

Neighborhood Housing Conditions Survey



**Final Report for the City of Kansas City,
Missouri Project Number UMKC_HCS
2010**

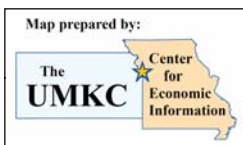
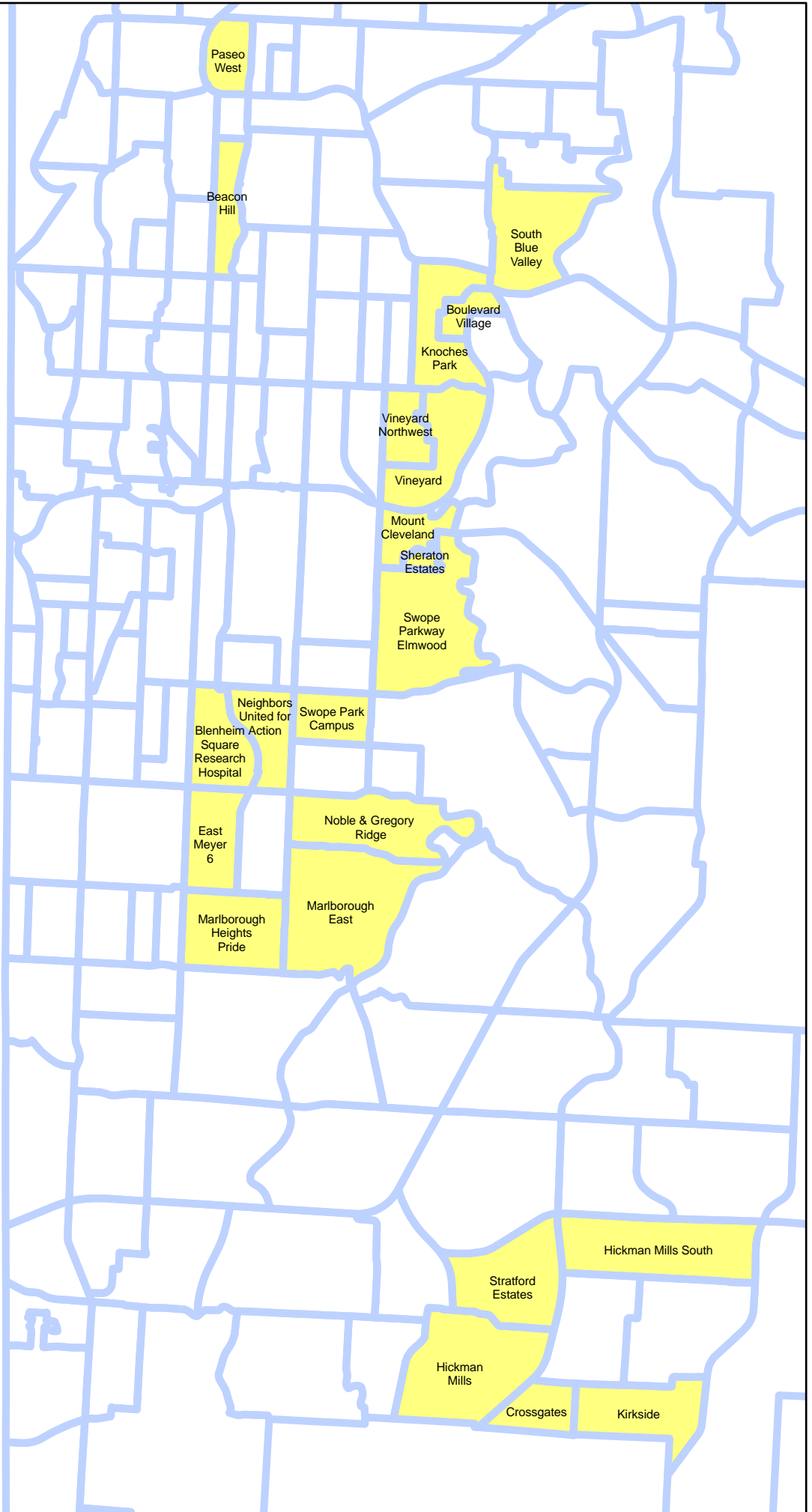
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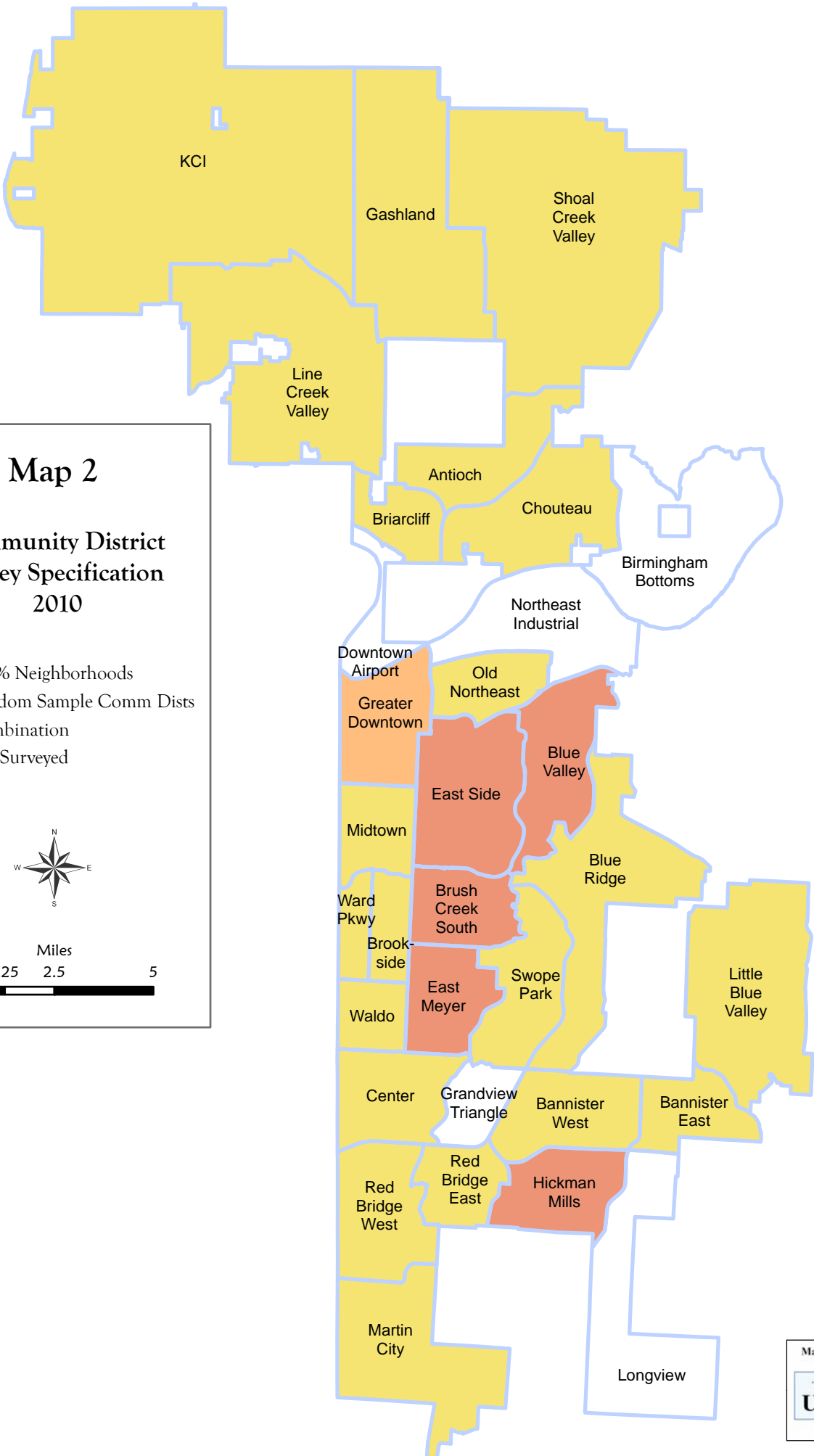
**Dr. Peter J. Eaton
University of Missouri-Kansas City
Center for Economic Information
June 30, 2011**

Map 1

Neighborhood Survey 2010

-  100% Surveyed
-  Not Surveyed

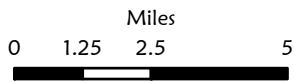




Map 2

Community District Survey Specification 2010

- 100% Neighborhoods
- Random Sample Comm Dists
- Combination
- Not Surveyed



Introduction

This is the final report for the Housing Conditions Resurvey that was conducted in 2010 in twenty-two (22) complete neighborhoods. This year the survey was slightly different than in past years. A random sample of residential parcels was also conducted in twenty-two additional community districts. The survey was commissioned by the City of Kansas City, Missouri, Department of Neighborhood and Community Services (NCS), and was conducted by the Center for Economic Information of the University of Missouri-Kansas City (CEI). This is a continuation of a survey that has been conducted in 2000-01, 2006, 2007 and 2008. The 2010 Resurvey covered 16,053 parcels in the 22 complete neighborhoods, plus 863 parcels as a part of the random sample of community districts. Preliminary results of this survey have been released to several neighborhoods and city departments with prior approval of NCS.

The twenty-two surveyed neighborhoods are highlighted in Map 1. Table 1 contains the number of parcels surveyed in each of the twenty-two neighborhoods.

Table 1: Neighborhood Parcel Counts

Neighborhood ID	Neighborhood Name	Parcel Count
5	Paseo West	258
25	Beacon Hill	553
31	South Blue Valley	1033
48	Vineyard Northwest	707
49	Vineyard	1252
64	Knoches Park	1159
65	Boulevard Village	36
114	Mount Cleveland	161
115	Sheraton Estates	141
116	Swope Parkway-Elmwood	1467
121	Neighbors United for Action	512
122	Blenheim Square-Research Hospital	604
123	Swope Park Campus	551
126	Noble & Gregory Ridge	1082
128	East Meyer 6	1154
129	Marlborough Heights-Pride	1632
130	Marlborough East	518
163	Stratford Estates	874
164	Hickman Mills	646
169	Hickman Mills South	802
172	Crossgates	346
173	Kirkside	565
Total:		16053

Community districts are aggregations of neighborhoods. The twenty two neighborhoods that were fully surveyed are located in six community districts (Blue Valley, Brush Creek South, East Meyer,

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Eastside, Greater Downtown, and Hickman Mills). In those six community districts, it was not necessary to conduct a random sample of parcels. We use the results from the sampled neighborhoods in those community districts, instead of a random sample. Table 2 reports the number of parcels that were sampled in each community district.

Table 2: Count of Parcels Sampled
by Community District

Community District Name	Residential Parcel Count
Antioch	40
Bannister East	39
Bannister West	39
Blue Ridge	40
Briarcliff	39
Brookside	39
Center	40
Chouteau	39
Gashland	40
KCI	40
Line Creek Valley	38
Little Blue Valley	39
Martin City	40
Midtown	39
Old Northeast	40
Red Bridge East	40
Red Bridge West	40
Shoal Creek Valley	36
Swope Park	39
Waldo	39
Ward Parkway	40
Blue Valley	962
Brush Creek South	1543
East Meyer	4186
East Side	2450
Greater Downtown	145
Hickman Mills	3047

This report consists of three sections. Section I describes methodology. Section II contains summary results for the twenty two surveyed neighborhoods of the 2010 Survey, and a comparison of those results with survey results from the 2000-01 Survey. Section III contains summary results for community districts of the 2010 survey. For each surveyed area, detailed maps of land use, of each surveyed condition are included as supplements to the final report. The survey database and maps are also contained on a CD, the contents of which are detailed at the end of this report.

I. Methodology

The Housing Conditions Survey is a windshield survey of residential parcels. The parcel geography and other relevant information was 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. Parcels that are non-residential, both in structure type and use type, are noted as such and no additional information is collected, other than whether or not there is a visible address. The original form of the survey was developed by Ed Linnebur of the Kansas City Neighborhood Alliance, prior to the application of the 2000-01 survey. Detailed documentation for that survey is available in the Final Report for the City of Kansas City Missouri Contract No. 1999-032. That survey was primarily conducted on paper. For the 2010 survey, data collection was done with PDAs.

Surveyors were 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 each of the 15 surveyed conditions both individually, and grouped into three general categories of conditions. The groupings and their component elements are listed in Table I-1:

Table I-1: General and Specific Categories of Conditions for Housing Conditions Survey

Structure	Grounds	Infrastructure
Roof	Private sidewalk/drive	Public sidewalk
Foundation/walls	Lawn/shrubs	Curb
Windows/doors	Nuisance vehicles	Street lighting
Porch	Litter	Catch basin
Exterior Paint	Open storage	Street

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. The specific meaning of each condition number for each of the above elements is contained in Appendix 1. For parcels with no structure (vacant lots, parking lots, parks) there is only data for the Grounds and Infrastructure conditions.

After a classroom session with visual aids, the surveyors were taken into the field and asked to rate a “rating block” chosen earlier by the training personnel for its representativity. All surveyors discussed ratings and arrived at a consensus.

After the day of training, surveyors went out in teams of two to survey test blocks. Surveyors were certified if the results of their surveys of the test blocks agreed with the results of the trainers. If the results did not fall within our quality control guidelines (see below), further training took place. Surveyors were “certified” to go into the field independently once they had passed quality control standards.

Once certified, the surveyors conducted surveys in teams of two. There were four teams that collected all of the data. Each surveyor had a PDA, paper maps of the area to be surveyed, and a one page summary of the ratings guide. The one page summary is called the descriptors guide, and is included as Appendix 2. The PDA user’s guide for the housing conditions survey is included as Appendix 3.

Quality Control

The following quality control procedures were performed. Two blocks with a minimum of 20 residential parcels per block were randomly selected from the survey data for each survey team. These parcels were then inspected by the survey developer/trainer to provide a set of standard results for each parcel. For categorical variables (visible address, structure type, use type, residential type, and structure profile) a direct a comparison was made. For ratings variables, an overall average difference per rating was calculated. This was calculated by taking the absolute value of the difference between the original surveyor rating and the standard rating for each parcel and summing over the total number of parcels surveyed, then dividing that value by the total number of parcels surveyed. In cases where the surveyor rated an item as unrateable (a value of 6) and the standard rating was anything other than unrateable, or vice versa, the rating was not counted in the average. An average difference under one was considered passing, and meant that overall the ratings fell within the range of -1 to +1 from the standard rating. Any average difference that was greater than one was considered as failing. The results of the quality control procedures by condition are contained in Table I-2.

Table I-2: Quality Control Results

Surveyor	Roof	Foundation & Walls	Windows & Doors	Porches	Exterior Paint	Private Sidewalks & Drives	Lawn & Shrub
1	0.345	0.238	0.318	0.364	0.447	0.702	0.212
2	0.248	0.198	0.273	0.306	0.431	0.691	0.260
3	0.297	0.285	0.374	0.361	0.409	0.647	0.351
4	0.405	0.311	0.184	0.280	0.371	0.786	0.266

Surveyor	Vehicles	Litter	Open Storage	Public Sidewalks	Curbs	Street Lights	Catch Basins	Street
1	0.0358	0.471	0.259	0.768	0.371	0.179	0.029	0.215
2	0.0674	0.324	0.283	0.694	0.825	0.146	0.086	0.350
3	0.0591	0.463	0.200	0.740	0.745	0.231	0.074	0.472
4	0.0432	0.156	0.286	0.748	0.615	0.152	0.055	0.258

All ratings pass. The largest inter-surveyor discrepancies are for Public Sidewalks and Curbs. This is consistent with past surveys.

Modification of Geography

In some circumstances it was necessary to modify the parcel geography in order to make what surveyors found on the ground correspond to the parcel geography. As stated earlier, surveyors have a parcel map of the area they are surveying. If that map does not correspond to what the surveyors found, the surveyors were trained to make modifications in the paper map, which was then implemented by the CEI GIS team. The map projects that are produced for this final report are based on the modified geography. There will not be 100% agreement between the parcel layer that is produced for this final report, and the city's parcel layer that served as a basis for the survey. When a new parcel was created, CEI added it to the original KCMO database (using the KIVA field). Most of the modifications consist

of merging individual parcels to make a larger parcel. CEI will produce a list of geographic modifications on request from the city.

II. Housing Conditions Survey Results for Full Neighborhoods

There are several different types of classification data in the Housing Conditions Survey. We will detail and discuss the results of the key classification variable – structure type. Parcels are classified as having structures that were built for residential purposes, for non-residential purposes, having no structure, or as parking lots, parks, or residential commons (“other” in the following table). We added the category of inaccessible. Results are reported in Table II-1.

Table II-1: Percentage Distribution of Parcel Structure Type by Area

NID	Neighborhood	Parcel Count	% Residential	% Non-Residential	% Vacant	% Other *
5	Paseo West	258	22.87%	43.02%	18.60%	15.50%
25	Beacon Hill	553	37.61%	6.15%	52.44%	3.80%
31	South Blue Valley	1033	78.51%	3.87%	14.23%	3.39%
48	Vineyard Northwest	707	67.89%	1.56%	29.00%	1.56%
49	Vineyard	1252	91.61%	0.72%	6.71%	0.96%
64	Knoches Park	1159	72.91%	3.62%	21.57%	1.90%
65	Boulevard Village	36	47.22%	13.89%	36.11%	2.78%
114	Mount Cleveland	161	36.02%	18.01%	33.54%	12.42%
115	Sheraton Estates	141	98.58%	0.00%	1.42%	0.00%
116	Swope Parkway-Elmwood	1467	66.53%	5.04%	21.34%	7.09%
121	Neighbors United for Action	512	92.97%	3.13%	3.71%	0.20%
122	Blenheim Square-Research Hospital	604	89.24%	5.13%	4.80%	0.83%
123	Swope Park Campus	551	92.38%	2.00%	5.44%	0.18%
126	Noble & Gregory Ridge	1082	81.61%	2.96%	13.77%	1.66%
128	East Meyer 6	1154	94.80%	3.81%	1.13%	0.26%
129	Marlborough Heights-Pride	1632	84.19%	3.74%	11.70%	0.37%
130	Marlborough East	518	51.93%	13.51%	33.20%	1.35%
163	Stratford Estates	874	91.99%	4.12%	3.78%	0.11%
164	Hickman Mills	646	72.29%	18.27%	8.51%	0.93%
169	Hickman Mills South	802	93.14%	2.12%	4.49%	0.25%
172	Crossgates	346	89.02%	5.20%	5.20%	0.58%
173	Kirkside	565	95.75%	0.53%	3.36%	0.35%
Survey Total		16053	79.43%	5.06%	13.52%	1.99%

*Includes parking lots, parks, residential commons, and inaccessible parcels

Notable in Table II-1 are:

1. There is a high incidence of vacant lots in several neighborhoods. Over 20% of parcels are vacant in Beacon Hill, Vineyard NW, Knoches Park, Boulevard Village, Mount Cleveland, Swope Parkway Elmwood and Marlborough East. Note that a vacant lot is a

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parcel with no structure. This survey does not measure the extent to which the residential structures are vacant. A survey of residences in Ivanhoe, conducted in 2007 by the Ivanhoe Neighborhood Council with CEI support, found that over 12% of the residential structures in the Ivanhoe area are vacant. Although we have data for only one area, we expect there to be a positive correlation between vacant lot percentage and percentage of vacant residential structures. In areas with a high percentage of vacant lots, we expect to find a high percentage of vacant residential structures.

2. Paseo West (a small neighborhood to begin with) is the only neighborhood that is not primarily residential.

Results for the existence of a visible address is are summarized in Table II-2. Areas with a high incidence of vacant lots will have a low incidence of parcels with visible address. Recall that Wendell Phillips is the areas with the highest incidence of vacant lots. From Table II-2, it is clear that other areas also have a low visible address percentage. Having a visible address associated with a parcel is a low-cost way to improve neighborhood conditions, providing easier and faster access by emergency response units.

Table II-2: Survey Area Percentage Distribution of Visible Address

NID	Neighborhood	Visible Address	Total Parcels	% Visible Address
5	Paseo West	129	258	50.00%
25	Beacon Hill	184	553	33.27%
31	South Blue Valley	651	1033	63.02%
48	Vineyard Northwest	422	707	59.69%
49	Vineyard	1013	1252	80.91%
64	Knoches Park	714	1159	61.60%
65	Boulevard Village	17	36	47.22%
114	Mount Cleveland	76	161	47.20%
115	Sheraton Estates	126	141	89.36%
116	Swope Parkway-Elmwood	861	1467	58.69%
121	Neighbors United for Action	422	512	82.42%
122	Blenheim Square-Research Hospital	493	604	81.62%
123	Swope Park Campus	451	551	81.85%
126	Noble & Gregory Ridge	823	1082	76.06%
128	East Meyer 6	957	1154	82.93%
129	Marlborough Heights-Pride	1253	1632	76.78%
130	Marlborough East	265	518	51.16%
163	Stratford Estates	769	874	87.99%
164	Hickman Mills	502	646	77.71%
169	Hickman Mills South	699	802	87.16%
172	Crossgates	307	346	88.73%
173	Kirkside	521	565	92.21%
	Survey Total	11655	16053	72.60%

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Tables II-3, II-4 and II-5 summarize the condition findings by surveyed area, for structure, grounds and infrastructure, respectively. There are two percentages reported for each condition. Because the rating scale used in this survey is qualitative, it does not make statistical sense to use average scores.¹ For this reason we look at the relative frequency of critical scalar values. The scale that is used for this survey was developed based on city codes. Any score of 3 is a minor code violation, with a score of 2 reflecting a major code violation, and a score of 1 reflecting the worst possible condition. The percentages in these tables reflect the percentage of parcels in the surveyed areas for which a score of 1 or 2 was recorded (Column header “Serious Deterioration”), and the percentage of parcels in the neighborhood for which a score of 1, 2, or 3 was recorded (Column header “Substandard”). Note that the percentage of parcels with high scores (4 or 5) can be calculated by subtracting the substandard percentage from 1.

¹ For an average to make statistical sense, the relationship between the numbers must be quantitative, so that a 2 is twice as large (or “good”) as a 1, and $\frac{1}{2}$ as large (or “good”) as a 4.

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Table II-3 Summary of Structure Conditions by Area

Neighborhood Name	Roof		Foundation/Wall		Window/Door		Porch		Exterior Paint		All Structure	
	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+
Paseo West	12.50%	34.38%	1.69%	18.64%	5.08%	28.81%	3.39%	23.73%	16.95%	42.37%	7.46%	29.10%
Beacon Hill	9.57%	25.00%	3.85%	16.83%	12.02%	17.31%	6.25%	19.23%	6.73%	25.96%	7.65%	20.78%
South Blue Valley	20.47%	49.75%	4.42%	15.34%	13.25%	25.03%	4.54%	22.09%	8.47%	36.44%	10.21%	29.69%
Vineyard Northwest	3.56%	33.89%	1.67%	6.88%	2.71%	8.96%	2.08%	12.08%	2.71%	25.00%	2.54%	17.35%
Vineyard	7.24%	48.78%	0.26%	5.67%	3.84%	10.29%	0.17%	5.06%	0.70%	19.70%	2.44%	17.89%
Knoches Park	13.40%	43.54%	3.08%	11.48%	8.52%	17.04%	2.25%	15.98%	4.97%	29.59%	6.43%	23.48%
Boulevard Village	20.00%	60.00%	5.88%	5.88%	5.88%	17.65%	0.00%	5.88%	11.76%	41.18%	8.43%	25.30%
Mount Cleveland	12.07%	27.59%	0.00%	1.72%	1.72%	5.17%	3.45%	8.62%	0.00%	13.79%	3.45%	11.38%
Sheraton Estates	4.38%	27.01%	0.00%	2.16%	0.72%	2.16%	0.00%	6.47%	0.00%	11.51%	1.01%	9.81%
Swope Parkway-Elmwood	8.18%	36.44%	1.54%	8.19%	5.63%	13.41%	1.33%	11.87%	4.40%	32.24%	4.21%	20.39%
Neighbors United Action	5.49%	37.76%	0.21%	4.41%	3.99%	11.55%	0.42%	10.29%	2.94%	27.31%	2.61%	18.25%
Blenheim Square	8.21%	37.87%	0.19%	2.78%	1.85%	8.89%	1.48%	12.41%	1.67%	29.07%	2.67%	18.18%
Swope Park Campus	4.72%	34.25%	0.98%	4.72%	1.18%	7.07%	0.59%	8.25%	3.34%	25.54%	2.16%	15.96%
Noble & Gregory Ridge	6.58%	44.49%	1.13%	6.00%	1.93%	6.57%	1.70%	12.12%	4.53%	32.05%	3.17%	20.24%
East Meyer 6	2.95%	31.98%	0.18%	3.20%	1.28%	5.12%	0.09%	5.85%	2.10%	23.40%	1.32%	13.88%
Marlborough Heights	4.38%	41.75%	0.22%	4.87%	1.45%	8.07%	2.03%	14.53%	4.65%	33.07%	2.55%	20.44%
Marlborough East	9.02%	46.24%	1.85%	10.00%	5.19%	12.96%	5.19%	25.56%	8.15%	37.78%	5.87%	26.45%
Stratford Estates	2.36%	26.12%	0.00%	1.49%	0.25%	1.86%	0.25%	2.73%	1.12%	23.60%	0.80%	11.16%
Hickman Mills	1.30%	26.35%	0.21%	1.28%	0.43%	0.64%	0.21%	1.71%	1.50%	17.31%	0.73%	9.42%
Hickman Mills South	1.61%	27.75%	0.00%	0.40%	0.40%	0.54%	0.13%	2.28%	0.94%	14.99%	0.62%	9.19%
Crossgates	0.98%	31.15%	0.00%	0.32%	0.00%	0.32%	0.00%	0.65%	1.30%	21.43%	0.46%	10.74%
Kirkside	0.56%	24.07%	0.00%	0.55%	0.55%	1.48%	0.37%	1.11%	0.74%	15.53%	0.44%	8.54%

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Table II-4 Summary of Grounds Conditions by Area

Neighborhood Name	Private Sidewalk/Driveway		Lawn/Shrub		Nuisance Vehicle		Litter		Open Storage		All Grounds	
	Serious* Deterioration	Sub-standard +	Serious* Deterioration	Sub-standard +	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+
Paseo West	22.64%	36.79%	14.29%	40.82%	4.08%	7.48%	3.40%	7.48%	10.88%	15.65%	10.37%	20.75%
Beacon Hill	26.01%	46.52%	31.98%	56.84%	2.70%	4.43%	5.97%	12.14%	2.12%	4.82%	12.47%	22.69%
South Blue Valley	38.18%	64.20%	21.16%	48.55%	6.22%	9.93%	10.53%	22.57%	5.72%	16.55%	15.84%	31.59%
Vineyard Northwest	12.67%	41.84%	12.79%	30.03%	0.29%	0.72%	0.86%	5.75%	0.86%	3.45%	5.11%	15.01%
Vineyard	15.88%	38.88%	7.00%	23.17%	2.33%	12.31%	4.51%	12.87%	1.45%	5.15%	6.11%	18.22%
Knoches Park	29.20%	49.45%	20.68%	49.15%	4.92%	9.49%	11.46%	26.23%	2.06%	7.43%	13.05%	27.51%
Boulevard Village	26.32%	42.11%	38.71%	61.29%	3.23%	3.23%	25.81%	64.52%	0.00%	3.23%	18.18%	34.27%
Mount Cleveland	34.48%	45.98%	38.64%	62.12%	13.64%	15.91%	16.67%	31.06%	13.64%	16.67%	22.60%	33.50%
Sheraton Estates	7.19%	18.71%	0.00%	4.26%	0.71%	2.13%	0.71%	6.38%	0.00%	1.42%	1.71%	6.54%
Swope Parkway-Elmwood	30.50%	53.93%	25.97%	52.01%	9.90%	14.49%	20.66%	33.14%	9.11%	12.77%	18.79%	32.46%
Neighbors United Action	15.63%	34.79%	4.84%	37.10%	1.61%	5.85%	5.65%	19.35%	1.81%	13.71%	5.84%	22.08%
Blenheim Square	17.64%	43.27%	4.18%	21.43%	2.09%	9.23%	3.48%	15.68%	0.87%	8.54%	5.55%	19.43%
Swope Park Campus	13.03%	32.76%	2.96%	19.81%	0.74%	6.11%	4.07%	14.63%	0.19%	2.96%	4.14%	15.14%
Noble & Gregory Ridge	8.76%	35.84%	5.62%	16.00%	0.29%	2.00%	1.05%	4.95%	0.48%	4.29%	3.05%	11.83%
East Meyer 6	18.52%	40.05%	3.06%	20.54%	2.97%	8.47%	4.77%	15.50%	0.99%	5.50%	6.03%	17.96%
Marlborough Heights-Pride	8.20%	37.85%	5.02%	15.77%	0.45%	2.61%	0.83%	5.15%	0.95%	7.12%	2.93%	12.97%
Marlborough East	11.20%	43.24%	20.94%	41.87%	1.11%	5.57%	1.56%	10.91%	1.56%	10.69%	6.91%	20.54%
Stratford Estates	2.89%	22.99%	0.83%	5.96%	0.00%	0.72%	0.60%	4.17%	0.12%	2.50%	0.87%	7.11%
Hickman Mills	3.02%	26.78%	3.02%	10.59%	0.19%	1.51%	0.57%	3.97%	0.76%	2.46%	1.47%	8.61%
Hickman Mills South	2.29%	27.46%	2.80%	8.66%	0.00%	1.66%	1.53%	5.99%	1.02%	4.46%	1.52%	9.45%
Crossgates	0.98%	18.36%	1.52%	7.32%	0.30%	0.61%	0.91%	3.35%	0.30%	1.22%	0.80%	6.00%
Kirkside	3.99%	25.48%	1.42%	4.09%	0.18%	2.14%	0.18%	3.56%	0.00%	2.14%	1.12%	7.25%

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Table II-4 Summary of Infrastructure Conditions by Area

Neighborhood Name	Public Sidewalk		Curb		Street Lighting		Catch Basin		Street		All Infrastructure	
	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard +	Serious* Deterioration	Sub- standard +	Serious* Deterioration	Sub- standard +	Serious* Deterioration	Sub- standard+
Paseo West	14.29%	29.93%	19.73%	29.25%	2.04%	2.04%	9.09%	21.21%	2.04%	3.40%	9.50%	16.43%
Beacon Hill	16.18%	33.72%	24.28%	30.83%	5.97%	6.55%	17.39%	18.84%	5.20%	12.52%	13.05%	20.84%
South Blue Valley	12.14%	24.47%	28.28%	47.14%	3.21%	3.41%	35.92%	47.57%	2.81%	12.74%	12.22%	22.59%
Vineyard Northwest	25.86%	42.24%	41.67%	57.90%	0.43%	0.57%	8.20%	8.20%	0.43%	3.30%	16.91%	25.62%
Vineyard	8.85%	14.72%	9.49%	13.35%	0.40%	0.48%	7.46%	7.46%	0.48%	4.99%	4.84%	8.37%
Knoches Park	5.91%	19.34%	14.15%	30.71%	0.45%	0.72%	7.63%	15.25%	0.18%	7.70%	5.23%	14.63%
Boulevard Village	0.00%	6.45%	12.90%	64.52%	0.00%	0.00%	0.00%	0.00%	0.00%	58.06%	3.01%	30.08%
Mount Cleveland	15.15%	15.91%	15.15%	17.42%	17.42%	17.42%	54.55%	54.55%	15.15%	26.52%	18.00%	21.39%
Sheraton Estates	3.55%	12.06%	0.00%	7.09%	0.00%	0.00%	0.00%	6.25%	0.00%	0.71%	0.86%	5.00%
Swope Parkway-Elmwood	11.98%	18.65%	18.01%	34.00%	8.18%	8.46%	43.81%	48.67%	7.53%	20.52%	12.69%	21.51%
Neighbors United Action	15.52%	29.64%	27.22%	55.85%	0.60%	0.81%	10.00%	15.00%	0.60%	23.39%	10.98%	27.30%
Blenheim Square	19.69%	40.07%	34.49%	61.15%	0.00%	0.00%	10.53%	15.79%	3.14%	12.37%	14.30%	28.29%
Swope Park Campus	11.30%	16.11%	25.93%	40.00%	0.19%	0.19%	2.53%	3.80%	0.19%	13.89%	9.16%	17.06%
Noble & Gregory Ridge	10.00%	19.52%	18.19%	26.95%	2.29%	2.29%	5.80%	10.14%	0.67%	2.38%	7.75%	12.74%
East Meyer 6	15.14%	29.01%	9.46%	15.05%	0.09%	0.09%	11.27%	21.13%	0.27%	26.94%	6.39%	17.87%
Marlborough Heights-Pride	3.37%	6.17%	2.23%	3.94%	1.53%	1.53%	2.50%	7.50%	0.13%	1.97%	1.82%	3.43%
Marlborough East	0.45%	0.67%	0.00%	0.00%	2.90%	2.90%	0.00%	0.00%	0.89%	3.79%	1.05%	1.83%
Stratford Estates	5.96%	9.42%	0.72%	3.81%	0.24%	0.24%	0.00%	0.00%	0.36%	2.03%	1.78%	3.78%
Hickman Mills	0.00%	0.38%	0.19%	0.19%	0.38%	0.38%	0.00%	0.00%	0.38%	0.76%	0.23%	0.42%
Hickman Mills South	9.04%	17.83%	2.80%	5.10%	0.00%	0.00%	0.00%	1.49%	0.13%	3.69%	2.93%	6.55%
Crossgates	10.37%	19.21%	0.30%	7.32%	0.00%	0.00%	0.00%	6.45%	0.00%	0.91%	2.61%	6.85%
Kirkside	4.80%	11.39%	0.36%	5.16%	0.00%	0.18%	0.00%	2.78%	0.18%	6.94%	1.31%	5.87%

Structure Variables

Notable in Table II-3 (Structure) are:

1. South Blue Valley stands out from other areas in that there are consistently more than 10% of structure conditions that are either seriously or severely deteriorated. Of the remaining neighborhoods, only Paseo West, Beacon Hill, Knoches Park, Boulevard Village and Marlborough East have over 5% of structure conditions in the lowest two categories. Five south Kansas City neighborhoods (Stratford Estates, Hickman Mills, Hickman Mill South, Crossgates and Kirkside) had less than 1% of structure conditions in the lowest two ratings.
2. Comparing the five structure conditions in the surveyed areas, roof ratings had the highest incidence of very low scores, followed by exterior paint.
3. In nine of the neighborhoods, over 20% of residential structure conditions fall in the bottom three categories. Comparing the two columns in each area, it is obvious that a substandard rating was very common in all types of structure conditions. The same areas have the highest incidence of residential structure ratings in the lowest three categories as in the lowest two categories.
4. **Several of the surveyed areas have potentially serious roofing problems looming. In 21 of 22 neighborhoods, over 25% of roof ratings were substandard or worse, while in six neighborhoods, over 40% of ratings fell in the bottom three categories. The great majority of these substandard roof ratings are at the tipping point between substandard and seriously deteriorated. Roof conditions are by far the worst of the structure conditions.**
5. Exterior paint conditions are next in terms of incidence of substandard or worse scores. All neighborhoods have over 10% of ratings classified as substandard or worse, and in the small neighborhoods of Paseo West and Boulevard Village, over 40% of residential structures rated substandard or worse.

Grounds Variables

Notable in Table II-4 (Grounds) are:

1. In general, grounds conditions were slightly worse than structure conditions. This situation is different from past surveys, where grounds conditions are generally better than structure conditions. In the southern tier of neighborhoods (Crossgates, Kirkside, Hickman Mills, Hickman Mills South and Stratford Estates) under 2% of grounds conditions fall in the lowest two categories. Several of the neighborhoods have over ten percent of grounds conditions in the lowest two categories. The worst overall grounds ratings were in the Mount Cleveland and Vineyard Northwest neighborhoods.
2. In general, Private Sidewalks and Driveways received the lowest rating of all the grounds ratings, with about 15% of ratings in the worst two categories and over 40% of total ratings substandard or worse.
3. The Lawn and Shrub ratings were poorest in neighborhoods with the highest incidence of vacant lots (Beacon Hill, Vineyard NW, Knoches Park, Boulevard Village, Mount Cleveland, Swope Parkway Elmwood and Marlborough East). This is consistent with 2006, 2007 and 2008 results and continues to emphasize the additional cost of vacant lots.
4. Nuisance Vehicles are an issue in Mount Cleveland and Swope Parkway Elmwood.
5. Litter is a more serious problem in Boulevard Village than in any other neighborhood. Most neighborhoods have small incidence of major litter problems with a relatively high incidence of a moderate problem. The same holds true for open storage.

Infrastructure Variables

Notable in Table II-5 (Infrastructure) are:

1. Street Lighting is a problem in the Mount Cleveland neighborhood and not a problem in any of the other surveyed neighborhoods.
2. Results for Public Sidewalks and Curbs should be viewed differently in the southern tier of neighborhoods than in the remaining neighborhoods. The very low incidence of bad ratings for Public Sidewalks and Curbs in the southern tier of neighborhoods is in large part the result of public sidewalks and curbs only existing on one side of the street. In the remaining neighborhoods, there is a high incidence of low ratings for parcels having associated public sidewalks and an even higher incidence of low ratings for parcels having associated curbs. There is a strong correlation between the condition of the public sidewalk and that of the curb.
3. Curbs and public sidewalks are a particularly serious problem in Vineyard Northwest, Blenheim Square and Neighbors United for Action. Boulevard Village is a very small neighborhood, with a several parcels having no associated curbs, and those that do have curbs are mostly substandard.

4. The catch basins in South Blue Valley, Mount Cleveland, and Swope Parkway-Elmwood are in need of repair. There are several other neighborhoods with over 10% of catch basins requiring repair. The catch basins in the southern tier of neighborhoods is in good shape.
5. Over 15% of the street segments associated with parcels in Mount Cleveland are seriously deteriorated or worse. All other neighborhood have under 8% of street segments associated with parcels in the lowest two ratings categories. Nine neighborhoods have over 10% of street segments associated with parcels at the tipping point or worse.

Change between 2000 and 2010

The housing conditions survey has now been applied to the surveyed areas at two periods of time. Changes that occur between the two surveys provide a meaningful measure of the conditions of the path which these neighborhoods are following. This section of the report will examine change of a key classification variable (vacant lots) as well as change in the structure, grounds, and infrastructure conditions.

Note that Table II-6 shows a change in the number of parcels in the surveyed areas. In some areas the number of parcels increased and in some it decreased. Overall, there were 444 more parcels in the surveyed areas in 2010 than in 2000. For this reason that we examine both the count and the percentage of vacant parcels.

We view an increase in the incidence of vacant lots as a strong indicator of worsening conditions of an area. Table II-6 shows a slight improvement in the incidence of vacant lots for the surveyed areas as a whole between 2000 and 2010. Overall there were 16 fewer vacant lots in these areas in 2010 than there were in 2000. The largest absolute and percentage decrease occurred in the Beacon Hill neighborhood. Residents of that neighborhood need to be alert to this trend. Changes in other areas are relatively minor.

Table 11-7 measures the change in percentage (2010 percentage minus 2000 percentage) of serious deterioration or worse, and of substandard or worse, for each of the five structure ratings and in each of the twenty-two surveyed neighborhoods. A negative number is a good result, since it means that the percentage was lower in 2010 than it was in 2000.²

² Because of the small number of parcels surveyed in the Boulevard Village neighborhood, the discussion of change in incidence will ignore this partial neighborhood.

Table II-6 Change in Incidence of Vacant Lots in Surveyed Areas from 2000 to 2010

Neighborhood	2000			2010			% Change in Vacant Lots 2000 to 2010
	Count of Vacant Lots	Total Parcel Count	% Vacant	Count of Vacant Lots	Total Parcel Count	% Vacant	
Paseo West	29	112	25.89%	48	258	18.60%	-7.29%
Beacon Hill	214	501	42.71%	290	553	52.44%	9.73%
South Blue Valley	172	1043	16.49%	147	1033	14.23%	-2.26%
Vineyard Northwest	197	736	26.77%	205	707	29.00%	2.23%
Vineyard	87	1251	6.95%	84	1252	6.71%	-0.25%
Knoches Park	250	1149	21.76%	250	1159	21.57%	-0.19%
Boulevard Village	10	34	29.41%	13	36	36.11%	6.70%
Mount Cleveland	85	170	50.00%	54	161	33.54%	-16.46%
Sheraton Estates	8	203	3.94%	2	141	1.42%	-2.52%
Swope Parkway-Elmwood	333	1302	25.58%	313	1467	21.34%	-4.24%
Neighbors United Action	21	502	4.18%	19	512	3.71%	-0.47%
Blenheim Square-	26	583	4.46%	29	604	4.80%	0.34%
Swope Park Campus	37	560	6.61%	30	551	5.44%	-1.16%
Noble & Gregory Ridge	144	1050	13.71%	149	1082	13.77%	0.06%
East Meyer 6	24	1121	2.14%	13	1154	1.13%	-1.01%
Marlborough Heights-Pride	285	1648	17.29%	191	1632	11.70%	-5.59%
Marlborough East	138	478	28.87%	172	518	33.20%	4.33%
Stratford Estates	21	822	2.55%	33	874	3.78%	1.22%
Hickman Mills	32	545	5.87%	55	646	8.51%	2.64%
Hickman Mills South	38	807	4.71%	36	802	4.49%	-0.22%
Crossgates	21	332	6.33%	18	346	5.20%	-1.12%
Kirkside	14	660	2.12%	19	565	3.36%	1.24%

Structure Change

Notable in Table II-7 (Structure Change) are:

1. There were no neighborhoods in which there was a substantial increase in the overall incidence of serious deterioration or worse structure conditions, while in the Beacon Hill neighborhood, there was a noticeable decrease in the overall incidence of serious deterioration or worse structure conditions.
2. Overall, the incidence of substandard or worse structure conditions is lower in 2010 than it was in 2000. In one neighborhood (Blenheim Square) there was an increase in incidence of over 10%. In two neighborhoods (Beacon Hill, Knoches Park and Mount Cleveland) there was a decrease in incidence of over 10%. The implication is that structure conditions in most of the surveyed areas are improving.

3. It appears that there has been work done on roofs in the southern tier of neighborhoods during the decade.

Grounds Change

Notable in Table II-8 (Grounds Change) are:

1. In three neighborhoods³ (South Blue Valley, Mount Cleveland and Swope Parkway-Elmwood) there has been an increase of over 10% in the overall incidence of grounds ratings that are seriously deteriorated or worse.
2. Five additional neighborhoods (Vineyard, Neighbors United, Blenheim Square, Swope Park Campus and East Meyer 6) experienced an increase of over 10% in the overall incidence of grounds ratings that are substandard or worse.
3. Between 2000 and 2010 private sidewalks and drives together with lawn and shrubs deteriorated substantially in most neighborhoods.
4. Between 2000 and 2010, there was little change in nuisance vehicles or open storage in the surveyed neighborhoods.
5. The change in litter conditions varies more across neighborhoods than the change in any other condition. This may be due to the temporary nature of litter conditions. A survey may have been done on a day with either extraordinarily good or bad conditions one year, and the opposite the other year.

Infrastructure Change

Notable in Table II-9 (Infrastructure Change) are:

1. An increase occurred in the incidence of both serious deterioration or worse and substandard or worse ratings in every surveyed area neighborhoods except Beacon Hill and Knoches Park. In most cases, those increases were over 10%, indicating substantial deterioration in public sidewalks and curbs.
2. Street lighting conditions continue to be good or excellent in all surveyed areas.
3. Catch Basin conditions improved significantly (by more than 10%) in Beacon Hill and Sheraton Estates, Vineyard NW, Knoches Park, Neighbors United, Swope Park Campus, Marlborough Heights, and Marlborough East. while they deteriorated significantly (by more than 10%) in South Blue Valley, Mount Cleveland, Swope Parkway-Elmwood , Paseo Wests, Blenheim Square, and East Meyer.
4. Street conditions were better in 2010 than they were in 2000 in these neighborhoods in general, but there was significant variation between neighborhoods, Significant deterioration occurred in Blenheim Square, Neighbors United, East Meyer and Swope Park Campus.

Overall, the measurement of change between 2000 and 2010 shows that structure conditions have improved slightly, while both grounds conditions and infrastructure conditions have deteriorated significantly.

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Table II-7 Percentage Change in Structure Conditions by Area (2010-2000)

Neighborhood	Roof		Foundation/Wall		Window/Door		Porch		Exterior Paint		All Structure	
	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+
Paseo West	2.50%	4.38%	-1.48%	-1.99%	-8.98%	-5.56%	-2.86%	0.29%	-8.91%	2.72%	-4.30%	-0.31%
Beacon Hill	-7.22%	-17.58%	-7.10%	-10.91%	-1.85%	-14.08%	-8.94%	-11.14%	-27.09%	-28.08%	-10.48%	-16.36%
South Blue Valley	13.36%	14.58%	3.60%	7.59%	10.43%	13.06%	0.34%	-4.25%	3.77%	9.30%	6.36%	8.44%
Vineyard Northwest	-4.00%	10.63%	-1.08%	-9.43%	-2.99%	-6.56%	-2.07%	-12.64%	-6.53%	-5.65%	-3.37%	-4.69%
Vineyard	3.57%	31.89%	-0.43%	0.65%	2.71%	5.79%	-0.83%	-2.13%	-3.38%	8.07%	0.32%	8.85%
Knoches Park	3.35%	-7.14%	1.37%	1.57%	3.85%	-10.75%	-8.01%	-21.78%	-9.27%	-14.83%	-1.68%	-10.50%
Boulevard Village	20.00%	40.00%	5.88%	1.34%	-12.30%	-18.72%	0.00%	-3.21%	11.76%	27.54%	4.13%	9.17%
Mount Cleveland	-5.00%	-17.54%	-8.54%	-17.79%	-4.85%	-10.62%	-5.09%	-24.31%	-21.95%	-28.89%	-9.18%	-20.06%
Sheraton Estates	2.84%	10.08%	0.00%	1.13%	0.72%	-2.46%	-3.08%	-4.29%	-2.05%	-0.28%	-0.32%	0.79%
Swope Parkway-Elmwood	-5.58%	-23.01%	0.49%	2.43%	1.65%	-0.52%	-3.09%	-10.23%	-0.94%	0.59%	-1.50%	-6.17%
Neighbors United Action	-2.90%	-30.58%	0.00%	3.37%	3.37%	7.39%	-0.41%	-1.58%	1.07%	-1.02%	0.23%	-4.44%
Blenheim Square	7.11%	28.02%	-0.18%	0.59%	0.58%	5.25%	0.75%	4.39%	0.03%	14.68%	1.65%	10.56%
Swope Park Campus	0.60%	-24.88%	0.98%	4.52%	0.98%	5.11%	0.59%	4.72%	3.34%	15.72%	1.30%	1.03%
Noble & Gregory Ridge	1.65%	-23.52%	0.91%	4.88%	1.36%	4.21%	0.91%	2.04%	3.97%	20.52%	1.76%	1.63%
East Meyer 6	-3.34%	-31.94%	-0.09%	2.47%	0.55%	3.29%	-0.46%	2.38%	0.64%	8.32%	-0.53%	-3.02%
Marlborough Heights	0.18%	22.80%	-1.43%	-4.26%	-0.93%	-1.41%	-0.90%	1.06%	-0.93%	17.32%	-0.80%	7.09%
Marlborough East	-5.57%	-33.83%	1.50%	4.70%	3.07%	2.01%	3.42%	7.89%	4.97%	5.98%	1.48%	-2.64%
Stratford Estates	-1.02%	-24.82%	0.00%	0.99%	0.25%	0.99%	0.12%	1.98%	0.87%	15.20%	0.04%	-1.14%
Hickman Mills	-3.64%	-39.74%	0.21%	1.28%	0.43%	-1.29%	-0.43%	-3.43%	0.43%	3.39%	-0.60%	-7.97%
Hickman Mills South	-1.05%	-33.34%	0.00%	-0.13%	0.40%	-0.13%	0.13%	1.35%	0.67%	8.62%	0.03%	-4.73%
Crossgates	0.33%	-26.97%	-0.32%	-1.29%	-0.97%	-1.62%	-0.97%	-1.29%	-0.64%	9.13%	-0.52%	-4.42%
Kirkside	0.56%	22.91%	0.00%	0.55%	0.55%	1.32%	0.37%	1.11%	0.74%	15.21%	0.44%	8.22%

* the percentage change is equal to the % of parcels receiving a rating of 1 or 2 in 2010 minus the % of parcels receiving a rating of 1 or 2 in 2000

+ the percentage change is equal to the % of parcels receiving a rating of 1, 2 or 3 in 2010 minus the % of parcels receiving a rating of 1, 2 or 3 in 2000

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Table II-8 Percentage Change in Grounds Conditions by Area (2010-2000)

Neighborhood	Private Sidewalk/Driveway		Lawn/Shrub		Nuisance Vehicle		Litter		Open Storage		All Grounds	
	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+	Serious* Deterioration	Sub-standard+
Paseo West	16.49%	10.64%	6.76%	18.24%	1.93%	2.11%	2.33%	-2.19%	9.81%	9.19%	6.94%	7.48%
Beacon Hill	2.86%	8.90%	7.80%	21.18%	-3.04%	-2.95%	-12.26%	-11.43%	-10.38%	-14.04%	-3.79%	-0.91%
South Blue Valley	26.05%	31.58%	16.38%	35.85%	3.68%	2.21%	6.23%	12.22%	2.59%	7.17%	10.70%	17.68%
Vineyard Northwest	-8.82%	0.83%	-4.19%	3.58%	-1.41%	-3.67%	-1.68%	-2.60%	-0.84%	-0.51%	-3.03%	-0.41%
Vineyard	10.05%	21.14%	4.75%	16.25%	0.48%	6.44%	2.90%	8.61%	0.88%	3.38%	3.74%	11.06%
Knoches Park	20.81%	3.58%	15.18%	24.95%	-0.75%	-0.44%	7.03%	17.01%	0.02%	1.67%	8.00%	9.81%
Boulevard Village	26.32%	42.11%	32.46%	36.29%	3.23%	3.23%	19.56%	58.27%	-6.25%	-3.02%	14.18%	26.27%
Mount Cleveland	6.98%	-1.52%	32.65%	34.58%	10.64%	-6.85%	13.67%	25.67%	11.24%	12.48%	16.45%	15.05%
Sheraton Estates	7.19%	7.88%	-0.49%	0.81%	-4.22%	-45.16%	0.71%	4.91%	0.00%	-0.06%	0.61%	-6.38%
Swope Parkway-Elmwood	25.79%	15.78%	24.34%	45.03%	8.81%	6.97%	19.03%	26.39%	8.57%	9.98%	17.02%	21.43%
Neighbors United Action	15.21%	18.37%	4.84%	35.10%	1.21%	1.85%	5.65%	17.56%	1.81%	12.91%	5.68%	17.17%
Blenheim Square	13.26%	17.77%	4.01%	19.17%	1.74%	3.67%	2.44%	10.11%	0.52%	1.41%	4.32%	10.37%
Swope Park Campus	12.64%	25.32%	2.96%	19.27%	0.74%	4.83%	4.07%	12.25%	0.19%	2.60%	4.06%	12.80%
Noble & Gregory Ridge	7.86%	15.46%	5.33%	13.69%	0.29%	-1.09%	0.95%	1.48%	0.48%	3.32%	2.81%	6.20%
East Meyer 6	18.16%	25.80%	2.97%	19.11%	2.44%	4.80%	4.51%	13.08%	0.72%	4.60%	5.73%	13.46%
Marlborough Heights	-13.46%	-3.54%	2.69%	8.21%	-4.35%	-13.00%	-1.32%	-0.38%	-0.46%	2.70%	-2.90%	-0.83%
Marlborough East	7.69%	-24.83%	13.83%	27.18%	-0.78%	-7.94%	-0.10%	0.49%	-0.10%	5.00%	3.77%	1.22%
Stratford Estates	2.76%	10.19%	0.47%	4.74%	-0.37%	-3.44%	0.47%	2.83%	0.12%	2.14%	0.67%	3.17%
Hickman Mills	1.52%	0.23%	2.02%	7.58%	-0.81%	-6.90%	-0.03%	1.16%	0.36%	1.46%	0.58%	0.49%
Hickman Mills South	1.89%	17.50%	2.04%	6.51%	0.00%	-3.02%	1.53%	4.34%	1.02%	3.95%	1.29%	5.72%
Crossgates	-0.31%	15.77%	1.52%	5.50%	0.30%	-0.60%	0.91%	2.44%	0.30%	1.22%	0.56%	4.71%
Kirkside	-0.83%	19.40%	1.42%	4.09%	0.18%	0.61%	0.18%	3.41%	-0.30%	1.37%	0.21%	5.68%
* the percentage change is equal to the % of parcels receiving a rating of 1 or 2 in 2010 minus the % of parcels receiving a rating of 1 or 2 in 2000												
+ the percentage change is equal to the % of parcels receiving a rating of 1, 2 or 3 in 2010 minus the % of parcels receiving a rating of 1, 2 or 3 in 2000												

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Table II-9 Percentage Change in Infrastructure Conditions by Area (2010-2000)

Neighborhood	Public Sidewalk		Curb		Street Lighting		Catch Basin		Street		All Infrastructure	
	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+	Serious* Deterioration	Sub- standard+
Paseo West	11.06%	20.25%	8.98%	13.12%	2.04%	2.04%	9.09%	16.45%	2.04%	3.40%	6.19%	10.06%
Beacon Hill	-2.05%	2.16%	1.12%	-1.34%	-5.30%	-5.54%	-36.86%	-41.80%	-6.89%	-10.84%	-4.88%	-5.60%
South Blue Valley	7.64%	13.73%	17.25%	22.83%	1.45%	1.65%	30.66%	29.15%	1.05%	9.71%	7.46%	12.55%
Vineyard Northwest	18.37%	27.67%	25.12%	23.39%	0.43%	0.43%	0.35%	-15.33%	0.43%	0.33%	10.86%	12.39%
Vineyard	1.77%	4.02%	3.14%	3.06%	0.00%	0.08%	4.96%	-10.04%	-0.16%	4.10%	1.23%	2.71%
Knoches Park	0.86%	-0.79%	1.91%	3.85%	0.18%	0.45%	-8.28%	-12.02%	0.00%	-2.14%	0.69%	0.23%
Boulevard Village	0.00%	6.45%	12.90%	55.14%	-3.13%	-6.25%	0.00%	0.00%	0.00%	54.94%	2.23%	25.42%
Mount Cleveland	14.55%	12.92%	15.15%	13.23%	6.05%	6.05%	44.55%	34.55%	-16.59%	-29.17%	7.09%	2.81%
Sheraton Estates	0.10%	2.20%	0.00%	0.20%	0.00%	0.00%	-9.52%	-41.37%	-1.97%	-53.48%	-0.70%	-13.49%
Swope Parkway-Elmwood	9.81%	10.12%	10.48%	19.11%	3.45%	3.50%	34.82%	32.94%	2.33%	3.37%	7.71%	10.05%
Neighbors United Action	13.53%	14.87%	21.83%	45.87%	0.41%	0.61%	3.33%	-18.33%	0.41%	22.79%	9.00%	20.71%
Blenheim Square	16.21%	27.03%	17.63%	21.67%	0.00%	0.00%	10.53%	15.79%	2.96%	10.46%	9.18%	14.73%
Swope Park Campus	10.75%	12.26%	17.87%	24.25%	0.19%	0.19%	2.53%	-12.27%	0.19%	13.89%	7.06%	11.88%
Noble & Gregory Ridge	8.75%	11.13%	2.47%	2.17%	0.84%	0.84%	5.80%	1.26%	-0.68%	0.84%	2.86%	3.70%
East Meyer 6	13.97%	17.47%	6.69%	8.87%	0.09%	0.09%	10.37%	16.62%	0.27%	26.94%	5.41%	13.44%
Marlborough Heights	3.00%	5.37%	1.49%	2.90%	-2.22%	-2.34%	-6.47%	-15.58%	-0.61%	-7.06%	0.33%	-0.49%
Marlborough East	0.45%	0.43%	-1.18%	-1.42%	0.05%	-0.19%	0.00%	-20.00%	-1.72%	0.23%	-0.60%	-0.30%
Stratford Estates	5.96%	9.29%	-1.85%	1.25%	-0.62%	-0.62%	0.00%	0.00%	-0.50%	1.17%	0.73%	2.71%
Hickman Mills	0.00%	0.38%	0.19%	0.19%	-0.42%	-0.42%	0.00%	0.00%	-0.22%	-0.25%	-0.12%	-0.03%
Hickman Mills South	8.92%	14.67%	-2.13%	-1.48%	-2.28%	-2.28%	0.00%	1.49%	-1.90%	-1.36%	0.63%	2.34%
Crossgates	10.37%	16.78%	0.30%	7.32%	-0.30%	-0.30%	-5.56%	0.90%	-0.30%	-48.48%	2.31%	-5.98%
Kirkside	4.80%	11.39%	0.05%	4.86%	0.00%	0.18%	0.00%	2.78%	0.18%	6.79%	1.24%	5.75%

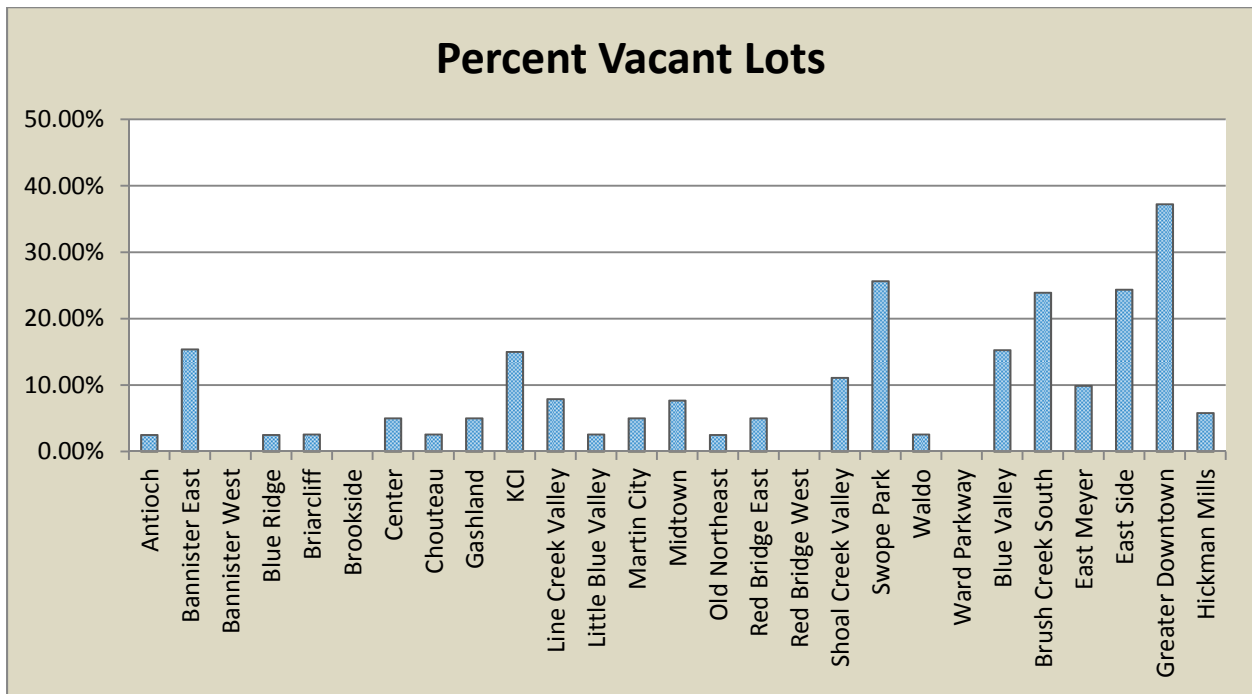
* the percentage change is equal to the % of parcels receiving a rating of 1 or 2 in 2010 minus the % of parcels receiving a rating of 1 or 2 in 2000

+ the percentage change is equal to the % of parcels receiving a rating of 1, 2 or 3 in 2010 minus the % of parcels receiving a rating of 1, 2 or 3 in 2000

III. Community District Sample Results

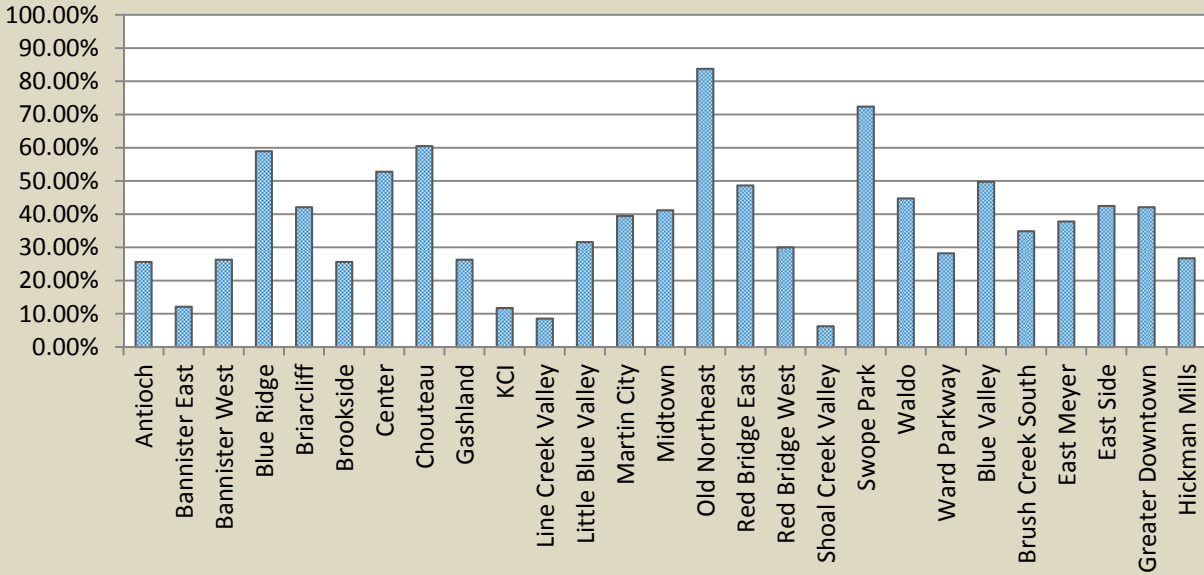
The Center for Economic Information conducted a random sample of roughly 40 parcels in each of the community districts shown in Map 2. This exercise was done at meet the request of the Department of Neighborhood and Community Services request to have a city wide representative result for comparison with a similar survey in future years. Some of the community districts were subject to a 100% sample in some of their neighborhoods. In those community districts ((Blue Valley, Brush Creek South, East Meyer, East Side, Greater Downtown, and Hickman Mills), we use the 100% sample instead of the random sample.³

A chart is presented for several of the classification variables and for each of the 15 physical elements of the survey.

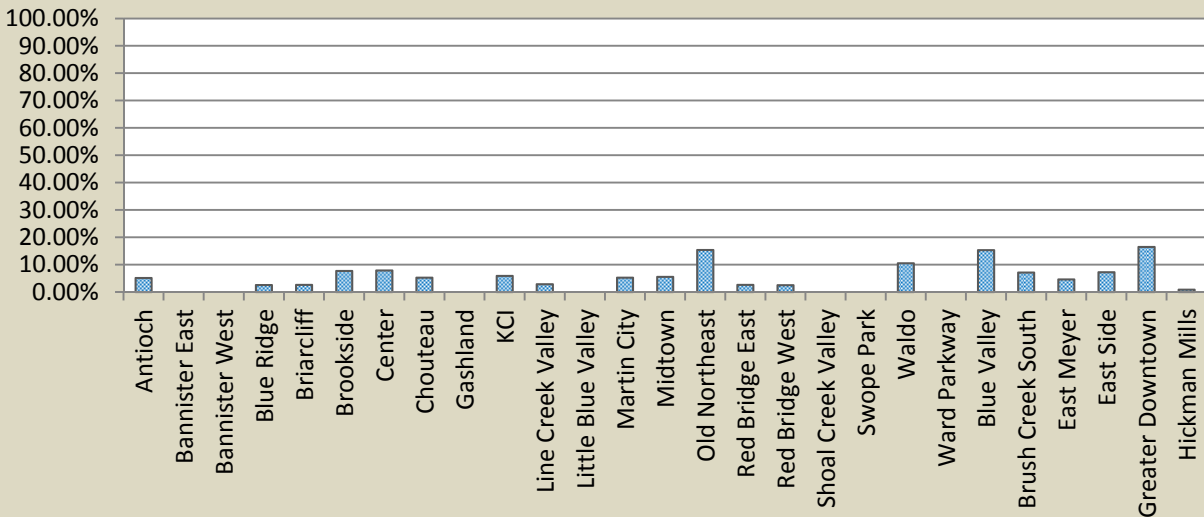


³ The Greater Downtown Community District was treated differently. The Paseo West neighborhood is in the Greater Downtown Community District. We combined our results from that neighborhood with a random sample from of the Greater Downtown Community District outside of Paseo West. The numbers reported for the Greater Downtown Community District reflect the sum of those two sources throughout this section.

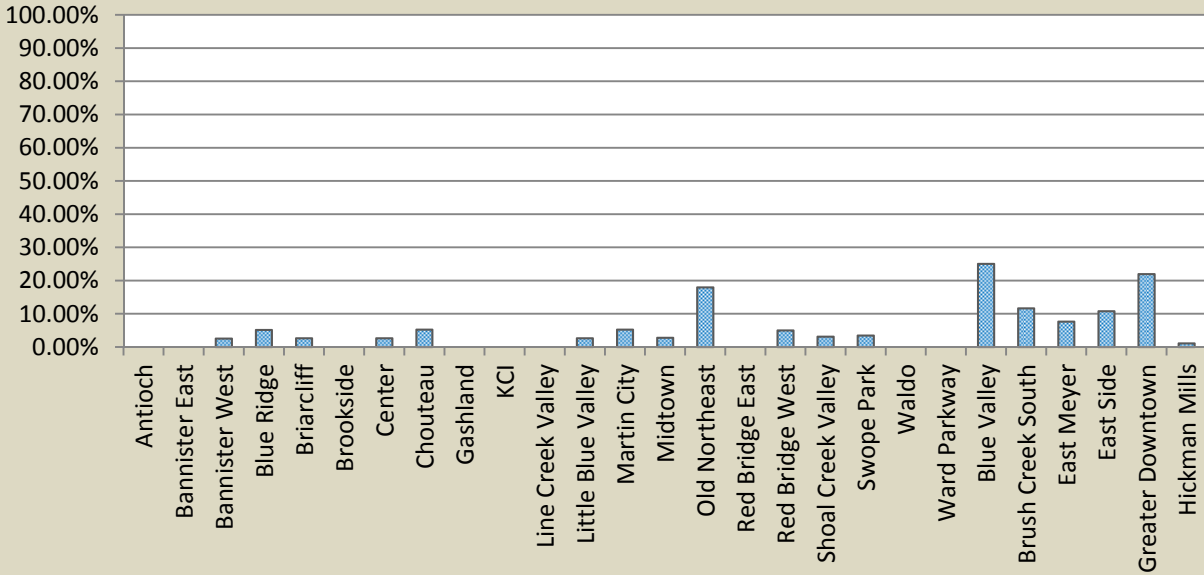
Percent Roofs Substandard or Worse



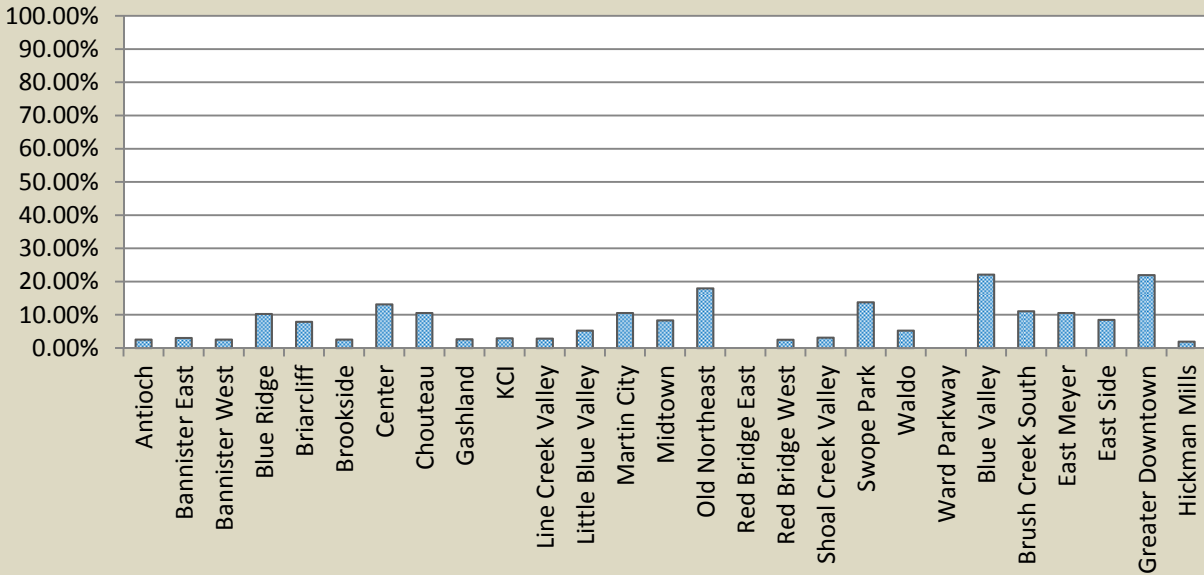
Percent Foundation & Walls Substandard or Worse



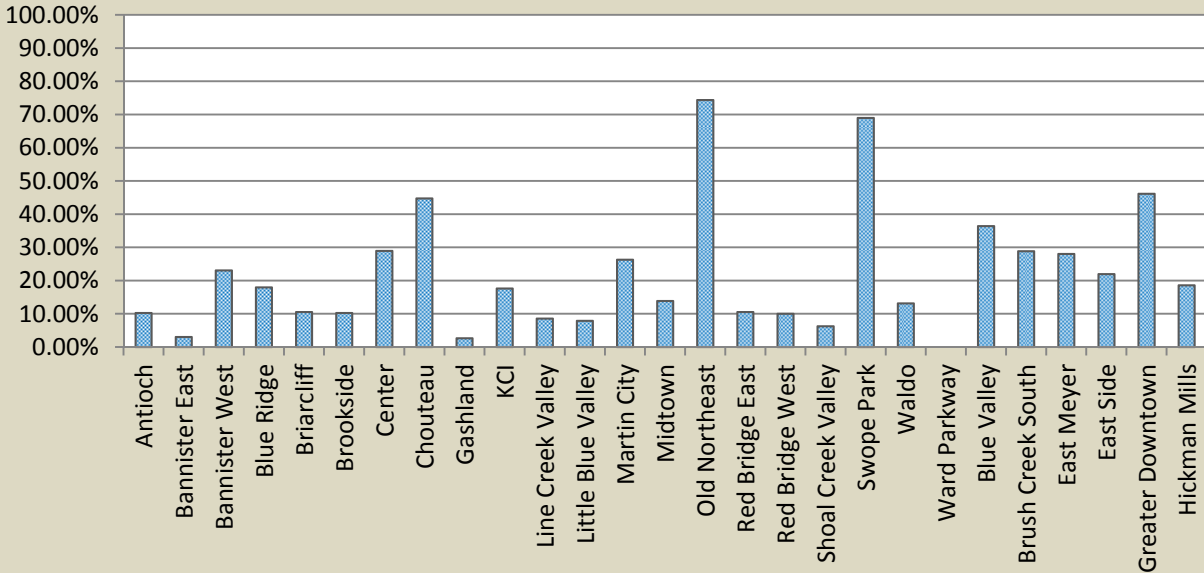
Percent Windows/Doors Substandard or Worse



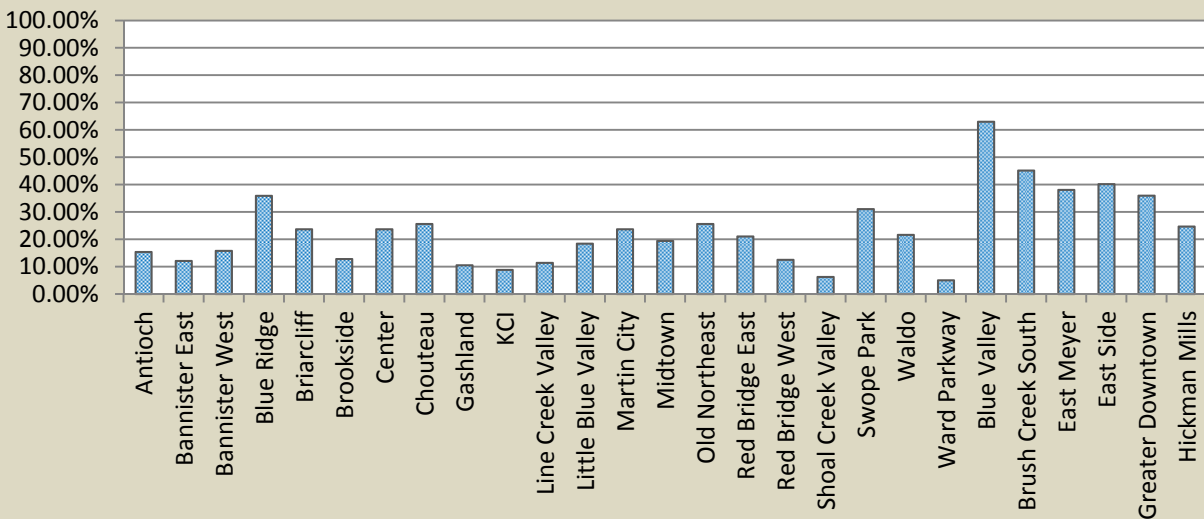
Percent Porches Substandard or Worse



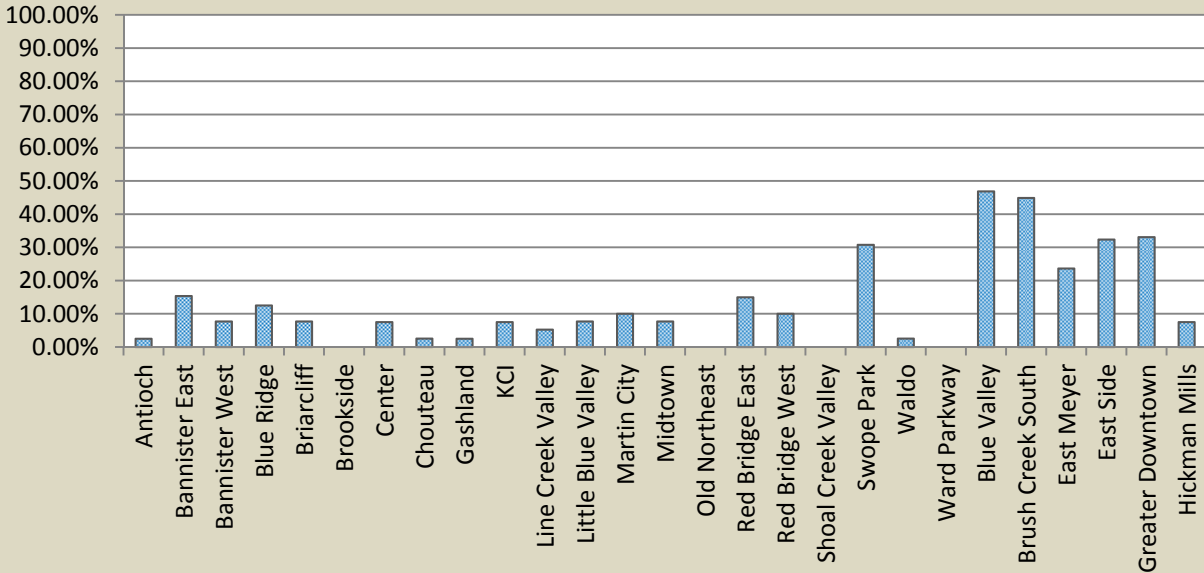
Percent Exterior Paint Substandard or Worse



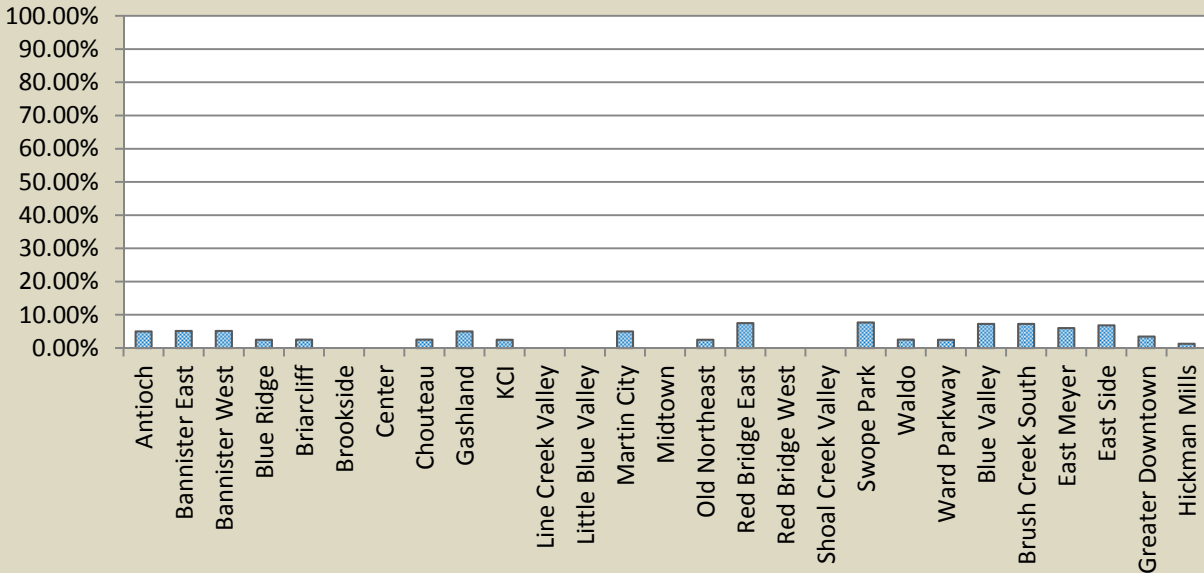
Percent Private Sidewalks/Drives Substandard or Worse



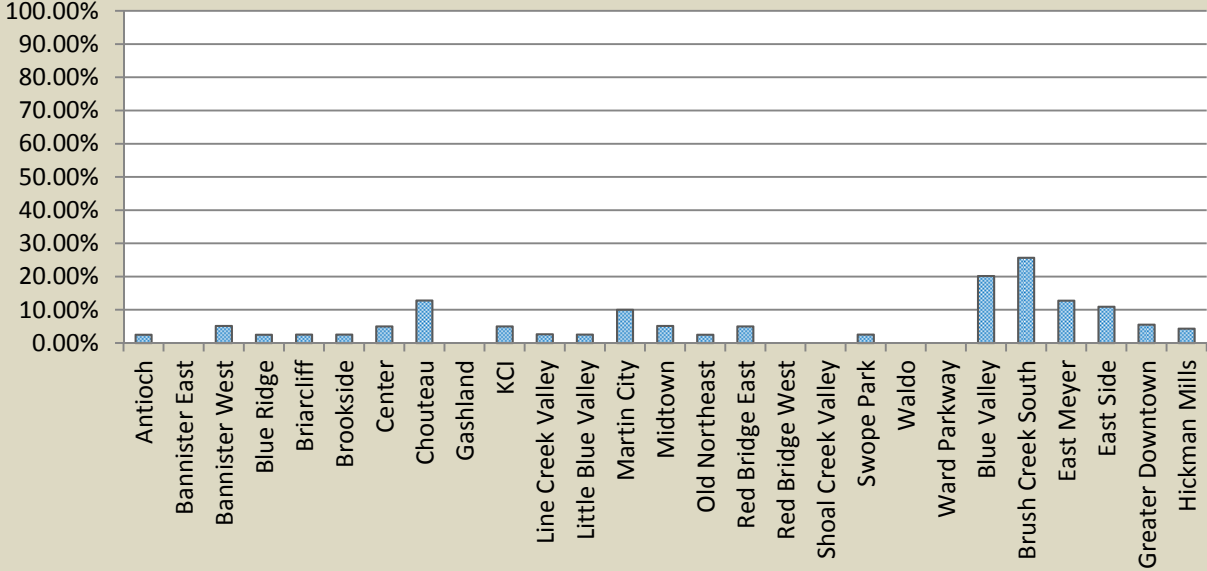
Percent Lawn/Shrubs Substandard or Worse



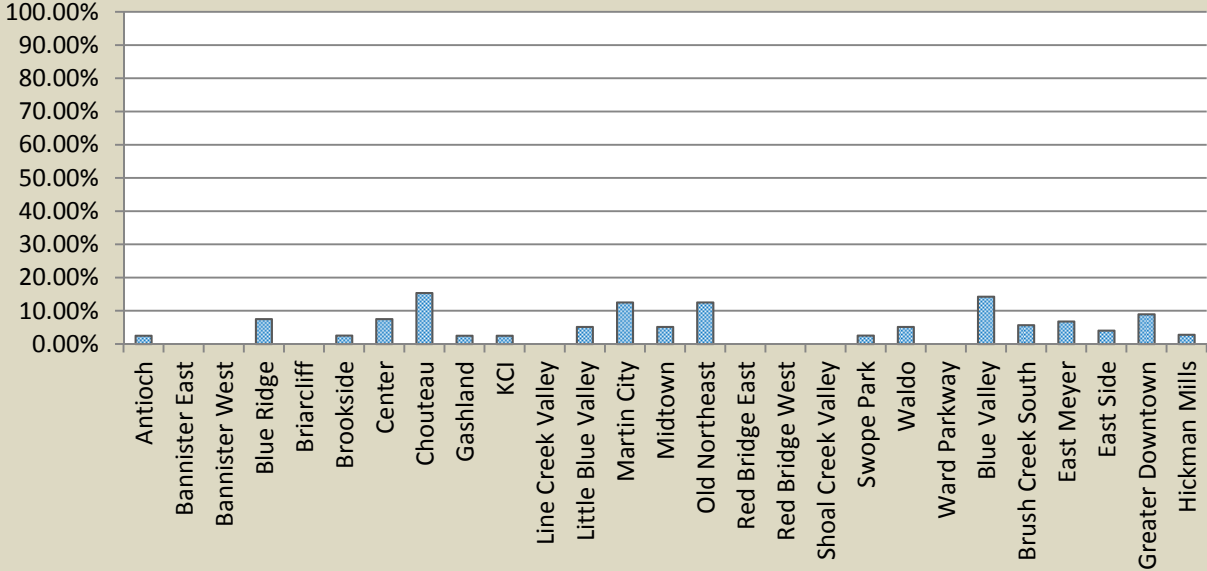
Percent Nuisance Vehicles Substandard or Worse



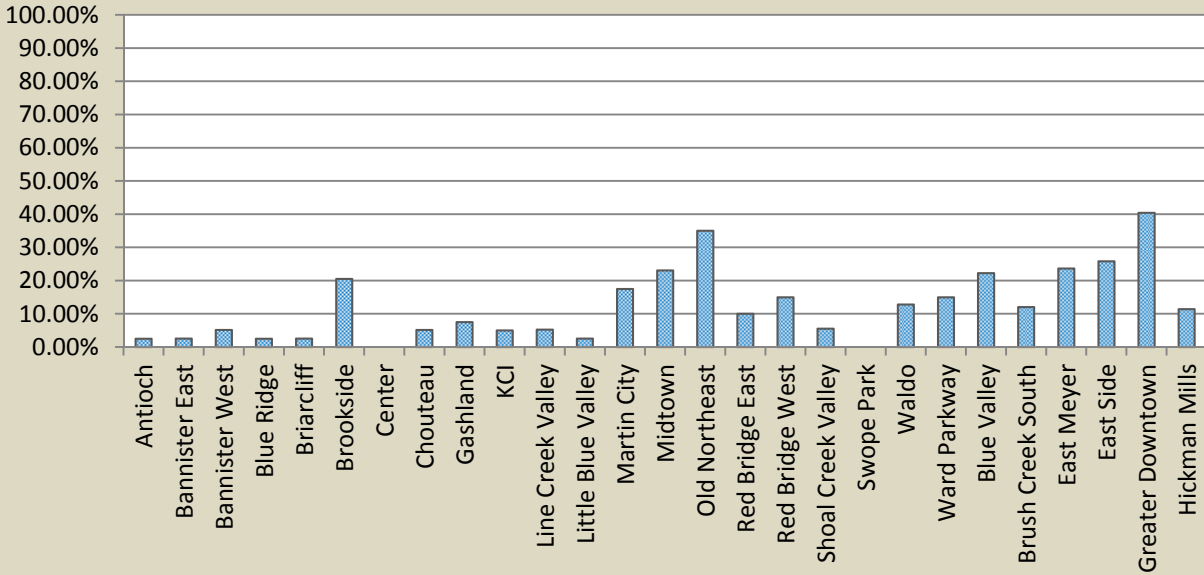
Percent Litter Condition Substandard or Worse



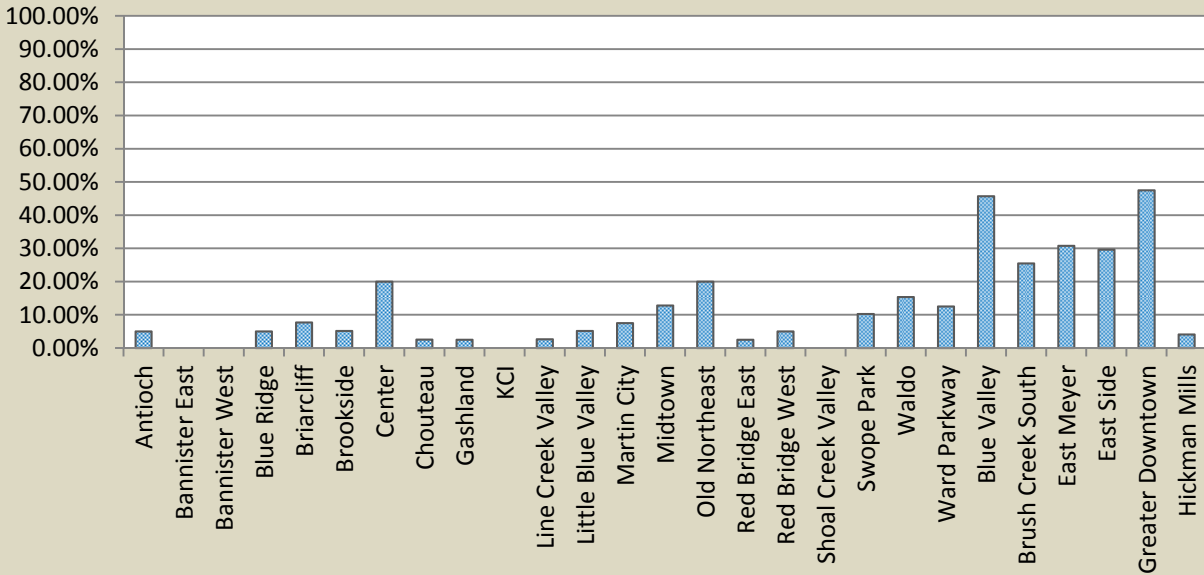
Percent Open Storage Substandard or Worse



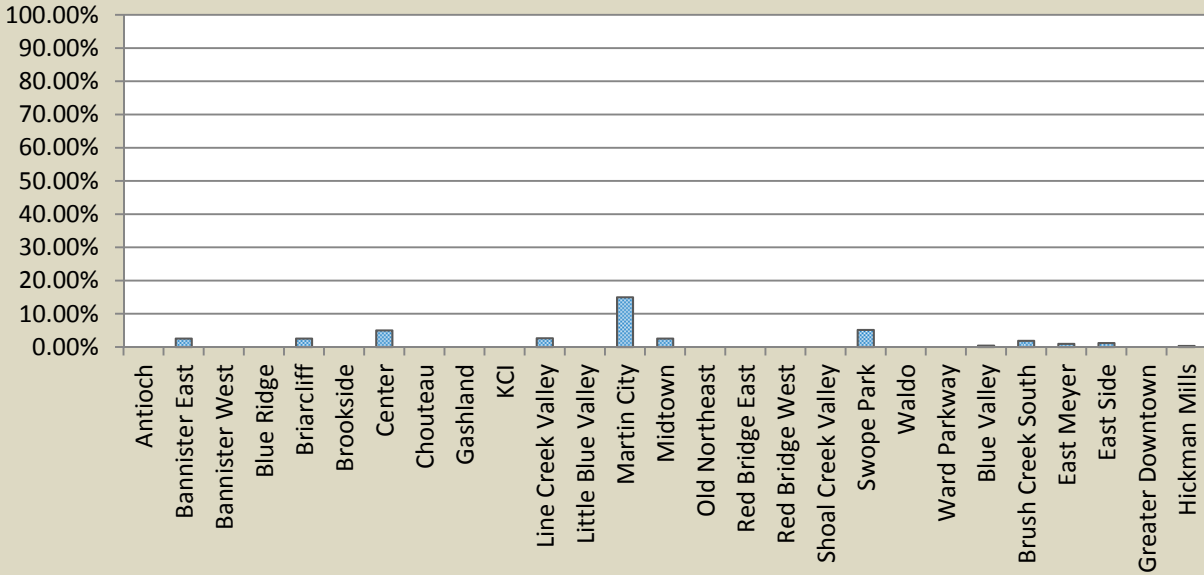
Percent Public Sidewalks Substandard or Worse



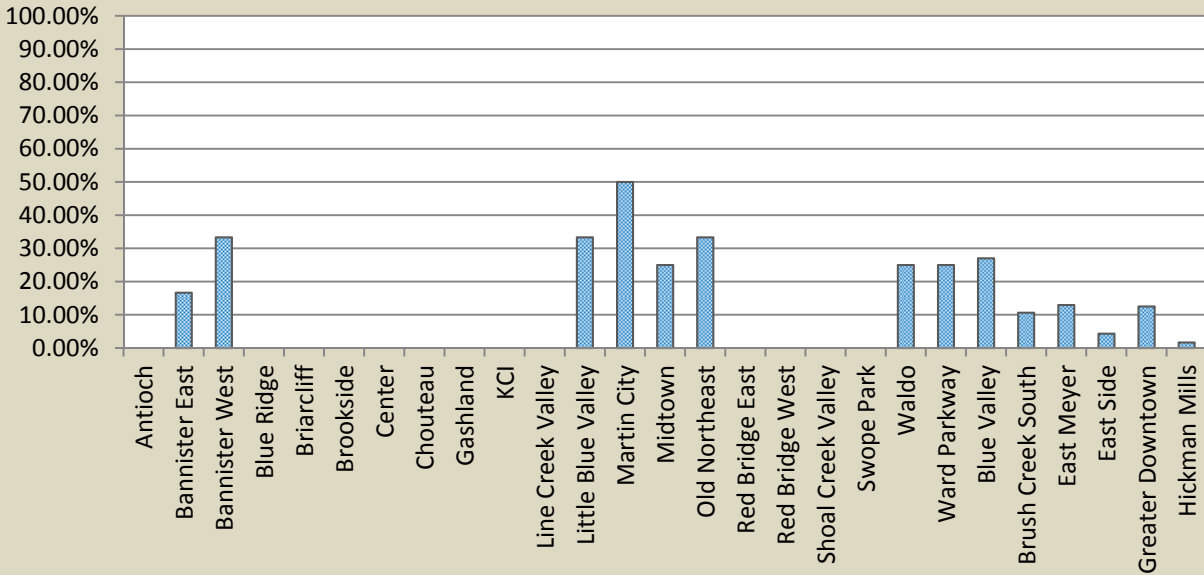
Percent Curbs Substandard or Worse

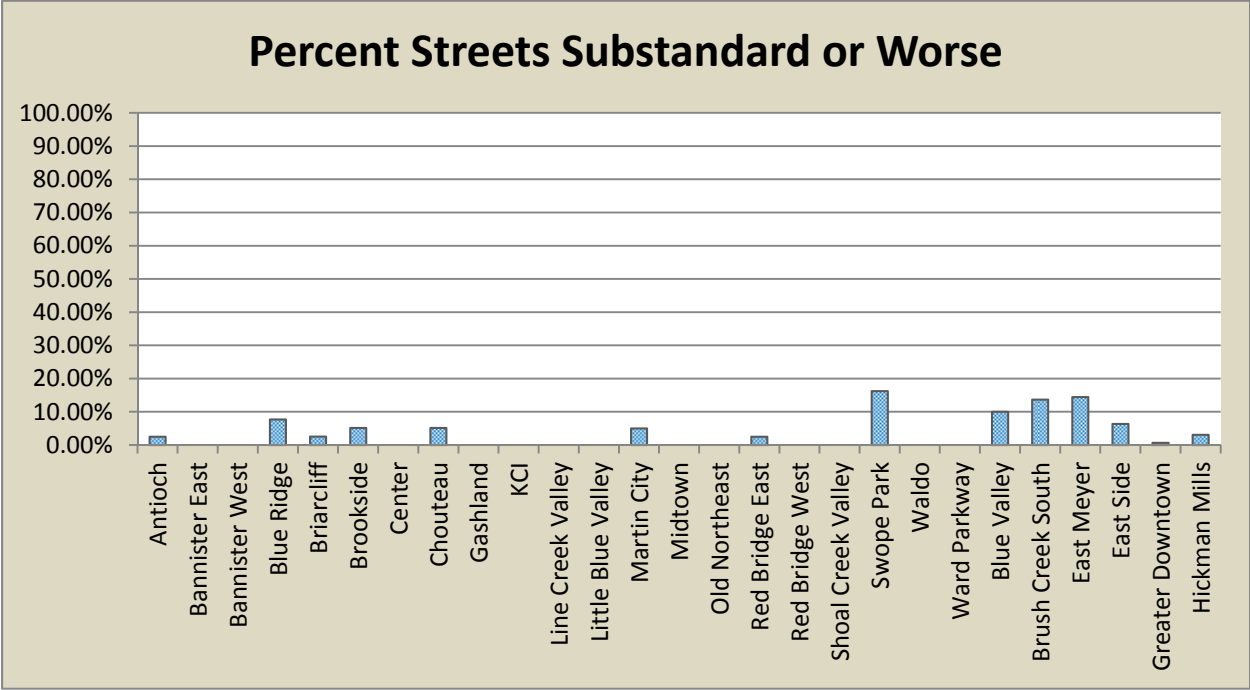


Percent Street Lights Substandard or Worse



Percent Catch Basins Substandard or Worse





DVD Contents

This section documents the contents of the DVD delivered pursuant to City Project Number UMKC-HCS 2010. The contents of the DVD are:

1. An “*ArcMap*” folder containing 22 Neighborhood folders, a CommunityDistricts folder, an Images folder, and a ProjectGeography folder.
 - A. Each Neighborhood folder follows the naming convention Nhdxxx *name*, where xxx is the Neighborhood ID number and *name* is the Neighborhood area name. Each neighborhood folder contains the files necessary for four ARCMAP projects, one for parcel classification, one for structure conditions, one for grounds conditions, and one for infrastructure conditions. Each neighborhood folder also contains two spreadsheets, one with parcel addresses and one with complete survey data for each parcel.
 - B. The CommunityDistricts folder contains the files necessary for three ARCMAP projects, one for structure conditions, one for grounds conditions, and one for infrastructure conditions.
 - C. The “*Images*” folder contains the following files:
 1. *CEILogo.bmp* – Bitmap image of CEI logo used in thematic maps.
 - D. The “*ProjectGeography*” folder contains additional geography files for the neighborhood and community district thematic maps. The components are centerlines, neighborhood outlines and community district outlines. **In order for these ARCMAP projects to ‘work,’ the folder structure of this DVD must be maintained.**
2. A “*Data*” folder containing the following files:

Parcels

 - ParcelData_2010.xlsx – spreadsheet file containing the raw survey data for each parcel in the 2010 neighborhood survey areas.
 - ParcelData2000_for2010SurveyNhds.xlsx – spreadsheet file containing the 2000 raw survey data for each parcel in the 2010 neighborhood survey areas.

Neighborhoods

 - NhdData.xlsx – a spreadsheet containing summary results for each neighborhood.

Community Districts

 - CommunityDistrictData.xlsx – a spreadsheet containing summary results for each community district..
- 3 A “*Final Report*” folder containing this final report as a pdf document
- 4 A “*PDF*” folder, containing parcel level maps of each condition in each neighborhood and a community district level map for each condition.

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 is 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 cracks 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 does 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 cluttered 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 tripping 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 (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.

**Appendix 2: Housing Inventory Ratings
Descriptors Sheet**

Category	Residential-1	Non Residential-2	Vacant Lot-3	Parking Lot-4	Park-5	Residential Commons-6
Structure Type	Intended use for people to live in	Intended use for people to work in	No structure on parcel	Parcel used to park vehicles	Parcel used for public recreation	Common area around residential structure

Category	Residential-1	Non Residential-2	Mixed-3	U/R-4	N/A-5
Use Type	Used for people to live in	Used for people to work in	Used for living and working	Unable to rate intended use	Vacant lot

Category	Detached-1	Detached-2	Attached-3	Apartment-4	Non Residential-5	N/A-6
Residential Type	Single family dwelling	Duplex-2 family unit	Attached structure, multifamily	One building for multifamily	Intended use for people to work	Vacant lot

Category	Single Level-1	2-Story-2	3- Story-3	4-6 Floors-4	7+ Floors-5	N/A-6
Structure Profile	Single story structure	Two story structure	Three story structure	Four to Six story structure	Seven or more story structure	Vacant lot

Category	Yes-1	No-2			
Visible Address	Address visible from street	Address not visible from street			

Category	1	2	3	4	5	U/R=6	N/A=7
Roof Rating	Hole-sagging-rot, F & S	No hole-sagging-rot, F&S	Serious deterioration	Slight deterioration	No deterioration	Cannot be seen	If it is a vacant lot
Foundation & Walls	Hole, bulges, +25% gone	Slight leaning, +25% rot	No leaning, -25% replace	Needing some paint	Well protected		If it is a vacant lot
Windows & Doors	Open to entry, W&D miss	No entry, few openings	Some broken, needing paint	No broken, need paint	No broken, no painting		If it is a vacant lot
Porches	Serious leaning, rot, unsafe	Slight leaning, rot, safe	Evidence of lean, paint need	No leaning, paint needed	No leaning or paint needed		If it is a vacant lot
Exterior Paint	+50% need paint, +2wks	50-10% need paint +2wk	-10% need paint, no rot	No peeling, some fading	Paint in great shape		If it is a vacant lot
Private Sidewalks & Drive	+1 trip & miss, grvl, weeds	No trip, +cracks, all replaced	+50% needs to be replaced	Few cracks, some patching	No cracks present		If they are not present
Lawn & Shrubs	3' high, shrubs cover entries	1-3' high, shrubs unkempt	1' high, shrubs some shape	-1' high, weeds, shrubs ok	-6" high, shrubs great		
Vehicles	+3 auto,disabled,unlicensed	1-3 auto,<1dis or unlicensed	1 auto, parked in yard, drive	1auto unlicensed, disabled	No vehicles in yard, dis, unl		
Litter	Trash & brush, dump truck	Trash & brush, pick up load	Trash & brush,1-5trashbags	Trash & brush, 1 trash bag	No Trash & brush present		
Open Storage	Would fill 2 car garage	Would fill 1 car garage	Would fill a storage shed	Cluttered appearance	No unacceptable items		
Sidewalk	+1 trip & + ½ missing	½-1/4 missing, 1 trip	No trip, cracks,-1/4 replace	Cracks present, no replace	No cracks, in good shape		If it is not present on propty
Curb	No curb, but exists on block	+1/2 curb needs replacing	-1/2 curb needs replacing	Some wear, no replace	No wear, in good shape		If it does not exist on block
Street Lights	No street lights on block	+8 houses apart, tree issue	+6 houses apart, tree issue	5 houses apart, some tree	5 houses apart, no tree		
Catch Basins	Severe condition; dangerous, H ₂ O	Severe condition; no danger	Leaf, trash, blocking drain	Some leaf, trash, still works	No blocking, good cond.		No catch basin present
Street Condition	+7 potholes, serious hazards	6-3 potholes, deteriorated	-2 potholes, just patching	No pot holes just cracks	No cracks, smooth surface		

Appendix 3

Neighborhood Housing Conditions PDA Survey User Guide

Questions? Call Saima or Doug at the Center for Economic Information: 816-235-1394



To start the survey, tap on the yellow square icon on the screen or push the left-most mechanical round button at the bottom of the PDA.

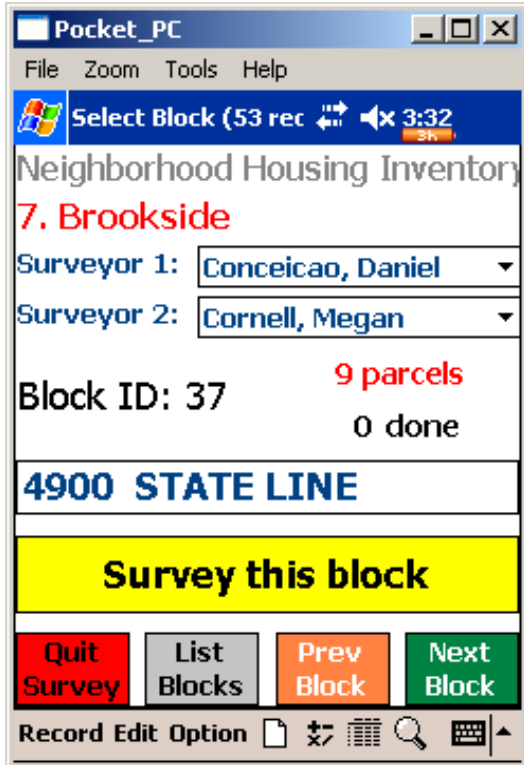


To brighten the display, hold the small round button above the middle of the PDA screen until the display brightens (about 2 secs).

To turn the PDA on/off push the button small round button on top of the PDA screen quickly once.

Step 1. Select a Block

Use this first screen to select a block to survey.



Blocks are sorted alphabetically and numbered, i.e., **100 N Arlington Ave** is numbered **1** (BID=1) and **200 N Arlington** is numbered **2** (BID=2), etc.

In this example **4900 State Line** is block number **37** and contains **9 parcels** of which **9** have been surveyed.

To survey the parcels in this block: Tap on **Survey this Block** button.

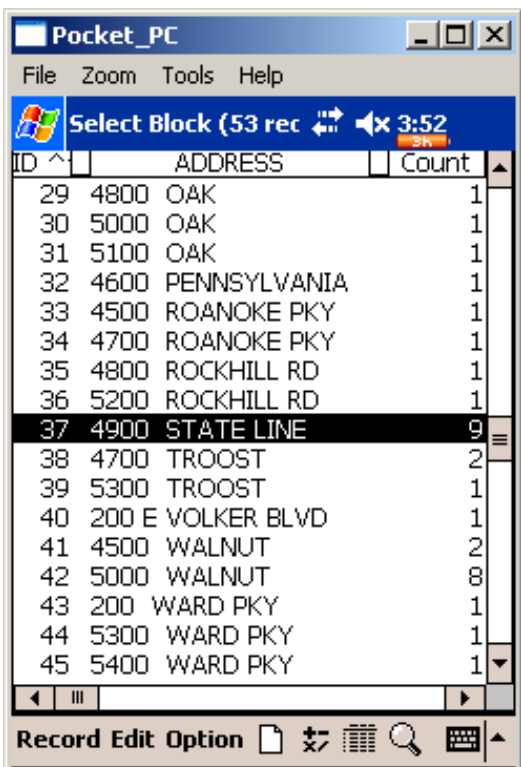
To go to previous block: Tap on **Prev Block**.

To go to next block: Tap on **Next Block**.

To close the program: Tap on **Quit Survey**.

To look at the **list of all blocks**: Tap on the button  at the bottom of the screen or the **List Blocks** button.


This second screen shows the **list of all survey blocks**.



To **go up and down the list**: Use the scroll bar on the right of the screen.

To **select a block**:

a) **Double-click** on a highlighted block , or

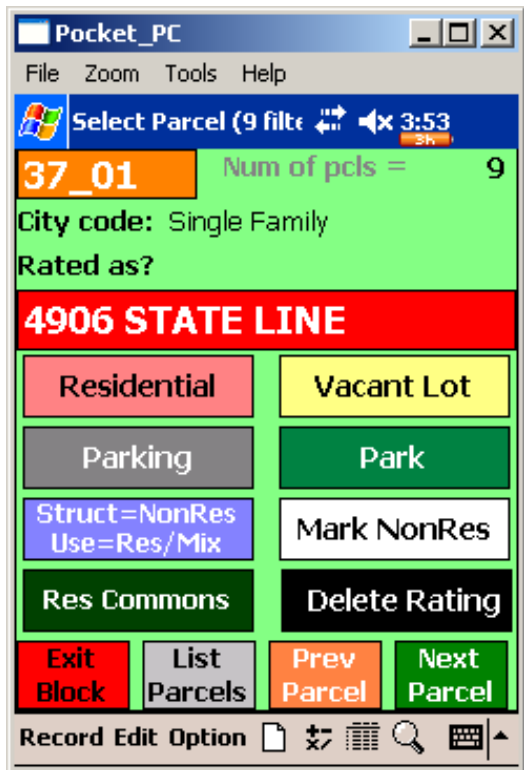
b) Tap on a block to highlight it (**4900 STATE LINE** is highlighted in this example) and tap on the  button.

Once you select a block you will be back to the first screen.

To survey the parcels in your chosen block: Tap on **Survey this block** button.

Step 2. Select a Parcel

This screen lets you **select a parcel** to survey and then **choose a survey form** based on the Structure Type.



Parcels in each block are sorted by the street number and numbered, i.e., **4906 State Line** is numbered **37_01** because it is the first parcel in block **37**, and **34910 Clark** is numbered **11_02** because it is the second parcel in block **37**, etc.


The **Parcel ID** is a unique number used to identify each parcel and is displayed at the top of the form. In this example **4906 State Line** has a Parcel ID of **37_01**.

To go to previous Parcel: Tap on **Prev Parcel**.

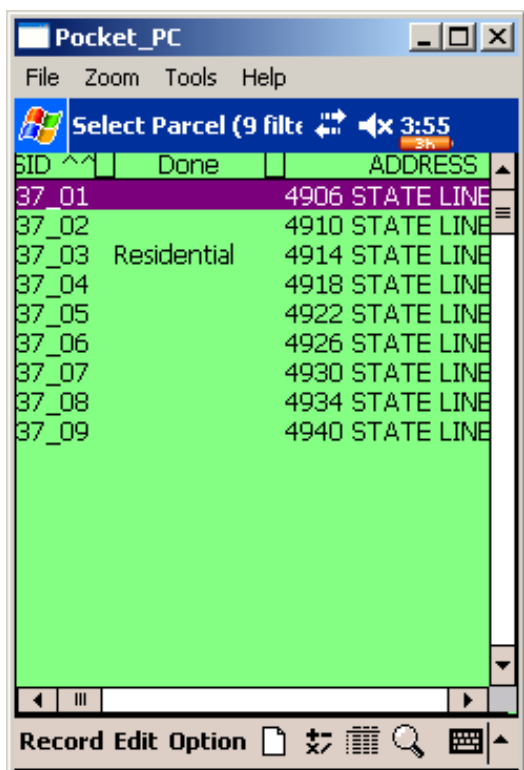
To go to next Parcel: Tap on **Next Parcel**.

To **survey another block**: Tap on **Exit Block**.

The upper-right hand of the screen shows that there are **9** parcels in this block. To look at **the list of all parcels in this block**:

 Tap on the button at the bottom of the screen (pictured on the left) or the **List Parcels** button.

This second screen shows the **list of all parcels in this block**.



Three columns are displayed

SID: This is the unique number associated with each parcel.

Done: This indicates if a parcel has been rated. A structure type means a parcel has been rated. Blank means the parcel has not been rated yet.

Address: This is the address of the parcel.

To **go up and down the list**: Use the scroll bar on the right of the screen.

To **select a parcel**:

c) **Double-click** on a parcel , or

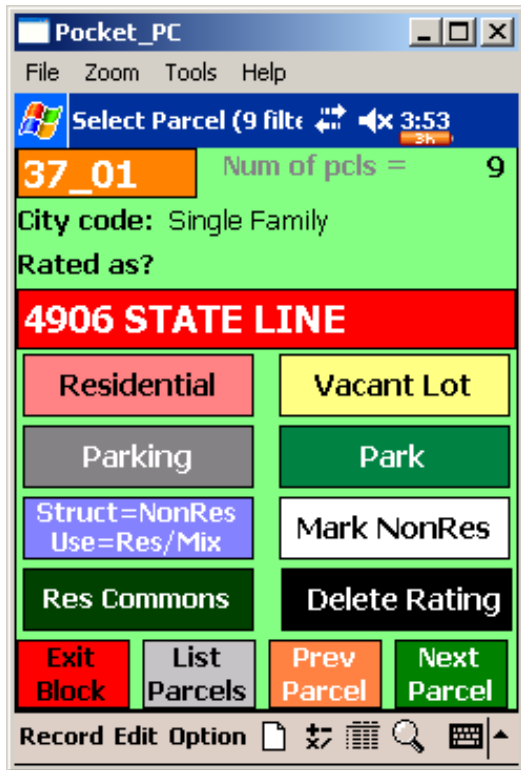
d) Tap on a parcel to highlight it (**4906 STATE LINE** is highlighted in this example) and tap on the button.



Once you select a parcel you will be back to the **select parcel** screen.

Step 3. Select a survey form

You can choose the appropriate form to survey the parcel based on the structure type.



Once you have selected an unrated parcel and its address is displayed on the screen you can start the survey by choosing the appropriate form.

Tap on a structure type on the screen to open the appropriate survey form.

1. **Residential** -- For rating residential structures, such as single-family houses, duplexes, town-homes, apartment buildings. *Do not use this to rate non-residential structures.*
2. **Vacant Lot** – For rating residential parcels with no structure.
3. **Parking** – For rating parking lots or parking structures only.
4. **Park** – For rating public parks.
5. **Struct=NonRes, Use=Res/Mix**

Structure Type=Non-Residential and Use Type = Residential

or Mixed: If a non-residential structure is being used (wholly or partly) for residential purposes then it should be surveyed using this form.

6. **Mark NonRes** – Non-residential structure used exclusively for non-residential purposes.
7. **Res Commons** – Common area around residential structures.
8. **Delete Rating** – If you have rated a parcel by mistake and would like to undo the rating.

Unrated Parcel

City code: Duplex
Rated as?

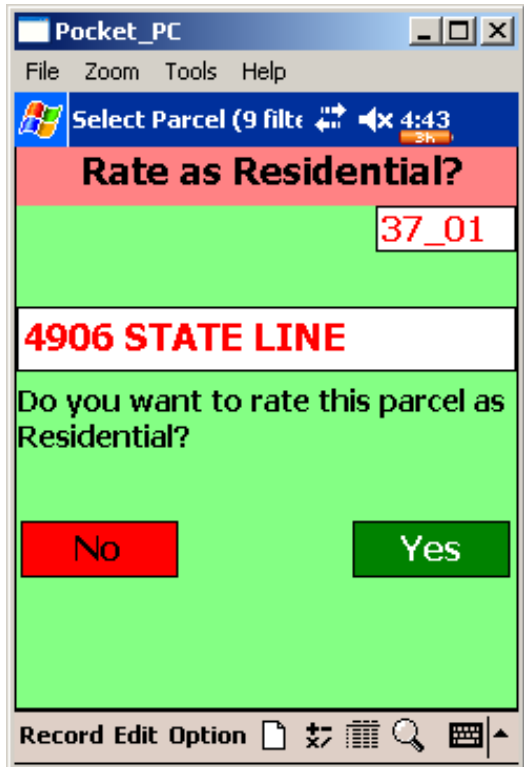
The city code If there is a blank after **Rated as?** (instead of a **Structure type**) then the parcel has **not been rated**.

Rated Parcel

City code: Multi Family 3+ units
Rated as? **Residential**

If there is a valid structure type after the “**Rated As?**” prompt then the parcel **has already been rated**.

Step 4. Verify Parcel and Structure Type

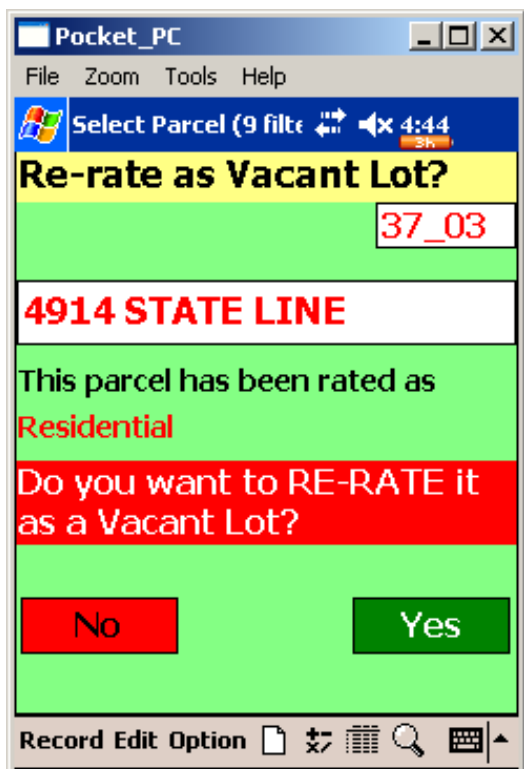


Rating an Unrated Parcel:

If the **parcel has not been rated before** then you will see the following screen asking you if you have the correct parcel and if you want to rate it.

Please verify at this point that you are looking at the correct parcel and have chosen the correct Structure Type for this parcel.

If you choose **YES** you will get a survey form based on the Structure Type and will have to rate the parcel accordingly.



Re-Rating a Parcel:

If the **parcel has already been rated** then you will be asked to verify if you want to change the rating.

Please verify at this point that you are looking at the correct parcel and have chosen to Re-rate it with the correct Structure Type.

If you choose **YES** you will get a survey form based on the Structure Type and will have to rate the parcel accordingly.

Step 5. Rate the Parcel

Pocket_PC
File Zoom Tools Help
Residential 4:48
Residential
Parcel ID: **37_01**
Already rated? **No**
6/9/06 4:48:00 PM
4906 STATE LINE
Make address corrections below:
Visible Address Yes No
Bottom **Next >>**
Record Edit Option

For each Structure Type there is a different survey form. The Parcel ID and the address of each parcel are displayed at the top of each survey form.

Tap with your stylus in the empty rectangle to enter the correct address. (Please see section “Making Address Corrections” on the next page.)

Note: When rating a parcel make sure to tap on the ratings labels instead of the empty circles for accuracy. Tap on “Yes” or “No” or the numbers for the ratings (“1”, “2”, “3”, etc) instead of the empty circles beside them to ensure accuracy.

All survey fields are mandatory. You will not be able to save the survey unless you have entered all the fields.

Use the **NEXT>>** and **<<PREV** navigational buttons to go to the next screen and previous screen.

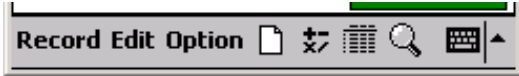
Pocket_PC
File Zoom Tools Help
Residential 4:49
4906 STATE LINE 6
Rating Summary:
Structure Type: **Residential**
Use Type: **Residential**
Residential Type: **Detached-1**
Structure Profile: **Single Level**
Address Visible: **Yes**
Revise **Save Rating**
<< Prev
Record Edit Option

The last screen of each Survey Form shows a summary of how you rated the parcel and gives you a chance to Revise the rating.

Tap on **Revise** to go to the top of the survey form and change the ratings.

Tap on **Save Rating** if you are satisfied with the rating.

Warning: Do not use the Record, Edit, and Option items off the menu at the bottom of the screen. Using them will result in errors in ratings.



If you forget to fill in a rating and then screen you will see an error message.

If that happens. . .

Tap on **ok** on the upper-right hand message and fill in the missing rating.

Attempt to save an Incomplete Rating:



try to move to the next

corner of the error



Problems:

Most problems with the PDA can be resolved by performing a soft reset. This is similar to rebooting a computer.

To perform a soft reset on your Axim, perform the following steps:

1. Press the **Power** button to turn the Axim unit.**On**
2. Make sure all survey forms are closed.
3. Using the Axim stylus, push and release the **Reset** button on the back of the Axim unit (see **Figure**).

*NOTE: The procedure for performing a **hard** reset is not detailed here because it would wipe out all programming and*

data from the PDA. Please do not perform a hard reset on a survey PDA even if you do know the procedure.

If resetting the PDA does not solve the problem please call Saima at 816-235-1394 to report it.