 0043 Apt LT 6 Units	35	4.65%	$962,294	5.64%
	752	100.00%	$17,055,006	100.00%

Total tax base in the project area is $17,055,006 before allowance for exemptions, with single family residence accounting for 59.64% of the total property value in the project area.

Exemptions:

The table below summarizes the exemptions by type for properties in the project area:

Home Owner Exemption	Count	Amount
GEN_HOMEST	354	$1,762,353
SR Cit	76	$265,782
SR Freeze	43	$310,996
HIE	14	$43,468
	487	$2,382,599

The total taxable value in the project is $14,672,407 ($17,055,006 - $2,382,599) for the tax year 2007. The taxable value produces $1,118,005.13 in tax revenue for local government. See the table below for a breakdown of how each taxing body is supported by the project area tax base.

	YEAR 2007	***Taxable EAV***	***Tax Amount***
		$14,672,407	
Airport Authority	0.10781		$15,818.32
City of Bloomington TWP	0.2208		$32,396.67
Library	0.26601		$39,030.07
BNWRD	0.15871		$23,286.58
McLean County	0.90098		$132,195.45
City of Bloomington	1.00665		$147,699.79
School District 87	4.51459		$662,399.02
Heartland Comm. College	0.44423		$65,179.23
Total Rate	7.61978		$1,118,005.13
Per $100 assessed value			

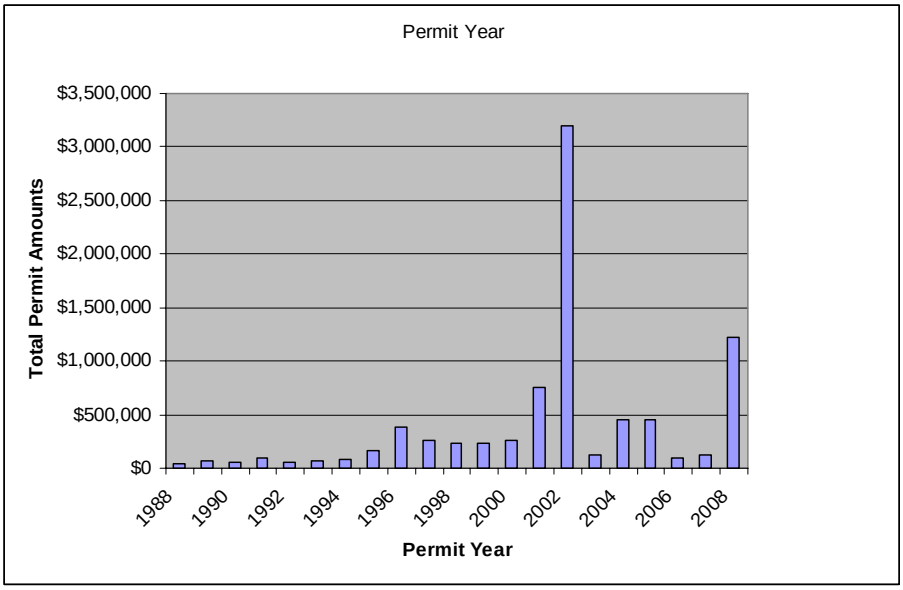
Appeals:

Property assessment can be appealed to the local Board of Review at McLean County. The table below shows the history of appeal for the project area.

Board of Review Year	Count
1987	1
1988	2
1990	2
1991	8
1992	3
1993	4
1994	2
1995	4
1996	2
1997	1
1998	5
1999	4
2000	6
2002	1
2003	12
2004	9
2005	5
2006	4
2007	7
	82

Property Improvements:

Building permits play an important roll during the life cycle of any neighborhood. The number and amount of permits indicate the commitment some property owners have toward keeping the subject area properties in good repair. The Chart below summarizes the history of building permits in the plan area:



The spike in 2002 permits is for the construction of Mt. Pisgah Baptist church, a tax exempt entity. The permit amount was $2,875,000. The spike in 2008 is for another exempt entity, Safe Harbor for $1,117,967. There have been 17 new single family homes, and 4 new multi-family homes built in the project area since 1996.

Land Size by Use:

ZONING	Count	FRONT Median	FRONT Min	FRONT Max	DEPTH Median	DEPTH Min	DEPTH Max	LOT SQFT Median	LOT SQFT Min	LOT SQFT Max
0 Exempt	39	56.5	18	304	110	56	330	9,425	676	853,601
Apt GT 6 Units	4	133.5	56	175	150	108	240	20,347	6,058	42,193
Business	59	59	0	345	115	0	325	8,824	1,526	110,021
Office	1	100	100	100	69	69	69	6,954	6,954	6,954
Vacant Land	33	48.5	23	82	115	50	157	5,646	2,103	10,179
Single Family	454	50	25	157	115	33	215	5,804	1,309	22,473
Condominium	2							2,860	2,860	2,860
Conversion Apt	124	54	23	111	115.5	50	186	6,370	1,750	15,526
Apt LT 6 Units	35	50	28	113	115	51	167	5,974	2,182	13,031

The median lot size by Frontage, Depth, and Total Lot Square Feet, including the minimum and maximum for each use category.

Assessed Values by Use:

Assessed Value	Count	Land Median	Land Min	Land Max	Bldg Median	Bldg Min	Bldg Max	Total AV Median	Total AV Min	Total AV Min
0 Exempt	39	$0	$0	$0	$0	$0	$0	$0	$0	$0
Apt GT 6 Units	4	$25,602	$3,640	$50,635	$121,401	$47,944	$183,127	$147,003	$51,584	$233,762
Business	59	$5,787	$463	$114,657	$15,744	$0	$288,460	$23,215	$463	$351,440
Office	1	$4,482	$4,482	$4,482	$30,008	$30,008	$30,008	$34,490	$34,490	$34,490
Vacant Land	33	$3,580	$0	$6,877	$0	$0	$0	$3,580	$0	$6,877
Single Family	455	$5,249	$1,253	$11,094	$17,129	$210	$32,065	$22,159	$2,291	$37,651
Condominium	2	$1,880	$1,880	$1,880	$26,796	$26,796	$26,796	$28,676	$28,676	$28,676
Conversion Apt	124	$3,613	$1,449	$8,043	$17,539	$5,873	$35,358	$21,139	$8,127	$39,386
Apt LT 6 Units	35	$3,223	$0	$9,151	$24,338	$0	$58,128	$27,551	$0	$62,356

Sale by Use:

	Sale Price Count	Sale Price Median	Sale Price Min	Sale Price Max
0 Exempt	8	$455,000	$56,066	$800,000
Business	11	$72,000	$22,000	$1,150,000
Vacant Land	10	$19,000	$1,000	$140,000
Single Family	208	$48,250	$3,000	$130,500
Conversion Apt	58	$53,250	$15,000	$141,000
Apt LT 6 Units	11	$62,848	$6,000	$92,000

The sales summary is for all arms-length transaction occurring in the project area since January 1, 1988. There were additional transactions that involved the transfer of property for convenience, between related parties, and since January 1, 2006 there have been 31 transactions involving a court ordered sale, a financial institution, or sheriff's sale. These 31 transactions represent 3% of the total sales since January 2006;

Single Family Structure Demographics:

Variable	Count	Minimum	Maximum	Mean	Deviation
Sq.Ft. Crawl	465	0	1,586	180.63	290.259
Fin. Attic Sq.Ft.	465	0	670	18.85	88.737
Ground Flr Liv. Area	465	432	1,620	950.22	203.108
Total Liv. Area	465	432	2,946	1243.36	402.268
Year Built	465	0	2005	1863.37	317.140
Effective Age	465	0	48	25.43	8.517
Depreciation Factor	465	20	98	62.49	10.641
Est. Age	465	0	2008	104.90	179.270
Porch Sq. Ft	465	0	836	126.56	89.169
Deck Sq. Ft.	465	0	324	13.55	48.936
Garage Sq. Ft.	465	0	1,014	219.93	239.665

Frequency Distribution of FOUNDATION

FOUNDATION	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
Con. Blk	79	79	16.99	16.99	||||||
Poured	55	134	11.83	28.82	||||
Brick	331	465	71.18	100	||||||||||||||||||||||||||

Frequency Distribution of Central Air

Central AC	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
0	323	323	69.46	69.46	||||||||||||||||||||||||
100	142	465	30.54	100	|||||||||||

Frequency Distribution of # Baths

# Baths	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
Full bath	361	361	77.63	77.63	||||||||||||||||||||||||||||||
1.5 Baths	22	383	4.73	82.37	|
1.5 + .5 Bath	2	385	0.43	82.8	|
2 Baths	71	456	15.27	98.06	||||||
2.5 Baths	2	458	0.43	98.49	|
3+ Baths	7	465	1.51	100	|

Frequency Distribution of STORY TYPE

Story Type	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 Story	231	231	49.68	49.68	|||||||||||||||||
Bill	4	235	0.86	50.54	|
1.5 Sty Fin	48	283	10.32	60.86	||||
1.5 Sty Unfin	3	286	0.65	61.51	|
1.5 +1 Sty	74	360	15.91	77.42	||||||
2 Sty	33	393	7.1	84.52	||
2+1 Sty	64	457	13.76	98.28	|||||
2+1.5 Sty	8	465	1.72	100	|

Frequency Distribution of EXTR WALLS

Extr Wall	Count	**Cumulative Count**	**Percent**	**Cumulative Percent**	**Graph of Percent**
Brick	8	8	1.72	1.72	|
Wood	108	116	23.23	24.95	|||||||||
Masonite	5	121	1.08	26.02	|
Alum/Vinyl	319	440	68.6	94.62	||||||||||||||||||||||||||||
Stucco	5	445	1.08	95.7	|
BRK & FRM	1	446	0.22	95.91	|
Brick Front	1	447	0.22	96.13	|
Asphalt	17	464	3.66	99.78	|
Other	1	465	0.22	100	|

Frequency Distribution of ROOF COVER

ROOF COVER	Count	**Cumulative Count**	**Percent**	**Cumulative Percent**	**Graph of Percent**
Comp. Shingle	442	442	95.05	95.05	|||||||||||||||||||||||||||||||||||||||
Slate	8	450	1.72	96.77	|
Rolled	2	452	0.43	97.2	|
Other	13	465	2.8	100	|

Frequency Distribution of PORCH STYLE

PORCH STYLE	Count	**Cumulative Count**	**Percent**	**Cumulative Percent**	**Graph of Percent**
No Porch	81	81	17.42	17.42	||||||
Open	270	351	58.06	75.48	|||||||||||||||||||||||
Enclosed	110	461	23.66	99.14	|||||||||
Masonry	2	463	0.43	99.57	|
Enclsd. Masonry.	1	464	0.22	99.78	|
Screened	1	465	0.22	100	|

Frequency Distribution of QUALITY

Quality	**Count**	**Cumulative Count**	**Percent**	**Cumulative Percent**	**Graph of Percent**
1 D-10	5	5	1.08	1.08	|
2 D-5	13	18	2.8	3.87	|
3 D	54	72	11.61	15.48	||||
4 D+5	144	216	30.97	46.45	|||||||||||||
5 D+10	132	348	28.39	74.84	||||||||||||
6 C-10	5	353	1.08	75.91	|
7 C-5	32	385	6.88	82.8	||
8 C	41	426	8.82	91.61	|||
9 C+5	26	452	5.59	97.2	||
10 C+10	9	461	1.94	99.14	|
12 B-5	3	464	0.65	99.78	|
13 B	1	465	0.22	100	|

Frequency Distribution of NO_DECKS

NUMBER of DECKS	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
0	424	424	91.18	91.18	|||||||||||||||||||||||||||||||||||
1	38	462	8.17	99.35	|||
2	3	465	0.65	100		

Frequency Distribution of GAR_TYPE

GAR_TYPE	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 No Garage	214	213	45.81	45.81	||||||||||||||||
2 Attached 1	17	230	3.66	49.46		
3 Attached 2	11	241	2.37	51.83		
5 1 Dr/Under	3	244	0.65	52.47		
7 Detached 1	111	355	23.87	76.34	||||||||
8 Detached 2	96	451	20.65	96.99	||||||||
9 3 or More	9	460	1.94	98.92		
10 Carport	5	465	1.08	100		

Frequency Distribution of GAR_COND

GAR_COND	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 No Garage	214	214	46.02	46.02	||||||||||||||||
2 Poor	36	250	7.74	53.76	|||
3 Fair	116	366	24.95	78.71	||||||||
4 Good	80	446	17.2	95.91	||||||
5 Excellent	19	465	4.09	100		

Frequency Distribution of GAR_CONST

GAR_CONST	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 No Garage	214	214	46.02	46.02	||||||||||||||||
2 Frame	249	463	53.55	99.57	||||||||||||||||||||
3 Brick	1	464	0.22	99.78		
4 Block	1	465	0.22	100		

	1 Structure	2 Structures
# of Principle Bldgs	455	10

Multi-Family/Conversion Structure Demographics:

The following statistical measures reflect structure less than 8 units used as multi-family dwellings.

Descriptive Statistics Section

Variable	Count	Missing	Minimum	Maximum	Mean	Deviation
Total Assessed Value	144	0	$6,874	$54,924	$22,260	$7,241
LOT Front Feet	144	0	5	111	54.30556	14.86644
LOT DEPTH	144	0	50	186	114.9861	28.76186
SF CRAWL	144	0	0	1344	136.1458	285.2431
Ground Floor Area	144	0	400	2405	1221.382	347.4852
Gross Liv. Area	144	0	400	4275	2058.472	692.9026
PORCH SF	144	0	0	680	134.68	107.77
GARAGE SF	144	0	0	755	114.1528	196.0452

Frequency Distribution of NO_UNITS

<table>
<tr><th></th><th></th><th>Cumulative</th><th></th><th>Cumulative</th><th>Graph of</th></tr>
<tr><th>NO UNITS</th><th>Count</th><th>Count</th><th>Percent</th><th>Percent</th><th>Percent</th></tr>
<tr><td>1</td><td>2</td><td>2</td><td>1.34</td><td>1.34</td><td>|</td></tr>
<tr><td>2</td><td>91</td><td>93</td><td>61.07</td><td>62.42</td><td>||||||||||||||||||||||||</td></tr>
<tr><td>3</td><td>28</td><td>121</td><td>18.79</td><td>81.21</td><td>|||||||</td></tr>
<tr><td>4</td><td>18</td><td>139</td><td>12.08</td><td>93.29</td><td>||||</td></tr>
<tr><td>5</td><td>7</td><td>146</td><td>4.7</td><td>97.99</td><td>|</td></tr>
<tr><td>6</td><td>2</td><td>148</td><td>1.34</td><td>99.33</td><td>|</td></tr>
<tr><td>8</td><td>1</td><td>149</td><td>0.67</td><td>100</td><td>|</td></tr>
</table>

Frequency Distribution of GEN_HOMEST

<table>
<tr><th></th><th></th><th>Cumulative</th><th></th><th>Cumulative</th><th>Graph of</th></tr>
<tr><th>General Homestead Exemption</th><th>Count</th><th>Count</th><th>Percent</th><th>Percent</th><th>Percent</th></tr>
<tr><td>No</td><td>121</td><td>121</td><td>81.21</td><td>81.21</td><td>||||||||||||||||||||||||||||||||</td></tr>
<tr><td>Yes</td><td>28</td><td>149</td><td>18.79</td><td>100</td><td>|||||||</td></tr>
</table>

Receiving the general homestead exemption indicates, 1.) Owner occupancy, 2.) A tenant responsible for payment of taxes by lease agreement.

Frequency Distribution of SR_CIT

<table>
<tr><th></th><th></th><th>Cumulative</th><th></th><th>Cumulative</th><th>Graph of</th></tr>
<tr><th>Senor Citizen</th><th>Count</th><th>Count</th><th>Percent</th><th>Percent</th><th>Percent</th></tr>
<tr><td>NO</td><td>141</td><td>141</td><td>94.63</td><td>94.63</td><td>|||||||||||||||||||||||||||||||||||||</td></tr>
<tr><td>YES</td><td>8</td><td>149</td><td>5.37</td><td>100</td><td>||</td></tr>
</table>

Receiving the senior citizen exemption indicates, 1.) Owner occupancy, 2.) A tenant responsible for payment of taxes by lease agreement.

Frequency Distribution of STY_TYPE

		Cumulative		Cumulative	Graph of
Story Type	**Count**	**Count**	**Percent**	**Percent**	**Percent**

1 Story	19	19	13.19	13.19	|||||
Bi-Level	1	20	0.69	13.89	|
Tri-Level	1	21	0.69	14.58	|
1 1/2 Finished	9	30	6.25	20.83	||
1 1/2 & 1 Story	12	42	8.33	29.17	|||
2 Story	45	87	31.25	60.42	|||||||||||
2 & 1 Story	47	134	32.64	93.06	||||||||||||
2 & 1 ½ Story	9	143	6.25	99.31	||
OTHER	1	144	0.69	100	|

Frequency Distribution of EXTR_WALLS

EXTERIOR WALLS	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 Brick	3	3	2.08	2.08	|
2 Wood Siding	32	35	22.22	24.31	||||||||
3 Masonite	1	36	0.69	25	|
4 Aluminum/Vinyl	89	125	61.81	86.81	|||||||||||||||||||||
5 Stucco	2	127	1.39	88.19	|
8 Asphalt Shingle	6	133	4.17	92.36	|
9 Other	11	144	7.64	100	|||

Frequency Distribution of GRADE

Quality	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
1 D-10	1	1	0.69	0.69	|
3 D	11	12	7.64	8.33	|||
4 D+5	41	53	28.47	36.81	||||||||||
5 D+10	55	108	38.19	75	|||||||||||||
6 C-10	1	109	0.69	75.69	|
7 C-5	14	123	9.72	85.42	|||
8 C	11	134	7.64	93.06	|||
9 C+5	5	139	3.47	96.53	|
10 C+10	3	142	2.08	98.61	|
12 B-5	2	144	1.39	100	|

A is the highest quality rating; D-10 is the lowest.

Frequency Distribution of PHY_DEP

Overall Condition	Count	Cumulative Count	Percent	Cumulative Percent	Graph of Percent
Unsound	1	1	0.7	0.7	|
Very Poor	2	3	1.4	2.1	|
Poor	7	10	4.9	6.99	|
Fair	43	53	30.07	37.06	|||||||||||
Average	60	113	41.96	79.02	|||||||||||||||
Good	20	133	13.99	93.01	|||||
Very Good	4	137	2.8	95.8	|
Superior	1	138	0.7	96.5	|
Excellent	5	143	3.5	100	|

This variable is a measure to distinguish the overall condition from a value perspective. The data is actually stored in a value range as a percent. This data ranged from .98 to .45.

EXTERIOR RESIDENTIAL
BUILDING CONDITIONS FIELD SURVEY

Ranking Method

During the summer of 2008, twelve building components were ranked to evaluate the residential buildings (both single family and rental dwellings) within the West Bloomington Neighborhood Plan area. The twelve components include: foundation, roof, exterior wall, windows, screens/storms, chimney tower, porch, porch steps, guttering, sidewalk/driveway, garage, and accessory structure. Each of these items were given a rank between one (1) and six (6); with one being the in the best condition and six being in the worst condition. After the survey was complete, the rankings of the individual components were combined for an overall ranking of the structure.

The building component rankings were weighted for the overall structure ranking based on the components importance to the structural integrity of the building. The most important components, vital to structural integrity, included: foundation, roof, exterior walls, and windows; these components were weighted to contribute to 90% of the structures overall ranking. The weight of the components rankings are listed below in percentages:

Foundation:	30%
Roof:	30%
Exterior Wall:	20%
Windows:	10%
Porch:	2%
Porch Steps:	2%
Screens/Storms:	1%
Chimney Tower:	1%
Guttering:	1%
Accessory Structure:	1%
Garage:	1%
Sidewalk/Drive:	1%
Total:	**100%**

The overall ranking was calculated (see equation below) by multiplying the components rank by its assigned weight. Each weighted ranking was totaled and divided by the total of potential weights.

Overall Structure Rank = (sum of all weighted ranks)/(sum of potential assigned weights)

The formula allows for equal comparison of overall rankings between structures by not including the ranking of individual components that were not present on the structure into the overall rank. The overall rankings range from one (1) to seven (6).

Survey Process

A total of 653 residential properties were ranked in the plan area. The inspections were done from sidewalks and alleys; therefore only the exterior visible conditions of the structure were considered in the ranking process. The data was collected using inspection sheets (Appendix 2.) Digital photos were also taken of all the ranked structures. At the end of the collection process all the data was entered into a Microsoft Access database and the photos were saved to the server. The database was configured to calculate the average weighted ranking of each property. The data was then exported to GIS 3.2 for the mapping of the building conditions in the plan area.

Overall Building Conditions of the Plan Area

Figure 19 displays all the exterior residential building conditions within the plan area, while Figure 20 indicates exterior building conditions of the single family dwellings while Figure 21 indicates exterior building conditions for the rental properties in the area. The building ranks are represented by 3 different colors that are displayed within the footprint of the buildings. Buildings with a ranking of 1 to 2 are assigned the color blue and are considered to be in “sound” condition; generally consisting of new, like new, or remodeled buildings. The ranking of 2-3 is displayed in yellow; representing buildings with conditions “minor” in nature; generally consist of buildings requiring minor repair or repair to components that are not essential to the structural integrity of the building. The ranking of 3-6 is assigned the color red; representing buildings with “major or critical” building conditions; consisting of buildings requiring one or both of the

following: major repairs to several minor building components (or) repair or replacement of a critical component vital to the structural integrity of the building.

Overall Exterior Building Conditions Rankings

Of the 657 buildings ranked (exterior only); 125 (19%) are labeled “sound”, 282 (43%) are labeled “minor”, and 250 (38%) are labeled “major/critical”. The average overall building ranking was 2.76 which fell into the “minor” category. (See Figure 19.)

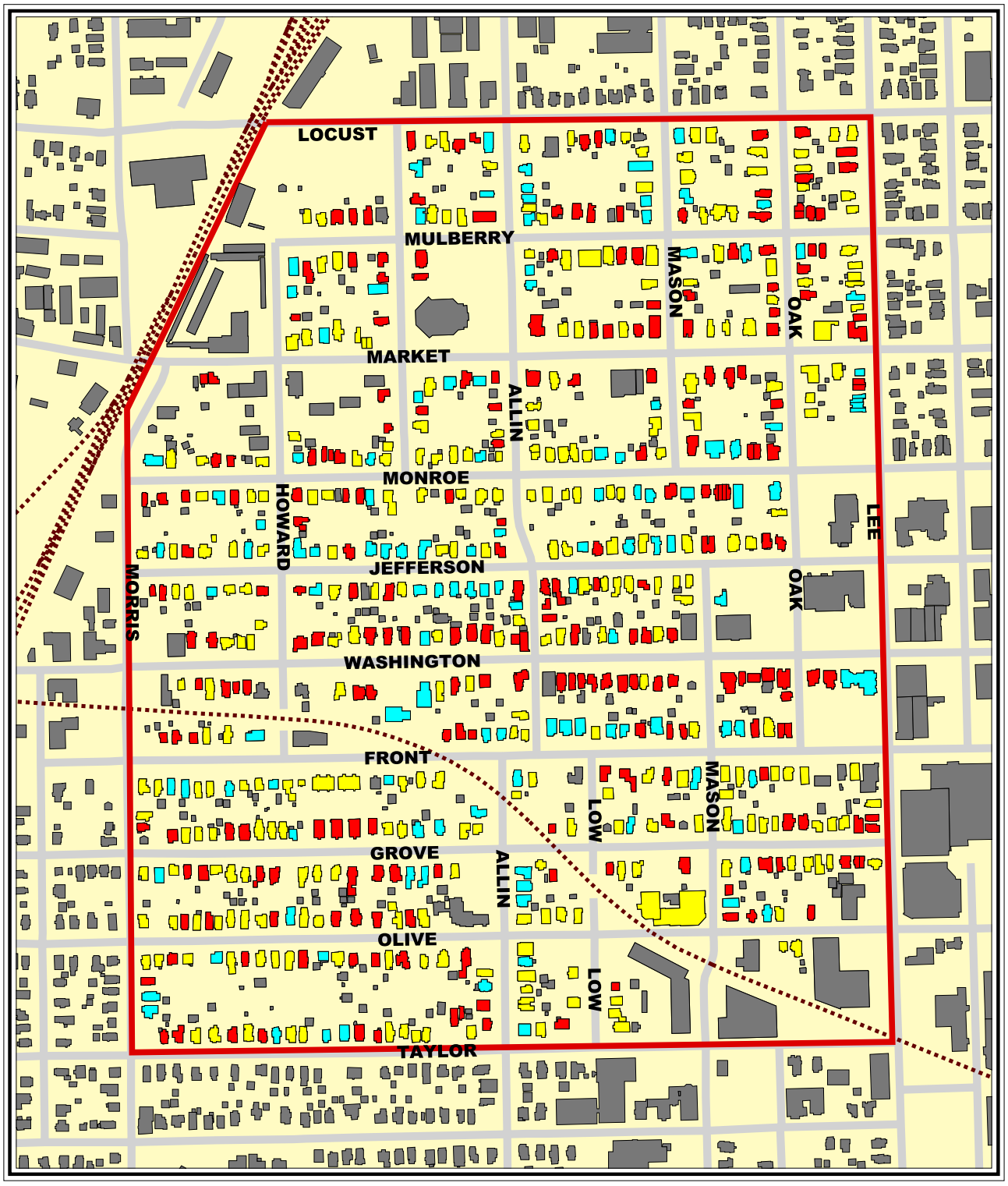
There were a total of 403 single family dwellings ranked (exterior only); 90 (22%) are labeled “sound”, 192 (48%) are labeled “minor”, and 121 (30%) are labeled “major/critical”. The average overall single family building ranking was 2.65 which fell into the “minor” category. (See Figure 20.)

There were a total of 254 rental buildings ranked (exterior only); 35 (14%) are labeled “sound”, 90 (35%) are labeled “minor”, and 129 (51%) are labeled “major/critical”. Although the average ranking of rental buildings overall is 2.93, still within the “sound and minor” ranking scale, it is important to note that half of the rental buildings were labeled “major/critical” based on exterior building conditions only. (See Figure 21.)

Rental Property Grades

A discussion of the rental property grades/classifications was included previously in this document under the section entitled “Factors Influencing Conditions in the Area.” It is important to re-emphasis the fact that rental property grades/classifications were based on the last completed (interior and exterior) inspection of each rental building. Exhibit 22 indicates the rental property grades/classifications. There, quite possibly, can be differences in the exterior evaluation ranking, completed during the summer of 2008, and the rental property grade/classification that can be out of date.

Figure 19 - Exterior Residential Building Conditions



500 0 500 Feet

Building Conditions
- Sound
- Minor
- Major/Critical

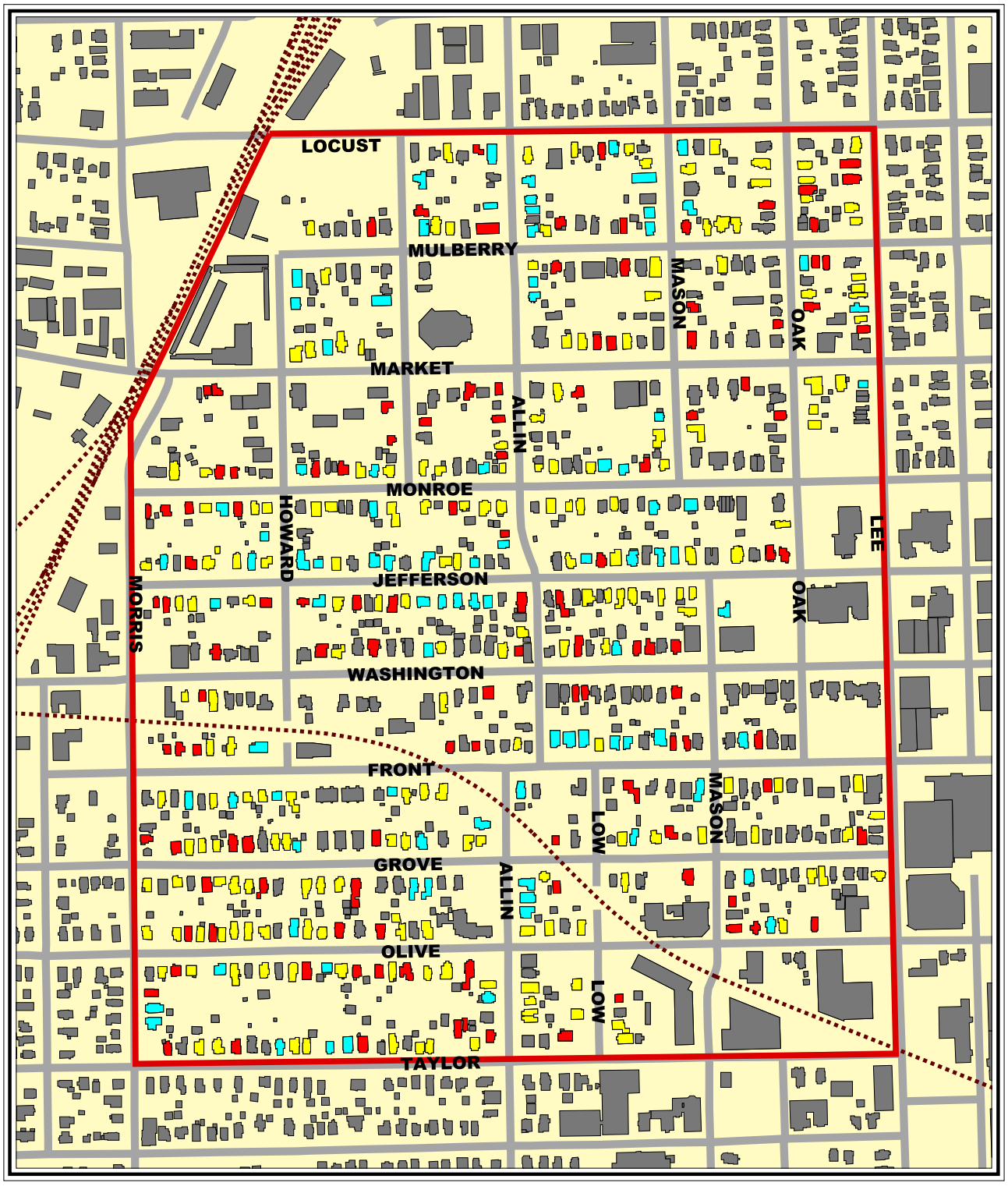
Project Area
Railroad
Unranked Building

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 20- Exterior Single-Family Residential Building Conditions



500 0 500 Feet

Building Conditions
- Sound
- Minor
- Major/Critical

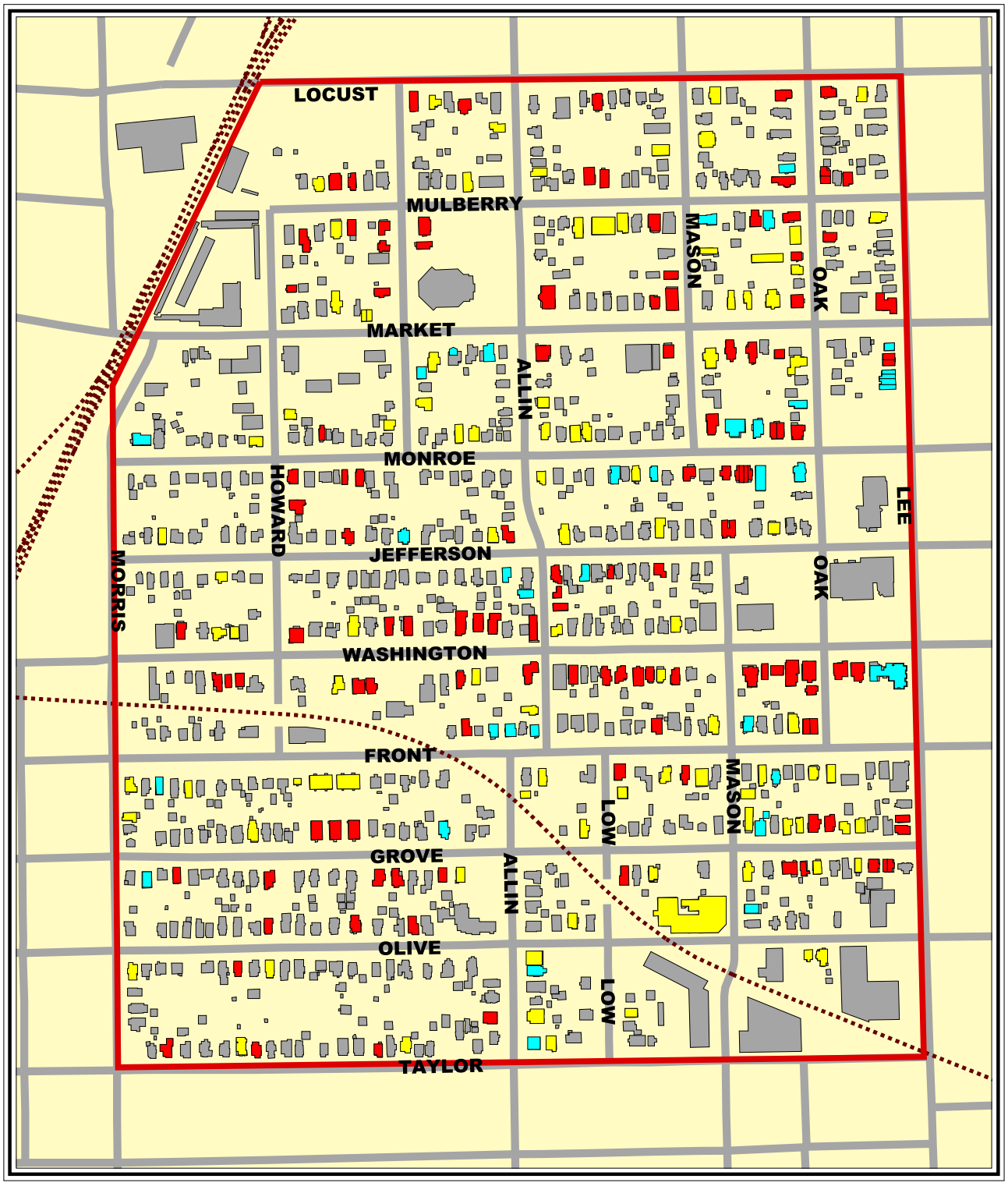
Project Area
Railroad
Unranked Building

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 21 - Exterior Rental Building Conditions



500 0 500 Feet

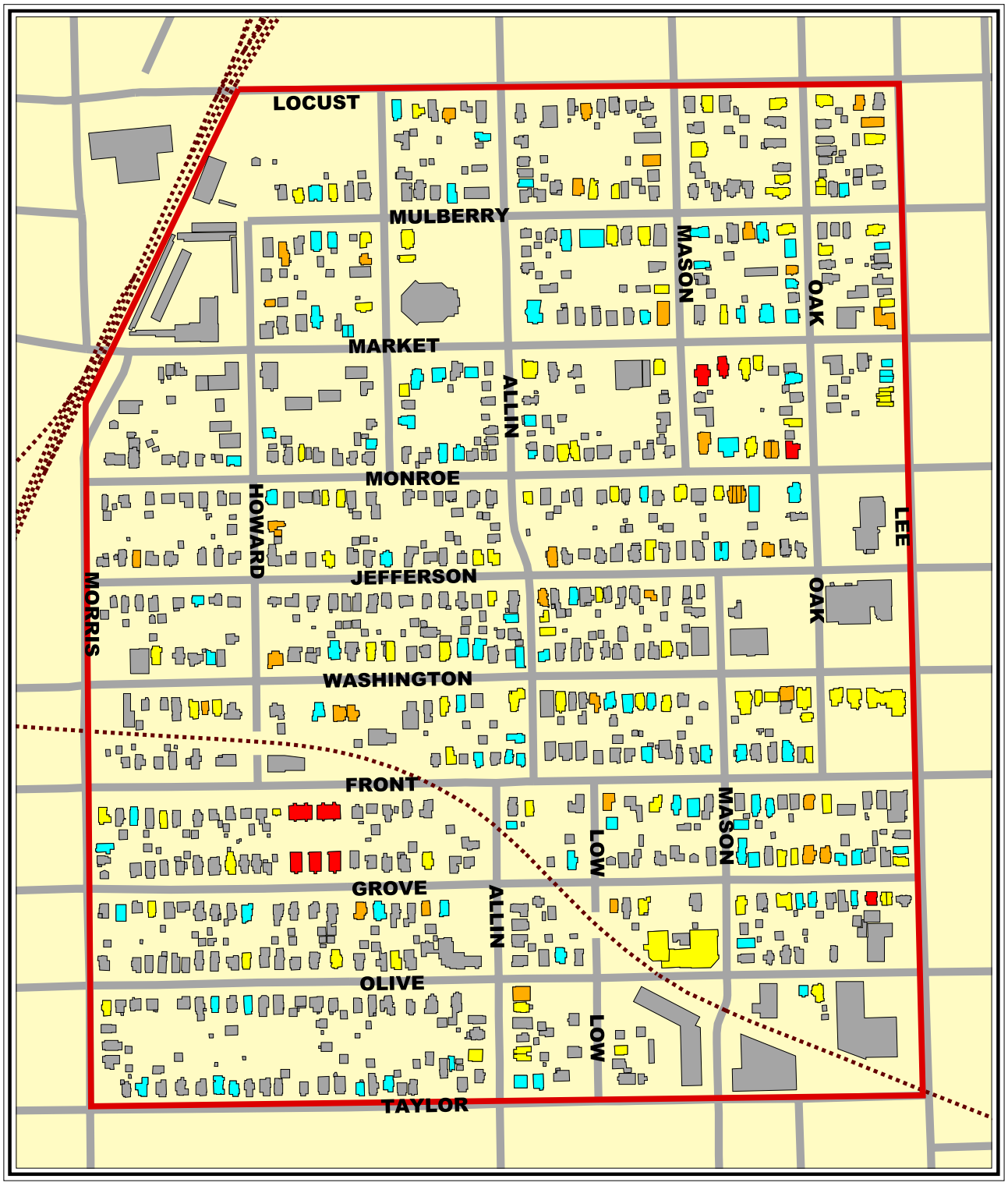
Building Conditions
Sound
Minor
Major/Critical
Project Area
Railroad
Unranked Building

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

Figure 22 - Rental Property Grades



500 0 500 Feet

Rental Grade*
- ClassA
- ClassB
- ClassC
- ClassD

Project Area
Railroad
Unranked Building

*grade based on last inspection

N
W E
S

CITY OF BLOOMINGTON

Map Created: Summer 2008

CONSIDERATIONS FOR THE IMPROVEMENT OF WEST BLOOMINGTON NEIGHBORHOOD PLAN AREA BUILDING CONDITIONS AND INFRASTRUCTURE

With the completion of the West Bloomington Neighborhood Plan and the information provided in this report, it becomes evident that improvements within the area, whether it be social, economic, educational or revitalization, must come through a comprehensive approach. The West Bloomington Neighborhood Plan discusses goals and objectives for the following areas: Youth, Safety/Community Well Being, Housing, Education, Community Greening and Economic Development. The information in this document provides the user with various data to assist in determining those priority areas of the neighborhood which should be considered for the implementation of specific programs and activities to address and improve overall building and infrastructure conditions, which will in turn help the area reach its potential.

The expenditure of any Community Development Block Grant (CDBG) funds in this area must meet one of the Department of Housing and Urban Development's (HUD) national objectives, which are:

(1) A benefit to low-moderate income households

(2) Elimination of slum-blight and,

(3) Urgent Need

Although there are many categories of eligible activities which can be funded by HUD, ones that may particularly focus in the improvement to building and/or infrastructure conditions include activities such as: clearance, rehabilitation (i.e. costs of labor, materials, supplies for the rehabilitation of property, including repair or replacement of principal fixtures and components of existing structures, financing, refinancing, security devices, conservation, water and sewer, barrier removal, historic preservation, lead-based paint hazard evaluation and reduction,) public facilities and capital improvements (i.e. streets, sidewalks, curbs and gutters, parks, playgrounds, water and sewer lines, flood and drainage improvements, and utility lines.)

With the limited amount of Community Development Block Grant (CDBG) funds available to the community on an annual basis, it is important to determine the best use of the CDBG funds. Therefore, a comprehensive and coordinated approach between the use of CDBG funds and other types of City funding sources should be undertaken to be able to address the more costly infrastructure needs in the area. A more coordinated approach for rehabilitation to privately owned dwellings should also be considered, as other local non-profit agencies offer specific types of rehabilitation services, but on a more limited basis.

It should be noted, that any future planning for the expenditure of CDBG funds in the area of improvements to building and infrastructure conditions must be identified and included in the 2010-2015 Consolidated Planning process. This will also serve to enhance efforts for the success of overall neighborhood revitalization initiated through the West Bloomington Neighborhood Plan.

APPENDIX 1

BUILDING CONDITIONS RANKING CRITERIA

DEFINITIONS:

1	2	3	4	5	6
Excellent	Good	Sound	Minor	Major	Critical

(1) Excellent (New or like New): an extremely good or new component which has been replaced/repaired or recently corrected (to meet City Code.)

(2) Good: a component which is above average in condition. No obvious maintenance required, but not necessarily new.

(3) Sound: average (no observed structural defects) Some evidence of normal wear and tear, with age, in that a few minor repairs are needed (i.e. paint, tacking down a shingle, etc.)

(4) Minor: a component with minor code violations (or an incipient violation-i.e. an incipient violations exists, if at the time of the inspection, it is thought that the physical condition of an element in the structure will deteriorate into an actual violation in the near future-such as within a year or two.) A component in need of repair to extend its life.

(5) Major: the component's useful life is near, a lot of repair is needed. It would be a major expense to replace the component (usually greater than $1,000 to replace/repair.)

(6) Critical: the component's useful life is over, it is an immediate health and safety hazard, it is a candidate for demolition, cost to replace/repair exceeds $100% of the value of the structure.

SAMPLE RATINGS:

Foundations:

1 Foundation walls are plumb and free from open cracks and breaks.
2 Foundation walls have minor amount of missing mortar or cracks a few locations.
3 Foundation walls need minor (25% or less) of tuck-pointing and/or back-plastering.
4 Foundation walls need 25-100% of tuck-pointing and/or back-plastering.
5 One or more foundation walls up to 50% are out of plumb and needs to be reconstructed.
6 Foundation walls are crumbling, out of plumb, missing material, needs material, re-set and/or more than 50% needs to be reconstructed.

Roofs/Drainage:

1 Roof has been torn off and replaced, to code, within the past 1 year
2 Roof was replaced within 2-5 years, it is not leaking, no holes in fascia/soffit
3 Roof is older, but no visible physical defects, it is not leaking.
4 Roof has a minor leak, shingles are beginning to curl, may be deteriorated or has holes in the fascia/soffit.
5 Shingles are curling, holes in roof, fascia/soffit, granules sliding off of roof, age is greater than 20 years old, multiple layers (i.e. a roof cannot have more than two layers on it, if it has two, than it must be torn off and replaced.), shingles missing. Nearing the end of its useful life.
6 Roof is leaking into the interior of the structure in one or more places, structural defects, including fascia/soffit contains large holes or falling off, pigeon roosting,

multiple layers, leas are causing major damage to the interior, rafter system inadequate, sheathing deteriorated and water damaged. Shingles missing. Needs replacement as soon as possible.

Chimneys/Towers:

1 Chimney has been reconstructed in the past year, it has the terra cotta or metal flue liner, it has proper flashing and step flashing.
2 Chimney has been reconstructed in the past 2-5 years, no visible defects exists
3 Chimney is structurally sound, no flue liner, possible chimney tar around base, has a chimney cap.
4 Chimney mortar may be missing, missing brick or two, no flue liner, no flashing or counter-flashing, no chimney cap
5 Chimney mortar missing, missing many bricks & chimney cap, leaning, no flashing or counter flashing, needs to be torn down to roof line and reconstructed.
6 All of the above in number 5, however, chimney is extremely deteriorated, it is a safety hazard, is falling down.

Guttering:

1 Guttering is new/and/or has been replaced in the last year, gutters are seamless and have appropriate number of downspouts and extensions leading away from the foundation, hanging properly to drain to downspouts.
2 Guttering has minor dents/dimples, otherwise the same as above.
3 Sound-no physical defects, gutters may be seamless or not, proper placement to permti correct drainage.
4 Downspouts and/or extensions may be missing, gutters hanging too low/improperly which prevents proper drainage to downspouts.
5 All of #4 above and gutters may be missing in places.
6 Complete gutter system needs to be replaced immediately, all of #4 & #5.

Note: may need to provide a discussion on box gutters in this area, or may want to note their presence and condition too.

Porch/Porch steps:

1 Porch has been rebuilt in the last year to meet city codes, all required handrails and guardrails are in place, with the proper height and spacing. Stairs, treads, risers & stringers are all new. They support the imposed weight loads.
2 Porch-same as #1 above with no obvious maintenance, but not new
3 Sound-no physical defects (refer to general description)
4 Lacking required handrails/guardrails around porch and/or (stairs): doesn't support weight loads, decking deteriorated, skirting missing around the bottom.
5 All of #4 above plus a combination of any of these factors: breaks in floor boards/joists/beams or steps; or damaged/deteriorated posts or foundation.
6 All of #4 & #5 above, plus the porch may be leaning, falling, needs to be torn off and replaced as soon as possible.

Parking/Sidewalks/Drives (on the interior, private components, not public parking & sidewalks):

1 New components within the past year, meets required number of off-street parking places provided.
2 Components have no physical defects.
3 Average condition, site has off-street parking and sidewalk from public sidewalk to

front of house, driveway does not have to be paved.

4 Minor cracks in sidewalks, and driveway

5 No off-street parking provided, broken concrete, trip hazards, missing sections.

6 #5 above and no off-street parking will ever be capable of being located on the site.

Windows/Window units:

1 All newer windows or replacement windows with trim wrapped with aluminum and new screens are present.

2 75% of windows/screens have been replaced or are old, but in good condition.

3 Over 75% of windows are in average condition, windows painted and paint is in tact, no broken window panes.

4 Over 25% have one or more of the following conditions: 1-3 minor cracks in window panes, paint peeling, screens missing, inoperable, painted shut, window sashes/trim have the presence of lead-based paint, window frames rotted, and deteriorated, missing pieces, windows admit rain into interior of dwelling.

5 Over 50% have one ore more of the conditions of #4.

6 all of #4 & #5 above, plus majority of windows need immediate replacement.

Screen/Storm Windows:

1 All new screens/storms installed in the last year.

2 All screens are present with no obvious signs of deterioration.

3 Average condition, includes the presence of wooden storms/screen (which have to be changed with the seasons,) no torn screens, screens are present.

4 At least 75% of screens present and in average condition.

5 #4 above and wooden frames are deteriorated, contain lead-based paint, do not fit into the window jamb properly, many windows are lacking screens.

6 #4 & #5 above and there are no screens present.

Accessory Structure (Shall include fences; same criteria shall be used for garages)

1 Newly installed and located in the last year, to meet city code.

2 No obvious physical deterioration of components, an older structure.

3 Average condition, no physical defects.

4 Paint peeling, window pane broken. Fence missing a few slats/peeling paint.

5 #4 above and structure sits on the ground, with wood in contact with ground, maybe leaning a little bit, roof may need to be replaced, no door on structure. Fence missing many slats/ leaning, or missing sections of chain link.

6 All of #4 & #5 above, but structure is extremely deteriorated and needs to be demolished.

Exterior Walls:

1 New siding (recently replaced, i.e. vinyl, aluminum, new wood with in tact paint.)

2 Siding still maintained weatherproof, with no holes, breaks, loose or rotting materials, properly surface coated.

3 Average condition, no obvious physical defects, aging characteristics.

4 Minor repairs needed, i.e. scraping and paint needed, loose or deteriorated siding or shingles.

5 Missing siding, holes in exterior walls, admits rain into the interior structure.

6 Useful life of exterior walls is over, needs replacement as soon as possible.

Public Sidewalks:

1 New or in good condition (a few small cracks).

2 Up to 50% needs replacement

3 50%-100% needs replacement

APPENDIX 2

Address Page # ________ Inspection Sheet # _____

Building Conditions Inspection Sheet

ADDRESS:________________________________

Foundation	Roof	Chimney Tower	Guttering	Porch	Porch Steps	Parking/ Sidewalk/ Drive	Windows	Screens	Exterior Walls	Garage	Accessory Structure

Public Sidewalk Rating: 1 2 3

Vacant Lot/Abandoned Yes No

Additional Notes____

ADDRESS:________________________________

Foundation	Roof	Chimney Tower	Guttering	Porch	Porch Steps	Parking/ Sidewalk/ Drive	Windows	Screens	Exterior Walls	Garage	Accessory Structure

Public Sidewalk Rating: 1 2 3

Vacant Lot/Abandoned Yes No

Additional Notes____

ADDRESS:________________________________

Foundation	Roof	Chimney Tower	Guttering	Porch	Porch Steps	Parking/ Sidewalk/ Drive	Windows	Screens	Exterior Walls	Garage	Accessory Structure

Public Sidewalk Rating: 1 2 3

Vacant Lot/Abandoned Yes No

Additional Notes____