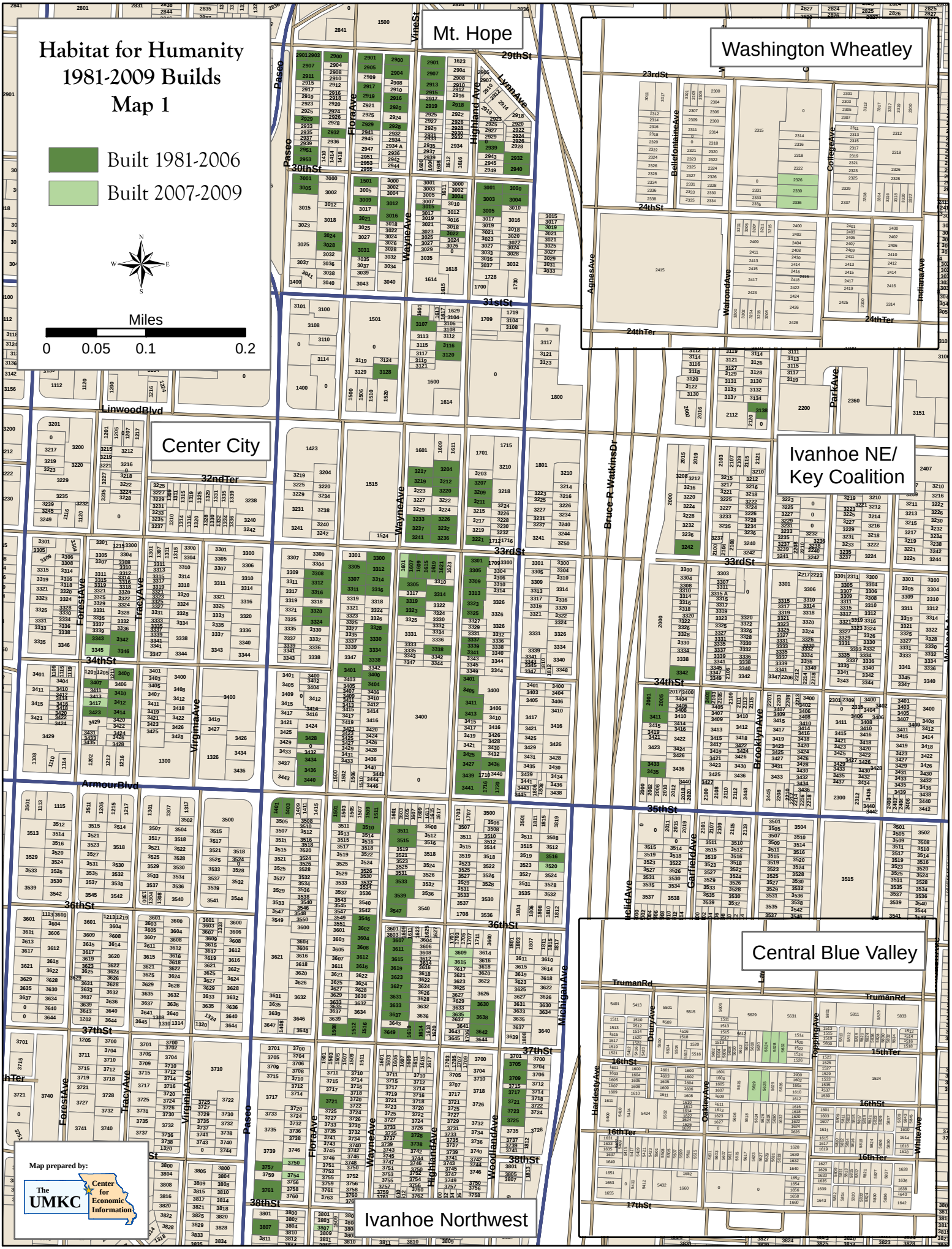

Habitat for Humanity
1981-2009 Builds
Map 1
Built 1981-2006
Built 2007-2009
N
W
E
S
Miles
0
0.05
0.1
0.2
Mt. Hope
Washington Wheatley
Center City
Ivanhoe NE/
Key Coalition
Central Blue Valley
Ivanhoe Northwest
Paseo
VineSt
LynnAve
FloraAve
Highland Ave
WayneAve
AgnesAve
WalrondAve
BellefontaineAve
CollegeAve
IndianaAve
ParkAve
Bruce R Watkins Dr
ForestAve
TracyAve
VirginiaAve
BrooklynAve
CarfieldAve
MichiganAve
DrurryAve
TopringAve
HardestyAve
OakleyAve
WhiteAve
WoodlandAve
23rdSt
24thSt
24thTer
29thSt
30thSt
31stSt
32ndTer
33rdSt
34thSt
35thSt
36thSt
37thSt
38thSt
LinwoodBlvd
ArmourBlvd
TrumanRd
15thTer
16thSt
16thTer
17thSt
Map prepared by:
The UMKC
Center for Economic Information

Construction Activities of Habitat for Humanity-Kansas City 1981-2009

Final Report

Peter Eaton, PhD
University of Missouri-Kansas City
Center for Economic Information
September 25, 2009

Executive Summary

This is a study of the construction activities of Habitat for Humanity-Kansas City (HFHKC). The study was commissioned by HFHKC, and its major objective is to examine the physical conditions of housing units that were constructed by HFHKC between 1981 and 2006. This was accomplished by mapping the list of addresses supplied by HFHKC, then comparing the physical conditions of HFHKC houses to non-HFHKC houses in the same neighborhoods, using the results of a 2006 survey done by the UMKC Center for Economic Information for the City of Kansas City, Missouri. The results clearly show that the houses constructed by HFHKC are characterized by better physical conditions than other houses in the same neighborhoods where HFHKC has done most of its work.

Introduction

The great majority of construction activity by Habitat for Humanity-Kansas City has consisted of the construction of new, single family homes. From 1981 through August of 2009, HFHKC records indicate that there were approximately 202 new single family homes built. Forty-five of those homes were rehabilitated at least once during this period. The rehabs took place when there was a change in ownership of a home that had been built by HFHKC. In five cases, homes that were not constructed by HFHKC were acquired and rehabilitated. This information is summarized in Table 1[1].

Table 1: ***Habitat for Humanity KC*** Construction Activity 1981-2009

Activity Type	Count
HFHKC New Single Family Builds	202
Rehab of ***HFHKC*** Single Family Builds	45
Rehabs of Non-***HFHKC*** Single Family Builds	5
Total	252

Source: ***Habitat for Humanity Kansas City***

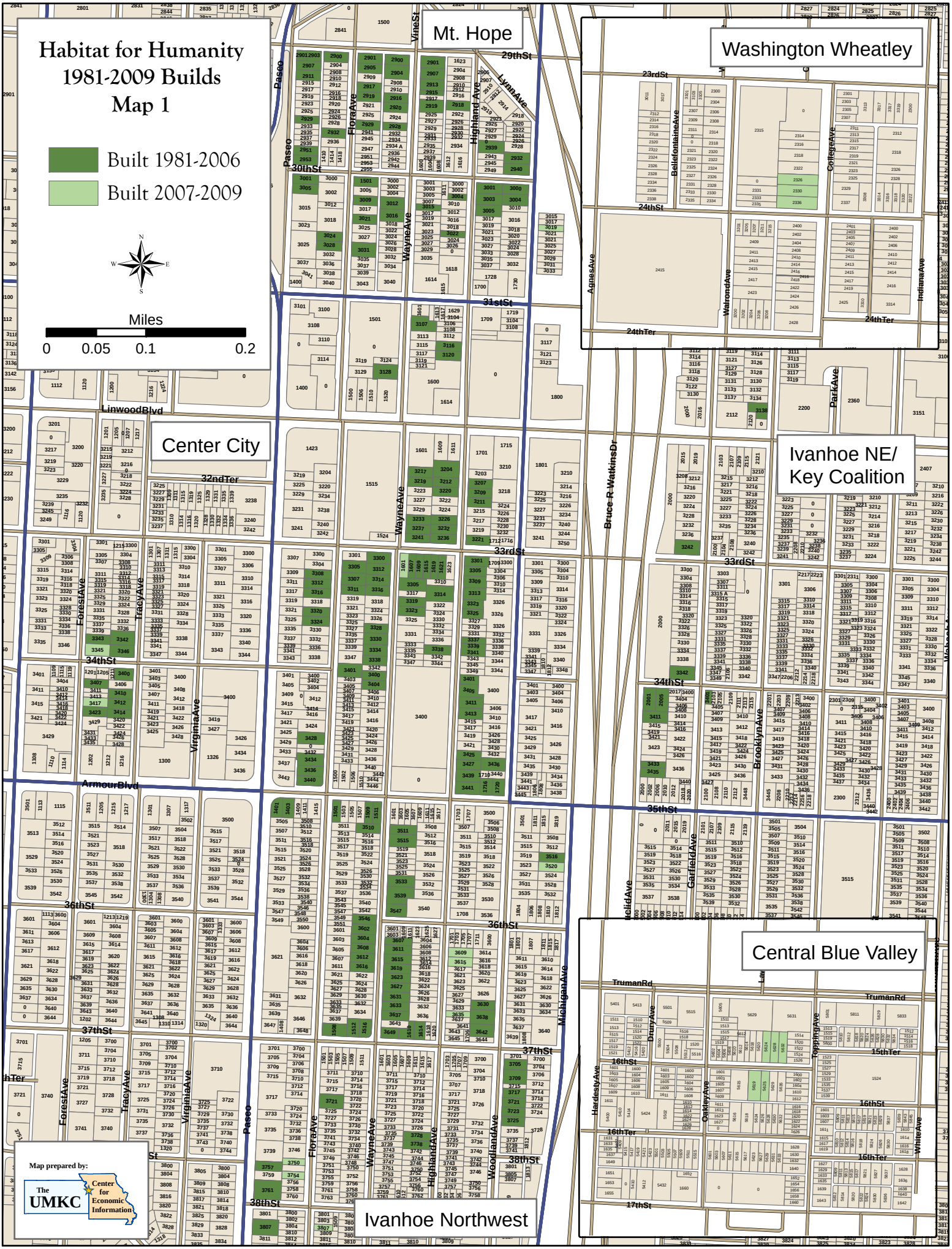
Location

Construction activity by HFHKC has concentrated in two neighborhoods. Of the 202 new builds 173 are located in the Mount Hope and Ivanhoe Northwest neighborhoods.[2] Map 1 is a parcel map of the new builds by HFHKC. Other neighborhoods in which HFHKC constructed new homes include Center City (11 builds) and Key Coalition (9 builds) which are contiguous with Ivanhoe Northwest, and Central Blue Valley (5 builds) and Washington Wheatley (3 builds) both of which are shown as insets on Map 1. The map also distinguishes between builds that occurred before 2007 and builds that occurred during or after 2007. The reason for this distinction is that those builds that occurred before 2007 were subject to a Housing Conditions Survey, which occurred late in 2006, and therefore enter into the evaluation of housing conditions in the section that follows.

It is evident that HFHKC pursued a policy of constructing on parcels that were close together. Even in neighborhoods where relatively little activity occurred, there is a clear clustering pattern to the building activity of HFHKC. It is also clear that, without the construction activity of HFHKC, the neighborhoods in question would have significantly less dense single family

[1] There are three records in the HFHKC database with insufficient information to identify whether or not a build occurred. These three records are ignored.

[2] The neighborhood boundaries and names are defined by the city of Kansas City, Missouri. There is some question about the name of the neighborhood between 31st & 35th Streets, immediately to the east of Woodland. The city refers to the neighborhood as Key Coalition. Many residents consider themselves to be part of Ivanhoe Northeast.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16thTer
17thSt
Map prepared by:
The UMKC
Center for Economic Information

housing. The construction activity of HFHKC has contributed positively to the neighborhoods in which it has occurred.

Survey Description

Since 2000 the Center for Economic Information of the University of Missouri-Kansas City (CEI) has conducted a survey of housing conditions. The survey was developed from a collaboration between the City of Kansas City, Missouri Department of Neighborhood and Community Development, the Kansas City Neighborhood Alliance and CEI. The survey examines land use, as well as the conditions of the structure, grounds, and infrastructure surrounding residential parcels. The Housing Conditions Survey is a windshield survey of residential parcels. The parcel geography and other relevant information is provided by the City of Kansas City, Missouri. The conditions surveyed are those that are visible from the street on which a parcel is addressed.

Surveyors are trained in both a classroom setting and in the field. The Ratings Guide is the central instructional tool and it is attached as Appendix 1. It describes each element of the survey, and the appropriate number response for each element. There are two broad types of data collected. The first type is classification data. The second type is conditions data. Classification data includes structure type, use type, residential type, structure profile, and visible address. For all parcels other than those that are classified as non-residential in both structure type and use type, conditions data is collected.

This report will discuss 10 of the 15[3] surveyed conditions grouped into two general categories of conditions. The groupings and their component elements are listed in Table 2:

Table 2: General and Specific Categories of Conditions for Housing Conditions Survey

Structure	Grounds
Roof	Private sidewalk/drive
Foundation/walls	Lawn/shrubs
Windows/doors	Nuisance vehicles
Porch	Litter
Exterior Paint	Open storage

The condition of each of these elements is rated on a scale of 1 to 5, with 5 corresponding to the best condition and 1 corresponding to the worst condition. In general, the survey was designed such that any condition with a score of 3 or less is a code violation, while a score of 2 or less is indicative of a serious problem. The specific meaning of each condition number for each of the above elements is contained in Appendix 1.

For this study there are two neighborhoods (Mount Hope and Ivanhoe Northwest) with a number of builds by HFHKC that is large enough to be able to make valid statistical comparisons between those residences that are HFHKC builds and those that are not. In both of these neighborhoods, CEI conducted two surveys, the first in 2000 and the second in 2006. Table 3

[3] The unreported conditions are the infrastructure conditions. These (public sidewalk, curbs, street, street lighting and catch basin) conditions cannot be directly attributed to the actions of HFHKC

contains those survey results. The table is subdivided in 4 sections (3a, 3b, 3c, 3d), each section corresponding to a comparison the incidence of negative conditions for HFHKC built residences with the incidence of negative conditions for Non-HFHKC built residences in a given neighborhood for a given survey year.

Within each section, there are two levels of negative conditions: Scores of less than 3, and scores of less than 4. A score of less than 3 indicates a more serious problem than a score of less than 4. So the part of each section that compares the incidence of scores less than 3 should be interpreted as a comparison of more serious problems than the part of each section than compares scores of less than 4. Interpretation examples from Table 3a:

- In Mount Hope, according to the 2006 survey there was a zero incidence (0%) of roofs with serious deterioration or worse, for homes built by HFHKC, while there was a 6.9% incidence of roofs with serious deterioration or worse for homes not built by HFHKC.
- In Mount Hope, according to the 2006 survey there was a 2.17% incidence of roofs with substandard or worse conditions for homes built by HFHKC, while there was a 29.31% incidence of roofs with substandard or worse conditions for homes not built by HFHKC.
- Of all structure ratings in Mount Hope in the 2006 survey, none reflected serious deterioration or worse for structures built by HFHKC, while 6.88% of all structure ratings reflected serious deterioration or worse for structures not built by HFHKC.

Survey Results

Since the HFHKC homes have all been built since 1981, it is not surprising that they are in better condition than other homes in these neighborhoods. According to the 2000 census, the median year of construction of homes in Ivanhoe Northwest and Mount Hope was between 1950 and 1959. The differences between the conditions of HFHKC built homes and non-HFHKC built homes is consistent through both neighborhoods in the 2000 survey and in the 2006 survey. The differences are particularly evident in the structure ratings. The incidence of the worst total structure ratings (less than 3) is always at least 4 times higher for non-HFHKC built homes, while the incidence of poor structure ratings (less than 4) is always at least 3 times higher in non-HFHKC built homes.

The condition of the grounds surrounding homes are less an indication of building activity, and more a reflection of the behavior of the residents of those homes. The fact that grounds scores for HFHKC built homes are also much better than those of non-HFHKC built homes are therefore an indication that HKHKC construction activity has also promoted social order in these neighborhoods, in addition to promoting more dense residential land use. The differences between the grounds conditions of HFHKC built homes and non-HFHKC built homes is consistent through both neighborhoods in the 2000 survey and in the 2006 survey. The incidence of the worst total grounds ratings (less than 3) is always at least 3 times higher for non-HFHKC built homes, while the incidence of poor grounds ratings (less than 4) is also approximately 3 times higher in non-HFHKC built homes.

There are some warning signs regarding HFHKC built homes. The incidence of substandard exterior paint stands out among structure conditions. Over 20% of the foundations and walls of HFHKC built homes in Mount Hope were found to be substandard in the most recent survey. Among grounds conditions, there is a relatively high incidence of substandard lawn and shrub ratings.

The housing condition survey also examines whether or not parcels have a structure present. Both Mount Hope and Ivanhoe Northwest have experienced a high incidence of parcels with no structure (vacant lots), due to abandonment and demolition. It is noteworthy that only one parcel on which HFHKC built a residence during the period 1981-2009 is currently a vacant lot, according to HFHKC records.[4]

On balance, the positive contribution of HFHKC to the quality of the housing stock, and to the quality of the neighborhoods in which it has concentrated its construction activities would be very difficult to dispute.

[4] From correspondence with HFHKC, there are plans to build a residence on the lot that is currently vacant.

Table 3: Survey Results by Year and Neighborhood								
	3a: Mount Hope 2006 Survey 46 HFHKC observations, 120 Non-HFHKC observations				3b: Mount Hope 2000 Survey 45 HFHKC observations, 128 Non-HFHKC observations			
	HFHKC PerCent Less Than 3	Non-HFHKC PerCent Less Than 3	HFHKC PerCent Less Than 4	Non-HFHKC PerCent Less Than 4	HFHKC PerCent Less Than 3	Non-HFHKC PerCent Less Than 3	HFHKC PerCent Less Than 4	Non-HFHKC PerCent Less Than 4
Roof	0.00%	6.90%	2.17%	29.31%	2.22%	62.10%	4.44%	64.52%
Foundation & Walls	0.00%	4.17%	21.74%	30.83%	0.00%	3.91%	4.44%	27.34%
Windows & Doors	0.00%	5.83%	6.52%	20.00%	2.22%	7.03%	6.67%	15.63%
Porch	0.00%	6.67%	4.35%	34.17%	0.00%	0.00%	0.00%	3.13%
Exterior Paint	0.00%	10.83%	15.22%	41.67%	8.89%	34.38%	11.11%	39.06%
Structure Total	**0.00%**	**6.88%**	**10.00%**	**31.21%**	**2.67%**	**21.23%**	**5.33%**	**29.72%**
Private Sidewalk/Drives	0.00%	11.67%	4.35%	37.50%	0.00%	3.91%	2.22%	21.09%
Lawn & Shrubs	2.17%	6.67%	10.87%	17.50%	2.22%	10.16%	22.22%	52.34%
Nuisance Vehicles	0.00%	0.00%	0.00%	1.67%	0.00%	0.00%	0.00%	0.00%
Litter	0.00%	0.83%	2.17%	6.67%	2.22%	0.78%	2.22%	3.13%
Open Storage	0.00%	1.67%	4.35%	8.33%	0.00%	0.00%	0.00%	4.69%
Grounds Total	**0.43%**	**4.17%**	**4.35%**	**14.33%**	**0.89%**	**2.97%**	**5.33%**	**16.25%**
	3c: Ivanhoe Northwest 2006 Survey 118 HFHKC observations, 388 Non-HFHKC observations				3d: Ivanhoe Northwest 2000 Survey 94 HFHKC observations, 404 Non-HFHKC observations			
	HFHKC PerCent Less Than 3	Non-HFHKC PerCent Less Than 3	HFHKC PerCent Less Than 4	Non-HFHKC PerCent Less Than 4	HFHKC PerCent Less Than 3	Non-HFHKC PerCent Less Than 3	HFHKC PerCent Less Than 4	Non-HFHKC PerCent Less Than 4
Roof	0.85%	5.71%	3.39%	25.45%	0.00%	13.65%	1.06%	38.46%
Foundation & Walls	0.85%	4.12%	4.24%	21.91%	0.00%	3.47%	0.00%	11.39%
Windows & Doors	0.85%	2.06%	2.54%	17.53%	3.19%	9.90%	4.26%	24.01%
Porch	0.85%	5.93%	4.24%	32.73%	0.00%	5.45%	2.13%	16.34%
Exterior Paint	3.39%	9.54%	19.49%	46.13%	5.32%	24.50%	15.96%	43.81%
Structure Total	**1.36%**	**5.47%**	**6.78%**	**28.76%**	**1.70%**	**11.39%**	**4.68%**	**26.80%**
Private Sidewalk/Drives	1.69%	17.23%	3.39%	35.51%	1.05%	14.89%	7.37%	44.17%
Lawn & Shrubs	0.85%	6.19%	5.93%	23.45%	6.32%	4.70%	22.11%	23.27%
Nuisance Vehicles	0.85%	1.03%	4.24%	2.58%	1.05%	1.98%	4.21%	7.43%
Litter	0.85%	0.77%	1.69%	1.55%	0.00%	1.49%	1.05%	4.70%
Open Storage	0.00%	1.29%	10.17%	13.66%	0.00%	3.22%	4.21%	9.65%
Grounds Total	**0.85%**	**5.27%**	**5.08%**	**15.30%**	**1.68%**	**5.25%**	**7.79%**	**17.83%**

APPENDIX 1

NEIGHBORHOOD HOUSING CONDITIONS SURVEY

RATINGS GUIDE SUMMARY

Classification

1. **Structure Type**
    1. **Residential.** The structure was built for residential use.
    2. **Non-residential.** The structure was built for other than residential use.
    3. **Vacant Lot.** There is no structure on the parcel.
    4. **Parking Lot.** The parcel is used for parking.
    5. **Park.** The parcel has a park
    6. **Common Area.** A parcel common to townhome or condominium type properties.

2. **Use Type**
    1. **Residential.** The structure is being used residentially.
    2. **Non-residential.** The structure is being used other than residentially.
    3. **Mixed.** The structure is being used both residentially and non-residentially.
    4. **Un-ratable.** The parcel's current use cannot be determined.
    5. **Not applicable.** Applies to parcels with no structure.

3. **Residential Type**
    1. **Detached-1.** Single family dwelling
    2. **Detached-2.** Duplex (designed and built as a duplex, not converted from single-family).
    3. **Attached.** Structures such as row housing, sharing roofs and outside walls.
    4. **Apartments.** All other (non-institutional) multi-family residential units.
    5. **Non-residential.** Applies to all non-residential structure types.
    6. **Not applicable.** Applies to parcels with no structure.

4. **Structure Profile**
    1. **Single level**
    2. **2-story**
    3. **3-story**
    4. **4-6 floors**
    5. **Over 6 floors**
    6. **Not applicable.** Applies to parcels with no structure.

5. **Visible Address**
    1. **Yes**. The parcel has a visible address
    2. **No**. The parcel has no visible address

Structure Conditions

1. **Roof**
    1. **Severely Deteriorated.** There are holes visible through roof sheathing. Rafters are sagging or collapsed. Soffits and fascia boards are missing or display severe rot and deterioration.
    2. **Seriously Deteriorated.** There are no holes present. The roof has sagging rafters, but sagging is not severe. Roofing shingles are extremely deteriorated. More than five shingles are currently missing on the front exposure of the roof. It appears some sheathing needs to be replaced. Soffits and fascia boards display moderate rot and deterioration.
    3. **Substandard.** There are no holes or sagging. Roofing shingles are deteriorated and should be removed before new shingles are installed. Less than five shingles are missing on the entire roof. Soffits and fascia boards display slight rot deterioration.
    4. **Good.** Roof shingles show slight wear. (discoloration can be seen from street, or faded color do to loss of rock). There are no holes or sagging rafters. Soffits and fascia boards may need painting, but there is no rot or deterioration.
    5. **Excellent.** Roofing shingles show no wear. Soffits and fascia boards display no rot nor deterioration and are adequately installed.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).
    7. **Un-ratable.** Characteristic applies to rated parcel, but rating could not be determined (e.g., roof rating for structures with flat roofs, or where line of sight to roof is obscured by trees).

2. **Foundations and Walls**
    1. **Severely Deteriorated.** There are large holes, bulges, and/or leaning walls indicating a partial structural failure. More than 25% of the siding material displays rot or deterioration and needs to be replaced.
    2. **Seriously Deteriorated.** There is slight leaning, but no sign of structural failure. More than 25% of the siding material displays rot or deterioration and needs to be replaced.
    3. **Substandard.** There is no leaning. Some siding materials need replacing, but it is less than 25%.
    4. **Good.** There is no leaning nor siding that needs to be replaced, and surfaces do need some painting.
    5. **Excellent.** There is no leaning nor siding to be replaced. Surfaces are adequately painted.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

3. **Windows and Doors**
    1. **Severely Deteriorated.** There are numerous windows or doors missing or boarded. Frames show signs of severe rot and deterioration. The building is open to entry.
    2. **Seriously Deteriorated.** There are a couple of openings that are missing or boarded, but the building is not open to entry. Frames show signs of severe rot and deterioration.
    3. **Substandard.** All windows and doors are in place, but there are some broken glass in one or more windows. Frames show signs of moderate rot and deterioration, but mostly only need to be painted.
    4. **Good.** There is no broken glass present and doors are secure. Frames on windows or doors need paint, but nothing needs replacing.
    5. **Excellent.** There is not broken glass present and all frames are adequately painted.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

4. **Porches**
    1. **Severely Deteriorated.** There is leaning of vertical support members or sagging of beams and joists. Rot and deterioration are extensive. Parts of the porch are missing. The porch does not appear safe.
    2. **Seriously Deteriorated.** There is slight leaning or sagging, but moderate to extensive rot and deterioration. All parts of the porch are present, and it appears safe to use.
    3. **Substandard.** There is slight leaning or sagging that needs to be corrected, but no rot or deterioration. Some painting is needed.
    4. **Good.** There is no leaning or sagging, but some painting is needed.
    5. **Excellent.** There is no leaning or sagging. All components are adequately painted or protected against weathering.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

5. **Exterior Paint.**
    1. **Severely Deteriorated.** Over 50 % of the exterior walls are peeling. Rot and deterioration are extensive. Parts of the exterior walls are missing. Extensive work to prepare for painting (more than two weeks).
    2. **Seriously Deteriorated.** Between 10 and 50% of the exterior walls are peeling. There is a moderate to extensive amount of rot and deterioration. Moderate to extensive work will be needed to prepare the walls for painting (less than two weeks).
    3. **Substandard.** Less than 10% of the exterior walls are peeling or faded in color. There is no rot or deterioration present. Some painting is needed.
    4. **Good.** There is no peeling paint, but some fading is present, some fresh paint is going to be needed.
    5. **Excellent.** All components are adequately painted or protected against weathering.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

Grounds Conditions

1. **Private Sidewalks and Driveways**
    1. **Severely Deteriorated.** The sidewalk is broken and settled with more than one tripping hazard present and/or has sections missing. Has severely deteriorated pavement and does not prevent the tracking of mud into the street. If the driveway was gravel in the first place, will have severe weeds within the exposure.
    2. **Seriously Deteriorated.** The sidewalk displays numerous tracks over 1/2 inch wide and breaks there is no tripping hazard present. AND/OR the driveway was originally paved but has severe scaling, cracking, or other signs of deterioration. The full surface needs to be re-paved.
    3. **Substandard.** The sidewalk and driveway contain numerous cracks over 1/2 inch wide and over 50% of the surface needs to be repaved.
    4. **Good.** The sidewalk and driveway display only a few cracks over 1/2 inch wide, but some patching or sealing of cracks is all that is needed.
    5. **Excellent.** There are no cracks wider than 1/2 inch present in either the sidewalk or driveway.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

2. **Lawn & Shrubs**
    1. **Severely Deteriorated.** The vegetation (grass) has grown over 3 feet high. Shrubs appear to have not been trimmed in several years (windows, doors covered).
    2. **Seriously Deteriorated.** The vegetation (grass) is between 1 and 3 feet high. Shrubs appear to have not been trimmed within the last year (overgrowing home).
    3. **Substandard.** Vegetation (grass) is about 1 foot high. Shrubs need trimming, but appear to have been trimmed within the last year (shrubs still have some shape).
    4. **Good.** Vegetation (grass) is under 1 foot and shrubs do not need trimming. There are lawn weeds, like dandelions, present. It appears the lawn doe not receive supplemental fertilizer, but yard is cut regularly.
    5. **Excellent.** Vegetation (grass) is under 6 inches high and there are few or no lawn weeds, like dandelions, present. It appears the lawn regularly receives fertilizer and yard is cut regularly.

3. **Vehicles**
    1. **Severe Problem.** There are over 3 vehicles parked in the yard and several appear to be disabled or unlicensed.
    2. **Serious Problem.** There are 1 to 3 vehicles parked in the yard. At least one appears to be disabled or unlicensed.
    3. **Substandard.** There is one vehicle parked in the yard but it appears to be operable and licensed. Or, there is one or more vehicles in the driveway that appears to be disabled or unlicensed.
    4. **Good.** There are no vehicles parked in the yard, but there may be one vehicle on a driveway that is unlicensed.
    5. **Excellent.** There are no vehicles parked in the yard. No disabled or unlicensed vehicles are present.

4. Litter

1. **Severe Problem.** There are piles of trash, which may include brush, present on the property. Due to the volume and size of trash items, it will take a dump truck to haul it all off in one load.
2. **Serious Problem.** There are piles of trash, which may include brush, present. It will take a full size pick up to haul it off in one load. It is not practical to attempt to place the trash in plastic bags.
3. **Substandard.** There is trash scattered across the property. It will not fill a pick up. There trash can be placed in trash bags and it will fill between one and five 30 gallon trash bags.
4. **Good.** There is some litter scattered across the property. It can be placed in plastic bags and it will not fill one 30 gallon bag.
5. **Excellent.** There is no litter present.

5. Open Storage

1. **Severe Problem.** There are numerous items stored in the yard that should be stored inside. The items are so numerous, they would more than fill an average 2 car garage.
2. **Serious Problem.** There are numerous items stored in the yard that should be stored inside. The would fill a one car garage.
3. **Substandard.** The items stored outside would fit inside a small (up to 9 by 12 feet) storage shed.
4. **Good.** There are no unacceptable items stored outside, but there are numerous acceptable items that still present a clutter appearance.
5. **Excellent.** There are no unacceptable items present. Acceptable items, if present, are few in number and do not present a cluttered appearance.

Public Infrastructure Conditions

1. **Public Sidewalk**
    1. **Severely Deteriorated.** The sidewalk has sections missing, broken, or heaved. There is more than one tripping hazard present due to displacement of sections or missing sections. More than half the sections need replaced.
    2. **Seriously Deteriorated.** There are tipping hazards present due to displaced cracks, settling and heaving. 1/4 to 1/2 of the sections need to be replaced.
    3. **Substandard.** There are cracks over 1/2 wide present, but no tripping hazards. Less than 1/4 of the section need to be replaced.
    4. **Good.** There is only a few cracks present, however does not present a hazard. Some patching of cracks is needed, but no sections need replacement.
    5. **Excellent.** There are no cracks present. There is no settling or heaving creating tripping hazards. They are in great shape and will be there for a long time.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

2. **Curbs**
    1. **Severely Deteriorated.** There are no curbs present, with or without open ditch drainage.
    2. **Seriously Deteriorated.** Curbs are present and display severe deterioration. There are sections missing. More than 1/2 of the curb would have to be replaced in order to fill in gaps.
    3. **Substandard.** Curbs show deterioration. Up to 1/2 the curb would have to be replaced to fill gaps.
    4. **Good.** There is some wear or deterioration but there are no sections missing.
    5. **Excellent.** There is no wear and are benefit to water control within the neighborhood.
    6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

3. **Streetlights**
    1. **Severe Problem.** There are no streetlights on the block.
    2. **Serious Problem.** Streetlights are more than 8 houses apart. Lights present appear to be broken, or tree limbs block illumination.
    3. **Substandard.** Streetlights are more than 6 houses apart. Lights work, but tree limbs block illumination.
    4. **Good.** Streetlights are 5 houses apart. Some tree limbs are near the lights, but not blocking illumination.
    5. **Excellent.** Streetlights are less than 5 houses apart. No tree limbs growing near lights.

4. Catch Basins

1. **Severely Deteriorated.** The catch basin is severely deteriorated. It is broken or collapsed and creating a danger to pedestrians or traffic (leaves water standing for days, or would be dangerous to evening walking).
2. **Seriously Deteriorated.** The catch basin is severely deteriorated and needs replacing, but is not creating a dangerous situation (i.e. doesn't create traffic hazards during rains, etc.)
3. **Substandard.** The catch basin is not deteriorated but it is substantially blocked with leaves and litter (just needs to be cleaned out).
4. **Good.** There are leaves and litter in the catch basin, but it still functions adequately.
5. **Excellent.** There are no defects or leaves and litter present. Catch basin is in perfect operational condition.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

5. Street Condition

1. **Severely Deteriorated.** The pavement is severely deteriorated. There are more than 7 potholes present. Vehicles cannot safely exceed 15 miles per hour due to the uneven surface. Resurfacing is needed on the whole block.
2. **Seriously Deteriorated.** The pavement is deteriorated. There are 4-6 potholes present, but traffic flow is not substantially affected. Resurfacing is needed.
3. **Substandard.** There are 3 or less potholes, mostly cracks in the surface. Patching, not resurfacing, is needed.
4. **Good.** There are no potholes. There are some cracks, but none wider than 2 inches.
5. **Excellent.** There are no cracks and no potholes present.