

SLUM AND BLIGHT INVENTORY

NORTH DAKOTA DEPARTMENT OF COMMERCE DIVISION OF
COMMUNITY SERVICES
SFN 61555 (10-2018)

Complete **one form per building** in the targeted area. Include photographs of the buildings.

Building Address	City	State	ZIP Code
Business/Occupants Name (if applicable)			
Applicant Name	Main Material of Building (i.e. brick, stucco, wood, etc.)		
Zoning or Land Use	Vacant Space(s)		
Number of Stories	Assessed Value		
Uses on Each Floor	Building Age		
Is this property contributing to slum and blight, in fair or poor condition, as documented on this form?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is this property being proposed for improvements with CDBG funds?		<input type="checkbox"/> Yes	<input type="checkbox"/> No

Description of Exterior Building Conditions

Component	Excellent, good, fair, poor (choose only one)	Existing conditions description
Roofing		
Windows		
Doors		
Exterior Walls		
Porch/Stairs/ Deck/Ramp		
Foundation		
Storefront & Signage		
Other		
Overall property rating (Excellent, good, fair or poor)		

See instructions on the following pages for guidance on building conditions.

Description of Interior and Other Building Conditions

(Documentation must be provided to show abandonment, proof of significant property value decline or chronic vacancy rates, and/or environmental hazards)

Component	Yes	No	Existing conditions description (include supporting documentation such as photos, inspections, etc.)
Abandoned			
Chronic Turnover/Vacancy Rate			
Significant Decline in Property Value			
Abnormally Low Property Value (compared to neighborhood)			
Environmental Contamination			

Overall Property Rating

A property will receive a rating based on its exterior condition as well as its interior and other conditions. Buildings that rate excellent/good on their exterior building conditions do not aid in meeting the 25% eligibility requirement for the designated area. Additionally, buildings that do not exhibit at least one of the interior and other building conditions also do not aid in meeting the 25% requirement. However, buildings that receive an excellent/good overall exterior property rating may still qualify if they can provide proof of meeting at least one of the interior and other building conditions.

The percentage of buildings designated as fair or poor or those that exhibit at least one of the interior and other building conditions must be at least 25% to be eligible.

As stated Step One: Project Eligibility (#4), projects must address one or more of the conditions that contributed to the deterioration of the area. Applicants cannot apply for funding for improvements that did not help contribute to the slum/blighted area designation.

Example: A community has a boundary of 8 buildings, 4 of which meet the 25% eligibility requirement. One building meeting the criteria has an overall exterior rating of good but is abandoned. The exterior of this building has windows that are rotted and broken. Even though the qualifying component was the abandonment of the building, the windows of the building may be replaced as it contributed to the conditions of the designated area.

Physical Building Conditions

The community must utilize the rating scale below for measuring physical conditions in the slum/blight area as excellent, good, fair or poor. A common method used to evaluate conditions is a windshield survey (the name “windshield” derived from surveying buildings and infrastructure from the inside of a vehicle). For the exterior of the building the definitions can be used to evaluate the condition of the major components (roof, foundation, exterior walls, etc.) of a structure as well as an overall building rating.

Physical deterioration of the exteriors of buildings and improvements are those buildings whose condition meets the definition of fair or poor under the rating criteria listed below.

Excellent Condition

Buildings in excellent condition require little or no exterior work. Buildings that are in excellent condition may be of any age or style. They demonstrate consistent, planned maintenance and repair, components appear to be code-compliant and energy efficient.

Good Condition

Buildings in good condition have cosmetic deficiencies or other early signs of aging and wear.

Example indicators:

- B. Building components appear to meet code, but energy efficiency improvements such as storm doors and windows and caulking may be needed.
- C. Decorative features may need to be secured, but items are in place.
- D. Materials do not need replacement but do need some minor maintenance and repair. For example, roofs may be of older composition, but not yet deteriorated or leaking; siding may need spot painting or other "touch-up"; foundations and chimneys appear structurally sound but may show beginning signs of voids or loose mortar joints.

Fair Condition

Buildings in fair condition show clear signs of deterioration indicative of a property that has not been maintained for 5 to 10 years. A determination of fair for a building component means that the extent of defective conditions or deficiencies applies to a least 25% of the component.

Example indicators:

- E. Some building components may be nearing the end of their serviceable life. Small wood and metal trim pieces of buildings may be lifting away from primary surfaces.
- F. At least 25% of roofing and related surfaces, including roofline, trim, flashing, and chimneys may be brittle, curled, cracked, and missing, with overall signs of aging, and exhibit levels of deterioration specific to this category.
- G. At least 25% of doors and windows may be old and worn, loose, ill-fitting, drafty, and otherwise energy inefficient and may have peeling paint or deteriorating vinyl or other surfaces.
- H. Exterior walls have at least 25% of surfaces with missing, broken or otherwise deteriorated siding, painted surfaces in progressed state of peeling, or brick surfaces needing repointing.
- I. At least 25% of porches, stairs, and decking show early signs of deterioration including worn, cracked, and warped components affecting components such as treads, balusters, rails, jousts, and support posts.
- J. Foundations have cracks and voids over at least 25% of surface area.
- K. Storefronts and signage are aging, with architectural features that may have been covered with sheet metal, asbestos, asphalt, or other materials from renovations of earlier decades. These covering materials, as well as any exposed original surfaces, are now showing signs of deterioration over at least 25% of their surfaces.

Poor Condition

Buildings in poor condition appear to have not been maintained for at least 10 years and have components which are beyond the end of their useful life. A determination of poor for a building component means that the extent of defective conditions or deficiencies applies to a least 50% of the component.

Example indicators:

- L. Exterior trim is missing altogether.
- M. One or more major building systems may be in danger of failure.
- N. The roof may be sagging with areas of extensive wear, exposed sheathing, and evidence of leaks over at least 50% of surfaces. Roofline trim, flashing, and chimneys exhibit levels of deterioration specific to this category.

- O. At least 50% of doors and windows may be rotted, broken, missing, and/or boarded up, with peeling paint or deteriorating vinyl or other surfaces.
- P. Exterior walls have at least 50% of surfaces with missing, broken, or otherwise deteriorated siding; painted surfaces rotted or in advanced state of peeling paint or brick or other masonry surfaces needing repair or repointing.
- Q. At least 50% of porches, stairs, and decking exhibit hazardous and unsafe conditions including sagging, rotted, and missing components, and separation from the main structure.
- R. Foundations are extensively cracked with missing stone or masonry over at least 50% of areas; indications of structural instability, and may require replacement and shoring up, including sillwork.
- S. Storefronts and signage are nearing end of useful life with original or old replacement materials which are extensively deteriorated over at least 50% of their surfaces.

What are not blighted conditions: HUD does not consider transitory conditions such as graffiti sprayed walls and litter strewn, vacant lots to be long-term blighting influences. HUD does not accept inappropriate zoning, the absence of infrastructure, or the presence of vacant or undeveloped land as evidence of blighted conditions.