



City of Fairburn

Housing Inventory Report

*Prepared by
Atlanta Regional Commission Staff
December 2016*



ATLANTA REGIONAL COMMISSION
regional impact + local relevance

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Introduction

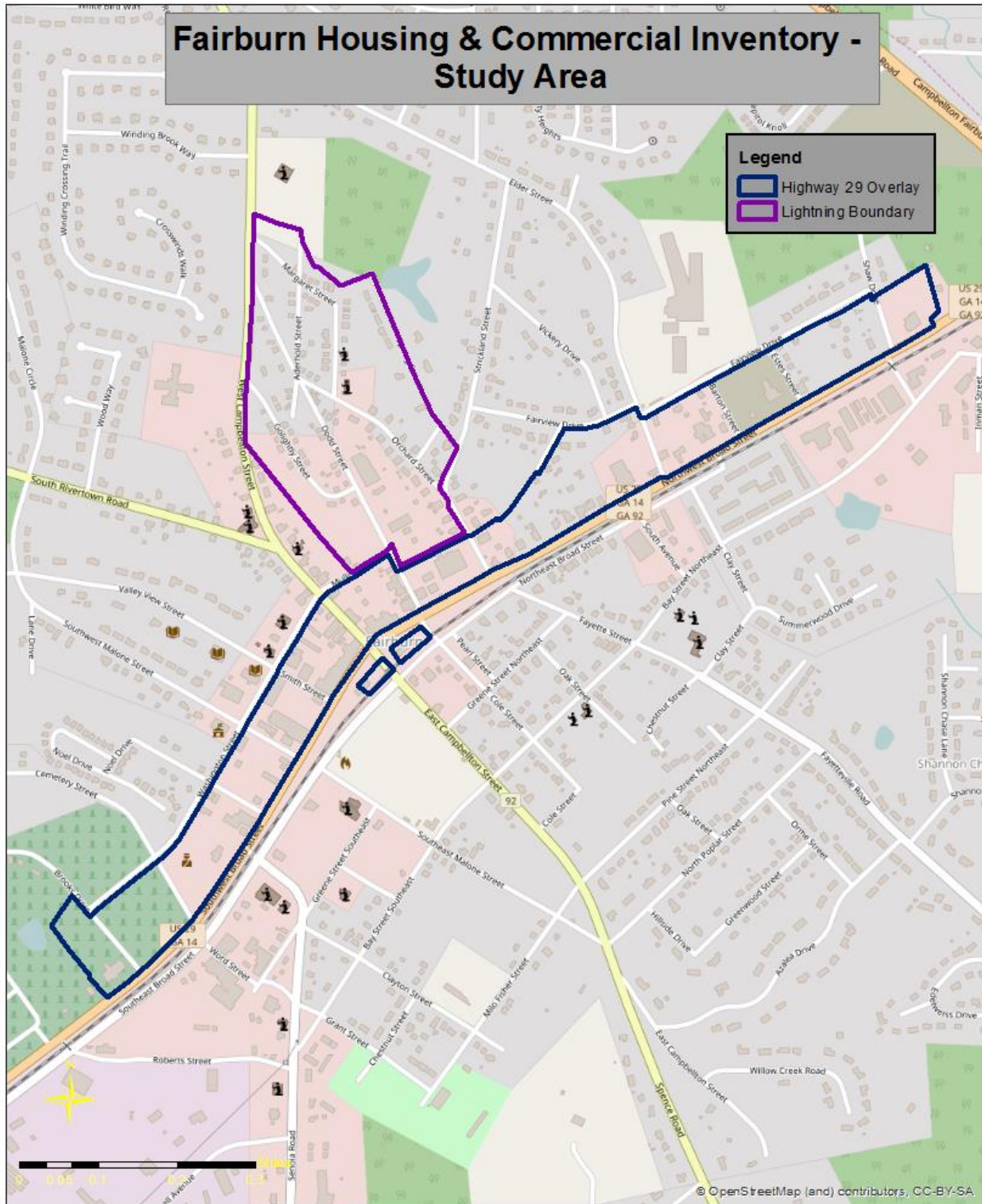
The City of Fairburn applied for and was selected by the Atlanta Regional Commission's (ARC) Community Choices Program to receive assistance in conducting an inventory of the Lightning District and the Highway 29 Overlay District.

This housing inventory will provide a great deal of valuable information upon which to build a comprehensive strategy for addressing housing and community revitalization throughout the City of Fairburn. Representatives from City Council have provided support and partnership throughout the housing inventory process.

To complete the inventory, ARC developed a web-based tool utilizing Geographic Information Systems (GIS) technology and relied on support from program staff. The information gathered by the inventory will help the City better understand the status of housing within the Lightning District, as well as the Highway 29 Overlay District and also allow us to leverage specific partnerships and funding opportunities to bring additional resources to Fairburn.

This project has resulted in the creation of a full electronic database of the City's existing housing conditions in the Lightning District along with the conditions of the Highway 29 Overlay District. This report details the overall process, data collection procedures, major findings, next steps, and possible tools and funding opportunities to facilitate the City's options regarding the Lightning District and Highway 29 Overlay District.

Map 1 – Study Area



Process and Schedule

1. ARC Community Choices staff meets with Fairburn staff and City Council to discuss project scope.	May-June 2016
2. Community Choices team begins preparation of baseline data, establishing inventory criteria and site inspection methodology.	July 2016
3. Community Choices team conducts residential and commercial survey/inventory.	July 2016
4. Community choices team prepares inventory database and draft report with recommendations.	July - September 2016
5. Community Choices team sends data from inventories to city staff for review and preparation for state housing application.	September-October 2016
6. Community Choices team sends drat report to city staff.	October 2016
7. City staff reviews draft report.	October-November 2016
8. Community Choices team makes changes to draft.	December 2016
9. Final draft of report forwarded to city staff.	December 2016
10. Final report and recommendations presented to Mayor and City Council.	February 2017

The City of Fairburn submitted an application for technical assistance through the ARC's Community Choices program in February 2016. The City was chosen, along with four other jurisdictions, to receive assistance in the 2016-2017 cycle. ARC staff met with Mayor and City Council in May to introduce the project and solicit input before the development of the project scope and data collection tool. The project scope of work was finalized several weeks later. Best practices research to inform the project took place in May-July, drawing on examples of previous housing inventories in Lithonia, Alpharetta, and Union City.

Throughout July and August, the Community Choices team continued to inventory the remaining residential parcels in the Lightning District as well as inventory the Highway 29 Overlay District with the help of the GIS tool developed by the ARC Research & Analytics Division. The work led to many conversations with community members on the objective of the project. Many neighbors showed enthusiasm at the City's desire to study and improve both the Lightning District and the Highway 29 Overlay District.

Methodology of Inventory Tool

The primary data collection instrument utilized in conducting the housing inventory was a web-based tool using GIS technology. This tool was developed to meet the specific needs of this project and facilitated real-time updates to an existing parcel database provided by Fulton County. The tool provided simple data entry capabilities into an ArcGIS Online platform, which was made accessible in the field through an application on a Wi-Fi enabled iPad. Displaying a map of all residential parcels within the Lightning District and all other parcels within the Highway 29 Overlay District, the Community Choices team answered a series of questions regarding property characteristics and condition, and provided any relevant comments on each feature.

The survey was broadly divided into three main sections: general information, housing characteristics, and frontage characteristics. The general housing characteristics contained a basic description of the property, including its street address, occupancy status, number of stories, and property type (single family, duplex, multifamily, etc.). Where applicable, the fields were pre-populated from the GIS data provided by Fulton County, including the parcel's underlying zoning classification, parcel ID number, and street address.

The housing and commercial characteristics section assessed features including the roof, siding, paint, porch/steps, detached structures, windows, doors, gutter, fence/retaining walls, landscaping, and driveways. Most characteristics were classified as "good condition", "minor defects", or "major defects," though both roof and siding have an additional level of defect titled "critical defects" to note the serious flaws in these structurally significant elements. A definitions page was created to explain each level of defect to assure consistency between evaluations. Once the defects were determined, a weighted scoring metric was applied to determine an overall condition classification for each housing/commercial unit: good, fair, deteriorated, or dilapidated.

The remainder of the survey evaluated the frontage characteristics, providing information on the public infrastructure adjacent to the property. The frontage characteristics – streets, curbs, sidewalks, and drainage – were evaluated more simply as "good condition", "poor condition", or "N/A". No scoring metric is applied to frontage characteristics, since property owners are not responsible for the maintenance of these facilities. Rather, this information is provided to the City as a guide for future capital improvements.

The methodology employed in the inventory of the Lightning District and the Highway 29 Overlay District did face two significant limitations. The data received from Fulton County regarding the parcel data was at times inaccurate due to potentially split parcels or new developments being built without updating the parcel data in the Fulton County database.

With this sometimes inaccurate parcel information, there were a few residential properties within the Lightning District that no longer had addresses on or around the house whether it was too dilapidated to read or the property had been rebuilt and the owners had not placed an address on their property. This

made it hard, at times, to determine if the property was in the correct parcel on the map and in the GIS software.

Definitions

Housing Condition Definitions

Adequate – A structure that is well maintained and exhibits few deficiencies. All major and critical components are all in good repair, with minimal minor defects. Overall, it is structurally sound and habitable. Some structures within this category may need minor repairs and renovations.

Deteriorating – A structure which exhibits several substandard critical, major, or minor defects. The unit is in a state of disrepair, but habitable and significant work is needed in order to halt further deterioration.

Dilapidated – A structure which suffers from excessive neglect, appears structurally unsound, maintenance is nonexistent, and is not fit for human habitation in its current condition. The unit exhibits numerous substandard critical and major defects.

Major Findings

Lightning District

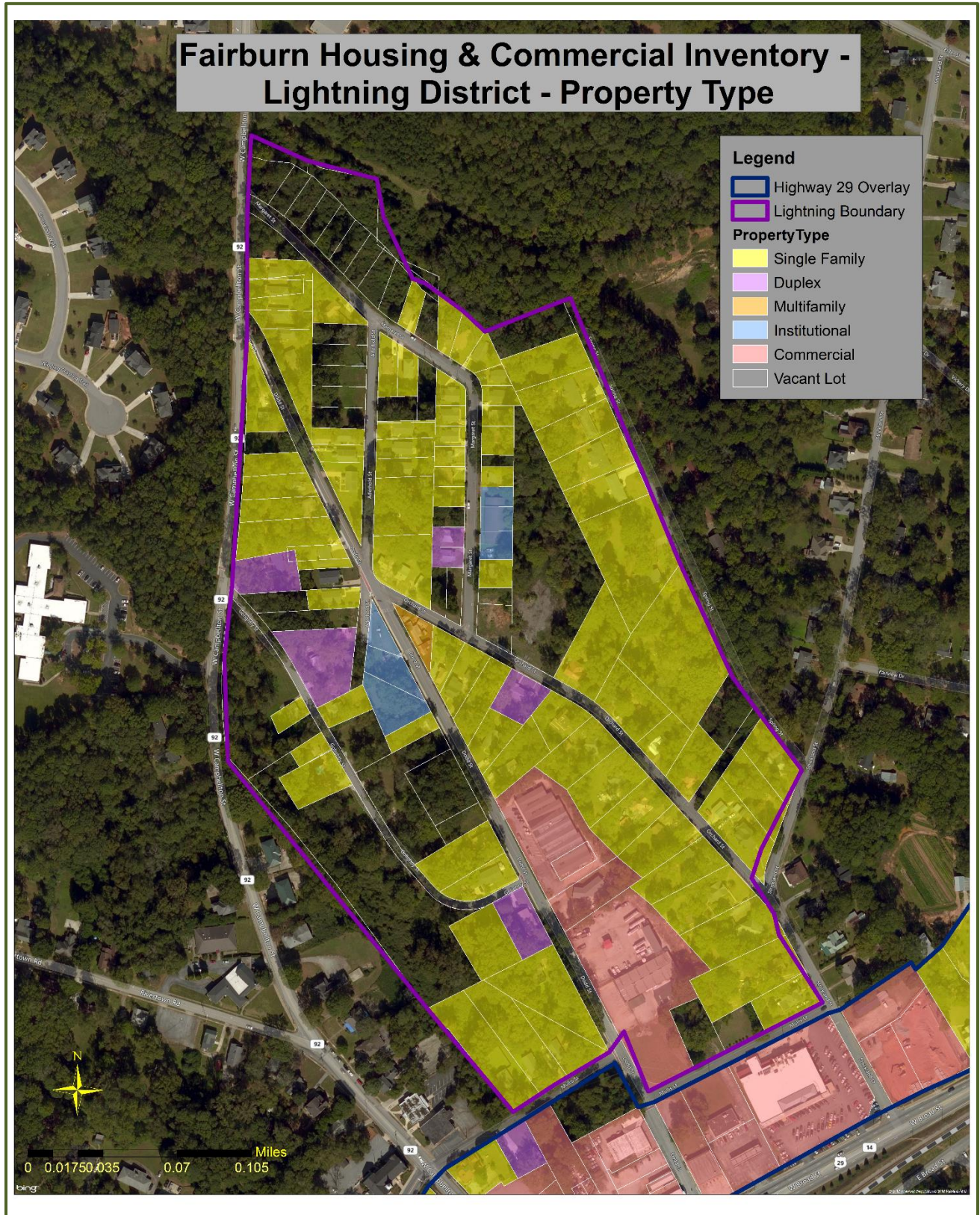
In conducting the housing inventory, ARC staff assessed 139 individual parcels within the Lightning District. The majority of the Lightning District consists of single-family homes with a small percentage of duplexes. There is one single-story multi-family structure at the corner of Dodd and Orchard Streets across from the playground. The structures are abandoned, but located at a prominent intersection of the neighborhood. There are also a few commercial and institutional structures. Twenty-eight (28%) of parcels are vacant.

The concentrations of vacant lots can be found in the northeastern and western quadrants. In the northeastern quadrant, a large number of vacant lots are located on Margaret St., where the street meets West Campbellton St. There are also quite a few vacant lots along Aderhold St., close to the intersection of Adherold St. and Margaret St. The western quadrant has vacant lots along Dodd St. as well as around Golightly St. close to where the street meets West Campbellton St. The housing stock surrounding these vacant lots is of mixed condition. (See Table 1 and Map 2 below for details.)

Table 1

Property Type – Lightning District	Number	Percentage
Single Family	83	60%
Duplex	6	4%
Multi-Family	1	1%
Institutional	6	4%
Commercial	4	3%
Vacant	39	28%
Total	139	

Map 2

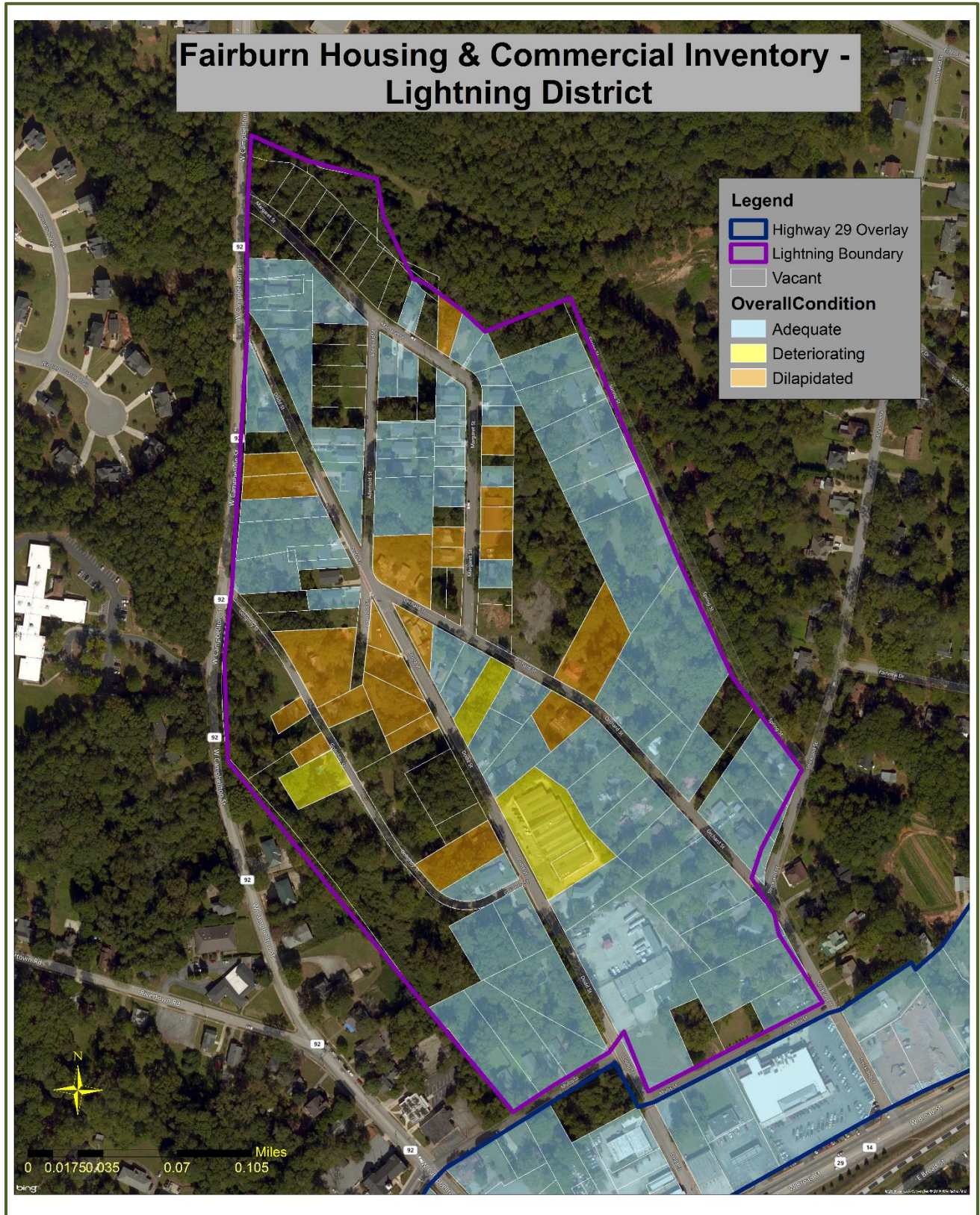


Of the 99 parcels with structures, 73 units are classified as Adequate (74%), 3 units are classified as Deteriorating (3%), and 23 units are classified as Dilapidated (23%). Overall, the majority of the neighborhood is classified as Adequate, but roughly a quarter (26%) of the neighborhood that is classified as Deteriorating and Dilapidated. These units are clustered throughout the neighborhood and often occupy large parcels of land. Housing in sub-optimal (Deteriorating & Dilapidated) condition are located on Golightly St. and around the intersection of Dodd St. and Orchard St. Additional concentrations can be found along Dodd St. and along Margaret St. (See Table 2 and Map 3).

Table 2

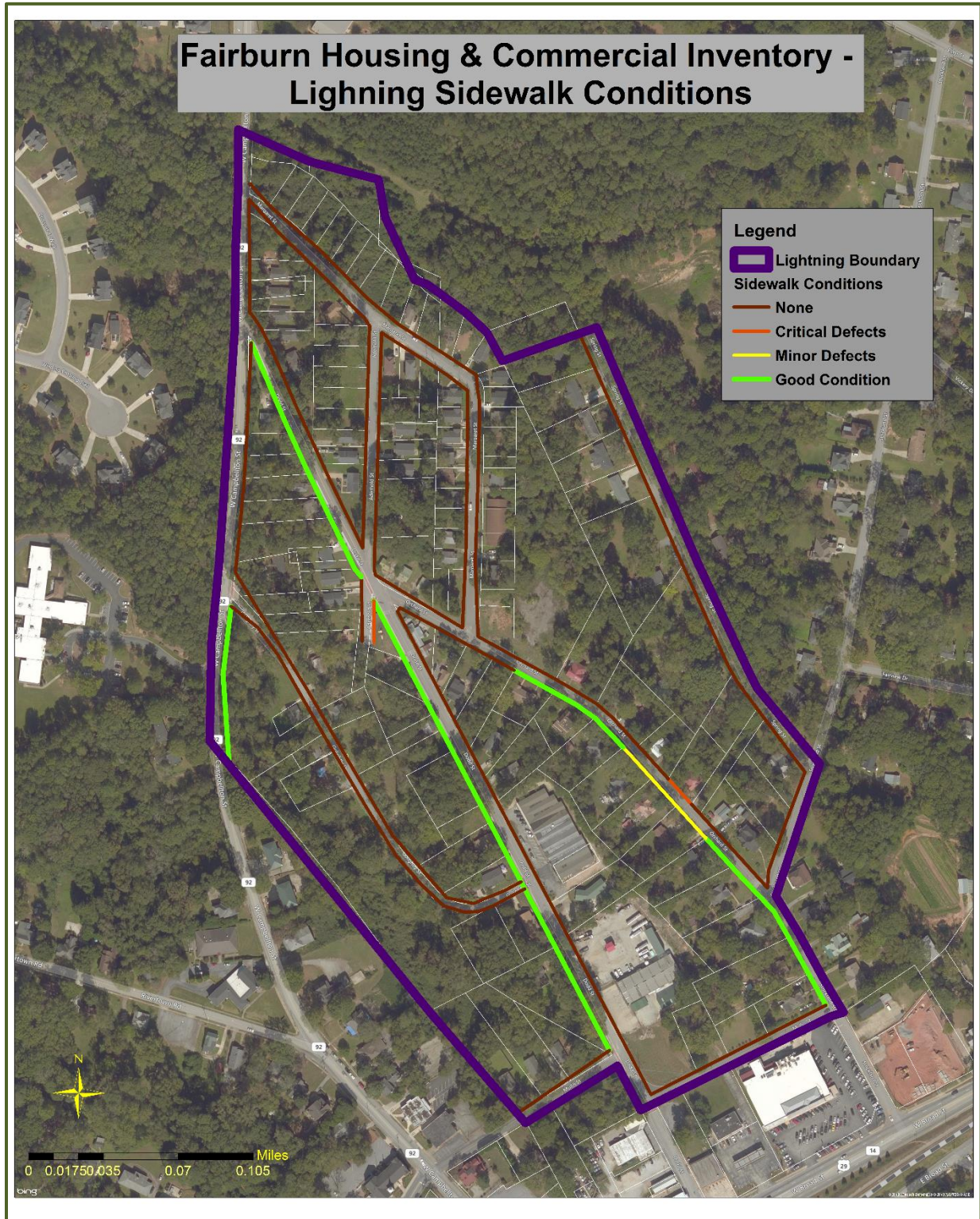
Housing Conditions – Lightning District	Number	Percentage
Adequate	73	74%
Deteriorating	3	3%
Dilapidated	23	23%
Total	99	

Map 3



Finally, the ARC staff assessed the sidewalk condition of the residential parcels within the Lightning District. Of the 93 residential parcels, only 19 (21%) of the parcels had a sidewalk classified as being in good condition, 3 parcels were classified to have minor defects (3%), and 2 parcels were classified as having critical defects (1%). Sixty-six (66) parcels (75%) did not have a sidewalk present. About 80% of all residential parcels have sub-optimal sidewalks (minor defects, critical defects, or not present). The areas where the sidewalk conditions are good is around the park at the intersection of Dodd St., Orchard St., and Aderhold St. The residential parcels that lacked sidewalks or had sidewalks with sub-optimal conditions were located along the smaller side roads like Margaret St., Aderhold St., Orchard St., and Golightly St. Parts of Dodd St. and Strickland St. also lacked sidewalks with good conditions.

Map 4



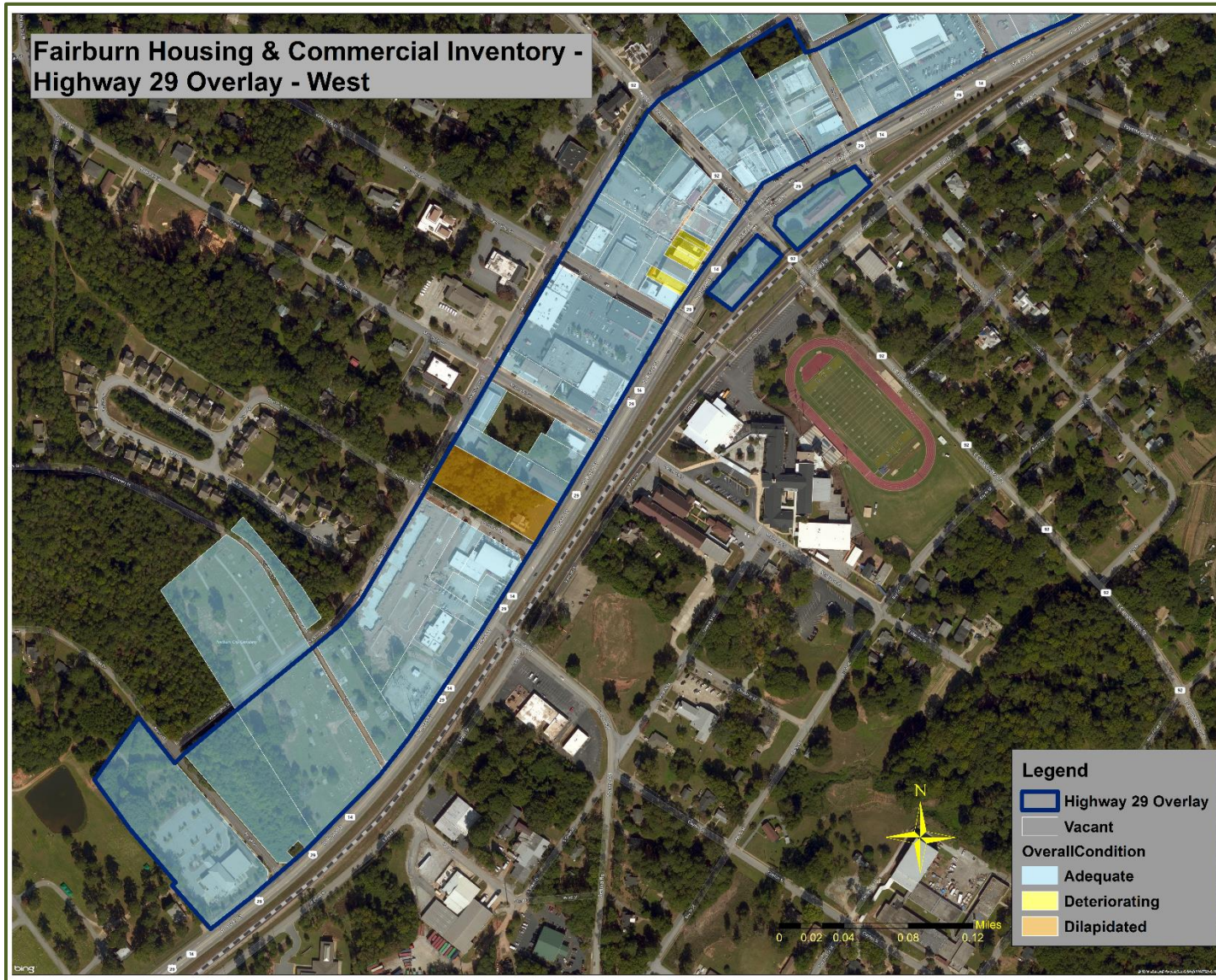
Highway 29 Overlay District – Commercial Inventory

In conducting the commercial inventory, ARC staff assessed 101 individual parcels within the Overlay District. Because the majority of the parcels were non-residential (1 multi-family development exists within the overlay), the primary focus of the inventory was the condition of the structures and vacant parcels which are included within the below Building Conditions Table. Among the 100 parcels inventoried, 95 are classified as Adequate (94%), 2 units are classified as Deteriorating (2%), 1 is classified as Dilapidated (1%) and 3 parcels are classified as Vacant (3%). Although the percentages of sub-optimal (Deteriorating & Dilapidated) condition parcels are low, some are prominently located at the center of the commercial district between Highway 92/W. Campbellton Street and Smith Street. The few vacant lots are located along Malone Street SW, Mullis Road and Fairview Drive. The commercial and housing stock around these vacant lots are in adequate condition. (See Table 3 and Maps 5 & 6 below.)

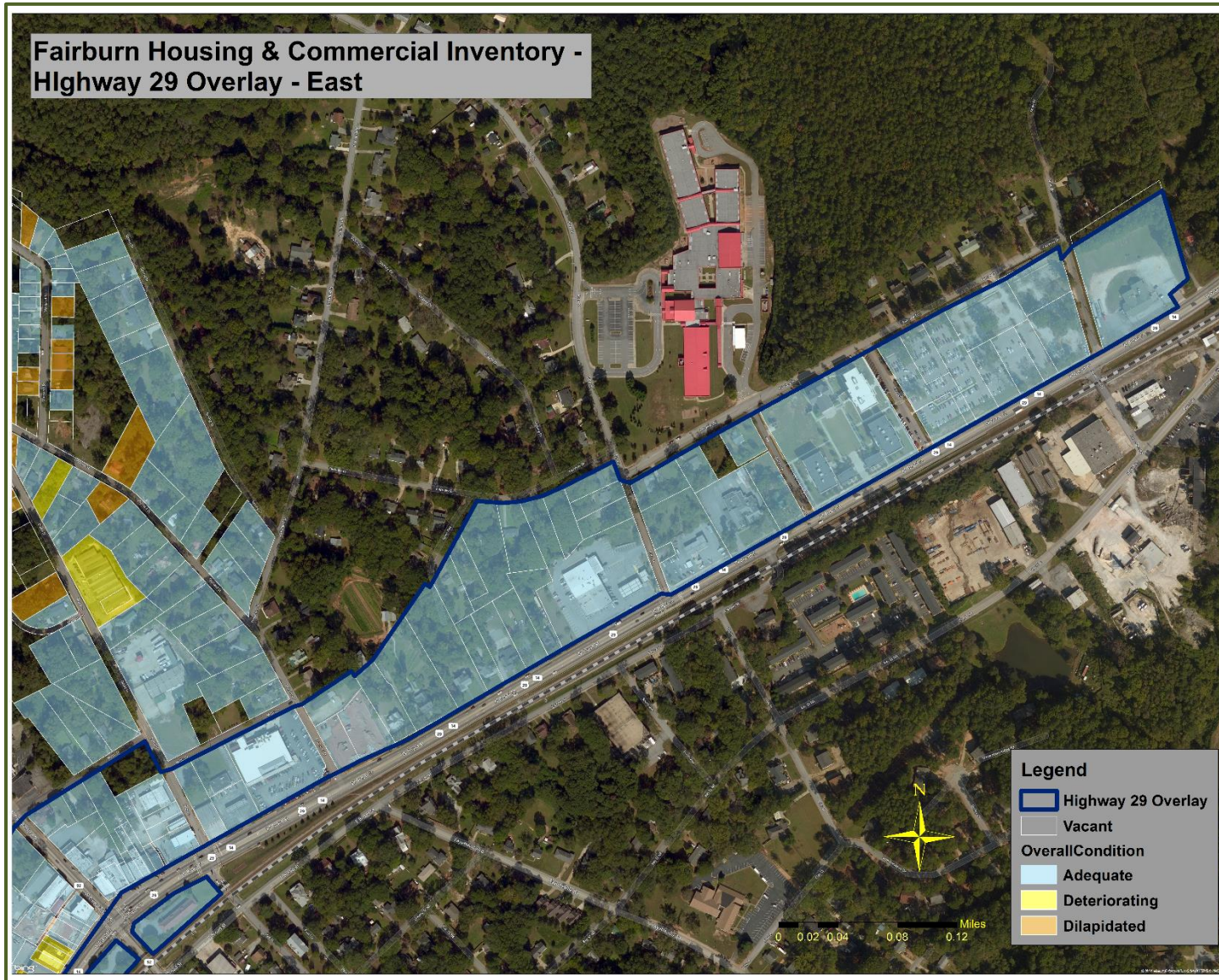
Table 3

Building Conditions - Hwy 29 Overlay District	Number	Percentage
Adequate	95	94%
Deteriorating	2	2%
Dilapidated	1	1%
Vacant	3	3%
Total	101	

Map 5



Map 6



Next Steps

This inventory of housing in the Lightning District and of the Highway 29 Overlay District provides the City of Fairburn with a great deal of information upon which to build a comprehensive strategy for addressing the needs of the areas. There is no specific prescription for solving all of the issues identified here. Rather, implementation measures should be built on a series of community conversations and broad-based support from affected citizens. When people are engaged to participate in the future of their community – their street, block, or city – the results will most likely be “owned” by the people, and not simply the implementing authority.

Three potential strategies include:

- 1) The City of Fairburn can potentially use the data from the housing inventory for the Lightning District in an application to the Georgia Initiative for Community Housing (GICH). This program will help the city become educated about enhancing community development and meeting local housing needs through retreats, workshops, and creating an action plan to be implemented within their own community. This can provide the City with an opportunity to receive funds and training on how to better the residential properties in the Lightning District that are deteriorated or dilapidated.
- 2) The City received funds through a Community Development Block Grant (CDBG), a few years ago to improve the pedestrian accessibility through improvement of sidewalks at the intersection of Dodd St., Orchard St., and Aderhold St. The inventory of both the Lightning District and the Hwy 29 Downtown Overlay included the conditions of the sidewalks around each parcel. The result of the inventory shows that in some areas, in both the housing and commercial inventories, the conditions of the sidewalks could be improved, making it easier and safer for pedestrians to access the areas they need to. The City could use this information to apply for more CDBG grants to continue to improve the Lightning neighborhood for pedestrians. This could also increase and encourage the desirability of citizens to maintain and improve properties within the community.
- 3) In both inventories, commercial and housing, there were quite a few parcels with vacant lots. It is more apparent in the Housing Inventory, however, the City of Fairburn could use this information in order to revitalize the neighborhood, so that these vacant lots become more attractive to developers. In the Lightning District, there are several vacant lots next to sub-optimal residential parcels. This can be addressed in the GICH, so next steps can be taken to help the areas around the vacant lots, and as a result, the vacant lots can be addressed as well.

The continued input and engagement of City residents will be critical to the success of any initiative carried out as a result of this housing and downtown inventory. The existing community housing team is an active group of concerned citizens and is a great start to building a larger group of stakeholders to speak into this process.

The housing team as well as the team in charge of the downtown area may begin implementing these recommendations by devising a community engagement process to determine which methods of communication are most effective at reaching City residents. A combination of in-person meetings and

internet/phone surveys could be used to build a set of customized recommendations upon which the City could act. The process should invite input from citizens on issues that directly affects them (i.e. structures on their block or street) to ensure maximum participation and a transparent process.

Possible Resources and Tools

Housing

Georgia Initiative for Community Housing

The Georgia Initiative for Community Housing (GICH) helps communities improve their quality of life and economic vitality through the development of locally-based housing and revitalization strategies. This is achieved through:

- Technical assistance
- Collaboration
- Expert presenters
- Training
- Facilitation
- Consensus building
- Networking
- Mentoring

The three-year program of technical assistance and cross-community sharing will help participating community housing teams: attend retreats with other participating communities; identify issues, needs, available resources, and other potential obstacles; develop new ideas about meeting local housing needs; learn best practices and available resources for funding; and produce a community housing plan with objectives and goals and assistance in implementation of that action plan.

Applications information is located at: <http://www.fcs.uga.edu/fhce/gich-how-to-apply>

Letter of Intent is due July 28, 2016. Final Applications are due September 9, 2016. Letter of intent and application should be sent to Karen Tinsley, see contact information below.

Contact Information:

Karen Tinsley

[203 Housing Research Center \(House B\)](#)

407 Sanford Dr.

Athens, GA 30602

Phone: 706-542-4949

Fax: 706-583-0313

E-mail: klt@uga.edu

The City submitted an application for the 2016 GICH program cycle and was selected to receive technical assistance with developing housing and community revitalization strategies for the Lightning District and Summerwood Community. The City will begin the three-year program in February 2017.

Community Development Block Grant Program

The Community Development Block Grant (CDBG) program offers resources to communities to ensure decent affordable housing, provide services to the most vulnerable communities, and create jobs

through the expansion and retention of businesses. Two primary programs may be applicable to the City of Fairburn:

Entitlement Communities: The CDBG entitlement program allocates annual grants to Fulton County, which dictates its own funding priorities to develop and provide decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Eligible activities include:

- Acquisition of real property;
- Relocation and demolition;
- Rehabilitation of residential and non-residential structures;
- Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- Public services, within certain limits;
- Activities relating to energy conservation and renewable energy resources; and
- Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

Website for further information:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/entitlement

Contact information:

Jenise Jefferson
CDBG Manager
Housing and Community Development
137 Peachtree Street SW, Suite 300
Atlanta, GA 30303-3621
Phone: (404)-612-8063
E-mail: jenise.jefferson@fultoncountyga.gov

Neighborhood Stabilization Program: The Neighborhood Stabilization Program (NSP) aims to stabilize communities that have suffered from foreclosures and abandonment. HUD provides grants to communities wrought with foreclosures and delinquencies to purchase, rehabilitate, or redevelop homes. All activities funded by NSP must benefit low- and moderate-income persons whose income does not exceed 120 percent of area median income.

NSP funds may be used for activities which include, but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Establish land banks for foreclosed homes;

- Demolish blighted structures; and
- Redevelop demolished or vacant properties

Website for further information:

<https://www.hudexchange.info/programs/nsp/>

Code Enforcement

Code enforcement can be a valuable mechanism in ensuring the continued maintenance and safe and sanitary conditions within residential and commercial properties. Code enforcement officers are responsible for the inspection and enforcement of properties that violate the municipal housing code, commercial maintenance and industrial code. Properties are inspected for violations such as:

- Decayed/damaged leaking roofs;
- Broken window glass;
- Flaking/peeling paint;
- Rodent infestation or unsanitary conditions;
- Overgrown, littered vacant lots;
- Open and vacant structures, dilapidated buildings;
- Numerous other deficiencies which render properties substandard or unsafe to its occupants or the general public.

Repeated or ongoing violations of the city ordinances may result in penalties including fines, community service, or alternative compliance measures such as demolition, order to vacate, or orders to clean and close the property.

According to the website, glassdoors.com, a resource that aggregates salary information and data for specific jobs around the country, shows the average salary of adding a code enforcement officer around \$30,000 to \$40,000.

Clean and Lien Program

An innovative approach adopted by Union City, GA, is the Clean and Lien program. The program is a mechanism through which neglected, vacant properties may be addressed. After citing the owners of vacant and blighted properties for code violations and ensuring due process for property owners, the local government along with community service workers clean (mowing, boarding windows, and removing trash) the neglected property and then places a lien on it for the value of the cleaning. The program, which costs between \$150 - \$250 per lot, has brought about the cleaning of 25 abandoned homes in Union City.

Contact information:

Sonja Fillingame, City Manager

Phone: 770-964-2288

Email: sfillingame@unioncityga.org

Commercial/Industrial

Downtown Development Revolving Loan Fund (DDRLF)

The purpose of the Downtown Development Revolving Loan Fund (DDRLF) is to assist cities, counties, and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas and adjacent historic neighborhoods where DDRLF will spur commercial redevelopment. The ultimate user of funds may be a private business or a public entity such as a city or development authority.

Applicants must demonstrate that they have a viable downtown development project and clearly identify the proposed uses of the loan proceeds. Once approved, funds may be used for such activities as: real estate acquisition, development, redevelopment, and new construction; rehabilitation of public and private infrastructure and facilities; purchase of equipment and other assets (on a limited basis).

The maximum loan is \$250,000 per project. Applications will be accepted throughout the year and as loan funds are available to the Department.

Website for further information and downloadable resources:

<http://www.dca.state.ga.us/economic/financing/programs/ddrlf.asp>

Contact Information:

Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
Cherie Bennett
DDRLF Program Manager
Phone: 404-831-2058
E-mail: Cherie.Bennett@dca.ga.gov

CDBG Loan Guarantee Program (Section 108 Program)

The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program is a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible a project must meet all applicable CDBG requirements and result in significant employment and/or benefit for low and moderate income persons. Projects that are eligible for financing under existing federal, state, regional or local programs will generally not be considered for guarantee assistance unless the programs would fail to fully meet a project's need.

Eligible Activities:

(a) Acquisition of improved or unimproved real property, including acquisition for economic development purposes;

- (b) Rehabilitation of real property owned or acquired by the public entity or its designated public agency;
- (c) Payment of interest on obligations guaranteed under the 108 program;
- (d) Clearance, demolition and removal, including movement of structures to other sites, of buildings and improvements on real property acquired or rehabilitated pursuant to activities a and b of this section;
- (e) Site preparation, including construction, reconstruction, or installation of public and other site improvements, utilities, or facilities (other than buildings), which is related to the redevelopment or use of the real property acquired or rehabilitated pursuant to activities a and b of this section, or for an economic development purpose;
- (f) Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of debt obligations under the 108 program;
- (g) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit sub-recipients;
- (h) The provision of assistance to a private for-profit business, including, but not limited to loans and other forms of support where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in CFR Part 570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent practicable, displacement of existing businesses and jobs in neighborhoods.
- (i) A debt service reserve to be used in accordance with requirements specified in the contract entered into pursuant to CFR Part 570.705(b)(1); and
- (j) Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities (except for buildings for the general conduct of government), public streets, sidewalks, and other site improvements and public utilities.

Maximum Loan Guarantee Amount: \$5,000,000 (In the interest of limiting exposure and promoting a diversified portfolio, the Department reserves the right to limit the amounts "pledged" to any one unit of local government or business interest).

Website for further information and downloadable resources:

<http://www.dca.state.ga.us/economic/financing/programs/section108.asp>

Contact Information:

[Joanie Perry](#)

Georgia Department of Community Affairs

60 Executive Park South, N.E.

Atlanta, Georgia 30329-2231

(404) 679-3173

Main Street Program

The Main Street Program was launched in Georgia in 1980. Created by the National Trust for Historic Preservation, the Main Street initiative blends historic preservation and downtown revitalization through a 4 Point Approach that involves organization, design, promotions, and economic development.

Participating cities ranging in size from 500 to 50,000 and utilize these unique preservation based tools to help spur development and revitalization efforts in their historic downtown districts. Today, there are 96 cities participating in the Georgia Main Streets Network.

Some of the program's services include:

- Resource Team and On-Site Visits – The Resource Team is a team of consultants tailored to the special needs of the community and present their findings in order to guide the activities of the Main Street Program. This team will continually visit to provide assistance and monitor the progress of the community's program of work.
- Technical Assistance – A variety of resources are available to Main Street designated communities at no cost, which include: assistance with DCA grants, assistance with community planning, economic restructuring, marketing, promotion, downtown design, leadership development, committee development, and overall organization.
- Design Assistance – Façade rehabilitation drawings, historic building material recommendations, design alternatives to modernize structures, paint color recommendations, streetscapes, landscape plans, hardscape planting plans, park designs, signage, etc.
- Manager Training – Training sessions are presented by staff, the National Trusts' National Main Street Center and other leaders in the field of downtown development to Main Street Managers, Downtown Development Authority members, Program Board members, and others interested in downtown development.
- Regional Networking Sessions – The sessions are held quarterly and are designed to give program managers the opportunity to share ideas and discuss problems.
- Website Assistance – The Office of Downtown Development's website promotes each Main Street community with a community description, a picture, a calendar of events, and links to other community websites.

In order to apply for Classic Main Street Designation, the city must have a population between 5,000 and 50,000 according to the 2000 census. For more information, contact the director of the Main Street/Better Hometown program.

Website for further information and downloadable resources:

<http://www.dca.state.ga.us/communities/DowntownDevelopment/publications/DD-ResourceProgramGuide.pdf>

<http://www.locustgrove-ga.gov/docs/GeorgiaMainStreetProgramFactSheet2.04.pdf>

Contact Information:

Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
Phone: 404-679-4859

Downtown Design Studio
675 Pulaski Street, Suite 900
Athens, Georgia 30601
Phone: 706.425.3079

Billy Peppers, EDFP
Director
Phone: 404.679.3101
E-mail: billy.peppers@dca.ga.gov

Jessica Reynolds-Wiggins
Communications & Training Coordinator
Phone: 404.679.4859
E-mail: jessica.reynolds@dca.ga.gov

Apply for a TAD – ADA Development Office Contact Information

Redevelopment Fund Program

The Redevelopment Fund provides flexible financial assistance to locally initiated public/private partnerships by helping local governments implement projects that wouldn't proceed otherwise. The Fund is used to leverage investments in commercial, downtown, industrial redevelopment and revitalization projects. It primarily focuses on the HUD national objective of "eliminating slums or blight." The Redevelopment Fund may be able to combine with other DCA CDBG programs to reduce the economic challenges of redevelopment projects and increase their investment potential.

Website for further information and downloadable resources/application:

<http://www.dca.state.ga.us/communities/downtowndevelopment/programs/redevfund.asp>

Contact Information:

Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231
Brock Smith
Phone: 404-679-1744
E-mail: brock.smith@dca.ga.gov
Gabriel Morris
Phone: 404-679-3174
E-mail: gabriel.Morris@dca.ga.gov

TECHNICAL APPENDIX

Table 1: Lightning District – Property Type / Overall Conditions

Address	Property Type	Overall Cond
0 ADERHOLD ST # 21	Vacant Lot	
0 ADERHOLD ST 20	Vacant Lot	
0 ADERHOLT ST	Vacant Lot	
0 CAMPBELLTON RD	Vacant Lot	
0 DODD ST	Single Family (No Garage)	Dilapidated
0 DODD ST	Vacant Lot	
0 DODD ST	Institutional	Dilapidated
0 DODD ST	Institutional	Dilapidated
0 DODD ST	Institutional	Dilapidated
0 GOLIGHTLY ST	Single Family (No Garage)	Dilapidated
0 GOLIGHTLY ST	Vacant Lot	
0 MARGARET ST	Vacant Lot	
0 MARGARET ST	Vacant Lot	
0 MARGARET ST	Vacant Lot	
0 MARGARET ST	Institutional	Dilapidated
0 MARGARET ST # 11	Vacant Lot	Vacant
0 MARGARET ST # 18	Vacant Lot	
0 MARGARET ST # 2	Vacant Lot	
0 MARGARET ST # 3	Vacant Lot	
0 MARGARET ST # 5	Vacant Lot	
0 MARGARET ST # 7	Vacant Lot	
0 MARGARET ST # 8	Single Family (No Garage)	Adequate
0 MARGARET ST 1	Vacant Lot	
0 MARGARET ST 12	Vacant Lot	
0 MARGARET ST 16	Vacant Lot	
0 MARGARET ST 17	Vacant Lot	
0 MARGARET ST 19	Vacant Lot	
0 MARGARET ST 4	Vacant Lot	
0 MARGARET ST 6	Vacant Lot	
0 ORCHARD ST	Vacant Lot	
0 ORCHARD ST	Vacant Lot	Vacant
0 ORCHARD ST	Vacant Lot	
0 ORCHARD ST	Single Family (No Garage)	Dilapidated
0 SPRING ST	Vacant Lot	
0 SPRING ST	Vacant Lot	
0 WASHINGTON ST	Vacant Lot	

Address	Property Type	Overall Cond
100 ORCHARD ST	Single Family (No Garage)	Adequate
101 DODD ST	Single Family (No Garage)	Adequate
105 ORCHARD ST	Single Family (No Garage)	Adequate
108 STRICKLAND ST	Single Family (No Garage)	Adequate
110 ORCHARD ST	Single Family (No Garage)	Adequate
116 ADERHOLD ST	Vacant Lot	
118 SPRING ST	Single Family (No Garage)	Adequate
118 STRICKLAND ST	Single Family (No Garage)	Adequate
120 ADERHOLD ST	Single Family (No Garage)	Adequate
120 ORCHARD ST	Single Family (No Garage)	Adequate
121 DODD ST	Single Family (No Garage)	Adequate
121 ORCHARD ST	Single Family (No Garage)	Adequate
122 DODD ST	Single Family (No Garage)	Dilapidated
122 GOLIGHTY ST	Single Family (No Garage)	Deteriorating
128 DODD ST	Vacant Lot	
130 ORCHARD ST	Single Family (No Garage)	Dilapidated
130 SPRING ST	Single Family (No Garage)	Adequate
135 DODD ST	Single Family (No Garage)	Deteriorating
137 GOLIGHTLEY ST	Vacant Lot	
138 GOLIGHTLEY ST	Single Family (No Garage)	Dilapidated
139 ORCHARD ST	Single Family (No Garage)	Dilapidated
140 GOLIGHTLEY ST	Single Family (No Garage)	Dilapidated
140 ORCHARD ST	Duplex	Adequate
140 SPRING ST	Single Family (Attached Garage)	Adequate
143 DODD ST	Single Family (Attached Garage)	Adequate
144 ADERHOLD ST	Single Family (No Garage)	Adequate
146 ADERHOLD ST	Single Family (No Garage)	Adequate
148 ADERHOLD ST	Single Family (No Garage)	Adequate
148 SPRING ST	Single Family (Attached Garage)	Adequate
150 DODD ST	Single Family (No Garage)	Dilapidated
151 DODD ST	Single Family (No Garage)	Adequate
152 ADERHOLD ST	Vacant Lot	
152 MARGARET ST # 15	Single Family (No Garage)	Adequate
153 GOLIGHTLEY ST	Vacant Lot	Vacant
155 DODD ST	Multifamily	Dilapidated
156 SPRING ST	Single Family (Attached Garage)	Adequate
157 ORCHARD ST	Vacant Lot	
161 MARGARET ST	Single Family (No Garage)	Adequate
164 SPRING ST	Single Family (Attached Garage)	Adequate
169 MARGARET ST	Institutional	Dilapidated
172 MARGARET ST	Duplex	Dilapidated

Address	Property Type	Overall Cond
172 MARGARET ST	Duplex	Dilapidated
172 SPRING ST	Single Family (Attached Garage)	Adequate
175 GOLIGHTLEY ST	Duplex	Dilapidated
175 MARGARET ST	Institutional	Dilapidated
176 MARGARET ST	Duplex	Dilapidated
182 MARGARET ST	Vacant Lot	Vacant
185 ADERHOLD ST	Single Family (No Garage)	Adequate
185 MARGARET ST	Single Family (No Garage)	Adequate
186 MARGARET ST	Single Family (No Garage)	Adequate
192 MARGARET ST	Single Family (No Garage)	Adequate
195 MARGARET ST	Single Family (No Garage)	Dilapidated
196 DODD ST	Single Family (No Garage)	Adequate
198 MARGARET ST	Single Family (No Garage)	Adequate
200 DODD ST	Single Family (No Garage)	Adequate
201 ADERHOLD ST	Single Family (No Garage)	Adequate
201 MARGARET ST	Single Family (No Garage)	Adequate
204 MARGARET ST	Single Family (No Garage)	Adequate
205 CAMPBELLTON ST	Duplex	Adequate
207 ADERHOLD ST	Single Family (No Garage)	Adequate
207 MARGARET ST	Single Family (No Garage)	Adequate
210 MARGARET ST	Single Family (No Garage)	Adequate
211 ADERHOLD ST	Single Family (No Garage)	Adequate
211 MARGARET ST	Single Family (No Garage)	Adequate
216 MARGARET ST	Single Family (No Garage)	Adequate
217 ADERHOLD ST	Single Family (No Garage)	Adequate
219 MARGARET ST	Single Family (No Garage)	Adequate
220 DODD ST	Single Family (No Garage)	Adequate
226 DODD ST	Single Family (No Garage)	Dilapidated
227 MARGARET ST	Single Family (No Garage)	Adequate
23 GOLIGHTLY ST	Single Family (Detached Garage)	Adequate
231 MARGARET ST	Single Family (No Garage)	Dilapidated
235 MARGARET ST	Vacant Lot	
235 MARGARET ST 9	Vacant Lot	
240 DODD ST	Vacant Lot	
240 MARGARET ST # 13	Single Family (No Garage)	Adequate
245 DODD ST	Single Family (Detached Garage)	Adequate
248 DODD ST	Single Family (No Garage)	Adequate
248 MARGARET ST # 14	Single Family (No Garage)	Adequate
251 MARGARET ST # 10	Single Family (No Garage)	Adequate
255 DODD ST	Single Family (Attached Garage)	Adequate

Address	Property Type	Overall Cond
26 GOLIGHTLY ST	Single Family (Attached Garage)	Adequate
265 CAMPBELLTON RD	Single Family (No Garage)	Adequate
275 CAMPBELLTON RD	Single Family (No Garage)	Adequate
275 WEST CAMPBELLTON RD	Single Family (No Garage)	Adequate
41 DODD ST	Commercial	Adequate
42 STRICKLAND ST	Single Family (No Garage)	Adequate
50 DODD ST	Single Family (No Garage)	Adequate
52 STRICKLAND ST	Single Family (No Garage)	Adequate
52 WASHINGTON ST	Vacant Lot	
58 MULLIS ST	Single Family (No Garage)	Adequate
60 MULLIS ST	Single Family (No Garage)	Adequate
62 MULLIS ST	Single Family (No Garage)	Adequate
64 STRICKLAND ST	Single Family (No Garage)	Adequate
71 DODD ST	Commercial	Adequate
74 ORCHARD ST	Single Family (No Garage)	Adequate
81 DODD ST	Commercial	
81 DODD ST # 1 2	Commercial	Deteriorating
84 ORCHARD ST	Single Family (No Garage)	Adequate
90 DODD ST	Duplex	Adequate
90 ORCHARD ST	Single Family (No Garage)	Adequate
95 DODD ST	Single Family (No Garage)	Dilapidated
95 ORCHARD ST	Single Family (No Garage)	Adequate
98 ORCHARD ST	Single Family (No Garage)	Adequate

Table2: Highway 29 Overlay –

Overall Conditions

Address	Overall Cond
0 DODD ST REAR	Adequate
0 ELDER ST	Adequate
0 MALONE ST	Vacant
0 ROOSEVELT HWY	Adequate
0 ROOSEVELT HWY	Adequate
0 ROOSEVELT HWY	Adequate
0 ROOSEVELT HWY	Adequate
0 ROOSEVELT HWY	Adequate
0 ROOSEVELT HWY	Adequate
0 SMITH ST	Adequate
0 WASHINGTON ST	Adequate
0 WASHINGTON ST	Adequate
0 WASHINGTON ST	Adequate
0 WASHINGTON ST	Adequate
0 WASHINGTON ST	Vacant
10 WEST BROAD ST	Adequate
105 WEST BROAD ST	Adequate
11 WEST BROAD ST	Adequate
110 WEST BROAD ST	Adequate
111 WEST BROAD ST	Adequate
117 WEST BROAD ST	Adequate
122 WEST BROAD ST	Adequate
129 WEST BROAD ST	Dilapidated
130 WASHINGTON ST	Adequate
136 WEST BROAD ST	Adequate
14 DODD ST	Adequate
14 WEST BROAD ST	Adequate
149 WEST BROAD ST	Adequate
15 WEST BROAD ST	Adequate
152 WEST BROAD ST	Adequate
16 DODD ST	Adequate
16 WEST CAMPBELLTON ST	Adequate
160 BROAD ST	Adequate
161 JONES AVE	Adequate
168 WEST BROAD ST	Adequate
171 JONES AVE	Adequate
180 WEST BROAD ST	Adequate
181 FAIRVIEW DR	Adequate
188 WEST BROAD ST	Adequate
189 FAIRVIEW DR	Adequate

Address	Overall Cond
19 WASHINGTON ST	Adequate
19 WEST BROAD ST	Adequate
191 W BROAD ST	Adequate
191 W BROAD ST	Adequate
20 DODD ST	Adequate
20 WEST BROAD ST	Adequate
20 WEST CAMPBELLTON ST	Adequate
209 FAIRVIEW DR	Adequate
216 W BROAD ST	Adequate
22 WEST BROAD ST	Adequate
23 WEST BROAD ST	Deteriorating
238 WEST BROAD ST	Adequate
24 BROAD ST	Adequate
25 ESTES ST	Adequate
25 SMITH ST	Adequate
25 STRICKLAND ST	Adequate
25 WEST BROAD ST	Deteriorating
259 FAIRVIEW DR	Adequate
26 WEST CAMPBELLTON ST	Adequate
268 ROOSEVELT HWY	Adequate
27 CAMPBELLTON ST	Adequate
271 FAIRVIEW DR	Adequate
274 ROOSEVELT HWY	Adequate
28 DODD ST	Adequate
284 WEST BROAD ST	Adequate
320 WEST BROAD ST NW	Adequate
33 EAST CAMPBELLTON ST	Adequate
33 WEST BROAD ST	Adequate
348 WEST BROAD ST	Adequate
353 FAIRVIEW DR	Adequate
36 ELDER ST	Adequate
365 FAIRVIEW DR	Adequate
369 FAIRVIEW DR	Adequate
37 MALONE ST	Adequate
38 WEST BROAD ST	Adequate
39 SMITH ST	Adequate
4 WEST BROAD ST	Adequate
40 ELDER ST	Adequate
40 MALONE ST	Adequate

Address	Overall Cond
40 WASHINGTON ST	Adequate
40 WEST CAMPBELLTON ST	Adequate
402 ROOSEVELT HWY	Adequate
41 ELDER ST	Adequate
41 W CAMPBELLTON ST	Adequate
41 WEST BROAD ST	Adequate
42 WEST BROAD ST	Adequate
426 WEST BROAD ST	
426 WEST BROAD ST	Adequate
46 ELDER ST	Adequate
5 WEST BROAD ST	Adequate
51 SMITH ST	Adequate
51 WASHINGTON ST	Adequate
52 W BROAD ST	Adequate
52 WASHINGTON ST	Adequate
66 BROOKS DR	Adequate
7 W BROAD ST	Adequate
70 WEST BROAD ST	Adequate
80 WEST BROAD ST	Adequate
85 WEST BROAD ST	Adequate
98 WEST BROAD ST	Adequate
99 WEST BROAD ST	Adequate