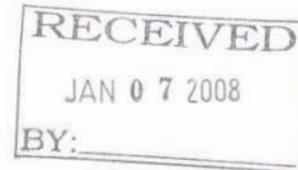


**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

PRINCIPALS:

Becky J. Hanna  
Timothy M. Keelan



January 4, 2008

**Mr. David Landis, Director**  
Urban Development Department  
800 P Street, Suite 400  
Lincoln, NE 68508

**RE: Confirmation of Blight and Substandard Conditions,**  
**South 19<sup>th</sup> Street Blight Update Area,**  
*North 27<sup>th</sup> Corridor/Enterprise Community Target Area Neighborhood Area*  
*Blight and Substandard Determination Study, April, 1996*

**Dear Mr. Landis:**

The purpose of this letter is to confirm the existence of blight and substandard conditions for a target area, referred to as the **South 19<sup>th</sup> Street Blight Update Area**, located within the *North 27<sup>th</sup> Corridor/Enterprise Community Target Neighborhood Area*, Lincoln, Nebraska (See Attached Map). A *Blight and Substandard Determination Study* was completed for the *Neighborhood Area*, by Hanna:Keelan Associates, P.C., in April, 1996.

The general boundary description of the **Blight Update Area** is as follows: *Beginning at the intersection of the center line of Washington Street and the extended east line of Lot 4, Block 4 of the Williams Subdivision, thence south across the south half of Washington Street along said extended line and continuing south along the east line of Lot 4 of said subdivision to the south line of Lot 4, also the north line of the alley between Garfield and Washington Streets, thence east along said north alley line to its intersection with the east line of Lot 1, Block 4 of the Williams Subdivision, thence south along an extended east line of said Lot 1, south 16 feet across said alley and continuing along the east line of Lots 5 and 6 of Block 4, of the Williams Subdivision, thence continuing south 14 feet across a secondary alley along the south side of Lot 6, Block 4 of the Williams Subdivision, thence west along the south line of said alley to its intersection with the east line of Lot 7, Block 4 of said subdivision, thence south along said east lot line to its intersection with the south line of said Lot 7, also the north line of Garfield Street, thence continuing south along an extended east line of said Lot 7, across the north half of Garfield Street to its intersection with the center line of Garfield Street, thence west along said center*

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*line to its intersection with the extended west line of Lot 6, of the W.W. Holmes Subdivision, thence north along said extended line of Lot 6, across the north half of Garfield Street, and continuing north along the west line of Lot 6 of said subdivision to the north line of Lot 6, also the south line of the dead end south 18<sup>th</sup> Street, thence west along said south line to its intersection with the centerline of south 18<sup>th</sup> street, thence north along said centerline to its intersection with the centerline of Washington Street, thence east along said centerline to its intersection with the centerline of south 19<sup>th</sup> Street, thence south along said centerline to its intersection with the centerline of Washington Street, also know as the point of beginning.*

On January 4, 2008, Lonnie Dickson, AICP, of Hanna:Keelan Associates conducted the necessary planning research to confirm the existence of blight and substandard conditions within the **Blight Update Area**, as per criteria set forth in the Nebraska Community Development Law, Section 18-2103. This planning research process included an identification of property types and status of exterior conditions of each building and a site evaluation of each property, including the street and sidewalk condition, the existence of debris and an overall site condition rating (See Attached Research Criteria).

The planning research process also included important information obtained from the Office of the Lincoln/Lancaster County Assessor, including the year of construction of each of the existing buildings, measured drawings of the perimeter of each building, identification of number of bedrooms, types of construction materials used, assessed valuation of both land and buildings, property class, zoning and primary use of each building in the **Area**.

### Conclusions

The results of the planning research process concluded that each of the six multifamily apartment buildings, in the **Blight Update Area**, were constructed of masonry or wooden frame with a brick veneer and were constructed between 1965 and 1977. The average age of the total 20 residential buildings, within the **Area**, is 1927 (or 81 years of age). This results in a "Strong Presence of Condition" for the blight and substandard criteria "age".

**HANNA:KEELAN ASSOCIATES, P.C.**

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The Overall Structural and Site Conditions of the 20 buildings within the **Blight Update Area** are identified in the following Table. The exteriors of 14 single family dwellings included a variety of configurations of wooden clapboard siding, brick veneer, stucco and aluminum siding and several of the single family dwellings are experiencing deteriorating conditions. The six multifamily housing structures were all rated "good".

The Overall Structural and Site Conditions in the Area would be considered as a "Reasonable Presence of Condition".

OVERALL STRUCTURAL & SITE CONDITIONS  
SOUTH 19<sup>TH</sup> BLIGHT UPDATE AREA  
LINCOLN, NEBRASKA

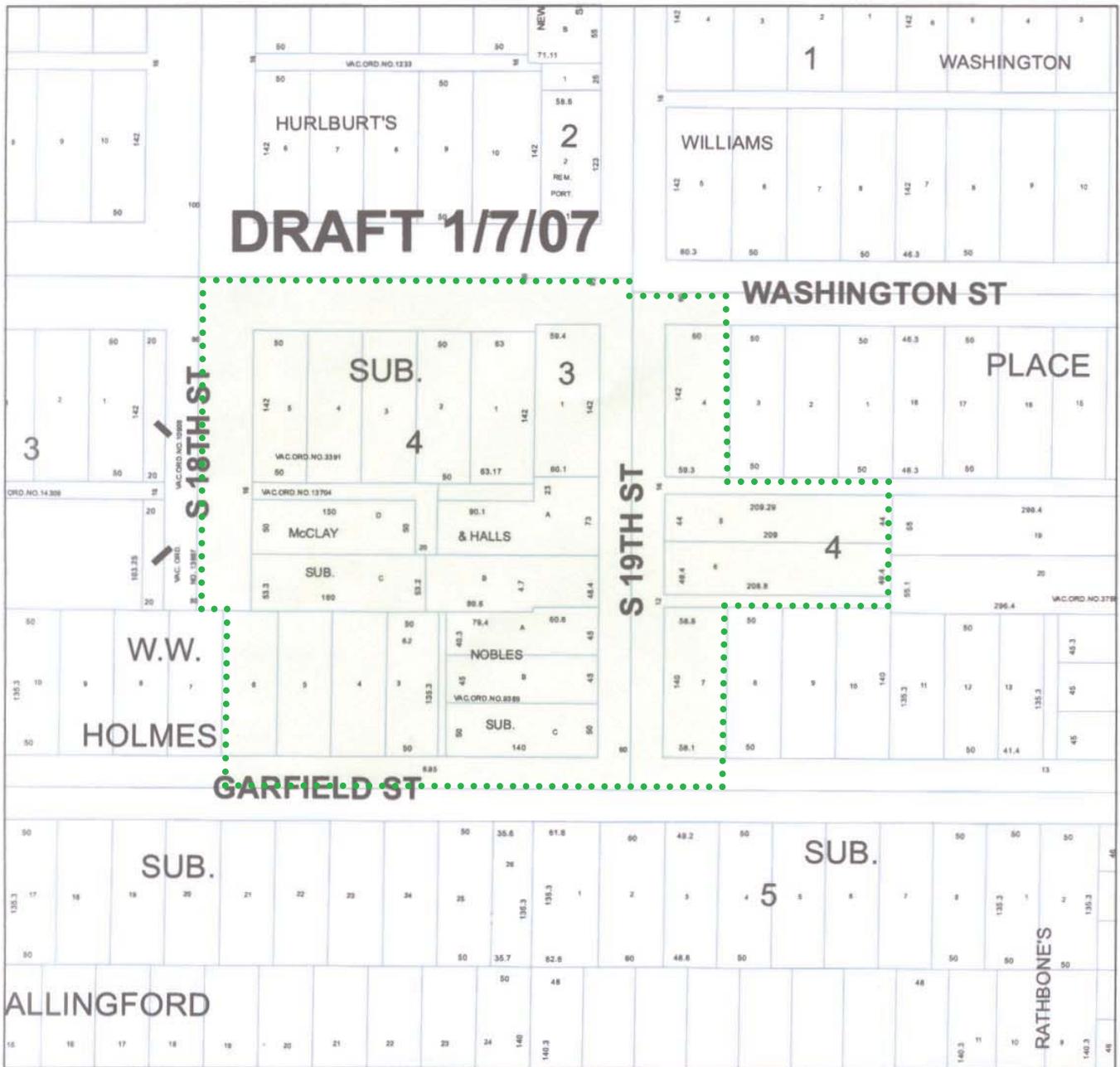
Excellent	1	5%
Good	13	65%
Fair	6	30%
<u>Poor</u>	<u>0</u>	<u>0%</u>
Total	20	100%

Based upon the results of the blight and substandard determination planning research process, it is the opinion of Hanna:Keelan Associates, P.C. that as the preparer of the original *Blight and Substandard Determination Study*, the **South 19<sup>th</sup> Blight Update Area** continues to maintain a preponderance of the necessary blight and substandard criteria set forth in the Nebraska Community Development Law, to declare the **Area** as blighted and substandard. Although recent public improvements to the **Blight Update Area** have included street resurfacing and sidewalk improvements, it is the opinion of Hanna:Keelan that without incentives for improvements to private property, the overall condition of the **Area** will continue to decline.

Please contact my office, if you have any questions and/or comments regarding the contents of this letter.

Sincerely

  
Tim Keelan



City of Lincoln  
 Urban Development GIS  
 REVISED 01/07/2008

**S. 19th Blight Update Area**

—— Landbase (Plat)

..... S. 19th Blight Update Area