2014 Community Development Target Area Metrics: Risk of Decline Rating

Legend

⬜ (gray)	INSUFFICIENT DATA

RATING

🟥 (red)	HIGH RISK
🟧 (orange)	MEDIUM RISK
🟨 (yellow)	LOW RISK
🟩 (green)	NO RISK

High and medium risk areas will be targeted with resources and programs intended to arrest neighborhood decline. This includes CDBG funded City programs like Minor Home Repair, Code Compliance, and Street Repair, as well as programs and activities operated by the Police Department, Parks and Recreation, the Department of Public Works, the Calhoun County Land Bank, Community Groups, and local non-profits.

The proposed areas encompass 7183 residential parcels (of 17,000 citywide). The boundaries are based on a "risk of decline" score that is calculated for each neighborhood based on housing, foreclosure, vacancy, and code compliance data.
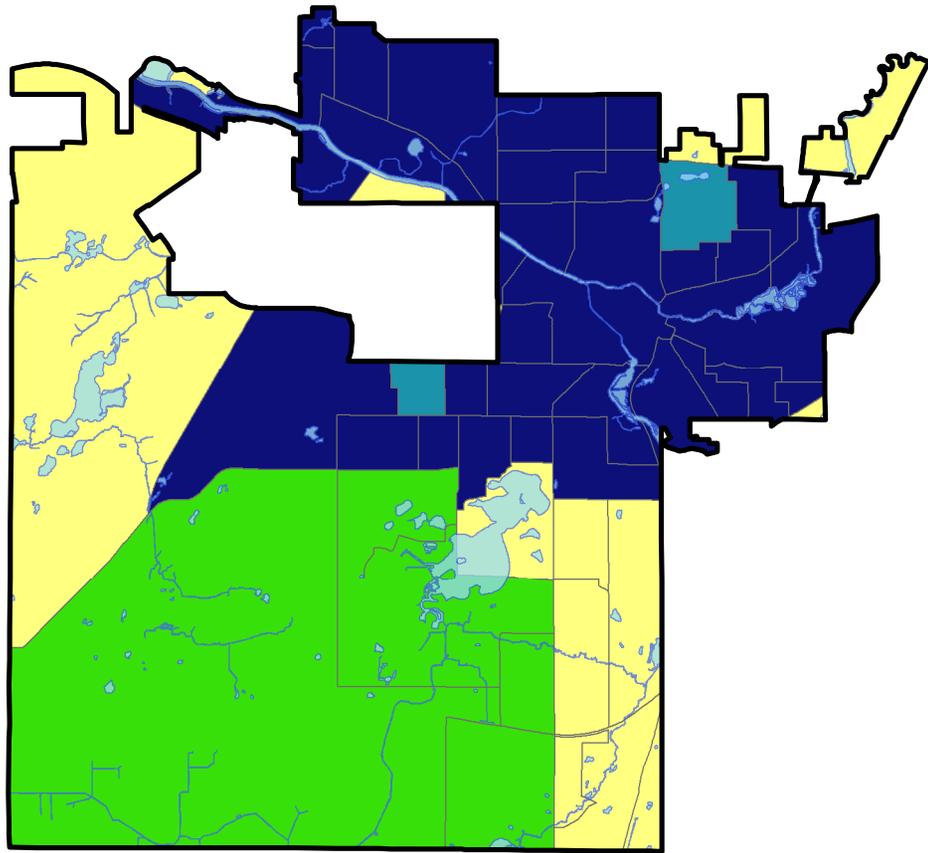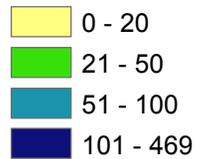
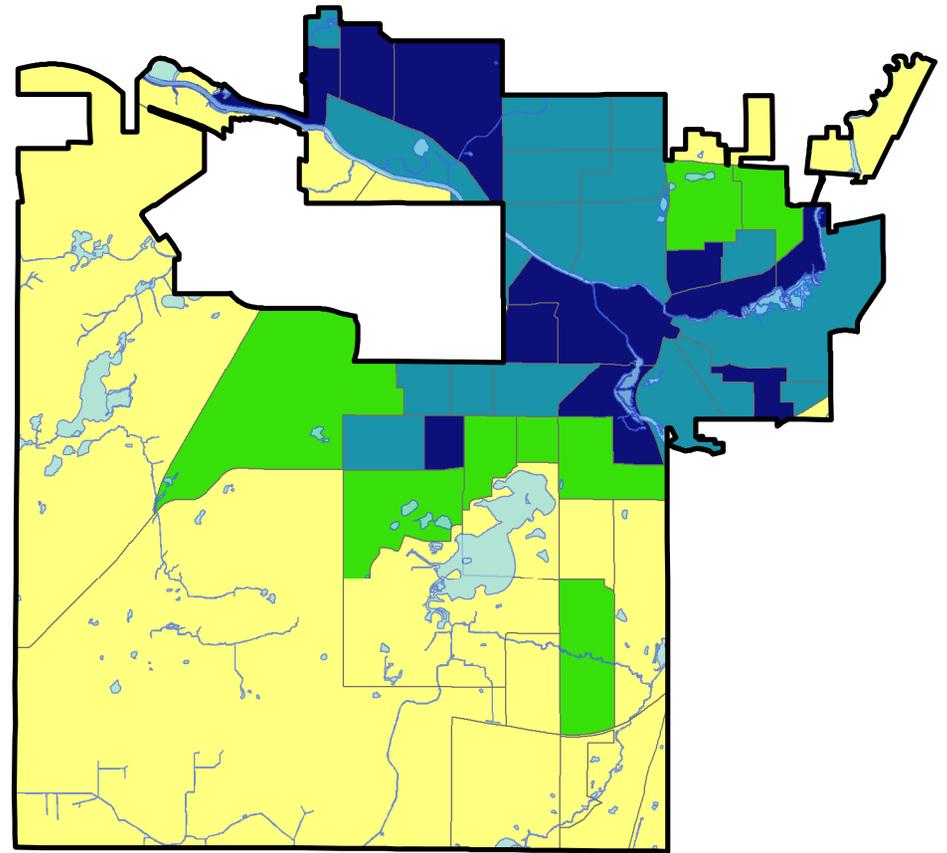# 2014 Community Development Target Area Metrics: Code Violations

Housing Code Violations Per 1000 Parcels (2014)

Legend

- ▢ 0 - 20
- ▢ 21 - 50
- ▢ 51 - 100
- ▢ 101 - 469

Housing Code violations are determined by a City Code Officer inspecting the property from the public right-of-way and reflect the deterioration of one or more exterior elements of the property. While the number of violations in an area can be impacted by deployment decisions, high levels of housing code violations provide the most direct evidence of blight in a neighborhood as well as the need for investment in the housing stock.
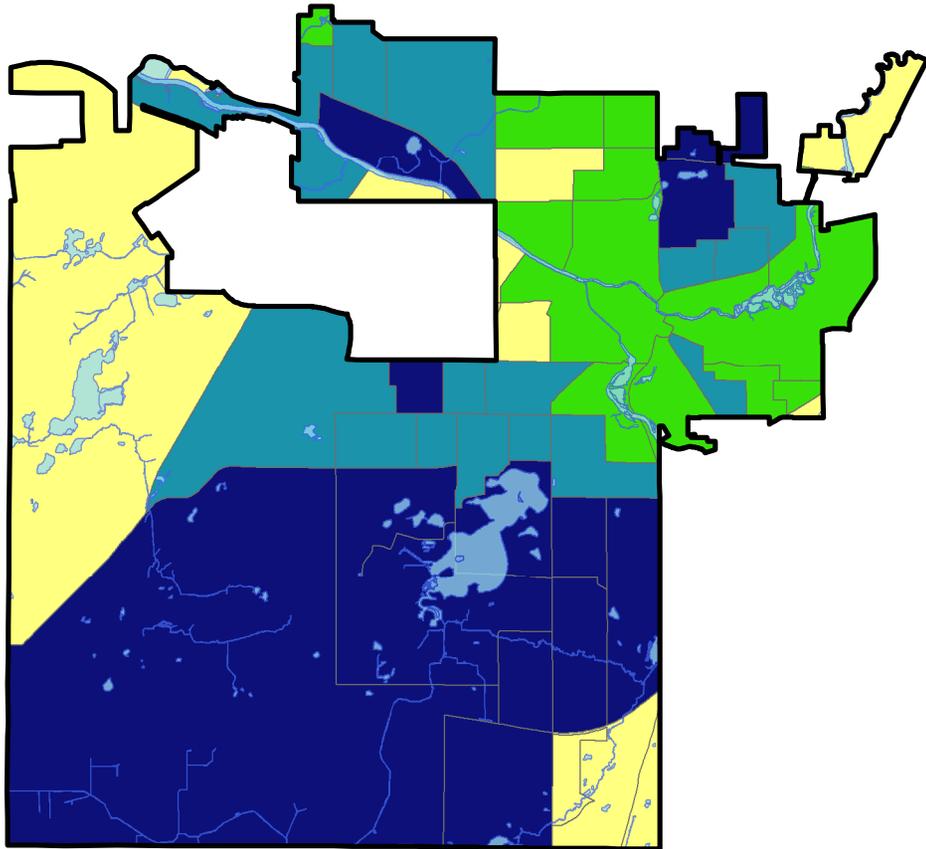
Junk & Trash Violations Per 1000 Parcels (2014)

Legend

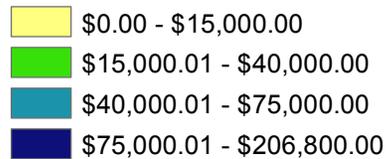- ▢ 0 - 20
- ▢ 21 - 50
- ▢ 51 - 100
- ▢ 101 - 469
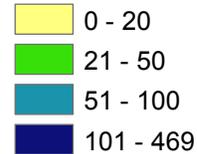
Junk & trash violations are a reflection of disorder and blight in a neighborhood and include citations for things like trash accumulation, improper storage of junk, inoperable vehicles, front yard parking, etc. While these citations are issued for health and safety reasons they often indicate a lack of neighborhood norms and desirability. Numerous studies have demonstrated a correlation between junk and trash and people's perceptions of safety.

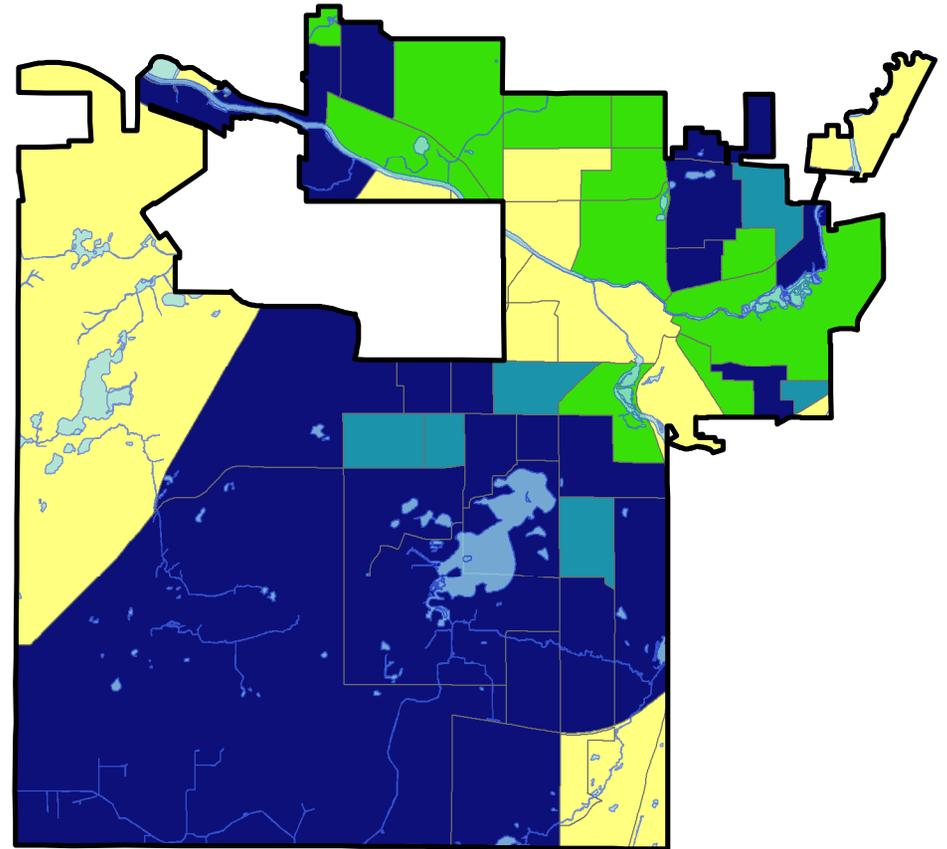# 2014 Community Development Target Area Metrics: Home Sales

Median Home Sale Price (2014)

Residential Property Turn Over Rate (2014)

Legend

- ▢ $0.00 - $15,000.00
- ▢ $15,000.01 - $40,000.00
- ▢ $40,000.01 - $75,000.00
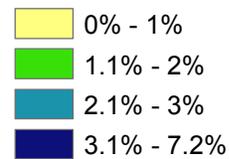- ▢ $75,000.01 - $206,800.00

The average home sales price is calculated for each 2010 Census Block Group using data from the Multiple Listing Service (MLS) and includes all sales in 2014. Low sales values in an area typically make it cost prohibitive for investors or home owners to rehab or even update their properties.
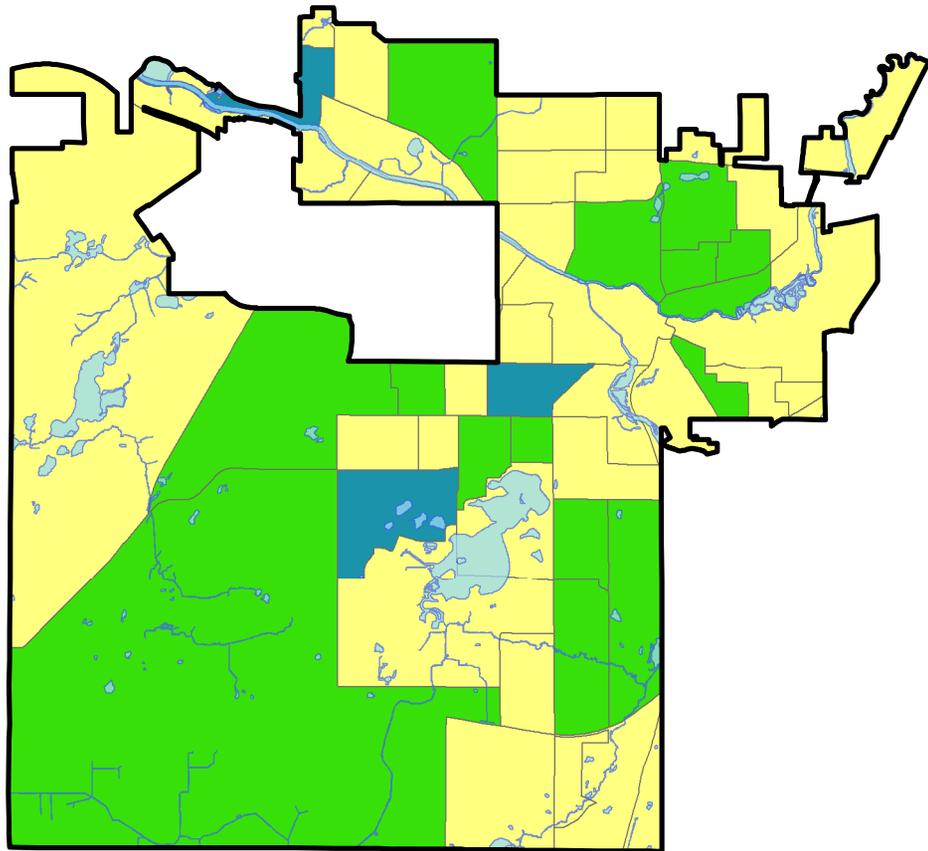
Legend

- ▢ 0% - 1%
- ▢ 1.1% - 2%
- ▢ 2.1% - 3%
- ▢ 3.1% - 7.2%

Properties that sell for less than $20,000 typically lack the attributes to be competitive in the housing market, such as larger house or lot size, three or more bedrooms, modern amenities, updated finishes, in good repair, safe neighborhood, good schools, etc. By looking only at the number of sales of competitve properties in an area, it is possible to determine how robust the housing market is in a neighborhood compared to other parts of the city.

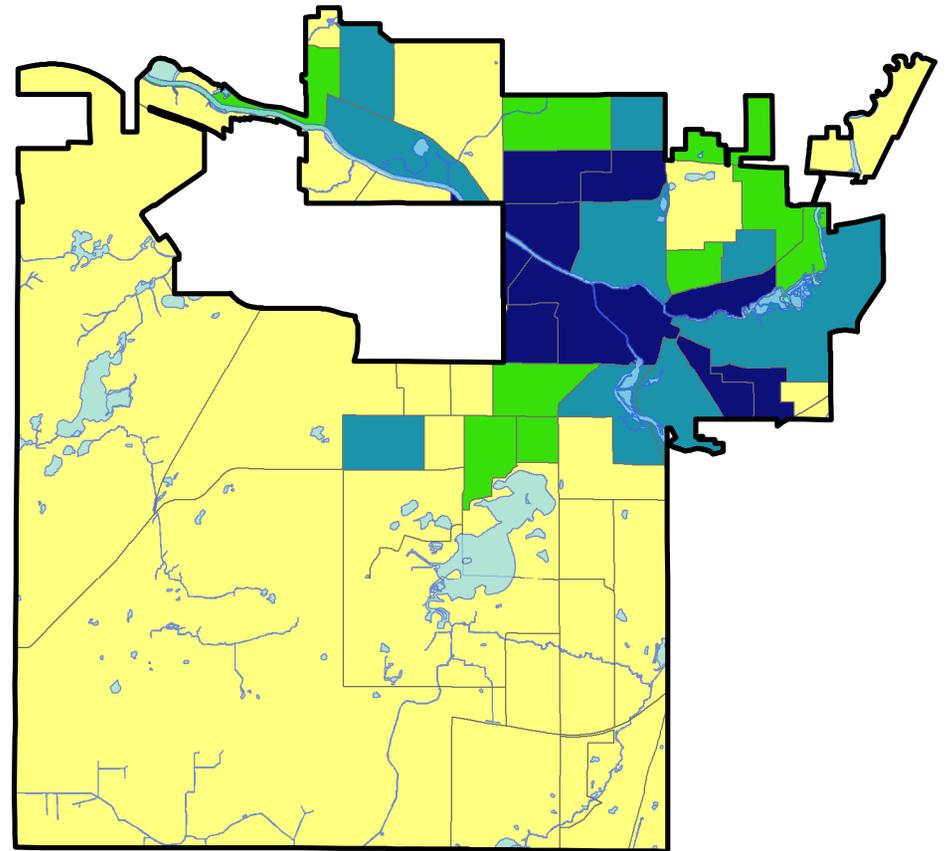# 2014 Community Development Target Area Metrics: Foreclosures

Bank Foreclosures Per 1000 Parcels (2013)

Tax Foreclosures Per 1000 Parcels (2013)

Legend

- ☐ 0 - 3
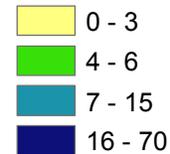- ☐ 4 - 6
- ☐ 7 - 15
- ☐ 16 - 70
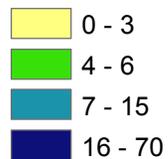
Bank foreclosures occur when a lender seizes a property due to the nonpayment of a mortgage. They can happen in all types of neighborhoods and to families of all incomes. Bank foreclosures in high numbers within a neighborhood indicate instability, but not necessarily decline.
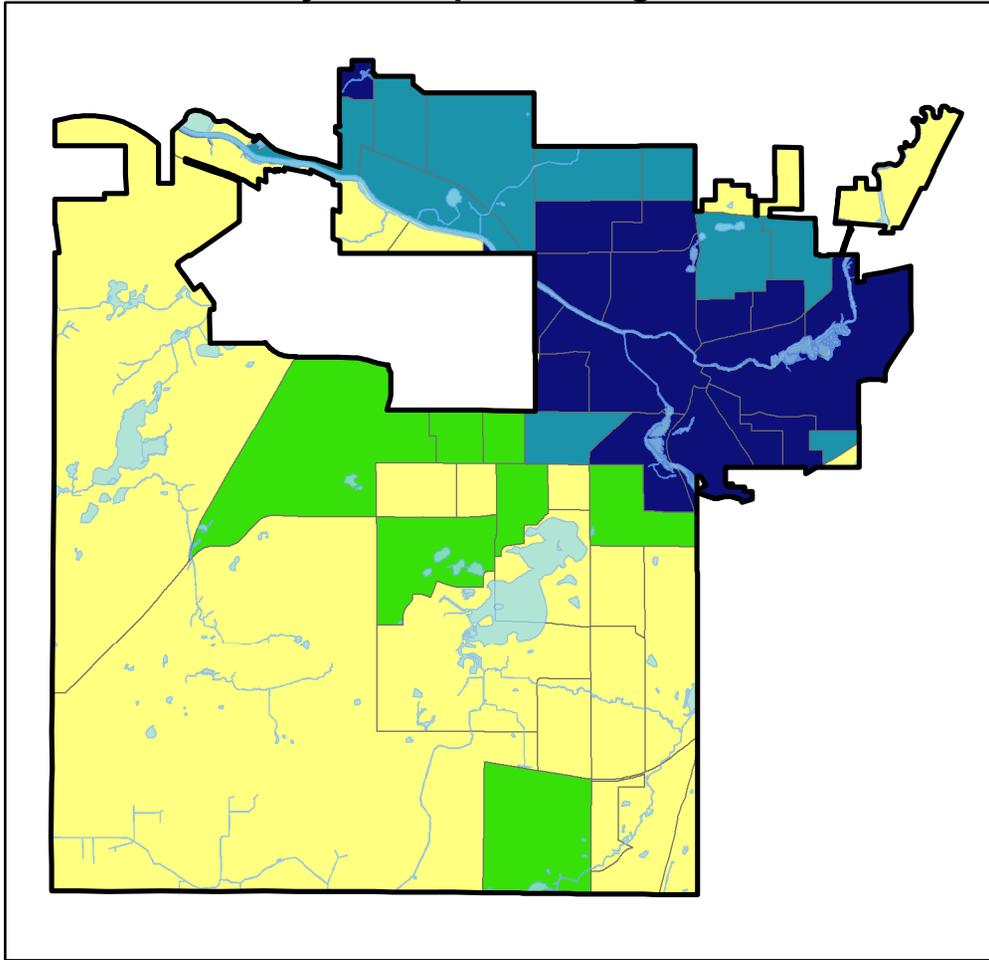
Legend

- ☐ 0 - 3
- ☐ 4 - 6
- ☐ 7 - 15
- ☐ 16 - 70

A tax foreclosure is when a homeowner loses a property to the County due to the nonpayment of taxes. Tax foreclosures are rare in even moderately healthy housing markets, as lenders will typically pay the taxes on a property to protect their interest in it. High levels of tax foreclosure go beyond signaling instability and indicate housing value collapse.

2014 Community Development Target Area Metrics: Vacancy

Longterm Vacant Buildings Per 1000 Parcels (2013)

Legend

- 0 - 10
- 11 - 20
- 21 - 40
- 41 - 131
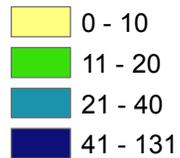
Longterm Vacant buildings are those that have been on the vacant buildings registry for at least 12 months. High numbers of longterm vacant buildings depress housing values throughout a neighborhood, and are a predictor of increased blight and future disinvestment.
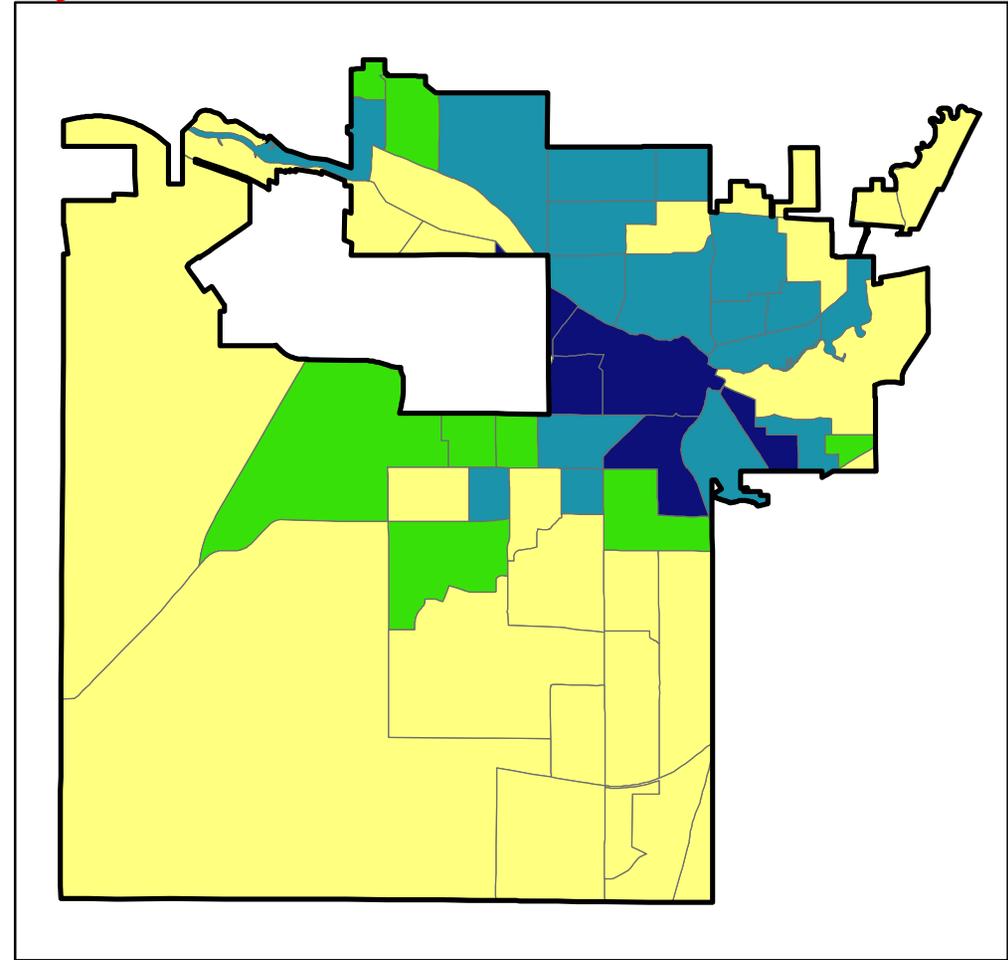
New Vacant Enforcements Per 1000 Parcels (2013)

Legend

- 0 - 10
- 11 - 20
- 21 - 40
- 41 - 131
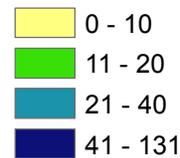
A New Vacant Enforcement means that a building has been added to the vacant buildings registry at some point during the year. High numbers of new vacant buildings can signal increased instability. In neighborhoods that also have high levels of longterm vacant buildings this typically means an entrenched cycle of decline, and in the worst cases market failure: i.e., a neighborhood of last resort for home buyers.