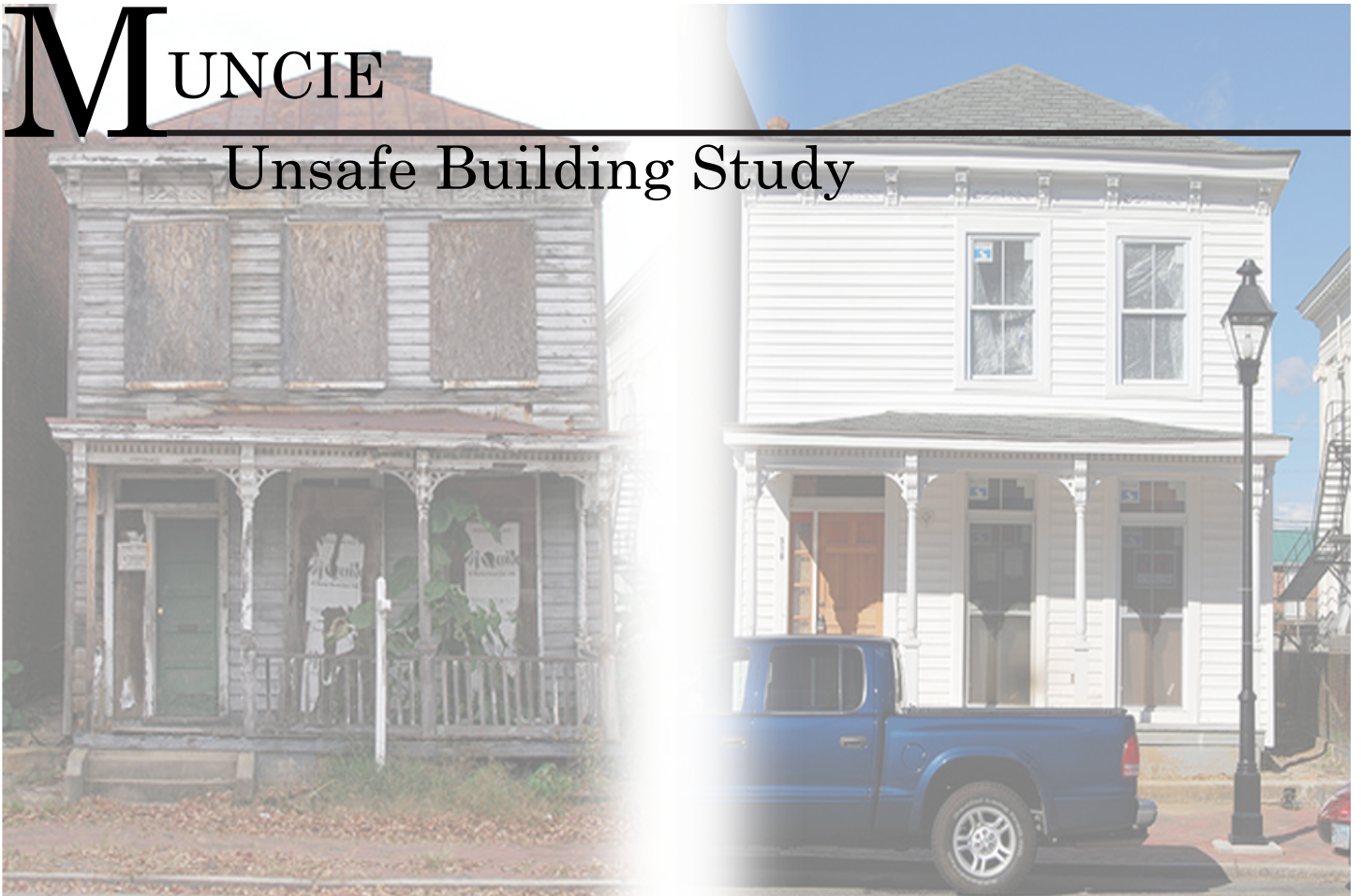


MUNCIE

Unsafe Building Study





MUNCIE

Unsafe Building Study

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BALL STATE
UNIVERSITY.



City of MUNCIE
MUNCIE, INDIANA



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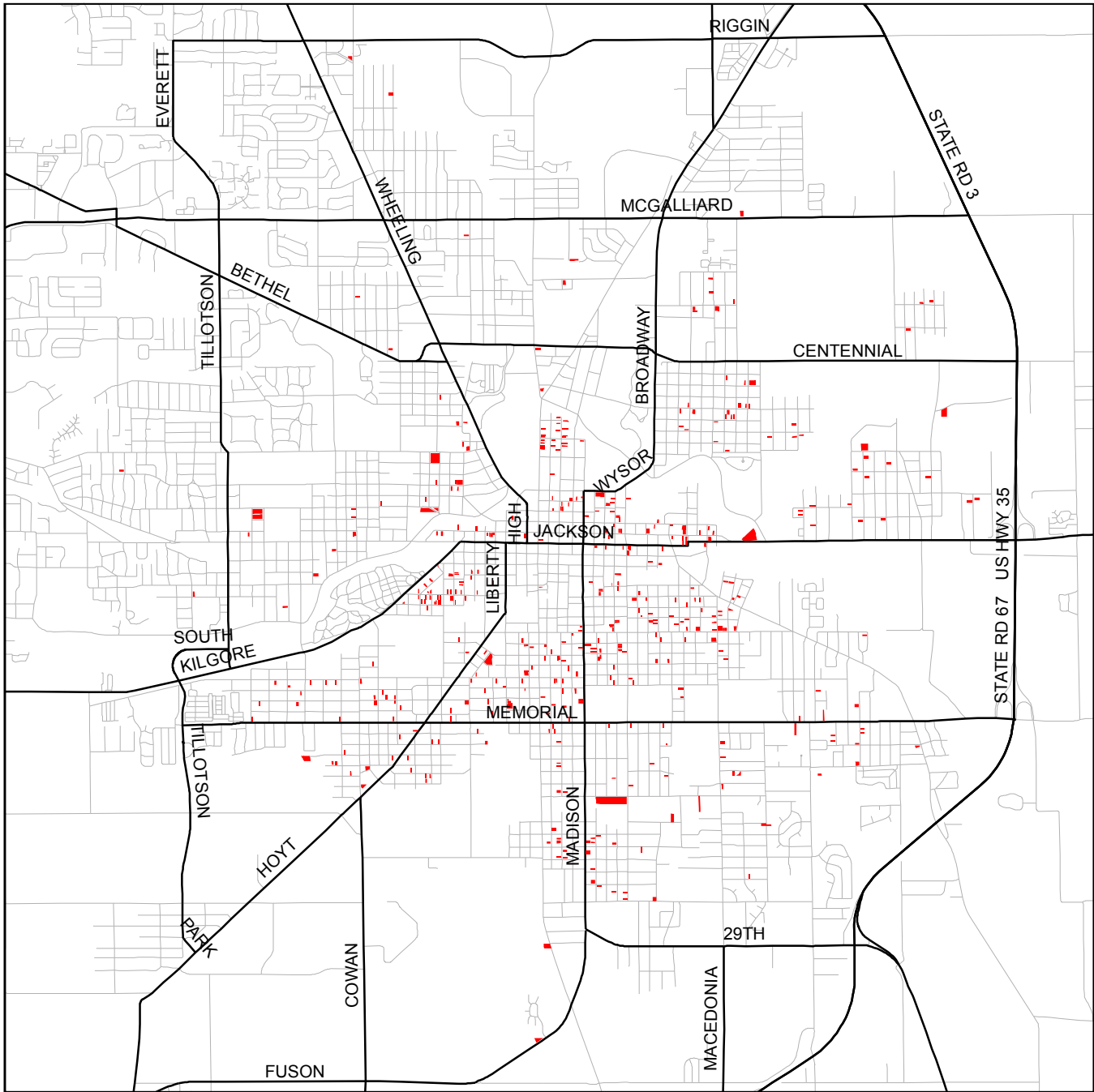
Executive Summary

With the present downturn in the housing market, the mortgage crisis has become an issue affecting many communities across the United States. As housing prices have fallen about 20% coast to coast, many experts expect prices to fall an additional 25% in the next few years. This crisis, combined with an uncertain economy has caused many homeowners to default on their mortgages and almost two-thirds of all homes bought in the last year have lost a substantial amount of equity. In Muncie, this situation is only further complicated by the economic losses that have afflicted this area in the last twenty years.

This project was completed by the Plan 632 Studio at Ball State University in conjunction with the City of Muncie Unsafe Building Hearing Authority. Students completed this project in two phases, in the first phase, ten graduate students performed fieldwork on all the structures currently being addressed by the City of Muncie Unsafe Building Hearing Authority. For the second phase, two students enrolled in an independent study class compiled the collected information and integrated it with other data into a Geographic Information System.

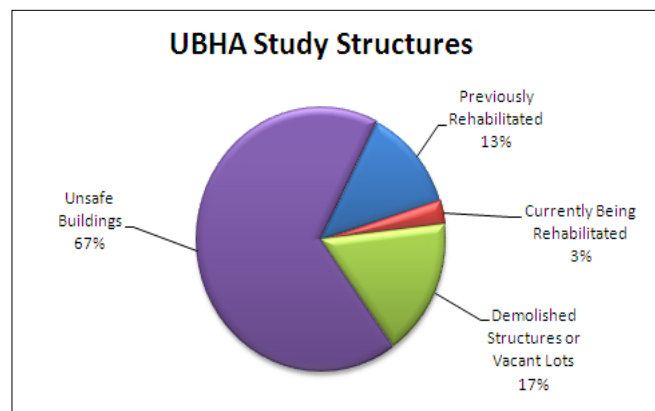
The end product of both phases can be found in this study which analyzes data in a spatial manner in order to draw conclusions about the state of unsafe buildings within Muncie. This report also contains some general suggestions that may be used in to both reduce the number of unsafe buildings and prevent current structures from falling into disrepair.

Study Area



Study Area

The map to the left shows the location of all structures included in this study. Structures undertaken in this study were limited to being within the city limits of Muncie and under the jurisdiction of the Unsafe Building Hearing Authority. Initially 454 structures were inventoried and photographed in order to provide detailed records of their current condition. As shown in the figure below, 48 or 13% of the structures were found to have previously been remodeled or rehabilitated to a degree that the field survey team felt they were no longer unsafe and could be removed from the Unsafe Building Hearing Authority agenda. A total of 13 or roughly 3% of all structures were identified to be currently undergoing rehabilitation at the time of fieldwork in the fall semester of 2007. The field survey team found that 77 or roughly 17% of the structures in question had been demolished, in a majority of cases resulting in vacant lots. The remaining 306 structures were still determined to be unsafe by the field survey team. This resulted in 67% of the initial structures still needing the attention of the Unsafe Building Hearing Authority.




In total, these unsafe structures and their accompanying parcels occupy 16.75 acres of land within the City of Muncie. The structures themselves are valued at a total of \$19,628,800, an average of \$43,235 per structure. The total value for the parcels and structures that occupy them is \$22,617,200 in total tax value as assessed in 2005. These figures are with structures in their present condition and would most likely increase in value as improvements are made. This is important because it represents lost potential tax revenue on the part of the City of Muncie.

While the study area included all of the City of Muncie, a majority of structures in question can be located in the southern and eastern parts of town. These locations represent the areas in which some of Muncie's oldest structures can be found. These areas also contain some of the lowest property values within the city limits, indicating problems with structures falling into disrepair could be associated with socio-economic status. In addition, these areas also contain the highest percentages of non-student rentals, revealing that a potential correlation exists between a structures status as a rental property and its rating of unsafe.

Rating System


Below is an example of the evaluation form used for the study. This form was taken into the field electronically by the survey team and filled out for each parcel on the Unsafe Building Hearing Authority List. The data from all forms were then compiled for analysis, forming the basis for this study.



Abandoned Building Evaluation Form

PLAN 632 - Community Development Studio

Ball State University - College of Architecture and Planning --- City of Muncie - Unsafe Building Hearing Authority



General Information

Sidwell: Address: Direction: Street:

Type of Building: Notes: Zoning: Historic Register:

Field Survey

Structure Present: Demolished: Occupied: Secured: Secured Notes:

Building

Stories: Basement: Exterior: Roof: Foundation:

Site

Retaining Wall: Fence/Wall: Junk: Parking: Parking Spaces:

Structural Assessment

Foundation: Notes:

Structure: Notes:

Exterior Walls: Notes:

Roof_Gutter: Notes:

Doors_Windows: Notes:

Soffit_Fascia: Notes:

Porch & Stairs: Notes:

Chimney: Notes:

Garage: Notes:

Outbuildings: Notes:

Building Overall: Notes:

Homestead Potential: Salvage Architectural Elements:

Neighborhood Assessment

Building Right: Notes:

Building Left: Notes:

Building Behind: Notes:

Building Across: Notes:

Other Buildings: Notes:

Sidewalk: Notes:

Curb_Gutter: Notes:

Overall Neighborhood: Notes:

Attentive Neighbors: Attentive Neighbors Notes:

Initials: Date:

Rating System

The pictures below illustrate examples of how structures were rated. This system was developed by the class as a whole and calibrated by each survey team before fieldwork began. The images below are an example of the overall rating given to structures. A rating of 1 means that the structure is suffering mostly from cosmetic problems. These problems can be addressed by the owner of the structure and usually corrected in their spare time. A rating of 2 signifies a structure is suffering from problems slightly worse than cosmetic issues. These problems can include needing a new roof, broken windows, and some other issues that might need to be addressed by a contractor. A rating of 3 indicates that the structure has moderate problems such as a cracked foundation, leaky roof, or partially missing siding. Structures with a rating of 4 are in severe disrepair, their problems should be addressed by a contractor and most likely would cost in well over \$10,000. These structures may have collapsing foundations, holes in the roof, and even fire damage. Left untouched, these structures will ultimately need to be torn down in order to avoid being a prolonged eyesore and public risk. A rating of 5 is exhibited in structures that are missing crucial elements. These structures often have missing exterior walls or are even partially collapsed. In most cases, these structures are beyond repair and should be demolished immediately.



Overall Rating: 1



Overall Rating: 2



Overall Rating: 3

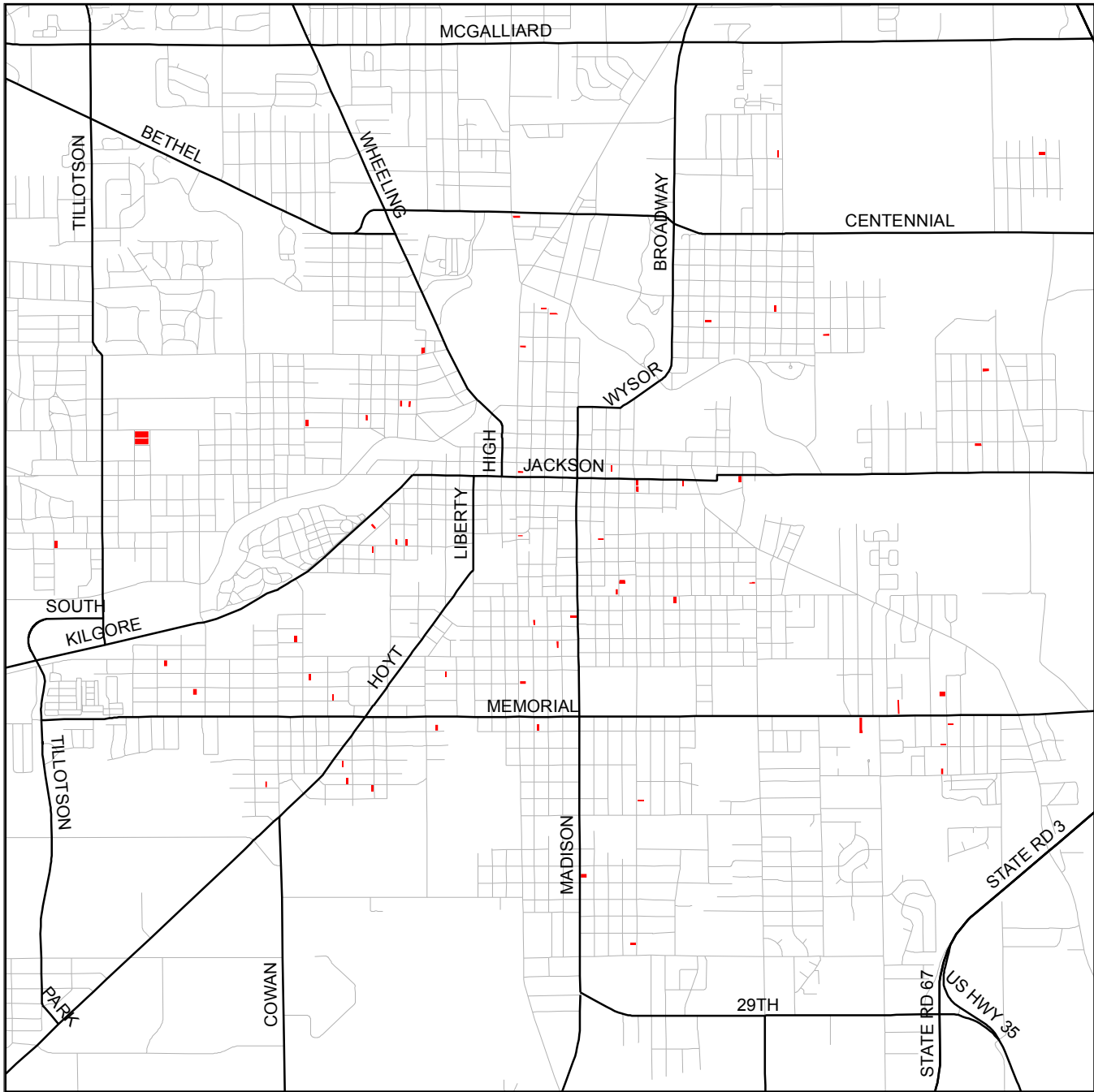


Overall Rating: 4



Overall Rating: 5

Previously
Rehabilitated



Of the structures included in the *Unsafe Building Hearing Authority Study*, 58 were found to have been previously rehabilitated. The location of these structures can be seen in the map on the previous page. These structures were designated as rehabilitated by the field survey team from signs of improvement from the outside. As shown below, signs of rehabilitation include new siding, windows, and roofs for example, the notes on improvements were then compared with Unsafe Building Hearing Authority files that detailed the reason for being deemed unsafe in the first place. These structures were compiled in a list and presented to the Unsafe Building Hearing Authority with the recommendation that they be investigated to confirm satisfactory repairs had been made. Upon confirmation, these structures will be released from Unsafe Building Hearing Authority docket.



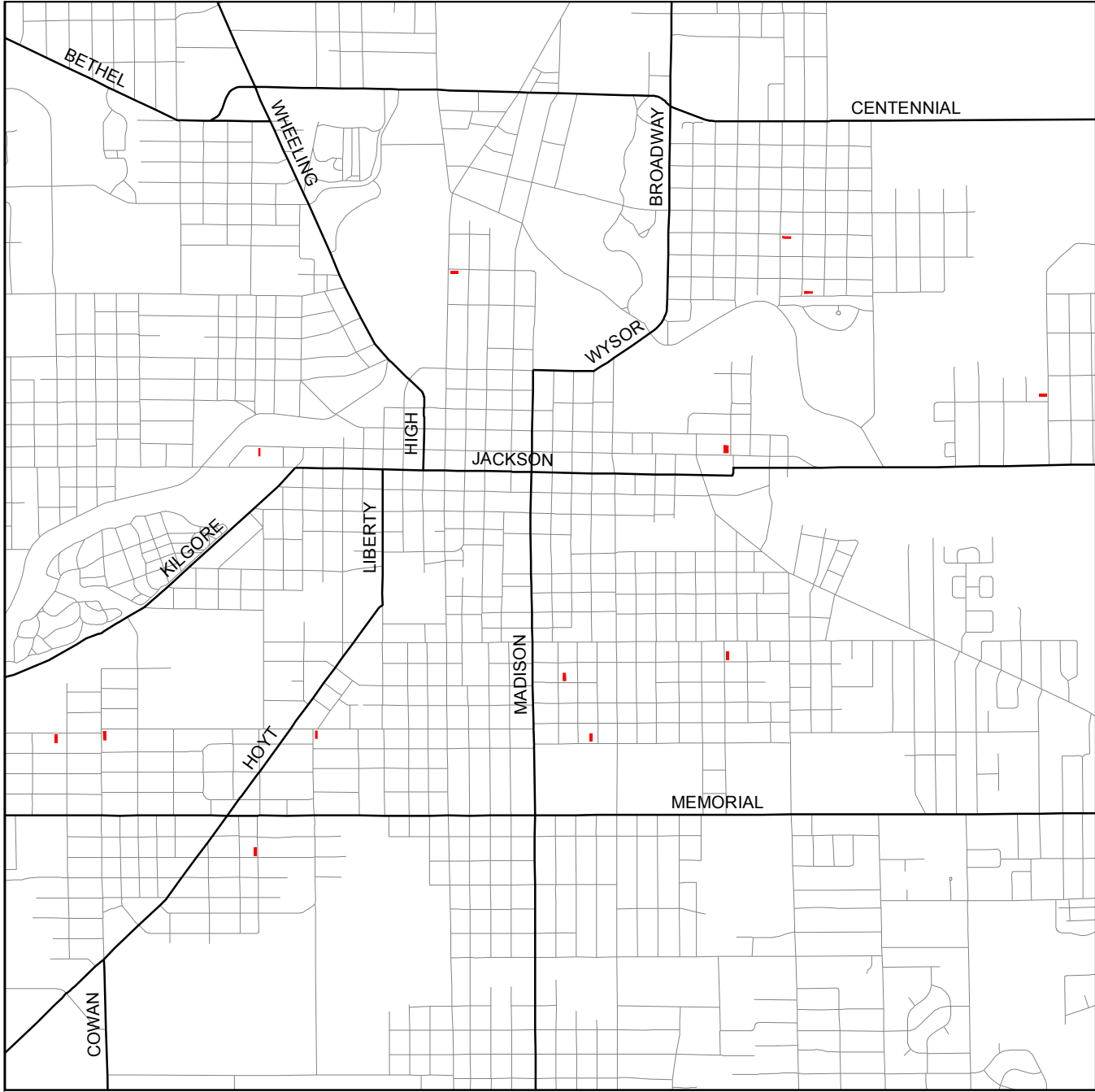
In all, previously rehabilitated structures represent a total of \$8,493,700 in 2005 tax value, an average of \$146,443.00. This large average can be attributed to the fact that five of the rehabilitated structures have been replaced by high value structures such as an auto parts store, Social Security Office, and medical complex as shown to the right.



Excluding these commercial structures, the average is lowered to \$32,962. It is assumed that with improvements being made to bring these structures back into safe status, the value of the structures themselves have also increased. This equates to an increase in tax revenue for the City of Muncie and other non quantifiable measures such as neighborhood beautification and increased quality of life.

Previously Rehabilitated

Currently
Being
Rehabilitated



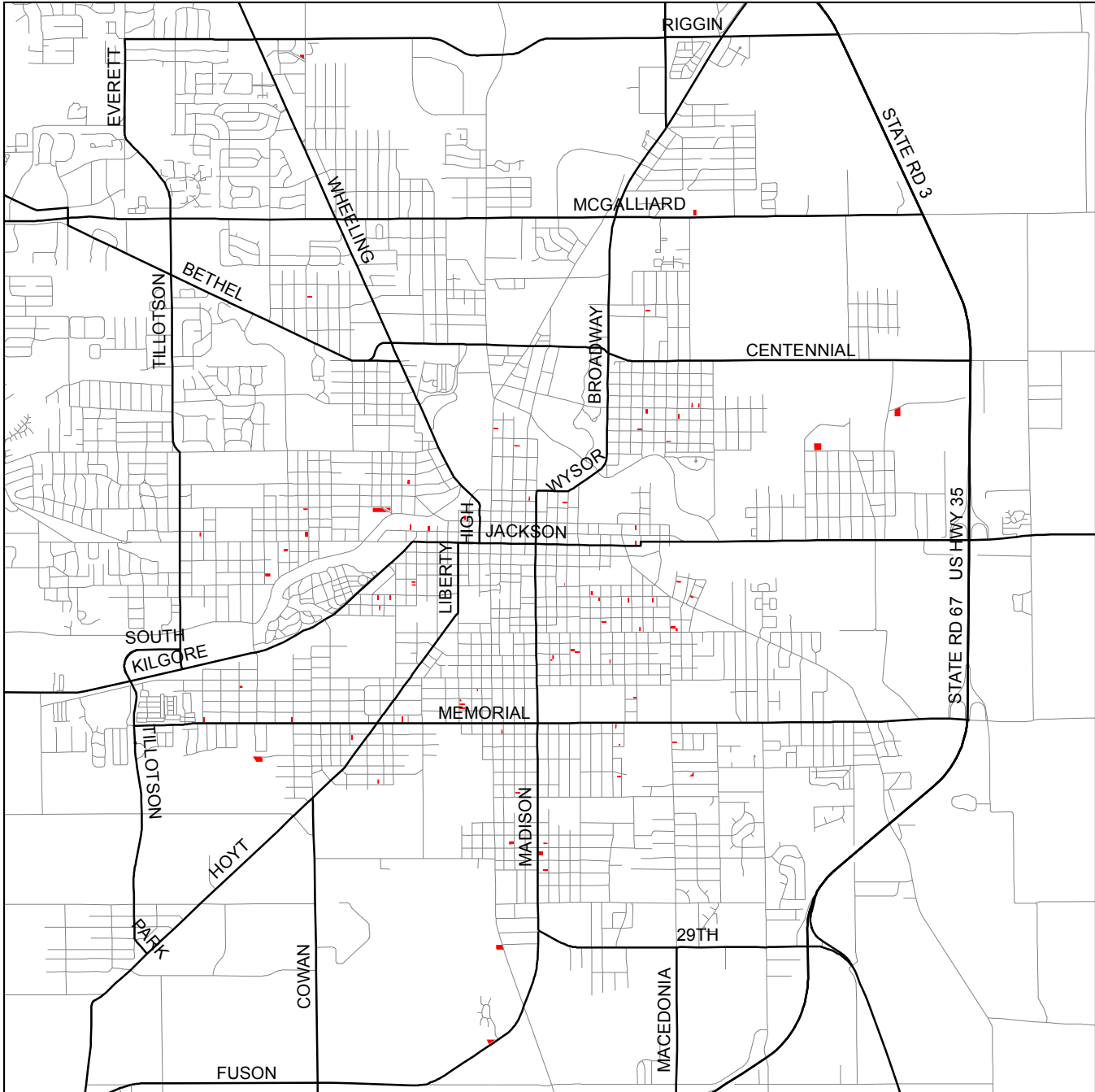
This study included thirteen Structures that were found to be currently undergoing rehabilitation. The location of these structures can be seen on the map on the previous page. These structures were field identified as undergoing rehabilitation from indications that owners were making an effort to return these structures to safe status. As shown in the image below, owners are complying with orders from the Unsafe Building Hearing Authority through construction efforts. A list of these structures was presented to the Unsafe Building Hearing authority with a recommendation that owners be given more time to complete rehabilitation as substantial progress had already been made on a majority of these structures.



Structures currently undergoing rehabilitation are worth a total of \$346,700 in 2005 tax value. These figures average out to \$26,669 per structure, with a majority of them being residential; they would make excellent starter homes or rentals for low-income families. These structures represent reinvestment in the community and possible increased valuation the next time they are reassessed. Once again, this equates to increased tax revenue on behalf of the city and an increased quality of life for the entire community. Furthermore, the improvement of these structures could prompt neighboring landowners to take more pride in their own structures and devote resources to fixing them up as well. As shown on the previous page, the location of these structures can be considered to be within the urban core of Muncie, but just outside of the downtown area. A majority of these structures are located south of the White River

Currently
Being
Rehabilitated

Demolished Structures or Vacant Lots



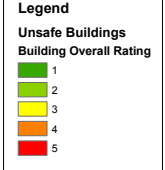
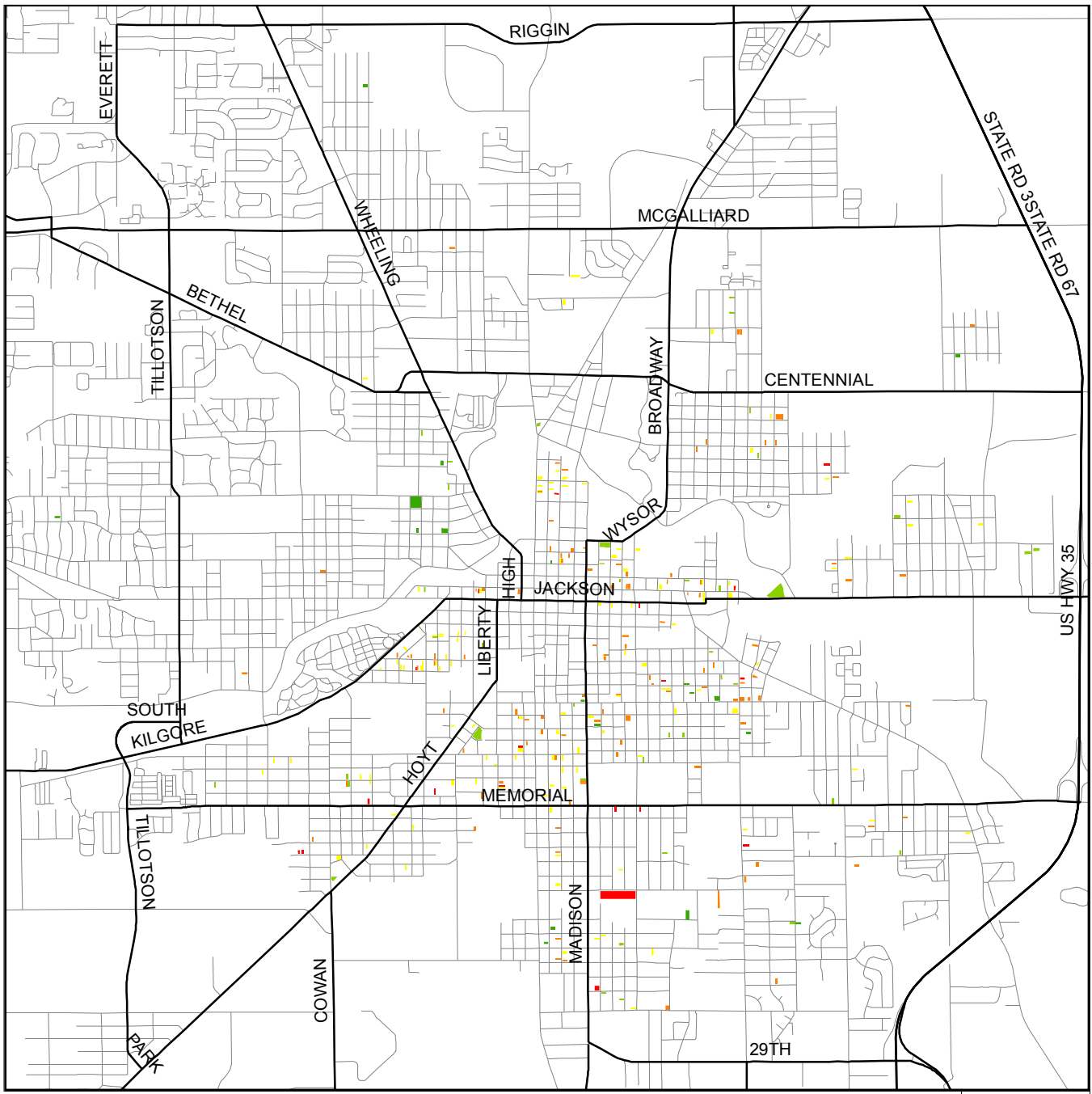
Demolished Structures or Vacant Lots

This study identified 77 incidents in which the structures in question had been demolished or the entire parcel had been cleared of structures, resulting in vacant lots. The location of these structures can be noted in the map on the previous page. These instances were relatively simple to identify by the field survey team, as they researched Unsafe Building Hearing Authority records to confirm that the structure in question had indeed be demolished. An example of this type of structure can be seen in the picture below. The list of demolished structures or vacant lots was present to the Unsafe Building Hearing Authority for removal from their agenda. The list was also presented to local agencies such as the Muncie Redevelopment Commission and Habitat for Humanity. This list represents opportunities for new construction within the heart of Muncie, allowing vacant lots to be filled with new structures. This prevents raw undeveloped land from being consumed by new construction as is typical with new development outside the city limits. These parcels could also be purchased and put into a land bank for future redevelopment needs of the city.



In all, the land and parcels that occupied them had a total tax value of \$2,350,000. Since the lots are now mostly vacant, their overall value has decreased to a total of \$632,300. This decrease translates into a loss of 70% in taxable value, a number that is significant as the city stands to lose even more tax revenue due to property tax reform. As shown in the map on the previous page, these locations are once again mostly limited to the southern and eastern parts of Muncie. Lots in commercial areas could be returned to the tax rolls through new development that could benefit not only the surrounding neighborhood, but also the community as a whole. Lots located in residential areas could satisfy a gap in affordable housing within Muncie, offering urban infill structures that are both new and priced accordingly.

Unsafe Buildings



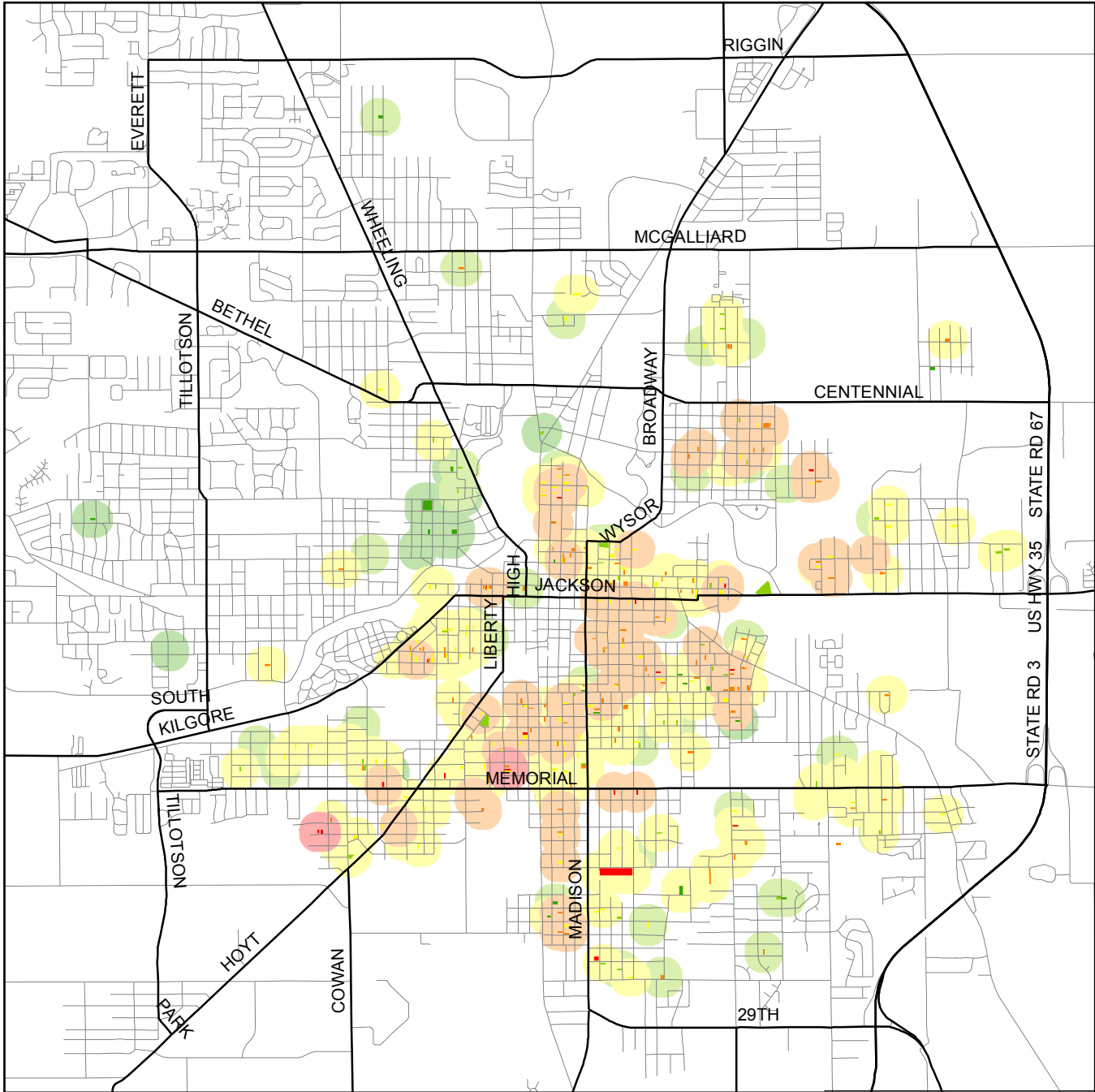
Unsafe Buildings

As previously mentioned, the study revealed 306 structures that were determined to be unsafe by the field survey team. The location of these structures can be seen in the map on the previous page, structures in the worst condition were rated a 5 while those that appeared to be easily fixable were rated 1. The structures were rated as unsafe due to their obvious signs of severe disrepair. As shown in the example below, unsafe structures are mostly uninhabited and some even have structural defects that make them a public hazard. These structures have been further classified based upon various ratings and presented to the Unsafe Building Hearing Authority in a manner that targets them based upon the severity of their condition. The individual ratings of structures will be presented later in this study report. This targeted method was established so that resources could be devoted to structures that are the easiest to fix and not tied up with structures that were beyond the point of being saved. The worst of these structures may be subject to fines by the Unsafe Building Hearing Authority, helping to recuperate some costs associated with demolition and motivating owners to address the problem structures.



These structures account for a total of \$9,069,700 in 2005 tax value. This produces an average of about \$29,640 per structure, a value that is 66% below that of the \$49,258 average value for all structures in Delaware County. These structures should be addressed in manner that allows those suitable for rehabilitation to be fixed and those beyond repair to be demolished. This would help the city benefit due to increased tax revenue and the community as a whole would experience a greater quality of life. Like many of the other maps, the one to the left also shows that a majority of parcels in question are located in the southern and eastern parts of Muncie.

Neighborhoods



Legend

Unsafe Buildings	500' Neighborhood Buffer
Building Overall Rating	Overall Neighborhood Rating
1	1
2	2
3	3
4	4
5	5

Neighborhoods

Possibly the most important data this study revealed is that of the relationship between the unsafe structures and their surrounding neighborhoods. This is important, as structures in question are in an obvious state of disrepair and can be a liability for an entire neighborhood in terms of health and safety concerns and blight. The condition of these structures not only affect the aesthetic condition of the local neighborhood, but can also cause neighboring property values to decline and decrease the quality of life for residents.

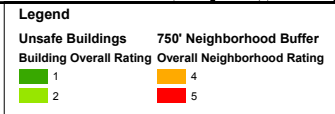
As shown in the map on the previous page, a majority of structures are located within neighborhoods that have a similar rating. This data is detailed in the table below, showing that in most structures have a rating equal to or slightly lower than the surrounding neighborhood. This indicates that the structures in question are generally in about the same condition as their surroundings, but in a state of greater disrepair.

As indicated previously with the overall building rating, the overall neighborhood ratings can be found to be the worst in the southern and eastern parts of the city. Once again, this can be associated with the age of the housing stock in these areas.

This age equates to more expensive repairs and higher general maintenance costs. This is even more of a financial burden as a large number of older homes in the urban core of Muncie have been converted to multi-family housing. This type of housing lacks the homeownership pride associated with single-family dwellings and generally lacks significant investment on the part of landlords.

Building Overall Rating	Neighborhood Overall Rating	Count	Percent
1	1	6	1.71%
1	2	6	1.71%
1	3	6	1.71%
2	1	2	0.57%
2	2	11	3.13%
2	3	66	18.80%
2	4	2	0.57%
3	1	4	1.14%
3	2	13	3.70%
3	3	74	21.08%
3	4	24	6.84%
3	5	1	0.28%
4	1	1	0.28%
4	2	9	2.56%
4	3	61	17.38%
4	4	34	9.69%
4	5	1	0.28%
5	3	5	1.42%
5	4	9	2.56%
5	5	3	0.85%

Good
Structures
in Bad
Neighborhoods



From the data on overall neighborhood rating mentioned in the previous pages, structures that were found to be in the best condition, but located in the worst rated neighborhoods were mapped. These structures, rated 1 or 2 overall, were found to be in neighborhoods with an overall rating of 4 or 5. These structures represent diamonds in the rough, as significant efforts have been made to either renovate or maintain them. Before the housing crisis of recent years, it can be assumed that structures similar to these were most likely in the process of being flipped for a profit.

These two structures as mapped on the previous page are the

Building Address	Neighborhood Intersections	Overall Building Rating	Neighborhood Overall Rating
1801 E. Kirk	Kirk/Turner	2	4
606 S. Wolfe	Wolfe/Seymour	2	4

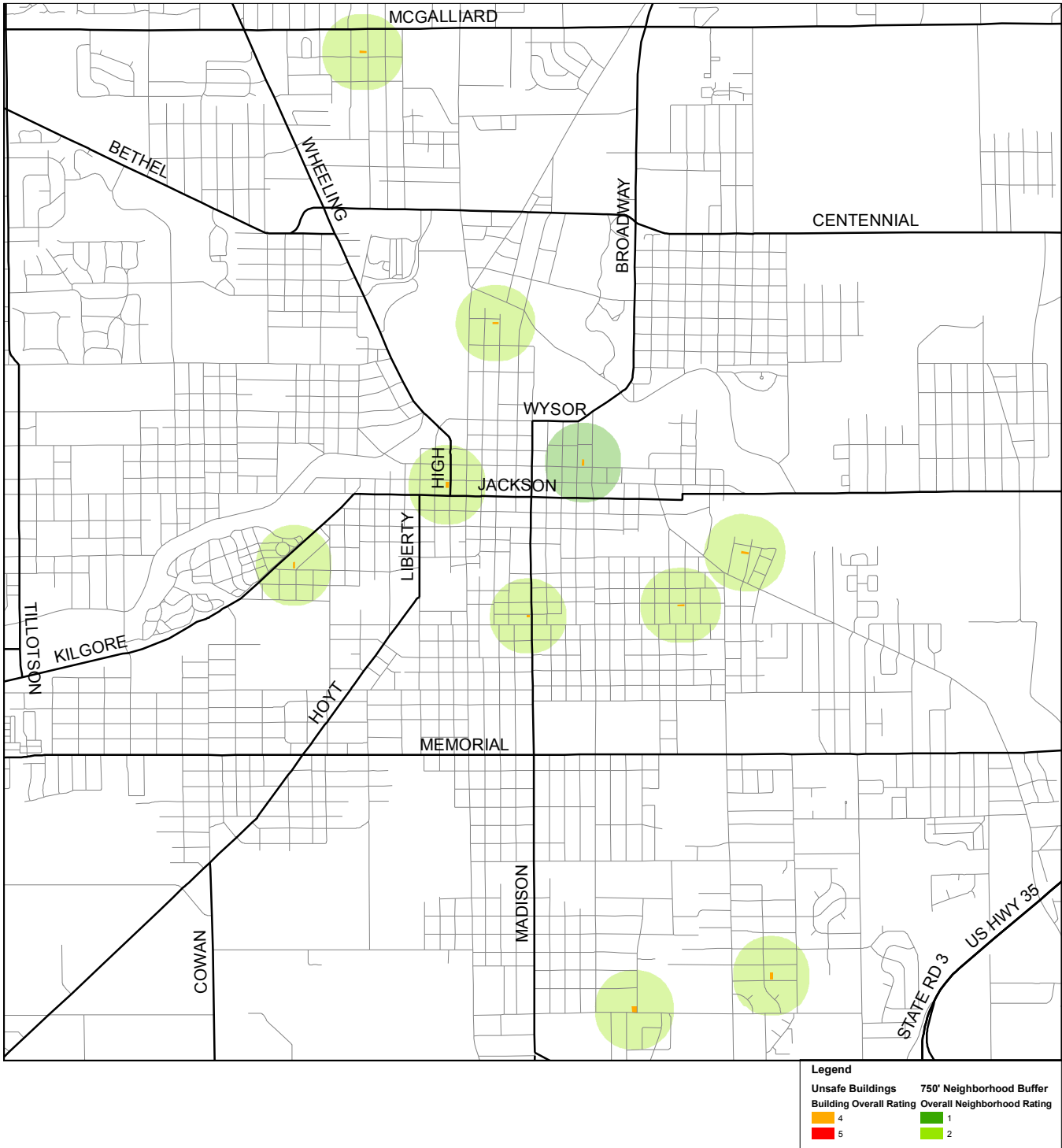
only instances that the survey team encountered. As shown in the table above, the relative neighborhood locations were found to be unfavorable, while the structures were very nice compared to their surroundings. As illustrated below in the picture of 606 S. Wolfe Street, small but serious things prevent these homes from being removed from the unsafe list. Specifically

at 606 Wolfe, the home appeared to have recently underwent renovation, but electrical service was present. At the time of survey, winter conditions combined with apparent occupancy of the home indicated that it was most likely being heated internally by kerosene, a fire hazard and clear violation of city code.



Good Structures in Bad Neighborhoods

Bad Structures in Good Neighborhoods



Bad Structures in Good Neighborhoods

Once again, from the data on overall neighborhood rating mentioned in the previous pages, structures that were found to be in the worst condition, but located in the best rated neighborhoods were mapped. These structures, rated 4 or 5 overall, were found to be in neighborhoods with an overall rating of 1 or 2. These structures represent eyesores, as the neighborhoods around them are either up and coming or very stable. Scattered all across Muncie, there is no apparent pattern in the location of these structures.

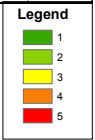
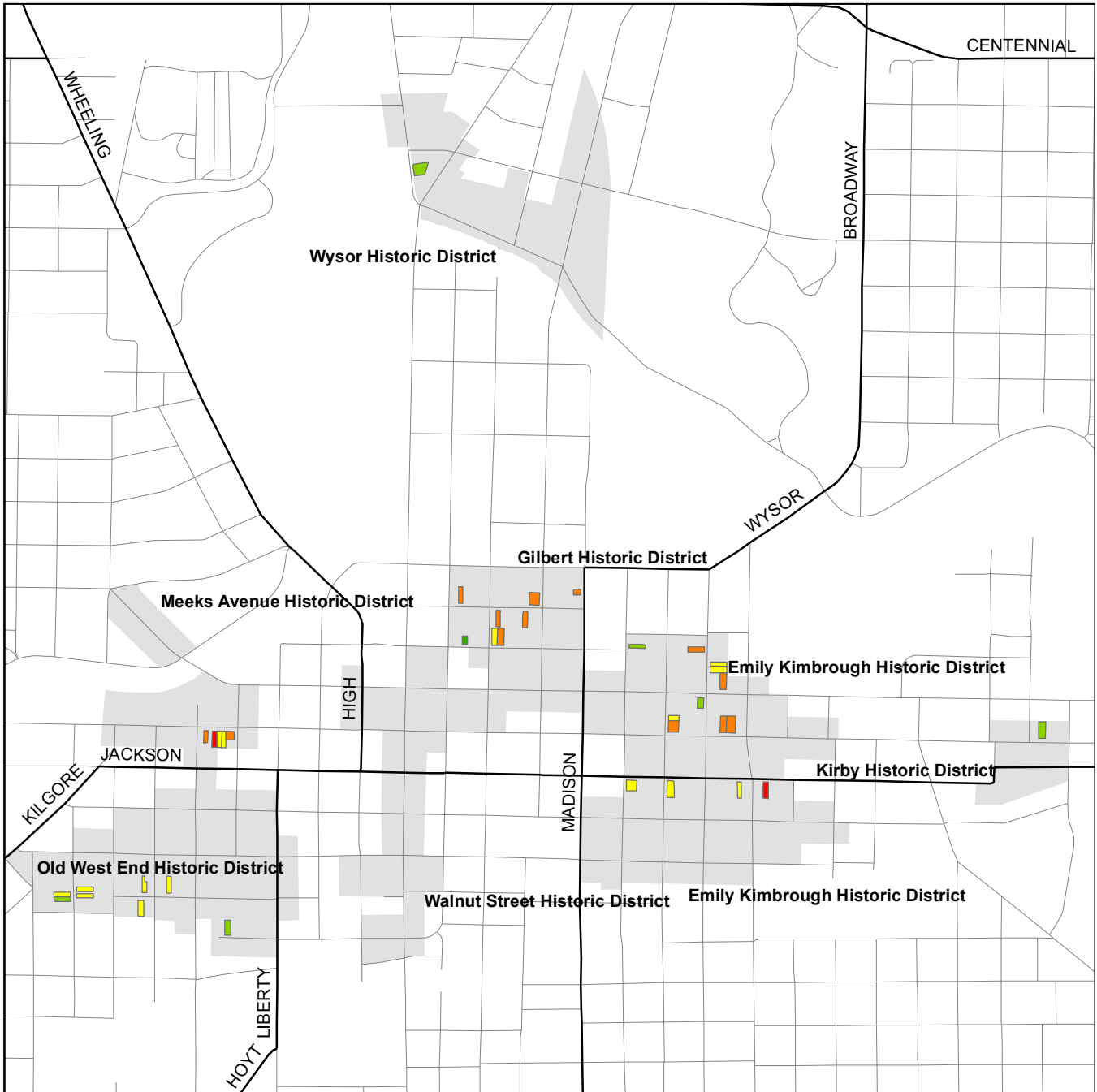
In total, there were ten structures that fit this criteria. They can be seen in the map on the previous page. As shown in the table

Building Address	Neighborhood Intersections	Overall Building Rating	Neighborhood Overall Rating
3005 N. Reserve	Reserve/Dunn	4	2
837 N. Jefferson	Jefferson/Maple	4	2
205 W. Main	Main/High	4	2
808 E. Washington	Washington/Pershing	4	1
1200 W. Powers	Powers/Wilson	4	2
1001 S. Madison	Madison/3rd	4	2
901 S. Wolfe	Wolfe/2nd	4	2
513 S. Shipley	Shipley/Dudley	4	2
1120 E. 26th	26th/Grant	4	2
1910 E. 25th	25th/Brotherton	4	2

above, the relative neighborhood location of these structures were found to be in very favorable condition. As illustrated in the case of 1001 S. Madison Street as picture below, the structures are in severe disrepair. Millennium Place, Muncie's premier Hope VI Urban Renewal Project can be seen in the background. In this case, it is apparent that the commercial structure in question lost its viability before Millennium Place was built, during the time when that area was occupied by a crime-ridden housing project. Residents of neighborhoods that contain these structures are undoubtedly frustrated with their appearance and suffering from decreased property values due to these eyesores. Thanks to the overall quality of surrounding neighborhoods, sites like these can once again become economically viable and less of an eyesore.



Historic Districts



Historic Districts

The survey team found a total of thirty-six unsafe structures within designated historic districts; these structures can be seen on the map on the previous page. While these structures can be located in historic districts all across the City of Muncie, a majority can be located within two of the city's largest districts. Thirteen unsafe structures can be found within the boundaries of the Old West End Historic District and fourteen unsafe structures can be located within the Emily Kimbrough Historic District.

These historic districts represent a piece of Muncie from decades of the past. Structures within these districts are mostly multi-story homes that are large in size and ornate in design. The status of these structures represent a unique situation for the community as a whole. By far, they are the most expensive structures to maintain or renovate due to their size, but are rich in historic and aesthetic value.

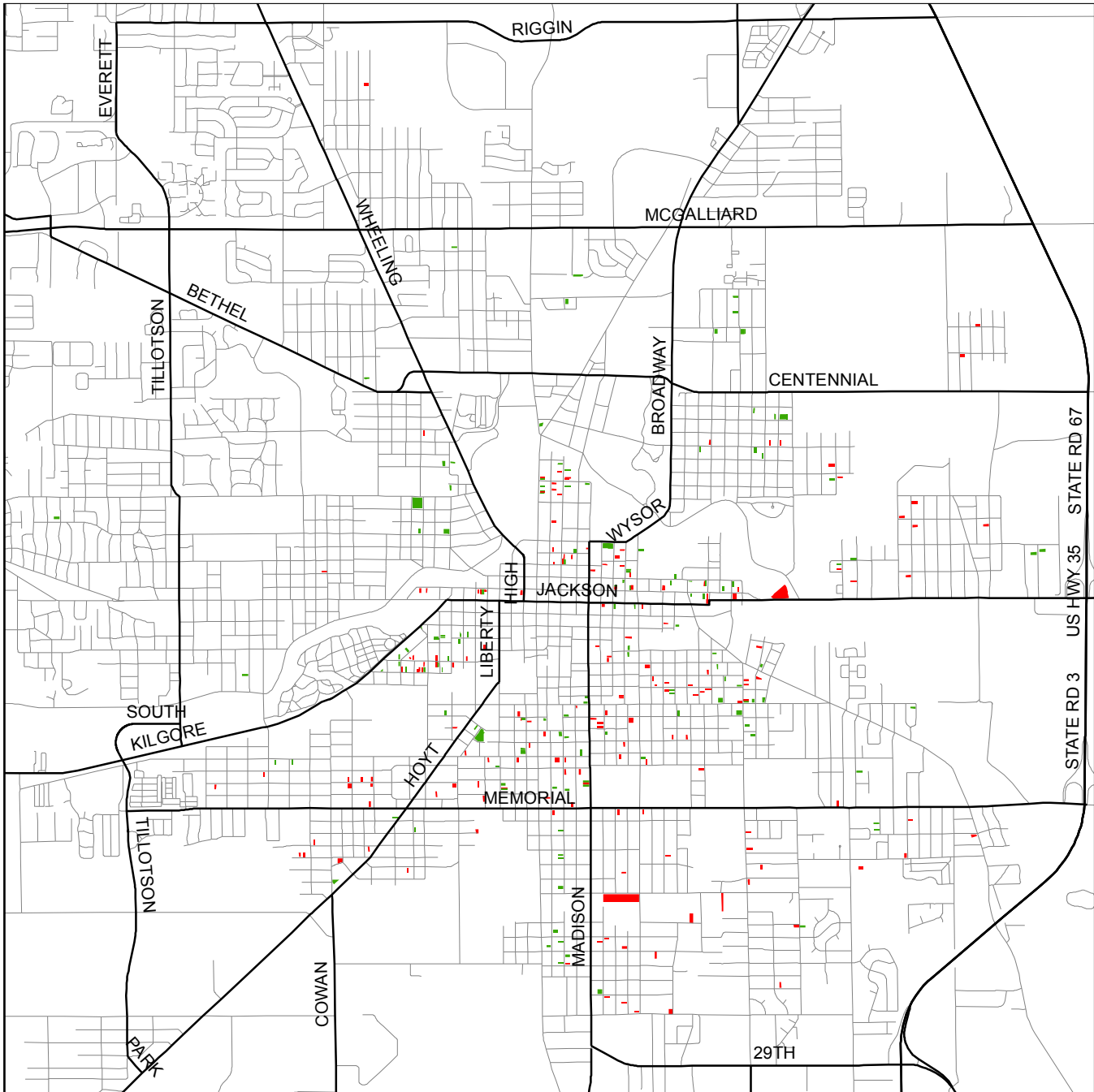
With almost 3% of these structures rated 1, almost 17% rated 2, almost 40% rated 3, just over 36% rated 4, and almost 14% rated 5, the future of these structures appears uncertain. Should a majority of these structures

continue to fall farther into disrepair, these structures might be lost forever. One positive factor is that almost 80% of these structures were found to be within the 2-3 rating range.

This means that while these structures face serious problems, at this time, a majority appear salvageable. Significant efforts should be made on behalf of the city and local historic district organizations to return these structures to their grandeur. One source of rehabilitation funding for these structures would be through Federal Historic Preservation Grants and other aid provided by the National Trust for Historic Preservation.



Secured



Secured

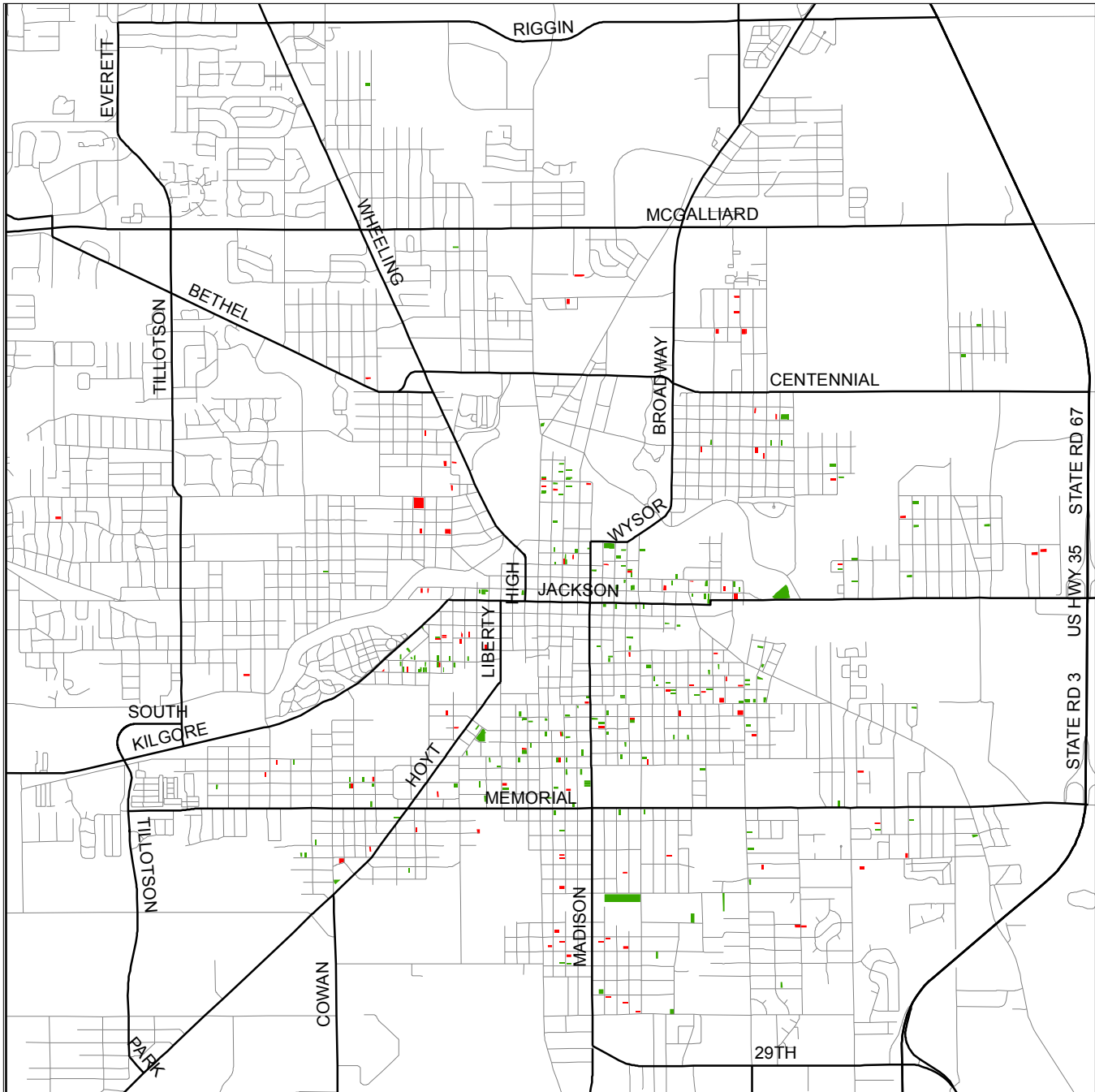
Of the structures recommended to be kept on the unsafe building list, the field survey team found 136 of them to be secured and 170 unsecured. Due to the winter weather conditions at the time of field survey, teams were easily able to notice violations of this nature as shown in the pictures below. The Unsafe Building Hearing Authority requires that all structures under their scrutiny be secured as is or through man-made measures. This includes the boarding of broken windows and kicked-in doors. These orders are mostly for public safety means and also reduce liability on behalf of the property owners.

With over 55% of the structures unsecured, a multitude of problems exist in terms of possible deviant activities. These activities pose a problem for the entire City of Muncie and its residents. With unsecured homes, the probability of attracting squatters rises. Opportunities for thieves to steal scrap metal from these structures also increased when they are not appropriately secured. Structures are also appealing to other criminals, some of which seek to conduct drug dealing within the confines of these structures.

Significant efforts should be made by property owners to secure these structures and deter this type of activity from happening. The City of Muncie and Unsafe Building Hearing Authority should also investigate these issues and pursue possible fines for to this type of violation. Although securing these structures with temporary means does not ensure they will not be entered illegally, it is a proactive approach to the problem.



Occupied



Occupied

Of the 306 structures found to be unsafe, survey teams found 104 of them to be occupied, and 202 to be unoccupied. The weather conditions at the time of survey made it easy for the field survey teams to identify structures of this nature. Clear signs of structure heating, footprints in the snow, and resident activity allowed the teams to quickly document the status of these structures. As required by the Unsafe Building Hearing Authority, all structures are required to be unoccupied until property owners make necessary repairs before structures are deemed safe for human inhabitation.

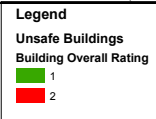
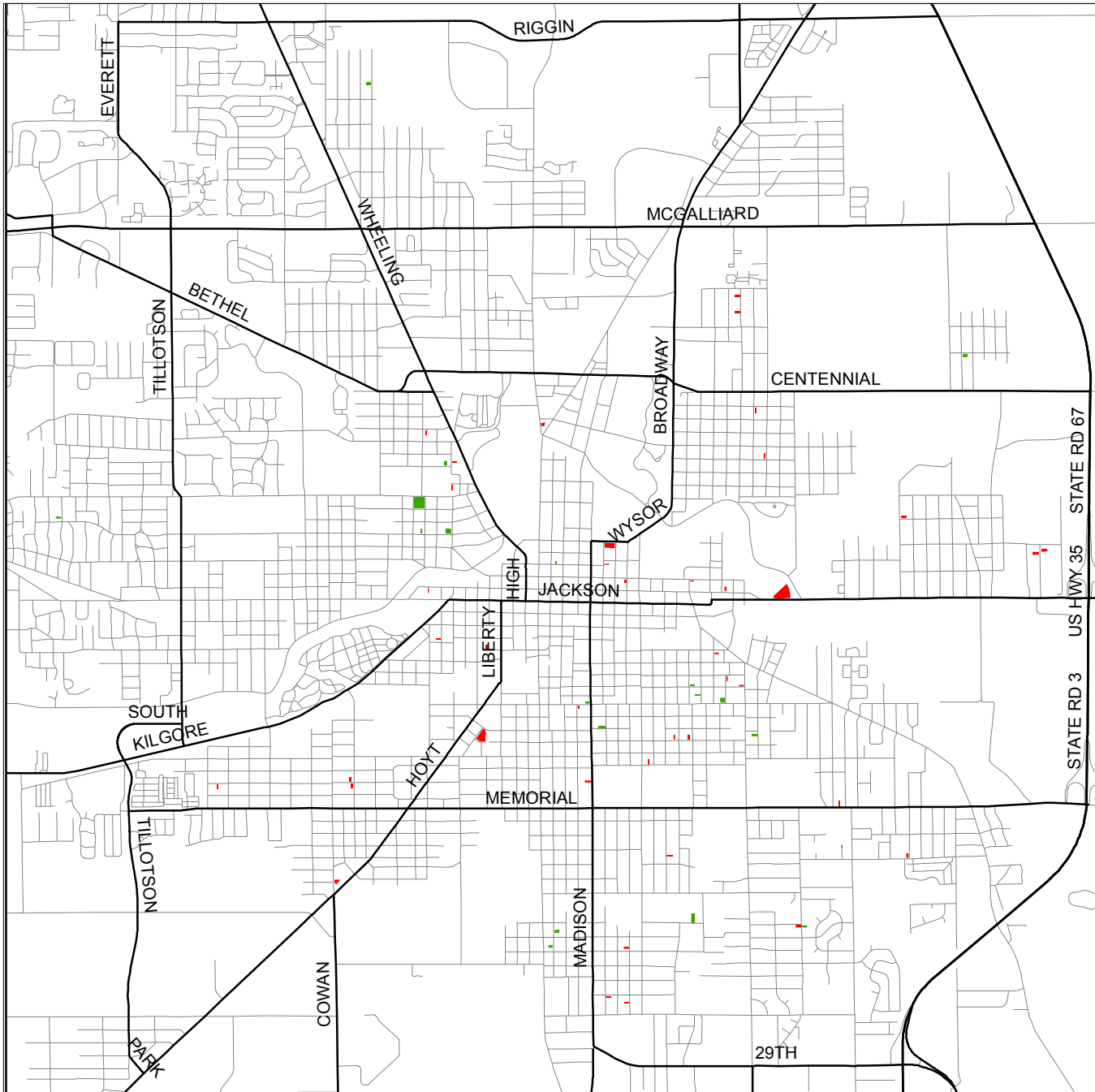
While a majority or 66% of the structures were found to be unoccupied, nearly 34% were found to be occupied. This occupancy is a clear violation of Unsafe Building Hearing Authority orders and Delaware County Health Department recommendations. Many of these structures have severe structural defects and are not to be occupied for health and safety reasons. The status of a structures occupancy directly relates to its status as being secured. While in some cases structures appeared to be occupied by authorized residents or tenants, this occupancy status also applied to persons who inhabit structures illegally and conduct deviant activities in them.

Once again, significant efforts should be made by the City of Muncie to reinforce these orders through fines and possible eviction. Although these actions will undoubtedly be unpopular, they are in the best interest of the community as a whole. Efforts should also be made to assist people who are forced out of their homes, as they may not have any other means of shelter. This could be partially achieved through a referral service to local outreach organizations such as the Muncie Mission.



Structures

Rated 1 & 2



Structures
Rated 1 & 2

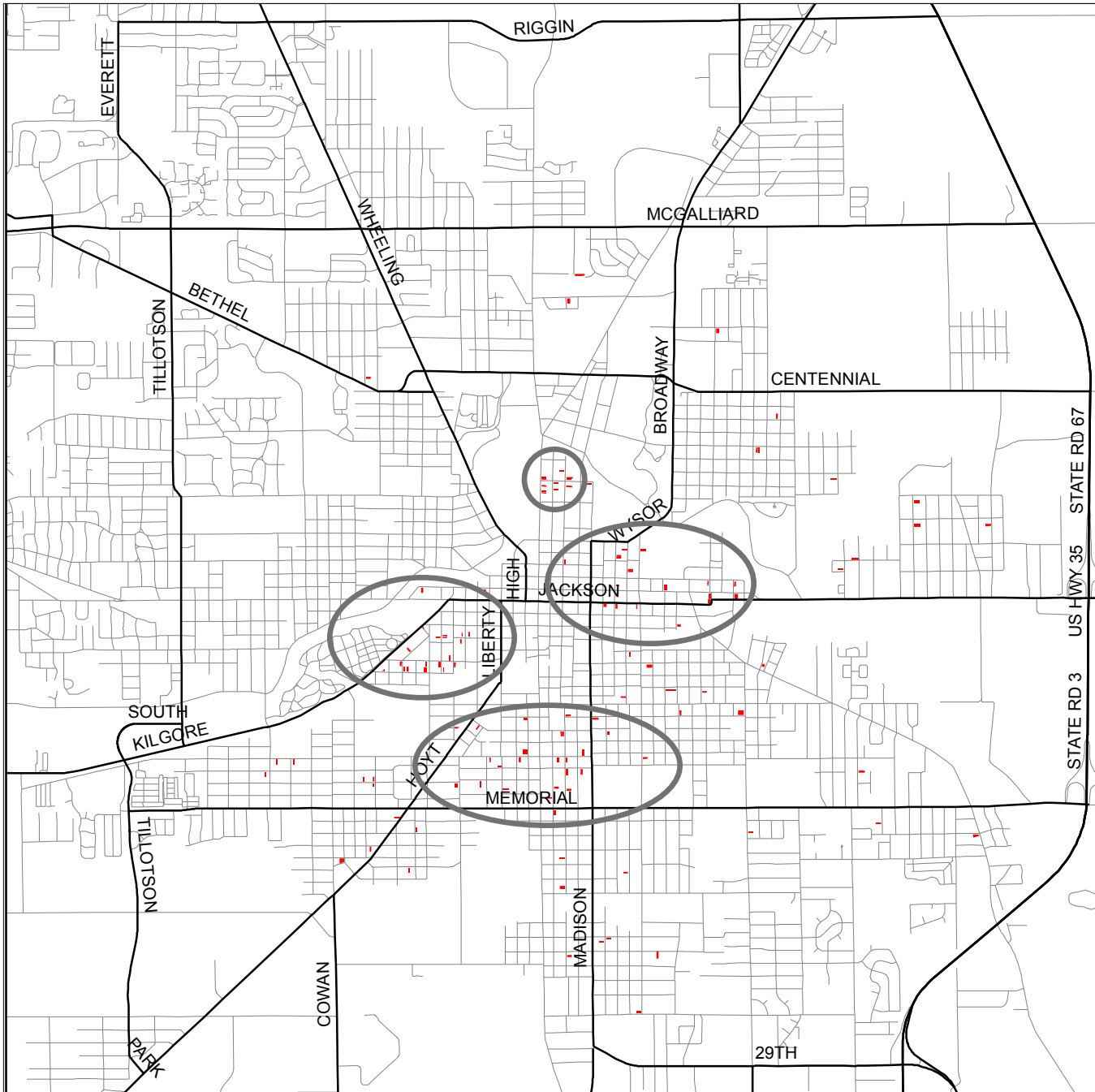
From the initial survey data, overall building ratings were divided into categories that allowed structures to be grouped similarly. Structures rated 1 or 2 were grouped together as shown in the map on the previous page. This allowed the study team to identify and evaluate any spatial patterns that existed. In addition to spatial patterns, several commonalities were uncovered that pertain to buildings of this overall rating.

The structures in this category appear to have no evident spatial pattern, they are located all across Muncie, but are mostly limited to the southwestern $\frac{3}{4}$ of the community. As illustrated in the table below, 81% of these structures were found to be residential. A majority or 69% of these structures were

found to be occupied; this high number can be attributed to their high rating and suitability for human occupation. The vinyl siding exterior on 44.8% of these structures indicated that they have been maintained fairly well, and some investment has been made in the past. The low ratings on different structural elements further reinforces that these structures are suffering from small to moderate cosmetic and general maintenance problems. These structures should be targeted by the city for improvement before they fall into worse condition. Should these structures continue to fall into further disrepair, they will lose value, bring down neighboring property values, and become eyesores for the entire community.

Category	Number	Percent
Residential Structure	47	81.0%
Is Occupied	40	69.0%
Is Secured	31	53.4%
1 Story	34	58.6%
Has Basement	55	75.9%
Vinyl Siding	26	44.8%
Asphalt Shingles	47	81.0%
Concrete Foundation	27	46.6%
No Retaining Wall	50	86.2%
No Fence or Wall	47	81.0%
No Junk	54	93.1%
No Off Street Parking	35	60.3%
1 or 2 Parking Spaces	16	27.6%
Foundation Rating of 2	28	48.3%
Structure Rating of 1	36	62.1%
Exterior Wall Rating of 1	30	51.7%
Roof & Gutter Rating of 2	25	43.1%
Door & Window Rating of 1	27	46.6%
Soffit & Fascia Rating of 2	25	43.1%
Porch & Stairs Rating of 1	25	43.1%
Chimney Rating of 2	22	37.9%
Garage Rating of 1	6	10.3%
Outbuilding Rating of 3	4	6.9%
Building Overall Rating of 2	39	67.2%
No Homestead Potential	47	81.0%
Architectural Elements Not Worth Salvage	58	100.0%
Building to The Right Rating of 2	19	32.8%
Building to the Left Rating of 1	18	31.0%
Building Behind Rating of 3	18	31.0%
Building Across Rating of 1 & 2	38	62.6%
Other Buildings Rating of 3	7	12.1%
Sidewalk Rating of 1	12	20.7%
Curb & Gutter Rating of 1	16	27.6%
Overall Neighborhood Rating of 3	27	46.6%
Non-Attentive Neighbors	54	93.1%

Structures Rated 3



Structures
Rated 3

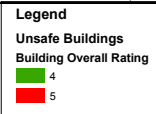
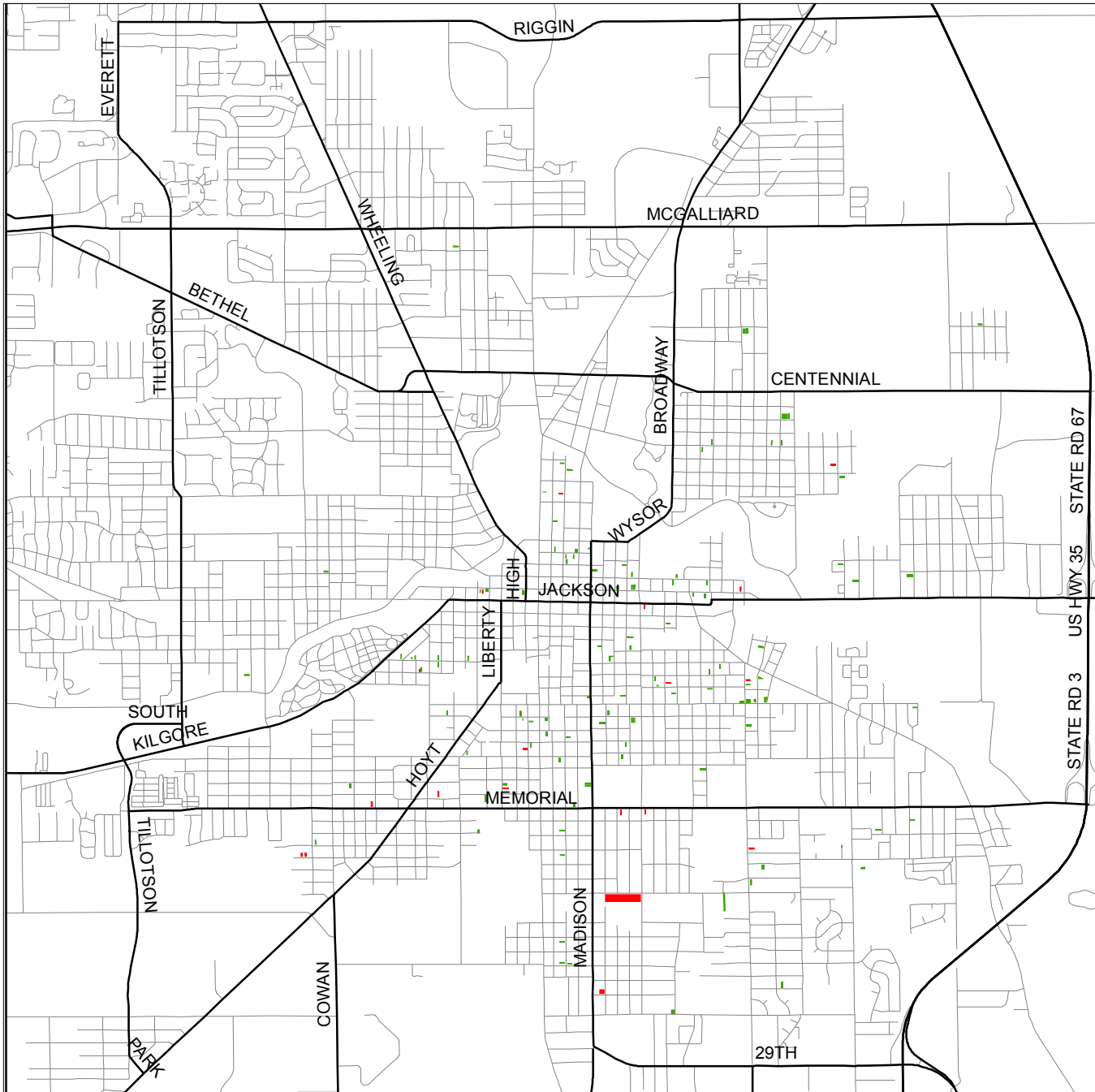
This grouping of structures includes only those that received an overall building rating of 3. The location of these structures can be noted on the map located on the previous page. Once again, this individual mapping and analysis allowed the study team to identify and evaluate any spatial patterns that exist from these structures. Several commonalities were also discovered with this set of structures.

Structures in this category revealed several spatial patterns as outlined on the map to the left. These clusters appear to have no significant location meaning, but should be addressed by the city, as the potential for entire neighborhoods to deteriorate is high. As illustrated in the table to the

right, 95% of these structures were found to be residential. A majority or 61.2% of these structures were found to be not to be occupied; this high number can be attributed to the fact that these structures are in fairly poor shape and not suitable for inhabitation. The rating categories for these structures continually produced averages of 3, indicating the overall rating for these structures was very appropriate. The moderate ratings on different structural elements further reinforces that these structures are suffering from problems that should be addressed by professional contractors due to their serious nature. These structures should be targeted by the city for improvement before they reach the point where they can no longer be salvaged.

Category	Number	Percent
Residential Structure	115	95.0%
Not Occupied	74	61.2%
Is Secured	66	54.5%
2 Story	66	54.4%
No Basement	86	71.1%
Vinyl Siding	47	38.8%
Asphalt Shingles	107	88.4%
Concrete Foundation	47	38.8%
No Retaining Wall	102	84.3%
No Fence or Wall	102	84.3%
No Junk	99	81.8%
No Off Street Parking	96	79.3%
1 Parking Space	16	13.2%
Foundation Rating of 3	77	63.6%
Structure Rating of 3	47	38.8%
Exterior Wall Rating of 3	68	56.2%
Roof & Gutter Rating of 3	49	40.5%
Door & Window Rating of 3	62	51.2%
Soffit & Fascia Rating of 3	43	35.5%
Porch & Stairs Rating of 3	51	42.1%
Chimney Rating of 3	58	47.9%
Garage Rating of 3	15	12.4%
Outbuilding Rating of 3	10	8.3%
Building Overall Rating of 3	121	100.0%
No Homestead Potential	84	69.4%
Architectural Elements Not Worth Salvage	118	97.5%
Building to The Right Rating of 3	44	36.4%
Building to the Left Rating of 3	35	28.9%
Building Behind Rating of 3	52	43.0%
Building Across Rating of 2	31	25.6%
Other Buildings Rating of 3	34	28.1%
Sidewalk Rating of 3	34	28.1%
Curb & Gutter Rating of 3	24	19.8%
Overall Neighborhood Rating of 3	74	61.2%
Non-Attentive Neighbors	108	89.3%

Structures Rated 4 & 5



Structures
Rated 4 & 5

The final unsafe grouping is that of structures that received an overall building rating of 4 or 5. The location of these structures can be noted on the map on the previous page. This individual mapping and analysis allowed study team members to identify and evaluate any relevant spatial patterns that exist. Like the two previous groupings, several commonalities were also discovered with this set of structures as well.

The structures in this category did not exhibit any spatial patterns but as seen in the map to the left, are concentrated in the southern and eastern

parts of Muncie. As illustrated in the table to the right, 96.1% of these structures are residential. A total of 86.6% of these structures were found to be unoccupied, a number that can be attributed to their clearly uninhabitable condition. Key structural elements of these structures produced mostly a rating of 3, while cosmetic and modernization elements were the worst and garnered ratings of 4 and 5. Although these poorly rated items are not structural in nature, they should still be addressed by professional contractors. The structures should also be targeted by the city because they represent the most serious cases of blight. Failure to address these structures could result in collapsing structures and vacant lots.

Category	Number	Percent
Residential Structure	122	96.1%
Not Occupied	110	86.6%
Not Secured	88	69.3%
2 Story	62	48.8%
No Basement	100	78.7%
Wood Siding	43	33.9%
Asphalt Shingles	105	82.7%
Concrete Foundation	47	37.0%
No Retaining Wall	105	82.7%
No Fence or Wall	104	81.9%
No Junk	79	62.2%
No Off Street Parking	109	85.8%
1 Parking Space	14	11.0%
Foundation Rating of 3	46	36.2%
Structure Rating of 3	49	38.6%
Exterior Wall Rating of 4	76	59.8%
Roof & Gutter Rating of 4	68	53.5%
Door & Window Rating of 4	65	51.2%
Soffit & Fascia Rating of 4	54	42.5%
Porch & Stairs Rating of 4	48	37.8%
Chimney Rating of 4	33	26.0%
Garage Rating of 4	19	15.0%
Outbuilding Rating of 5	10	7.9%
Building Overall Rating of 4	108	85.0%
No Homestead Potential	112	88.3%
Architectural Elements Not Worth Salvage	125	98.4%
Building to The Right Rating of 3	28	22.0%
Building to the Left Rating of 3	41	32.2%
Building Behind Rating of 3	46	36.2%
Building Across Rating of 2	30	23.6%
Other Buildings Rating of 3	27	21.3%
Sidewalk Rating of 3	29	22.8%
Curb & Gutter Rating of 4	22	17.3%
Overall Neighborhood Rating of 3	66	52.0%
Non-Attentive Neighbors	120	94.5%

Appendix

Bridging problems

Eric Damian Kelly

Muncie's mayor and city council were elected in tough times, and the times just got tougher -- with new fiscal constraints imposed by the legislature. This is a great community, with wonderful neighborhoods and terrific assets, but with lots of challenges. Some people may think that we will have to wait until things get better before we address these challenges. For a community facing job losses and deteriorating infrastructure to wait until things get better to start doing things is like an unemployed person sitting at home and waiting until things get better. For the unemployed person, there is only one option: get out and find a job; for the community, there is only one option: start to make things better.

There is a tendency in the public sector, however, to think that making things better means throwing money at a problem. Sometimes that helps. Sometimes it does not. For Muncie in 2008, that is not much of an option. Thus, in this piece I offer my "top 10 tough times strategies" that the mayor and city council could do, largely using existing resources, and some things they might consider to deal with the reduced revenues that we will have in the future.

The first two items are cosmetic -- like a job applicant combing his hair and shining his shoes. One is free and easy, the other will cost money -- but both are essential as part of an effort to sell our community.

10 Fix the potholes. I hate to belabor the obvious, but we have to do this -- now. No job applicant would show up for an interview for even a clerical job without shining her shoes and brushing her hair. Shiny shoes and clean hair do not necessarily make better employees, but they do indicate that a prospective employee has self-respect and pays attention to details. As frequent letters to the editor suggest, our washboard streets send the opposite message. We have to get them fixed. As a recent Star Press editorial suggested, this one may require a modest new tax; somehow it must be done.

9 Update the sign and landscaping ordinances. We allow billboards in the city, we allow tall signs along city streets, and we require commercial developers to landscape only two percent of their building sites -- except off Madison and 29th Streets, where we have an excellent ordinance requiring much more landscaping, signs of appropriate height, and pedestrian-friendly parking lots. The ordinance exists. The benefits are obvious-- just compare the new Wal-Mart on the south side to the old Wal-Mart on Bethel. It is time for the city council to make that ordinance effective citywide. At the same time, the council should respond to the suggestions of the Board of Zoning Appeals at a recent meeting that we update the billboard ordinance.

The next three items relate to our housing and neighborhoods. One of Muncie's great attractions is that it has low housing costs in largely stable and attractive neighborhoods. The mean travel-time to work in the metro Indianapolis area is well over 20 minutes. Muncie is within 30 minutes of the growing job base at Exit 10 on I-69 and a similarly growing job base at Marion, north of Muncie. Of course we want to build our job base -- but, in the meantime, there is nothing wrong with aggressively providing housing opportunities for people who work elsewhere.

8 Establish a support system for housing rehabilitation. About 60 percent of our housing stock was built before 1960. That is a challenge. But there are also opportunities. There are more than 100 homes listed for sale in Muncie for less than \$37,000; more than 200 for less than \$55,000. Most of these probably need work, but many appear to have solid structures and decent roof coverings, meaning that the required work is largely internal. Acquiring many of these houses and investing \$10,000 to \$15,000 in modern plumbing, heating and weatherization would create modern housing in established neighborhoods at a cost in the \$45,000 to \$60,000 price range --

highly affordable by almost anyone's standards. Some buyers can probably do their own work (see next item). Many prospective buyers for such homes, however, are first-time homeowners with full-time jobs and limited handy-person skills. People in this part of the housing market typically lack the sophistication to negotiate with contractors and banks for arrangements for major rehabs. In cooperation with local banks and contractors, the city should establish a system of staff and volunteers to help people find the money and reputable contractors to update some of our aging but still viable housing stock.

7 Allow people to fix up their own homes. Probably few readers realize that Muncie city ordinances require that all electrical and plumbing work, even in single-family residences, be performed only by contractors licensed by the city of Muncie. Permit requirements in Muncie are widely ignored, but these obscure ordinances are now serving as obstacles to some individuals who want to rehabilitate abandoned housing for their own use.

A check of other Indiana cities found that most allow individuals to do such work on their own residences. Clearly the city ought to require contractors who are licensed by some jurisdiction to be involved in work on institutional buildings, apartment buildings and other facilities that will be occupied by many people, but it is time to make lawful the common practice of individuals working on their own plumbing and electrical systems.

6. Establish a land-bank and urban homesteading program. Muncie's Community Development Department and Unsafe Buildings Authority are moving aggressively to implement amendments to state law that give communities new tools to deal with abandoned buildings. The new law makes it possible to get truly abandoned buildings into public ownership in a matter of months or a year, well before they will fall down. Although there are some sad stories behind some of the buildings, some belong to owners who have resources but have elected to spend them elsewhere; the new law creates the potential to recovering funds related to such buildings from those owners. The process just began in January, but the city should work with the Redevelopment Commission to create an urban land and housing bank and an urban homesteading program that puts occupants back into viable buildings as quickly as possible. For land containing unsafe buildings, the land bank should facilitate site assembly and ultimate reuse of larger parcels.

We clearly need jobs and tax-base. The next two items are about our efforts to build both. We have good people working hard on economic development, but it is obvious that our efforts are far less successful than the community needs. In most of our current recruitment efforts, we are competing with dozens or even hundreds of communities -- and many of those are able to offer free land and other major fiscal incentives. It is tough to compete in that market. We need a niche. Our location near I-69 might give us a shot at some warehousing and logistics businesses, but our lack of free land in that corridor makes it tough to compete with Marion and Grant County and other nearby communities that have free or cheap sites readily available.

5. Go green with economic development. Ball State has made a reputation as a "green" campus, and the school is moving toward an increasingly sustainable model. Muncie should seek businesses that will be part of a more sustainable future. There is lots of competition for glamorous businesses making solar collectors and hybrid cars, but there is much more than that to sustainability. We have a major paper recycler in northeastern Delaware County. Can that business be expanded? Can one of our vacant industrial buildings be adapted to recycling building materials from demolitions throughout the region, making particle board, insulation and other products? Although a couple of local entrepreneurs failed in their efforts to recycle tires, there is still a tremendous need for someone to do that. Can we find a business that can expand the sales of ground up tires for playground covers and maybe even for fixing potholes? The

current model of the ethanol industry does not appear to offer a lot more growth potential, but there is still tremendous opportunity in biomass, converting to energy the parts of plants that are not currently used to feed people or animals. Chattanooga, Tenn., has reversed years of decline, in part by basing its future on sustainable industry. There is still room in that market.

4. Make us a model community. Deane Rundell suggested some years ago that Muncie should become a "model" community -- one that is known for making models. The Academy for Model Aeronautics is a visible presence here. A major manufacturer of up-scale model trains is far less so, but those two existing entities provide a base. Are we working to attract manufacturers of model planes or even makers of kites? What about the models and figures that are used as adjuncts to some of the online games? There are some model communities out there, but there are no identifiable "model" communities -- we could be the first, and, maybe, the only one.

The last three items on my list are about managing our public money better. I have friends who are actively working on major governmental reorganization. I hope that they succeed in some of their proposals, but those will take time. In the meantime, there are some things that we can accomplish without a major restructuring of government.

3. Merge the bus systems. Why do we have Ball State and MITs buses both running up and down McKinley? Why do we have two sets of administrators and repair shops to care for buses? It is time to merge the bus systems. Ball State has apparently resisted previous proposals, although it is unclear why. MITs could obtain enhanced federal funding with the increased ridership that would come with campus routes. There would be savings from elimination of duplicate partial routes and from reduction of administrative personnel. Perhaps Ball State could contract to maintain all the buses at its substantial motor pool. If Ball State has serious concerns about MITs' ability to operate a system that would serve Ball State well, it could enter into a trial operating agreement for a year and maintain ownership of its equipment, allowing it to re-enter the bus business easily if the experiment does not work.

2. Ask Ball State for in-kind help in fire-fighting. Ball State takes the position that it can contribute no more cash to the fire-protection demands that it creates for the City, because the \$100,000 is a line-item from the legislature. Let's accept that figure and ask that the university provide in-kind help. Ball State could easily have all of its police officers cross-trained as entry-level fire-fighters. They could then help to staff the station on Tillotson, leaving their routine patrol duties whenever there is a fire call. Because many of the fire calls from that station are at Ball State, their drives would often be short. This modest proposal is one way to begin to offset some of the reductions in force that have already occurred and those that are likely to occur in the future.

1. Combine public safety services. The city is clearly facing budget cuts. A large portion of the budget goes to public safety services. So far, the city has addressed the problem with modest cuts in staffing levels. Marginal cutting may be accomplished without much effect, but deeper cutting will reduce the quality of services. Rather than just cutting, we should rethink how we provide public safety services. It is essential that we have both firefighters and police officers on duty at all times, but firefighters and police officers are not busy fighting fires and catching criminals all the time. I would suggest that the city immediately offer incentives for junior members of either department who will cross-train to serve in the other department. I would also suggest that such cross-training be mandatory for future hires.

It is critical to have qualified drivers at each fire station at all times, ready to take the equipment out. It is not critical to have a full complement of firefighters at each station at all times, however. Right now, firefighters spend much of their time as first responders on emergency

medical calls -- but we have a full-time emergency medical service that is supposed to provide that service. Why not have people who are on standby to fight fires out handling routine police patrols? When there is a fire or other emergency, most cross-trained personnel would be pulled off duty giving traffic tickets and handling routine investigations, leaving only a small number of officers on duty to provide for critical public safety needs. When there is no fire call, such an arrangement might actually increase the number of people on police patrol. If providing first response service on emergency medical calls is an essential job of the Muncie Fire Department (remembering that in the rest of the county, there is no professional fire department to share that duty with EMS), we may need to pull the Delaware County EMS into this combination to ensure that we get maximum benefit from all public safety officers.

This proposal will be controversial with some, but it seems to me that using our resources better is an essential complement to efforts a loss of resources.

Eric Damian Kelly, a lawyer and city planner, is a professor of urban planning at Ball State University, a member of the Indiana Land Resources Council, and a past president of the American Planning Association.

Frequencies

Statistics

		Status	TypeBldg	Zoning	HistReg	StructPres	Demolished	Occupied
N	Valid	306	306	306	306	306	306	306
	Missing	0	0	0	0	0	0	0
Median								

Statistics

		Secured	Stories	Basement	ExtMatrl	RoofMatrl	FoundMatrl	RetainWall
N	Valid	306	283	306	306	306	306	306
	Missing	0	23	0	0	0	0	0
Median			2.0000					

Statistics

		FenceWall	Junk	Parking	ParkngSpcs	FoundRTG	StructRTG
N	Valid	306	306	306	92	299	256
	Missing	0	0	0	214	7	50
Median					2.0000	3.0000	3.0000

Statistics

		ExtWallRTG	RoofGutRTG	DoorWinRTG	SofFascRTG	PrchStrRTG	ChimneyRTG
N	Valid	303	299	299	295	275	208
	Missing	3	7	7	11	31	98
Median		3.0000	3.0000	3.0000	4.0000	3.0000	3.0000

Statistics

		GarageRTG	OutBldgRTG	BldgOvrRTG	HomstdPot	SalvagArch	BldgRightR
N	Valid	88	41	306	306	306	216
	Missing	218	265	0	0	0	90
Median		4.0000	3.0000	3.0000			3.0000

Statistics

		BldgLeftR	BldgBhndR	BldgAcrsR	OthrBldgsR	SidewlkRTG	CurbGutRTG
N	Valid	218	207	212	86	228	225
	Missing	88	99	94	220	78	81
Median		3.0000	3.0000	2.0000	3.0000	3.0000	3.0000

Statistics

		OvrNeghRTG	AttNeigh
N	Valid	293	306
	Missing	13	0
Median		3.0000	

Frequency Table

Status

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid UBHA	306	100.0	100.0	100.0

TypeBldg

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Commercial	18	5.9	5.9	5.9
Industrial	2	.7	.7	6.5
Institutional	1	.3	.3	6.9
Other	1	.3	.3	7.2
Residential	284	92.8	92.8	100.0
Total	306	100.0	100.0	

Zoning

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	306	100.0	100.0	100.0

HistReg

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	306	100.0	100.0	100.0

StructPres

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	60	19.6	19.6	19.6
Yes	246	80.4	80.4	100.0
Total	306	100.0	100.0	

Demolished

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	306	100.0	100.0	100.0

Occupied

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	202	66.0	66.0	66.0
Yes	104	34.0	34.0	100.0
Total	306	100.0	100.0	

Secured

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	170	55.6	55.6	55.6
	Yes	136	44.4	44.4	100.0
	Total	306	100.0	100.0	

Stories

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	123	40.2	43.5	43.5
	2.00	147	48.0	51.9	95.4
	3.00	12	3.9	4.2	99.6
	4.00	1	.3	.4	100.0
	Total	283	92.5	100.0	
Missing	System	23	7.5		
Total		306	100.0		

Basement

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	230	75.2	75.2	75.2
	Yes	76	24.8	24.8	100.0
	Total	306	100.0	100.0	

ExtMatrl

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2	26	8.5	8.5	8.5
	Aluminum Siding	1	.3	.3	8.8
	Block	50	16.3	16.3	25.2
	Brick	4	1.3	1.3	26.5
	Brick/wood	24	7.8	7.8	34.3
	Other	1	.3	.3	34.6
	Stucco	45	14.7	14.7	49.3
	Vinyl Siding	6	2.0	2.0	51.3
	Wood	92	30.1	30.1	81.4
	Total	57	18.6	18.6	100.0
	Total	306	100.0	100.0	

RoofMatrl

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	25	8.2	8.2	8.2
Asphalt Shingles	259	84.6	84.6	92.8
Clay, Slate, ect	1	.3	.3	93.1
Flat	14	4.6	4.6	97.7
Other	5	1.6	1.6	99.3
Wood Shingles	2	.7	.7	100.0
Total	306	100.0	100.0	

FoundMatrl

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	24	7.8	7.8	7.8
Brick	53	17.3	17.3	25.2
concrete block	1	.3	.3	25.5
Other	7	2.3	2.3	27.8
Poured Concrete	121	39.5	39.5	67.3
Stone	100	32.7	32.7	100.0
Total	306	100.0	100.0	

RetainWall

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	257	84.0	84.0	84.0
Yes	49	16.0	16.0	100.0
Total	306	100.0	100.0	

FenceWall

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	253	82.7	82.7	82.7
Yes	53	17.3	17.3	100.0
Total	306	100.0	100.0	

Junk

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid No	232	75.8	75.8	75.8
Yes	74	24.2	24.2	100.0
Total	306	100.0	100.0	

Parking

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	240	78.4	78.4	78.4
	Yes	66	21.6	21.6	100.0
	Total	306	100.0	100.0	

ParkngSpcs

		Frequency	Percent	Valid Percent	Cumulative Percent	
Valid	1.00	38	12.4	41.3	41.3	
	2.00	33	10.8	35.9	77.2	
	3.00	4	1.3	4.3	81.5	
	4.00	5	1.6	5.4	87.0	
	5.00	3	1.0	3.3	90.2	
	8.00	2	.7	2.2	92.4	
	9.00	1	.3	1.1	93.5	
	10.00	2	.7	2.2	95.7	
	15.00	1	.3	1.1	96.7	
	20.00	1	.3	1.1	97.8	
	22.00	1	.3	1.1	98.9	
	25.00	1	.3	1.1	100.0	
	Total	92	30.1	100.0		
	Missing	System	214	69.9		
	Total		306	100.0		

FoundRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	38	12.4	12.7	12.7
	2.00	81	26.5	27.1	39.8
	3.00	126	41.2	42.1	81.9
	4.00	47	15.4	15.7	97.7
	5.00	7	2.3	2.3	100.0
	Total	299	97.7	100.0	
	Missing	System	7	2.3	
Total		306	100.0		

StructRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	45	14.7	17.6	17.6
	2.00	56	18.3	21.9	39.5
	3.00	99	32.4	38.7	78.1
	4.00	43	14.1	16.8	94.9
	5.00	13	4.2	5.1	100.0
	Total	256	83.7	100.0	
Missing	System	50	16.3		
Total		306	100.0		

ExtWallIRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	31	10.1	10.2	10.2
	2.00	58	19.0	19.1	29.4
	3.00	96	31.4	31.7	61.1
	4.00	94	30.7	31.0	92.1
	5.00	24	7.8	7.9	100.0
	Total	303	99.0	100.0	
Missing	System	3	1.0		
Total		306	100.0		

RoofGutRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	22	7.2	7.4	7.4
	2.00	50	16.3	16.7	24.1
	3.00	78	25.5	26.1	50.2
	4.00	113	36.9	37.8	88.0
	5.00	36	11.8	12.0	100.0
	Total	299	97.7	100.0	
Missing	System	7	2.3		
Total		306	100.0		

DoorWinRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	33	10.8	11.0	11.0
	2.00	47	15.4	15.7	26.8
	3.00	89	29.1	29.8	56.5
	4.00	93	30.4	31.1	87.6
	5.00	37	12.1	12.4	100.0
	Total	299	97.7	100.0	
Missing	System	7	2.3		
Total		306	100.0		

SofFascRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	23	7.5	7.8	7.8
	2.00	54	17.6	18.3	26.1
	3.00	66	21.6	22.4	48.5
	4.00	95	31.0	32.2	80.7
	5.00	57	18.6	19.3	100.0
	Total	295	96.4	100.0	
Missing	System	11	3.6		
Total		306	100.0		

PrchStrRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	32	10.5	11.6	11.6
	2.00	43	14.1	15.6	27.3
	3.00	80	26.1	29.1	56.4
	4.00	79	25.8	28.7	85.1
	5.00	41	13.4	14.9	100.0
	Total	275	89.9	100.0	
Missing	System	31	10.1		
Total		306	100.0		

ChimneyRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	19	6.2	9.1	9.1
	2.00	41	13.4	19.7	28.8
	3.00	92	30.1	44.2	73.1
	4.00	42	13.7	20.2	93.3
	5.00	14	4.6	6.7	100.0
	Total	208	68.0	100.0	
Missing	System	98	32.0		
Total		306	100.0		

GarageRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	6	2.0	6.8	6.8
	2.00	10	3.3	11.4	18.2
	3.00	23	7.5	26.1	44.3
	4.00	34	11.1	38.6	83.0
	5.00	15	4.9	17.0	100.0
	Total	88	28.8	100.0	
Missing	System	218	71.2		
Total		306	100.0		

OutBldgRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	2	.7	4.9	4.9
	2.00	3	1.0	7.3	12.2
	3.00	16	5.2	39.0	51.2
	4.00	9	2.9	22.0	73.2
	5.00	11	3.6	26.8	100.0
	Total	41	13.4	100.0	
Missing	System	265	86.6		
Total		306	100.0		

BldgOvrRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	19	6.2	6.2	6.2
	2.00	39	12.7	12.7	19.0
	3.00	121	39.5	39.5	58.5
	4.00	108	35.3	35.3	93.8
	5.00	19	6.2	6.2	100.0
	Total	306	100.0	100.0	

HomstdPot

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	243	79.4	79.4	79.4
	Yes	63	20.6	20.6	100.0
	Total	306	100.0	100.0	

SalvagArch

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	301	98.4	98.4	98.4
	Yes	5	1.6	1.6	100.0
	Total	306	100.0	100.0	

BldgRightR

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	45	14.7	20.8	20.8
	2.00	56	18.3	25.9	46.8
	3.00	78	25.5	36.1	82.9
	4.00	34	11.1	15.7	98.6
	5.00	3	1.0	1.4	100.0
	Total	216	70.6	100.0	
Missing	System	90	29.4		
	Total	306	100.0		

BldgLeftR

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	34	11.1	15.6	15.6
	2.00	71	23.2	32.6	48.2
	3.00	87	28.4	39.9	88.1
	4.00	19	6.2	8.7	96.8
	5.00	7	2.3	3.2	100.0
	Total	218	71.2	100.0	
Missing	System	88	28.8		
	Total	306	100.0		

BldgBhndR

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	23	7.5	11.1	11.1
	2.00	44	14.4	21.3	32.4
	3.00	116	37.9	56.0	88.4
	4.00	21	6.9	10.1	98.6
	5.00	3	1.0	1.4	100.0
	Total	207	67.6	100.0	
Missing	System	99	32.4		
Total		306	100.0		

BldgAcrsR

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	52	17.0	24.5	24.5
	2.00	80	26.1	37.7	62.3
	3.00	59	19.3	27.8	90.1
	4.00	21	6.9	9.9	100.0
	Total	212	69.3	100.0	
Missing	System	94	30.7		
Total		306	100.0		

OthrBldgsR

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	2	.7	2.3	2.3
	2.00	10	3.3	11.6	14.0
	3.00	68	22.2	79.1	93.0
	4.00	3	1.0	3.5	96.5
	5.00	3	1.0	3.5	100.0
	Total	86	28.1	100.0	
Missing	System	220	71.9		
Total		306	100.0		

SidewlkRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	.00	1	.3	.4	.4
	1.00	51	16.7	22.4	22.8
	2.00	42	13.7	18.4	41.2
	3.00	74	24.2	32.5	73.7
	4.00	39	12.7	17.1	90.8
	5.00	21	6.9	9.2	100.0
	Total	228	74.5	100.0	
Missing	System	78	25.5		
Total		306	100.0		

CurbGutRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	.00	1	.3	.4	.4
	1.00	52	17.0	23.1	23.6
	2.00	45	14.7	20.0	43.6
	3.00	53	17.3	23.6	67.1
	4.00	41	13.4	18.2	85.3
	5.00	33	10.8	14.7	100.0
	Total	225	73.5	100.0	
Missing	System	81	26.5		
Total		306	100.0		

OvrNeghRTG

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.00	13	4.2	4.4	4.4
	2.00	39	12.7	13.3	17.7
	3.00	167	54.6	57.0	74.7
	4.00	69	22.5	23.5	98.3
	5.00	5	1.6	1.7	100.0
	Total	293	95.8	100.0	
Missing	System	13	4.2		
Total		306	100.0		

AttNeigh

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	282	92.2	92.2	92.2
	Yes	24	7.8	7.8	100.0
	Total	306	100.0	100.0	