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BLIGHT ELIMINATION
and
URBAN REDEVELOPMENT
in Milwaukee

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Dept. of Urban & Regional Planning
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BLIGHT ELIMINATION & URBAN REDEVELOPMENT IN MILWAUKEE



REPORT OF THE REDEVELOPMENT COORDINATING COMMITTEE

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Chapter I

CHAPTER I.

INTRODUCTION

by

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Executive Director

Milwaukee Housing Authority

Urban blight and its devastating effect upon the American city's economy has become recognized as a problem of paramount public concern, since each blighted area embodies a hidden subsidy which is assessed directly or indirectly upon every citizen of the community. Accelerated deterioration of physical value, a declining tax base, and the toll of disease, crime and delinquency are but a few of the attributes of these areas and are the burden of the entire community. Apart from the social consequences, an actual dollar cost to the community is involved which, while difficult to measure exactly, is no less heavy for being thus concealed.

During the past several years, public attention has been focused upon this problem and numerous studies have been undertaken in major population centers throughout the United States to determine the extent of urban blight, to measure its effects, and to bring about, if possible, an orderly program of rehabilitation and redevelopment. Recognizing that a similar problem existed in the City of Milwaukee, various proposals were advanced by public and private groups; but lack of essential information and coordinated effort resulted in widely divergent opinions as to how best to proceed. The Common Council, therefore, on November 12, 1946 established the Redevelopment Coordinating Committee in order to correlate the efforts of all city departments which, under various applicable laws, have general and specific functions relating to ordinance enforcement as well as to planning and the physical rehabilitation of problem areas.

The Redevelopment Coordinating Committee, after a series of conferences and studies, concluded that the first step to be taken must encompass a thorough and comprehensive examination of existing conditions in order to produce findings sufficiently definitive to serve as a basis for remedial action. Previous attempts to evaluate the scope and degree of urban blight appeared to have been based upon techniques now considered inadequate. The new method of survey and qualitative analysis decided upon was that of the American Public Health Association's Committee on the Hygiene of Housing. The substance of this report is the delineation of findings based upon this method supplemented by other relevant information as applied to 11 census tracts selected for initial study.

Participating directly in the survey were the Health Department, the Board of Public Land Commissioners, and the office of the Tax Commissioner.

The Health Department is concerned with the quality of housing on the basis of health

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standards and the enforcement of ordinances, rules, and regulations relating to the maintenance of housing in a sanitary, livable condition. In this report, therefore, reference to physical quality, embracing facilities and maintenance, is in terms of public health values.

Environment, land use, neighborhood standards, and related factors are of primary concern to the Board of Public Land Commissioners; and the contribution to this report by its planning division is the environmental survey, undertaken to project a more complete picture of the extent of urban blight and to serve as the basis for recommendations regarding land use in areas found to be eligible and suitable for rehabilitation or redevelopment.

The office of the Tax Commissioner is concerned with the stabilization of property values and the ultimate use of land to be rehabilitated or redeveloped. For purposes of estimating probable acquisition costs of blighted areas, this office compiled the required information on a block basis within selected areas. This information is incorporated as a part of this report.

Although each department has assumed full responsibility for the material contained in its respective chapter of the report, this document in its entirety is endorsed by the Redevelopment Coordinating Committee in the belief that it will facilitate the selection of areas suitable for rehabilitation and redevelopment, disclose the need for additional regulatory legislation designed to remove or inhibit the causes of blight, and establish adequate standards of measurement.

It is fully recognized that only a beginning has been made. A continuing effort will be necessary to cope with the results of blight in areas shown to be unrehabilitable as well as to check the causes of blight in areas now deemed salvagable.

Three selected districts, comprising 11 census tracts, are the subject areas embraced in this report. They were selected for initial study by the Redevelopment Coordinating Committee because they were geographically separate and apparently blighted to a sufficient extent to warrant detailed study. In making this determination, reference was made to a study by the Board of Public Land Commissioners dated July 1946,* purporting to disclose, on a census tract basis, general evidence of blight based upon the following factors:

1. *Old Dwelling Units*:—50 per cent or more dwelling units over 45 years old.
2. *Substandard Dwelling Units*:—20 per cent or more dwelling units without bathroom or ing major repairs.
3. *Dwelling Units of Low Value*:—Average value of owner-occupied dwelling units under \$4,000.
4. *Decreasing Property Values*:—Assessed real property values decreasing.
5. *Low Rentals*:—Average monthly rentals under \$25 per dwelling unit.
6. *Overcrowding of the Land*:—Population density per net acre over 30 persons.
7. *Overcrowding of Dwelling Units*:—3.55 per cent or more of dwelling uits with 1.51 or more persons per room.
8. *High Rate of Sickness*:—Average rate of tuberculosis hospital admissions 0.70 or over per 1,000 population.
9. *High Rate of Juvenile Delinquency*:—Rate of juvenile delinquency 20 or over per 1,000 population 19 years of age or younger.
10. *High Rate of Relief Cases*:—Rate of relief cases 40 or over per 1,000 population.

*Board of Public Land Commissioners, *Evidences of Blight in the City of Milwaukee*, July 1946.

FIG. 1

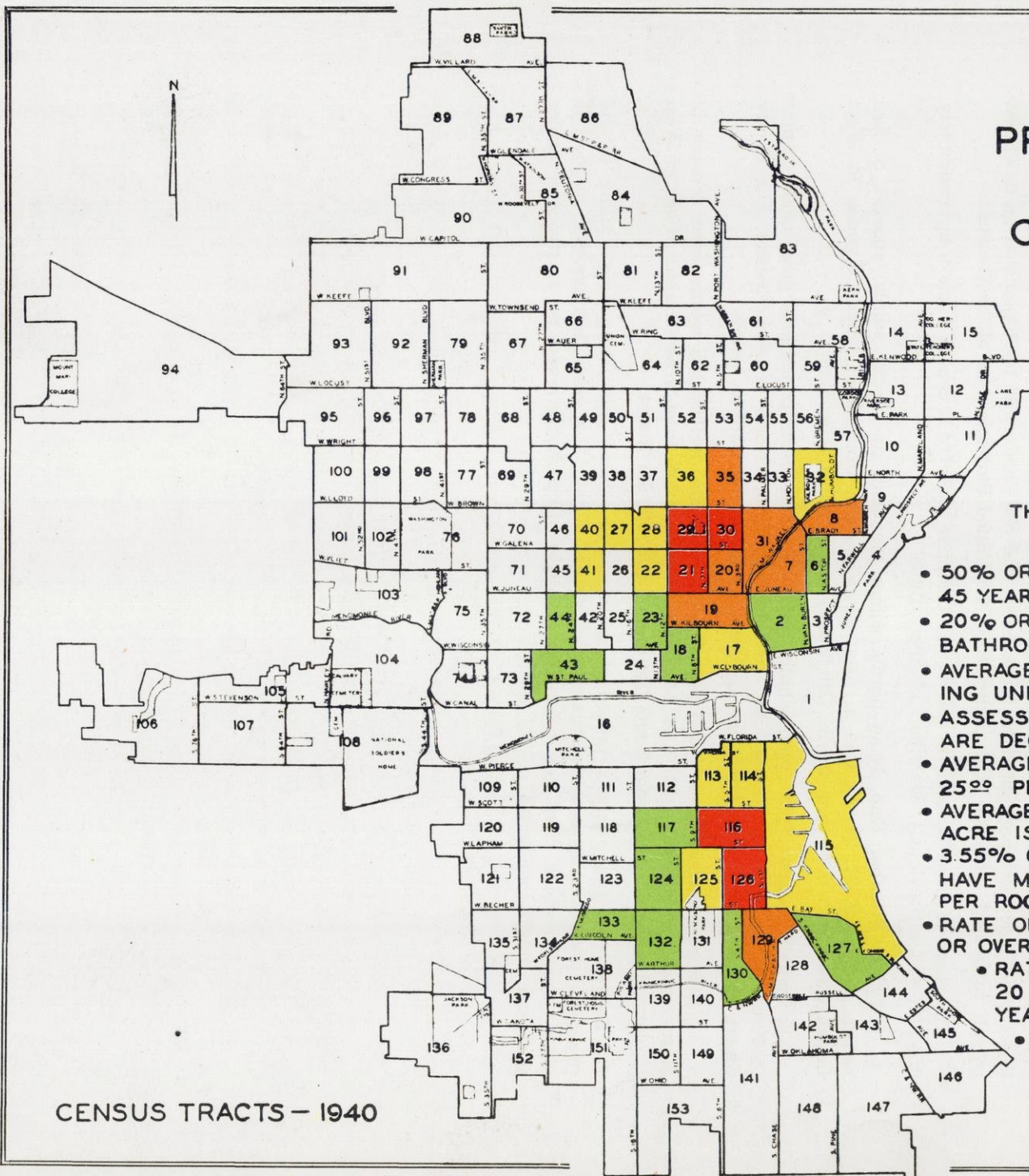
PRINCIPAL BLIGHT BY CENSUS TRACTS

LEGEND

- 10 ELEMENTS OF BLIGHT
- 9 ELEMENTS OF BLIGHT
- 8 ELEMENTS OF BLIGHT
- 7 ELEMENTS OF BLIGHT

THE TEN ELEMENTS INDICATIVE OF RESIDENTIAL BLIGHT

- 50% OR MORE DWELLING UNITS ARE OVER 45 YEARS OLD
 - 20% OR MORE DWELLING UNITS HAVE NO BATHROOMS OR NEED MAJOR REPAIRS
 - AVERAGE VALUE OF OWNER-OCCUPIED DWELLING UNITS IS 4000 OR UNDER
 - ASSESSED REAL PROPERTY VALUATIONS ARE DECREASING
 - AVERAGE MONTHLY RENTALS ARE UNDER 25.00 PER DWELLING UNIT
 - AVERAGE POPULATION DENSITY PER NET ACRE IS OVER 30 PERSONS
 - 3.55% OR MORE OF ALL DWELLING UNITS HAVE MORE THAN ONE & ONE-HALF PERSONS PER ROOM
 - RATE OF T.B. HOSPITAL ADMISSIONS IS 0.70 OR OVER PER 1000 POPULATION
 - RATE OF JUVENILE DELINQUENCY IS 20 OR OVER PER 1000 POPULATION 19 YEARS OF AGE OR YOUNGER
 - NUMBER OF RELIEF CASES IS 40 OR MORE PER 1000 POPULATION
- HOUSING APPRAISAL
MILWAUKEE WIS.
1948**



CENSUS TRACTS - 1940

Blight Elimination & Urban Redevelopment in Milwaukee

Not included with these data were other measures of blight; namely, lack of parks and play space, mixed land use, and improper zoning or street arrangement.

The map, *Principal Blight by Census Tracts* (Fig. 1), shows 36 of the city's total of 153 census tracts, or 14.5 per cent of the city's total net acres in which at least seven of the ten factors indicative of residential blight were present. These 36 census tracts are occupied by 144,980 persons, or 24.7 per cent of the city's 1940 population.

The fact that delineation is made by census tract does not imply that factors of blight are confined to such boundaries. Actually no clearly defined boundaries for specific blighted areas are possible of determination at the outset of any study but rather are resultants which such a study may disclose. The use of census tracts for practical purposes, however, has been continued in this report; since comparable data have been, and will continue to be, assembled on this basis by all interested agencies and particularly the United States Bureau of the Census.

The three districts covered in this report comprise a total of 11 census tracts or approximately one-fifth of the previously described blighted areas.

1. District Number One, lying partly within the sixth and tenth wards, consists of five census tracts (20, 21, 29, 30, and 31) and extends north from West Juneau Avenue to West Brown Street and east from North 12th Street to the Milwaukee River.

2. District Number Two, lying wholly within the first ward, consists of three census tracts (6, 7, and 8) in the area bounded by East Boylston Street, North Warren Avenue, East Brady Street, North Astor Street, East Juneau Avenue, and the Milwaukee River.

3. District Number Three, lying partly within the fifth and twelfth wards, also consists of three census tracts (113, 114, and 116) and extends south from West Florida Street to West Lapham Street and west from South 1st Street to South 9th Street.

The survey and analysis presented in this report bring into sharp focus many of the problems attendant upon the elimination of urban blight. The same technique if applied to other areas in which there are indications of blight will probably reveal the existence of similar problems and like solutions.

CHAPTER II.

AN APPRAISAL OF THE QUALITY OF HOUSING
IN THE SURVEY AREA

by

E. R. KRUMBIEGEL, M. D.

Commissioner of Health

The Need for Housing Appraisal

The City of Milwaukee, like all older, urban communities, is confronted with the problem of dealing effectively with the decay of its residential areas. Areas showing such decay are commonly spoken of as "blighted." It is generally recognized that blight spreads insidiously but inexorably; first, from dwelling to dwelling; then, from block to block; and finally, from neighborhood to neighborhood. It eventually destroys in its wake not only the best in property values but, more often than not, much of the best in human values. Blight has grown from lack of vision, apathy, and neglect.

Any effective program for arresting and correcting residential blight must encompass the following three objectives: (1) utilization of measures for the protection of the better areas, (2) rehabilitation of the less severely blighted areas through large scale improvement and modernization, and (3) clearance and rebuilding of the most severely blighted areas.

No one of these objectives is, from a long range viewpoint, of greater importance than either of the others. Protection of the better neighborhoods is the easiest objective to realize, because it involves the least cost and administrative difficulty. In Chapter I, it was pointed out that 11 census tracts were chosen for detailed study because a preliminary appraisal indicated the coincidence of at least seven of the ten general symptoms of blight within each tract. The prevention of blight through the protection of better areas is, therefore, eliminated as a problem for consideration in this chapter.

The first problem is to measure adequately the character of housing conditions in those areas shown, on the basis of preliminary study, to be blighted. This is necessary in order to: (1) permit demarcation of the serious and lesser problem areas, (2) distinguish between the types of deficiencies in different places, and (3) indicate whether the solution lies in rehabilitation of existing dwellings, in demolition and residential reconstruction, or in conversion from residential to commercial, industrial, or other uses.

In order to formulate a sound policy to serve as the basis for a blight elimination program, objective and economically practical criteria must be used to distinguish between the need for rehabilitation in one area as contrasted with the need for demolition and reconstruction in another area. The quality of factors intimately related to health, safety, and decent livability determine whether a house is satisfactory or unsatisfactory for human habitation. These

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are the factors which must be measured and evaluated before an economically sound and uniformly applicable blight elimination program can be formulated.

To be truly useful, any method for appraising the quality of housing must objectively evaluate a wide range of housing characteristics. The data obtained must lend themselves to interpretation in such a manner that valid comparisons can be made among individual structures, individual blocks, or areas of any chosen size. The *Milwaukee Real Property Survey* of 1939 and the *1940 Census of Housing* have provided much useful information but are based on relatively crude and partially subjective indices of housing. The only method of housing appraisal now available which meets the necessary requirements and is at the same time practical for use on a large scale is that of the Committee on the Hygiene of Housing of the American Public Health Association. It is the method used for the appraisal of the quality of dwelling units in this chapter.

A distinctive feature of the method is the application of a rating system involving the use of scores consisting of penalty points. Each condition that fails to meet a reasonable standard for decent housing has assigned to it a certain number of penalty points. The number of points assigned to each deficiency is directly proportional to the seriousness of that condition in relationship to health, safety, and decent livability.

If a condition meets a reasonable standard, it receives a score of zero. The number of penalty points assigned to individual deficiencies ranges from 1 to a maximum of 45. For example, 8 penalty points are assigned to a dwelling unit sharing a bath with another unit, and 10 points if the toilet is shared. If no bath is available for use by occupants of the unit, the penalty is 20 points. Conditions of lesser importance, such as insufficient number of closets or minor obstruction of daylight by adjacent structures, are scored from 1 point upward.

The arrangement of this chapter is such that the reader who is interested solely in a practical designation of dwelling quality need read only the second section (pp. 11-38). The reader who wishes to avoid all detail and desires to become familiar only with the recommendations of the committee need read only the portion of Chapter V dealing with formulation of a policy for the elimination of residential blight (see pp. 87-94). In appendix A, there are tables containing data used as the basis for construction of the various maps, etc.

For the critical reader who wishes to become acquainted with the details of the method and its validity as an instrument for housing appraisal, the third section (page 38) is included and an explanation of each appraisal item is contained in appendix B. The incidence of specific dwelling deficiencies within the 11 census tracts is shown in tabular form in appendix C.

The fourth section (page 47) will prove of interest to the student of the problem of housing in blighted areas. This section presents an analysis in the 11 census tracts of the relationship of housing to race of occupants, character of occupancy, size of families, rentals paid, and other significant factors.

Practical Analysis of the Quality of Dwellings

This section presents a practical analysis of the quality of dwellings in 11 census tracts chosen for detailed study by the Redevelopment Coordinating Committee for reasons set forth in Chapter I. The 221 blocks in these tracts contain 5,345 structures used for dwelling purposes and 12,050 dwelling units. The number of persons living in the areas studied is approximately 42,837, of which 32,446 are white and 10,391 are non-white.

Chapter II

Timing of the Dwelling Appraisal

A consultant in housing appraisal from the staff of the Committee on the Hygiene of Housing of the American Public Health Association was employed by the City of Milwaukee for a period of about four weeks in August, 1945, for the purpose of training a few key people in the Health Department and Land Commission in the proper use of the appraisal method. Two sanitation inspectors of the Health Department then trained several other sanitation inspectors in the use of the method. Actual field appraisal was begun in census tracts 20 and 21 the latter part of September, 1945. Because no additional personnel were available to carry on this work, it was necessary to divert several inspectors and one clerk from other sanitary tasks. Appraisal within census tracts 20 and 21 was completed during December, 1945, at which time the pressure of other work made it necessary to discontinue temporarily the housing study.

Appraisal work was resumed in February of 1946 and continued until June of that year, at which time census tracts 29 and 30 were completed. At this point the study was dropped because personnel could no longer be diverted from other duties without seriously handicapping regular environmental sanitation activities.

The Common Council authorized the creation of eight positions in the Health Department for 1947 in order to permit housing appraisal and housing ordinance enforcement. Following civil service examinations, one Sanitation Inspector II, five Sanitation Inspectors I, and two clerical employes began work in June, 1947. After a training period of approximately four weeks, the inspectors began actual field appraisal work in July, 1947. The remaining seven census tracts were completed by the middle of February, 1948. The processing and analysis of data was completed by the end of March, 1948.

Type of Coverage

The coverage in census tracts 20, 21, 29, 30, and 31 was of the complete type. An effort was made to gain access to every dwelling unit within these tracts. The number of occupied dwelling units not appraised in the five tracts was remarkably small.

In order to conserve time, the coverage in the remaining six tracts was of the sampling variety. In the sampling study, one-third of the units in each block were selected from each principal type of dwelling structure—one-family, two-family, large and small multiple family, and rooming houses. Selection of structures to be surveyed was made at random from maps and dwelling lists. The Tippett system of random sample selection was employed in order to avoid any bias in selection.

Although a 25 per cent sample is sufficient to permit an analysis by blocks, if the blocks contain an average of 40 or more dwelling units, a basic sample ratio of 33 per cent was employed in this study. In blocks where the types of dwelling structures were not homogenous, it was necessary to increase the sample size to anywhere from 40 per cent to 100 per cent in order to obtain data which would permit valid analysis on a block basis. The percentage of units appraised in each census tract is shown in Table 1. The percentage appraised in any particular block can be calculated by referring to Tables 12 to 22 inclusive shown in appendix A.

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Table 1

NUMBER AND PER CENT OF OCCUPIED DWELLING UNITS APPRAISED BY HEALTH DEPARTMENT, BY CENSUS TRACT

Census Tract No.	Number of Dwelling Units	Number of Units Appraised	Per Cent of Units Appraised
20	478	468	98
21	1079	1064	99
29	1354	1330	98
30	1006	985	93
31	655	650	99
6	1542	1095	71
7	1402	883	62
8	1018	517	51
114	719	643	89
113	1191	868	73
116	1602	986	61

Objections to formulating any part of a blight elimination policy on the basis of data secured on a sample basis are groundless, since sampling, when used with suitable controls as described above, yields data sufficiently valid to permit analysis by blocks.

Median and Quartile Scores

Tables 12 to 22 inclusive (see appendix A), present in tabular form for each block within the 11 census tracts, the following information:

- (1) Census tract block number
- (2) Total number of structures in block used for dwelling purposes
- (3) Number of structures scored
- (4) Number of dwelling units scored
- (5) Median score¹ for facilities with upper² and lower³ quartiles
- (6) Median score for maintenance, with upper and lower quartiles
- (7) Median score for facilities and maintenance combined, with upper and lower quartiles

In assigning penalty scores to blocks or areas the median score is used.

¹ The median for any series of cases is obtained by arranging the cases (scores for facilities, maintenance, etc.) in order from the smallest value to the largest value. The median is the middle value in this ordered series, with half the cases on one side and half on the other. Medians are not the same as averages and possess significance not borne by averages.

² The lower quartile is the middle value in the ordered series from the median to the one having the highest numerical score.

³ The upper quartile is the middle value in the ordered series from the median to the one having the lowest numerical score. Therefore, one-half of all cases fall above the median, and one-half below the median; also, one-half of all cases fall between the upper and lower quartiles, with one-fourth above the upper quartile, and one-fourth below the lower quartile.

Chapter II

The median block scores for facilities, maintenance, and facilities and maintenance combined, provide the basic data needed for the construction of the various maps which follow in this chapter.

Analysis by Facilities

Facilities include the fixed physical characteristics of a dwelling unit and the structure which contains it. The appraisal of facilities includes consideration of a wide variety of items important to health, safety, and decent livability. The better dwelling units have few if any penalty points for facilities, while those with a high number of points lack many or most of these important items.

When a block or an area has a median penalty score for facilities of 10 to 29, the usefulness of some dwelling units may be seriously impaired. If, however, maintenance is good and the environment unobjectionable, the dwelling units in such a block, considered as a whole, can be rehabilitated on a sound, economic basis to the end that satisfactory housing will result.

As the median penalty score for facilities increases within a block, adequate rehabilitation of existing dwellings becomes more difficult and costly. The Committee on the Hygiene of Housing, on the basis of considerable study and experience, has found that when the median score for facilities in a neighborhood runs to 50 points and upward, there is usually no practical remedy except demolition and reconstruction. Similarly, facilities scores of 50 points and over can indicate those individual dwellings which are fundamentally so poor that usually they cannot be completely modernized on an economical basis. Generally speaking, these statements are axiomatic,¹ being true even though maintenance of the dwellings may be good.

¹While this concept of unrehabilitability is sound for the average block, there are exceptions to the rule. For example, a block may have originally contained 20 structures, each consisting of a single family dwelling unit. With aging of the neighborhood, four of the structures may have been converted to single room, light housekeeping units, with each structure containing eight such units. Often the only alteration made at the time of conversion was the installation of a sink and gas stove in each room. Such conversions were legal in Milwaukee prior to 1918.

Most such rooms are occupied by a family unit, consisting usually of husband and wife; father, mother, and one child; or mother and one or two children. As a result, eight persons from three or four families often share a single toilet and bath. Because cooking is done in such rooms, they are used for family living, and are scored as individual dwelling units. Such units incur heavy penalties, and rightfully so on the basis of deficiencies in sleeping and non-sleeping area as well as inadequacy of toilet, bath, kitchen, washing, and other facilities.

The hypothetical case of the four structures, each containing eight substandard living units, would constitute a total of 32 dwelling units whose high facilities scores would over-balance the scores of the remaining 16 structures in the block which might be very low. This interpretation is justifiable because housing is not an abstract thing but a matter of conditions under which people live. Thirty-two of the one-room, light housekeeping units contained in four structures might house 64 people, while the other 16 structures in the block, providing good facilities for living, might house only 54 people. The dwelling conditions of 64 persons are not made better because 54 other people in the same block live under good conditions.

On the other hand, demolition of 20 structures is not warranted because four happen to contain many low grade living units. Three solutions are possible in a block of the type described and relate to corrective action applicable to each of the four structures, as follows: (1) convert back to original one-family usage, (2) convert to two or three apartments in accordance with present minimum dwelling standards requirements, (3) convert to rooming house containing no light housekeeping units. Changing to a legal rooming house usually results in a change in the character of occupancy. Families do not ordinarily live in rooming houses where cooking is not permitted. While the rooming house may provide satisfactory housing for single individuals who take their meals in restaurants, it usually provides housing of a slum character for a family.

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When blocks are rehabilitable in spite of a median facilities score of 50 or over, it is because of the existence of unusual conditions of the type described in footnote four. Within the 11 census tracts studied, block 5 in census tract 6 is the only real exception to the rule. Rehabilitation in this block may be possible even though the median facilities penalty score is greater than 50.

Figs. 2-3-4 (pp. 20-22) show the condition of dwelling units by blocks based on the condition of facilities only. The red and orange colored blocks have median facilities scores of 50 or over. Rehabilitation of existing dwellings is economically not feasible in these blocks with the exception of block 5 in census tract 6 referred to above.

Blocks colored red have a median facilities score of 60 or over. Provision of proper housing in these blocks is dependent upon demolition and reconstruction. Because these blocks fall in the poorest category, they are designated as demolition problems of first priority.

The orange colored blocks have a median facilities score of between 50 and 59. Although the dwelling facilities in these blocks are sufficiently poor to warrant demolition, they are not as bad as in the blocks shown in red. They are, therefore, referred to as demolition problems of second priority.

This does not necessarily mean that demolition in the red colored blocks must be completed before demolition is begun in the orange colored blocks.

The blocks colored yellow have a median facilities score of 40 to 49. They are designated as suitable for rehabilitation and as constituting the most difficult rehabilitation problem.⁶ Rehabilitation is economically feasible in such blocks provided the condition of maintenance is good.

The green colored blocks have median facilities scores of 30-39. They are designated as being suitable for rehabilitation, but as constituting a moderately difficult problem.⁶

The blocks colored blue have a median facilities score of from 0 to 29 and are described as constituting the least difficult problem in rehabilitation. Even in such blocks, some dwelling units may remain as difficult problems in rehabilitation.⁷

⁶ That rehabilitation is difficult in the yellow colored blocks is understandable if it is borne in mind that 40 to 49 is the median facilities penalty score. To illustrate, block 9 of census tract 6 has a median facilities score of 47 with a very low maintenance score. The upper quartile facilities score is 28. One-fourth of the dwelling units have a score of less than 28, and one-fourth have a score of from 28 to 47. The lower quartile facilities score is 75. This means one-fourth of the dwelling units have a score between 47 and 75, and would require extensive and rather costly rehabilitative procedures. The remaining one-fourth of the dwelling units have a score of 75 or greater. Considered individually, most such dwelling units are unsuitable for rehabilitation on an economic basis. Some of them will need to be demolished while others can be rehabilitated only by providing some public subsidy. Blocks of this type can be rehabilitated if provision for adequate legislation is made. These considerations will be dealt with at a later date in a communication to the Common Council.

⁶ Block 12 of census tract 6 will illustrate the extent of the problem in the green colored blocks. The median facilities score is 37. The lower quartile is 54, indicating that one-fourth of the dwelling units have scores of between 37 and 54, and another one-fourth have scores of more than 54. The rehabilitation problem is less difficult to solve than when the lower quartile score is 75, as in block 9, census tract 6.

⁷ The difficulty is illustrated by block 1 of census tract 6 in which the lower quartile score is 60. One-fourth of the dwelling units, therefore, have a score of 60 or more, and constitute a difficult problem in rehabilitation.

Chapter II

It should be noted that the map relating to the quality of facilities distinguishes among blocks on the basis of groupings of penalty points, differing from each succeeding poorer grade by 10 points, except that the best grade grouping is from 0 to 29 points.

Analysis by Maintenance

Maintenance deals with the upkeep and sanitary condition of the dwelling unit and the structure which contains it. Inadequate maintenance can be the cause of some of the most intolerable housing conditions even when facilities are good. Grossly inadequate maintenance can of itself make a dwelling unit unfit for habitation.

Lack of proper maintenance is readily apparent to casual viewers of housing in blighted areas. Grossly deficient maintenance is the factor that such persons are most apt to associate with the word "slum." As a general rule, poor facilities and poor maintenance are found to be coexistent when dwellings are considered as groups as on a block basis. There are exceptions, however, where facilities are deplorable and maintenance is good. Where this occurs, the casual viewer of blighted areas sees only the good maintenance and is prone to believe that no serious housing problem exists.

The truth is that facilities and maintenance are both important. Excellence of one does not compensate for marked deficiency in the other. From the viewpoint of rehabilitation of existing dwellings, correction of deficiencies in facilities is usually much more costly than improvement in maintenance.

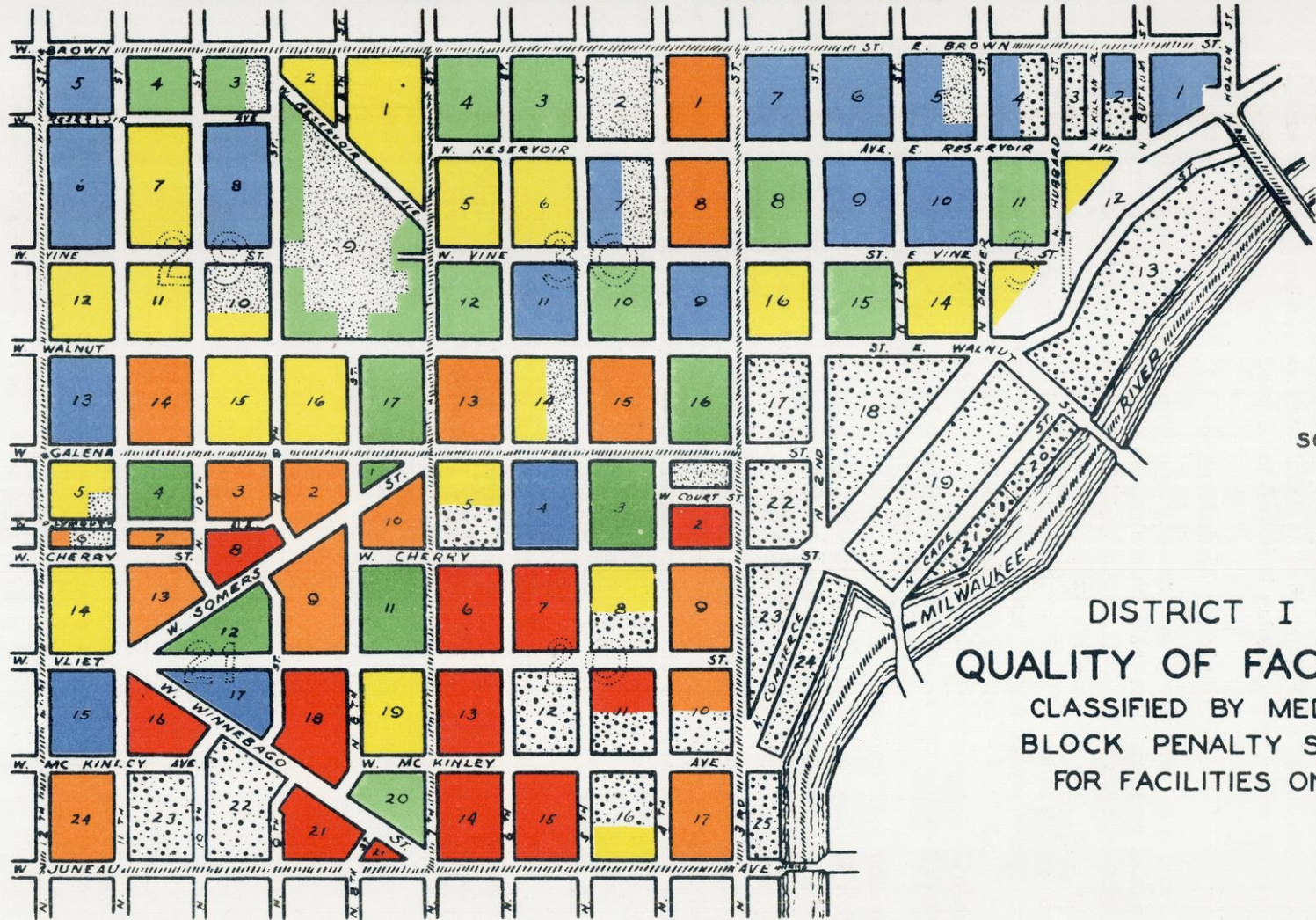
The better dwelling units have few, if any, penalty points for maintenance, while those with a high number of penalty points are poorly maintained and usually have a basic deficiency in deterioration.⁸ As the median score for maintenance increases, rehabilitation of existing dwellings becomes more difficult and costly. When the median score for maintenance in a block runs to 30 points and upward, there is usually no practical remedy except demolition even though facilities may be good.

Table 2

PERCENTAGE OF DWELLING UNITS WITH BASIC DEFICIENCY IN DETERIORATION, CLASSIFIED BY PENALTY POINTS FOR MAINTENANCE

Penalty Points for Maintenance	Percentage of Dwelling Units with Basic Deficiency in Deterioration
20-24	21
25-29	50
30-34	70
35-39	91











⁸The most costly corrections of poor maintenance occur when a dwelling suffers a basic deficiency in deterioration. (Basic deficiencies are described in the third section of this chapter; 15 or more penalty points for deterioration constitute a basic deficiency for this item.) Studies have been made to determine the relationship between total penalty points for maintenance and that portion of the total score attributable to deterioration. The results of studies based on all of the surveyed dwelling units in census tracts 6, 7, and 8 are summarized in Table 2.



N
SCALE 1" = 800'

DISTRICT I
QUALITY OF FACILITIES
CLASSIFIED BY MEDIAN
BLOCK PENALTY SCORE
FOR FACILITIES ONLY

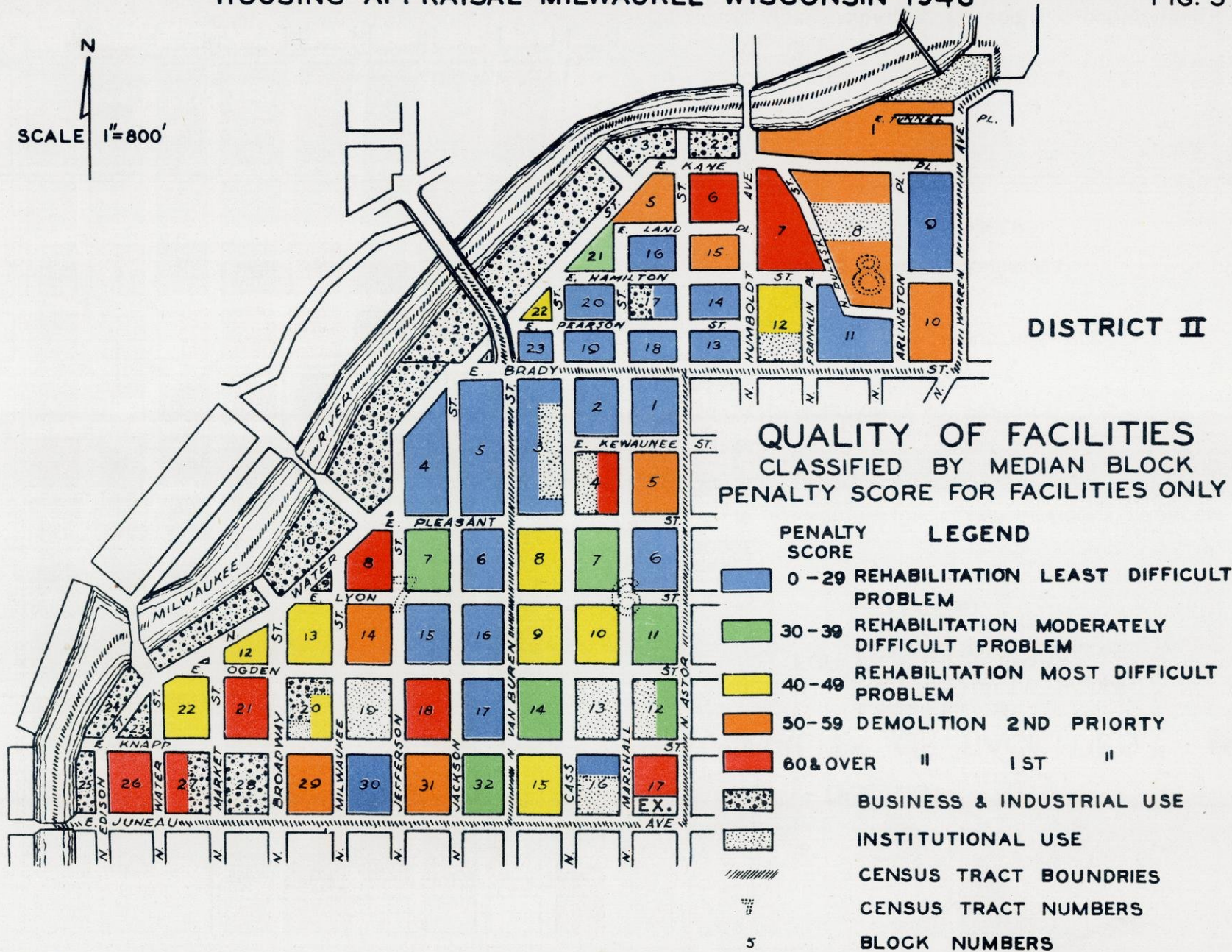
LEGEND

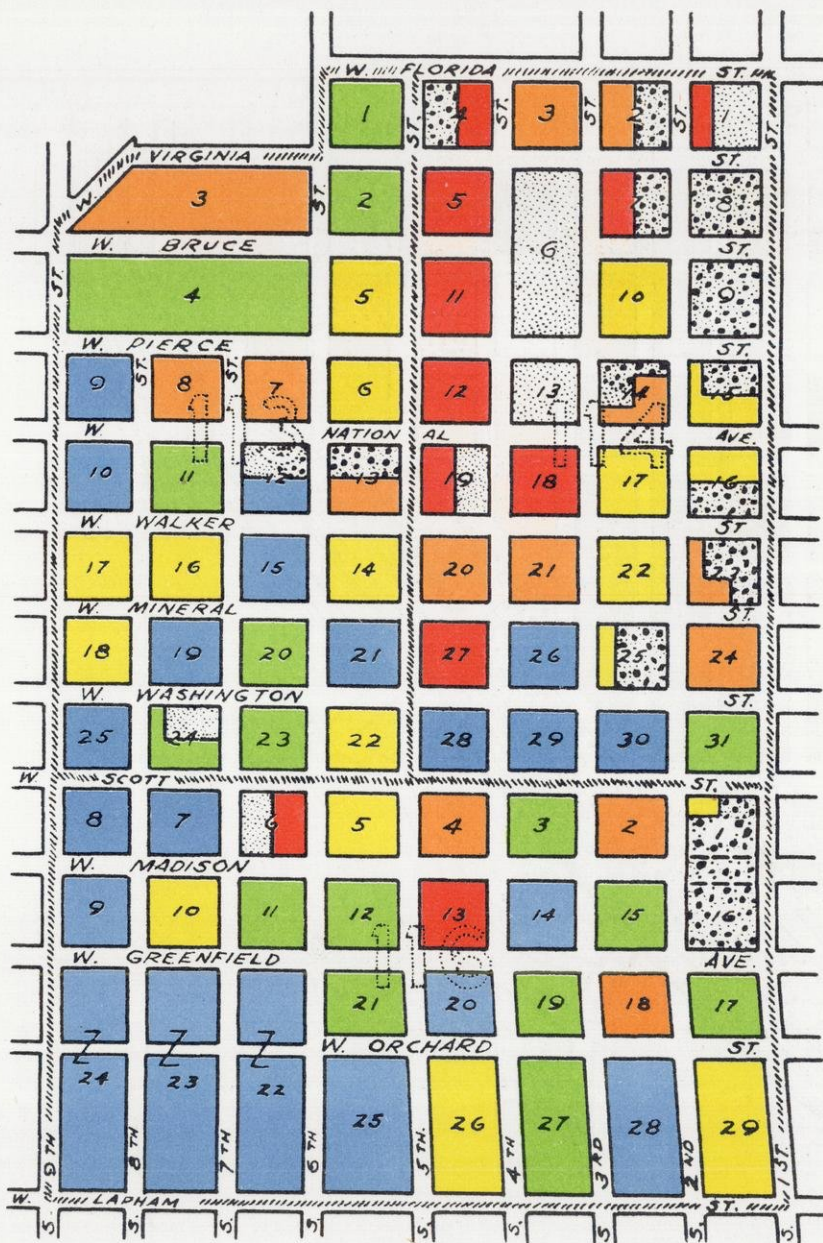
	0 - 29	-----	REHABILITATION	-----	LEAST DIFFICULT PROBLEM
	30 - 39	-----	"	-----	MODERATELY DIFFICULT PROBLEM
	40 - 49	-----	"	-----	MOST DIFFICULT PROBLEM
	50 - 59	-----	DEMOLITION	-----	SECOND PRIORITY
	60 - & OVER	-----	"	-----	FIRST PRIORITY
	BUSINESS & INDUSTRIAL USE			INSTITUTIONAL USE	
	CENSUS TRACT NUMBERS			15 BLOCK NUMBERS	
	CENSUS TRACT BOUNDARIES				

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG. 3











N
SCALE 1"=800'

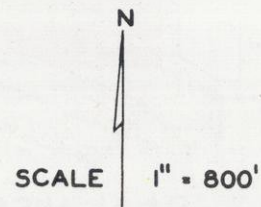




DISTRICT III
 QUALITY OF FACILITIES
 CLASSIFIED BY
 MEDIAN BLOCK PENALTY SCORE
 FOR FACILITIES ONLY

LEGEND

- | | | |
|---|-------------|--|
|  | 0-29 | REHABILITATION LEAST DIFFICULT PROBLEM |
|  | 30-39 | " MODERATELY " " |
|  | 40-49 | " MOST " " |
|  | 50-59 | DEMOLITION 2ND PRIORITY |
|  | 60 AND OVER | " 1ST " |
|  | | BUSINESS AND INDUSTRIAL USE |
|  | | INSTITUTIONAL USE |
|  | | CENSUS TRACT BOUNDARIES |
|  | | " " NUMBERS |
|  | | BLOCK NUMBERS |



Chapter II

Table 2 shows that when the median block maintenance score reaches 30, more than 50 per cent of the dwelling units have a basic deficiency in deterioration. Who will contend that a block can be economically rehabilitated when more than half of its contained dwellings need new siding, floors, stairs, porches, foundation repairs, and replastering; to say nothing of correction of mal-alignment of walls, which are out of plumb in many structures?

When a block or an area has a median penalty score for maintenance of less than 30, rehabilitation is economically feasible if facilities are good and environment is unobjectionable.

Figs. 5-6-7 (pp. 25-27) show by block the condition of dwelling units based on the condition of maintenance only. Blocks shown in orange and red have a median maintenance score of 30 or over and are regarded as unrehabilitable. Those colored red have a score of 40 or over and are designated as demolition problems of first priority. Blocks colored orange have a median maintenance score of 30-39, and are demolition problems of second priority.

Blocks with a median maintenance score of 20-29 are shown in yellow, those with a score of 10-19 in green, and those with a score of 0-9 in blue. If facilities are good, the problem of rehabilitation, considered on the basis of condition of maintenance only, will be most difficult to accomplish in the yellow blocks, less difficult in the green blocks, and least difficult in the blue blocks.

Analysis by Facilities and Maintenance

Analysis of the blocks within blighted areas on the basis of facilities only and maintenance only serves to screen out most of the blocks in which demolition of existing housing is indicated. There are, however, additional blocks in which the median character of dwellings is not sufficiently poor to warrant demolition on the basis of consideration of facilities only or maintenance only; but where the combination of these factors is indicative of conditions which are so poor as to make rehabilitation economically unfeasible.⁹

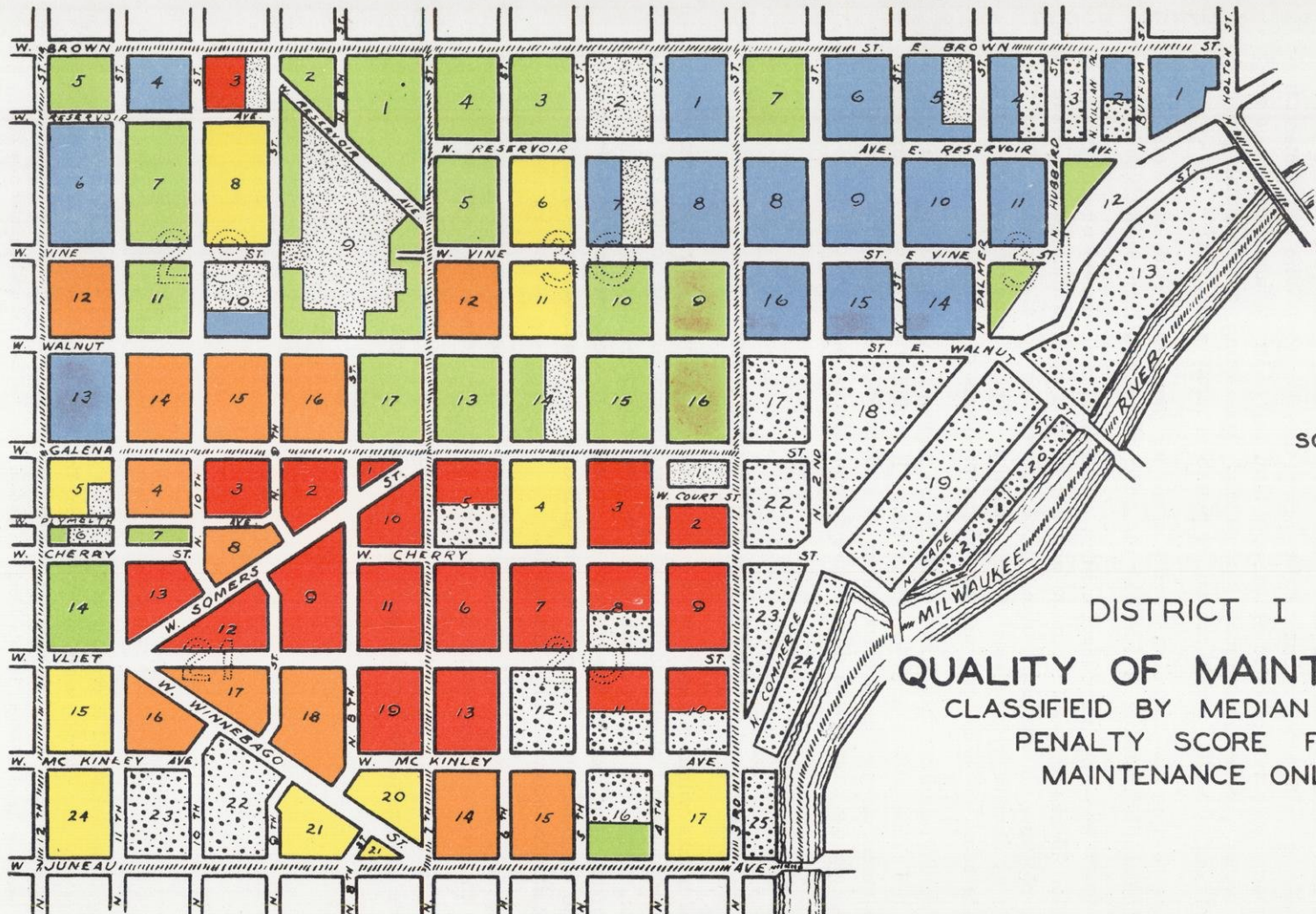
When dwelling units are considered as groups, as on a block basis, a median penalty score of 60 or more for facilities and maintenance combined is an indication for demolition.

By classifying blocks on the basis of median combined score for facilities and maintenance, it becomes possible to assign quality designations, as shown in Table 3.

⁹ An example of this is block 22 in census tract 7 which has a median facilities score of 48. This indicates the existence of a most difficult problem in rehabilitation. The median maintenance score for this block is 25, also indicative of a most difficult rehabilitation problem. The combination of difficulties is sufficient to make clear the necessity for demolition. In this block the median score for facilities and maintenance combined is 85.

HOUSING APPRAISAL - MILWAUKEE WISCONSIN - 1948

FIG. 5



N
SCALE 1"=800'

DISTRICT I
QUALITY OF MAINTENANCE
CLASSIFIED BY MEDIAN BLOCK
PENALTY SCORE FOR
MAINTENANCE ONLY

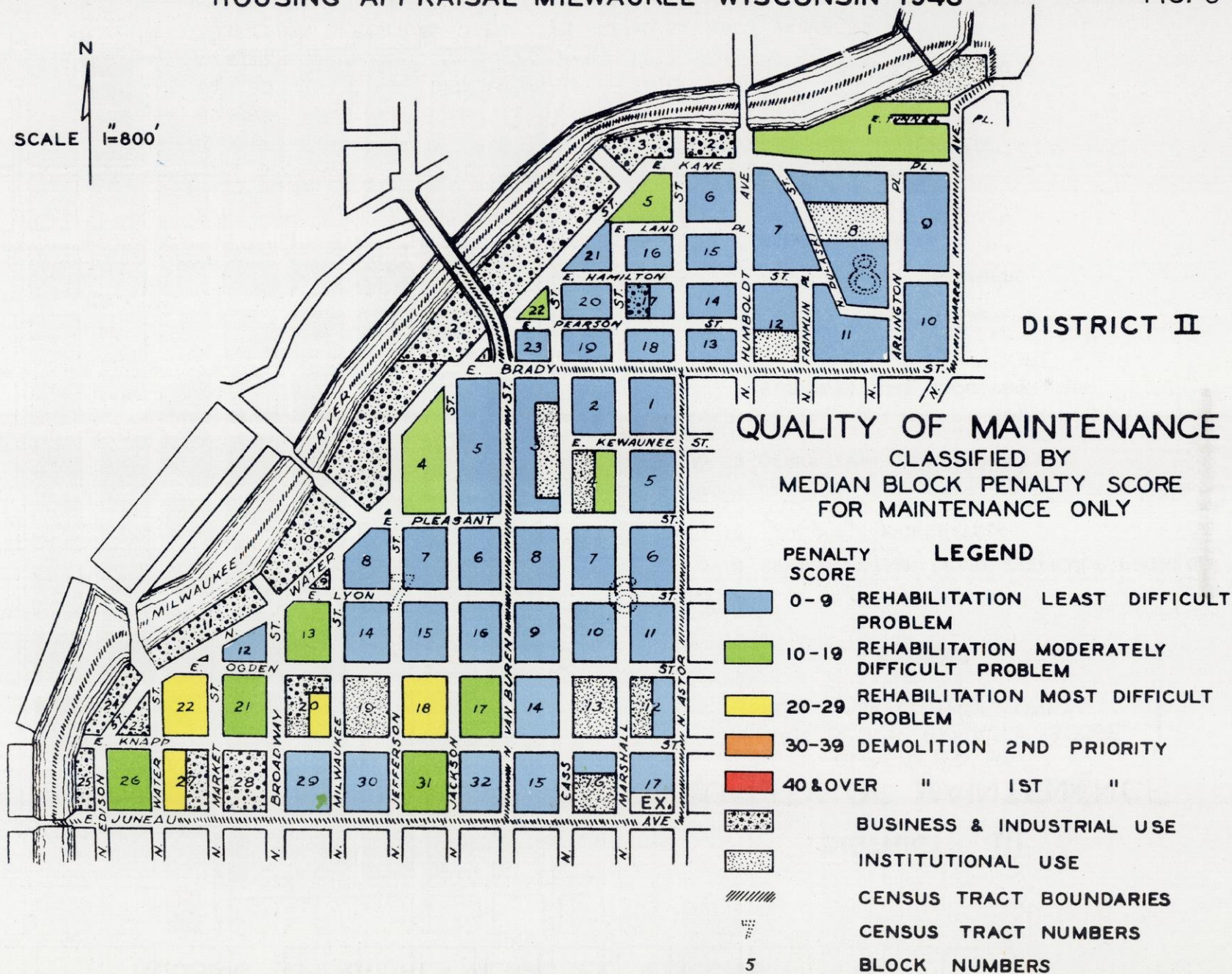
LEGEND

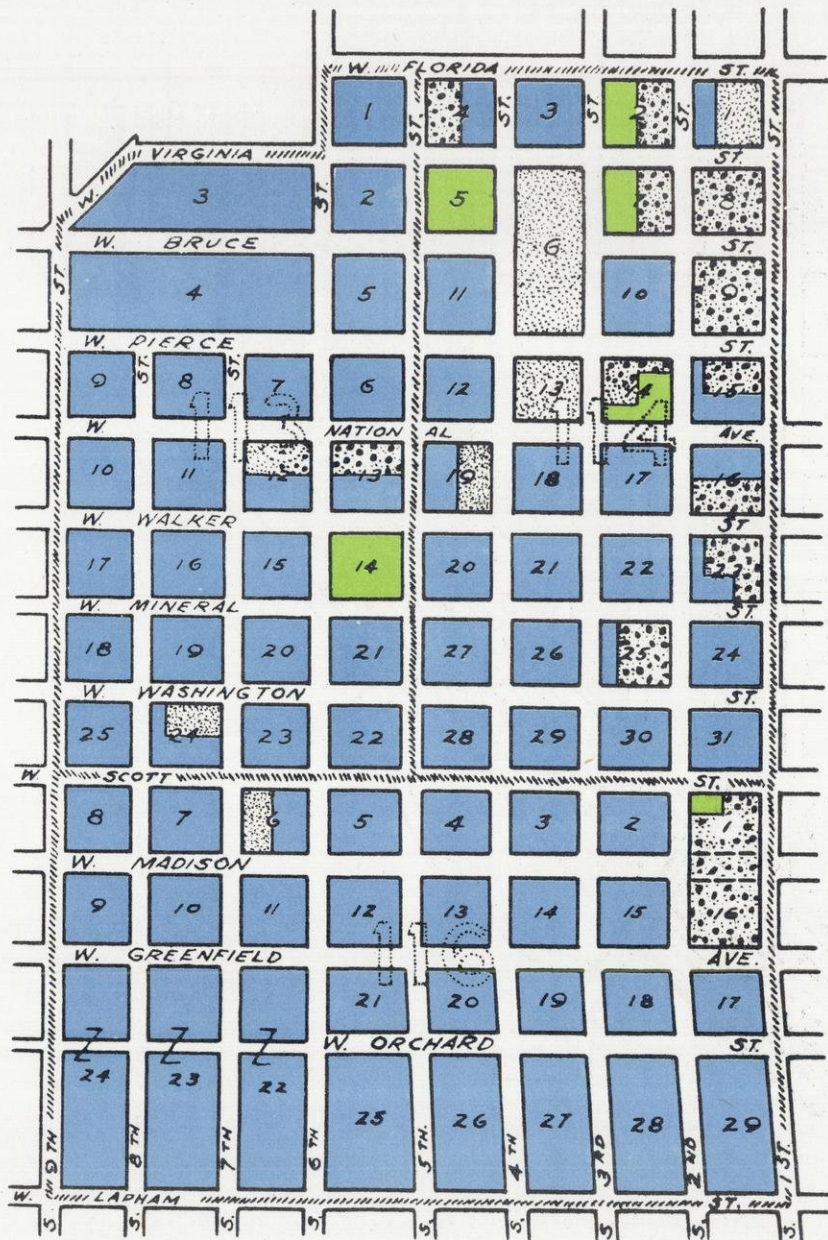
	PENALTY SCORE	0 - 9	REHABILITATION	LEAST DIFFICULT PROBLEM
		10 - 19	"	MODERATELY DIFFICULT PROBLEM
		20 - 29	"	MOST DIFFICULT PROBLEM
		30 - 39	DEMOLITION	2ND PRIORITY
		40 & OVER	"	1ST "
			BUSINESS & INDUSTRIAL USE	CENSUS TRACT NUMBERS
			INSTITUTIONAL USE	15 BLOCK NUMBER
				CENSUS TRACT BOUNDARIES

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG. 6











N
SCALE 1"=800'

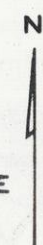




DISTRICT III
QUALITY OF MAINTENANCE
 CLASSIFIED BY
 MEDIAN BLOCK PENALTY SCORE
 FOR MAINTENANCE ONLY

LEGEND

- | | | |
|---|-------------|--|
|  | 0 - 9 | REHABILITATION LEAST DIFFICULT PROBLEM |
|  | 10 - 19 | " MODERATELY " " |
|  | 20 - 29 | " MOST " " |
|  | 30 - 39 | DEMOLITION 2ND PRIORITY |
|  | 40 AND OVER | " 1ST " |
|  | | BUSINESS AND INDUSTRIAL USE |
|  | | INSTITUTIONAL USE |
|  | | CENSUS TRACT BOUNDARIES |
|  | | " " NUMBERS |
|  | | BLOCK NUMBERS |



SCALE 1" = 800'

Chapter II

Table 3

QUALITY OF DWELLINGS BY MEDIAN SUBTOTAL PENALTY SCORE FOR FACILITIES AND MAINTENANCE COMBINED

Grades ¹⁰	Character	Penalty Points
A	Good to Excellent	0-19
B	Generally Acceptable	20-39
C	Intermediate	40-59
D	Substandard	60-79
E	Slum	80 or more

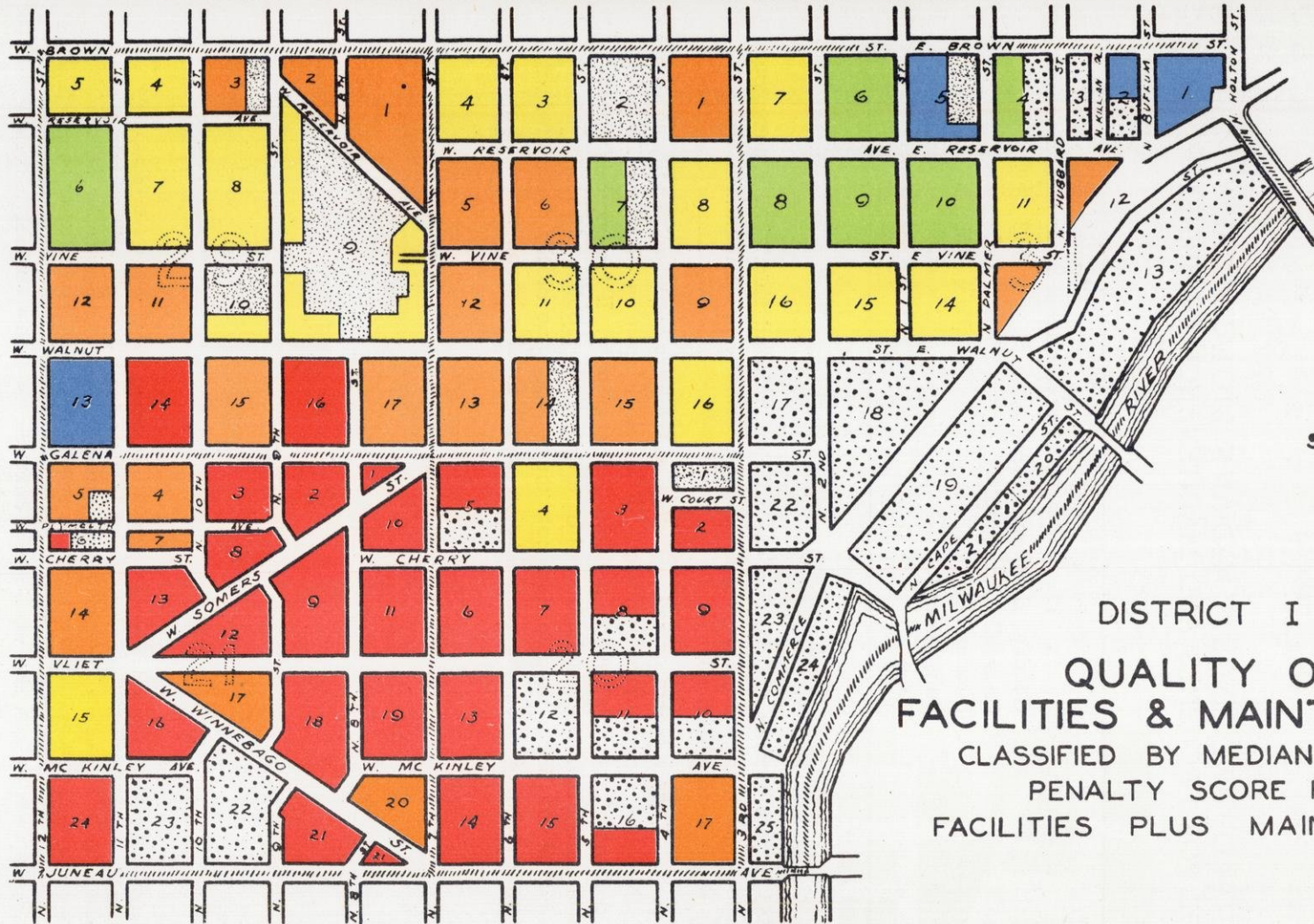
When classified in this manner the designations substandard and slum¹⁰ are synonymous with an indication for demolition. This is in contrast to the possibility of rehabilitation when the combined subtotal score is less than 60.

Figs. 8-9-10 (pp. 30-32) show blocks as red or orange which have a median penalty score of 60 or more for facilities and maintenance combined. If the block score is 80 or over, it is unrehabilitable and designated as a demolition problem of first priority. If the score is between 60 and 79, it is also unrehabilitable but designated as a demolition problem of second priority. Yellow, green, and blue are again used to designate the rehabilitable blocks and to indicate whether the accomplishment of adequate rehabilitation would involve great, intermediate, or minor difficulty.

¹⁰Grade A signified good to excellent dwelling units which are entirely free of serious deficiencies and have only a scattering of minor defects, if any. Into Grade B fall those dwellings which, while not fully up to the best standard, are still essentially free from serious problems. Grade C designates the mediocre dwellings in which extensive blight and obsolescence can be expected to develop. Grade D areas are substandard, just better than the poorest, in which there are widespread deficiencies and serious obstacles to rehabilitation. Grade E marks the slum area where serious deficiencies are almost universal, and where the majority of dwelling units show two or three basic deficiencies apiece.











HOUSING APPRAISAL - MILWAUKEE WISCONSIN - 1948

FIG. 8



DISTRICT I
 QUALITY OF
 FACILITIES & MAINTENANCE
 CLASSIFIED BY MEDIAN BLOCK
 PENALTY SCORE FOR
 FACILITIES PLUS MAINTENANCE

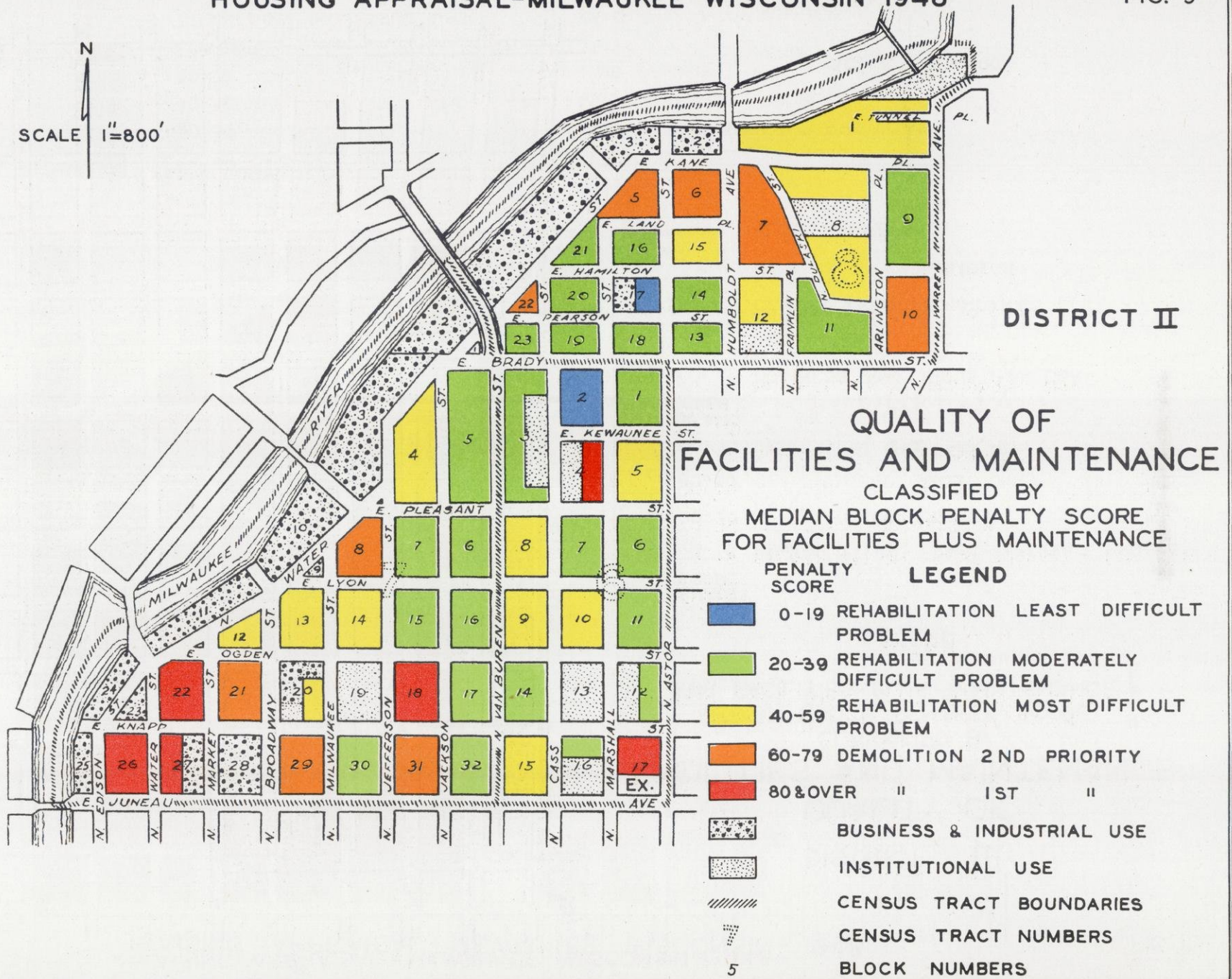
N
 SCALE 1"=800'

PENALTY SCORE		LEGEND	
	0 - 19	REHABILITATION	LEAST DIFFICULT PROBLEM
	20 - 39	"	MODERATELY DIFFICULT PROBLEM
	40 - 59	"	MOST DIFFICULT PROBLEM
	60 - 79	DEMOLITION	2ND PRIORITY
	80 & OVER	"	1ST "
	BUSINESS & INDUSTRIAL USE		CENSUS TRACT NUMBER
	INSTITUTIONAL USE		15 BLOCK NUMBER
			CENSUS TRACT BOUNDARIES

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948











FIG. 9

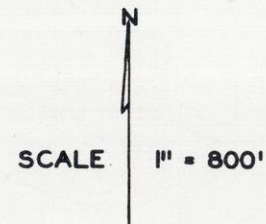
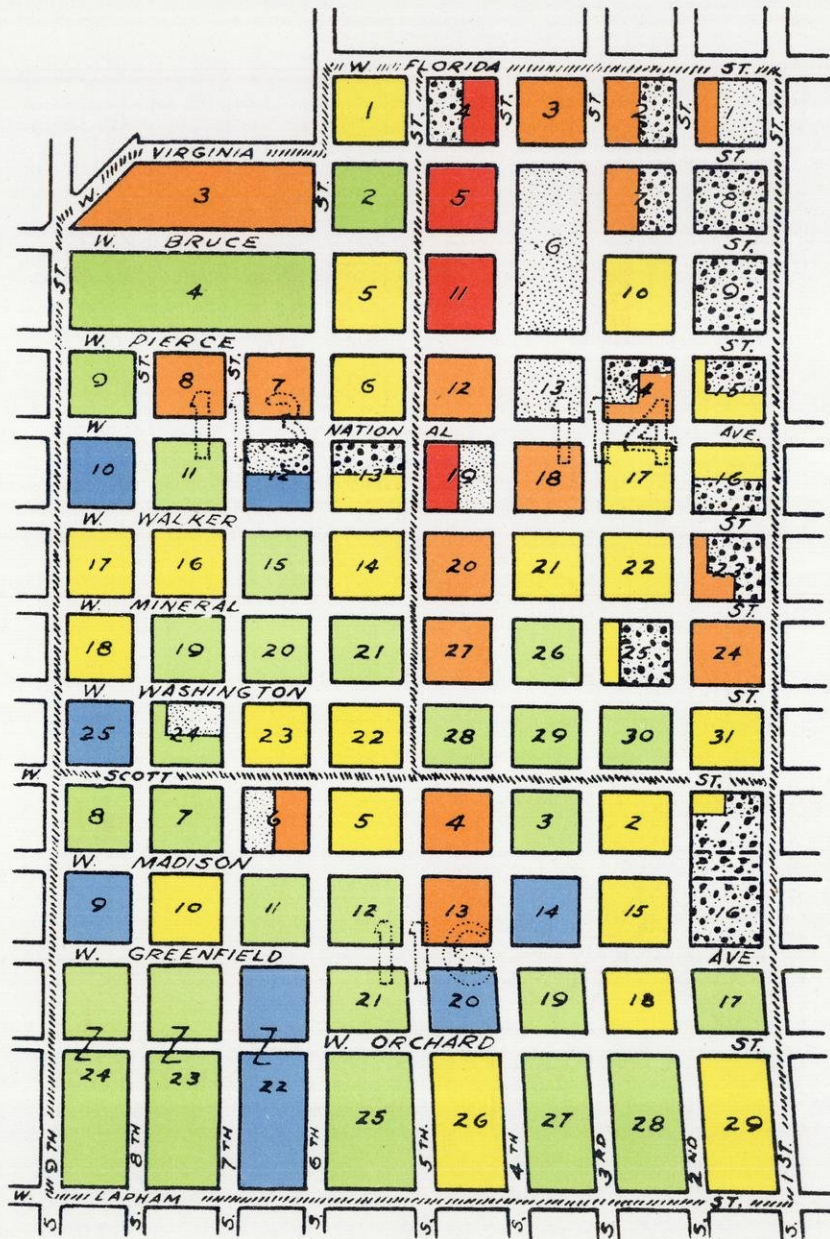
N
SCALE 1"=800'



DISTRICT III
 QUALITY OF
 FACILITIES AND MAINTENANCE
 CLASSIFIED BY
 MEDIAN BLOCK PENALTY SCORE
 FOR FACILITIES PLUS MAINTENANCE

LEGEND

	0-19	REHABILITATION LEAST DIFFICULT PROBLEM
	20-39	" MODERATELY " "
	40-59	" MOST " "
	60-79	DEMOLITION 2ND PRIORITY
	80 AND OVER	" 1ST "
		BUSINESS AND INDUSTRIAL USE
		INSTITUTIONAL USE
		CENSUS TRACT BOUNDARIES
		" " NUMBERS
		BLOCK NUMBERS



Chapter II

Analysis by All Factors

(Facilities, Maintenance, and a combination of Facilities and Maintenance)

Figs. 2-3-4 show the quality of dwelling units in the various blocks, interpreted in the light of possible types of remedial action based on a consideration of facilities only. Figs. 5-6-7 designate the quality of dwelling units with remedial action suggested on the basis of maintenance only. Figs. 8-9-10 interpret the quality of dwelling units by block with possible remedial measures based on a consideration of a combination of facilities and maintenance.

Using the basic data contained in these maps, it becomes possible to construct another set of maps which will summarize the indications for remedial action. This has been done in Figs. 11-12-13 by assigning to each block the most serious remedial designation given the block in the preceding series of figures.¹¹

Figs. 11-12-13 are, therefore, the most important in the entire series. They summarize the data dealing with the condition of dwelling units on a block basis.¹²

The quality of dwelling units classified by type of remedial action as shown in Figs. 11-12-13 is summarized in Table 4 on the basis of the number of affected blocks and the approximate number of affected structures, dwelling units and contained residents.

A factor which can create poor housing from what might otherwise be good housing is the environment. Figs. 11-12-13 suggest solutions to the problem of blight elimination within the various blocks, without consideration of whether or not the suggested solutions would be compatible with the master plan and general environmental quality. These considerations are the responsibility of the Board of Public Land Commissioners and are dealt with in Chapter III.

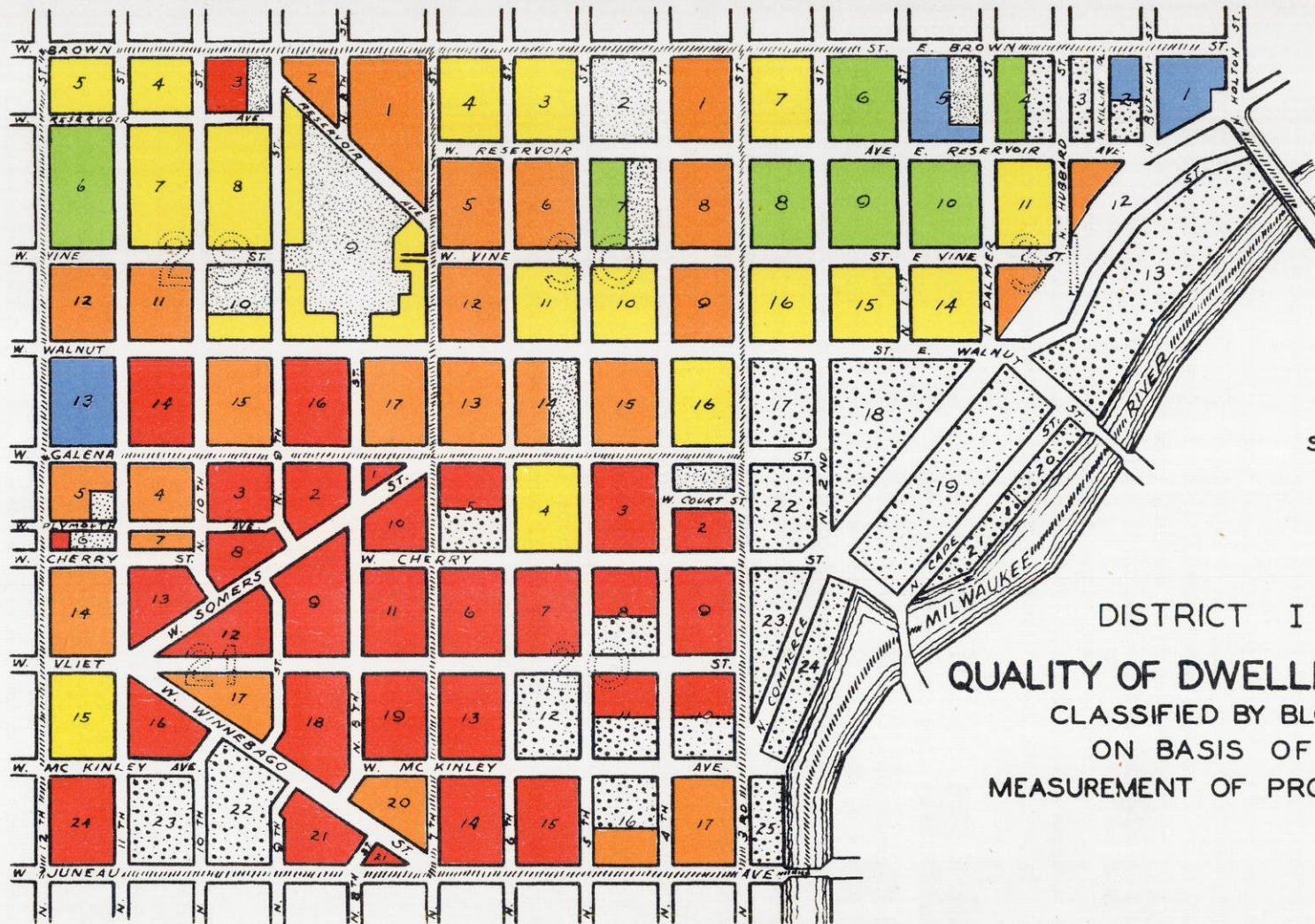
As a result of the appraisal of the quality of dwelling units within the 11 census tracts, a vast amount of useful data are available for interpretation. Presentation of all of the significant data would make this report unnecessarily voluminous. On the basis of available data, a policy for the elimination of residential blight within the 11 census tracts studied has been formulated and is presented in the conclusions in Chapter V.

¹¹ For example, in Fig. 3, block 18 in census tract 7 is shown as red, a demolition problem of first priority, based on facilities; and in Fig. 6, it is shown as yellow, a serious rehabilitation problem, based on maintenance; and in Fig. 9, it is shown as red, based on facilities and maintenance. The ultimate requirement is demolition, necessitated by the condition of facilities.

¹² Overcrowding of dwelling units by an excessive number of occupants can serve to yield poor housing condition, even though the facilities and maintenance are excellent. Because the primary purpose of presenting Figs. 11-12-13 is to show the condition of dwelling units in relationship to possible program for remedial action, occupancy penalty scores have not been taken into consideration. One does not advocate a program of demolition within a given area because existing dwelling units are overcrowded with occupants. The solution where overcrowding exists lies in changing the character of occupancy.

HOUSING APPRAISAL - MILWAUKEE WISCONSIN - 1948

FIG. II



N
SCALE 1"=800'

DISTRICT I
QUALITY OF DWELLING UNITS
CLASSIFIED BY BLOCK
ON BASIS OF
MEASUREMENT OF PROBLEM

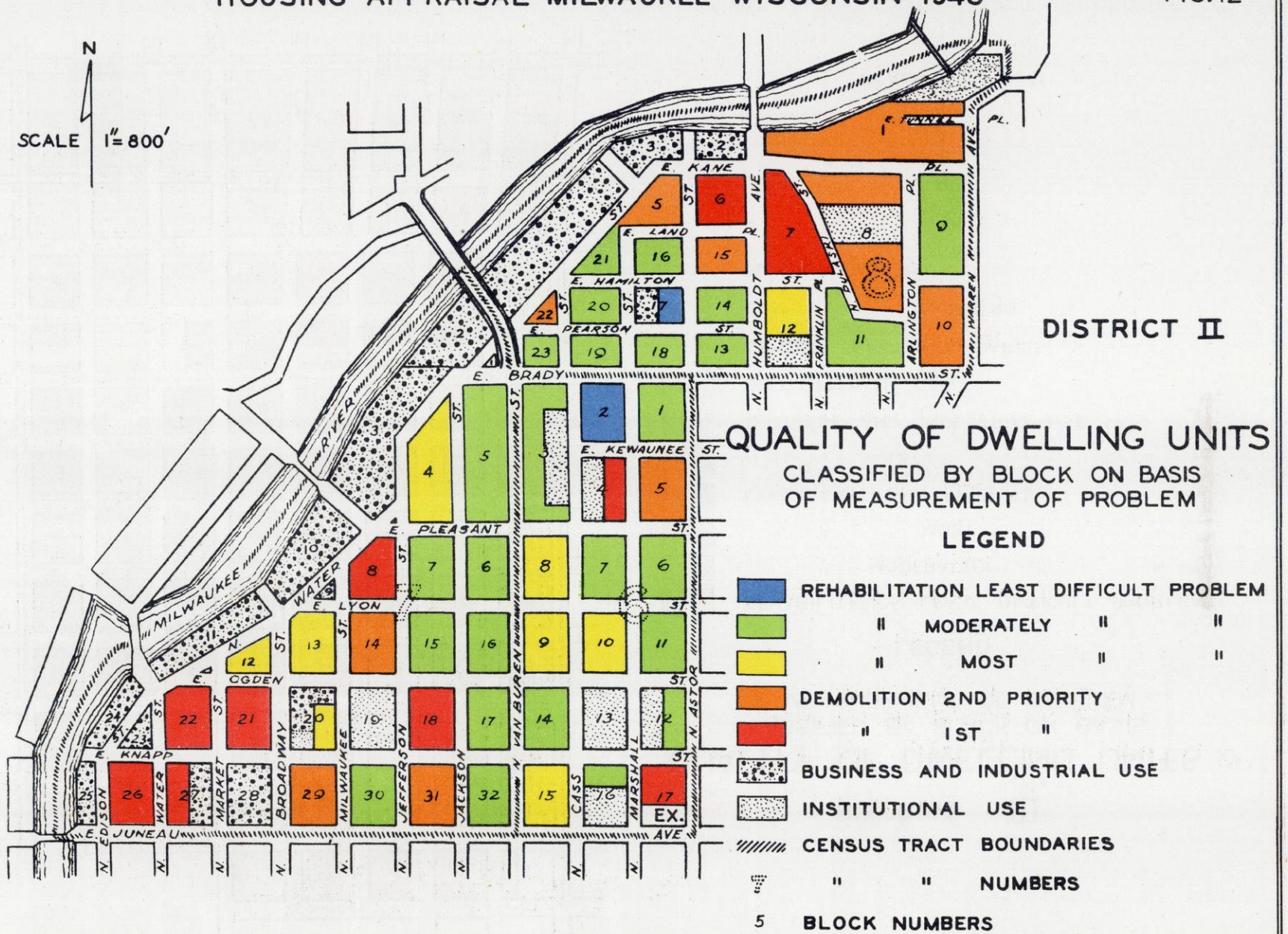
LEGEND

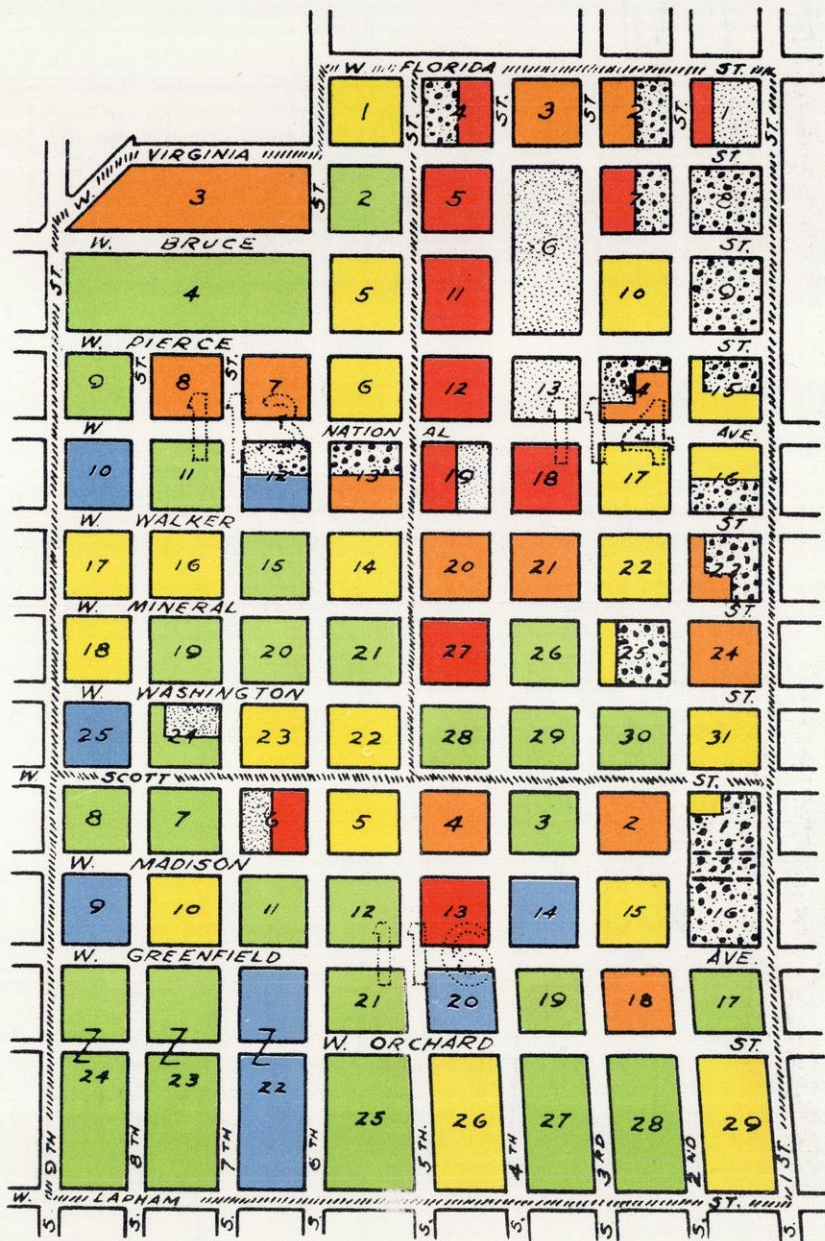
- | | | | |
|--|---------------------------|-------|------------------------------|
| | REHABILITATION | ----- | LEAST DIFFICULT PROBLEM |
| | " | ----- | MODERATELY DIFFICULT PROBLEM |
| | " | ----- | MOST DIFFICULT PROBLEM |
| | DEMOLITION | ----- | 2ND MOST PRIORITY |
| | " | ----- | 1ST PRIORITY |
| | BUSINESS & INDUSTRIAL USE | ⌋ | CENSUS TRACT NUMBER |
| | INSTITUTIONAL USE | 15 | BLOCK NUMBER |
| | | | CENSUS TRACT BOUNDARIES |

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG. 12

N
SCALE 1" = 800'





DISTRICT III
QUALITY OF DWELLING UNITS
 CLASSIFIED BY BLOCK ON BASIS
 OF MEASUREMENT OF PROBLEM

LEGEND

- REHABILITATION LEAST DIFFICULT PROBLEM
- " MODERATELY " "
- " MOST " "
- DEMOLITION 2ND PRIORITY
- " 1ST "
- BUSINESS AND INDUSTRIAL USE
- INSTITUTIONAL USE
- CENSUS TRACT BOUNDARIES
- " " NUMBERS
- BLOCK NUMBERS

N
 SCALE 1" = 800'

Table 4

NUMBER OF BLOCKS, DWELLING UNITS, STRUCTURES,
AND RACE OF OCCUPANTS CLASSIFIED BY QUALITY
OF DWELLING UNITS AND REMEDIAL ACTION

Color on Maps	Red	Orange	Yellow	Green	Blue	
Remedial Designation	Demolition	Demolition	Rehabilitation	Rehabilitation	Rehabilitation	Total
No. of blocks	51	49	49	59	13	221
No. of structures ..	917	1199	1202	1693	334	5345
No. of dwelling units	2338	2719	2689	3664	640	12050
Population:						
White	4110	6829	6745	12495	2267	32446
Colored	4111	2904	2974	379	23	10391
Total	8221	9733	9719	12874	2290	42837

Dwelling Appraisal Rating System

One may question whether the appraisal technique of the Committee on Hygiene of Housing of the American Public Health Association is actually a valid instrument for measuring the adequacy of health, safety, and general livability factors in relationship to dwelling units. One may also wish to know the extent to which various dwelling deficiencies exist within different parts of blighted areas.

This section gives a brief description of the manner in which field data are gathered, the manner of processing these data, and use of the rating system, including the manner of scale construction and validation. Each item entering into the appraisal is explained in terms of its purpose, content and range of scores in appendix B. Those who wish to study the appraisal technic in minute detail are referred to other sources.¹³

In the preparation of this section the writer, as a member of the Committee on the Hygiene of Housing of the American Public Health Association, has taken the liberty of re-stating verbatim numerous sentences and even whole paragraphs appearing in these sources. This has been done because such sentences and paragraphs are worded so as to present technical detail in as clear and succinct a manner as possible.

Dwelling Survey

Sanitation inspectors, who have been especially trained in the field appraisal technic, record the results of the field observations and measurements on three types of schedules. Two of these, the structure¹⁴ schedule and the dwelling unit¹⁵ schedule (see Figs. 26 and 27 in appendix G) are used for the usual types of family dwellings. The third type of schedule is used for rooming houses¹⁶ only.

¹³ American Public Health Association Committee on Hygiene of Housing, *An Appraisal Method for Measuring the Quality of Housing—Part II, Appraisal of Dwelling Conditions*. Vol. A, *Survey Director's Manual*; Vol. B, *Field Procedures*; Vol. C, *Office Procedures*; 1946.

¹⁴ For purposes of this appraisal, a structure is a residential building (or other enclosure of living quarters) which either stands by itself with open space on all sides, or has a common (party) wall or walls from ground to roof dividing it from adjoining structures.

¹⁵ A dwelling unit is a room or group of rooms with facilities for regular cooking and occupied (or intended to be occupied) by one household as a home where its members live and sleep. It may include, as in a one-family house, unfinished or non-habitable space (basement, attic, hall) which is not shared with other units.

One or several dwelling units may occur in a structure. Each unit will usually have its own entrance from the outside or other public space and be closed off from other units. A room or group of rooms without such entrance and separation is ordinarily considered a separate dwelling unit only if it has separate cooking facilities.

¹⁶ A rooming unit is a group of rooms, in one structure and under one management, without facilities for regular cooking by the occupants, offered for rent to individual lodgers or to families. It does not include the rooms of an operator with regular cooking facilities for his own family. Such quarters are considered a dwelling unit and are reported separately as such, regardless of how they are laid out in the structure.

If a stove is used or intended to be used for preparing regularly the principal meals of the household, it makes the room or group of rooms a dwelling unit, whether or not it provides substantial or adequate cooking facilities.

Chapter II

Inspectors enter into every room of every occupied dwelling unit included in the survey. Their recordings are based on criteria which are as objective as it is possible to make them and still keep the method practical for use in a large scale survey. In Milwaukee legal violations are recorded on the back of the structure and dwelling unit schedule. The inspectors do no scoring and do not assign penalty points for any deficiency recorded.

Processing of Schedules

The various schedules mentioned above are processed by clerks who do not see either the structures or their contained units. They calculate the daylight obstruction factor under S16a (Structure Schedule—Item 16a) through the use of tables. Calculations are also entered for sleeping and non-sleeping areas under D9 (Dwelling Schedule—Item 9), for the purpose of determining whether units are substandard in area.

Clerks then insert the structure schedule in a structure scoring template and record on the unit appraisal form (See Fig. 28 in appendix G) the appropriate penalty scores. They then insert the dwelling unit schedule in a dwelling unit scoring template and record, on the same unit appraisal form, the appropriate penalty scores.

The unit appraisal form is attached to an underlying unit punch card of the marginal punch variety (See Fig. 29 in appendix G). Through the use of an intervening sheet of carbon paper, recordings made on the unit appraisal form are copied on the punch cards. Marginal punching is then done in accordance with an appropriate punching code. The marginal punch cards facilitate rapid comparison among individual dwellings, blocks, or larger areas.

Construction and Validation of Penalty Scale

The rating system is based on the judgment of experienced, professional workers in public health, housing, and city planning. Members of the Committee on Hygiene of Housing and others, serving as a consulting panel on scale-construction, were asked individually to designate scores for all items of the field schedules. Every condition reportable on the schedules was separately evaluated as a detriment to health, safety, or basic amenity. In assigning scores to each schedule item, members of the panel considered whether the field information was of a type giving reliable and objective data; whether the item could be expected to have constant significance as between different types of housing, various economic strata, and the like; and whether the item was a true reflector of the detriment it seeks to measure. Specially designed scale-construction forms were used to assure systematic consideration of each item, and definitions of penalty classes were formulated for assignment of scores.

Under this scheme scores were assigned in the following class ranges:

- 1-3 points for a condition deemed to involve only slight threats to or impairment of health or safety;
- 4-7 points for a condition involving such detriments in moderate degree;
- 8-15 points for considerable and ever-present threat to health and safety;
- 16-30 points for conditions involving extreme and ever-present threats to health or to life itself.

Impairments of amenity alone were given scores in the next smaller class than for comparable detriments to health or safety.

Scores recommended by members of the panel were plotted in a scatter diagram for study and reconciliation. So little divergence was found, however, in the recommendations of individuals that reconciling them presented no difficulty.

The appraisal items and maximum standard penalty scores are shown in Table 5.

Blight Elimination & Urban Redevelopment in Milwaukee

Table 5
APPRAISAL ITEMS AND MAXIMUM STANDARD PENALTY SCORES

Item	Maximum Score
A. Facilities	
1. STRUCTURE: Main Access	6
2. Water Supply (Source for Structure)	25
3. Sewer Connection	25
4. Daylight Obstruction	20
5. Stairs and Fire Escapes	30
6. Public Hall Lighting	18
7. UNIT: Location in Structure	8
8. Kitchen Facilities	24
9. Toilet ^a	45
10. Bath ^a	20
11. Water Supply (Location and Type for Unit)	15
12. Washing Facilities	8
13. Dual Egress	30
14. Electric Lighting	15
15. Central Heating	3
16. Rooms Lacking Installed Heater	20
17. Rooms Lacking Window	30
18. Rooms Lacking Closet	8
19. Rooms of Substandard Area	10
20. Combined Room Facilities ^b	
	<hr/> 360
B. Maintenance	
21. Toilet Condition Index	12
22. Deterioration Index ^c	50
23. Infestation Index ^c	15
24. Sanitary Index ^c	30
25. Basement Condition Index	13
	<hr/> 120
C. Occupancy	
26. Room Crowding: Persons per Room	30
27. Room Crowding: Persons per Sleeping Room	25
28. Area Crowding: Sleeping Area per Person	30
29. Area Crowding: Nonsleeping Area per Person	25
30. Doubling of Basic Families	10
	<hr/> 120
Maximum Dwelling Total	<hr/> 600

^a Item score is total of subscores for location, type and sharing of toilet or bath facilities.

^b Item score is total of scores for items 16-19 inclusive. This duplicate score is not included in the total for dwelling but is recorded for analysis.

^c Item score is total of subscores for structure and unit.

Chapter II

Although the theoretical possible maximum dwelling total penalty score is 600, it should be noted that no individual dwelling in any survey with this method showed a total dwelling penalty score above 300 points — though tests have been run in the most degraded sections of such cities as Washington, Philadelphia, Memphis and Los Angeles. The highest total dwelling score obtained for any individual dwelling unit in Milwaukee was 265 for a unit in census tract 29.

The subtotal score for occupancy may in individual dwelling units run well up toward the possible maximum of 120 points where there is severe overcrowding, such as may occur particularly when large families live in tiny dwelling units.

The subtotal score for maintenance may, in individual units, approach the theoretical maximum of 120 points. The highest recorded in Milwaukee was 96 for a unit in census tract 20. In the facilities group, however, with a theoretical maximum of 360 points, the condition is quite different and no such high proportion of the total will be incurred except in the rarest cases. The first reason for this is that certain facilities items tend to be mutually exclusive. A downtown tenement, for instance, may show heavy penalties for inadequate fire escapes and for daylight obstruction, but it will almost always escape the possible maximum scores of 25 points each for disapproved non-public water supply and sewage disposal from such toilets as it may possess. A shack in the outskirts, on the other hand, may be in wretched repair and lack the basic sanitary requirements, but it will not be penalized for lack of fire escapes or for dark public halls.

A second, and equally potent factor, is that the scale for each item must provide for the worst expectable condition such as all rooms in a unit of substandard area, extreme daylight obstruction on all sides of a structure, or windows lacking in several rooms. The highest subtotal score for facilities recorded in Milwaukee was 139 for a unit in census tract 30.

Median scores for any considerable number of dwelling units will rarely approach the maximum that is possible in an individual case. For example, the median total dwelling penalty score was 66 for the block which contained the individual unit with the high score of 265.

Basic Deficiencies

A basic deficiency is a major substandard condition which seriously threatens the health or safety of dwelling unit occupants, or makes decent livability difficult or impossible for them. Basic deficiencies in dwellings are listed in Table 6.

Blight Elimination & Urban Redevelopment in Milwaukee

Table 6

BASIC DEFICIENCIES OF DWELLINGS

Item ^a No.	Condition Constituting a Basic Deficiency ^b
Facilities	
2	Source of water supply specifically disapproved by local health department.
3	Means of sewage disposal specifically disapproved by local health department.
9	Toilet shared with other dwelling unit, outside structure or of disapproved type (flush hopper or nonstandard privy).
10	Installed bath lacking, shared with other dwelling unit or outside structure.
11	Water supply outside dwelling unit.
13	Dual egress from unit lacking.
14	No electric lighting installed in unit.
16	Three-fourths or more of rooms in unit lacking installed heater. ^c
17	Outside window lacking in any room of unit. ^c
Maintenance	
22	Deterioration of Class 2 or 3 (penalty score, by composite index, of 15 points or over).
Occupancy	
26	Room Crowding: Over 1.5 persons per room.
27	Room Crowding: Number of occupants equals or exceeds two times the number of sleeping rooms plus 2.
28	Area Crowding: Less than 40 square feet of sleeping area per person.

^a Numbers refer to items of Table 5.

^b Of the 13 defects which can be designated basic deficiencies, 11 are so classified when the item penalty score equals or exceeds 10 points.

Bath (Item 10) becomes a basic deficiency at 8 points, for reasons involving comparability to the U. S. Housing Census; deterioration (Item 22) at 15 points for reasons internal to that item.

^c The criterion of basic deficiency for this item is adjusted for number of rooms in the unit.

Chapter II

Socio-Economic Factors Relating to Housing

The problem of blight elimination necessitates consideration of factors other than demolition and reconstruction or rehabilitation of structures used for dwelling purposes. Intimately related to the problem are certain social and economic considerations relating to the people who now live within blighted areas. This section presents some of the more important social and economic factors to be considered in connection with the blight elimination program within the 11 census tracts studied.

In appendix D, these factors are presented in tabular form for each of the 11 census tracts.

Race of Occupants

In the planning of a positive alternative to the slum, the race of the slum dweller to be rehoused is an important factor for consideration. Table 51, in the appendix, shows the percentage of dwelling units in each census tract occupied by whites and non-whites. Also shown, is the percentage of whites and non-whites on a population basis. Only whites reside in five of the census tracts. In the other six tracts, non-whites account for from 1.9 per cent of the population in census tract 7, to 79.0 per cent in census tract 20. In these tracts there is, generally speaking, a fairly close relationship between the percentage of non-whites by population and the percentage of dwelling units occupied by non-whites. It should be noted, however, that in only one census tract (census tract 20) does the percentage of dwelling units occupied by non-whites exceed the percentage of the non-white population. In the other five tracts, the percentage of dwelling units occupied by non-whites is smaller than the percentage of non-white population. This may be interpreted, in a general way, as indicating that overcrowding of non-white occupied dwelling units is greater than for white occupied dwelling units.

Size of Household—Size of Dwelling Unit

In planning for the rehousing of slum dwellers, the size of the household is an important factor for consideration. Tables 52 to 62 inclusive, in appendix D show for each census tract the percentage of households consisting of one person, two persons, etc., up to fifteen persons or more. Also shown is the percentage of total dwelling units consisting of one room, two rooms, etc., up to seven or more rooms. These tables show the distribution of dwelling units on the basis of size of household. The interested reader can determine for himself the extent to which gross inequity exists between size of household, and size of dwelling units. For example, 3.6 per cent of all the dwelling units in census tract 20 (see Table 52) consist of 3-room units occupied by three or more persons, while 8.2 per cent of all the dwelling units in the same tract consist of 5-6 room units occupied by one or two persons. Similarly, 4.2 per cent of all the dwelling units in this tract consist of 4-room units occupied by five or more persons, while 2.6 per cent of the units consist of 7 or more rooms occupied by four or fewer persons.

Rentals

The amount of rent which people can pay, is an important factor to be considered in planning the extent to which rehabilitation of existing dwelling units is economically feasible, as well as in anticipating the extent to which slum dwellers might occupy new dwelling units created in slum areas as a result of a program of demolition and reconstruction. Table 63, in appendix D, shows by census tracts the monthly rentals reported by the occupants of the dwelling units.

Blight Elimination & Urban Redevelopment in Milwaukee

These figures are not indicative of the amount of rent the occupants could now be reasonably expected to pay for satisfactory dwelling units. There has been little or no change in rentals for most dwelling units since the beginning of rent control in 1942. The figures are, therefore, more nearly representative of what the occupants could pay for rent in 1941 or 1942. It should be noted that in only two census tracts, namely, No. 6 and No. 7, more than one-half of the dwelling units rent for \$30.00 or more per month. In four census tracts, Nos. 20, 21, 29, and 8, more than one-half of the dwelling units rented for less than \$25.00 per month.

Serious Deficiencies

In the third section of this chapter, it was pointed out that a basic deficiency in a dwelling unit is a major substandard housing condition which seriously threatens the health or safety of the occupants, or makes decent living difficult or impossible for them to attain. Table 64 in appendix D shows the percentage of dwelling units within each census tract in relationship to the number of existing basic deficiencies. The percentage of dwelling units with no basic deficiency varies from a low of 11 in census tract 20, to a high of 46.6 in census tract 31.

The greater the number of basic deficiencies, the more intolerable housing conditions become. Examination of the above mentioned table serves to illustrate the seriousness of the problem within the various census tracts. For example, 37 per cent of all dwelling units in census tract 20, and almost 33 per cent of those in census tract 21, have three or more basic deficiencies.

Serious Deficiencies by Rental

Tables 65 to 75 inclusive in appendix D show the relationship between rentals paid, and the number of existing basic deficiencies. The general trend toward a decreasing percentage of dwelling units with larger numbers of basic deficiencies as the monthly rentals increase, is evident.

By using data presented in these tables, comparisons may be made between monthly rentals and characteristics of dwelling units in the various census tracts. For example, in Table 7 is shown the percentage of dwelling units within each census tract having one or no basic deficiencies, the rent for which is between \$30.00 and \$39.99 per month.

Table 7
PERCENTAGE OF DWELLING UNITS WITH 0 TO 1 BASIC DEFICIENCIES AND MONTHLY RENTAL OF \$30.00 TO \$39.99

Census Tract No.	Per Cent of Dwelling Units of Stated Type
20	48.7
21	69.1
29	78.9
30	78.0
31	88.4
6	59.0
7	52.3
8	89.3
114	42.2
113	68.4
116	72.2

Chapter II

This table is illustrative of the wide variation of housing conditions in the different census tracts, even though all the considered dwelling units fall in the same rental group. Within the \$30.00 to \$39.99 per month rental class, a relatively low percentage of dwelling units offers satisfactory conditions for living in census tracts 20 and 114 compared to a high percentage in census tracts 8 and 31.

Occupancy Status of Dwelling Units

Table 76, in appendix D, shows the percentage of dwelling units in each census tract occupied by owner, tenant, or a building employe. Owner occupancy varies from a low of 6 per cent in census tract 20, to a high of 30.4 per cent in census tract 116. According to the 1940 *Census of Housing*, 32.2 per cent of all occupied dwelling units in Milwaukee were owner occupied. The low percentage of owner occupancy in blighted areas, as compared to the city average, is, undoubtedly, an important factor in the progression and perpetuation of blight within some of the older sections of the city.

Dwelling Conditions, vs. Occupancy Status

Table 77, in appendix D, shows for each census tract the percentage of owner and tenant occupied dwelling units classified by dwelling score (a combination of subtotal scores for facilities, maintenance and occupancy). That markedly better dwelling conditions exist in owner-occupied units is readily apparent. In census tract 20, for example, 60 per cent of owner-occupied units, but only 13 per cent of tenant-occupied units, have fewer than 60 dwelling score penalty points. Similarly, in census tract 6, 85.6 per cent of owner-occupied units, but only 29.9 per cent of tenant-occupied dwelling units, have a dwelling penalty score of less than 60. It is evident, at least in the older neighborhoods, that owner occupancy is an important factor in slowing and minimizing the development of blight, while absentee ownership appears to result in acceleration of the blighting process.

Serious Deficiency by Race and Rental

Tables 78 to 81 inclusive in appendix D show the relationship between monthly rentals and basic deficiencies for both white and non-white occupants.

Census tracts 20, 21, 29, 30, are the ones in which there is a non-white population of appreciable size. Table 8 shows for each of these four tracts, the percentage of white and non-white occupied dwelling units renting for \$15.00 to \$24.99 per month, and having only one or no basic deficiencies.

Blight Elimination & Urban Redevelopment in Milwaukee

Table 8

PERCENTAGE OF ALL DWELLING UNITS WITH 0 TO 1 BASIC
DEFICIENCY AND WITH MONTHLY RENTAL OF \$15.00-\$24.99
BY RACE OF OCCUPANTS

Census Tract No.	Percentage of Dwelling Units Occupied by Non-Whites	Percentage of Dwelling Units Occupied by Whites
20	24.0	19.0
21	26.0	28.5
29	40.4	51.4
30	38.6	49.0

This table shows that, at least in the \$15.00 to \$24.99 per month rental class, white occupants receive better housing for the money paid than do non-white occupants in census tracts 21-29-30. In census tract 20, the situation is reversed; non-white occupants in this rental class live under relatively better housing conditions. In census tract 21, the difference in housing conditions within this rental class is not significantly different for white and non-white occupants. In census tracts 29 and 30, the white occupied dwelling units are markedly superior within this rental class.

Chapter III

CHAPTER III.

APPRAISAL OF THE QUALITY OF ENVIRONMENT

by

ALVIN C. BROMM

Planning Director

Board of Public Land Commissioners

The previous chapter indicated those dwellings which are blighted and which should either be demolished or rehabilitated. Poor environment, however, is just as important as poor housing as a factor in the creation of slums or blight. The purpose of this chapter therefore is to examine the environment of the areas under study to determine their best use from an environmental standpoint.

This environmental survey which was made by the City Planning Division of the Board of Public Land Commissioners is designed primarily to be used with the housing survey conducted by the Milwaukee Health Department. In addition, the Land Commission has made recommendations on land use in those areas which are eligible and suitable for redevelopment.

Method of Appraisal

Factors in environment which received consideration in the environmental survey include land crowding, availability of public recreational areas, adequacy of public utilities, extent of mixed land use, proximity to railroads and major thoroughfares, and the prevalence of hazards and nuisances.

Both field and office sources were utilized in conducting the survey. Observations on the factors mentioned above were entered on a block and frontage rating form prepared by the Committee on the Hygiene of Housing of the American Public Health Association. A copy of this form is included in appendix G.

This method of appraisal evaluates the quality of environment by a system of numerical scores. The items recorded are objective and measurable, permitting comparison of blocks and areas. Standard penalty scores are assigned each of the various types of deficiencies. These penalty scores are based on the experience of experts in the field of planning, housing, and public health.

The combination of environmental and dwelling scores provides a total picture of housing conditions in any selected area.

Since scores are a primary feature of this appraisal method, some knowledge of the rating system is essential to an understanding and interpretation of results.

Blight Elimination & Urban Redevelopment in Milwaukee

The scores consist of penalty points assigned to conditions that fail to meet reasonably desirable environmental conditions and measure deviations downward from an acceptable level. The following array indicates the appraisal items and the maximum penalty scores employed:

Item	Maximum Penalty Score
1. Land Crowding; Coverage by Structures	30 points
2. Public Parks and Playgrounds	16 points
3. Sanitary Sewerage System	24 points
4. Public Water Supply	20 points
5. Nonresidential Land Use; Linear Incidence	40 points
6. Street Traffic	16 points
7. Railroads and Switchyards	24 points
8. Hazards and Nuisances	30 points
	200 points

A high total score indicates a large number of deficiencies in terms of environment.

Blocks are penalized under each appraisal item. The score for land crowding represents the entire as well as the frontage scores. In the case of other items such as street traffic, mixed land use, and the item on hazards and nuisances, the average score of the frontages represents the block score for that factor.

In order to classify areas on an environmental basis, five quality grades have been established with a 20 point range for each grade. *These five quality grades with their penalty point ranges are given below:*

Number of Penalty Points	Quality
0-19.9	Good to Excellent
20-39.9	Generally Acceptable
40-59.9	Intermediate
60-79.9	Substandard
80 and over	Slum

This method of appraisal has been applied to the three districts previously designated in the introductory part of the report.

Chapter III

Analysis of Environmental Appraisal

The total environment score for each block in each of the three districts is shown in Figures 14, 15, and 16. Blocks are shown with identifying tract and block numbers as listed by the U. S. Bureau of the Census. These maps indicate those sections within the surveyed areas where deficiencies are encroaching upon the better developments. The subsequent analysis delineates those substandard areas which should be considered for redevelopment in the light of housing appraisal, environmental appraisal, and master plan recommendations for land use.

Table 9 shows the number and per cent of blocks in each district classified according to environmental grade.

Table 9

QUALITY OF ENVIRONMENT SCORE BY DISTRICTS

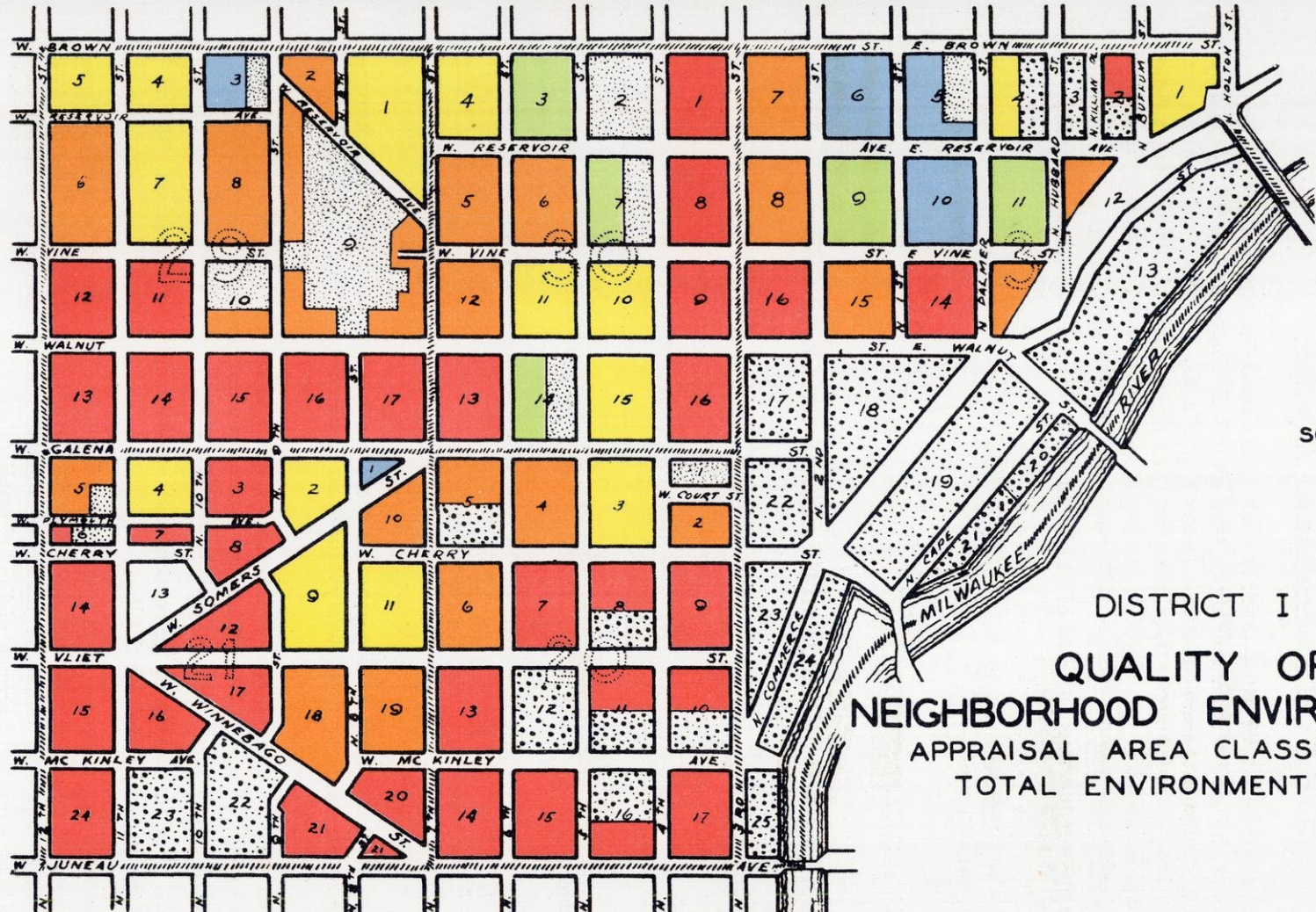
Environmental Grade	District I		District II		District III		Total	
	No. of Blocks	Per Cent	No. of Blocks	Per Cent	No. of Blocks	Per Cent	No. of Blocks	Per Cent
Slum	36	36.4	3	4.2	12	14.2	51	19.9
Substandard	22	22.2	2	2.8	16	18.8	40	15.6
Intermediate	14	14.1	19	26.4	18	21.2	51	19.9
Generally Acceptable	5	5.1	27	37.5	20	23.5	52	20.3
Good to Excellent	4	4.0	7	9.7	15	17.6	26	10.2
Non-Problem	18	18.2	14	19.4	4	4.7	36	14.1
Total	99	100.0	72	100.0	85	100.0	256	100.0

An examination of the quality of environment score for the total area indicates that the division by grade is rather uniform. A relatively equal percentage of blocks falls into each of the five classifications.

The greatest per cent of environmental deficiencies exists in District I where 36.4 per cent of the blocks are classified as slum. The smallest per cent of environmental deficiencies exists in District II with only 4.2 per cent of the blocks classified as slum.

On the basis of need for deficiency correction and environmental improvement, District I ranks first followed by District III and District II.

Table 10 indicates the coincidence of the four most important appraisal items affecting these districts. The adequacy of public utilities and the proximity to railroads are excluded from consideration because their impact is either negligible or limited. The incidence of hazards and nuisances has also been excluded because of limited application.



N
SCALE 1"=800'

DISTRICT I
QUALITY OF
NEIGHBORHOOD ENVIRONMENT
APPRAISAL AREA CLASSIFIED BY
TOTAL ENVIRONMENT SCORE

LEGEND

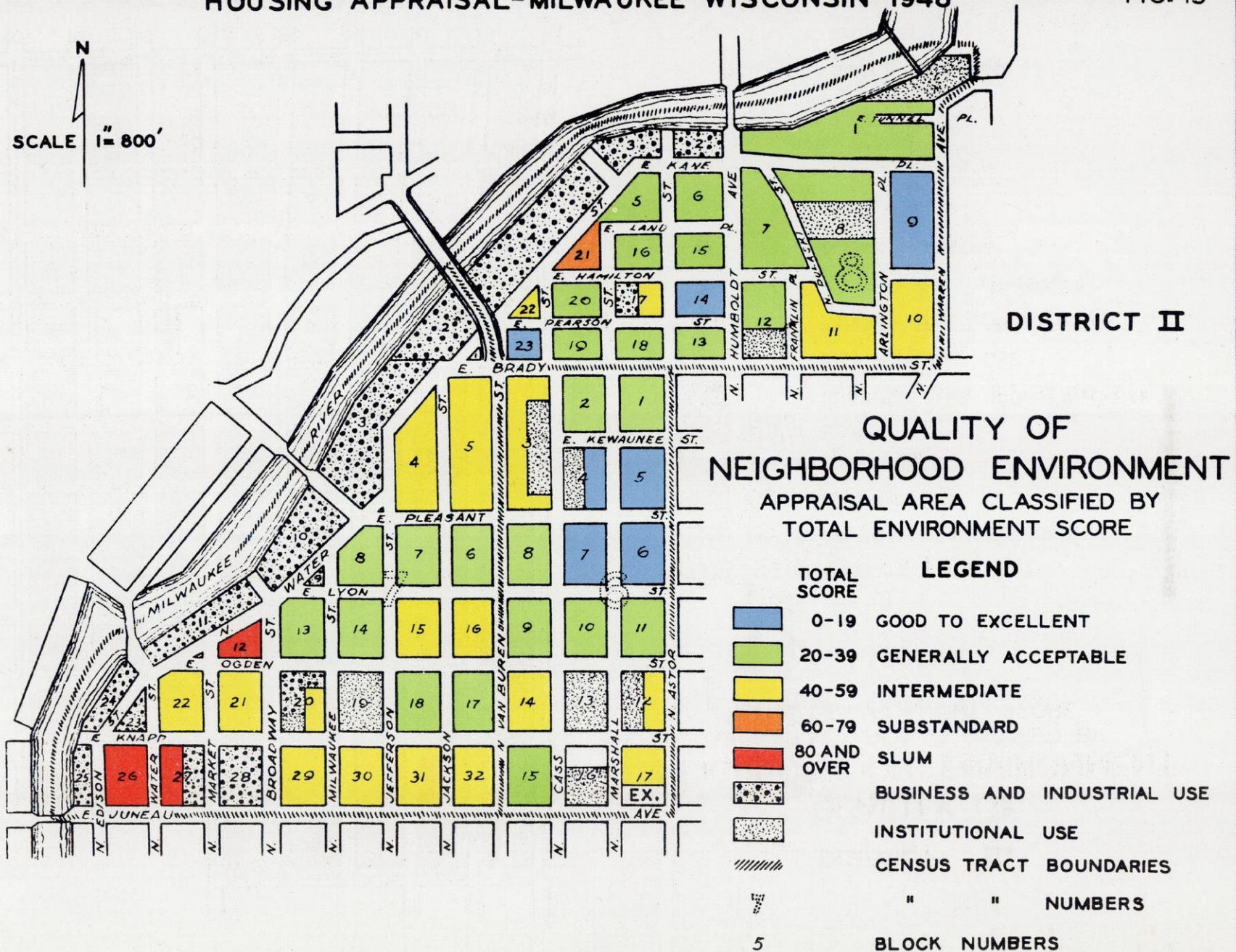
	0 - 19	GOOD TO EXCELLENT
	20 - 39	GENERALLY ACCEPTABLE
	40 - 59	INTERMEDIATE
	60 - 79	SUBSTANDARD
	80 & OVER	SLUM
	BUSINESS & INDUSTRIAL USE	
	INSTITUTIONAL USE	

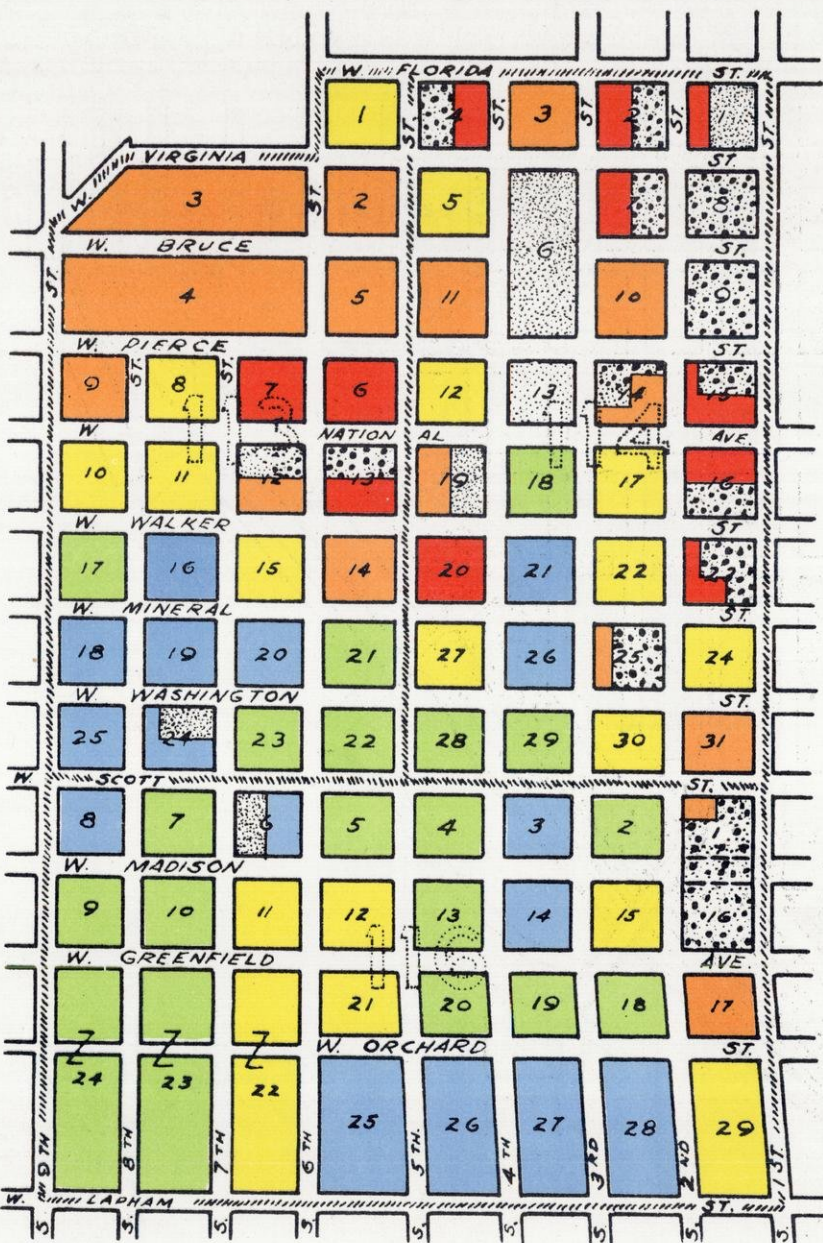
↑ CENSUS TRACT NUMBERS
15 BLOCK NUMBER - - - - - CENSUS TRACT BOUNDARIES

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG. 15











N
SCALE 1" = 800'





DISTRICT III
QUALITY OF
NEIGHBORHOOD ENVIRONMENT
 APPRAISAL AREA CLASSIFIED BY
 TOTAL ENVIRONMENT SCORE

LEGEND

- | | | |
|---|-------------|-----------------------------|
|  | 0-19 | GOOD TO EXCELLENT |
|  | 20-39 | GENERALLY ACCEPTABLE |
|  | 40-59 | INTERMEDIATE |
|  | 60-79 | SUBSTANDARD |
|  | 80 AND OVER | SLUM |
|  | | BUSINESS AND INDUSTRIAL USE |
|  | | INSTITUTIONAL USE |
|  | | CENSUS TRACT BOUNDARIES |
|  | | " " NUMBERS |
|  | | BLOCK NUMBERS |

N

SCALE 1" = 800'

Chapter III

Table 10

PERCENTAGE OF FRONTAGES WITH SELECTED MAJOR DEFICIENCIES BY CENSUS TRACTS AND DISTRICTS

Census Tract	Land Crowding	Parks and Playgrounds	Non-Residential Land Use	Street Traffic
District I				
20	66.7	73.3	78.3	20.0
21	57.5	57.5	52.9	18.4
29	58.0	34.8	31.9	29.0
30	40.0	33.3	35.0	23.3
31	22.6	7.5	37.7	7.5
Total	50.5	43.2	47.4	20.0
District II				
6	31.3	—	3.4	21.9
7	46.3	12.5	21.1	21.1
8	30.6	4.1	22.2	12.5
Total	37.2	11.7	19.5	18.6
District III				
113	32.0	—	46.0	21.0
114	32.4	3.7	63.0	25.0
116	3.6	—	17.9	25.0
Total	22.2	12.5	41.9	23.8
Grand Total	36.7	19.7	38.1	21.0

This analysis of some of the major factors contributing to unsatisfactory environmental conditions corroborates what would be expected in District I from the previous analysis by quality grade. District I has the largest percentage of frontages penalized for all items except street traffic. Frontages penalized for the crowding of land by buildings is twice as prevalent in District I as in District III. Park and playground penalties on a frontage basis are more than three times as prevalent in District I as in the other two districts. Mixed land use in Districts I and III than in District II. Street traffic as a contributing factor to unsatisfactory environmental conditions applies somewhat equally to all districts.

An analysis of each of these major deficiency appraisal items is presented below.

Blight Elimination & Urban Redevelopment in Milwaukee

Land Crowding

Excessive coverage of blocks by structures was not generally present in the poorer areas nor uniformly absent in the better ones. Land crowding in all three areas is the result of narrow lots platted many years ago, containing more than one structure per lot. This condition is obviously one which is undesirable but one which cannot easily be corrected because of small ownerships. In the areas classified as slum on an environmental basis, excessive block coverage is also traceable to a large number of nonresidential structures which tend to occupy the greater proportion of their lot areas.

Nonresidential Land Use

Mixed land use may be expected to limit the reclamation of some blocks for housing even though there are such residential assets as parks, playgrounds, and schools nearby. In some cases, the most appropriate and economic use of the land is nonresidential, and consequently rehabilitation of existing housing is unsuitable. Residential areas are adversely affected by proximity to industry, whereas industrial areas have stagnated because of misplaced residences which obstruct industrial expansion.

If it were possible to shift the various nonconforming uses around as one does pieces in a chess game, the blighting effect of mixed land uses might be eliminated. However, since this shifting of existing structures is not likely to come about voluntarily, it will be necessary to eliminate the disturbing element if either good residential or efficient industrial areas are to become stabilized through the process of redevelopment.

Street Traffic

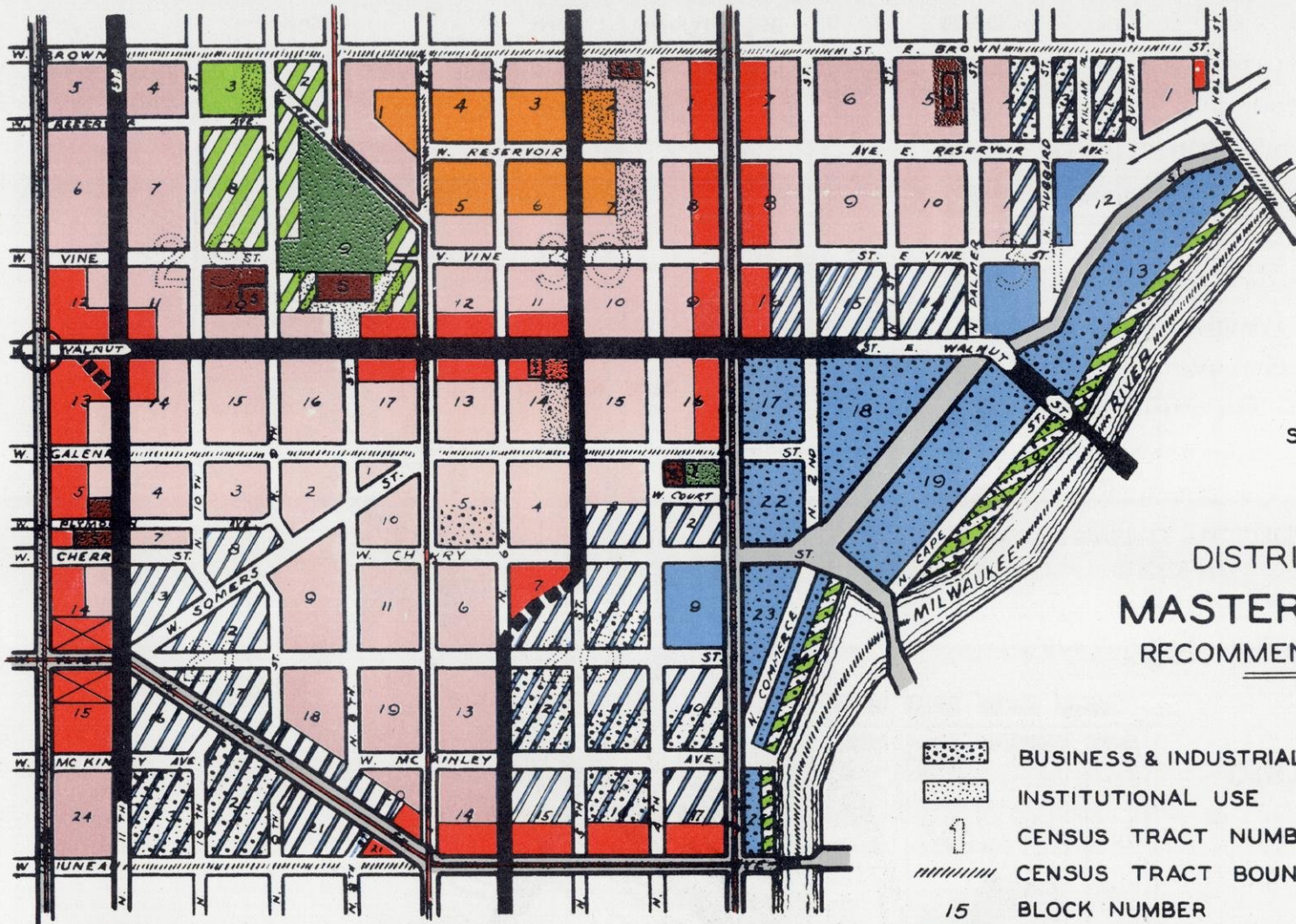
Only a small number of streets in the three districts are of such a nature that they may be classified as strictly residential despite a large number of residential land uses. Unsegregated land uses have resulted in commercial and business developments which require all purpose streets.

Traffic congestion and noise incident to motor vehicle and mass transport traffic is a contributing cause of blight. Where practically every street is a major traffic artery, there is no possibility of preserving the peace, quiet, and safety essential for a good residential district. One of the best ways to prevent blight is to establish self-contained neighborhood units from which all but strictly local traffic will be excluded.

Parks and Playgrounds

The inadequacy of parks in District I is striking. This is a particularly serious problem in view of high population density in this area. The presence of large playgrounds in all the districts, however, minimized the over-all park deficiency and resulting high penalty scores. In general, neighborhood parks are inadequate. Consequently in any replanning of these districts, neighborhood parks must be provided.

The tabular material available in the appendix permits a detailed examination of major deficiencies on an individual block and frontage basis. Frontages are numbered clockwise from the north frontage.



DISTRICT I
MASTER PLAN
RECOMMENDATIONS

- RESIDENCE - TWO FAMILY
- " - MULTIPLE FAMILY
- LOCAL BUSINESS CENTRAL BUSINESS
- LIGHT INDUSTRY
- HEAVY "
- PARK OR PARKWAY - EXISTING
- " " " - PROPOSED
- INTERSECTION REQUIRING TREATMENT

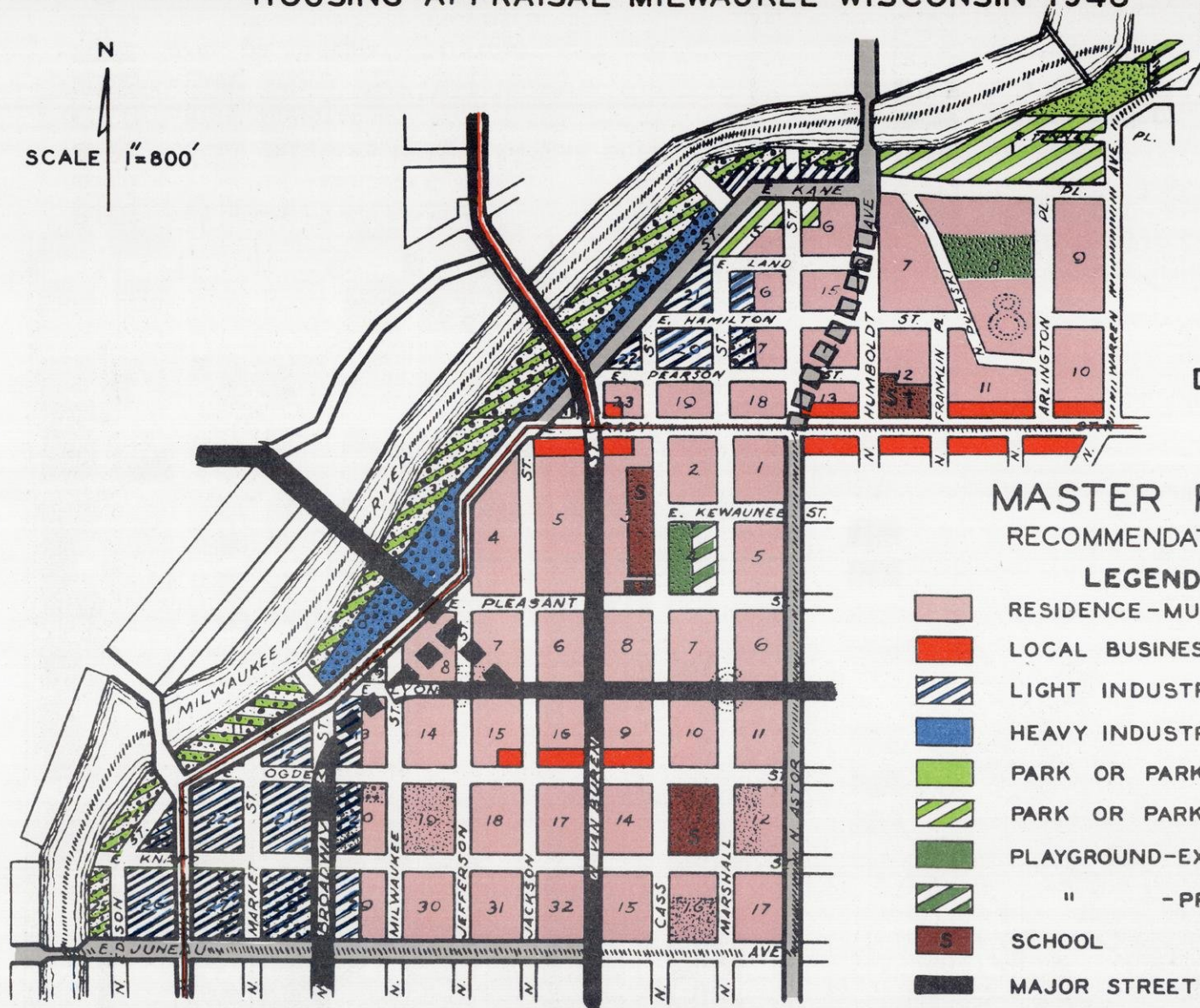
LEGEND

- BUSINESS & INDUSTRIAL USE
- INSTITUTIONAL USE
- CENSUS TRACT NUMBER
- CENSUS TRACT BOUNDARIES
- 15 BLOCK NUMBER
- PLAYGROUND - EXISTING
- " - PROPOSED
- SCHOOL
- MAJOR STREET - EXISTING
- " " - PROPOSED
- SECONDARY STREET - EXISTING
- " " - PROPOSED
- MASS TRANSPORTATION

HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG. 18

N
SCALE 1"=800'



DISTRICT II

MASTER PLAN RECOMMENDATIONS

LEGEND

- RESIDENCE-MULTIPLE FAMILY
- LOCAL BUSINESS
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- PARK OR PARKWAY-EXISTING
- PARK OR PARKWAY-PROPOSED
- PLAYGROUND-EXISTING
- " - PROPOSED
- SCHOOL
- MAJOR STREET-EXISTING
- " " - PROPOSED
- SECONDARY STREET-EXISTING
- " " - PROPOSED

— MASS TRANSPORTATION

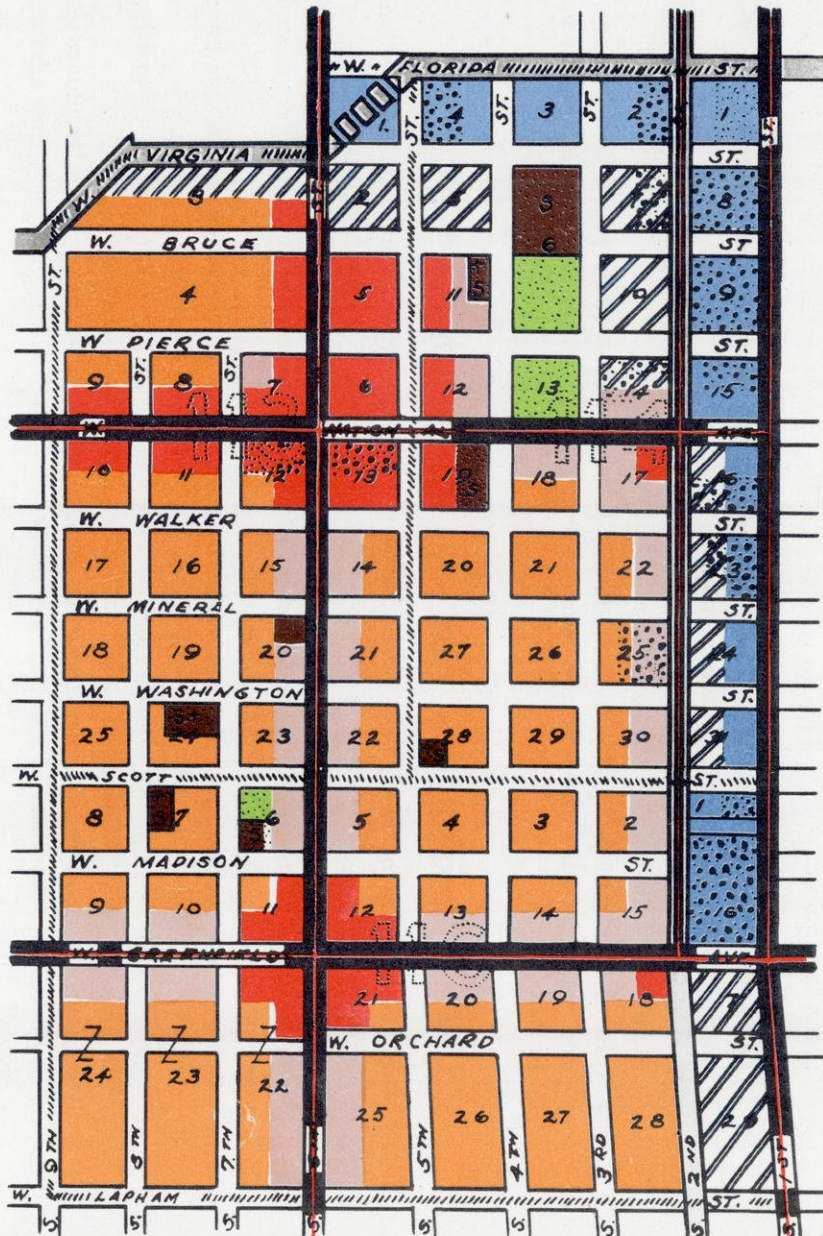
////// CENSUS TRACT BOUNDARIES

7 " " NUMBERS

5 BLOCK NUMBERS















BUSINESS & INDUSTRIAL USE

INSTITUTIONAL USE



DISTRICT III
MASTER PLAN
RECOMMENDATIONS

LEGEND

-  RESIDENCE - TWO FAMILY
-  " - MULTIPLE FAMILY
-  LOCAL BUSINESS
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLAYGROUND - EXISTING
-  MAJOR PUBLIC BUILDING
-  SCHOOL
-  MAJOR STREET - EXISTING
-  " " - PROPOSED
-  SECONDARY STREET - EXISTING
-  " " - PROPOSED
-  MASS TRANSPORTATION
-  CENSUS TRACT BOUNDARIES
-  " " NUMBERS
-  BLOCK NUMBERS
-  BUSINESS AND INDUSTRIAL USE
-  INSTITUTIONAL USE

N

SCALE 1" = 800'

Blight Elimination & Urban Redevelopment in Milwaukee

Master Plan Land Use Recommendations

The reconstruction of an area should be related to the city as a whole so that the needs of the occupants of the area are reasonably met either on the site or in easily accessible locations. Such needs include work, housing, shopping, recreation, and education.

The Blighted Area Law, Sec. 66.406 of the Statutes, requires that any proposed project must conform to a comprehensive city plan. The law states:

The planning commission is directed to make and, from time to time, develop a comprehensive or general plan of the city, including the appropriate maps, charts, tables and descriptive, interpretive and analytical matter, which plan is intended to serve as a general framework or guide of development within which the various area and redevelopment projects under this section may be more precisely planned and calculated, and which designates the proposed general distribution and general locations and extents of the uses of the land for housing, business, industry, recreation, education, public buildings, public reservations and other general categories of public uses of the land.

The Urban Redevelopment Law, Sec. 66.405 of the Statutes, also requires that the development plan be in accord with "The Master Plan."

The Land Use Recommendations of the Master Plan in Districts I, II, and III as shown in Figs. 17, 18, and 19 indicate the proposed general development of the areas.

From the survey and study of these areas, certain conclusions become evident:

- (1) That a reassignment of land use and the adjustment of population, involving better design with more amenities and assurance of stability in the blighted and substandard areas is required.
- (2) That practical measures of control must be applied to prevent and retard deterioration and to forestall the creation of undesirable conditions which ultimately result in the need for demolition and reconstruction.
- (3) That there are still some public improvements such as recreation areas, public buildings, street relocations, etc., which must be provided.
- (4) That all the changes that are desired and justified will require years to accomplish and that, therefore, the program must be constantly adapted to changing conditions and needs.

CLASSIFICATION OF AREAS FOR REHABILITATION AND REDEVELOPMENT

In the determination of blocks for redevelopment or rehabilitation different classifications have been used:

1. *Residential Redevelopment*—Present and recommended usage is residential; however, the condition of the dwellings is so bad that demolition has either a first or second priority.
2. *Residential Rehabilitation*—Present and recommended usage is residential; the condition of the dwellings warrants renovation and elimination of defects.
3. *Industrial Redevelopment*—Recommended usage is industrial; the condition of existing dwellings is so bad that demolition has either a first or second priority.
4. *Industrial Redevelopment—Residence Rehabilitable*—Recommended usage is industrial; however, the condition of existing dwellings warrants limited renovation and elimination of defects.

Chapter III

5. *Commercial Redevelopment*—Recommended usage is commercial; the condition of existing dwellings is so bad that demolition has either a first or second priority.
6. *Commercial Redevelopment—Residence Rehabilitable*—Recommended usage is commercial; however the condition of existing dwellings warrants limited renovation and elimination of defects.
7. *Public or Institutional*—Recommended usage is public or institutional; the condition of existing dwellings is so bad that demolition has either a first or second priority.
8. *Public or Institutional—Residence Rehabilitable*—Recommended usage is public or institutional; however, the condition of existing dwellings warrants limited renovation and elimination of defects.
9. *Nonproblem*—Present and recommended usage coincides and the structures which exist are satisfactory for the purpose of this report.

The classification of blocks for redevelopment or rehabilitation into these various categories is based on all the elements (facilities, maintenances, environment, and the Master Plan land-use recommendations). These areas are shown in Figs. 20, 21 and 22, and indicate the general areas for action. The red colored blocks; that is, those classified for residential redevelopment in the three districts, should be designated for demolition. In addition, those blocks classified for residential redevelopment (orange colored) should be included in residential redevelopment project areas insofar as redevelopment is in keeping with a good neighborhood or community concept.

Table 11 indicates the block classifications for redevelopment or rehabilitation by districts and total for all districts. It is evident that the biggest problem in dealing with these blighted areas exists in the category of rehabilitation rather than redevelopment.

In Districts II and III, the largest problem, in terms of area, is that of rehabilitation. On the other hand in District I, the largest problem is that of demolition and redevelopment.

In delineating areas for redevelopment and rehabilitation, one of the problems encountered was that of including parts of blocks. While it may be relatively easy to delimit areas for redevelopment or rehabilitation by combining the appraisal elements and the master plan land use recommendations, it is a much more difficult problem to delimit project areas in keeping with a neighborhood or community concept.

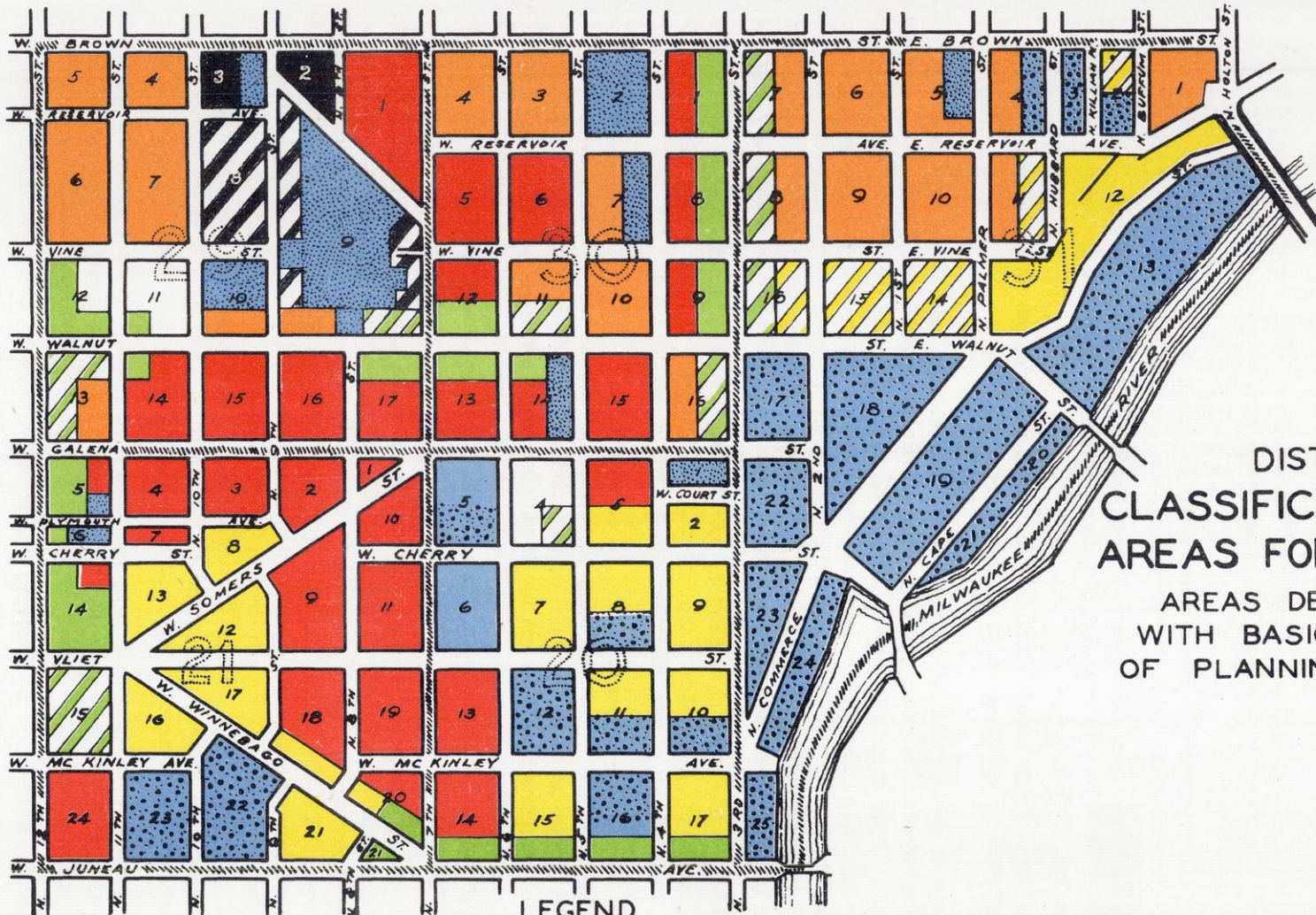
In District I, one of the possible major improvements which would eliminate blight and add to improved environmental conditions is the expansion of the public recreation facilities around Lapham Park. A factor which contributes to the high penalty score for environment is the limited amount of park space. The dwelling units in block 3 of census tract 29 northwest of Lapham Park are so dilapidated that redevelopment has a first or second priority. The County of Milwaukee is already the owner of all the property in this block. Actually it would also be desirable to include blocks 2 and 8 of census tract 29 for adequate park development as recommended in the master plan, even though these blocks could be rehabilitated. Inclusion of these blocks would provide the recreational area needed and recommended by the master plan.

A similar opportunity for providing a recreational area exists in block 4 of census tract 6 of District II. The City of Milwaukee here too already owns all the property in this block, but the process of eliminating substandard dwellings is dependent on providing replacement housing.

In any redevelopment program involving public improvements such as street widenings, grade separations, enlarged school sites, and other items conferring a city-wide benefit, the cost

HOUSING APPRAISAL - MILWAUKEE WISCONSIN - 1948

FIG. 20



SCALE 1" = 800'

DIST. I
CLASSIFICATION OF
AREAS FOR ACTION

AREAS DELIMITED
WITH BASIC FACTOR
OF PLANNING REMEDY

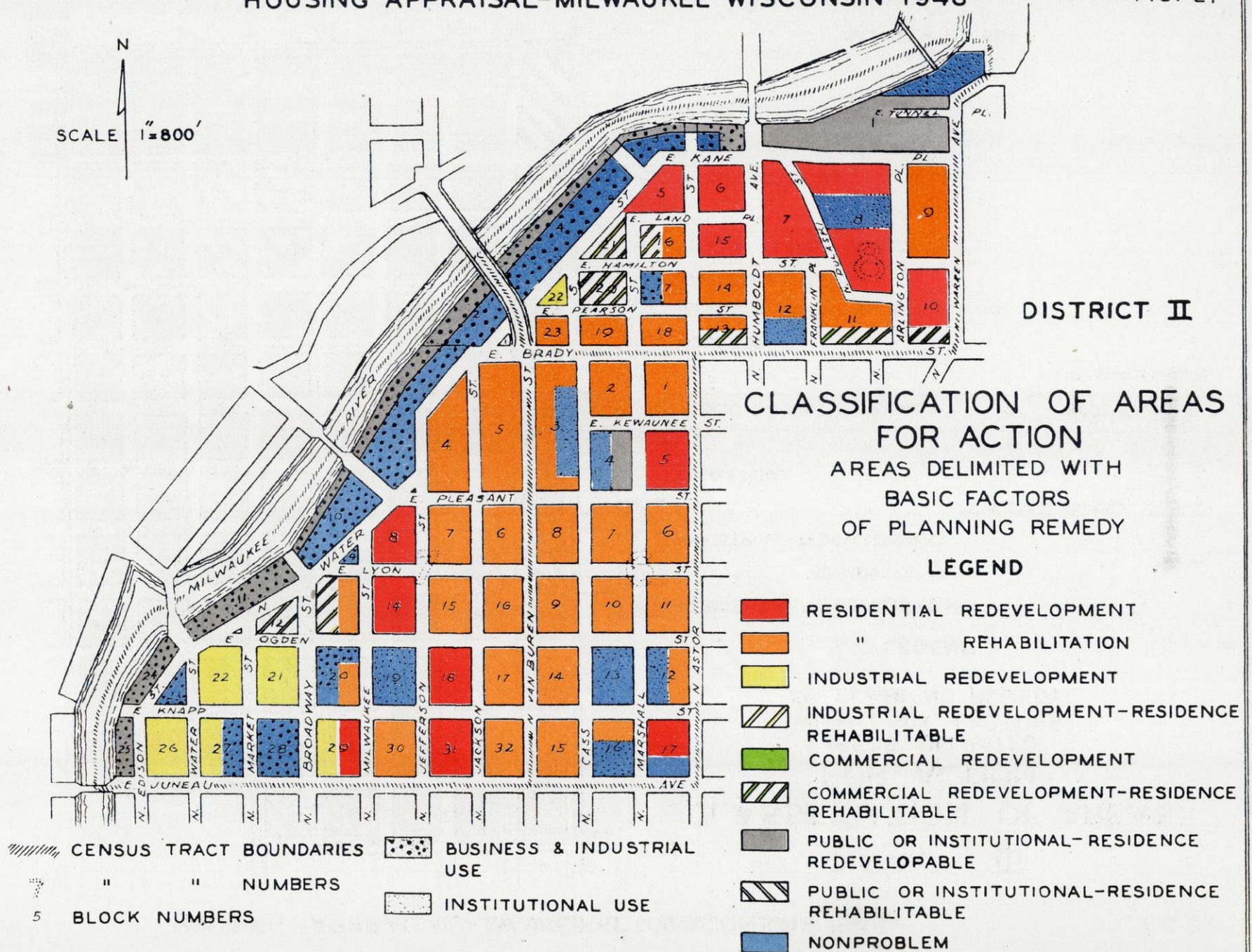
LEGEND

- | | | | |
|--|---------------------------|--|---|
| | RESIDENTIAL REDEVELOPMENT | | PUBLIC OR INSTITUTIONAL-RESIDENCE REDEVELOPABLE |
| | " REHABILITATION | | NONPROBLEM |
| | INDUSTRIAL REDEVELOPMENT | | BUSINESS AND INDUSTRIAL USE |
| | " " | | INSTITUTIONAL USE |
| | COMMERCIAL | | CENSUS TRACT BOUNDARIES |
| | " " | | TRACT NUMBERS |
| | PUBLIC OR INSTITUTIONAL - | | BLOCK NUMBERS |
| | " " | | |

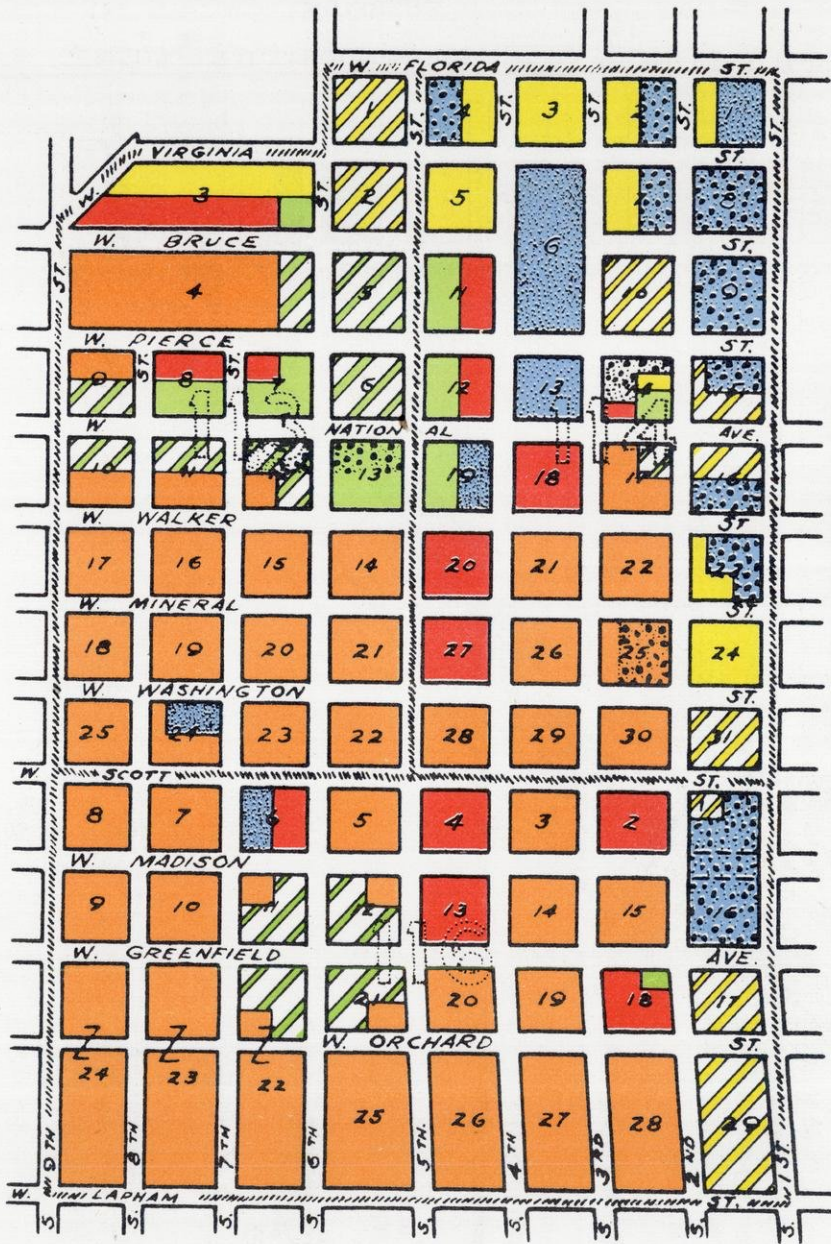
HOUSING APPRAISAL-MILWAUKEE WISCONSIN-1948

FIG.-21

N
SCALE 1"=800'



DISTRICT III
 CLASSIFICATION OF AREAS
 FOR ACTION
 AREAS DELIMITED
 WITH BASIC FACTORS
 OF PLANNING REMEDY



LEGEND

- RESIDENTIAL REDEVELOPMENT
- " REHABILITATION
- INDUSTRIAL REDEVELOPMENT
- " " -RESIDENCE REHABILITABLE
- COMMERCIAL " " "
- " " " " "
- PUBLIC OR INSTITUTIONAL - " REDEVELOPABLE
- " " " " REHABILITABLE
- NONPROBLEM
- BUSINESS AND INDUSTRIAL USE
- INSTITUTIONAL USE
- CENSUS TRACT BOUNDARIES
- 19 " " NUMBERS
- 19 BLOCK NUMBERS

N

SCALE 1" = 800'

Chapter III

Table 11
CLASSIFICATION OF AREAS FOR REDEVELOPMENT OR
REHABILITATION BY BLOCKS AND PARTS OF BLOCKS

Classification	District I		District II		District III		Total	
	Whole Blocks	Parts of Blocks	Whole Blocks	Parts of Blocks	Whole Blocks	Parts of Blocks	Whole Blocks	Parts of Blocks
Residential Development	17	16	9	4	6	8	32	28
Residential Rehabilitation	11	12	24	10	33	12	68	34
Industrial Redevelopment	10	8	4	2	3	7	17	17
Industrial Redevelopment-Residence Rehabilitable	2	3	3	2	6	3	11	8
Commercial Redevelopment	1	17	—	—	1	8	2	25
Commercial Redevelopment-Residence Rehabilitable	1	8	—	3	2	10	3	21
Public or Institutional	1	1	1	2	—	—	2	3
Public or Institutional-Residence Rehabilitable	1	1	—	—	—	—	1	1
Non-Problem	18	14	5	10	5	12	28	36
Total	99	—	72	—	85	—	256	—

Blight Elimination & Urban Redevelopment in Milwaukee

of such improvements should not be included as a part of the expense for redeveloping a block or district. Such improvements are necessary for the proper functioning of the city as a part of the expense for redeveloping a block or district. Such improvements are necessary for the proper functioning of the city as a whole and should be provided on the same basis as for newly developed sections of the city.

Redevelopment and Rehabilitation Problems

In the selection and treatment of areas which are eligible and suitable for redevelopment; that is, areas in which the condition of housing and other land uses is such that it is economically impracticable to proceed with a program of rehabilitation, three laws are offered as an aid in solving of the problem. They are: (1) The Blighted Area Law, (2) The Urban Redevelopment Law, and (3) The Housing Authority Law.

- (1) The Blighted Area Law (66.406) gives the city the power to proceed under its own initiative to assemble blighted land for redevelopment purposes.
- (2) The Urban Redevelopment Law (66.405) permits redevelopment corporations to ask the city to condemn blighted land.
- (3) The Housing Authority Law (66.40) permits the city to create a Housing Authority and permits such an authority to condemn blighted land in its own right.

It should be recognized that although primarily concerned with housing, these three statutes will not of necessity provide more housing as applied to blighted or insanitary areas. In fact, it is likely that instead of more dwelling units fewer units may be built in the redevelopment area. The present concentration of people in a limited number of housing units would not be permitted if and when selected areas are redeveloped under existing laws. Proposed restrictions relating to population density now being considered for these districts are more stringent than at present and would result in fewer people in such areas.

Even though the cost of acquiring and assembling improved property is completely discounted, another problem which must be considered when a redevelopment program is proposed is that a considerable number of the present tenants in the area will be unable to pay the rents necessitated by high construction costs even with the inclusion of subsidies available in the Blighted Area and Urban Redevelopment Laws. Housing for displaced persons in this economic category must be provided before any program of redevelopment can be initiated.

In addition, temporary as well as permanent shelter must be provided for these displaced persons. Temporary shelter is needed for those who require housing only during the construction period and who can afford to pay established rents in the redeveloped area. Permanent shelter in other localities is necessary for those who (1) can no longer reside in their former areas because of density restrictions and (2) cannot afford to pay established rents for improved redevelopment housing.

Replacement housing probably will have to be provided in undeveloped sections at the outskirts of the city. Such developments should be under the guidance of the Board of Public Land Commissioners and the Housing Authority of the City of Milwaukee. It is essential that the housing areas be integrated with the master plan of the City in order that the development fit into or constitute a good neighborhood or community unit.

Important as is the problem of redevelopment that of the prevention of total blight in areas still rehabilitable is of more importance. Prevention is always more important than correction.

Chapter III

Furthermore, the introduction of conservation measures in areas at present only slightly affected by blight is less expensive than demolition and reconstruction.

With the critical housing shortage, it is essential that present housing be preserved. Allowing dwelling units which are rehabilitable to continue to deteriorate will only add to the housing shortage and to the future cost of urban redevelopment.

It appears that existing laws are insufficient to deal with the problem of rehabilitation; however, much can be accomplished by strict enforcement of present ordinances and by adopting laws requiring a higher minimum standard for the maintenance of structures.

It is believed that with the enforcement of existing laws and with additional legislation, present values can be preserved or even improved and better housing standards secured in rehabilitable areas.

CHAPTER IV.

**AN ESTIMATE OF THE PROBABLE COST OF
ACQUISITION OF CERTAIN
BLIGHTED AREAS**

by

THOMAS A. BYRNE

Tax Commissioner

The Redevelopment Coordinating Committee was reorganized effective January 1, 1947 so as to include as a member among others the Tax Commissioner. This recognized the need for preliminary appraisal of values in areas to be selected for redevelopment. It was also recognition of the impossibility, as well as the lack of need for, an actual appraisal by the usual methods of areas selected for study, but wherein immediate acquisition would probably not take place.

Assessed value as well as probable acquisition costs are important in any contemplated redevelopment program. Under the urban rehabilitation law, the last assessed value preceding redevelopment would become the frozen tax base for the redeveloped area for a period not exceeding 30 years. Under the blighted area law, the municipality would be compelled to acquire land in the areas selected for redevelopment, demolish the buildings so as to render the land usable for redevelopment, and then either sell it or lease it to private redevelopers at its value for the new use. Thus in either instance value becomes a very important consideration.

At the outset it should be stated that the appended study by the office of the Tax Commissioner does not deal with use value as the term is used in the blighted area law. The study is intended merely to furnish a factual basis for a determination of first, the level of assessed value which would constitute the tax base in areas developed under the urban rehabilitation law and second, the probable cost to acquire certain areas under the blighted area law.

In the absence of an actual appraisal of each parcel in the three areas selected for study by the redevelopment coordinating committee, assessed values were used as a basis for determining probable cost of acquisition. This was done by the development of certain formulas which took into consideration the deviations between assessed values and sales prices of various kinds of properties in various sections of the city. Thus the method used to establish probable acquisition costs was essentially based upon a sample of properties which sold in 1947. These sales were related to assessed values in such a manner as to establish first of all a ratio of the assessed value to the sale and then a reciprocal which represented the same ratio plus 15 per cent. This reciprocal was used as a multiplier against the assessed value of each piece of property in the areas selected for study.

Method of Determining Acquisition Costs

The office of the Tax Commissioner analyzed all sales of real estate on which it was able to obtain information. Only "usable" sales, that is bonafide market sales rather than sales between relatives, sales by executors, trustees, land contract sales, and the like, were analyzed.

These sales were analyzed on the basis of three statutory classifications of real estate; residential, mercantile, and manufacturing. Within each of these classifications, the analysis con-

Chapter IV

cerned itself with sales of vacant property and improved property. Residential sales were broken down further for analysis into four price classes based on assessed valuation: those properties assessed under \$5,000, \$5,000 to \$7,500, \$7,500 to \$10,000, and over \$10,000.

In the case of mercantile and manufacturing properties, the sales analysis, for all practical purposes, was confined to improved and vacant properties.

The assessed values of these properties in these various classifications were related to the total sales prices of the properties in each category in each assessment district as well as city wide to determine a series of ratios of assessed values to sales. Thus for example the study showed that in the city of Milwaukee all improved residential property which was sold in 1947 was assessed at 52.7 per cent of total sales prices.

As stated before, these ratios were translated into reciprocals which, when applied to the assessment of each piece of property, would produce the price at which this property could be sold in 1947. This, of course, assumed that, generally speaking, individual properties would sell on the market at the same ratio to assessed value as would other properties in the same classification and in the same assessment district.

In all cases, the reciprocal was increased by 15 per cent to reflect the estimated added amount which any governmental body would have to pay for property as a premium in order to avoid condemnation. This 15 per cent factor was based upon recent purchases made by or on behalf of the city or housing authority for various municipal purposes.

In each area under analysis, there is some exempt property. This presented a problem since such property is not assessed nor were there any sales of such property. However, the valuation of such exempt property is maintained in a separate file. The acquisition cost of these properties was estimated to be the value shown on the exempt card plus 15 per cent. It may be that these estimates are not entirely realistic under present conditions.

Estimates of acquisition costs for each area are presented in appendix F. Acquisition costs are given by blocks and for each area designated for certain uses on the master plan and indicated for certain types of treatment as a result of the studies made by the Health Department and the Land Commission as set forth earlier in this report. Separate totals are presented for areas designated for residential redevelopment (colored red on maps), for present residential property in areas designated for industrial development (colored yellow), for present residential property in areas designated for commercial use (colored green), and for areas designated for public or institutional purposes (colored black). (See Figs. 20, 21, 22.)

In conclusion it will be observed that the estimated cost of acquisition in all cases is considerably in excess of present assessed values. Obviously this is due to the present inflationary condition of the real estate market and to the further fact that for various reasons assessments are well below present day selling prices. It is probable that within the next several years assessments will be increased so as to reflect more nearly the full value as demonstrated by sales. One obvious effect of such a procedure would be to increase base upon which taxes would be levied under the urban redevelopment law.

Moreover, whether a given block will in the future cost more or less than the estimates herein made will depend entirely upon the economic condition existing at the time of purchase.

However, it is hoped that the estimates will be of value to the city officials in forecasting probable costs of the blight program in the areas mentioned, and to private redevelopers in estimating the cost of acquiring any particular project area in which they might be interested.

CHAPTER V.

CONCLUSIONS AND RECOMMENDATIONS

by

REDEVELOPMENT COORDINATING COMMITTEE

The purpose of this report has been to delineate the inherent and varied problems attendant upon the elimination of urban blight and to establish a basis for a program of remedial action. Careful study of the significant data herein presented emphasizes that there is no simple solution to the problem of blight elimination and urban redevelopment. It is apparent that there are many questions that must remain unanswered until an actual physical beginning affords a basis for a program of continuing operations.

The complexities of the problem and the imponderables encountered in the attempted solution should not, however, obscure the possibilities that exist and the methods that may be employed to make a beginning in the eradication of urban blight.

Fundamentally, there are two considerations. First there are the causes of blight, which must be removed or inhibited. The areas which at present either present no particular problem or are only slightly affected by blight should be properly protected and conserved. This can be accomplished only by the effective application of regulatory powers—zoning, control of land use, compulsory standards of maintenance and repair, and prompt condemnation of worthless, sub-standard, and non-conforming buildings.

The second consideration is the effect of blight. Conservation measures will not prove to be of much value except in areas found to be rehabilitable and there only in a limited sense. The major problem, therefore, is the treatment of areas that require rehabilitation of existing structures and areas in need of demolition and reconstruction.

A review of existing and pending legislation appears to be in order, since any program embracing all aspects of blight elimination, urban redevelopment, and housing will have to be predicated upon one or more of the following laws.

1. Section 66.40 of the Wisconsin Statutes under which the public housing authority operates and which principally has to do with creating housing for lower income groups and veterans.
2. The Urban Redevelopment Law, Section 66.405 of the Statutes, providing for blight and slum area clearance and redevelopment by private capital.
3. The Blighted Area Law, passed in 1945, Section 66.406 of the Wisconsin Statutes, providing for blight and slum clearance by the city and the lease or sale of land so obtained to private enterprise at its use value.
4. The City of Milwaukee ordinance (Chapter 75, Milwaukee Code of Ordinances), Rules and Regulations Relating to the Maintenance of Housing in a Sanitary Livable Condition, and other building code and health regulations applying to housing.

A program of redevelopment and rehabilitation under these laws can be realized in Milwau-

Chapter V

kee only after appropriate policy determinations have been made by the Common Council. To assist the Common Council in the formulation of such a policy, the following recommendations are offered.

RECOMMENDATIONS FOR COMMON COUNCIL ACTION

General

1. That the Common Council adopt the Appraisal Method of the American Public Health Association's Committee on the Hygiene of Housing as the official standard for measuring the quality of housing in the City of Milwaukee and as the official basic method for determining areas eligible for redevelopment or rehabilitation.
2. That the Common Council authorize the continuation of housing appraisal in those remaining census tracts which exhibit at least seven of the ten elements of blight described in the introduction to this report (43, 44, 41, 40, 27, 28, 22, 23, 18, 19, 17, 2, 36, 35, 32, 133, 117, 124, 132, 125, 126, 130, 129, 115, 127), and such other areas as may be deemed necessary by the Health Department and the Land Commission.
3. That in the three districts embraced in this report, the Land Commission recommend to the Common Council and the Common Council thereupon designate by resolution the blocks or parts of blocks to be:
 - (a) Converted to parks, playgrounds or other public purposes.
 - (b) Redeveloped for commercial, industrial or other completely non-residential usage.and that existing dwelling structures in blocks or parts of blocks designated by resolution as suggested under (a) and (b) above be programmed for demolition; and that the program include, insofar as possible, a time schedule for accomplishment.
4. That the Land Commission recommend to the Common Council and the Common Council thereupon designate by resolution the remaining blocks to constitute either *residential redevelopment areas*, *residential rehabilitation areas*, or *non-problem areas*.

Residential Redevelopment Areas

5. That the designation of blocks for inclusion within each *residential redevelopment area*, as hereinafter described, be based on purely objective considerations, applicable equally to all parts of the city; and that a suitable formula be adopted to serve as a basis for designating such areas; and that the formula be such that any *residential redevelopment area* will contain a preponderance of unrehabilitable structures.
6. That the formula for delimiting *residential redevelopment areas* [subject to planning considerations as described under 7 (b)] be based on the following requirements:
 - (a) A median facilities penalty score for all contained dwelling units of 50 or over, or
 - (b) A median maintenance score for all contained dwelling units of 30 or over, or
 - (c) A median combined subtotal scores for facilities and maintenance for all contained dwelling units of 60 or over.

Blight Elimination & Urban Redevelopment in Milwaukee

7. That in its recommendations to the Common Council delineating *Residential Redevelopment Areas*, the Land Commission:
 - (a) Designate for demolition and for inclusion in *residential redevelopment areas* all red colored blocks (classified for residential redevelopment in Figs. 20, 21, 22).
 - (b) Where necessary to create good neighborhoods, include additional blocks or parts of blocks basically suitable for rehabilitation rather than redevelopment¹ (i.e., orange colored blocks in Figs. 20, 21, 22).
8. That in *residential redevelopment areas*, the Health Department in enforcing the "Ordinance, Rules and Regulations Relating to Housing," practice interim enforcement, dealing only with the alleviation of the most serious conditions and elimination of sanitary nuisances.²
9. That any *residential redevelopment area* chosen as outlined above be declared as constituting a "project area" as defined in the "Blighted Area Law" (Section 66.406 of the Statutes), or as an "area" of substandard or insanitary character as defined in the "Urban Redevelopment Law" (Section 66.405 of the Statutes).
10. That *residential redevelopment areas* be programmed for demolition and reconstruction, including, insofar as possible, a time schedule for accomplishment.³

The Redevelopment Coordinating Committee recognizes that the demolition and residential reconstruction of only the red blocks in the 11 selected census tracts is an undertaking of considerable magnitude. If a large number of blocks which have been designated as suitable for rehabilitation are incorporated into *residential redevelopment areas*, the magnitude of the redevelopment problem will be greatly augmented. Such an augmented problem may prove to be impossible of solution within the foreseeable future because of the limited financial resources of the municipality.

It should be noted that the red colored blocks do not constitute the extent of the problem of residential demolition and reconstruction in Milwaukee. These blocks constitute the minimum area in which action is necessary in the 11 census tracts studied. The extent to which demolition is indicated in other blighted areas can be determined only by future studies. Formulation of policy and actual blight elimination activity should not, however, await the completion of additional studies.

¹ The inclusion of rehabilitable blocks, adjacent to or surrounded by a majority of unrehabilitable ones, may be necessary in order to assure that a residential redevelopment area be of proper shape and homogeneity.

² Extensive rehabilitation or modernization should not be attempted in areas scheduled for demolition within a reasonably short period of time. The importance of a demolition program including a time schedule for accomplishment, therefore, is apparent.

³ Under existing legislation it is improbable that more than fragmentary redevelopment will be accomplished within any particular "*residential redevelopment area*," and the establishment of any time schedule for accomplishment is virtually impossible. If a complete reconstruction within each "*residential redevelopment area*" is to be accomplished in an orderly and progressive fashion, the securing of new legislation seems necessary. This need will constitute the subject of a separate communication to the Common Council at a later date.

Chapter V

Residential Rehabilitation Areas

11. That the Land Commission recommend to the Common Council and the Common Council thereupon designate by resolution the remaining orange colored blocks, in Figs. 20, 21, 22 [not included as part of "residential redevelopment areas" under 7(b)], as "*residential rehabilitation areas*."
12. That within such designated "*residential rehabilitation areas*," the "Ordinance, Rules and Regulations Relating to Housing" be fully enforced by the Health Department.
13. That the Land Commission recommend to the Common Council and the Common Council thereupon declare by resolution that any block or blocks included within such *residential rehabilitation areas* will not subsequently be included in *residential redevelopment areas* (scheduled for demolition) until a specified number of years have elapsed. If owners are to be encouraged and required to improve dwellings in *residential rehabilitation areas*, it is most important that no change be made in the use of all dwelling structures which now meet, or can be made to meet, and which will continue to meet suitable dwelling standards. Any vacillation in policy which would result in a block being first included within a *residential rehabilitation area*, and a few years later in a *residential redevelopment area*, would be disastrous to any sound rehabilitation activity.
14. That adequate rehabilitation of dwelling units within residential redevelopment areas be pushed with all possible vigor.

Recommended Procedure for Blight Elimination

A two and one-half million dollar bond issue for blight elimination was recently authorized by Milwaukee voters. Aside from general policy and program determinations, a major problem is the selection of the most prudent method of using these funds in order to obtain the maximum possible benefits.

Obviously, there are two immediate limitations. First, two and one-half million dollars will defray only a relatively small part of the total cost of blight elimination even if confined to the three districts covered by this report. Second, the practical difficulties of relocating on-site families during the existing housing shortage precludes large scale demolition and redevelopment and may make any time schedule for accomplishment impossible.

Comprehensive block improvement embracing a combination of rehabilitation of the better existing dwelling structures and demolition and replacement of the more substandard structures could be undertaken at this time.

The Redevelopment Coordinating Committee therefor recommends that after adoption by the Common Council of the recommendations described in 1 to 14 inclusive, the procedure be as follows:

1. That the Board of Public Land Commissioners recommend to the Common Council and the Common Council thereupon designate by resolution the boundaries of a *residential project area* or project areas in accordance with the provisions of the Blighted Area Law (Section 66.406 Wis. Statutes).
2. That the Board of Public Land Commissioners in adopting the boundaries of initial project areas use the suggested neighborhood redevelopment project areas' (Lapham Park, Brady-Humboldt, Vieau Park) as shown in Figs. 23, 24, 25.

Blight Elimination & Urban Redevelopment in Milwaukee

3. That blight elimination in the three project areas be accomplished by either of the following two methods or by a combination of both:
 - (a) Redevelopment by demolition and reconstruction on a complete block basis.⁵
 - (b) Infiltration, that is, redevelopment by demolition of selected structures to be replaced by new buildings and rehabilitation of other selected structures within the same block.

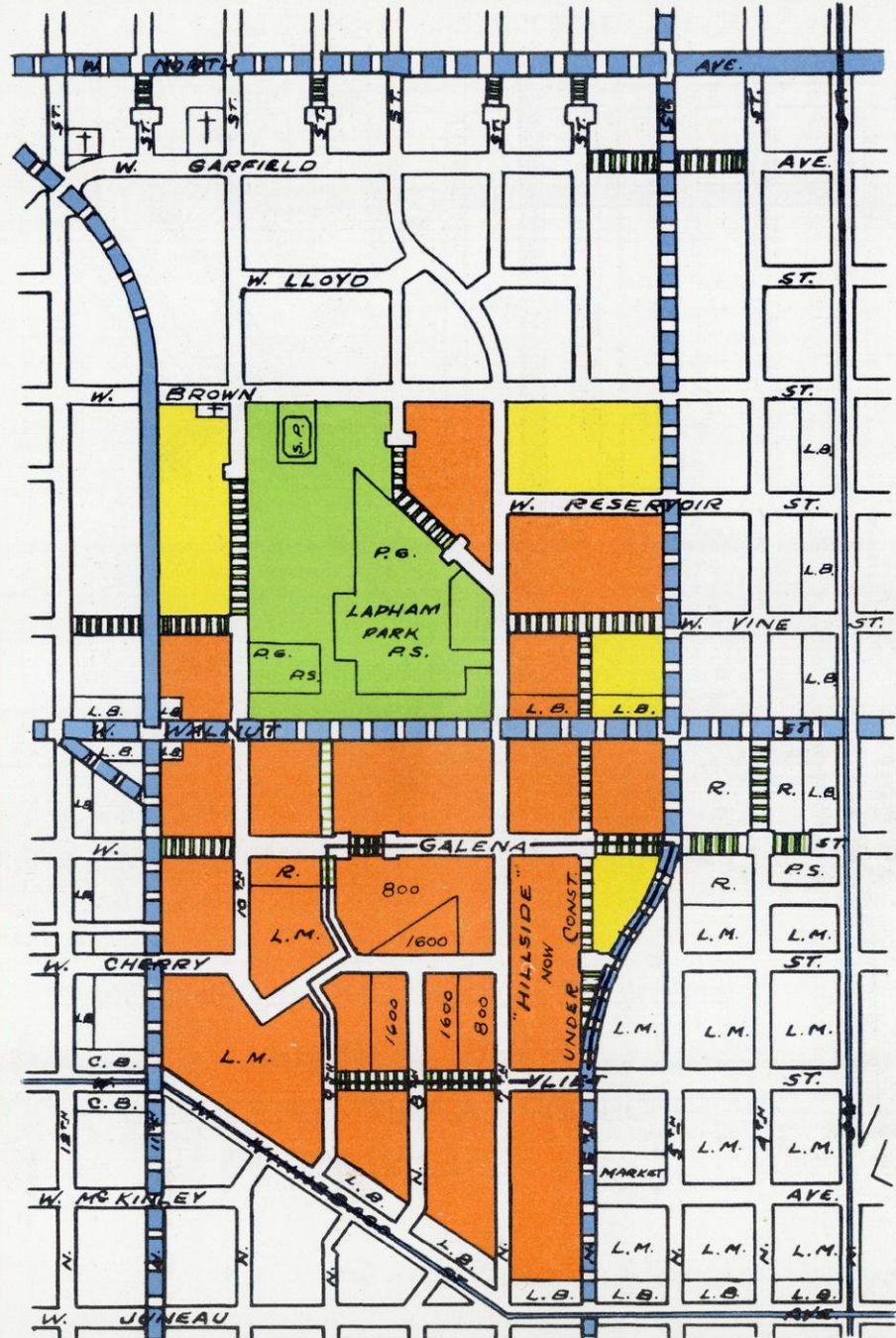
4. That essential steps in the redevelopment of a block or blocks by the infiltration method be as follows:
 - (a) Determine number and location of buildings to be demolished and determine alteration possibilities of remaining buildings.
 - (b) Obtain options and buy at negotiated price as many parcels as possible.
 - (c) Condemn remaining parcels, thus acquiring entire block.
 - (d) Prepare plan studies of housing to be built on land to be vacated by demolition as well as treatment of existing buildings to be altered to meet reasonably comparable standards. Indicate general type of structure ultimately to replace existing structures so altered or rehabilitated.
 - (e) Demolish unfit and non-conforming buildings. Prepare site and offer vacated land for sale or lease for private development subject to general compliance with the overall plan for the block and with the city's guarantee that the remaining structures will be rehabilitated in conformance with the same overall plan and ultimately removed for replacement by new buildings. As a corollary development, the Housing Authority could incorporate part of its veterans' housing projects on such vacated land.
 - (f) Rehabilitate, alter, and remodel remaining buildings as may be required.
 - (g) Calculate amortization of total investment in rehabilitated buildings and establish schedule for their eventual demolition and for offer to sell or lease vacated land as under (e).

Under such a plan, each entire block could eventually be rebuilt by private builders except for housing built by the city for veterans if so programmed. The remodeling of existing buildings could also be undertaken by the city, and the units could remain under city ownership until amortized. The life span of each structure, in terms of investment and probable use value, could be determined in advance.

⁴The Redevelopment Coordinating Committee, in preceding portions of this report, has indicated the need for redevelopment of areas of greater scope than the project areas here suggested. The project areas for initial redevelopment constitute only a small portion of the total redevelopment need within the 11 census tracts studied.

⁵As has been repeatedly pointed out, the practical difficulties associated with the relocation of on-site families during the existing housing shortage preclude large scale demolition and redevelopment on a block basis. It may be possible in selected blocks to erect new structures on those portions of lots unoccupied by dwelling structures such as rear yards and alleys. Subsequent to erection of new structures, the existing buildings could be demolished.

DISTRICT I
 SUGGESTED LAPHAM PARK
 PROJECT AREA
 NEIGHBORHOOD REDEVELOPMENT



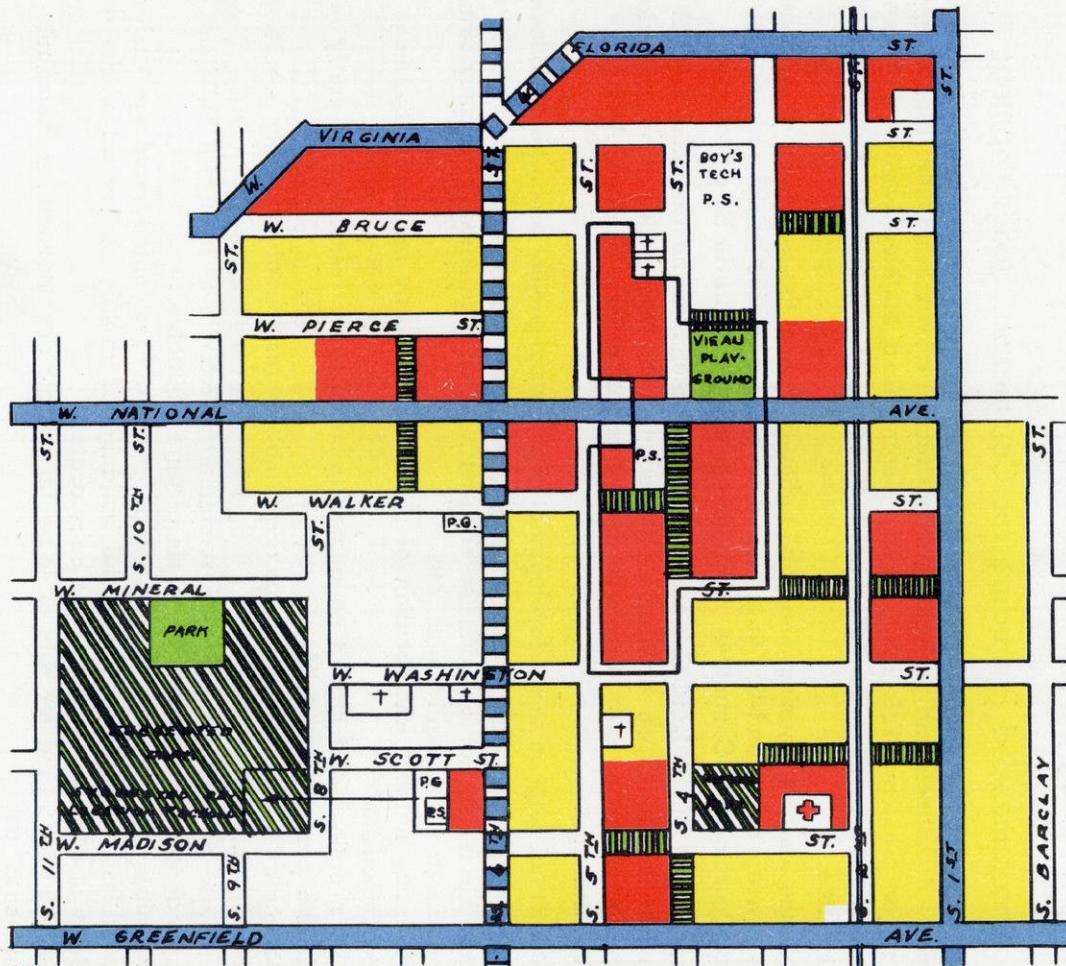
LEGEND

- RECOMMENDED FOR RESIDENTIAL REHABILITATION
- RECOMMENDED FOR RESIDENTIAL REDEVELOPMENT
- UNLESS OTHERWISE NOTED
- MAJOR STREET-PRIMARY
- MAJOR STREET-SECONDARY
- MAJOR STREET PRIMARY INADEQUATE WIDTH
- BOUNDARY OF SUGGESTED PROJECT AREA
- PEDESTRIAN STREET



SCALE 1"=800'

DISTRICT III
 SUGGESTED VIEAU PARK PROJECT AREA
 NEIGHBORHOOD REDEVELOPMENT



SCALE 1" = 800'

LEGEND

- RECOMMENDED FOR RESIDENTIAL REHABILITATION
- RECOMMENDED FOR RESIDENTIAL REDEVELOPMENT UNLESS OTHERWISE NOTED
- PEDESTRIAN STREET
- MAJOR STREET PRIMARY
- MAJOR STREET SECONDARY
- MAJOR STREET PRIMARY INADEQUATE WIDTH
- BOUNDARY OF SUGGESTED PROJECT AREA

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If authorized, the Housing Authority could undertake such a project in its entirety with the aid and cooperation of other city departments. While under city ownership, the remodelled structures could be used to house veterans and families of low income. The problem of rehousing on-site families will naturally occur. In a project of this sort, however, there may be possibilities for temporary on-site arrangements; whereas, in an area contemplated for mass demolition and total redevelopment, the simultaneous rehousing of numerous families during the current shortage of housing will probably constitute an insurmountable obstacle.

Recommended Procedure for Commercial Redevelopment

In addition to the planning of project areas in which residential blight is to be eliminated by a process of demolition and residential reconstruction and/or residential rehabilitation, there is another major problem. This involves the elimination of blighted dwelling structures in non-residential areas and making available needed space for commercial, industrial, and other nonresidential uses.

Although the current housing shortage militates against the demolition of residential structures for the conversion of land use to industrial or other purposes at the present time, the Redevelopment Coordinating Committee recommends the procedure to be as follows:

1. That the Board of Public Land Commissioners recommend to the Common Council and the Common Council thereupon designate by resolution the boundaries of an industrial project area or project areas in accordance with the provisions of the Blighted Area Law (Section 66.406 Wis. Statutes).
2. That the essential steps in the redevelopment of industrial project areas be as follows:
 - (a) Make a complete appraisal of the area and obtain all necessary information regarding residential occupancies such as number of families, occupancy status, rentals or rental equivalents, etc.
 - (b) Determine number and location of residential or partly residential buildings to be demolished.
 - (c) Obtain options and buy at negotiated price as many residential or partly residential parcels as possible.
 - (d) Condemn remaining parcels, thus acquiring all residential or partly residential properties.
 - (e) Purchase or condemn as many remaining mercantile or industrial buildings as appear to be physically worthless or unrehabilitable.
 - (f) Demolish all sub-standard residential or partly residential buildings and all worthless mercantile or industrial buildings as rapidly as present on-site residents of dwelling structures can be relocated.
 - (g) Offer vacated land for sale or lease for private development for mercantile or industrial use.

Residential and industrial redevelopment projects of the types suggested above could become entirely private operations, with the city lending its assistance only in the acquisition of land and in the exercise of regulatory control dealing with the type and quality of development to be undertaken. In the case of an industrial type project, the cleared land could, in selected locations, be used for automobile parking or other nonresidential uses. In any event, the full possibilities of the proposals cannot be realized until the work is actually undertaken. Specific problems can be resolved only in terms of specific blocks that may be designated for remedial action by the Land Commission and the Common Council.

Appendix

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APPENDIX A

HOUSING STATISTICS BY CENSUS TRACTS AND BLOCKS

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Table 12
HOUSING STATISTICS FOR CENSUS TRACT 20

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	PUBLIC SCHOOL												
2	1	1	8	8	65	80	88	53	58	65	115	130	145
3	15	15	44	44	16	35	65	8	40	63	24	83	127
4	15	15	36	36	15	29	62	5	26	45	27	57	110
5	5	5	10	10	25	44	46	33	40	70	70	90	105
6	21	21	45	42	47	62	82	26	46	59	83	110	134
7	18	18	49	49	47	75	79	46	55	68	103	124	149
8	9	9	25	22	35	46	57	41	47	56	87	101	110
9	13	13	37	37	43	59	81	36	45	56	82	110	121
10	11	11	35	34	53	57	65	43	55	60	102	105	128
11	10	10	16	16	55	72	82	37	50	63	95	114	155
12	HAYMARKET SQUARE												
13	23	23	66	65	33	65	73	31	42	60	77	99	125
14	19	19	45	44	42	65	78	26	35	54	83	103	119
15	10	10	19	19	67	83	92	16	36	46	90	123	135
16	4	4	11	10	35	45	67	8	15	35	46	85	100
17	14	14	32	32	36	50	84	18	25	36	52	74	99
TOTAL	188	188	478	468									

Table 13
HOUSING STATISTICS FOR CENSUS TRACT 21

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	6	6	10	10	15	38	63	15	44	52	33	83	97
2	30	30	77	77	26	57	77	33	50	64	73	107	132
3	22	22	55	55	39	58	73	29	45	65	74	115	137
4	20	20	47	46	17	35	56	23	35	47	47	79	98
5	16	16	28	28	24	41	65	16	26	65	46	68	103
6	4	4	9	8	35	55	108	0	10	17	55	88	103
7	16	16	29	29	24	58	75	6	13	25	35	70	96
8	9	9	15	15	55	65	78	26	35	51	68	99	123
9	38	38	84	84	35	55	74	35	45	60	77	105	131
10	26	26	54	54	27	50	64	24	46	63	54	95	116
11	42	42	89	87	19	33	59	33	49	60	59	84	112
12	16	16	37	36	21	34	71	36	55	65	64	90	125
13	25	25	44	44	41	56	71	24	50	69	62	110	152
14	24	24	64	59	16	45	73	7	14	26	26	62	89
15	34	34	79	77	16	25	44	12	25	29	30	52	74
16	14	14	35	35	45	65	79	14	30	60	57	112	137
17	18	18	52	51	19	33	53	13	27	48	49	70	91
18	36	36	77	77	31	69	93	24	35	54	62	111	140
19	22	22	45	45	31	49	66	28	45	63	67	99	123
20	15	15	25	25	19	33	55	13	27	50	33	66	106
21	22	22	37	36	35	65	75	13	25	36	50	88	111
22	INDUSTRIAL												
23	INDUSTRIAL												
24	38	38	87	86	24	57	71	3	25	39	43	82	104
TOTAL	493	493	1079	1064									

Blight Elimination & Urban Redevelopment in Milwaukee

Table 14
HOUSING STATISTICS FOR CENSUS TRACT 29

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	56	56	118	117	19	46	65	6	17	33	38	64	87
2	20	20	47	47	28	50	70	7	16	34	36	67	105
3	8	8	14	14	16	35	54	29	44	49	63	75	106
4	20	20	40	40	19	32	59	5	9	15	26	46	79
5	26	26	50	49	10	28	49	9	19	43	19	55	92
6	55	55	104	101	15	23	45	0	7	21	18	38	67
7	62	62	142	138	19	35	63	7	15	27	30	54	74
8	55	55	131	130	15	23	38	11	23	36	32	50	70
9	59	59	142	141	18	34	60	8	16	32	32	55	88
10	14	14	30	28	24	34	59	0	5	25	25	57	75
11	38	38	82	80	20	44	57	10	17	29	39	65	82
12	35	35	62	59	20	40	59	16	32	44	45	73	97
13	20	20	76	76	12	19	51	0	0	9	10	18	59
14	34	34	72	70	36	55	65	17	35	48	59	89	111
15	32	32	81	80	18	40	69	13	33	59	42	71	113
16	41	41	104	103	24	41	69	25	37	59	54	91	122
17	29	29	59	57	24	35	52	12	15	39	43	62	99
TOTAL	604	604	1354	1330									

Table 15
HOUSING STATISTICS FOR CENSUS TRACT 30

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	15	15	51	48	28	50	77	0	5	21	32	66	90
2	1	1	1	1	(Score Incomplete)								
3	31	31	66	66	17	34	52	8	16	24	25	43	64
4	49	49	92	92	17	32	55	4	15	26	26	46	81
5	41	41	72	72	19	40	62	5	17	46	31	72	96
6	36	36	71	71	24	45	61	9	27	36	38	70	105
7	18	18	33	32	8	18	25	0	0	0	12	21	27
8	24	24	53	53	15	52	75	0	6	14	18	57	87
9	26	26	79	79	11	23	57	0	17	39	13	62	95
10	25	25	96	96	16	33	52	7	18	27	28	54	71
11	32	32	78	77	17	26	56	12	26	40	38	58	88
12	31	31	69	65	17	32	48	24	37	50	42	73	103
13	19	19	66	66	31	55	66	12	15	31	61	76	95
14	17	17	22	16	25	43	57	4	15	27	37	70	82
15	23	23	97	97	12	53	75	6	15	21	30	65	101
16	21	21	57	55	17	36	60	6	15	29	26	55	78
TOTAL	409	409	1006	976									

Blight Elimination & Urban Redevelopment in Milwaukee

Table 16
HOUSING STATISTICS FOR CENSUS TRACT 31

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	28	28	50	50	7	18	30	0	0	0	7	16	30
2	3	3	6	6	5	6	7	0	0	0	0	6	7
4	15	15	30	30	13	24	31	0	0	4	13	28	33
5	22	22	44	41	11	15	36	0	3	6	12	19	41
6	34	34	81	81	11	25	48	0	0	1	12	28	57
7	29	29	47	43	13	28	50	3	10	17	16	48	61
8	25	25	101	99	17	33	49	0	0	5	16	34	55
9	34	34	68	64	13	29	55	0	4	7	17	32	62
10	21	21	53	53	20	25	53	0	3	9	12	27	53
11	26	26	50	50	15	35	57	0	0	7	15	41	61
12	5	5	8	8	27	44	66	11	11	23	39	62	76
13	1	1	2	2	0	58	0	0	10	0	0	69	0
14	13	13	24	24	19	46	79	0	3	12	22	51	88
15	13	13	25	25	17	38	72	0	5	9	17	57	87
16	26	26	75	74	21	42	66	0	4	16	26	48	72
TOTAL	295	295	664	650									

Table 17
HOUSING STATISTICS FOR CENSUS TRACT 6

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	22	11	52	32	7	25	60	0	2	6	12	25	60
2	22	11	53	29	12	15	18	0	0	5	7	14	37
3	30	13	71	43	13	27	75	1	4	7	13	32	81
4	7	7	54	52	43	63	74	10	18	34	68	86	99
5	18	7	80	38	25	53	75	0	0	4	28	53	78
6	22	9	47	26	6	20	55	0	0	0	10	30	57
7	27	15	117	77	19	36	67	0	0	0	17	32	72
8	20	15	125	125	16	41	71	0	7	22	16	53	85
9	15	9	64	64	28	47	75	0	0	0	28	50	76
10	19	13	65	59	31	48	62	0	3	7	37	48	61
11	21	11	209	127	33	38	65	0	0	.01	27	37	75
12	10	10	74	67	22	37	54	0	2	6	24	38	53
13	SCHOOL												
14	13	11	136	136	26	37	45	0	0	0	22	35	50
15	15	8	124	82	35	47	66	0	4	9	41	54	71
16	6	6	83	76	8	22	80	0	2	6	10	23	81
17	10	10	204	62	39	60	95	0	7	34	43	86	116
TOTAL	277	166	1558	1095									

Blight Elimination & Urban Redevelopment in Milwaukee

Table 18
HOUSING STATISTICS FOR CENSUS TRACT 7

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	INDUSTRIAL												
2	INDUSTRIAL												
3	INDUSTRIAL & MANUFACTURING												
4	27	11	45	22	18	25	37	1	10	28	27	40	65
5	43	17	75	44	14	25	60	0	1	16	18	35	76
6	25	13	74	43	11	20	37	0	0	6	13	26	39
7	36	12	72	23	20	36	60	0	5	9	23	38	81
8	25	13	44	28	40	64	83	0	5	25	47	73	90
9	INDUSTRIAL												
10	INDUSTRIAL & PLAYGROUND												
11	INDUSTRIAL & MANUFACTURING												
12	9	9	20	20	17	44	65	0	0	1	15	44	70
13	29	17	67	39	23	41	55	0	10	25	29	52	75
14	30	11	68	24	23	50	70	0	5	10	28	49	67
15	33	12	84	45	9	25	44	0	0	6	12	29	48
16	26	11	55	31	15	29	74	0	3	10	25	39	73
17	10	9	68	67	9	27	75	3	13	20	26	39	87
18	16	8	140	54	44	65	88	9	20	27	59	83	101
19	INSTITUTIONAL												
20	5	5	31	31	16	43	85	0	22	27	16	57	110
21	22	22	48	45	28	65	83	1	12	33	42	79	113
22	9	9	17	15	34	48	66	3	25	38	48	85	95
23	INDUSTRIAL												
24	INDUSTRIAL												
25	INDUSTRIAL												
26	10	10	23	23	30	65	84	9	18	28	49	88	129
27	7	7	15	13	53	65	79	16	21	29	75	90	108
28	INSTITUTIONAL & MANUFACTURING												
29	14	11	104	45	41	57	89	0	5	15	45	74	99
30	15	9	126	125	16	29	46	0	4	9	12	29	60
31	21	10	160	99	39	58	81	9	16	22	52	78	96
32	19	8	74	47	19	36	63	0	0	12	20	39	70
TOTAL	431	234	1410	883									

Table 19
HOUSING STATISTICS FOR CENSUS TRACT 8

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	61	23	136	60	26	52	72	1	11	17	34	59	89
2	INDUSTRIAL												
3	INDUSTRIAL												
4	INDUSTRIAL												
5	16	8	24	15	19	51	61	2	12	27	48	70	87
6	25	13	61	29	33	63	68	0	4	12	37	64	77
7	44	18	105	48	25	60	86	2	8	17	32	68	95
8	75	38	139	72	23	50	67	0	6	16	29	59	77
9	50	19	95	39	14	25	52	0	1	7	16	31	57
10	37	14	69	28	42	54	70	0	7	17	43	68	86
11	39	17	75	40	13	24	37	0	4	9	15	32	48
12	24	11	47	23	27	48	71	0	2	11	38	54	71
13	17	7	33	16	10	20	30	0	3	10	13	32	40
14	23	10	41	21	14	18	25	0	0	5	10	23	33
15	22	10	40	19	15	55	86	0	0	5	13	50	88
16	21	9	35	18	15	25	45	0	0	5	13	30	52
17	9	9	13	12	6	13	23	0	0	1	9	16	33
18	19	9	35	19	16	24	30	4	9	13	23	34	49
19	24	10	39	20	6	16	29	0	5	8	11	23	36
20	16	6	24	9	17	27	47	1	5	8	27	37	56
21	5	5	8	8	19	35	45	0	4	7	27	39	52
22	4	4	10	12	25	40	75	9	16	22	33	67	100
23	12	6	19	9	12	18	34	3	6	8	9	23	37
TOTAL	543	246	1048	517									

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Table 20
HOUSING STATISTICS FOR CENSUS TRACT 114

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	6	5	12	12	49	73	90	4	6	8	54	76	104
2	13	13	26	26	37	53	74	0	11	43	46	79	110
3	11	11	28	28	28	53	79	1	9	25	41	64	93
4	8	7	26	26	35	85	104	1	8	40	74	98	116
5	12	11	41	41	49	66	100	0	10	18	56	85	106
6	INSTITUTIONAL												
7	7	7	25	25	46	62	73	8	13	17	56	79	88
8	INDUSTRIAL												
9	INDUSTRIAL												
10	13	13	32	32	22	48	71	0	5	8	26	48	79
11	14	13	41	41	62	90	112	8	8	8	69	107	132
12	14	12	40	40	38	64	93	0	0	5	44	73	93
13	INSTITUTIONAL												
14	13	13	18	18	40	54	74	5	12	20	49	77	93
15	14	14	26	26	26	43	67	0	7	10	29	52	85
16	7	7	15	9	35	45	63	0	5	29	35	54	66
17	16	9	31	26	17	47	75	0	0	0	20	47	78
18	19	10	40	38	39	66	83	0	6	10	42	73	91
19	9	5	15	10	37	97	109	0	0	33	37	98	139
20	21	9	29	21	33	56	78	0	3	11	29	64	113
21	20	9	35	29	23	54	69	0	0	5	26	54	71
22	25	10	39	24	15	40	79	0	4	6	21	51	82
23	14	6	24	12	42	53	72	4	5	9	41	60	77
24	21	11	29	17	32	51	74	4	7	10	39	63	84
25	5	5	14	14	17	43	70	1	2	13	17	57	71
26	25	9	34	16	12	23	35	0	0	6	13	29	54
27	18	9	22	21	37	60	80	0	0	5	43	63	80
28	21	11	43	29	15	25	80	0	0	7	15	33	80
29	29	12	39	23	14	29	58	0	0	7	22	32	54
30	18	8	40	17	11	26	56	1	1	12	22	39	54
31	17	10	29	22	20	35	55	3	4	8	20	43	64
TOTAL	390	257	783	643									

Appendix A

Table 21
HOUSING STATISTICS FOR CENSUS TRACT 113

BLOCK NO.	NO. OF STRUCTURES	NO. OF STRUCTURED SCORED	TOTAL DWELLING UNITS	DWELLING UNITS SCORED	FACILITIES			MAINTENANCE			FACILITIES & MAINTENANCE		
					UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE	UPPER QUARTILE	MEDIAN	LOWER QUARTILE
1	11	11	21	21	17	34	54	4	8	14	25	47	63
2	13	13	45	45	22	33	69	3	7	21	28	39	97
3	66	30	107	53	25	50	82	0	5	26	38	63	105
4	89	39	145	75	18	30	50	0	4	9	23	37	61
5	22	22	72	67	34	46	74	1	8	9	38	54	93
6	21	21	45	45	21	47	80	0	3	8	28	50	81
7	25	25	51	51	28	50	78	0	5	17	32	62	100
8	29	12	47	21	24	56	66	0	4	5	25	60	73
9	18	18	37	18	18	22	49	0	6	8	21	29	53
10	23	12	38	19	10	17	24	0	4	5	12	19	37
11	23	23	45	44	15	38	52	0	4	15	21	39	56
12	9	9	14	14	5	10	45	0	0	6	8	13	45
13	11	11	27	27	20	51	58	0	0	16	20	53	73
14	19	19	43	41	29	40	79	0	10	15	35	50	95
15	24	24	45	45	12	26	63	0	1	3	17	31	65
16	27	13	42	24	20	45	93	0	1	4	21	51	95
17	32	15	47	25	31	40	58	0	0	0	31	42	59
18	30	17	68	48	20	48	65	0	0	0	20	48	65
19	31	14	42	21	13	18	30	0	0	0	13	20	30
20	24	11	39	21	18	31	34	0	0	5	19	31	38
21	23	13	32	20	9	23	40	3	4	6	13	25	49
22	25	11	53	42	23	46	67	0	0	0	22	44	65
23	29	17	35	25	15	32	51	0	4	9	16	43	64
24	16	6	18	5	10	35	41	0	0	0	10	35	41
25	32	18	53	35	8	18	62	0	0	3	8	16	65
TOTAL	672	424	1221	868									

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APPENDIX B

DWELLING APPRAISAL ITEMS

An effort is made here to explain health, safety or other significant aspects of each appraisal item, as presented in Table 5. Where an item represents a new type of evaluation, the reasoning behind it is more fully explained than where it follows usual housing survey practice.

Each item is identified by its number on the Unit Appraisal Form, followed by the number of the field schedule item from which it is scored. For each item the condition earning zero penalty and the condition incurring the maximum score is specified.

The items apply equally to family dwelling units and rooming units except as noted. Scores for any item may vary slightly in a rooming unit from the dwelling unit values given here.

Following the explanation of an appraisal item in terms of its purpose, content and range of scores, reference is made to a table or tables appearing in appendix C. These tables show the extent of occurrence of each particular deficiency within each of the 11 census tracts. Just as the appraisal system facilitates the presentation of data on the basis of census tracts, the same data is readily obtainable on the basis of individual blocks or any conceivable group of blocks. Presentation of such detailed data tabulated on a block basis would serve to make this report unnecessarily voluminous. The Health Department can, however, tabulate such data on a block basis for any individual or organization having use for it.

Facilities

Deficiency items 1-20 deal with the fixed physical characteristics of the dwelling or rooming unit and containing structure. Items 1-6 give the characteristics of the structure, and items 7-20 give those of the individual unit.

1. *Structure: Main Access:* scored from schedule item S7. The purpose is to penalize a structure not provided with normal access from a street, on the ground that access through a rear yard or alley may involve specific hazards, such as lack of light at night or accident hazards in circulating through a space which may not be provided with standard walks and may be littered with refuse. The item is not intended to measure the more fundamental defects often associated with rear yard or alley structures; they will be disclosed by other deficiency items.

The standard penalty scores range from zero for normal street access to 6 points for main access through an alley.

Table 23 in appendix C shows the per cent of dwelling units by census tract having main access to the structure from the street and from the alley or rear yard. Access to the structure from the alley or rear yard varies from 1.0 per cent in census tract 6 to 15.0 per cent in census tracts 29 and 116.

2. *Water Supply:* (source for structure): scored from items S8 and S8a. This item distinguishes between structures served by regular municipal or other public source and those which have private supplies or lack a water supply on the premises. The purpose is to penalize slightly

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all structures depending on a source of water which is not publicly supervised and may be subject to contamination, and to impose severe penalties for water supplies which the health department deems positively unsafe. Scores range from zero for public supply to a maximum of 25 points for a non-public supply disapproved by the health department. Where a supplementary appraisal is made under S8a, this item can become a basic deficiency with specific disapproval by the health department. Where no such supplementary appraisal is made, the maximum standard score is 8 points for no water supply on the premises and the item does not become a basic deficiency.¹ A token score of 3 points is given for any non-public supply, and all such cases can be segregated by punch cards for further investigation.

3. *Sewer Connection*: scored from S9 to S9a. In this item, resembling the one above, distinction is made between structures served by public sewers, those with private septic tanks or other water-carriage system, and those with no water-carriage system of sewage disposal. The purpose is to penalize structures which do not have assurance of safe and adequate sewage disposal through connection to a public sewer, and to impose severe penalties for disposal facilities deemed actively unsafe by the local health department.

Standard scores range from zero for public sewer connection to 25 points for sewage disposal disapproved by the local health department. In case of such disapproval, a basic deficiency is designated.

In the absence of a supplementary appraisal by the health department, the maximum score is 8 points for no water-carriage disposal and the item is not charged as a basic deficiency. A token score of 3 points for private water-carriage disposal serves here, as in the previous item, for segregation of these cases in analysis of punch cards.

The penalty scores for sewer connection are in addition to those for toilet facilities of the dwelling or rooming unit (item 9, below).

This and the previous item will generally produce zero scores in central urban areas. Penalties would automatically accrue to some suburban and most rural housing, but these are not severe if the private well and sewage disposal system are in good order.

4. *Daylight Obstruction*: scored from S16a. This item measures the degree to which a structure's daylight is obstructed by adjacent buildings. This is done by counting the number of windows on each side of the structure, then reporting the height, distance and lateral placement of buildings on each side. These field data are processed by office calculations which translate them into a single obstruction factor for the building as a whole. The score is based on this factor. Special penalty is automatically given for obstruction (or special credit for lack of obstruction) of windows on a southerly side, which are essential to adequate sunlight.

Standard scores range from zero for structures with insignificant obstructions to 20 points for the most extreme conditions.

The penalty scale is so constructed that scores of 5 or 8 points will result when daylight obstruction is serious enough to necessitate the use of electric lights on a clear day in a substantial proportion of the rooms in the structure. Very few structures will incur the

¹ Units in such structures will show a basic deficiency for their individual supplies, under item 11, below.

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maximum penalty of 20 points, and buildings must be extremely close together with a high percentage of windows on the obstructed sides to incur a penalty of 10 or 15 points.

This item is not classed as a basic deficiency because daylight obstruction has not heretofore been subject to objective measurement in extensive surveys. Daylight obstruction is, however, a problem of fundamental importance.

No attempt is made in this item to appraise the adequacy of natural light in individual rooms or units of the structure. A unit containing a room without windows will, however, be penalized under deficiency item 17, below.

Table 24 in appendix C shows the per cent of dwelling units having no or only moderate daylight obstruction as compared to the per cent having substantial or extreme daylight obstruction. Substantial to extreme daylight obstruction varies from a low of 26.0 per cent in census tract 20 to 53.0 per cent in census tract 29.

5. *Stairs and Fire Escapes*: scored from S10. The adequacy of means of egress from multiple dwellings and other dwelling structures of three or more stories is evaluated, taking into account the number of exits and selected indices of deficiency in the exits present. Penalty scores range from zero, for two means of egress with no deficiency indicated, to 30 points for a single means of egress from a building of four stories or higher. Requirements are relaxed for structures of so-called full fireproof construction.

Although this item can incur high penalty scores, it is never charged as a basic deficiency. The reason is that in a structure with inadequate stairs and fire escapes, certain units such as those on the ground floor may individually have adequate egress. Therefore, the basic deficiency for means of egress is charged only to units, under Dual Egress (item 13 below), where individual units with adequate egress will escape penalties.

Table 25 in appendix C shows the per cent of dwelling units within structures having adequate or inadequate stairs and fire escapes.

6. *Public Hall Lighting*: scored from S11. Penalties are imposed on structures containing public halls if a substantial part of those halls shows inadequate daytime light or is without installed artificial light fixtures. These deficiencies are scored as indices of accident and moral hazard and as obstacles to cleanliness.

Penalty scores range from zero for halls with adequate daytime lighting throughout and with light fixtures in each story of each hall, to 18 points for structures with no hall light fixtures and a substantial part of the halls showing inadequate daytime lighting.

Table 26 in appendix C shows the per cent of dwelling units in structures with fairly adequate public hall lighting as compared to those with very inadequate public hall lighting. The percentage with inadequate lighting varies from 0.3 in census tract 6 to 17.5 in census tract 20.

7. *Unit: Location in Structure*: scored from heading of Unit Schedule. This item penalizes units located in a basement, or on the fourth floor or higher in a building without elevator.

For basement units a token penalty score of 3 points is assigned, on the presumption that such units will be inferior to others in such respects as size of windows, exposure to wind-blown dust or debris through placement of windows close to ground level, and tendency toward dampness.

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No attempt is made in this item to score the more fundamental defects commonly associated with basement units, such as poor toilet facilities, windowless rooms, etc., for these conditions are reported separately under other deficiency items. In other words, this item, like item 1 (main access to structure), imposes a small penalty for the deficiencies inherent in poor location, and the occasional high grade basement unit, like the occasional high grade rear yard house, is thus protected against a large and inequitable penalty on the basis of its location alone.

In the case of units on the fourth or fifth floor of a walkup building, penalties of 4 or 8 points are assigned. Units in such locations always involve excessive stair climb for all members of the household, with definite hardship or health hazards for mothers of small children, pregnant women and victims of cardiac impairment.

Table 27 in appendix C shows the per cent of dwelling units in basements or on the fourth floor or higher without elevator facilities. The percentage of such units varies from 0.6 in census tract 113 to 6.6 in census tract 7.

8. *Kitchen (or Special Rooming Unit) Facilities:* scored from D1. This item penalizes the absence of any or all of the standard kitchen facilities; installed sink, installed range and a refrigerator usable in all seasons. It also penalizes sharing of kitchen facilities. The item thus serves as an index of safety of food storage, adequacy of provision for cooking normal family meals, and of general convenience in the basic function of preparing and serving food. Scores range from zero for full private kitchen to 24 points for shade kitchen without sink and refrigerator. Kitchen facilities are omitted from the Rooming Unit Schedule.

Table 28 in appendix C shows the per cent of units in which the kitchen is shared, or in which there is no refrigerator or no kitchen sink. This percentage varies from 5.0 in census tract 116 to 16.5 in census tract 114.

9. *Toilet:* scored from D2. Toilet facilities available to the unit are scored in terms of location, type, and privacy or sharing. Three separate indices are thus provided as to the adequacy of this most basic sanitary facility. For rooming units, the item is modified to provide for multiple toilets within the unit, and for sharing by a reasonable number of occupants without penalty.

Score range, for a dwelling unit, from zero for a private flush water closet inside the unit to 45 points for a frostproof hopper outside the structure and shared by three or more families.

A basic deficiency is shown for this item if the toilet is shared with another dwelling unit, if it is a privy of other than approved sanitary type, or if the toilet is outside the structure.

By reporting and scoring separately the location, type, and sharing of the toilet, a better distinction is obtained than where a single Yes-No entry is made to show whether there is an inside private flush toilet. For example, a dwelling unit may have a private flush toilet which is not inside the dwelling unit but just outside in a locked compartment off the public hall. This is not an inside private flush toilet, but it is considerably better than one in the same location shared with another family. Under the method of reporting and scoring used, the

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private hall toilet described would receive a penalty of 8 points but would not be classed as a basic deficiency.

Table 29 in appendix C shows certain characteristics of toilets within the various census tracts. A private toilet located inside of the dwelling unit varies from a low of 54.1 per cent in census tract 114 to a high of 89.7 per cent in census tract 29.

10. *Bath*: scored from D3. This item treats the bathing facilities available to the unit in a fashion similar to that described for toilets above: with consideration of type, location and sharing. Scores range from zero for a private tub or shower with piped hot water inside the dwelling unit to 20 points for no installed bath available to occupants of the unit. A basic deficiency is charged if a bath is lacking, is outside the structure or shared with occupants of another unit.

A feature of this item is the distinction between installed baths with and without piped hot water.² Considerable percentages of so-called private baths have no hot water tap, a deficiency which largely nullifies the value of the bath.

Table 30 in appendix C shows certain bath characteristics within the various census tracts. The percentage of dwelling units, with private bath with piped hot water, varies from a low of 35.0 in census tract 20 to a high of 62.7 in census tract 31. The percentage of dwelling units with no bath available varies from a high of 50.0 in census tract 20 to a low of 0.2 in census tract 6.

11. *Water Supply (Location and type for unit)*: Scored from D4. This item evaluates adequacy of water supply for the unit as distinct from safety of the water source for the entire structure, covered in item 2 above. Lack of piped hot water or the necessity of carrying water from outside the unit are penalized on the ground of inconvenience and as obstacles to normal cleanliness and good housekeeping. Penalties range from zero for piped hot and cold water inside the dwelling unit to 15 points for any supply outside the structure. Dependence on water supply outside the dwelling unit or outside the structure constitutes a basic deficiency.

Table 31 in appendix C shows certain characteristics of the water supply of dwelling units within the various census tracts. The percentage of units with hot and cold water supply inside the unit varies from a low of 40.0 in census tract 20 to a high of 79.4 in census tract 6.

12. *Washing Facilities*: scored from D5. The lack of a wash basin in the unit (separate from a kitchen sink), or the absence of an installed laundry tub on the premises, is penalized as an index of inconvenience and barrier to normal cleanliness. Penalties range from zero for presence of both facilities to 8 points for absence of both. In rooming units the laundry tub is not required and scoring is based on whether all wash basins have hot water and whether the number of basins bears reasonable relation to the number of occupants.

Table 32 in appendix C shows the per cent of dwelling units with an absence of both a wash basin and an installed laundry tub. This percentage varies from 3.7 in census tract 6 to 56.0 in census tract 20.

² Piped hot water means a tap at which hot water can be drawn from a heater; it does not necessarily mean continuous running hot water as supplied in high grade apartment buildings.

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13. *Dual Egress*: scored from D6. This item penalizes any dwelling unit that lacks two separate safe means of reaching the outdoors at ground level. In case of fire this defect can be the direct cause of deaths. Any dwelling unit showing but a single means of egress is charged with a basic deficiency. Penalty scores range from zero for two means of egress to 30 points for a single means of egress in a unit on the third floor or higher.

The definitions and field instructions for this item are particularly explicit in order to assure reasonable interpretation of dual egress in such types of buildings as the ordinary two-story single-family house with a single stairway. In rooming units, two means of egress must be accessible from every room in order to escape a basic deficiency. Requirements are relaxed in the case of fireproof structures, though few such buildings will ordinarily be found in low-grade areas subject to survey by this method.

Table 33 in appendix C shows the per cent of dwelling units, within each census tract, without two separate safe means of reaching the outdoors at ground level. The percentage varies from a low of 18.0 in census tract 116 to a high of 48.0 in census tract 6.

14. *Electric Lighting*: scored from D7. Lack of installed electricity is penalized on the ground that other forms of artificial lighting seldom provide adequate illumination for close visual tasks and that they will usually involve special fire hazard. Penalties range from zero for electric lighting installed and used to 15 points for no electricity installed. The latter condition is classified as a basic deficiency.

Table 34 in appendix C shows the per cent of dwelling units within each census tract with no electricity installed. The percentage varies from 0.0 in census tract 114 to 1.1 in census tract 20.

15. *Central Heating*: scored from D8. The lack of furnace or other central source of heat is given a small penalty on the presumption that stoves or other local heat sources within the rooms of the unit will entail some nuisance in the handling of fuel or removal of ashes. Scores range from zero for central heating installed and used to 3 points for no central heating. No attempt is made in this item to evaluate the adequacy of heating, since local heaters well distributed through the unit can supply entirely adequate heat (see next item).

Table 35 in appendix C shows the per cent of dwelling units within each census tract lacking furnace or other central source of heating. The percentage varies from a low of 0.4 in census tract 6 to a high of 73.0 in census tract 20.

16. *Rooms Lacking in Installed Heater*: scored from D9. Under this item a penalty score is assigned according to the proportion of rooms in the unit which lack an installed heater (flue-connected stove, radiator, furnace register or other safe permanent heating device). This determination, although a relatively crude index of heating adequacy, gives a much stronger basis for penalty scores than the classification merely by central or local type of heating, commonly used in housing surveys. Penalty scores range from zero for all rooms with installed heater to 20 points for all rooms in a large unit lacking installed heater (substantial cookstoves are counted as heaters).

A basic deficiency is declared only if: (a) all rooms of a small unit (one through four

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rooms) lack installed heater; or (b) if three-fourths or more of the rooms in a large unit (five rooms and over) lack such heaters.³

Table 36 in appendix C shows for each census tract the proportion of rooms in dwelling units which lack an installed heater. The percentage of rooms in the dwelling units which lack an installed heater in one-half or less of all rooms varies from a low of 84.0 in census tract 20 to a high of 99.6 in census tract 114.

17. *Rooms Lacking Window:* scored from D9. This item discloses rooms without a window to the outside air, and acts as a supplement to item 4 on daylight obstruction of the building as a whole. A windowless room is widely recognized as one of the most fundamental defects in housing. Penalty scores range from zero for no windowless room to 30 points for one room without window in a small unit. Rooms with a skylight only are also penalized. In general, if any room of the unit lacks a window a basic deficiency is recorded.

Table 37 in appendix C shows the per cent of dwelling units with one or more rooms lacking a window. This percentage varies from a low of 0.6 in census tract 116 to a high of 19.5 in census tract 20.

18. *Rooms Lacking Closet:* scored from D9. The proportion of rooms in the unit which lack a closet (opening directly from the room or adjacent to it) is scored as an index of inconvenience in housekeeping and of poor dwelling design. Scores range from zero, where every room is supplied with a closet, to 8 points where three-fourths or more of the rooms lack this facility. This item is not only diagnostic in its own right but contributes to the general index of room adequacy, discussed below (item 20).

Table 38 in appendix C shows the per cent of dwelling units in which three-fourths or more of the rooms lack a closet. This percentage varies from a low of 4.6 in census tract 6 to a high of 20.0 in census tract 20.

19. *Rooms of Substandard Area:* scored from D9. The proportion of rooms which fail to meet a reasonable standard of size is the basis for scoring under this item. This appraisal is made not as an index of overcrowding but rather as a measure of the unit's adequacy for normal occupancy. The standards for this item have been derived from investigations of the Subcommittee on Occupancy Standards of the Committee on the Hygiene of Housing and from criteria of other national housing bodies. The required area for each type of room is adjusted to the total number of rooms in the unit. For example, in a unit having only one bedroom the area requirement for that room is 120 square feet; whereas in a four-bedroom unit only one bedroom need meet this standard, two should be as large as 100 square feet, and the fourth may be as small as 70 square feet.

Penalty scores range from zero, where no room is of substandard area, to 10 points if three-fourths or more of the rooms fail to meet the area requirement. Even this latter condition is not charged as a basic deficiency, since overcrowding can be avoided by under-

³ Scoring for this item and for items 17-19 is done from tables on the scoring template which make the allowances needed for smaller and larger units.

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occupancy. Over-occupancy in units with small rooms, however, will get stiff penalties (and basic deficiencies are chargeable) for occupancy items 28 and 29, below.

Table 39 in appendix C shows the per cent of dwelling units with one or more rooms of substandard area. This percentage varies from a low of 66.2 in census tract 7 to a high of 97.2 in census tract 114.

20. *Combined Room Facilities*: scored from 16-19 above. Under this item the scores for items 16-19 inclusive are totalled as a supplementary score on general adequacy of rooms. This score is not included in the total score, for to do so would give double weight to items 16-19. The penalty for item 20 is recorded on the punch card, however, for analysis.

It is obviously impossible in an appraisal of this type to evaluate the adequacy of room design and the subtle qualities of dwelling space in the way that an architect or home economist could do. The present item has proved useful, however, as an over-all index of room quality in lieu of refined judgment on these intangibles. Well-designed modern dwellings will show low penalty scores, if any, for lack of heaters, windowless rooms, rooms without closets, or rooms of substandard area, whereas buildings which were slapped together at the least possible cost and without thoughtful design will generally reveal this fact by considerable penalty scores for the combination of these items.

The possible total score for item 20 is 68 points, and four classes for this item on the punch card give good discrimination.

Table 40 in appendix C shows the per cent of dwelling units in each census tract which fall within each of the four classes of combined room facilities. The percentage in the best class (Class O) varies from a low of 22.0 in census tract 20 to a high of 50.0 in census tract 7. The percentage falling in the poorest class (Class 3) varies from a high of 12.0 in census tract 20 to a low of 0.0 in census tract 8.

Maintenance

Items 21-25 deal with upkeep and sanitary condition of the unit and the structure which contains it. Reporting of sanitary condition and of disrepair has been widely recognized as a difficult problem in housing surveys. Inadequate maintenance can give rise to some of the most intolerable of all housing conditions, but it is hard to design a schedule for maintenance items which will not depend unduly on subjective judgment of enumerators, with highly variable reporting from one field worker to another.

In the present method, the influence of judgment is held to narrow limits by breaking the items down into numerous subitems and by requiring the enumerator to report only the presence or absence of selected conditions which are closely specified in his instructions. He is not asked, for example, to report whether a toilet fixture is clean or dirty, for it has been found that even persons with closely similar background will differ in their judgment on such an apparently simple point. Instead, in this instance, the enumerator reports as index items three things which are known to be generally associated with insanitary toilet conditions: lack of an artificial light in the toilet compartment, lack of an outside window or ventilating duct, and the presence of specific defects in the toilet fixture which put it out of normal working order.

21. *Toilet Condition Index*: scored from D2. This item reports conditions inimical to a sanitary condition of the toilet which serves a unit, using the criteria mentioned in the paragraph

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above. Scores range from zero for no deficiency to 12 points for deficiency on all three index factors.

Table 41 in appendix C shows the per cent of dwelling units having toilets in reasonably good condition as contrasted to those in poor condition. The percentage in poor condition varies from a low of 0.0 in census tract 6 to a high of 6.0 in census tract 21.

22. *Deterioration Index:* scored from S12 and D10. Specific indices of disrepair and physical deterioration are reported for the unit and the containing structure. The Committee on the Hygiene of Housing has made extensive studies to develop sound indices, for reporting of disrepair has been perhaps the least reliable feature of past housing survey practice. The difficulty has been that the enumerator is usually asked to make a total judgment as to whether the dwelling is in good repair, needs minor or major repairs, or is (by reason of disrepair) unfit for use. These categories are unsatisfactory for use with enumerators who are not skilled building inspectors, and experience in various cities has indicated that different workers will obtain quite different results for similar structures. In one western city, two surveys in one district within a period of two years—during which no striking changes had occurred—showed in one count 1,500 dwellings substandard for disrepair, in the other about 3,000.

To avoid such weakness and variability the Committee has defined specific indices of deterioration, all of which are readily observed in exposed surfaces of a dwelling.

Deterioration is grouped into two broad classes and four specific forms, as follows:

- (a) Part or all of the thickness of a surface material is missing at one or more places;
 - 1) Hole through the entire thickness of the surface;
 - 2) Surface worn, but without hole through;
- (b) Substantially all of the thickness of the surface material is present, but the material has shifted from its normal position;
 - 3) Surface broken: cracked through its entire thickness, with separation of the broken parts;
 - 4) Surface loose: deformed, warped, bulged, settled, swollen, separated (but not broken), shrunken, shaky underfoot, out of level, or out of plumb.

The common types of deterioration, including holes in walls or floors, worn or broken steps, weathering of masonry, broken windows, etc., are readily classified under these four headings, regardless of the materials and method of construction.

The four forms of deterioration are classified into types according to the part of the dwelling affected and the severity (usually the depth) of the deterioration. A type of deterioration is classified into degrees (0, 1, 2) by the extent of the deteriorated surface.

Elements of the structural shell (walls, floors and ceiling) are reported separately from stairs and windows, and certain appendages of a structure are ignored. Each condition reported is taken in terms of its type and the highest degree to which it occurs in the unit or structure. Scores are assigned according to the degrees of the field entries.

Each unit carries a score for deterioration within it, and also the score of the containing structure. Scores range from zero for absence of significant deterioration (degree 0 through-

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out) to a maximum of 50 points—25 points each for unit and structure—where both show degree 2 deterioration for several of the index conditions.

A basic deficiency is declared for a score of 15 points or over; the usual level of 10 points has been raised here to prevent declaration of a basic deficiency for minor scores on several forms of deterioration.

Tests have shown that the scores will give an accurate classification over the range from buildings in good repair to those in extreme disrepair as judged by an experienced building inspector, and that closely similar scores will result from inspection of the same dwelling by different workers.

While deterioration is readily classified into definite types and degrees, mastery of the item requires understanding of numerous subordinate principles and of varying relationships between the parts of a structure. The full explanation and instructions are therefore quite detailed. The item requires more training time and supervision in the early stages of field work than any other on the schedules.

Table 42 in appendix C shows the per cent of dwelling units for each census tract distinguished by degree of deterioration. The percentage of units showing little, if any, deterioration varies from a high of 90.7 in census tract 6 to a low of 14.5 in census tract 20. Similarly, the percentage showing extreme deterioration varies from a low of 0.2 in census tract 6 to a high of 44.5 in census tract 20.

23. *Infestation Index*: scored from S13 and D11. Primary emphasis is put on rat infestation, considered to occur when rats are observed or specific evidence of their presence is found. Other vermin are given only token scores unless special local emphasis is desired.

Standard scores range from zero for no evidence of infestation to 15 points for a unit showing both rat and other infestation.

Table 43 in appendix C shows the percent of dwelling units in each census tract with evidence of rat infestation on the premises. This percentage varies from a low of 1.9 in census tract 31 to a high of 59.0 in census tract 20.

24. *Sanitary Index*: scored from S14 and D12. Conditions scored for the structure are those ordinarily encountered in the yard—accumulation of garbage and other refuse, and defective refuse containers. For the unit they include six indices of insanitary conditions or specific safety hazard: plumbing leakage; plumbing stoppage; low water pressure, damp walls, ceilings or floors; hazardous heaters and hazardous electric wiring. Because the threshold of reportability for some conditions cannot be exactly specified, the scores for components of this item are kept small and no basic deficiency is declared. A maximum of 30 points for structure and unit deficiencies can, however, be incurred, and scores within this range give sharp indication of premises well or poorly kept from the sanitary and safety viewpoints.

Table 44 in appendix C shows the per cent of dwelling units in each census tract classified by sanitary index. The percentage of the best sanitary conditions (Class O) was 100.0 in census tract 6 and the poorest—81.0 in census tract 20.

25. *Basement Condition Index*: scored from S15. Here the unit participates in the score of its structure, and the indices are leakage or backflooding, specific hazards in basement stairs,

Appendix B

and accumulation of combustible material. The maximum score is 13 points where all three deficiencies are observed.

Table 45 in appendix C shows the per cent of dwelling units in each census tract with no serious basement deficiency. The percentage with the best basement conditions varies from a high of 97.5 in census tract 31 to a low of 73.0 in census tract 20.

Occupancy

Housing surveys have commonly dealt with crowding of dwellings through the single index of number of persons per room. This figure, while basic, fails to reflect either the size of rooms or their type of use. With variation in either or both of these characteristics, a given number of persons per room can take on quite different meanings. Determination of persons per room is, of course, retained by the present method, and in a form which gives comparability with findings of the Housing Census and other standard surveys. To it are added three other indices which permit much more refined conclusions as to the nature of overcrowding: persons per sleeping room, area per person of sleeping rooms, and area per person of rooms (if any) not used for sleeping.

Cubic space, the basis of most legal requirements for occupancy, has been abandoned here, and floor area is used as the criterion of adequacy. The old-line cubage concept is based on the idea that infiltration of air into buildings (and thus the adequacy of ventilation) will vary with the cubage. Rudimentary analysis of published ventilation data suffices to show that this is by no means the case. Infiltration in the ordinary house is governed not by cubage but by perimeter of window and door openings. On any other grounds than ventilation, floor area is obviously superior as the test of space adequacy, as it is floor space on which one walks and places furniture. By what magic does a 10 x 12 foot room have a capacity (as it does under numerous legal codes) of two persons if the ceiling is nine feet high, but three persons with a ten-foot ceiling.

26. *Persons per Room*: scored from D9 and D13. As noted above, this crude though fundamental item gives comparability between the present appraisal method and customary survey findings. The number of occupants of the unit is divided by the number of habitable rooms. Scores range from zero for one person or less per room to 30 points for four or more persons per room; a basic deficiency is declared for more than 1.5 persons per room.

Table 46 in appendix C shows the per cent of dwelling units in each census tract classified on the basis of number of persons per room. The extent to which overcrowding, on the basis of persons per room, occurred shows less variation among the various census tracts than any other appraisal item. The percentage of dwelling units with one or less persons per room varies from a low of 78.5 in census tract 29 to a high of 88.6 in census tract 116.

27. *Persons per Sleeping Room*: scored from D9 and D13. Each room used for sleeping under the given occupancy of the unit is counted as a sleeping room for purposes of this item, even though it may be furnished and reported as a living room or other non-bedroom. The total number of occupants is divided by the number of such sleeping rooms. Scores range from zero for two persons or less per sleeping room to 25 points for four or more persons.

Basic deficiency is declared when the number of persons equals or exceeds two times the number of sleeping rooms plus 2: in other words, where three persons are sleeping in

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each of at least two sleeping rooms. A penalty of 5 points is assigned for the undesirable but tolerable condition of three persons sleeping in one room only, as in the case of parents with infant sharing the principal bedroom.

Table 47 in appendix C shows the per cent of dwelling units within the various census tracts classified on the basis of number of persons per sleeping room. The percentage of dwelling units with two or fewer persons per sleeping room showed comparatively little variation, ranging from a high of 89.5 in census tract 30 to a low of 83.2 in census tract 8.

28. *Sleeping Area per Person:* scored from D9 and D13. Rooms are classified by the office entries for item D9 into sleeping and nonsleeping rooms, and the room areas in each group are totaled. Dividing the total sleeping area by the number of occupants gives a measure of bedroom crowding—the form of crowding most intimately associated with spread of disease. Scores range from zero for 60 square feet or more per person to 20 points for less than 25 square feet per person, with 10 points and basic deficiency for less than 40 square feet.

This item provides an essential supplement to the two previous items. The total penalty for crowding will be intensified where over-occupancy occurs in rooms of normal or inadequate area for customary occupancy. Room dimensions are not difficult to obtain, but even if they were, they would be justified by the relatively great refinement they give to occupancy evaluations.

Table 48 in appendix C of this section, shows the per cent of dwelling units within the various census tracts classified on the basis of sleeping area per person. The percentage of dwelling units with 50 square feet or more of sleeping area per person varies from a high of 84.1 in census tract 6 to a low of 72.4 in census tract 116.

29. *Nonsleeping Area per Person:* scored from D9 and D13. This item considers the area of rooms (if any) not regularly used for sleeping under current occupancy of the unit. The total area of nonsleeping rooms is divided by the number of occupants, to measure the adequacy of space available for normal living purposes. This is a new concept in extensive housing surveys, and one which it is hoped will gain wider recognition. By any decent standard, a dwelling is grossly deficient in which no room can be used for general purposes after most members of the household have retired (except, of course, a one room unit, for which allowance is made under this item).

Scores are based on a sliding scale, with adjustment for small households. To earn the score of zero, 210 square feet of nonsleeping area is required (as would occur in a living room and small kitchen) for a four person household, with an increment of 10 square feet for each additional person. Space in a kitchen not used for sleeping is counted toward the total, though alone it will not usually satisfy the requirement. The maximum score of 25 points is given for less than 50 per cent of the standard requirement. Though this item is considered of fundamental importance, no basic deficiency is declared because of its newness.

Items 28 and 29 interact with great effectiveness. Where all rooms of a unit are used as bedrooms, the penalty for sleeping area per person will be reduced, but at the cost of a penalty score for lack of normal living space. Conversely, if living space is gained at the expense of crowding the bedrooms, this will be clearly shown in the scores for these two items.

Appendix B

Table 49 in appendix C, shows the per cent of dwelling units in the various census tracts classified on the basis of non-sleeping area per person. The percentage of dwelling units with less than 80.0 of the accepted standard for non-sleeping area per person varies from a low of 2.8 in census tract 116 to a high of 8.0 in census tract 20.

30. *Doubling of Basic Families:* scored from D13. Occupancy of a dwelling unit by two or more families of such composition that they would normally live alone is penalized, though not severely, since voluntary and involuntary doubling cannot be distinguished. A score of 8 points is given where two families live together, 10 points for three or more families in one unit.

Table 50 in appendix C, shows the per cent of dwelling units in the various census tracts in which there is doubling of basic families in the unit. This percentage varies from a low of 2.7 in census tract 6 to a high of 16.0 in census tract 20.

APPENDIX C

PER CENT DISTRIBUTION OF DWELLING DEFICIENCIES BY FACILITIES BY CENSUS TRACTS

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Table 23

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
MAIN ACCESS TO STRUCTURE

Census Tract	1) Alley or Rear Yard (3 to 6 Points)	0) Street (0 Points)
20	11.0	89.0
21	13.0	87.0
29	15.0	85.0
30	09.0	91.0
31	10.4	89.6
6	01.0	99.0
7	02.5	97.5
8	11.0	89.0
114	03.6	96.4
113	11.0	89.0
116	15.0	85.0

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Table 24

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
DAYLIGHT OBSTRUCTION

Census Tract	1) Substantial to extreme (5 to 20 Points)	0) None to moderate (0 to 2 Points)
20	26.0	74.0
21	40.0	60.0
29	53.0	47.0
30	38.5	61.5
31	34.0	66.0
6	32.5	67.5
7	32.0	68.0
8	48.0	52.0
114	40.7	59.3
113	35.0	65.0
116	36.2	63.8

Appendix C

Table 25

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
STAIRS AND FIRE ESCAPE

Census Tract	3) Class 3 (20 to 30 Points)	2) Class 2 (15 to 19 Points)	1) Class 1 (8 to 14 Points)	0) Class 0 (0 to 7 Points)
20	03.0	02.4	09.1	85.5
21	0.0	0.7	07.3	92.0
29	01.4	0.1	10.0	88.5
30	0.6	01.4	11.5	86.5
31	0.0	0.0	07.8	92.2
6	02.3	01.8	13.4	82.5
7	01.5	04.2	10.9	83.4
8	01.0	0.4	13.7	84.9
114	01.3	0.8	19.7	78.2
113	0.0	0.6	17.9	81.5
116	0.3	0.0	04.6	95.1

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Table 26

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
PUBLIC HALL LIGHTING

Census Tract	1) Class 1 (5 to 18 Points)	0) Class 0 (0 to 4 Points)
20	17.5	82.5
21	08.0	92.0
29	06.0	94.0
30	07.0	93.0
31	01.7	98.0
6	0.3	99.7
7	01.5	98.5
8	0.8	99.2
114	02.8	97.2
113	03.8	96.2
116	01.5	98.5

Appendix C

Table 27

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
UNIT LOCATION

Census Tract	1) 4th floor or higher walkup or basement (3 to 8 points)	0) Other (0 points)
20	05.0	95.0
21	03.3	96.7
29	02.3	97.7
30	02.8	97.2
31	0.8	99.2
6	02.5	97.5
7	06.6	93.4
8	02.7	97.3
114	03.1	96.9
113	0.6	99.4
116	01.1	98.9

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Table 28

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
KITCHEN FACILITIES

Census Tract	1) Class 1* (8 to 24 Points)	0) Class 0 (0 Points)
20	08.0	92.0
21	08.5	91.5
29	07.1	92.9
30	09.0	91.0
31	08.3	91.7
6	10.5	89.5
7	11.0	89.0
8	05.6	94.4
114	16.5	83.5
113	11.6	88.4
116	05.0	95.0

*One or more of the following:
Kitchen shared, no refrigerator or sink

Appendix C

Table 29
**PERCENT DISTRIBUTION
 OF
 DWELLING DEFICIENCIES BY FACILITIES
 BY
 CENSUS TRACTS
 TOILET**

Census Tract	3) None available (45 Points) Outside structure 3-units sharing (30 Points)	2) Outside structure or shared (10 to 29 Points)	1) Outside unit private (8 Points)	0) Inside Unit, private (0 Points)
20	01.5	14.5	04.0	80.0
21	01.5	15.0	04.0	79.5
29	01.5	07.8	01.0	89.7
30	01.3	16.8	02.5	79.4
31	01.4	13.7	01.9	83.0
6	0.0	44.0	01.2	54.8
7	01.6	34.2	01.5	62.7
8	01.7	09.9	06.6	81.8
114	01.8	41.9	02.2	54.1
113	0.6	23.4	03.0	73.0
116	0.8	18.2	03.0	78.0

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Table 30
**PERCENT DISTRIBUTION
 OF
 DWELLING DEFICIENCIES BY FACILITIES
 BY
 CENSUS TRACTS
 BATH**

Census Tract	3) None Available (20 Points)	2) Shared or outside structure (8 to 19 Points)	1) Private-cold water (3 to 7 Points)	0) Private-hot water** (0 to 2 Points)
20	50.0	05.0	10.0	35.0
21	40.0	07.5	09.5	43.0
29	22.0	11.0	12.0	55.0
30	20.6	10.6	11.0	57.8
31	16.8	07.0	13.5	62.7
6	0.2	23.4	21.0	55.4
7	13.3	25.3	12.7	48.7
8	32.0	33.0	06.1	40.4
114	21.5	21.0	23.0	34.5
113	07.0	16.0	23.5	53.5
116	23.5	15.5	07.0	54.0

**May include private bath outside unit

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Table 31
PERCENT DISTRIBUTION
 OF
DWELLING DEFICIENCIES BY FACILITIES
 BY
CENSUS TRACTS
WATER SUPPLY

Census Tract	3) Outside structure (15 Points)	2) Outside unit (10 Points)	1) Inside unit, cold only (8 Points)	0) Inside unit hot & cold (0 Points)
20	0.1	02.9	57.0	40.0
21	0.5	04.5	45.5	49.5
29	0.3	01.7	31.0	67.7
30	0.1	0.6	27.0	66.9
31	0.0	06.7	23.7	69.6
6	0.0	14.4	06.2	79.4
7	0.4	10.7	15.5	73.4
8	03.3	0.8	36.0	59.0
114	0.0	22.5	27.7	49.8
113	0.0	09.0	23.5	67.5
116	0.3	05.7	29.5	64.5

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Table 32

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
WASHING FACILITIES

Census Tract	1) No wash basin or laundry tub (8 Points)	0) One or both facilities present (0 to 5 Points)
20	56.0	44.0
21	48.5	51.5
29	38.0	62.0
30	32.0	68.0
31	23.5	76.5
6	03.7	96.3
7	22.5	77.5
8	35.0	65.0
114	44.7	55.3
113	30.0	70.0
116	30.5	69.5

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Table 33

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
DUAL EGRESS FROM UNIT

Census Tract	1) No dual egress (10 to 30 Points)	0) Dual egress (0 Points)
20	23.0	77.0
21	24.0	76.0
29	22.0	78.0
30	20.0	80.0
31	25.9	74.1
6	48.0	52.0
7	35.0	65.0
8	24.6	75.4
114	38.8	61.2
113	27.0	73.0
116	18.0	82.0

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Table 34
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
ELECTRIC LIGHT

Census Tract	1) Not installed (15 Points)	0) Installed or not used (0 to 7 Points)
20	01.1	98.9
21	0.5	99.5
29	0.3	99.7
30	0.2	99.8
31	0.2	99.8
6	0.1	99.9
7	0.8	99.2
8	0.6	99.4
114	0.0	100.0
113	0.5	99.5
116	0.6	99.4

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Table 35
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
CENTRAL HEATING

Census Tract	1) None (3 Points)	0) Installed or not used (0-2 Points)
20	73.0	27.0
21	63.0	37.0
29	50.0	50.0
30	38.0	62.0
31	36.5	63.5
6	0.4	99.6
7	18.0	82.0
8	44.8	55.2
114	32.9	67.1
113	39.5	60.5
116	35.0	65.0

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Table 36

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
ROOMS LACKING INSTALLED HEATER

Census Tract	3) All rooms (15 to 20 Points)	2) 3/4 or more (10 Points)	1) 1/2 to 3/4 (8 Points)	0) Less than 1/2 (0 to 5 Points)
20	1.0	1.0	14.0	84.0
21	0.7	0.8	10.0	88.5
29	0.1	0.0	1.2	98.7
30	0.1	0.0	1.3	98.6
31	0.2	0.0	1.0	98.8
6	0.6	0.0	0.0	99.4
7	0.7	0.8	4.7	93.8
8	0.0	0.2	4.5	95.3
114	0.0	0.2	3.7	96.6
113	1.1	0.0	2.5	96.4
116	0.1	0.0	0.8	99.1

Appendix C

Table 37
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
ROOMS LACKING WINDOWS

Census Tract	1) One or more (10 to 30 Points)	0) None or skylight (0 to 5 Points)
20	19.5	80.5
21	05.0	95.0
29	03.0	97.0
30	03.2	96.8
31	01.0	99.0
6	02.0	98.0
7	04.2	95.8
8	02.3	97.7
114	03.8	96.2
113	02.7	97.3
116	0.6	99.4

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Table 38

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
ROOMS LACKING CLOSET

Census Tract	1) 3/4 to all (8 Points)	0) Less than 3/4 (0 to 5 Points)
20	20.0	80.0
21	13.0	87.0
29	13.0	87.0
30	10.3	89.7
31	06.5	93.5
6	04.6	95.4
7	08.6	91.4
8	12.2	87.8
114	11.5	88.5
113	10.4	89.6
116	08.2	91.8

Appendix C

Table 39
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
ROOMS OF SUB-STANDARD AREA

Census Tract	1) One or more (5 to 10 Points)	0) None (0 Points)
20	83.0	17.0
21	81.0	19.0
29	84.5	15.5
30	78.5	21.5
31	76.0	24.0
6	70.0	30.0
7	66.2	33.8
8	88.0	12.0
114	97.2	02.8
113	75.5	24.5
116	83.3	16.7

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Table 40

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
COMBINED ROOM FACILITIES

Census Tract	3) Class 3 (30 to 60 Points)	2) Class 2 (15 to 29 Points)	1) Class 1 (8 to 14 Points)	0) Class 0 (0 to 7 Points)
20	12.0	36.0	30.0	22.0
21	03.5	25.5	38.0	33.0
29	01.4	14.1	44.0	40.5
30	01.9	11.1	48.0	39.0
31	0.6	07.0	45.0	47.4
6	01.5	04.9	53.4	40.2
7	01.6	11.5	36.9	50.0
8	0.0	14.1	38.8	47.1
114	02.0	16.0	41.0	41.0
113	01.5	12.5	42.0	44.0
116	0.1	07.6	53.0	39.0

Appendix C

Table 41
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
TOILET CONDITION INDEX

Census Tract	1) Class 1 (5 to 12 Points)	0) Class 0 (0 to 4 Points)
20	05.5	94.5
21	06.0	94.0
29	03.0	97.0
30	02.8	97.2
31	0.6	99.4
6	0.0	100.0
7	02.9	97.1
8	03.7	96.3
114	04.6	95.4
113	04.5	95.5
116	02.3	97.7

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Table 42

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
DETERIORATION INDEX

Census Tract	3) Class 3 (30 to 50 Points)	2) Class 2 (15 to 29 Points)	1) Class 1 (8 to 14 Points)	0) Class 0 (0 to 7 Points)
20	44.5	35.0	06.0	14.5
21	39.0	29.0	15.5	16.5
29	18.0	26.0	17.0	39.0
30	12.0	21.0	17.5	49.5
31	01.5	05.1	10.1	83.3
6	0.2	03.7	05.4	90.7
7	03.2	13.2	12.9	70.7
8	01.3	06.2	09.7	82.8
114	03.1	05.6	06.3	85.0
113	03.1	04.8	07.0	85.1
116	01.2	02.5	06.3	90.0

Appendix C

Table 43
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
INFESTATION INDEX

Census Tract	1) Rat & Vermin (5 to 12 Points)	0) None or vermin only (0 to 3 Points)
20	59.0	41.0
21	41.0	59.0
29	33.0	67.0
30	34.0	66.0
31	01.9	98.1
6	07.1	92.9
7	06.8	93.2
8	06.2	93.8
114	08.5	91.5
113	09.1	90.9
116	07.4	92.6

Blight Elimination & Urban Redevelopment in Milwaukee

Table 44

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
SANITARY INDEX

Census Tract	3) Class 3 (20 to 30 Points)	2) Class 2 (15 to 19 Points)	1) Class 1 (8 to 14 Points)	0) Class 0 (0 to 7 Points)
20	0.2	02.8	16.0	81.0
21	0.1	02.1	10.8	87.0
29	0.3	01.0	06.7	92.0
30	0.0	0.1	05.3	94.6
31	0.0	0.0	0.3	99.7
6	0.0	0.0	0.0	100.0
7	0.0	0.0	03.4	96.6
8	0.0	0.0	02.5	97.5
114	0.0	0.3	04.3	95.4
113	0.0	0.2	01.9	97.9
116	0.0	0.1	0.8	99.1

Appendix C

Table 45
PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
BASEMENT INDEX

Census Tract	1) Two or more index deficiencies (7 to 14 Points)	0) One or no index deficiency (0 to 6 Points)
20	27.0	73.0
21	13.0	87.0
29	12.5	87.5
30	12.5	87.5
31	02.5	97.5
6	06.3	83.7
7	18.1	81.9
8	11.2	88.8
114	08.7	91.3
113	07.8	92.2
116	03.1	96.9

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Table 46

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
PERSONS PER ROOM

Census tract	3) Two or more (15 to 30 Points)	2) 1.51 to 1.99 (10 Points)	1) 1.01 to 1.50 (5 to 8 Points)	0) One or less (0 Points)
20	03.0	04.5	13.5	79.0
21	02.0	03.0	11.0	84.0
29	02.0	03.0	15.5	78.5
30	01.9	01.6	13.1	83.4
31	01.9	02.3	15.7	80.1
6	02.5	0.6	09.6	87.3
7	03.3	01.5	14.7	80.5
8	01.1	03.5	11.0	84.4
114	02.2	02.2	14.5	81.0
113	01.3	02.6	12.4	83.7
116	0.7	01.1	09.6	88.6

Appendix C

Table 47

**PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
PERSONS PER SLEEPING ROOM**

Census Tract	3) or more (15 to 25 Points)	2) Total persons equal 2 x sleeping rooms plus 2 (10 Points)	1) Total persons equal 2 x sleeping rooms plus 1 (5 Points)	0) 2 or less (0 Points)
20	05.0	02.5	06.0	86.5
21	05.0	01.0	07.0	87.0
29	03.7	01.3	09.3	85.7
30	03.2	0.8	06.5	89.5
31	02.8	01.9	10.6	84.7
6	02.2	0.3	09.1	88.4
7	04.9	0.6	09.3	85.2
8	04.7	01.1	11.0	83.2
114	03.8	02.5	08.7	85.0
113	03.8	01.4	10.2	84.6
116	02.8	0.7	07.3	89.2

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Table 48

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
SLEEPING AREA PER PERSON

Census Tract	3) Under 35 sq. ft. (15 to 20 Points)	2) 35.0 - 39.9 sq. ft. (10 Points)	1) 40.0 - 49.9 sq. ft. (5 Points)	0) 50 sq. ft. or more (0 Points)
20	08.5	05.5	08.0	78.0
21	08.0	07.0	11.0	74.0
29	07.0	06.0	14.0	73.0
30	06.2	03.9	10.4	79.5
31	04.4	02.8	10.3	82.5
6	04.8	04.5	06.6	84.1
7	05.5	03.3	09.0	82.2
8	11.0	06.2	10.0	72.8
114	05.4	06.2	07.4	81.0
113	06.5	04.5	12.0	77.0
116	10.4	06.2	11.0	72.4

Appendix C

Table 49
PERCENT DISTRIBUTION
 OF
DWELLING DEFICIENCIES BY FACILITIES
 BY
CENSUS TRACTS
NON-SLEEPING AREA PER PERSON

Census Tract	1) Less than 80% of standard (10 to 25 Points)	0) 80% of standard or more (0 to 5 Points)
20	08.0	92.0
21	03.0	97.0
29	06.3	93.7
30	04.0	96.0
31	06.0	94.0
6	03.9	96.1
7	05.0	95.0
8	07.1	92.9
114	04.3	95.7
113	06.3	93.7
116	02.8	97.2

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Table 50

PERCENT DISTRIBUTION
OF
DWELLING DEFICIENCIES BY FACILITIES
BY
CENSUS TRACTS
DOUBLING OF BASIC FAMILIES

Census Tract	1) Doubled in unit (8 to 10 Points)	0) Not doubled (0 Points)
20	16.0	84.0
21	09.0	91.0
29	13.3	86.7
30	12.0	88.0
31	10.9	89.1
6	02.7	97.3
7	05.9	94.1
8	03.3	96.7
114	05.0	95.0
113	05.3	94.7
116	07.1	92.9

Appendix D

APPENDIX D
RACE, SIZE OF HOUSEHOLD, RENTALS, BASIC
DEFICIENCIES, AND TENURE BY CENSUS TRACTS

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Table 51

PERCENT DISTRIBUTION WHITE
AND
NON-WHITE BY CENSUS TRACTS

Census Tract	NON-WHITE		WHITE	
	By D.U.	By Pop.	By D.U.	By Pop.
20	82.0	79.0	18.0	21.0
21	54.0	62.0	46.0	38.0
29	64.0	68.4	36.0	31.6
30	69.0	71.0	31.0	29.0
31	08.7	10.0	91.3	90.0
6	0.0	0.0	100.0	100.0
7	01.8	01.9	98.2	98.1
8	0.0	0.0	100.0	100.0
114	0.0	0.0	100.0	100.0
113	0.0	0.0	100.0	100.0
116	0.0	0.0	100.0	100.0

Table 52
**PERCENT DISTRIBUTION
 OF
 SIZE OF HOUSEHOLD
 BY
 SIZE OF UNIT
 CENSUS TRACT 20**

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE				.2			.2
14	14 PERSONS							.0
13	13 PERSONS						.2	.2
12	12 PERSONS					.2		.2
11	11 PERSONS					1.3		1.3
10	10 PERSONS					.7	.4	1.1
9	9 PERSONS			.2		1.8		2.0
8	8 PERSONS					1.8	.4	2.2
7	7 PERSONS		.2	.4	.7	3.5	.2	5.0
6	6 PERSONS		.4	.4	1.1	5.0	1.3	7.2
5	5 PERSONS			.2	2.4	5.6	1.1	9.3
4	4 PERSONS	.4	.2	2.0	4.0	9.0	1.0	16.6
3	3 PERSONS		.4	.4	7.0	8.6	1.0	17.4
2	2 PERSONS	.4	3.3	5.5	9.0	7.5	.4	26.1
1	1 PERSON	2.0	2.2	2.9	2.2	.7	.2	10.2
PERCENT OF TOTAL DWELLING UNITS		2.8	6.7	12.0	26.6	45.7	6.2	100.0

Table 53
**PERCENT DISTRIBUTION
 OF
 SIZE OF HOUSEHOLD
 BY
 SIZE OF UNIT
 CENSUS TRACT 21**

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE						.1	.1
14	14 PERSONS							.0
13	13 PERSONS					.4	.1	.5
12	12 PERSONS					.1	.2	.3
11	11 PERSONS					.4	.1	.5
10	10 PERSONS					.2	.2	.4
9	9 PERSONS				.5	.6	.3	1.4
8	8 PERSONS		.2		.2	1.0	.3	1.7
7	7 PERSONS		.1		.8	2.3	1.2	4.4
6	6 PERSONS		.2		1.3	4.2	.8	6.5
5	5 PERSONS		.4	.5	2.0	5.8	.5	9.2
4	4 PERSONS		.5	1.8	5.0	9.0	1.5	17.8
3	3 PERSONS	.2	.2	2.2	5.7	9.0	.5	17.8
2	2 PERSONS	1.0	3.2	7.0	8.0	7.5	.4	27.1
1	1 PERSON	3.0	3.0	3.0	1.5	1.5	.3	12.3
PERCENT OF TOTAL DWELLING UNITS		4.2	7.8	14.5	25.0	42.0	6.5	100.0

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Table 54
PERCENT DISTRIBUTION
 OF
SIZE OF HOUSEHOLD
 BY
SIZE OF UNIT
CENSUS TRACT 29

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE					.1	.2	.3
14	14 PERSONS						.1	.1
13	13 PERSONS							.0
12	12 PERSONS					.1	.1	.2
11	11 PERSONS					.3		.3
10	10 PERSONS			.1		.2	.3	.6
9	9 PERSONS				.2	.5	.3	1.0
8	8 PERSONS				.1	1.4	.7	2.2
7	7 PERSONS		.1	.2	.5	2.6	1.0	4.4
6	6 PERSONS	.1	.1	.5	1.5	5.1	1.1	8.4
5	5 PERSONS	.2	.2	.8	3.6	6.7	1.0	12.5
4	4 PERSONS		.2	1.7	5.8	9.5	1.3	18.5
3	3 PERSONS		.6	2.5	8.4	7.2	.7	19.4
2	2 PERSONS	1.0	1.9	5.5	9.0	6.9	.3	24.6
1	1 PERSON	.8	1.5	2.2	2.0	.8	.2	7.5
PERCENT OF TOTAL DWELLING UNITS		2.1	4.6	13.5	31.1	41.4	7.3	100.0

Table 55
PERCENT DISTRIBUTION
OF
SIZE OF HOUSEHOLD
BY
SIZE OF UNIT
CENSUS TRACT 30

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE						.1	.1
14	14 PERSONS						.1	.1
13	13 PERSONS						.2	.2
12	12 PERSONS							.0
11	11 PERSONS						.2	.2
10	10 PERSONS			.1			.1	.2
9	9 PERSONS				.1	.5	.6	1.2
8	8 PERSONS				.2	1.2	.8	2.2
7	7 PERSONS			.1	.2	2.3	.8	3.4
6	6 PERSONS			.4	1.4	3.8	1.4	7.0
5	5 PERSONS	.1	.1	.3	1.6	6.7	1.8	10.6
4	4 PERSONS	.1	.5	1.0	3.9	8.2	1.4	15.1
3	3 PERSONS	.8	1.0	2.6	5.8	8.6	.9	19.7
2	2 PERSONS	3.4	5.1	5.8	6.7	6.9	.6	28.5
1	1 PERSON	5.5	2.1	1.8	1.0	1.1	.0	11.5
PERCENT OF TOTAL DWELLING UNITS		9.9	8.8	12.1	20.9	39.3	9.0	100.0

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Table 56
PERCENT DISTRIBUTION
OF
SIZE OF HOUSEHOLD
BY
SIZE OF UNIT
CENSUS TRACT 31

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE						.15	.15
14	14 PERSONS							.0
13	13 PERSONS							.0
12	12 PERSONS						.15	.15
11	11 PERSONS						.15	.15
10	10 PERSONS					.3	.15	.45
9	9 PERSONS				.3	.45	.75	1.50
8	8 PERSONS			.15		2.2	.30	2.65
7	7 PERSONS			.15	.3	3.5	.60	4.55
6	6 PERSONS				1.3	4.2	1.7	7.20
5	5 PERSONS		.15	.45	2.7	6.8	1.0	11.10
4	4 PERSONS	.15	.6	1.6	4.9	7.0	.6	14.85
3	3 PERSONS	.45	.15	3.25	7.1	7.9	1.1	19.95
2	2 PERSONS	2.5	6.4	4.2	5.7	7.25	.6	26.65
1	1 PERSON	3.7	2.2	1.1	1.3	2.2	.15	10.65
PERCENT OF TOTAL DWELLING UNITS		6.8	9.5	10.9	23.6	41.8	7.4	100.00

Table 57
**PERCENT DISTRIBUTION
 OF
 SIZE OF HOUSEHOLD
 BY
 SIZE OF UNIT
 CENSUS TRACT 6**

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE							
14	14 PERSONS							
13	13 PERSONS							
12	12 PERSONS							
11	11 PERSONS							
10	10 PERSONS						.3	.3
9	9 PERSONS							
8	8 PERSONS				.1		.5	.6
7	7 PERSONS			.1		.7	.6	1.4
6	6 PERSONS			.2	.1	1.3	.5	2.1
5	5 PERSONS		.1	.5	1.0	1.6	.4	3.6
4	4 PERSONS		1.7	1.3	1.3	1.4	.3	6.0
3	3 PERSONS	1.0	4.9	3.4	2.3	2.0	.5	14.1
2	2 PERSONS	7.0	23.0	13.2	1.6	1.6	.5	46.9
1	1 PERSON	13.8	9.9	.7	.3	.3	.0	25.0
PERCENT OF TOTAL DWELLING UNITS		21.8	39.6	19.4	6.7	8.9	3.6	100.0

Table 58
PERCENT DISTRIBUTION
OF
SIZE OF HOUSEHOLD
BY
SIZE OF UNIT
CENSUS TRACT 7

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE						.1	.1
14	14 PERSONS					.1		.1
13	13 PERSONS							.0
12	12 PERSONS					.1		.1
11	11 PERSONS					.1	.1	.2
10	10 PERSONS					.1		.1
9	9 PERSONS					.8	.2	1.0
8	8 PERSONS					.8	.4	1.2
7	7 PERSONS			.1	.2	1.1	.5	1.9
6	6 PERSONS		.2	1.4	.6	2.8	.9	5.9
5	5 PERSONS		.2	.6	1.3	4.3	1.2	7.6
4	4 PERSONS	.1	.5	1.1	2.9	6.0	1.2	11.8
3	3 PERSONS	.6	3.2	4.9	2.0	5.2	.9	16.8
2	2 PERSONS	4.2	7.8	8.6	7.8	7.3	.1	35.8
1	1 PERSON	7.9	5.6	2.0	.9	.9	.1	17.4
PERCENT OF TOTAL DWELLING UNITS		12.8	17.5	18.7	15.7	29.6	5.7	100.0

Table 59
PERCENT DISTRIBUTION
 OF
SIZE OF HOUSEHOLD
 BY
SIZE OF UNIT
CENSUS TRACT 8

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE							
14	14 PERSONS					.2		.2
13	13 PERSONS							
12	12 PERSONS							
11	11 PERSONS					.4		.4
10	10 PERSONS							
9	9 PERSONS					.2	.8	1.0
8	8 PERSONS				.2	1.4		1.6
7	7 PERSONS			.2	1.2	2.9	.6	4.9
6	6 PERSONS			.4	1.0	5.5	.8	7.7
5	5 PERSONS			1.1	3.7	8.1	.9	13.8
4	4 PERSONS		.2	2.7	7.9	9.4	.5	20.7
3	3 PERSONS		.4	2.5	8.1	9.5	.8	21.3
2	2 PERSONS		1.0	6.3	7.0	8.2	.4	22.9
1	1 PERSON	1.0	.0	2.2	1.9	.2	.2	5.5
PERCENT OF TOTAL DWELLING UNITS		1.0	1.6	15.4	31.0	46.0	5.0	100.0

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Table 60
PERCENT DISTRIBUTION
OF
SIZE OF HOUSEHOLD
BY
SIZE OF UNIT
CENSUS TRACT 114

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE							.0
14	14 PERSONS							.0
13	13 PERSONS							.0
12	12 PERSONS						.5	.5
11	11 PERSONS							.0
10	10 PERSONS				.2		.5	.7
9	9 PERSONS				.2	.5	.5	1.2
8	8 PERSONS			.2	.8	1.0	.3	2.3
7	7 PERSONS					2.2	.3	2.5
6	6 PERSONS			.5	.8	3.2	.8	5.3
5	5 PERSONS		.2	.7	1.7	3.5	1.0	7.1
4	4 PERSONS		.2	1.7	3.3	6.2	1.0	12.4
3	3 PERSONS	.3	2.2	5.0	3.5	8.3	1.3	20.6
2	2 PERSONS	4.2	6.1	5.6	5.0	6.0	.5	27.4
1	1 PERSON	13.0	3.8	1.7	.5	1.0	.0	20.0
PERCENT OF TOTAL DWELLING UNITS		17.5	12.5	15.4	16.0	31.9	6.7	100.0

Table 61
**PERCENT DISTRIBUTION
 OF
 SIZE OF HOUSEHOLD
 BY
 SIZE OF UNIT
 CENSUS TRACT 113**

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE							.0
14	14 PERSONS							.0
13	13 PERSONS							.0
12	12 PERSONS					.1	.2	.3
11	11 PERSONS					.2		.2
10	10 PERSONS					.5	.2	.7
9	9 PERSONS					.4	.5	.9
8	8 PERSONS			.1		.9	.8	1.8
7	7 PERSONS			.4	.5	2.3	1.4	4.6
6	6 PERSONS		.1	.4	.7	2.6	1.1	4.9
5	5 PERSONS		.1	.8	2.1	5.5	2.7	11.2
4	4 PERSONS		.2	2.1	2.7	11.2	2.0	18.2
3	3 PERSONS		1.5	4.5	5.7	10.4	1.3	23.4
2	2 PERSONS	.9	3.7	6.0	5.8	5.3	.9	22.6
1	1 PERSON	6.1	1.7	1.2	1.3	.9	.0	11.2
PERCENT OF TOTAL DWELLING UNITS		7.0	7.3	15.5	18.8	40.3	11.1	100.0

Table 62
 PERCENT DISTRIBUTION
 OF
 SIZE OF HOUSEHOLD
 BY
 SIZE OF UNIT
 CENSUS TRACT 116

CLASS	PERSONS IN HOUSEHOLD	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5-6 ROOMS	7 OR MORE ROOMS	CLASS TOTAL
15	15 PERSONS OR MORE							.0
14	14 PERSONS							.0
13	13 PERSONS							.0
12	12 PERSONS							.0
11	11 PERSONS					.1		.1
10	10 PERSONS						.2	.2
9	9 PERSONS				.1	.1	.3	.5
8	8 PERSONS				.1	.5	.5	1.1
7	7 PERSONS				.3	1.7	1.1	3.1
6	6 PERSONS		.1		.8	3.6	1.4	5.9
5	5 PERSONS			.4	.9	7.4	2.3	11.0
4	4 PERSONS		.3	1.5	4.4	11.2	2.3	19.7
3	3 PERSONS	.2	1.1	2.5	5.3	12.2	1.2	22.5
2	2 PERSONS	1.3	3.4	5.7	4.7	11.3	1.0	27.4
1	1 PERSON	3.1	1.3	1.9	1.0	.6	.6	8.5
PERCENT OF TOTAL DWELLING UNITS		4.6	6.2	12.0	17.6	48.7	10.9	100.0

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Table 63

**PERCENT DISTRIBUTION
OF
RENTALS BY CENSUS TRACTS**

Census Tract	RENT: AMOUNT REPORTED						
	7) \$40 per mo. or more	6) \$30- 39.99 per mo.	5) \$25- 29.99 per mo.	4) \$20- 24.99 per mo.	3) \$15- 19.99 per mo.	2) \$10- 14.99 per mo.	1) \$.01- 9.99 per mo.
20	3.0	9.0	14.0	22.0	28.0	18.0	6.0
21	5.0	13.0	17.0	22.0	28.0	11.5	3.5
29	3.0	18.5	23.0	24.0	22.0	8.5	1.0
30	9.0	24.0	22.0	30.5	6.5	7.0	1.0
31	14.4	29.6	21.4	17.8	11.9	4.1	0.8
6	34.0	41.0	11.0	7.0	4.0	2.2	0.8
7	26.9	31.5	9.0	11.0	11.6	7.9	2.1
8	6.3	22.8	19.1	19.8	20.4	10.6	1.0
114	8.1	18.6	23.4	18.6	18.6	10.0	2.3
113	13.0	26.3	22.6	15.6	14.0	6.8	1.7
116	15.6	31.5	20.0	18.1	11.2	2.9	0.7

Table 64
PERCENT DISTRIBUTION OF DWELLING UNITS
BY NUMBER OF BASIC DEFICIENCIES
BY CENSUS TRACTS

Number of Basic Deficiencies	Census Tract 20	Census Tract 21	Census Tract 29	Census Tract 30	Census Tract 31	Census Tract 6	Census Tract 7	Census Tract 8	Census Tract 114	Census Tract 113	Census Tract 116
8) 8 Basic Deficiencies		0.1	0.1								
7) 7 Basic Deficiencies	0.5	0.2	0.1			0.1	0.1		0.3	0.2	0.1
6) 6 Basic Deficiencies	1.5	1.5	0.2	0.5	0.5	0.5	1.5	0.2	0.7	0.2	0.3
5) 5 Basic Deficiencies	3.0	4.0	1.1	1.5	0.6	2.5	3.3	0.8	2.2	1.1	0.6
4) 4 Basic Deficiencies	12.0	10.0	4.5	5.0	2.8	5.8	8.2	4.9	8.3	0.6	0.3
3) 3 Basic Deficiencies	20.0	17.0	12.0	12.5	8.1	16.2	16.5	10.5	22.5	10.5	9.4
2) 2 Basic Deficiencies	32.0	25.2	24.0	22.0	14.3	21.4	16.8	19.0	22.9	20.0	15.3
1) 1 Basic Deficiency	20.0	28.0	28.0	25.0	27.1	29.2	20.3	26.3	17.4	21.0	26.0
0) 0 Basic Deficiencies	11.0	14.0	30.0	33.5	46.6	24.3	33.3	38.3	25.7	41.0	45.3

Appendix D

Table 65
**PERCENT DISTRIBUTION
 OF
 DWELLING UNITS
 BY NUMBER OF
 BASIC DEFICIENCIES AND RENT
 CENSUS TRACT 20**

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		20.2%	29.7%	22.9%	14.6%	9.0%	3.6%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.	1.2%				2.7%	
6	6 BASIC DEF.	4.8%	.8%	2.1%		0.7%	
5	5 BASIC DEF.	3.6%	3.2%	3.2%	1.6%	5.4%	
4	4 BASIC DEF.	24.1%	15.6%	10.7%	8.3%	5.4%	
3	3 BASIC DEF.	44.6%	27.1%	14.9%	10.0%	13.5%	6.7%
2	2 BASIC DEF.	16.9%	41.1%	29.8%	28.4%	24.3%	46.7%
1	1 BASIC DEF.	4.8%	9.0%	34.0%	35.0%	16.2%	20.0%
0	0 BASIC DEF.	-	3.2%	5.3%	16.7%	32.5%	26.6%

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Table 66
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 21

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		14.7%	29.0%	22.0%	17.3%	12.3%	4.7%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.			.5%			
7	7 BASIC DEF.		.8%				
6	6 BASIC DEF.	3.0%	1.2%	1.0%	2.0%		
5	5 BASIC DEF.	14.5%	3.1%	2.3%	2.0%	2.7%	
4	4 BASIC DEF.	20.0%	15.4%	7.6%	7.7%	2.7%	
3	3 BASIC DEF.	33.5%	27.0%	16.3%	5.1%	9.1%	14.3%
2	2 BASIC DEF.	24.4%	37.3%	26.4%	19.4%	16.4%	4.7%
1	1 BASIC DEF.	4.6%	14.1%	37.5%	48.3%	45.4%	31.0%
0	0 BASIC DEF.	-	1.1%	8.7%	15.5%	23.7%	50.0%

Table 67
**PERCENT DISTRIBUTION
 OF
 DWELLING UNITS
 BY NUMBER OF
 BASIC DEFICIENCIES AND RENT
 CENSUS TRACT 29**

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		9.0%	20.0%	24.0%	23.5%	19.5%	4.0%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.				.4%		
7	7 BASIC DEF.	1.0%			.4%		
6	6 BASIC DEF.	1.0%				1.0%	
5	5 BASIC DEF.	3.8%		1.4%	2.2%		2.2%
4	4 BASIC DEF.	14.3%	6.4%	4.2%	3.3%	3.1%	4.4%
3	3 BASIC DEF.	31.4%	21.7%	15.2%	5.1%	7.3%	6.7%
2	2 BASIC DEF.	32.4%	37.5%	28.3%	16.4%	9.7%	20.0%
1	1 BASIC DEF.	13.3%	26.8%	33.9%	38.7%	27.9%	15.6%
0	0 BASIC DEF.	2.8%	7.6%	17.0%	33.5%	51.0%	51.1%

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Table 68
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 30

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		8.5%	17.0%	21.2%	20.9%	23.6%	8.8%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.						
6	6 BASIC DEF.	1.5%		1.2%			2.9%
5	5 BASIC DEF.	5.9%	5.1%	.6%	.6%	.5%	1.4%
4	4 BASIC DEF.	19.1%	11.8%	2.4%	2.4%	2.2%	4.3%
3	3 BASIC DEF.	36.7%	20.6%	11.2%	11.4%	9.1%	8.6%
2	2 BASIC DEF.	27.9%	30.9%	33.7%	19.8%	10.2%	14.3%
1	1 BASIC DEF.	5.9%	25.0%	29.0%	34.7%	26.9%	17.1%
0	0 BASIC DEF.	3.0%	6.6%	21.9%	31.1%	51.1%	51.4%

Table 69
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 31

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		4.7%	12.0%	17.8%	21.3%	29.8%	14.4%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.						
6	6 BASIC DEF.		3.4%				
5	5 BASIC DEF.		1.7%	2.3%	.9%		
4	4 BASIC DEF.	8.0%	3.4%	3.4%	1.9%	.7%	4.2%
3	3 BASIC DEF.	43.5%	13.6%	12.5%	2.8%	6.1%	4.2%
2	2 BASIC DEF.	21.7%	33.7%	21.6%	13.3%	4.8%	14.1%
1	1 BASIC DEF.	13.4%	27.2%	29.5%	32.1%	34.7%	25.5%
0	0 BASIC DEF.	13.4%	17.0%	30.7%	49.0%	53.7%	52.0%

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Table 70
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 6

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		3.3%	3.9%	7.0%	10.2%	42.2%	33.3%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.					.2%	
6	6 BASIC DEF.					1.2%	
5	5 BASIC DEF.		5.3%	3.0%	1.0%	1.7%	.9%
4	4 BASIC DEF.	19.4%	7.9%	4.5%	6.1%	4.7%	8.2%
3	3 BASIC DEF.	54.8%	44.7%	31.4%	30.6%	14.8%	9.8%
2	2 BASIC DEF.	25.8%	39.5%	41.7%	27.6%	18.4%	17.3%
1	1 BASIC DEF.		2.6%	16.4%	12.3%	35.4%	38.5%
0	0 BASIC DEF.			3.0%	22.4%	23.6%	25.3%

Table 71
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 7

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		9.0%	10.3%	11.0%	9.1%	32.6%	28.0%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.			1.2%			
6	6 BASIC DEF.	3.0%		2.4%	1.5%		3.9%
5	5 BASIC DEF.	6.1%	3.9%	4.9%	1.5%	5.0%	1.9%
4	4 BASIC DEF.	22.7%	10.5%	12.2%	1.5%	9.6%	4.8%
3	3 BASIC DEF.	37.9%	34.2%	19.5%	19.7%	18.0%	6.8%
2	2 BASIC DEF.	25.8%	27.7%	28.1%	9.1%	15.1%	10.1%
1	1 BASIC DEF.	3.0%	18.4%	21.9%	34.9%	16.3%	24.2%
0	0 BASIC DEF.	1.5%	5.3%	9.8%	31.8%	36.0%	48.3%

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Table 72
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 8

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		11.2%	20.5%	20.2%	18.8%	22.6%	6.7%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.						
6	6 BASIC DEF.	2.3%					
5	5 BASIC DEF.	2.3%	2.6%	1.3%			
4	4 BASIC DEF.	23.1%	10.4%	5.3%		2.4%	
3	3 BASIC DEF.	25.6%	24.6%	14.7%	6.9%	1.2%	4.0%
2	2 BASIC DEF.	25.6%	32.5%	32.0%	19.5%	7.1%	4.0%
1	1 BASIC DEF.	16.4%	23.4%	30.7%	36.1%	28.2%	20.0%
0	0 BASIC DEF.	4.7%	6.5%	16.0%	37.5%	61.1%	72.0%

Table 73
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 114

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		12.5%	18.5%	18.3%	23.4%	19.4%	7.9%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.		1.2%		.9%		
6	6 BASIC DEF.	1.7%	1.2%	1.2%	.9%		
5	5 BASIC DEF.	3.4%	2.3%	2.3%	1.8%	5.6%	2.8%
4	4 BASIC DEF.	15.5%	11.6%	8.1%	8.2%	13.3%	5.6%
3	3 BASIC DEF.	39.7%	36.0%	24.4%	26.6%	20.0%	22.2%
2	2 BASIC DEF.	29.3%	30.2%	23.3%	13.8%	18.9%	22.2%
1	1 BASIC DEF.	7.0%	16.3%	18.6%	22.0%	14.4%	13.9%
0	0 BASIC DEF.	3.4%	1.2%	22.1%	25.7%	27.8%	33.3%

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Table 74
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 113

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		8.2%	14.0%	15.5%	23.2%	26.0%	13.1%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.					.6%	
6	6 BASIC DEF.	1.9%					1.2%
5	5 BASIC DEF.	7.7%	1.1%	3.1%	0.7%	.6%	
4	4 BASIC DEF.	28.8%	4.5%	4.1%	7.5%	4.9%	8.5%
3	3 BASIC DEF.	17.3%	22.7%	10.2%	10.9%	9.1%	14.4%
2	2 BASIC DEF.	34.7%	35.2%	27.5%	16.2%	16.4%	20.5%
1	1 BASIC DEF.	5.8%	21.6%	25.5%	24.5%	24.8%	18.1%
0	0 BASIC DEF.	3.8%	14.9%	29.6%	40.2%	43.6%	37.3%

Table 75
PERCENT DISTRIBUTION
 OF
DWELLING UNITS
 BY NUMBER OF
BASIC DEFICIENCIES AND RENT
CENSUS TRACT 116

MONTHLY RENT		\$0.01-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 OR MORE
PERCENT OF DWELLING UNITS		3.6%	11.0%	18.1%	20.0%	31.4%	15.9%
CLASS	NO. OF BASIC DEFICIENCIES						
9	9 BASIC DEF.						
8	8 BASIC DEF.						
7	7 BASIC DEF.	4.0%					
6	6 BASIC DEF.		1.3%			.8%	
5	5 BASIC DEF.	4.0%				1.2%	1.8%
4	4 BASIC DEF.	8.0%	6.6%	3.2%	2.9%	4.6%	1.8%
3	3 BASIC DEF.	32.0%	21.0%	17.7%	10.3%	9.5%	10.0%
2	2 BASIC DEF.	40.0%	17.2%	22.6%	25.5%	11.7%	11.0%
1	1 BASIC DEF.	12.0%	42.1%	33.1%	32.1%	25.7%	15.6%
0	0 BASIC DEF.		11.8%	23.4%	29.2%	46.5%	59.8%

Blight Elimination & Urban Redevelopment in Milwaukee

Appendix D

Table 76
PERCENT DISTRIBUTION OF DWELLING UNITS
BY
TENURE OF OCCUPANT BY CENSUS TRACT

CENSUS TRACT	TENURE: OCCUPIED UNITS		
	2) Building Employee	1) Owner	0) Tenant
20	0.0	6.0	94.0
21	0.5	13.5	86.0
29	0.5	13.2	86.3
30	1.1	15.4	83.5
31	0.8	22.4	76.8
6	2.6	9.6	87.8
7	1.6	13.9	84.5
8	0.0	26.0	74.0
114	0.6	26.5	72.9
113	0.3	26.2	73.5
116	0.2	30.4	69.4

Table 77

**PERCENT DISTRIBUTION OF DWELLING UNITS
BY PENALTY SCORE AND TENURE OF OCCUPANT
BY CENSUS TRACTS**

CLASS	DWELLING SCORE	CENSUS TRACT 20		CENSUS TRACT 21		CENSUS TRACT 29		CENSUS TRACT 30		CENSUS TRACT 31	
		OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT
15	280 POINTS OR OVER						.5%		1.0%		
14	260-279 POINTS				.1%		.8%		.7%		
13	240-259 POINTS		.2%		.3%	.6%	1.7%	.8%	1.3%		
12	220-239 POINTS		.2%		.3%	.6%	4.5%	.8%	4.0%		
11	200-219 POINTS		2.1%	1.4%	1.8%	1.9%	6.5%	2.3%	7.0%	.7%	
10	180-199 POINTS		4.5%		3.5%	1.2%	11.0%	5.2%	9.0%		.2%
9	160-179 POINTS		8.5%	.7%	7.0%	8.2%	15.0%	4.3%	10.0%		.6%
8	140-159 POINTS	4.0%	10.5%	2.1%	9.5%	11.4%	24.0%	10.4%	15.0%		.8%
7	120-139 POINTS		19.5%	5.0%	11.5%	15.1%	17.5%	8.2%	12.0%		1.6%
6	100-119 POINTS	8.0%	19.5%	8.6%	15.0%	21.3%	14.5%	12.7%	16.0%	3.4%	5.1%
5	80- 99 POINTS	16.0%	13.5%	8.6%	13.5%	20.1%	9.0%	22.4%	10.5%	6.0%	11.3%
4	60- 79 POINTS	12.0%	8.5%	20.0%	15.2%	13.9%	4.0%	17.2%	10.0%	10.7%	15.8%
3	40- 59 POINTS	24.0%	6.0%	15.7%	12.3%	5.7%	.9%	9.8%	3.2%	12.8%	22.1%
2	20- 39 POINTS	20.0%	5.0%	24.3%	7.0%		.1%	5.9%	.3%	25.4%	26.5%
1	1- 19 POINTS	12.0%	2.0%	12.2%	2.5%					41.0%	16.0%
0	0- POINTS	4.0%		1.4%	.5%						

Blight Elimination & Urban Redevelopment in Milwaukee

Table 77 (Continued)

PERCENT DISTRIBUTION OF DWELLING UNITS
BY PENALTY SCORE AND TENURE OF OCCUPANT
BY CENSUS TRACTS

CLASS	DWELLING SCORE	CENSUS TRACT 6		CENSUS TRACT 7		CENSUS TRACT 8		CENSUS TRACT 114		CENSUS TRACT 113		CENSUS TRACT 116	
		OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT	OWN-ER	TEN-ANT
15	280 POINTS OR OVER										.1%		
14	260-279 POINTS							.2%					.1%
13	240-259 POINTS												
12	220-239 POINTS				.1%		.3%		.2%		.3%		
11	200-219 POINTS		.5%	.9%	.3%					.5%	.3%		.1%
10	180-199 POINTS		1.4%		.3%		.5%		2.0%		.8%		.3%
9	160-179 POINTS		2.7%		1.9%		1.1%		1.5%	.9%	.1%		.6%
8	140-159 POINTS		4.4%		5.0%	.7%	2.4%		3.2%	.5%	1.9%		1.2%
7	120-139 POINTS		10.2%	1.9%	5.6%	1.5%	5.6%	.7%	8.0%	.5%	5.4%		2.5%
6	100-119 POINTS	1.1%	18.0%	1.9%	13.4%	2.9%	11.1%	1.4%	16.0%	1.4%	8.0%	.3%	5.7%
5	80- 99 POINTS	3.3%	18.3%	6.5%	14.0%	5.8%	16.5%	6.6%	23.0%	2.3%	15.0%	4.8%	13.3%
4	60- 79 POINTS	10.0%	22.1%	11.1%	12.8%	11.6%	16.2%	13.3%	17.5%	9.5%	18.0%	12.5%	18.6%
3	40- 59 POINTS	13.4%	13.9%	14.8%	13.9%	21.7%	13.8%	23.6%	11.7%	18.1%	18.0%	14.5%	19.5%
2	20- 39 POINTS	33.3%	8.0%	37.0%	16.0%	28.3%	21.5%	26.5%	11.7%	34.6%	21.0%	34.9%	19.7%
1	1- 19 POINTS	36.7%	.7%	25.9%	16.3%	26.8%	10.7%	27.2%	5.0%	30.3%	11.0%	32.0%	18.4%
0	0- POINTS	2.2%	.3%		.4%	.7%	.3%	.7%		1.4%	.1%	1.0%	

Table 78
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES BY RACE AND RENT
CENSUS TRACT 20

RACE OF OCCUPANTS		NON-WHITE			WHITE		
MONTHLY RENT		\$0.01-\$14.99	\$15.00-\$24.99	\$25 OR MORE	\$0.01-\$14.99	\$15.00-\$24.99	\$25 OR MORE
PERCENT OF DWELLING UNITS		19.2%	43.8%	20.8%	4.8%	6.2%	5.2%
CLASS	NO. OF BASIC DEFICIENCIES						
7	7 BASIC DEF.			1.0%	5.0%		
6	6 BASIC DEF.	4.0%	1.5%		5.0%		
5	5 BASIC DEF.	2.0%	3.0%	3.5%	5.0%	4.0%	
4	4 BASIC DEF.	20.0%	11.5%	5.5%	25.0%	27.0%	10.0%
3	3 BASIC DEF.	35.0%	21.5%	10.0%	50.0%	23.0%	15.0%
2	2 BASIC DEF.	35.0%	38.5%	30.0%	5.0%	27.0%	30.0%
1	1 BASIC DEF.	4.0%	20.5%	25.0%	5.0%	11.5%	30.0%
0	0 BASIC DEF.		3.5%	25.0%		7.5%	15.0%

Blight Elimination & Urban Redevelopment in Milwaukee

Table 79
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES BY RACE AND RENT
CENSUS TRACT 21

RACE OF OCCUPANTS		NON-WHITE			WHITE		
MONTHLY RENT		\$0.01—\$14.99	\$15.00—\$24.99	\$25 OR MORE	\$0.01—\$14.99	\$15.00—\$24.99	\$25 OR MORE
PERCENT OF DWELLING UNITS		8%	30%	17.5%	7%	20%	17.5%
CLASS	NO. OF BASIC DEFICIENCIES						
7	7 BASIC DEF.	2.0%	0.3%				
6	6 BASIC DEF.	1.0%	1.7%	1.0%	4.0%	1.0%	
5	5 BASIC DEF.	13.0%	3.0%	3.0%	12.0%	1.5%	1.0%
4	4 BASIC DEF.	12.0%	15.0%	8.0%	18.0%	15.0%	4.0%
3	3 BASIC DEF.	30.0%	24.0%	6.0%	23.0%	21.0%	10.0%
2	2 BASIC DEF.	28.0%	30.0%	18.0%	27.5%	33.0%	15.0%
1	1 BASIC DEF.	13.0%	24.0%	50.0%	13.0%	21.5%	37.0%
0	0 BASIC DEF.	1.0%	2.0%	14.0%	2.5%	7.0%	33.0%

Table 80
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES BY RACE AND RENT
CENSUS TRACT 29

RACE OF OCCUPANTS		NON-WHITE			WHITE		
MONTHLY RENT		\$0.01—\$14.99	\$15.00—\$24.99	\$25 OR MORE	\$0.01—\$14.99	\$15.00—\$24.99	\$25 OR MORE
PERCENT OF DWELLING UNITS		6%	33%	27%	3%	13%	18%
CLASS	NO. OF BASIC DEFICIENCIES						
8	8 BASIC DEF.			0.3%			
7	7 BASIC DEF.	1.5%		0.3%			
6	6 BASIC DEF.			0.3%	2.7%		0.5%
5	5 BASIC DEF.	4.5%	0.8%	1.5%	2.7%	0.7%	0.5%
4	4 BASIC DEF.	12.0%	4.4%	5.5%	19.0%	4.1%	1.4%
3	3 BASIC DEF.	32.0%	20.1%	7.3%	29.9%	16.7%	3.7%
2	2 BASIC DEF.	41.0%	34.3%	13.4%	19.0%	27.1%	14.4%
1	1 BASIC DEF.	06.0%	30.1%	34.3%	24.0%	31.9%	29.0%
0	0 BASIC DEF.	03.0%	10.3%	37.1%	2.7%	19.5%	50.5%

Table 81
PERCENT DISTRIBUTION
OF
DWELLING UNITS
BY NUMBER OF
BASIC DEFICIENCIES BY RACE AND RENT
CENSUS TRACT 30

RACE OF OCCUPANTS		NON-WHITE			WHITE		
MONTHLY RENT		\$0.01-\$14.99	\$15.00-\$24.99	\$25 OR MORE	\$0.01-\$14.99	\$15.00-\$24.99	\$25 OR MORE
PERCENT OF DWELLING UNITS		4%	26.5%	38.5%	3.5%	12.5%	15%
CLASS	NO. OF BASIC DEFICIENCIES						
6	6 BASIC DEF.		0.5%	0.6%	3.1%	1.1%	
5	5 BASIC DEF.	2.8%	3.9%	0.6%	9.3%	1.1%	
4	4 BASIC DEF.	13.9%	8.6%	2.9%	25.0%	2.1%	1.8%
3	3 BASIC DEF.	27.8%	16.9%	9.4%	46.9%	11.5%	10.0%
2	2 BASIC DEF.	44.3%	31.5%	15.4%	9.5%	35.2%	12.9%
1	1 BASIC DEF.	8.4%	25.4%	32.0%	3.1%	29.9%	20.2%
0	0 BASIC DEF.	2.8%	13.2%	39.1%	3.1%	19.1%	55.1%

APPENDIX E

**REPORT ON ENVIRONMENTAL SURVEY BY CENSUS
TRACTS AND BLOCKS**

Table	Page
82 District I	157-164
83 District II	165-171
84 District III	172-178

Table 82
REPORT ON ENVIRONMENTAL SURVEY
 District 1

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
20	1	INSTITUTION								
	2	66	76	75	55	68	y	z	y	
	3	44	55	45	44	47				
	4	66	66	96	80	77	x	x	xy	xy
	5	69	69	79	91	77	y	y	y	yz
	6	70	70	70	76	72	y	y	y	yz
	7	111	111	117	111	113	wxy	wxy	wxy	wxy
	8	81	100	111	95	97	wx	wxy	wx	wxy
	9	112	136	88	102	110	wxy	wxyz	wx	wxy
	10	95	143	125	109	118	wx	wxyz	wxy	wxy
	11	125	119	125	125	124	wxy	wxy	wxy	wxy
	12	BUSINESS								

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
20	13	101	117	111	93	106	wxy	wxy	wxy	wxz
	14	111	111	117	107	112	wxy	wxy	wxyz	wxyz
	15	101	120	121	111	113	wxy	wxy	wxyz	wxy
	16	120	119	130	120	122	wxy	wxy	wxyz	wxy
	17	122	140	132	122	129	wxy	wxyz	wxyz	wxy
21	1	23	18	18	--	19				
	2	53	34	39	58	46	wx	wx	wx	wxy
	3	88	85	96	75	86	wxy	wxy	wxy	wxy
	4	52	59	61	61	58			y	y
	5	77	63	63	103	77	y			yz
	6	81	95	95	115	97	wx	wxy	wxy	wxyz

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
21	7	84	77	75	94	83	wxy	wx	wx	wxy
	8	81	111	95	95	96	wx	wxy	wxy	wxy
	9	49	49	39	63	50				
	10	74	94	74	64	77	wx	wxyz	wx	wx
	11	63	69	64	40	59		z	y	
	12	101	87	101		96	wxy	wx	wxy	
	13	63	63	77	93	74			y	y
	14	77	93	103	103	94	y	y	yz	yz
	15	121	95	81	105	101	wxyz	wxy	wx	wxyz
	16	127	117	117	101	116	wxyz	wxy	wxy	wxy
	17	80	104	120		102	wx	wxy	wxyz	
	18	56	66	106	80	77			zy	y

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
21	19	66	72	80	66	71		z	y	
	20	80	86	120	110	99	wx	wxz	wxyz	wxy
	21	127	87	111	111	109	wxyz	wx	wxy	wxy
	22		<u>BUSINESS</u>							
	23		<u>BUSINESS</u>							
	24	87	101	87	110	96	wx	wxy	wx	wxyz
29	1	62	62	68	58	59			z	z
	2	60	66	60	84	68	w	wz	w	wz
	3	8	14	8	17	12				
	4	49	59	49	62	55	wx	wx	wx	wx
	5	64	56	50	63	59	y			z

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
29	6	63	53	63	87				yz	
	7	31	58	55	31			y		
	8	71	70	71	71	w	w	w	w	
	9	50	60	90	54	z	z	yz		
	10	52	52	98	62			yz		
	11	64	74	110	88	wx	wx	wxyz	wxy	
	12	88	74	110	114	wxy	wx	wxyz	wxyz	
	13	101	95	95	121	wxyz	wxy	wxy	wxyz	
	14	110	88	74	98	wxyz	wxy	wx	wxy	
	15	102	72	86	96	wxz	wx	wxy	wxy	
	16	108	72	72	72	wyz	w	w	w	
	17	108	92	62	72	wyz	wyz	w	w	

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
30	1	87	127	87	77	95	wx	wxyz	wx	wy
	2	INSTITUTIONAL								
	3	24	34	24	24	26				
	4	50	40	40	62	48				
	5	58	52	62	72	61				y
	6	87	63	73	87	78	wxy	wx	wx	wxy
	7	33	34	23	33	31				
	8	80	106	81	80	87	y	yz	y	y
	9	95	121	114	81	103	wxy	wxyz	wxy	wx
	10	37	49	58	44	47	wx	wx	wxz	wx
	11	63	42	53	34	48			z	
	12	62	62	82	82	72			yz	yz

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
30	13	115	93	79	99	97	wyz	wy	w	wyz
	14	28	40	30	44	35	z		y	
	15	36	47	54	40	44	z		y	
	16	99	121	117	107	111	wxz	wxyz	wxy	wxy
31	1	25	53	59	29	41		z	y	
	2		<u>INDUSTRY</u>							
	3		<u>INDUSTRY</u>							
	4	53	79	59	29	55	y	y	y	
	5	17	17	23	17	18				
	6	8	18	14	16	14				
	7	48	46	62	96	63	w	w	wy	wyz

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 82

REPORT ON ENVIRONMENTAL SURVEY

District 1

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES					TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES FRONTAGES					
		1	2	3	4	5		1	2	3	4	5	
31	8	56	40	43	103		60	y			yz		
	9	25	19	19	27		22						
	10	23	17	17	17		18						
	11	50	58	26	22		39	y	y				
	12	85	97	73	37	69	72	y	y	y		y	
	13		INDUSTRY										
	14	53	85	95	87		80	w	wy	wy	wy		
	15	32	61	90	74		64		y	y	y		
	16	60	94	112	122		97	wx	wx	wx	wxz		
	17-25 Incl.		INDUSTRY										

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
6	1	28	20	16	16	20	z			
	2	56	16	26	16	28	yz			
	3	58	36	36	82	53	z			yz
	4	2	2	2	2	2				
	5	8	18	8	18	13				
	6	26	16	16	16	18				
	7	16	26	16	16	18				
	8	20	8	8	60	24				yz
	9	38	10	24	52	31	y		z	yz
	10	25	27	77	25	38			yz	
	11	26	26	54	26	33	w	w	wz	w

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
6	12	57	39	37	37	42	WZ	W	W	W
	13		<u>SCHOOL</u>							
	14	49	33	33	49	41	WZ	W	W	WZ
	15	39	21	23	31	28	Z			
	16	26	26	28	32	28	W	W	W	WZ
	17	41	55	73	55	56	W	WY	WY	WY
7	1		<u>INDUSTRY</u>							
	2		<u>INDUSTRY</u>							
	3		<u>INDUSTRY</u>							
	4	54.5	28.5	28.5	--	37	Z			
	5	40	56	24	46	41	Z			
	6	32	36	22	25	29		Z		

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES				
		1	2	3	4		1	2	3	4	
7	7	20	32	20	30	25					
	8	33	19	19	35	26				z	
	9		<u>BUSINESS</u>								
	10		<u>INDUSTRY</u>								
	11		<u>INDUSTRY</u>								
	12	97	66	79	91	83	wx	wx	wx	wx	
	13	54.5	53.5	19.5	29.5	39	y	yz			
	14	17	17	23	33	22				z	
	15	33	43	63	43	45	w	w	wy	w	
	16	40	66	80	50	59	w	wz	wyz	w	
	17	76	84	50	84	73	wz	wyz	w	wyz	
	18	41	37	27	37	35		z			

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
7	19	34	34	34	44	36	wx	wx	wx	wxz
	20	34	54	34	68	47	wx	wxz	wx	wxy
	21	36	46	36	60	44				y
	22	58	56	24	60	49	y	y		yz
	23		<u>INDUSTRY</u>							
	24		<u>INDUSTRY</u>							
	25		<u>BUSINESS</u>							
	26	64	112	110	104	97	wx	wxyz	wxy	wxy
	27	58	105	102	90	89	wx	wxy	wxy	wxyz
	28		<u>INDUSTRY</u>							
	29	38	48	50	66	50	wx	wxz	wx	wxy

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
7	30	49	59	51	59	54	WX	WX	WX	WXZ
	31	43	67	47	61	54	W	WZ	W	W
	32	37	53	39	75	51	W	WZ	WY	WZ

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
8	1	20	30	46	52	37				y
	2		<u>INDUSTRY</u>							
	3		<u>INDUSTRY</u>							
	4		<u>INDUSTRY</u>							
	5	50.5	28.5	12.5	--	30	y			
	6	54.5	28.5	26.5	22.5	33	y			
	7	72	32	20	34	39	y			
	8	32	18	24	--	25				
	9	20	22	12	22	19				
	10	32	44	74	60	52	w	w	wyz	wy
	11	50	44	96	48	59	w	w	wyz	w
	12	23	25	55	13	29			yz	

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Blight Elimination & Urban Redevelopment in Milwaukee

Table 83

REPORT ON ENVIRONMENTAL SURVEY

District II

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
8	13	21	21	73	21			yz		
	14	13	13	13	13					
	15	17	41	15	15		y			
	16	24	24	48	32	w	w	wy	w	
	17	41	39	39	85	w	w	w	wy	
	18	8.5	18.5	46.5	14.5			yz		
	19	17	23	43	17			z		
	20	32.5	38.5	8.5	8.5	y	z			
	21	96	46	40	--	wy	w	w		
	22	80	30	30	--	wxy	wx	wx		
	23	8	8	30	24			z	z	

*W - LAND CROWDING (18 OR MORE)
 X - PARKS & PLAYGROUNDS (10 OR MORE)
 Y - NON-RESIDENTIAL LAND USE (24 OR MORE)
 Z - STREET TRAFFIC (12 OR MORE)

Table 84

REPORT ON ENVIRONMENTAL SURVEY

District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
113	1	54	50	36	77	54	y	y		y
	2	64	84	62	98	77		y	y	y
	3	84	88	42	58	68	y	yz		y
	4	46.5	89.5	46.5	73.5	64		yz		y
	5	57	92	57	95	75	y	y	y	yz
	6	73	91	105	83	88	wy	wy	wyz	wyz
	7	60	88	100	74	80	w	wyz	wyz	wy
	8	33	43	89	59	56			yz	y
	9	39	63	92	79	68		y	yz	y
	10	93	51	25	51	55	wyz	wy	w	wy
	11	94	52	52	38	59	wyz	wy	wy	w
	12	99	95	54	58	76	yz	yz	y	y

*W - LAND CROWDING (18 OR MORE)
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 Z - STREET TRAFFIC (12 OR MORE)

Blight Elimination & Urban Redevelopment in Milwaukee

Table 84

REPORT ON ENVIRONMENTAL SURVEY

District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
113	13	109	98	90	113	102	wyz	wy	wy	wyz
	14	53	74	39	77	61	wy	wy	w	wyz
	15	31	62	45	21	40		yz	y	
	16	12	12	12	12	12	---	---	---	---
	17	30	20	30	20	25	w	w	w	w
	18	6	6	16	6	8	---	---	---	---
	19	6	6	6	6	6	---	---	---	---
	20	6.5	32.5	6.5	6.5	13		z		
	21	23	37	35	39	33				z
	22	36	32	26	42	34	w	w	w	wz
	23	13	41	13	13	20		z		
	24	12	12	12	12	12	---	---	---	---

W - LAND CROWDING (18 OR MORE)
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 Z - STREET TRAFFIC (12 OR MORE)

Table 84

REPORT ON ENVIRONMENTAL SURVEY

District III

Blight Elimination & Urban Redevelopment in Milwaukee

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES				
		1	2	3	4		1	2	3	4	
113	25	12	12	12	12	12	---	---	---	---	
114	1	84	86	81	91	85	y	yz	y	yz	
	2	95	105	87	77	91	y	yz	y	y	
	3	94	88	48	62	73	wy	wy	w	wy	
	4	84	84	68	88	81	wy	wy	wy	wy	
	5	50	38	48	88	56	---	---	---	y	
	7	97	113	99	79	97	wy	wyz	wy	wy	
	8		<u>INDUSTRY</u>								
	9		<u>INDUSTRY</u>								
	10	85	97	77	50	77	y	yz	y	y	
	11	54	44	68	76	60	---	---	y	y	

- *W - LAND CROWDING (18 OR MORE)
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- Z - STREET TRAFFIC (12 OR MORE)

Table 84

REPORT ON ENVIRONMENTAL SURVEY

District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
114	12	49	35	71	67	55	y	---	yz	y
	14	64	77	56	48	61	y	yz	yz	y
	15	96	102	86	106	97	y	yz	yz	yz
	16	86	96	90	104	94	yz	yz	y	yz
	17	58	83	20	26	47	yz	yz	---	---
	18	48	18	12	28	26	yz	---	---	---
	19	71	40	58	87	64	wyz	w	wy	wy
	20	89	65	73	99	81	wy	w	wy	wy
	21	16	22	16	22	19	---	---	---	---
	22	23	63	49	29	41	---	yz	y	---
	23	80	95	69	82	81	wy	wyz	wy	wyz
	24	36	79	36	65	54	---	yz	---	yz

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Table 84

REPORT ON ENVIRONMENTAL SURVEY

District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
114	25	87	99	69	61	79	wy	wyz	wy	w
	26	8	18	8	14	12	---	---	---	---
	27	58	40	44	88	57	wy	w	w	wy
	28	26	22	16	34	24	---	---	---	---
	29	16	32	16	22	21	---	---	---	---
	30	57	80	43	49	57	y	yz	---	---
	31	61	93	51	81	71	wx	wxyz	wxy	wxyz
116	1	68	83	76	74	75	y	yz	y	yz
	2	22	54	20	16	28	---	yz	---	---
	3	13	29	13	19	18	---	---	---	---
	4	31	27	21	37	29	---	---	---	---
	5	14.5	35.5	24.5	42.5	29	---	---	---	z

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 Z - STREET TRAFFIC (12 OR MORE)

Blight Elimination & Urban Redevelopment in Milwaukee

Table 84
 REPORT ON ENVIRONMENTAL SURVEY
 District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
116	6	8.5	34.5	8.5	8.5	15	---	z	---	---
	7	20	20	32	30	25	w	w	w	w
	8	13	23	13	13	15	---	---	---	---
	9	15	25	37	15	23	---	---	z	---
	10	8.5	32.5	30.5	8.5	20	---	y	z	---
	11	24.5	52.5	60.5	26.5	41	---	yz	yz	---
	12	21	38	60	42	40	---	---	yz	z
	13	18	24	40	38	30	---	---	z	---
	14	18	14	30	16	19	---	---	z	---
	15	29	73	41	25	42	---	yz	z	---
	16		<u>INDUSTRY</u>							
	17	87	76	43	47	63	yz	yz	---	---

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 Z - STREET TRAFFIC (12 OR MORE)

Table 84
REPORT ON ENVIRONMENTAL SURVEY
 District III

TRACT NO.	BLOCK NO.	SUBTOTAL FRONTAGE PENALTIES				TOTAL BLOCK PENALTY	MAJOR DEFICIENCIES * FRONTAGES			
		1	2	3	4		1	2	3	4
116	18	40	33	13	16	25	z	---	---	---
	19	39	23	17	29	27	z	---	---	---
	20	44	38	22	44	37	z	---	---	---
	21	66	63	37	65	58	yz	y	---	yz
	22	84	56	41	43	56	yz	z	---	---
	23	45.5	33.5	9.5	9.5	24	yz	---	---	---
	24	45.5	7.5	7.5	31.5	23	yz	---	---	y
	25	18	20	9	22	17	---	---	---	z
	26	14	18	12	28	18	---	---	---	---
	27	8	24	8	16	14	---	---	---	---
	28	22	33	17	18	17	---	---	---	---
	29	29	72	29	35	41	---	yz	---	---

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 Z - STREET TRAFFIC (12 OR MORE)

Appendix F

APPENDIX F

ACQUISITION COSTS BY CENSUS TRACTS AND BLOCKS

Table	Page
85 Estimated Cost of Acquiring Areas in District I	180-181
86 Estimated Cost of Acquiring Areas in District II	182
87 Estimated Cost of Acquiring Areas in District III	183-184
88 Summary of Acquisition Costs of Areas Designated for Residential Redevelopment for all Three Areas	184

(These tables refer to Figs. 20, 21, 22.)

Blight Elimination & Urban Redevelopment in Milwaukee

Table 85

ESTIMATED COST OF ACQUIRING AREAS IN
DISTRICT I

Census Tract	Block No.	Assessed or Appraised Value			Estimated Cost of Acquisition
		Land	Improvements	Total	
A. Areas Designated for Residential Redevelopment (Colored Red on Charts)					
20	3*	\$ 8,400	\$ 31,900	\$ 40,300	\$ 50,189
	13	52,000	125,100	177,100	310,198
	14	33,500	111,500	145,000	242,440
21	1 & 10	31,900	66,900	98,800	189,219
	2	21,900	48,500	70,400	126,085
	3	23,100	75,000	98,100	170,647
	4 & 7	38,700	73,700	112,400	214,581
	9*	30,700	66,800	97,500	184,483
	11	32,600	75,900	108,500	204,855
	14	15,600	19,500	35,100	60,887
	18	25,000	36,300	61,300	122,664
	19	39,400	55,500	94,900	180,174
	20	9,900	13,800	23,700	47,259
	24	72,400	129,600	202,000	365,614
29	1	46,200	111,700	157,900	330,591
	11	27,300	63,400	90,700	185,757
	12	9,200	20,700	29,900	63,773
	14	32,300	81,600	113,900	216,163
	15	43,500	103,300	146,800	244,286
	16	41,500	95,100	136,600	257,552
	17*	12,100	28,700	40,800	73,646
30	1	4,300	11,400	15,700	29,090
	5	33,100	73,300	106,400	204,460
	6	32,200	168,000	200,200	354,638
	8	15,700	49,800	65,500	128,737
	12	19,200	54,700	73,900	151,173
	13	22,500	62,800	85,300	135,806
	14	12,900	34,800	47,700	108,810
	15	35,200	98,600	133,800	279,875
31	None				
Total		\$822,300	\$1,987,900	\$2,810,200	\$5,233,652

*Value of present church property omitted in these blocks.

B. Residential Areas in Areas Designated for Industrial Purposes (Colored Yellow on Charts)

20	2	\$ 2,300	\$ 4,700	\$ 7,000	\$ 12,166
	3	6,100	9,000	15,100	29,492
	7	6,400	14,200	20,600	40,855
	8	6,200	10,400	16,600	35,159
	9	7,200	7,800	15,000	29,680

Appendix F

Table 85—Continued

Census Tract	Block No.	Assessed or Appraised Value			Estimated Cost of Acquisition
		Land	Improvements	Total	
	10	\$ 14,600	\$ 11,600	\$ 26,200	\$ 41,454
	17	4,600	4,200	8,800	15,198
21	— 8	3,900	9,800	13,700	29,015
	12	12,100	25,000	37,100	69,382
	13	10,300	21,600	31,900	64,904
	16	6,100	10,300	16,400	32,000
	17	6,500	13,000	19,500	39,325
	18	1,900	2,100	4,000	8,472
	21	1,400	2,100	3,500	7,413
31	— 12	3,300	2,900	6,200	12,251
Total		\$ 92,900	\$ 148,700	\$ 241,600	\$ 466,766

C. Residential Areas in Areas Designated for Commercial Purposes (Colored Green on Charts)

21	— 14	\$ 2,600	\$ 6,000	\$ 8,600	\$ 16,649
29	— 12	7,300	9,300	16,600	35,814
30	— 8	2,600	1,500	4,100	8,101
	12	1,900	2,800	4,700	9,287
	14	2,900	6,600	9,500	18,772
Total		\$ 17,300	\$ 26,200	\$ 43,500	\$ 88,623

D. Areas Designated for Public or Institutional Purposes (Colored Black on Charts)

29	— 2	\$ 15,700	\$ 40,400	\$ 56,100	\$ 113,914
	3 (All County owned)				

E. Total Cost for All Areas

	\$ 948,200	\$2,203,200	\$3,151,400	\$5,902,955
--	------------	-------------	-------------	-------------

Blight Elimination & Urban Redevelopment in Milwaukee

Table 86
ESTIMATED COST OF ACQUIRING AREAS IN
DISTRICT II

Census Block Tract No.	Assessed or Appraised Value			Estimated Cost of Acquisition
	Land	Improvements	Total	
A. Areas Designated for Residential Redevelopment (Colored Red on Charts)				
6 — 5	\$ 28,400	\$ 72,200	\$ 100,600	\$ 212,727
17	31,400	22,000	-53,400	98,710
8 — 5	13,100	26,100	39,200	70,960
6	22,800	59,600	82,400	158,239
7	45,800	79,700	125,500	284,602
8	53,700	111,600	165,300	391,671
10	23,100	52,500	75,600	165,908
15	19,000	41,500	60,500	114,544
Total	\$ 237,300	\$ 465,200	\$ 702,500	\$1,497,361
B. Residential Areas in Areas Designated for Industrial Purposes (Colored Yellow on Charts)				
7 — 21	\$ 30,700	\$ 22,300	\$ 53,000	\$ 106,808
22	4,600	2,000	6,600	13,979
26	4,100	1,600	5,700	12,073
29	19,300	17,000	36,300	61,404
Total	\$ 58,700	\$ 42,900	\$ 101,600	\$ 194,264
C. Areas Designated for Public or Institutional Purposes (Colored Black on Charts)				
7 — 11	\$ 52,800	\$ 87,400	\$ 140,200	\$ 214,932
24	60,000	35,000	95,000	144,875
25	27,000		27,000	46,818
8 — 1	52,400	97,500	149,900	342,273
2	2,900		2,900	4,040
3	10,000	3,200	13,200	18,388
Total	\$ 205,100	\$ 223,100	\$ 428,200	\$ 771,326
D. Total Cost for All Areas				
	\$ 501,100	\$ 731,200	\$1,232,300	\$2,462,951

(Ribbon park strips in 8/4, 7/2, 7/3, 7/10 excluded from valuations in Black area)

Appendix F

Table 87
ESTIMATED COST OF ACQUIRING AREAS IN
DISTRICT III

Census Tract	Block No.	Assessed or Appraised Value			Estimated Cost of Acquisition
		Land	Improvements	Total	
A. Areas Designated for Residential Redevelopment (Colored Red on Charts)					
113	— 3	\$ 28,600	\$ 55,900	\$ 84,500	\$ 204,516
	7	7,600	26,700	34,300	78,190
	8	10,900	25,000	35,900	90,813
114	— 11*	6,800	9,300	16,100	34,907
	12	20,300	84,800	105,100	190,195
	14	5,800	7,800	13,600	29,030
	18	32,100	60,500	92,600	198,948
	20	31,500	95,200	126,700	213,803
	27	26,500	61,600	88,100	188,332
116	— 2	31,900	210,100	242,000	332,610
	4	25,000	59,600	84,600	204,105
	6	14,300	20,200	34,500	73,712
	13	27,300	56,600	83,900	181,969
	18	17,200	42,400	59,600	122,853
Total		\$ 285,800	\$ 815,700	\$1,101,500	\$2,143,983
*Value of church property excluded in this block.					
B. Residential Areas in Areas Designated for Industrial Purposes (Colored Yellow on Charts)					
113	— 3	\$ 14,300	\$ 14,300	\$ 28,600	\$ 74,756
114	— 2	7,800	9,000	16,800	43,915
	3	11,800	19,700	31,500	79,429
	4	7,700	16,400	24,100	56,557
	5	11,700	21,500	33,200	70,601
	7	7,200	16,100	23,300	48,413
	23	10,800	16,400	27,200	62,610
	24	13,600	18,500	32,100	83,909
Total		\$ 84,900	\$ 131,900	\$ 216,800	\$ 520,190
C. Residential Areas in Areas Designated for Commercial Purposes (Colored Green on Charts)					
113	— 3	\$ 1,800	\$ 500	\$ 2,300	\$ 6,012
	7	5,400	6,100	11,500	30,060
114	— 11	1,400	800	2,200	5,750
116	— 18	4,250	10,200	14,450	33,435
Total		\$ 12,850	\$ 17,600	\$ 30,450	\$ 75,257
D. Total Cost for All Areas					
		\$ 383,550	\$ 965,200	\$1,348,750	\$2,739,430

Blight Elimination & Urban Redevelopment in Milwaukee

Table 88

SUMMARY OF ACQUISITION COSTS OF AREAS DESIGNATED
FOR RESIDENTIAL REDEVELOPMENT FOR ALL THREE AREAS

Color	Assessed or Appraised Value			Estimated Cost of Acquisition
	Land	Improvements	Total	
Red Blocks	\$1,345,400	\$3,268,800	\$4,614,200	\$ 8,874,996
Yellow Blocks	236,500	323,500	560,000	1,181,220
Green Blocks	30,150	43,800	73,950	163,880
Black Blocks	220,800	263,500	484,300	885,240
GRAND TOTALS	\$1,832,850	\$3,899,600	\$5,732,450	\$11,105,336

Appendix G

APPENDIX G
APPRAISAL FORMS

Fig.		Page
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27	Dwelling Unit Schedule	186
28	Unit Appraisal Form	187
29	Unit Punch Card	187
30	Appraisal of Neighborhood Environment	188-190

HOUSING APPRAISAL - MILWAUKEE WISCONSIN - 1948

FIG. 26- STRUCTURE SCHEDULE

DWELLING UNIT SCHEDULE - FIG. 27

Assignment _____ Serial No. 5 _____
 No. _____
HOUSING INSPECTION
MILWAUKEE HEALTH DEPARTMENT
STRUCTURE SCHEDULE
 Address 632 So. X St. District No. 7 Block No. 11 Structure No. 9
 Owner or Agent Mr. F. M. 913 So. Z St. Not Available for Occupancy

B1 NUMBER OF UNITS Total 3 Vacant —
 Dwelling units —
 Rooming units —
 Business units —
 Total 3 None —

B2 NUMBER OF STORES Wood — Other —

B3 EXTERIOR WALLS Attached — Detached —

B4 STRUCTURE TYPE

B5 NUMBER OF TOILETS AND BATHS Toilets — Baths —
 Yes — No —

B6 LIVING UNIT IN BASEMENT Street — Rear Yard — Alley —

B7 MAIN ACCESS Public — Private — None —

B8 WATER SUPPLY Public — Private — None —

B9 SEWER CONNECTION Public — Private — None —

SUPPLEMENTARY APPRAISAL

B8a WATER SUPPLY Nonpublic water supply acceptable to Health Dept. Yes No

B9a SEWER CONNECTION Nonpublic sewage disposal acceptable to Health Dept. Yes No

S16a DAYLIGHT OBSTRUCTION

Side	No. of Windows	Height in Stories	Distance in Feet	Height Obs.
Front	8	2	50	1.5
Left	2	4	—	1.25
Right	7	4	—	1.25
Rear	4	—	—	—

Obstruction Factor: Total A/Total = 19.837

Side	Adj. a	Table	1 x d	1 x e
Front	8	3	45	3.6
Left	2	31.5	39.37	78.75
Right	10	31.5	39.37	323.75
Rear	4	—	—	—

Total = 24 Total A 82.6

S10 STAIRS AND FIRE ESCAPES (for two-story tenements and all structures of three or more stories)
 Item Not Applicable

	Front Stairway	Rear Stairway	Outside Fire Escapes
Free from obstruction	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Clear egress at ground level	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Fireproof construction throughout	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Free from vertical ladders above first story	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

S11 PUBLIC HALL LIGHTING
 No Public Hall
 Daytime lighting deficient Yes No

S14 SANITARY INDEX
 Refuse containers defective Yes No
 Garbage accumulated Yes No
 Other refuse accumulated Yes No

S12 DETRIORATION INDEX
 Inside Stairs: Steps deteriorated Yes No
 Rails deteriorated Yes No
 Public Hall Walls, Ceilings: Hole or surface worn Yes No
 Surface broken or loose Yes No

S15 BASEMENT CONDITION INDEX
 No Basement
 Leakage or backflooding Yes No
 Stains hazardous Yes No
 Combustibles accumulated Yes No

S13 INFESTATION INDEX
 Rats in structure or yard Yes No
 Other vermin Yes No

S16 DAYLIGHT OBSTRUCTION
 Daylight wanting supplementary appraisal Yes No

ORDINANCE VIOLATIONS: Structural Orders 6
 Delayed Orders 5 Nuisance Orders 6

REMARKS (refer to items by number)
S14 Garbage scattered in yard 2/28
S12a basement window screens not hung on all walls
S13 Rats in traps returned to yard. Building safe

Inspected by James # 28 Date 2/16/47
 Time begun _____ Time finished _____ Total time _____
 Office check _____ Field check _____

Note for Recall _____
HOUSING INSPECTION
MILWAUKEE HEALTH DEPARTMENT
DWELLING UNIT SCHEDULE
 Inspection No. _____ Address 632 So. X St. District No. 7 Block No. 11 Structure No. 9
 Floor 2nd Part of Floor All Unit No. _____ Vacant Rooming House

D1 KITCHEN FACILITIES Yes No
 Installed sink
 Installed range (gas, electric, oil, coal, wood)
 Refrigerator (mechanical, ice)
 Facilities private to unit

D2 TOILET Location Type
 Sharing

D9 ROOM FACILITIES

Rooms in unit (x)	TOTAL NUMBER OF ROOMS IN UNIT						Total
	1	2	3	4	5	6	
Bed capacity (persons)	1	2	—	—	—	—	3
Lacking inst. heater (x)	—	—	—	—	—	—	—
Lacking window (x)	—	—	—	—	—	—	—
Lacking closet (x)	—	—	—	—	—	—	—
Dimensions (ft.)	11	13	7	—	—	—	2

D3 BATH Location Type
 Sharing

D4 WATER SUPPLY

D5 WASHING FACILITIES Wash basin in unit Laundry tub available

D6 DUAL EGRESSES

D7 ELECTRIC LIGHTING Yes No

D8 CENTRAL HEATING Yes No

D10 DETRIORATION INDEX
 Walls and Ceilings: Hole, surface worn Yes No
 Surface broken, loose Yes No
 Floors: Hole, surface worn Yes No
 Surface broken, loose Yes No
 Windows: Broken or defective Yes No

D11 INFESTATION INDEX
 Rats in unit Yes No
 Other vermin Yes No

D12 SANITARY INDEX 1-2
 Plumbing leakage Yes No
 Plumbing obstruction Yes No
 Water pressure low Yes No
 Walls or floors damp Yes No
 Heater hazardous Yes No
 Wiring hazardous Yes No

D13a HOUSEHOLD COMPOSITION AND INCOME

Age	MALE			FEMALE		
	Rel.	\$	W./M.	Rel.	\$	W./M.
1						
2						
3						
4						
5						
6						
7						
8						

REMARKS (refer to items by number)
S14 Garbage scattered in yard 2/28
S12a basement window screens not hung on all walls
S13 Rats in traps returned to yard. Building safe

Inspected by James # 28 Date 2/16/47
 Office check _____ Field check _____

FIG. 28- UNIT APPRAISAL FORM

UNIT PUNCH CARD - FIG. 29

HOUSING INSPECTION
MILWAUKEE HEALTH DEPARTMENT

City Milwaukee
Public Housg.
CODE SHEET

UNIT APPRAISAL FORM
 Rooming Unit Serial U. _____

L. DESCRIPTION
STRUCTURE Address 622 S. X. ST. Master Card _____
District No. 7 Block No. 11 Appr. Area No. _____
Owner or Agent MR. F. M. 913 S. ST.
Number of Units Dwelling 3 Rooming 0 Business 0
Stores 2 Wood Attached Toilet 2 Baths 1
UNIT Floor 2 Part ALL Unit No. _____
Rooms 3 Occupants 6 With Lodgers Nonwhite
Occupied by Tenant Owner Mfg. Employee Vacant
Rent \$17.25 per mo. per wk. Incl. Heat Incl. Heat
Monthly Income \$ Rent \$ Inc. \$ Date 9/14/47

B. APPRAISAL

DEFICIENCY ITEM	Family Score Points	Base Date	1	2	3
A. FACILITIES					
1. STRUCTURE - Main Access	---	---	1	2	3
2. Water Supply (Source)	---	---	2	3	(or special)
3. Sewer Connection	---	---	3	4	(or special)
4. Daylight Obstruction	<u>20</u>	---	4	5	
5. Stairs and Fire Escapes	<u>7</u>	---	5	6	15-20
6. Public Hall Lighting	<u>7</u>	---	6	7	
7. UNIT - Location in Structure	---	---	7	8	
8. Kitchen (or Special Rooming Unit) Facilities	<u>8</u>	---	8	9	
9. Toilet Location - Type - Sharing	<u>8</u>	---	9	10	30
10. Bath - Location - Type - Sharing	<u>8</u>	---	10	11	30
11. Water Supply (Location and Type)	<u>8</u>	---	11	12	10-15
12. Washing Facilities	<u>8</u>	---	12	13	
13. Dual Egress	---	---	13	14	
14. Electric Lighting	<u>15</u>	---	14	15	
15. Rooms Lacking Installed Heater	<u>15</u>	---	15	16	10-15
16. Rooms Lacking Window	<u>15</u>	---	16	17	
17. Rooms Lacking Closet	<u>15</u>	---	17	18	
18. Rooms of Substandard Area	<u>15</u>	---	18	19	
19. Combined Room Facilities (Items 16-19)	<u>15</u>	---	19	20	15-30
Subtotal Facilities	<u>165</u>	---	Score Income <u>125</u>		
B. MAINTENANCE					
21. Toilet Condition Index	<u>12</u>	---	21	22	15-30
22. Deterioration Index - Structure - Unit	<u>13</u>	---	22	23	15-30
23. Infestation Index - Structure - Unit	<u>9</u>	---	23	24	15-30
24. Sanitary Index - Structure - Unit	<u>9</u>	---	24	25	15-30
25. Basement Condition Index	<u>13</u>	---	25	26	
Subtotal Maintenance	<u>72</u>	---	Household <u>4</u>		
C. OCCUPANCY					
26. Room Crowding - Persons per Room	<u>15</u>	---	26	27	10-15
27. Room Crowding - Persons per Sleeping Room	<u>15</u>	---	27	28	10-15
28. Area Crowding - Sleeping Area per Person	<u>10</u>	---	28	29	10-15
29. Area Crowding - Non-sleeping Area per Person	<u>10</u>	---	29	30	10
30. Doubling of Basic Families	<u>10</u>	---	30	31	
Subtotal Occupancy	<u>50</u>	---	Local <u>4</u>		
D. DWELLING TOTAL	<u>187</u>	---	Rep. of <u>1</u>		
E. ENVIRONMENT TOTAL w. s. p. r.	<u>76</u>	---	D.M.C. <u>1</u>		
F. HOUSING TOTAL	<u>264</u>	---	H.S.C. <u>1</u>		

Key to Sanitary Index (Item 24)
Yr. Bld. Co. Obs. Reported Pl. Fu. Wpl. Wtd. Hb. Wb.
Extreme Bld. Co. Obs. Reported Pl. Fu. Wpl. Wtd. Hb. Wb.

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UNIT PUNCH CARD

Serial U. _____

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District No. 7 Block No. 11 Appr. Area No. _____
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APPRAISAL OF NEIGHBORHOOD ENVIRONMENT
 Method of the Committee on the Hygiene of Housing
 American Public Health Association

City _____ State _____

BOARD OF PUBLIC LAND COMMISSIONERS
BLOCK AND FRONTAGE RATING FORM: Abridged

District _____ Census Tract _____ Block _____ Appraisal Area _____
 Bounding Streets 1. _____ 2. _____ 3. _____ 4. _____

1. LAND CROWDING: Coverage by structures

Percentage Class	Height	
	a	b
1 0-19.9	<input type="checkbox"/>	<input type="checkbox"/>
2 20-39.9	<input type="checkbox"/>	<input type="checkbox"/>
3 40-49.9	<input type="checkbox"/>	<input type="checkbox"/>
4 50-59.9	<input type="checkbox"/>	<input type="checkbox"/>
5 60-100	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Block Penalty

2. PUBLIC PARKS & PLAYGROUNDS:

A. Public in primary zone
 Park: in second'y zone
 not accessible

Block Penalty

B. Playground:
 in primary zone
 in second'y zone
 not accessible

Block Penalty

Combined Block Penalty

3. SANITARY SEWERAGE SYSTEM:

Frontage	1	2	3	4	5
No sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewers in-adequate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Backflooding F-I-N

Penalty

4. PUBLIC WATER SUPPLY:

Frontage	1	2	3	4	5
No mains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains in-adequate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special deficiencies

Penalty

Major Deficiencies

Block Penalty

5. NONRESIDENTIAL LAND USES: Linear Incidence of Business, Industrial, or Mixed Use.

Percentage Class	Frontage	1	2	3	4	5
1 0-8.3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 8.4-33.3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 33.4-66.6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 66.7-83.3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 83.4-100		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Block Penalty

Penalty

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

6. STREET TRAFFIC

	Frontage	1	2	3	4	5
Residential Service Street		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial Service Street		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minor Traffic Artery		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Major Traffic Artery		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trolley Car in Use		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penalty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Block Penalty

7. RAILROADS AND SWITCHYARDS

Distance	Functional Class	Physical Type					
Beyond 1000 ft. <input type="checkbox"/>	Tertiary RR. <input type="checkbox"/>	1 Smokeless, dep. or elev. <input type="checkbox"/>	A				
Within 1000 ft. <input type="checkbox"/>	Tert. yr. or sec. RR. <input type="checkbox"/>	2 Smokeless, at grade <input type="checkbox"/>	B				
Within block <input type="checkbox"/>	Sec. yd. or prim. RR. <input type="checkbox"/>	3 Smoke prod., dep. or el. <input type="checkbox"/>	B				
	Primary yard <input type="checkbox"/>	3 Smoke prod., at grade <input type="checkbox"/>	C				
Distance from Tracks	Frontage	1	2	3	4	5	
500 - 1000 feet		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
200 - 499 feet		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
100 - 199 feet		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
0 - 99 feet		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Penalty

Tracks in block	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distance & type.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Total</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Block Penalty

9. SPECIAL ITEM

SUMMARY OF RATING

	Frontage	1	2	3	4	5	Block
1. Land Crowding		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Public Parks and Playgrounds		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Sanitary Sewerage System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Public Water Supply		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Nonresidential Land Uses		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Street Traffic		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Railroads and Switchyards		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Hazards and Nuisance Index		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Subtotal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Added Penalty for proximity to nonresidential frontage	A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>Total</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Major Deficiencies

Block Penalty

8. INDEX OF HAZARDS AND NUISANCES FROM INDUSTRIAL OR COMMERCIAL SOURCES

Number of Sources:	Block			Penalty Score	Opp. Frontage 1**			Penalty Score***	
	M*	C*	E*		M	C	E		
(1) a) Noise and vibration									
(2) b) Objectionable odors									
(3) c) Fire or explosion									
(4) d) Vermin, rodents, insects									
(5) e) Localized smoke or dust									
(6) f) Glare at night									
(7) g) Dilapidated structure or insanitary vacant lot									
(8)									
(9)									
TOTAL				_____	TOTAL				_____
<u>COMBINED PENALTY</u>								_____	

*Code M = Moderate, C = Considerable, E = Extreme
 **Includes sources on opposite frontage only.
 ***Penalties are assigned to frontages of this block.

Opp. Frontage 2			Pen. Score	Opp. Frontage 3			Pen. Score	Opp. Frontage 4			Pen. Score
M	C	E		M	C	E		M	C	E	
TOTAL			_____	TOTAL			_____	TOTAL			_____
C.P.			_____	C.P.			_____	C.P.			_____

COMBINED BLOCK PENALTY

