

EASTSIDE NEIGHBORHOOD FINDING OF BLIGHT REPORT

September 2004

Section 163.340 (8) of the Florida Statutes defines a blighted area as an area in which there are a substantial number of deteriorated, or deteriorating, structures in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more other factors are present. The following conditions are present in the Eastside Neighborhood:

Condition/Factor Required by Statute	Indicator
163.340 (8) Substantial number of deteriorated or deteriorating structures	UWF property conditions survey data Age of structure data
163.340 (8) Conditions leading to economic distress	Poverty rate data Unemployment rate data Household Income
AND	
163.340 (8)(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness	# 30 ft wide lots # lots of record
163.340 (8)(j) Incidence of crime in area higher than in the remainder of the county or municipality	Pensacola Police Department crime statistics
163.340 (8)(l) A greater number of violations of the Florida Building Code in the area than the number recorded in the remainder of the municipality	Unsafe structures list
163.340 (8)(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area	Property deeded to multiple owners Property in un-probated estates

SUBSTANTIAL NUMBER OF DETERIORATING STRUCTURES

During the Fall of 2002 the City of Pensacola contracted with the University of West Florida to conduct a parcel by parcel survey of property conditions to assess the condition of the City's housing stock and commercial properties and the land surrounding each. The *City of Pensacola Property Condition Survey* was subsequently published in April, 2003. The survey results were utilized to identify distressed areas and areas in danger of decline and to design and target City services as well as revitalization and redevelopment activities to enhance those areas. Structure condition survey data indicates that approximately 50% of the total structures in the Eastside Neighborhood are deteriorated to some degree. Nearly 43% of the neighborhood's occupied structures have some degree of deterioration while approximately 78% of the vacant structures are deteriorated to some extent.

Eastside Property Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	703	100%	627	89.19%	76	10.81%
Standard Condition	377	53.63%	360	57.42%	17	22.37%
Slightly Deteriorated	255	36.27%	220	35.09%	35	46.05%
Deteriorated	59	8.39%	46	7.34%	13	17.11%
Dilapidated	13	1.71%	1	.16%	11	14.47%

Source: University of West Florida, Whitman Center for Public Service, Fall 2002

The age of residential structures within the Eastside Neighborhood is a probable contributor to the deteriorated condition of property in this area. Approximately seventy four percent (74 %) of the housing units within the Eastside Neighborhood are over 50 years old and fifty four percent (54%) are over 60 years old. The percentage of citywide structures 50 or more years old is thirty seven percent (37%) and twenty two percent (22) of citywide structures are 60 or more years old. While Eastside structures account for little over two percent (2%) of citywide structures, approximately five percent (5%) of the oldest structures (50 years old or older) in the City of Pensacola are located in the Eastside Neighborhood. Aging housing stock coupled with pervasive poverty, under-education, and unemployment have contributed to the deterioration of the physical environment and general distress of the Eastside Neighborhood.

Housing Units By Year Built					
	City of Pensacola	%	Eastside Neighborhood	%	Occurrence in Eastside
Total Housing Units	26335	100	610	100	2.32
Housing Unit Built 1999 to present	542	2.06	9	1.48	1.66
Housing Unit Built 1995 to 1998	767	2.91	13	2.13	1.69
Housing Unit Built 1990 to 1994	1120	4.25	17	2.79	1.52
Housing Unit Built 1980 to 1989	4256	16.16	24	3.93	0.56
Housing Unit Built 1970 to 1979	5699	21.64	58	9.51	1.02
Housing Unit Built 1960 to 1969	4292	16.30	40	6.56	0.93
Housing Unit Built 1950 to 1959	3921	14.89	118	19.34	3.01
Housing Unit Built 1940 or 1949	2007	7.62	77	12.62	3.84
Housing Unit Build 1939 or earlier	3731	14.17	255	41.80	6.83

Source: UWF Haas Center for Business Research and Economic Development -2004 Estimates

CONDITIONS LEADING TO ECONOMIC DISTRESS

Distress indicators, including poverty, household income and unemployment can be correlated to the ability of residents to sustain the physical environment of the Eastside Neighborhood. In each of the distress indicator categories, Eastside exhibits a disproportionate share of negative characteristics relative to the City of Pensacola as a whole. Eastside constitutes approximately eight percent (8%) of the land area of the City of Pensacola. The population of the Eastside Neighborhood comprises two percent (2%) of the total City population. The rate of poverty for the Eastside Neighborhood is thirty four percent (34%) compared with twelve percent (12%) citywide. The unemployment rate for the Eastside Neighborhood is 3.64% compared with 3.82% citywide. While the unemployment statistic shows Eastside on par with the city as a whole, this may be an under-representation of the true level of economic distress as this rate only takes into account persons who are actively seeking work. An examination of figures for neighborhood residents who have dropped out of the job search effort shows that fifty percent (50%) of the population in Eastside is not in the work force at all (these may include elderly, disabled, persons who have given up the search for work or who have elected not to seek employment). This compares to forty percent (40%) of the population city wide that is not in the workforce. Per capita income for City of Pensacola households overall is \$23,286, while per capita income for Eastside Neighborhood households is \$9,771, a mere 42% of citywide income. Average and median household income for Eastside are less than half that for the city as a whole. (Median city income is \$36,985 compared with \$16,000 for

Eastside. Average city income is \$52,616 compared with \$23,920 for Eastside). These indicators taken together demonstrate a high level of economic distress in Eastside.

Families by Poverty Status				
	City of Pensacola		Eastside Neighborhood	
Total Families	14,216	100%	297	100%
Income Above Poverty Level:	12,449	88%	196	66%
Income Below Poverty Level:	1,767	12%	101	34%

Source: UWF Haas Center for Business Research and Economic Development - 2004 Estimates

Civilian Unemployment				
	City	%	Eastside	%
Employed	23,573	55.32	431	46.10
Unemployed	1,626	3.82	34	3.64
Not in Labor Force	17,413	40.86	470	50.26
Total	43,339	100	935	100

Source: UWF Haas Center for Business Research & Economic Development- 2004 Estimates

Household Income			
	City of Pensacola	Eastside Neighborhood	% of City
Estimated Total # Households	23,976	502	2%
Est. Average Household Income:	\$52,616	\$23,920	45%
Est. Median Household Income:	\$36,985	\$16,000	43%
Per Capita Income	\$23,286	\$9,771	42%

Source: UWF Haas Center for Business Research and Economic Development -2004 Estimates

HIGH INCIDENCE OF VIOLATIONS OF THE FLORIDA BUILDING CODE

Twenty eight percent (28%) of the properties listed on City's unsafe structures list for August 2004 were located in the Eastside Neighborhood. This concentration of properties in violation of the City of Pensacola Land Development Code, the Florida Standard Housing Code or the Florida Standard Unsafe Building Abatement Code is reflected in Community Development Department records on demolitions. For the period January 2002 through August 2004, 12 demolitions, representing 10% of the 121 demolitions ordered for this period city wide, were ordered by the City to remove unsafe/abandoned structures in Eastside.

Building Code Violations			
	City of Pensacola	Eastside Neighborhood	% occurrence in Eastside
Unsafe Structures (August 2004)	163	45	28%
Demolitions (2002-August 2004)	121	12	10%
Acreage	14,203	1,173	8%

Source: City of Pensacola Community Development Department Inspections Division- 2004

HIGH INCIDENCE OF CRIME

The incidence of crime in the Eastside Neighborhood is higher than in the remainder of the municipality. City of Pensacola Police Department records reveal that 324 of the 6814 offenses for which police reports were made in the year 2003 occurred within the Eastside neighborhood. This amounts to five percent (5%) of total crimes committed in the city. While representing two percent (2%) of the City's total population, Eastside is experiencing a disproportionate occurrence of drug related crime. Nearly seven percent (7%) of the occurrences of narcotic related offenses occurred in the Eastside Neighborhood.

CRIME STATISTICS 2003					
Population	City of Pensacola		Eastside Neighborhood		Percent of City Population
	54,392		1,229		2.25%
	# of Crimes	Crimes Per Capita	# of Crimes	Crimes Per Capita	% Crime Occurrence in Eastside
Crime Category					
Burglary Crimes	1334	41	35	35	2.62%
Robbery Crimes	83	655	6	205	7.23%
Theft Crimes	1291	42	77	16	5.96%
Assault/Battery Crimes	914	60	32	38	6.11%
Narcotic Related Offenses	523	104	36	34	6.88%
Violent Crimes	61	892	3	410	4.92%
Other	2608	21	135	9	5.18%
Total Offenses	6814	8	324	4	4.75%

Source: City of Pensacola Police Department

Calculation of per capita crime (per thousand):

a) divide total population by 1,000, then divide # of crimes by that quotient $54,392/1000=54.239$ $1139/54.239=2$

b) divide crimes by total population, then multiply by 1,000
 $(1139/54,392)*1000=2$

To Calculate Occurrence of Crime:

Crimes in Eastside /# Crimes Citywide

FAULTY LOT LAYOUT

Eastside suffers from faulty lot layout in relation to size, adequacy, and usefulness. Older sections of Pensacola, like other cities platted in the 1800's, were originally subdivided into long narrow lots averaging 30 feet in width. Two hundred sixty six (or twenty nine percent (29%) of the 930 total lots in Eastside are thirty feet wide or narrower. Ten percent (10%) of Eastside lots do not meet the minimum lot area requirement under the current requirements of the City of Pensacola Land Development Code or are of insufficient size to support construction of traditional style single-family detached residences. Of the total lots in Eastside, fifty (50) parcels within the R-1A zone are too small, individually, to meet the current lot size requirement for development. Sixty four (64) parcels in the R-NC zone do not have sufficient area to develop a project at a suitable scale. The size of many of the developable Eastside parcels constrains either commercial or residential infill activity. The consolidation of parcels can support new development.

Eastside Area Deficient Lots		
Zoning	Parcels under 3500 S.F.	Parcels under 3000 S.F.
R-1A	50	
R-NC		64
Narrow Width Lots		
Total Parcels	Less than or equal to 30' wide or less	Percent of Total Lots
930	266	29%

DIVERSITY OF OWNERSHIP

The majority of property within the Inner City is held in small parcels by a diverse group of individuals. The diversity of ownership and defective or unusual conditions of title hinder the free alienability of land within the Eastside Neighborhood. Many privately held parcels in Eastside are encumbered by complex title issues resulting from un-probated estates, multiple ownership interests (including out-of-town owners), life estates and heir property. A search of the property appraiser's records identified eighty-one (81) such properties, nearly 10% of the total Eastside parcels.

CONCLUSION

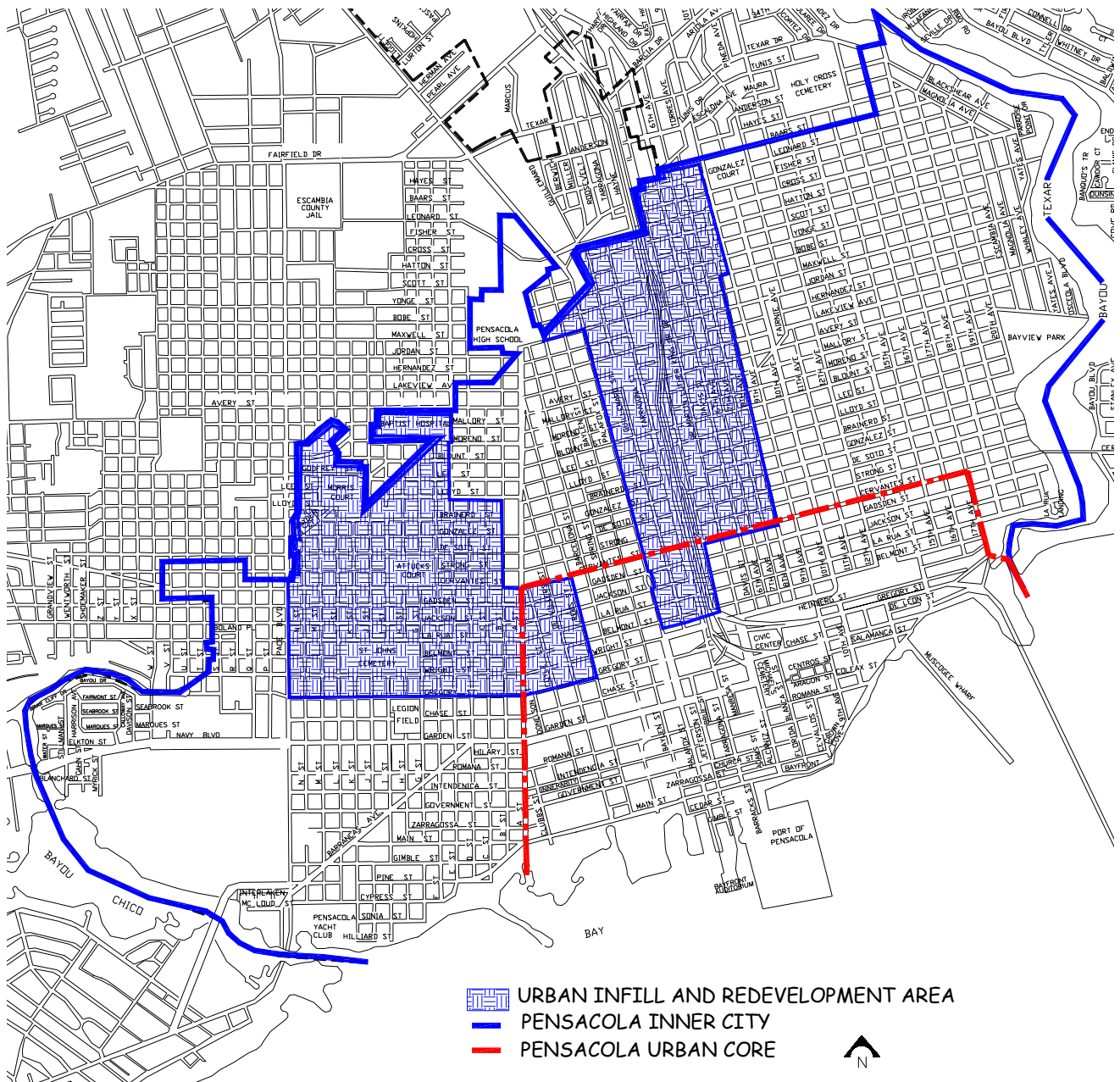
The data presented in this report clearly documents that the Eastside Neighborhood meets the criteria of a blighted area as defined by Florida Statute. Results of the *City of Pensacola Property Condition Survey* demonstrate a high concentration of deteriorated and deteriorating structures in this Neighborhood. High rates of poverty and unemployment combined with low income levels have generated a significant amount of economic distress in this area of the City. Additionally, a high incidence of crime, and a frequent occurrence of unsafe/abandoned structures negatively impact the quality of life in this Neighborhood. Faulty lot layout and complex property ownership patterns further hamper revitalization/physical improvement efforts and contribute to the existence of blight. The data further supports a finding that the Eastside Neighborhood area is appropriate for redevelopment projects and that the rehabilitation, conservation and redevelopment of such area is necessary in the public interest.

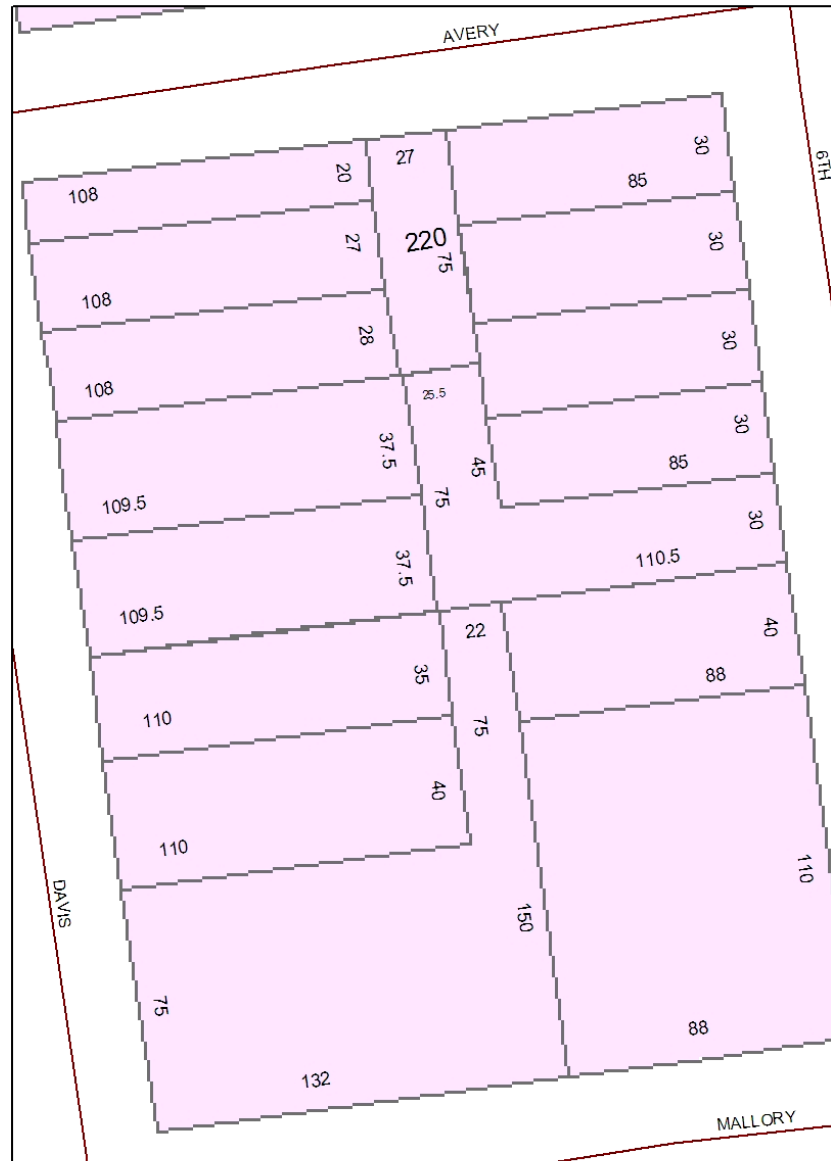
ATTACHMENT 4-MAPS

MAP 1 EASTSIDE NEIGHBORHOOD BOUNDARIES



MAP 2 Pensacola Inner City & Urban Infill & Redevelopment Area

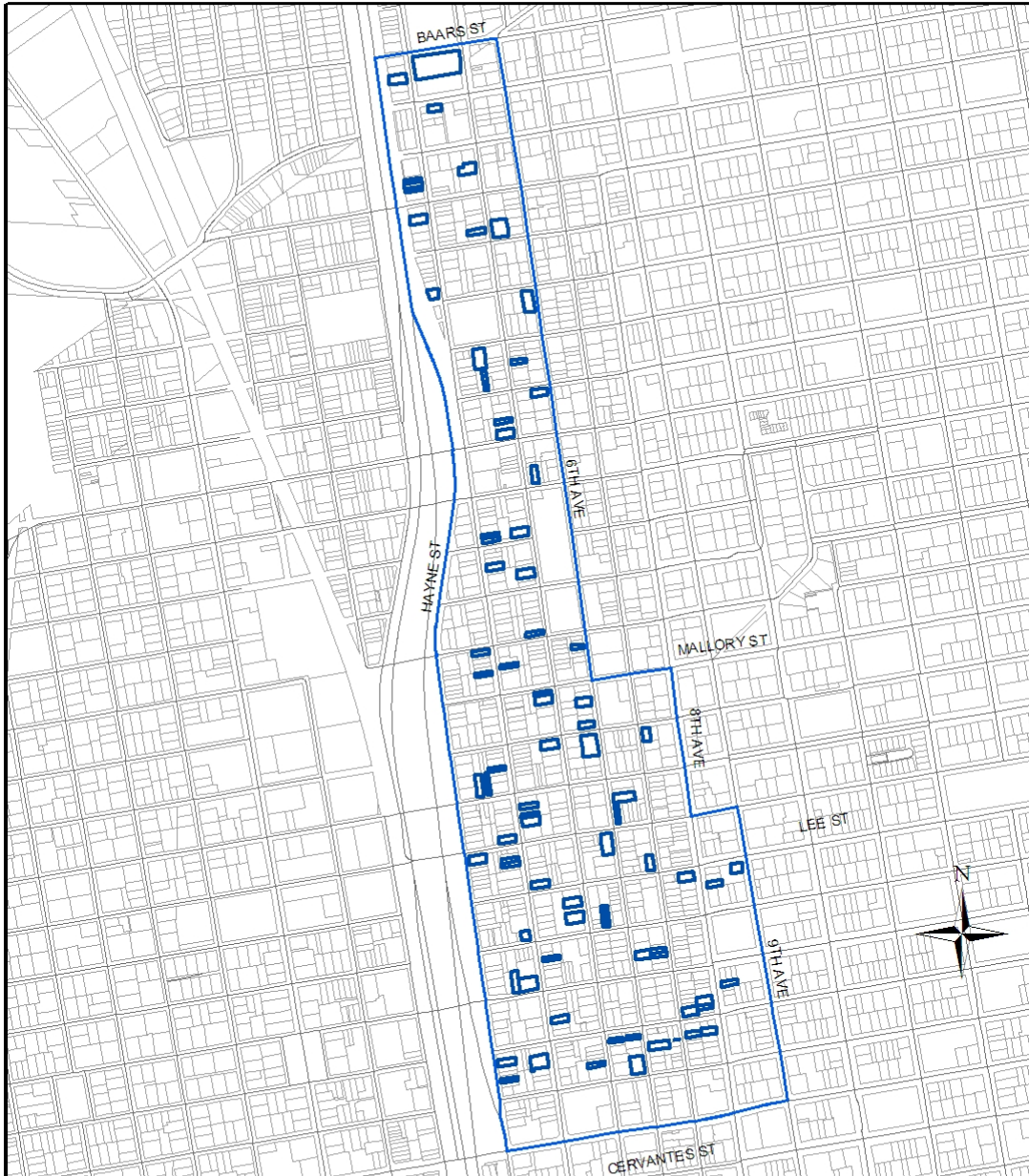




MAP 3
Typical Eastside Lot Layout



MAP 4 - EASTSIDE ENCUMBERED PARCELS



Eastside Properties: Complex Title Conditions

Date: December 2004

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