
MEMORANDUM

TO: Brownfield Opportunity Area Steering Committee

FROM: Laberge Group

DATE: December 15, 2010

RE: **Results of the Windshield Housing Survey**

Methodology

The windshield survey consisted of the following steps:

Structural Components

An inspection of those components that could be assessed from the street was categorized as primary, mechanical, or secondary. The inspections of the remaining components were included in the comprehensive housing rehabilitation work write-ups. The HUD Determination of Components and Classifications follow:

- **Primary Components:** Foundation, exterior wall structure, roof structures, floor structures, columns, joists, and partitions.
- **Mechanical Components:** Windows and doors, plumbing, heating, electrical, wells and septic systems.
- **Secondary Components:** Siding material, roofing material, porches and exterior stairs and railings, chimneys, flooring material, ceilings, lighting, ventilation, interior stairs and railings.

Degree of Deficiency

After the structural components were classified as primary, mechanical or secondary, they were assessed for the degree of deficiency as follows:

- a. **Critical Defects:** Component is a badly deteriorated, sinking, leaning, non-operative or non-functional, out of plumb, or unsafe to an extent requiring complete replacement.

- b. **Major Defects:** Component is badly deteriorated and in need of major repair or replacement.
- c. **Minor Defects:** Component is worn, loose, or cracked and in need of repair.
- d. **Sound:** Component needs no more than normal maintenance.

Structural Conditions

Once the degree of deficiency was determined, the structural condition of the housing unit was then determined using the following definitions:

- **Standard:** Housing units that do not have any major or critical structural defects. This condition requires no more than normal maintenance or only slightly observable deficiencies.
- **Substandard:** Housing units that have one or more major and/or critical structural defects are classified as substandard. The DEGREE of substandard is either moderate or severe according to the following:

Degree of Substandard

The following ranking outcomes were used to determine those housing units that will receive comprehensive conditions inspections. Three (3) of which will be used to determine a median housing rehabilitation cost.

- **Moderately Substandard:** Housing units that have less than three (3) major defects and can be restored to a standard condition for a reasonable cost. (NOTE: No critical defects)
- **Severely Substandard:** Housing units that have three (3) or more major defects or at least one critical defect and can be restored to a standard condition for a reasonable cost.

A weighted score of one (1) was applied to each major defect and a score of three (3) was applied to each of the critical defects (three (3) major defects = one (1) critical defect). The formula was based on the HUD' Definitions of Substandard Housing.

- **Dilapidated:**
- Housing units that are determined to be substandard to a degree requiring clearance or buildings which have three (3) or more critical deficiencies that cannot be repaired to a standard condition for less than a reasonable amount. In these instances a local determination must be made concerning the economic feasibility and public benefit of such projects.

Windshield Survey Results

A total of nine hundred and two (902) surveys were conducted on houses located within the City of Fulton BOA Nomination Study Area. Of this number, ten (10) were ranked as “Dilapidated”, two hundred and twenty-six (226) were ranked as “Severely Substandard”, five hundred and thirteen (513) as “Moderately Substandard”, and one hundred and fifty-three (153) as “Standard.” As a result, the majority (56.9%) of the housing stock located within the Fulton BOA Study Area is considered to be Moderately Substandard.

Table 1: Windshield Survey Results

	Standard	Moderately Substandard	Severely Substandard	Dilapidated	Total
Number	153	513	226	10	902
Percentage	17.0%	56.9%	25.1%	1.1%	100%

Source: Laberge Group

All housing designated as Moderately Substandard or below is eligible for grant funding. In this case, 83.0% of the housing stock located within the Fulton BOA Study Area is eligible for grant funding.