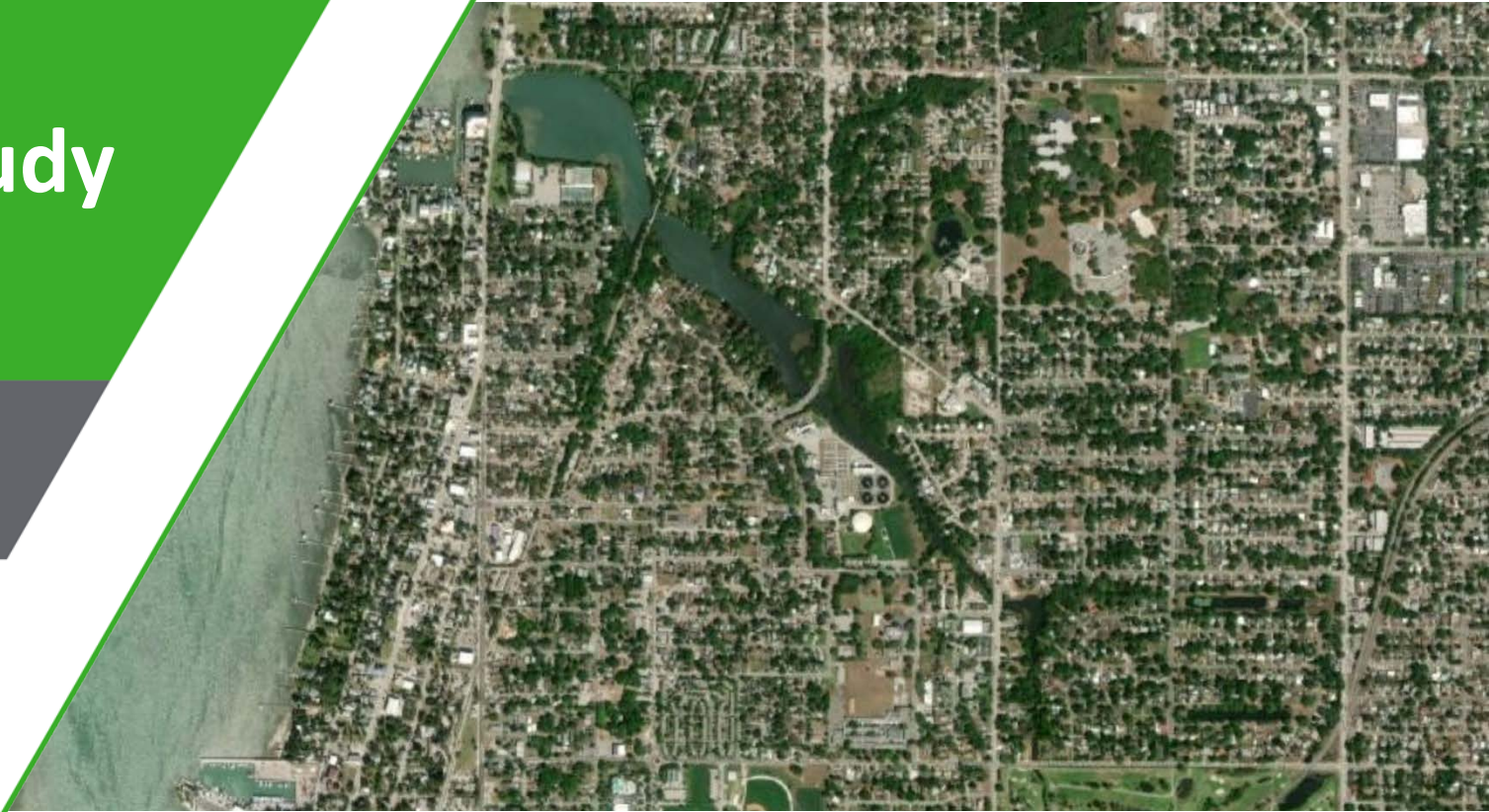


City of Clearwater North Greenwood Area Finding of Necessity Study

October 14, 2020



Location, Legalities and Purpose

Location, Legalities and Purpose



North Greenwood – Declining building / economic conditions

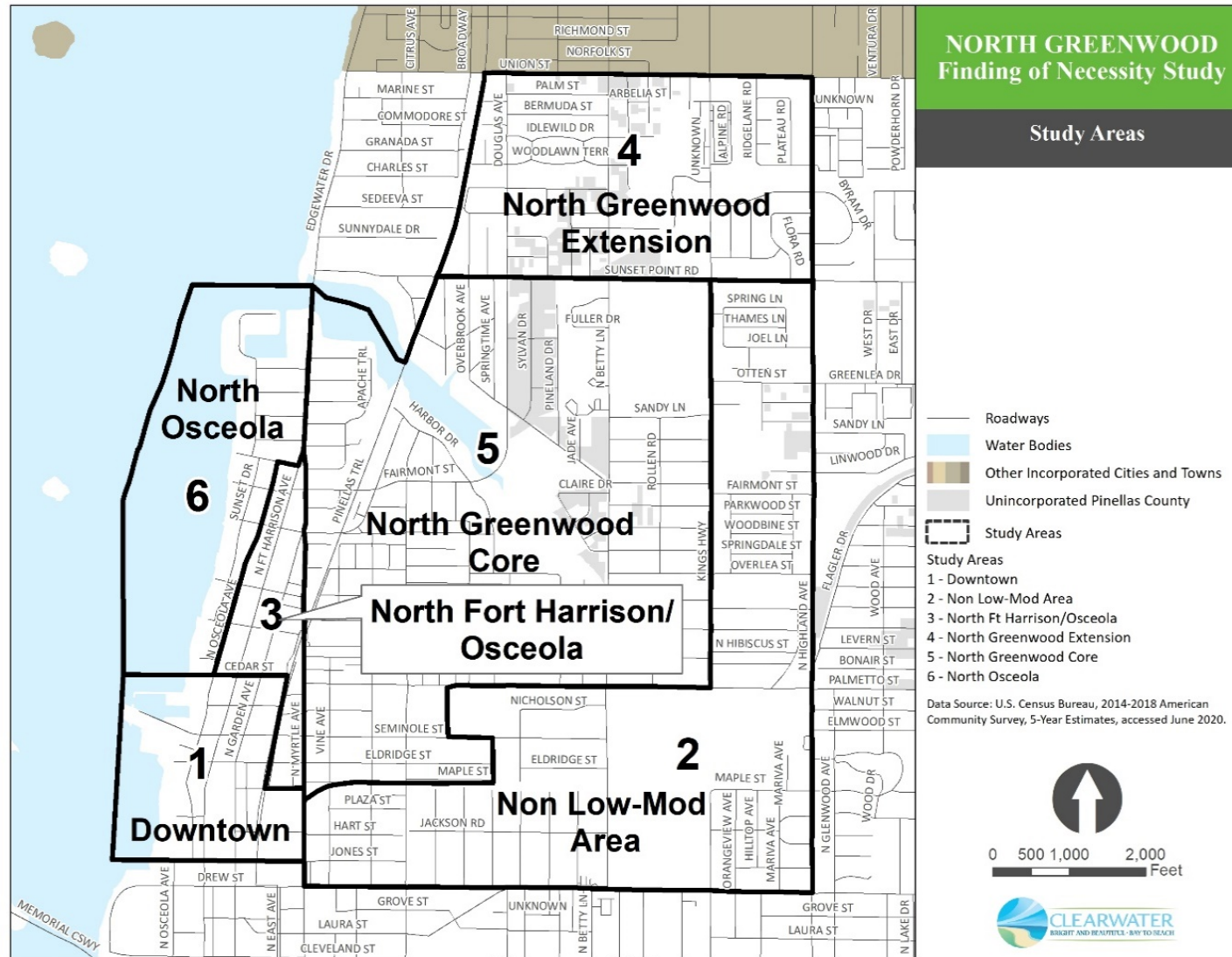


Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes (F. S.)



Evaluate potential for Community Redevelopment Area

Location, Legalities, and Purpose



Location, Legalities and Purpose

Section 163.340 (7) or (8), F. S. – Finding of Necessity Criteria



Document conditions of slum and blight



Shortages of affordable housing



Level of poverty, crime, and other factors

Location, Legalities and Purpose



Slum

- Physical/economic conditions contribute to poverty, crime, and other socioeconomic impacts.
- Buildings impaired by dilapidation, deterioration, age, or obsolescence.

Blight

- Deteriorated or deteriorating structures.
- Conditions endanger life or property, or lead to economic distress.

Methodology

Methodology

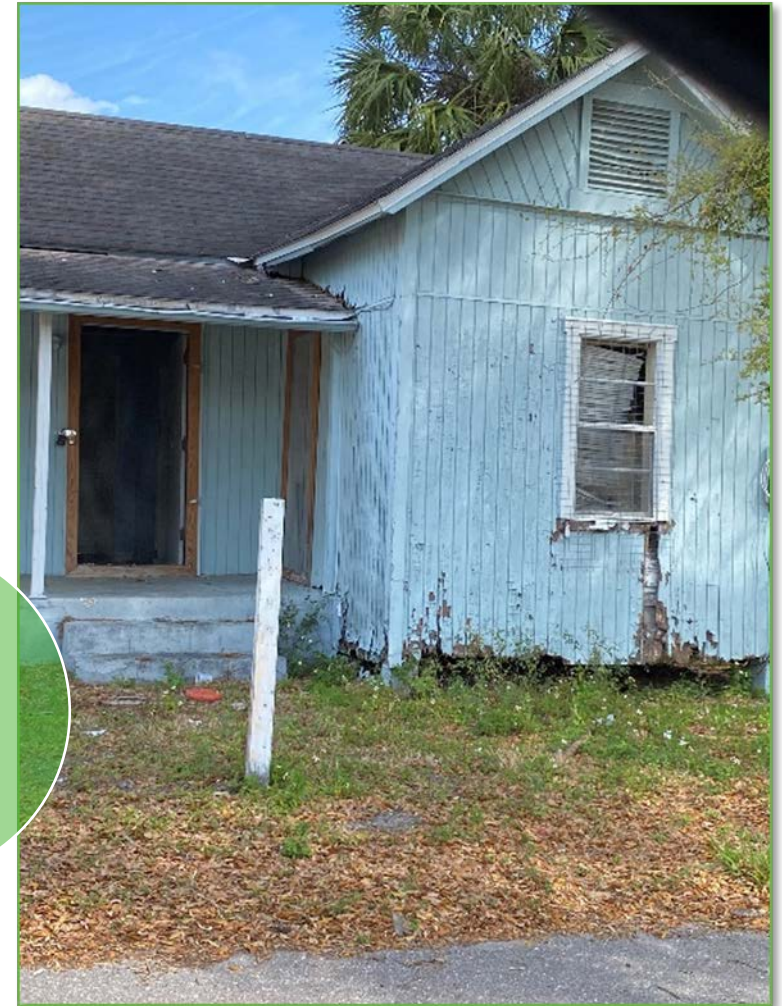
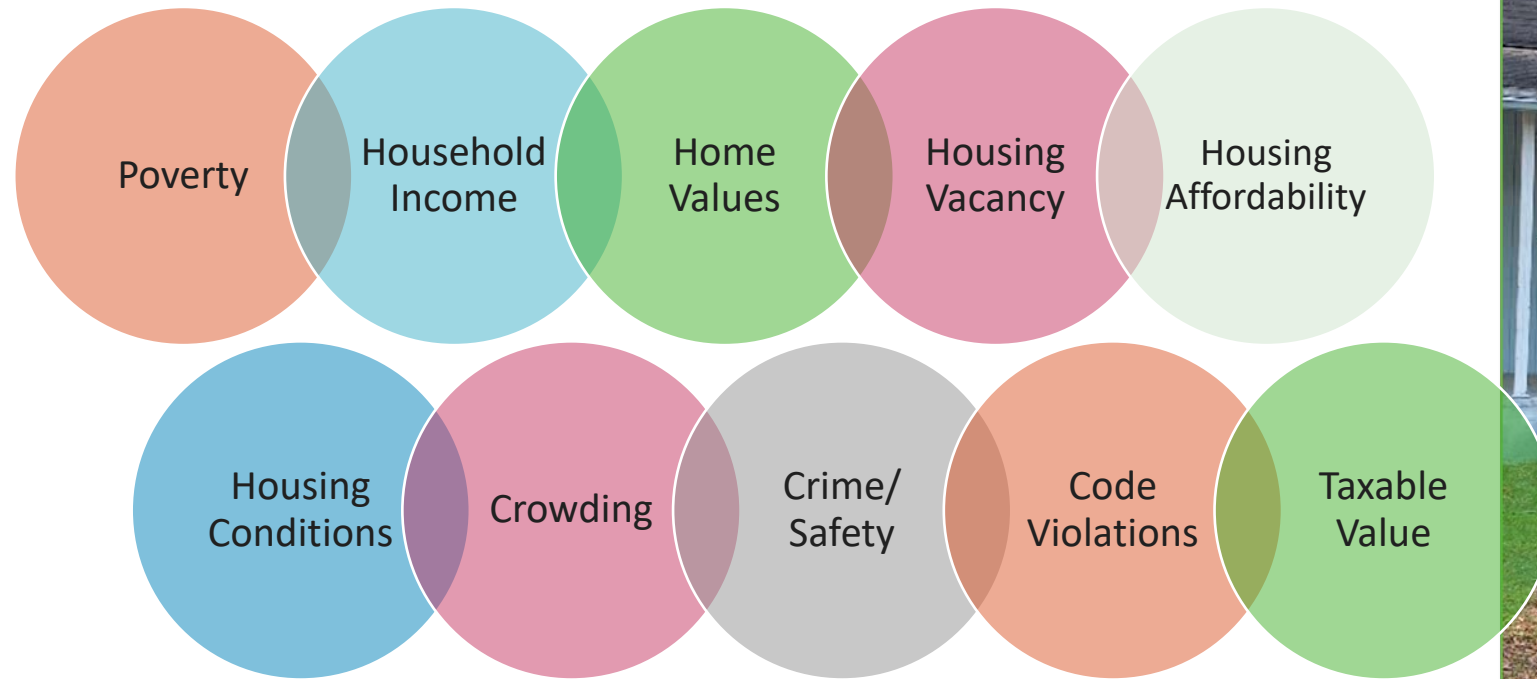


Comparative analysis of each study area

- Factors or trends disproportionate to citywide conditions.
- Areas with greater prevalence of slum and blight conditions.

Methodology

Characteristics of North Greenwood



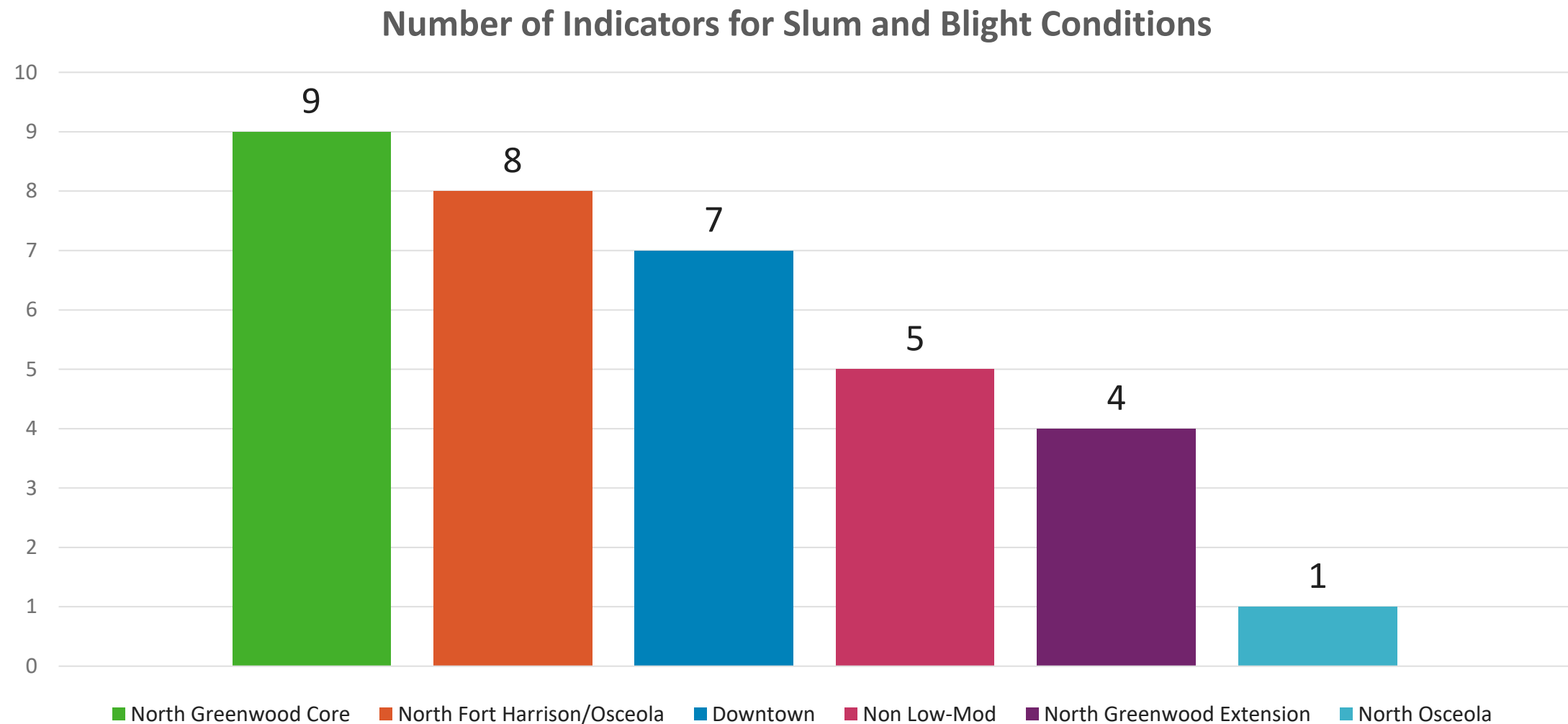
Significant Findings

Significant Findings

Matrix of Indicators for Slum and Blight Conditions

Study Areas	Poverty	Household Income	Home Value	Housing Vacancy	Housing Affordability	Housing Conditions	Crowding	Safety	Code	Taxable Value	Total Finding
North Greenwood Core	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	9
North Ft. Harrison/ Osceola	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	8
Downtown	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	7
Non Low-Mod Areas	Yes	Yes	No	No	No	Yes	Yes	No	Yes	No	5
North Greenwood Extension	Yes	Yes	Yes	No	No	Yes	No	No	No	No	4
North Osceola	No	No	No	Yes	No	No	No	No	No	No	1

Significant Findings



Significant Findings

Downtown + North Fort Harrison/Osceola + North Greenwood Core “Unified Area”



Unified Area has eight (8) out of 10 indicators of slum and blight



Three (3) qualifying blight conditions present



Other disproportionate factors – poverty, housing affordability, substandard housing conditions, lower household income and median home values

Significant Findings

Indicator for Slum and Blight	Unified Study Area Incl. Downtown	Citywide
Poverty	29%	16%
Median Household Income	\$34,540	\$47,070
Median Home Value	\$159,100	\$191,600
Housing Vacancy	18%	19.7%
Affordable Constrained Housing Payments (Owner)	44%	27%
Substandard Housing Conditions	3.7%	2.8%
Overcrowded Housing Conditions	0.3%	1.4%
Crime (Incidents per 1,000 population)	100.5	52.9
Fire/EMS (Calls per 1,000 population)	285.7	211.2
Code Enforcement (Percent of All Cases)	18.7% in 4.4% of Total City Area	
Taxable Property Value Growth	43%	37%

Significant Findings

Qualifying Blight Condition for Finding of Necessity

Incidence of crime is higher than in the remainder of the municipality.

Fire and emergency medical service calls are higher than in the remainder of the municipality.

Number of Florida Building Code violations is higher than in the remainder of the municipality.

Unified Study Area

Downtown + North Fort Harrison/Osceola +
North Greenwood Core

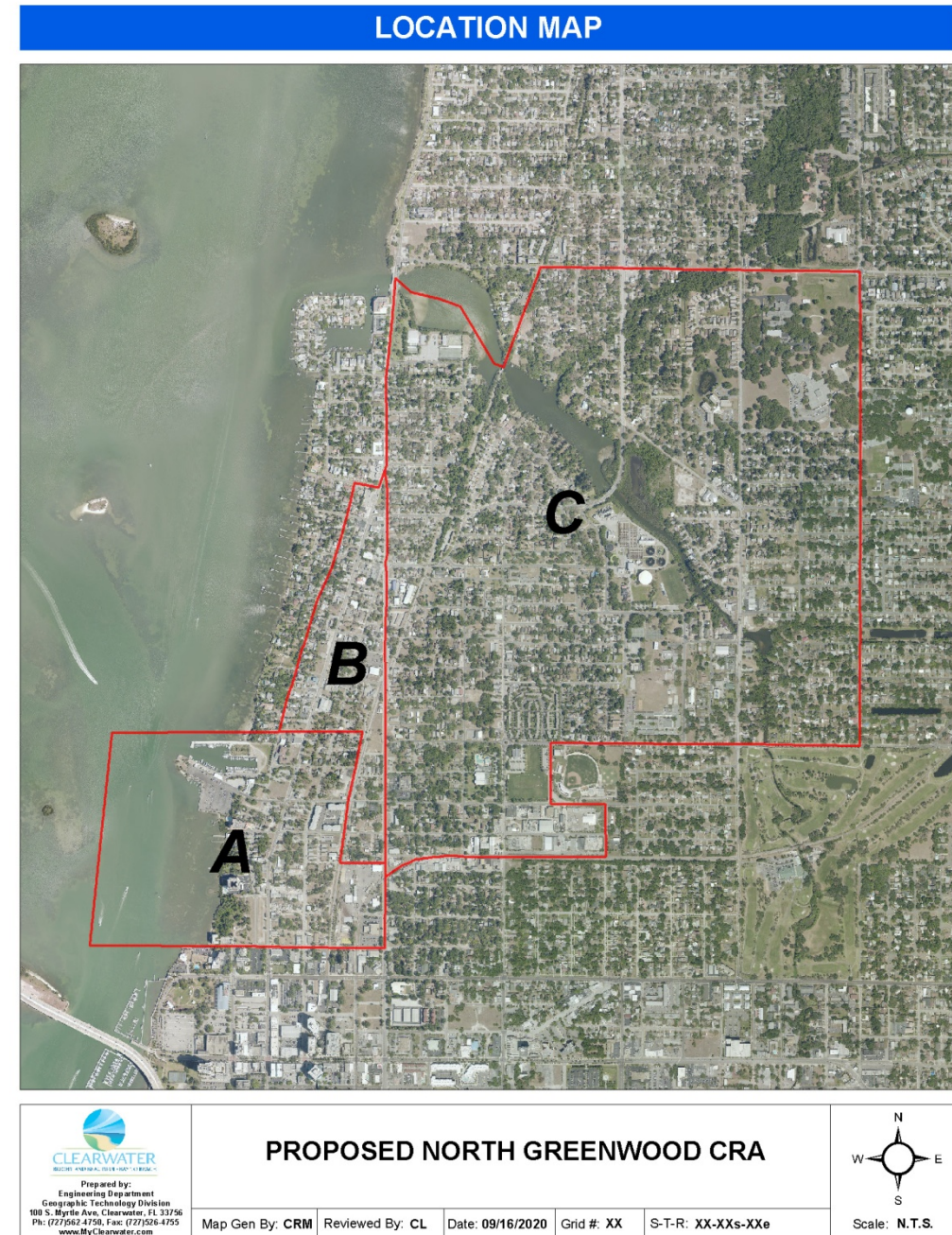


Recommendation for Designation

Recommendation for Designation

Unified Area

- Downtown (A)
- North Fort Harrison/Osceola (B)
- North Greenwood Core (C)





Questions?