|  |
| --- |
| **SITE EVALUATION MATRIX February 6, 2014**  Municipality:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_   Individual Completing SEM: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Property Address:     \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **BLOCK ONE** |  |  |  |  |  |
| **CATEGORY** | **Twenty Points** | **Fifteen Points** | **Ten Points** | **Five Points** | **Zero Points** |
| **Habitability of Property** | The property is not habitable. Property has severe structural damage, which may include a severely damaged roof, exterior walls or foundation. The property also lacks utilities and the equipment necessary to restore the utilities. | The property could be made habitable with major repairs and restoration of utilities. Utility lines, meters and/or pipes may need installed and/ or replaced before utilities may be restored. | Property could be made habitable with the minor repairs and the restoration of utilities. Necessary equipment to restore utilities is believed to be in place. | Property could be made habitable with restoration of utilities.  Necessary equipment to restore utilities is in place. | Property is believed to be habitable at the time of this application. |
| **Structural Damage** | The property has been condemned due to extensive fire, water and/ or structural damage including a severely damaged roof, exterior walls, and/ or foundation. It is not possible to board the structure and/ or restrict access. | The property has been condemned at least in part due to structural issues such as a severely damaged roof, exterior wall and/or foundation. It is possible to board and/or secure the property. | An ordinance, code violation and/or fine has been levied against the structure due to necessary foundation and/or roof repairs | An ordinance, code violation and/or fine has been levied against the structure due to necessary door or window, repairs or costs associated with boarding the structure | No ordinance, code violation and/or fine associated with structural damage and/ or boarding has been levied against the structure in the last twelve months. |
| **Location of Property** | The property is within one mile of a Brownfield Site and/ or is within three blocks of a public facility (school, public park, library or community center). | The property is located within six blocks of a public facility (school, public park, library or community center). | The property is located within one mile of a public facility (school, public park, or community center). | The property is in excess of one mile but less than two miles from a Brownfield Site, public facility (school, public park, or community center) | The property is in excess of two miles from a Brownfield Site, public facility (school, public park, or community center) |
| **End Use** | An end use of the vacant lot has been determined. The end use is \_\_\_\_\_\_\_\_\_\_\_\_.  The end use is supported an approved and active community revitalization, economic development or neighborhood plan. Organizations have agreed to facilitate the end use. | An end use of the vacant lot has been determined. The end use is \_\_\_\_\_\_\_\_\_\_\_\_. The end use is supported by a preapproved but unfunded community revitalization, economic development or neighborhood plan. Organizations willing to facilitate the end use have been identified. | An end use of the vacant lot has been determined. The end use is \_\_\_\_\_\_\_\_\_\_\_\_\_.  Organizations willing to facilitate the end use have been identified. | An end use of the vacant lot has been determined. The end use is \_\_\_\_\_\_\_\_\_\_\_\_\_\_.  Organizations are being sought to facilitate the end use. | The end use of the vacant lot has not been determined. |
| BLOCK ONE SCORE  \_\_\_\_\_ of 80 |  |  |  |  |  |
| **BLOCK TWO** |  |  |  |  |  |
| **CATEGORY** | **Eight Points** | **Six Points** | **Four Points** | **Two Points** | **Zero Point** |
| **Lead Based Paint** | Lead based paint has been documented throughout the structure and/ or an ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint throughout the structure. | Lead based paint has been documented in a portion of the structure and/ or an ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint in a portion of the structure. | An ordinance and/or code violation and/or fine has been levied against the structure due to the presence of lead based paint in a minimal portion of the structure. | Lead based paint was noted and remedial measures have been undertaken. | Lead based paint is not believed to be present in the structure. |
| **Mold** | Mold has been documented throughout the structure and/or an ordinance and/or code violation and/or fine has been levied against the structure due to the presence of mold throughout the structure. | Mold has been documented in a portion of the structure and/or an ordinance and/or code violation and/or fine has been levied against the structure due to the presence of mold in a portion of the structure. | An ordinance and/or code violation and/ or fine has been levied against the structure due to the presence of mold in a minimal portion of the structure. | Mold was noted in the structure and remedial measures have been undertaken. | Mold is not believed to be present in the structure. |
| **Asbestos** | The structure is believed to have chemical contamination and/ or asbestos is present throughout the structure. | Chemical contamination and/ or asbestos is believed to be present in over half of the structure. | Chemical contamination and/ or asbestos is believed to be present in a minimal portion of the structure. | It is believed that asbestos was present. It is believed that remedial measures were undertaken to remove the asbestos. | Asbestos is not believed to be present in the structure. |
| BLOCK TWO SCORE  \_\_\_\_\_ of 24 |  |  |  |  |  |
| **BLOCK THREE** |  |  |  |  |  |
| **CATEGORY** | **NO MAXIMUM SCORE** | **NO MAXIMUM SCORE** | **NO MAXIMUM SCORE** | **TWENTY POINTS OR NO POINTS** |  |
| **Public Safety** | Assess three points for every police, fire and/ or emergency run to the property in the last calendar year. | Assess two points for every work order or citation for a non-legal or impermissible use of the property. | Assess one point for every verifiable report and/ or community grievance concerning the condition of the property. | Assess twenty points if the structure has been contaminated due to the manufacture of methamphetamine or another illegal drug |  |
| **Community Partners** | An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the demolition of the structure.  Add two points for every identified partner. | An NFP, CDC, community partner or other entity has been identified for this project. The partner will be contributing funds and/ or services toward the intended end use of the lot.  Add two points for every identified partner. |  |  |  |
| BLOCK THREE SCORE  \_\_\_\_\_\_ |  |  |  |  |  |

Total Score: \_\_\_\_of 104

Add Block Three points. TOTAL SCORE \_\_\_\_\_\_\_\_

\*Minimum Score to qualify for demolition is 82 points.\*

\*\*Properties listed on local, state and/ or national historic registries are not eligible for demolition under the terms of this program.\*\*

|  |
| --- |
|  |

Scoring Amendments:

1. Subtract five (5) points if the property is located in a neighborhood or historic district listed on a local, state or national register of historic places.
2. Subtract five (5) points if a community, civic and/or not-for-profit organization has expressed an interest in PRESERVING and/or REHABILITATING the structure. If points were subtracted, please state the name of the organization.
3. Subtract ten (10) points if a community, civic and/or not-for-profit organization has offered funds and/ or offered to match funds to PRESERVE and/ or REHABILITATE the structure. If points were subtracted, please state the name of the organization.
4. Subtract five (5) points if code and/ or ordinance violations assessed during the past twelve months have been remediated.
5. Subtract five (5) points if fines stemming from code and/ or ordinance violations assessed during the past twelve months have been paid.

TOTAL AMENDED SCORE: