

## 22<sup>nd</sup> & Prospect Urban Renewal Plan

### Exhibit F

#### Blight Study

The LCRA staff conducted a site inspection of the project area on October 12, 2019.

2019 Prospect Avenue is a 100% vacant single-family home that has been boarded up to prevent access. It exhibits deferred maintenance, damaged roof, deteriorated soffits and eaves, deteriorated window and door frames, deteriorating masonry, and structural issues, as evidenced by the porch leaning and pulling away from the rest of the house. The stone retaining wall is deteriorating, as is the concrete stairway. These conditions are best depicted in the Google Earth streetview photograph below.



The seven vacant lots show evidence of illegal dumping, trash and litter, overgrown weeds and trees, deteriorating stone retaining walls and stairways leftover from housing demolitions. The sidewalks along both Prospect Avenue and E. 22<sup>nd</sup> Street are deteriorating, uneven, or missing entirely. These conditions are best depicted in the Google Earth street view photographs below.





Note overgrown brush, poor condition of curb-and-gutter and sidewalk.



Note damaged stairway leftover from demolition, as well as gravel surface parking area.





Note overgrown brush, damaged stairway leftover from demolition, trash and litter, which indicate trespassing and illegal dumping, and poor condition of sidewalk and curb-and-gutter.



Note overgrown brush and trees, as well as lack of sidewalk and curb-and-gutter along E. 22<sup>nd</sup> Street (far right of photograph).





Note complete lack of sidewalk along E. 22<sup>nd</sup> Street, as well as trash and litter, which indicate trespassing and illegal dumping.

These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.